No: 26-086

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Upper Paxton Township | Surveyor: Burch Associates | Engineer: Not Provided

Plat Title: Naomi K. King

Zoning District: A – Agricultural & C - Conservation | Proposed Land Use: Residential

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

Existing # of Lots: 1 | Proposed # of Lots: 1 | Proposed # of New DUs: 0 | Subdivided/ Developed Acres: 13.16 | Total Acs: 100.14

Date Received: 08/14/2026 | Staff Review: 08/20/2026 | Official County Review: 08/20/2026

Reviewed by: TS | Checked by: _____ | Parcel # 65-009-006

Project Description: Proposed subdivision and proposed residential dwelling

- *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 Dauphin County Planning Commission.

Waivers requested:
1. **S-LD § 22-501**: Preliminary Plan Specifications
2. **ZO § 27-1102.30.B**: Subdivision of Tracts in Agricultural District

Comments:

1. All existing watercourses, tree masses and other significant natural features are required to be displayed on the plan. (S-LD § 22-501.A.10 per 22-601.A.1) There appears to be wetlands that are not displayed on the western end of proposed lot 3. The reviewer notes that the Wetlands Note on the plan describes these wetlands, however they should be visually displayed/symbolized on the plan for reference.

2. Monuments and Markers are required to be set in accordance with Township Specifications (S-LD § 22-707.4)

3. The lot area of Proposed Lot 3 shall not exceed 10% of the total area of the parcel at the time of initial property subdivision. 13.16 acres equals about 13% of the total area of the parcel (100.14 acres). The plan notes the applicant's intent to request a modification of this requirement.

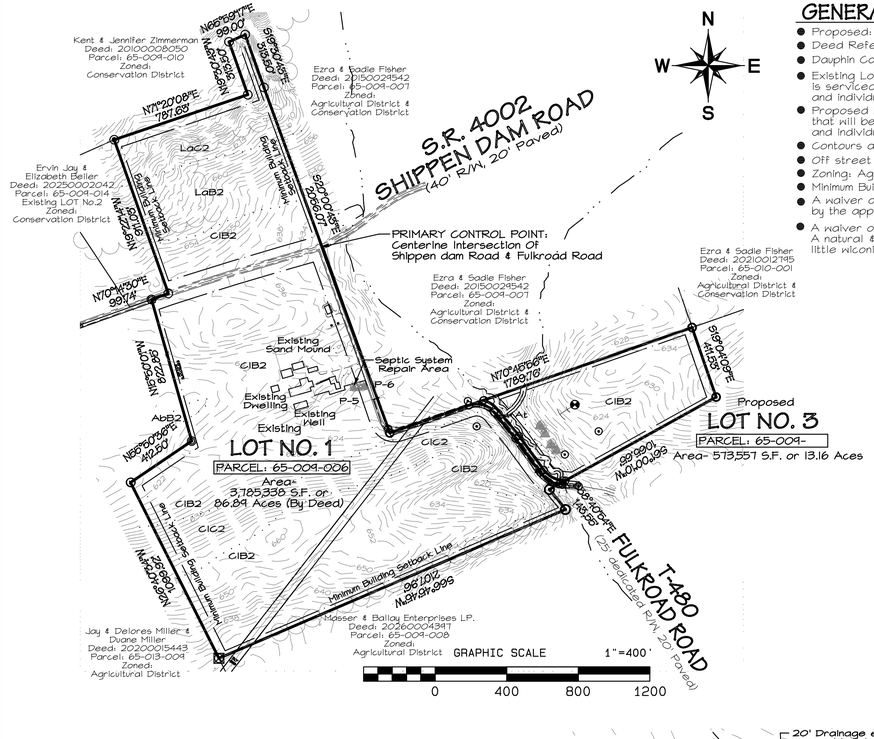
4. Notes shall be placed on the plan in accordance with ZO § 27-1102.30 (Sections C, E & F) regarding no further subdivision of the existing and proposed lots.

General Comments

1. All required signatures, certifications, dedications, and notarizations should be in place before final approval.

Plan No. 26-086

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	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 interval shown	X		
19. Easements shown and identified	X		
20. Existing man-made features shown - Building (s)	X		
Storm drainage facilities	X		
Sewer mains – *On-lot*	X		
Water mains – *On-lot*	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. PennDOT Highway Occupancy Permit statement shown	X		
35. Consistency with Future Land Use plans - County plans	X		
Municipal plans	X		



GENERAL NOTES:

- Proposed: Two Lot Subdivision
- Deed Reference: Naomi K. King, (20190019077)
- Dauphin County Tax Parcel No.: (65-009-006)
- Existing Lot No.1 Parcel 65-009-006 has a dwelling located on it and is serviced by its own on lot sewage disposal system and individual well.
- Proposed Lot No3 Parcel 65-009-_____ is Proposing an dwelling and Barn that will be serviced by its own individual on lot sewage disposal system and individual well.
- Contours are related to the NAVD 1988 Datum
- Off street parking is provided on lot.
- Zoning: Agricultural,Conservation
- Minimum Building Setbacks:Front-50', Side-25', Rear-50'.
- A waiver of preliminary plans and data has been requested by the applicant.
- A natural & Agricultural boundary exist in the unnamed tributary to the little wiconisco creek
- A waiver of Section 27-1102.30 B has been requested by the applicant.

SITE TEST:

EXISTING LOT No.1
Repair Area
Probe 5- 22" Limiting Zone 16.67 Min./in.
Probe 4- 22" Limiting Zone 6% Slope

PROPOSED LOT No.3
Primary Septic System
Probe 1- 48" Limiting Zone 16.67 Min./in.
Probe 2- 23" Limiting Zone 7% Slope

Repair Area
Probe 3- 48" Limiting Zone 23.37 Min./in.
Probe 4- 20" Limiting Zone 4% Slope

WETLANDS NOTE:

All wetland areas, including riverine systems, are to be protected and remain undisturbed. Wetlands do exist in the form of R4SBC- Riverine, Imtermittent, Streambed, Seasonally Flooded and R5UBH- Riverine,Unknown Perennial, Unconsolidated Bottom,Permanently Flooded do existing on the property. No wetlands exist within the area of earth disturbance.

HIGHWAY OCCUPANCY PERMIT

Access to the State/Township Highway is authorized by a State/Township Highway Occupancy Permit. No building construction or work within the State Highway r/w may commence without said permit.

SOIL TYPES:

AbB2 - Albrights Silt Loam 3-10% slopes
At- Atkins Silt Loam
CIB2- Calvin -Leck Kill shaly silt loams, 3-8% Slopes
CIC2 - Calvin -Leck Kill shaly silt loams, 8-15% Slopes
LaB2- Laidig Gravelly loams, 3-8% Slopes
LaC2- Laidig Gravelly loams, 8-20% Slopes

AREA TABULATION:

EXISTING (Parcel 65-009-006) Lot No.1
Total Area- 3,785,338 S.F. or 86.89 Aces (By Deed)

Proposed (Parcel 65-009-_____) Lot No.3
Lot Area - 556,821 S.F. or 12.78 Aces
Right of Way- 16,735 S.F. or 0.38 Aces
Total Area- 573,557 S.F. or 13.16 Aces

Total Area of Subdivision= 4,350,895 S.F. or 100.14 Aces

SITE DATA:

Owner:
Naomi K. King
445 Fulkroad Road
Millersburg,Pa 17061
Phone:(570)-452-5635

Dauphin county Parcel No. (65-009-006)

Deed reference: (4055-143)

Zoning: Agricultural,Conservation

Building Setbacks:
Agricultural - Front 50',Side 25',Rear 50'
Conservation - Front 50',Side 25',Rear 50'

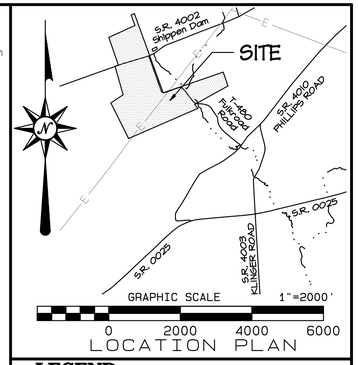
Minimum Lot Width
Agricultural - 150'
Conservation Average Slope of site before grading
< 12% - 200'
12%-15% 250'
15%-20% 250'
20% - 25% 350'
>25% Development Prohibited

Minimumum Lot Area
Agricultural - 1 Acres
Conservation Average Slope of site before grading
< 12% - 1 Acres
12%-15% 3 Acres
15%-20% 5 Acres
20% - 25% 10 Acres
>25% Development Prohibited

Maximum Lot Coverage
Lot Size:
Less than 0.5 Acres 25%
Between 0.5 Acres And 1 Acre 20%
Between 1.1 Acres And 1.5 Acres 15%
Greater than 1.5 Acres 10%

Height Regulations 35' Principal Building,25' Accessory

This plan recorded in the office of the Recorder of Deeds in Dauphin County this _____ day of _____, 2025 in Instrument No. _____



LOCATION PLAN

LEGEND

- Sign
- X 82000 Spot Elevation
- X[82000] Proposed Elevation
- OH Overhead Telephone Line
- UG/T Underground Telephone Line
- E Overhead Electric Line
- UG/E Underground Electric Line
- Existing Waterline
- Light Standard
- Property Corner
- Existing Contour
- Proposed Contour
- Fence Line
- Deep Probe
- Unsuitable Probe
- Shrub
- Fire Hydrant
- Utility Pole
- Existing Sanitary Manhole
- Concrete Monument
- (A) Property Adjoiners
- Flag Pole
- Traverse Point
- CIB2 Soil Types
- Building Setback Line
- 55 Silt Soxx
- RCE Rock Construction Entrance

I hereby certify this plan to be correct as shown.

Pa. Lic. No. 22834-E

William A Burch PLS

BURCH ASSOCIATES
Property & Engineering Surveys
340 Berrysburg Rd, Millersburg, PA 17061
PHONE: (717) 692-2274
www.burchsurveying.com

This plan approved by Upper Paxton Township Board of Supervisors this ___ day of _____, 2026

Chairman_____

Secretary_____

This plan reviewed in the final stage by Dauphin County Planning Commission this ___ day of_____, 2026.

Chairman _____

Secretary_____

It is hereby certified that the undersigned is/are the equitable owner(s) of the within plat and that all streets or parts and not previously dedicated are hereby tendered for dedication to public use.

Owner(s)

Naomi K. King
445 Fulkroad Road
Millersburg,Pa 17061
PHONE: (570)-452-5635

_____
Naomi K. King

Commonwealth of Pennsylvania
County of Dauphin
On this _____ day of _____ 2026
before me, the undersigned personally appeared

Owner(s) _____
Naomi K. King

who being duly sworn according to law deposes and says that they are the equitable owners of the property shown on this plat and that they acknowledge the same to be their act and plan and desire the same to be recorded as such according to law.
Witness my hand and seal the day and date written.

_____
My commission expires NOTARY PUBLIC

LINE/CURVE TABLE:

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C1	125.44'	N57°18'45"W	170.00'	42°17'31"	122.66'	65.76'
L1	235.22'	N36°09'51"W				
L2	184.62'	N34°11'29"W				
C2	152.81'	N74°12'47"W	125.00'	70°02'35"	143.47'	87.60'
C3	95.52'	S57°26'03"E	150.00'	36°29'09"	93.91'	49.44'
L3	190.28'	S39°11'29"E				
L4	235.88'	S36°09'51"E				
C4	124.33'	S60°43'47"E	145.00'	49°07'41"	120.56'	66.28'
L5	15.42'	S85°17'38"E				
L6	42.86'	S60°59'17"W				
L7	54.34'	S60°59'17"W				

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

PRELIMINARY/FINAL SUBDIVISION PLAN
FOR

NAOMI K. KING

situated in
Upper Paxton Township
Dauphin County, Pennsylvania
Tax Parcel
No.- (65-009-006)(65-009-___)

Date: June 15,2026

Drawing No: UP-839