No: 25-051

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Middle Paxton Township | Surveyor: Burgett & Associates | Engineer: n/a

Plat Title: Over Lands of Anita L. Gonsar and Anita L. Miller & Stephen J. Miller

Zoning District: Low Density Residential (R-1) | 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
4	2	0	9.56	9.56

Date Received: 4/23/25 | Staff Review: 4/28/25 | Official County Review: 5/1/25

Reviewed by: KMD | Checked by: GD | Tax Map Parcel #: 43-015-090 and 43-016-036

Project Description: To subdivide an existing lot to create a new building lot

- *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.*

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

1. All signatures, certifications, dedications, and notarizations required by the Subdivision and Land Development Ordinance should be in place before final approval. (S&LDO § 307)
2. The Final Plan shall be drawn in ink on Mylar sheets (sheet size 18" x 24") at a scale of fifty (50) feet to the inch or one hundred (100) feet to the inch. (S&LDO § 307). *The applicant has requested a waiver for this requirement.*
3. Type and location of water supply and sewage disposal facilities, and location of percolation test areas must be shown (S&LDO 305.J). *Where is the well and septic for Lot 4?*
4. The percentage of the slope of all lots is required to be shown (S&LDO 305.O).
5. A complete street layout shall be provided at a scale of one-inch equals eight hundred feet. (S&LDO §307.H)
6. Easements with accurate dimensions, bearings, or deflection angles and radii, arcs, and central angles of all curves shall be shown. (S&LDO §307.J, §305.U and §307.S) *Easements for utilities and drainage ways are required to be displayed.*
7. Primary Control Points are required to be displayed. (S&LDO §307.K)
8. The location of wells and minimum separation distances are required to be shown. (S&LDO §307.AA). *Separation distances are not displayed. Where is the well located on Lot 4?*
9. General note #1 states that the alley was vacated. Provide a document showing when the alley was vacated (S&LDO §307.AJ).

10. A Sewer Facilities Plan is required (S&LDO § 308. A).
11. A Storm Water Management Plan is required unless waived by the Board of Supervisors. (S&LDO §308.C and §305.AF).
12. Monuments and Markers must be in accordance with S&LDO § 402.
13. All existing buildings, sewers, water mains, culverts, petroleum lines, telephone and electrical lines, gas lines, fire hydrants, and other man-made features shall be shown. (S&LDO § 305.S per §307) *The location of all utilities (aboveground and belowground) must be shown.*
14. All extensions of land or buildings occupied or used for residential or non-residential purposes shall be reviewed by the Zoning Officer for compliance with the standards in ZO §1503. Additionally, according to §1503.A, any extension, expansion, or enlargement of nonconforming buildings shall be permitted only once.
15. Nonconforming uses and structures are required to be registered by the Zoning Officer. (ZO §1506). *The Zoning Officer shall ensure compliance with this requirement.*
16. Water Supply must be in accordance with S&LDO §506. Each lot must be provided with an individual water supply system. *How is the water supplied to Lot 4?*
17. An Erosion and Sediment Control Plan is required (S&LDO §507). *It is noted that there are no improvements or earth-moving activities proposed by this plan.*

Comments:

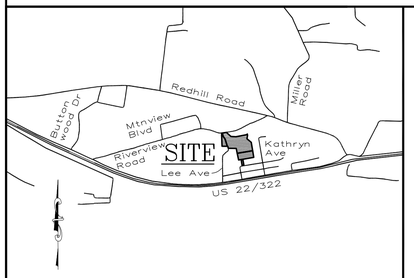
1. Establish when the non-conforming situation for Lot 4 occurred. Was it before the adoption of the S&LDO and ZO? Identifying when the lot was created will establish when the non-forming use was created.
2. The incorrect parcel number is noted in the Tax Map Number Block on the first sheet. Tax Parcel 43-016-037 should be changed to 43-016-036.
3. The front yard setback for reconfigured Lot 4 should be located 40 feet back from the street frontage along Hazel Ave. The side yard setbacks along the vacated alley for the same Lot should be 25 feet, not 40 feet.

Plan No. 25-051

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 (PCP)		X	
11. Names of adjacent landowners/subdivisions 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. (woodlands)		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
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		

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO RECONFIGURED FOUR (4) EXISTING TRACTS BY CREATING LOT-ADDITIONS TO ADJOINING LANDS AND A PORTION OF A VACATED ALLEY TO CREATE TWO (2) RESIDENTIAL BUILDING LOTS EACH CONTAINING AN EXISTING DWELLING.
2. EXISTING LOTS 2 & LOT 4 EACH CONTAIN EXISTING DWELLINGS WITH OUT-BUILDINGS WITH ACCESS ONTO RIVERVIEW ROAD & HAZEL AVENUE; RESPECTFULLY.
3. PROPOSED LOT 5 IS A PORTION OF AN UNOPENED ALLEY PROPOSED AS A LOT ADDITION TO ADJOINING LANDS ONLY.
4. NO IMPROVEMENTS NOR EARTHMOVING ACTIVITIES ARE PROPOSED BY THIS PLAN.
5. ALL INFORMATION ON THIS PLAN (UNLESS OTHERWISE NOTED) IS A RESULT FROM AN ACTUAL FIELD SURVEY PERFORMED BY BURGET & ASSOCIATES, INC. IN 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 EARTH DISTURBANCES OTHER THAN SHOWN ON THIS PLAN SET, IMPLEMENTATION OF ANY EROSION & SEDIMENTATION CONTROL MEASURES IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER.
9. WHERE AREAS OF EARTH DISTURBANCE WILL EXCEED 1 ACRE AN NPDES PERMIT WILL BE REQUIRED.
10. RIVERINE WETLANDS (R4SBC) EXIST WITHIN AND ALONG THE EXISTING DRAINAGEWAY ALONG THE NORTHERN SIDE OF EXISTING LOT 2 AS DETERMINED BY THE NATIONAL WETLAND INVENTORY MAPPING. AS NO IMPROVEMENTS NOR EARTMOVING ACTIVITIES AREA PROPOSED, A WETLANDS DELINEATION WAS NOT PERFORMED.
11. 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.
12. ACCORDING TO THE NATIONAL FLOOD INSURANCE MAP(S); PORTIONS OF THE SITE LIES WITHIN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD AREAS).
13. 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.
14. ALL PAGES OF THIS SUBDIVISION PLAN SHALL BE RECORDED AT THE RECORDERS OFFICE IN THE DAUPHIN COUNTY COURTHOUSE.
15. 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.
16. CONTOURS ON THIS PLAN WERE TAKEN FROM LIDAR DATA. ALL CONTOURS ARE TIED TO THE NAVD-88 VERTICAL DATUM.
17. PROPOSED LOT 5 IS PROPOSED AS A LOT-ADDITION ONLY & THEREFORE SHALL NOT BE SOLD, RETAINED, OR CONVEYED AS A STAND-ALONE BUILDING LOT.
18. DEEDS OF CONSOLIDATION FOR RECONFIGURED LOT 1 & 4 SHALL BE PREPARED/RECORDED FOLLOWING THE APPROVAL/RECORDING OF THIS PLAN.
19. ANY FUTURE POTABLE WATER WELLS SHALL BE INSTALLED A MINIMUM OF 100 FEET FROM ANY EXISTING OR PROPOSED SEPTIC SEEPAGE BED AGGREGATE AREA.
20. EXISTING SHEDS ON EXISTING LOT 3 ARE EXISTING NON-CONFORMING ENCROACHMENTS DUE TO THE SHEDS BEING LOCATED OVER THE PROPERTY LINE.



LOCATION MAP SCALE = 1"=2,000'

STATEMENT OF OWNERSHIP

STATE / COMMONWEALTH OF_____
COUNTY OF _____

Owner _____
Anita L. Miller "aka" Anita L. Gonsar
"SIGNATURE"

Before me, the undersigned Notary Public in and for the above, personally appeared the above named owner(s), and acknowledged the forgoin adoption, dedication and plan to be (his, her, their) act and desired the same to be recorded as such.

Witness my hand and notarial seal this _____ day of _____, 20__

My commission expires the _____ day of _____ , 20__.

(Seal) _____.
Notary Public

STATEMENT OF OWNERSHIP

STATE / COMMONWEALTH OF_____
COUNTY OF _____

Owner _____
Stephen J. Miller
"SIGNATURE"

Before me, the undersigned Notary Public in and for the above, personally appeared the above named owner(s), and acknowledged the forgoin adoption, dedication and plan to be (his, her, their) act and desired the same to be recorded as such.

Witness my hand and notarial seal this _____ day of _____, 20__

My commission expires the _____ day of _____ , 20__.

(Seal) _____.
Notary Public

RECORDER OF DEEDS CERTIFICATE

(Seal)
Recorder of Deeds

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 TOWNSHIP

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

Plan Instru. 20060010108 - Diehl - 2/2006
Plan Instru. 20240000213 - Schatz - 1/3/2024

SOIL LEGEND

*At-Atkins silt loams
CkC2-Calvin-Klinesville shaly silt loams, 8-15% slopes, moderately eroded
ClB2-Calvin-Leck Kill shaly silt loams, 3-8% slopes, moderately eroded
*KaB2-Klinesville shaly silt loam, 15-25% slopes, moderately eroded
KaE2-Klinesville shaly silt loam, 25-50% slopes, moderately eroded

*: Hydric Soils

WAIVER(S) REQUESTED (MIDDLE PAXTON TWP.)	DATE APPROVED
1. Section 307 (Sheet Size - 18"x24")	

SITE DATA

Existing Lot Information

Existing Lot 1
(Tract 2 DB 4099, Pg 388)
Gross Surveyed Area: 0.730 Acres

Existing Lot 3
(Tract 3 DB 4099, Pg 388)
Gross Surveyed Area: 1.894 Acres

Existing Lot 2
(Tract 1 DB 4099, Pg 388)
Gross Surveyed Area: 6.749 Acres

Existing Lot 4
(DB 5148, Pg 598)
Gross Surveyed Area: 0.172 Acres

Proposed Lot Information

Proposed Lot 5
(Lot Addition)
"Portion of Unopened Alley"
Gross Surveyed Area: 0.017 Acres

Final Lot Information

Reconfigured Lot 1
"Consolidation"
(Portion of Ex. Lot 2 "plus" Ex. Lot 1)
Consolidated Lot Area: 3.043 Acres
Water: On-Lot (Existing Well)
Septic: On-Lot (Existing)
Proposed Coverage: <50%

Reconfigured Lot 4
"Consolidation"
(Portion of Ex. Lot 2 "plus" Ex. Lot 3 "plus" Ex. Lot 4 "plus" Pr. Lot 5)
Consolidated Lot Area: 6.520 Acres
Water: On-Lot (Existing Well)
Septic: On-Lot (Existing)
Proposed Coverage: <50%

ZONING DATA

MIDDLE PAXTON TOWNSHIP

DISTRICT: Low Density Residential "R-1"

REQUIREMENTS: (Section 400)
Use: Residential
Minimum Lot Area: 1 Acre
Minimum Street Frontage: 150 Ft.
Building Setback:
Front: 40 Ft.
Side: 25 Ft. (each side)
Rear: 25 Ft.
Driveway Setback: 3 Ft. (from side)
Maximum Building Height: 35 Ft.
Maximum Coverage:
Building: 30%
Impervious: 50%

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: Stephen J. & Anita L. Miller

Site: 1100 Riverview Road
Dauphin, PA 17018
Phone: 717-265-4286

Sheet index

Sheet 1 - Cover Sheet
Sheet 2 - Existing Conditions Plan
Sheet 3 - Proposed Subdivision Plan

LOT AVERAGE SLOPE

PER SECTION 1104.A

S=(0.0023/A) X I X L

Where:
S = average slope in percent
.0023 = factor for the converstion of square feet into acres
I = contour interval (in feet) of a topographic map of parcel
L = combined length (in feet) of or along all contour lines measured
A = acreage of the subject parcel buildable area

RECONFIGURED LOT 1

S=(0.0023/A) x I x L
S=(0.0023/3.04) x 58 x 405
S=17.8%

FINAL AVERAGE SLOPE: 17.8%

RECONFIGURED LOT 4

S=(0.0023/A) x I x L
S=(0.0023/6.52) x 68 x 1005
S=24.1%

FINAL AVERAGE SLOPE: 24.1%

REVISIONS

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

COVER

SOURCE OF TITLE	SHEET NUMBER
Tract 1, 2, & 3 of DB 4099, Pg 388; DB 5148, Pg 598	1 OF 3

TAX MAP NUMBER

Tax Parcel 43-015-090
Tax Parcel 43-016-037



BURGET & ASSOCIATES, INC.
"Professional Land Surveyors"

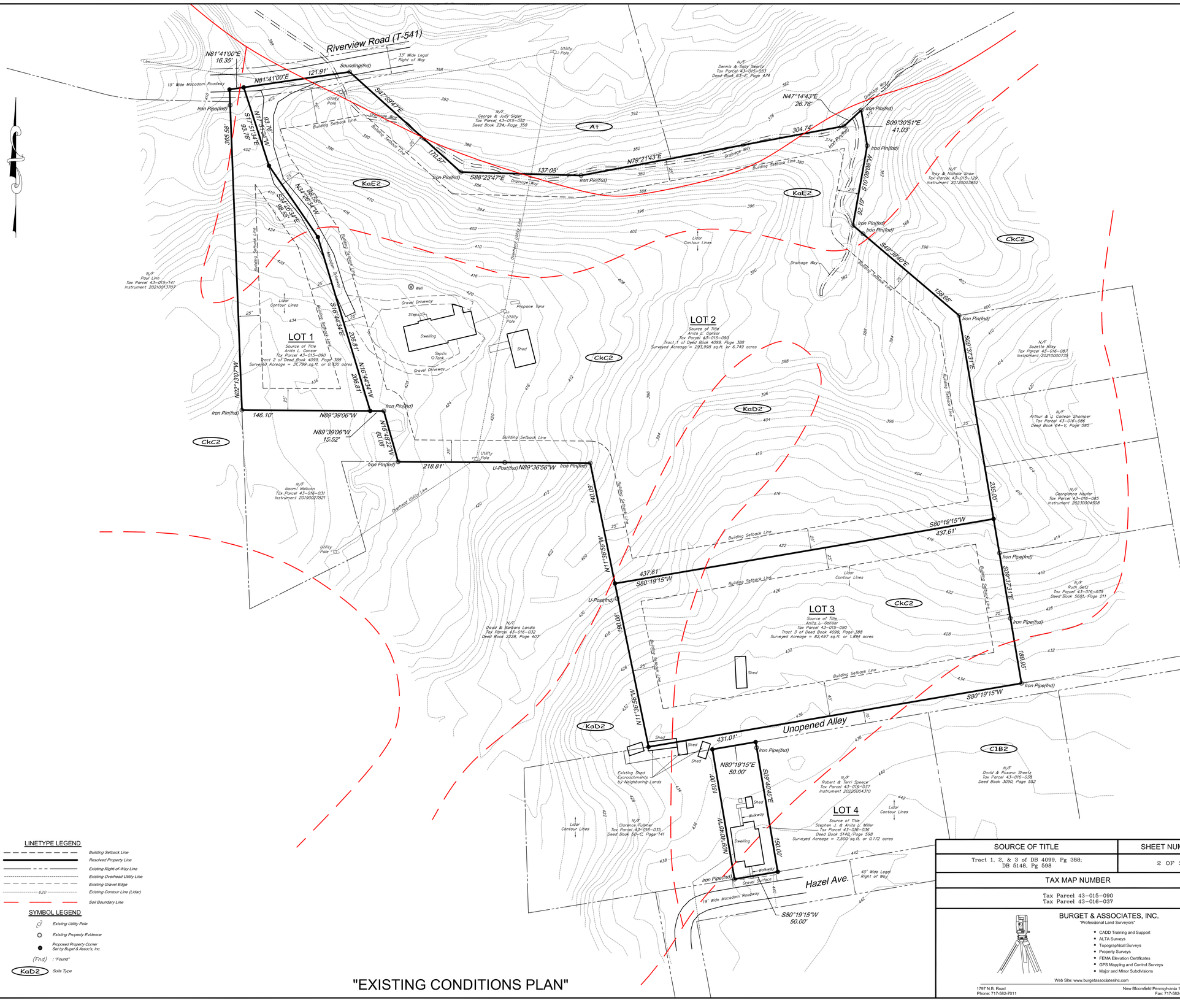
- CADD Training and Support
- ALTA Surveys
- Topographical Surveys
- Property Surveys
- FEMA Elevation Certificates
- GPS Mapping and Control Surveys
- Major and Minor Subdivisions

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

PRELIMINARY/FINAL SUBDIVISION PLAN
over lands of

ANITA L. GONSAR
"aka Anita L. Miller"
and
ANITA L. MILLER & STEPHEN J. MILLER

MIDDLE PAXTON TOWNSHIP, DAUPHIN COUNTY, PA
JOB NUMBER: 25068
DRAWING NUMBER: 25068-001
Date: April 17th, 2025



LINETYPE LEGEND

- Building Setback Line
- Resolved Property Line
- Existing Right-of-Way Line
- Existing Overhead Utility Line
- Existing Gravel Edge
- 620 Existing Contour Line (Lidar)
- Soil Boundary Line

SYMBOL LEGEND

- Existing Utility Pole
- Existing Property Evidence
- Proposed Property Corner Set by Buget & Assoc's, Inc.
- (Fnd) : "Found"
- KaD2 Soils Type

"EXISTING CONDITIONS PLAN"

REVISIONS

SOURCE OF TITLE	SHEET NUMBER
Tract 1, 2, & 3 of DB 4099, Pg 388; DB 5148, Pg 598	2 OF 3

TAX MAP NUMBER

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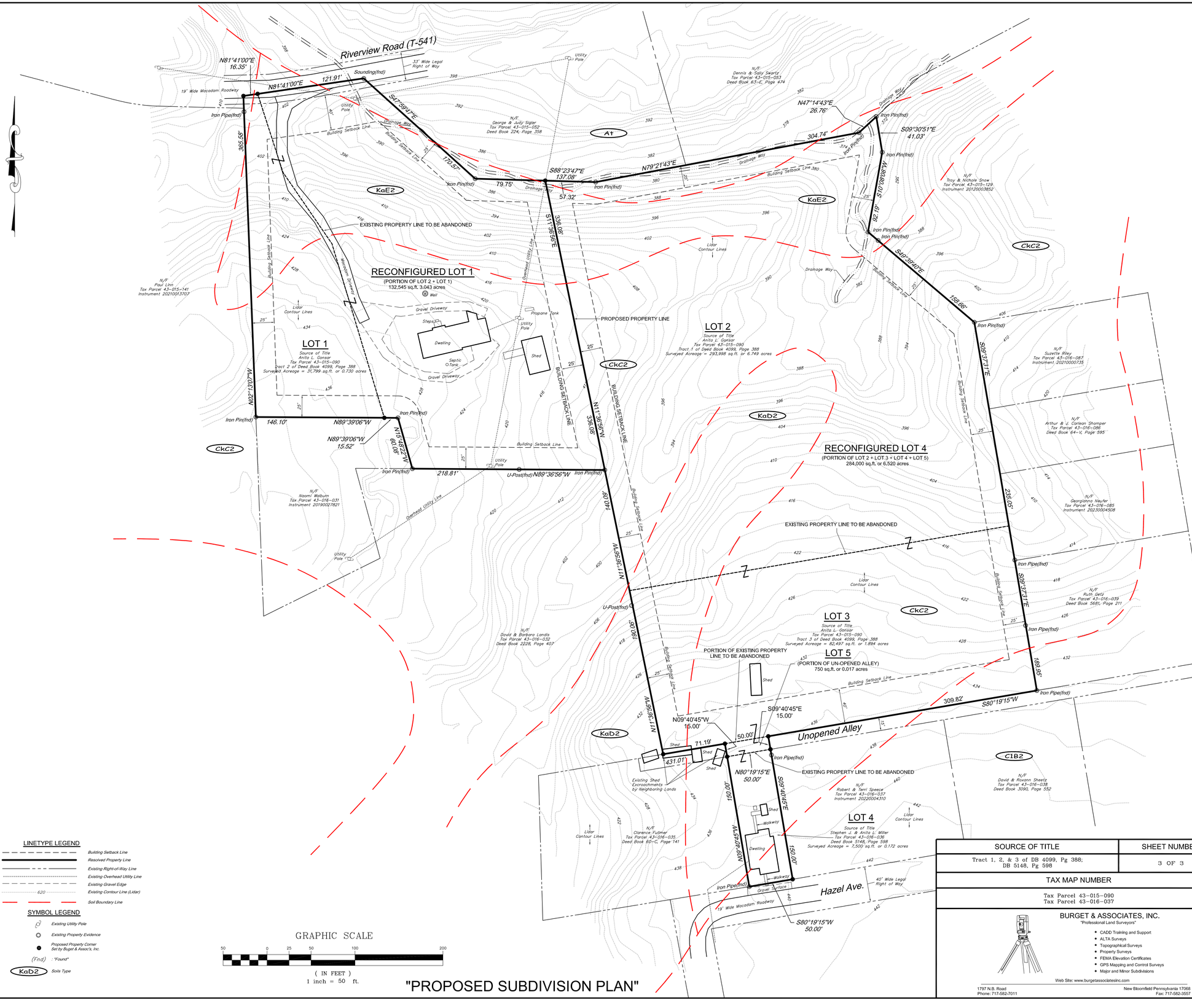
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1797 N.B. Road, New Bloomfield Pennsylvania 17068
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- (Fnd) : "Found"
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GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

"PROPOSED SUBDIVISION PLAN"

REVISIONS

SOURCE OF TITLE	SHEET NUMBER
Tract 1, 2, & 3 of DB 4099, Pg 388; DB 5148, Pg 598	3 OF 3

TAX MAP NUMBER

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Tax Parcel 43-016-037

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