No: 26-077

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Lower Paxton Township | Surveyor: Romeo Land Surveying | Engineer/RLA:

Plat Title: Lappley Subdivision

Zoning District: Low Density Residential (R1) | Proposed Land Use: Residential

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

Existing # of Lots	Proposed # of Lots	Proposed # of New DUs	Acreage of New Lots	Total Acres
1	2	1	1.15	86.05

Date Received: 7/28/26 | Staff Review: 8/4/26 | Official County Review: 8/4/26

Reviewed by: AWB | Checked by: | Parcel ID: 35-061-006

- *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 create one new parcel for a single family dwelling

Comments

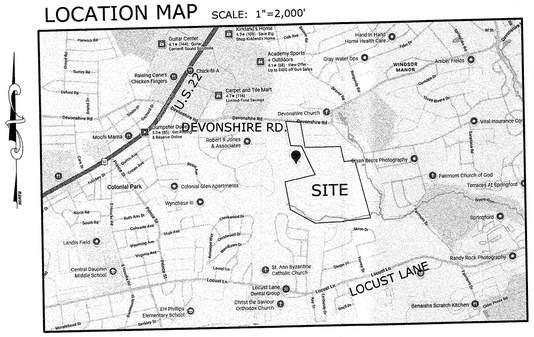
1. This submission should be submitted as a preliminary/final subdivision plan. There is no provision in the Lower Paxton Township subdivision and land development ordinance related to "minor" subdivisions.
2. Ensure no easements or widening of Hampshire Road are required for access to the proposed parcel.
3. Show primary control point. (Section 180-404.C.3)
4. Show all utilities serving parcels. (Section 180-404.C.5)
5. Confirm all relevant easements or protective covenants are shown on plan. (Section 180-404.C.6)
6. Address dedication of recreation land and fee requirements. (Section 180-522)
7. 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. 26-077

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	✓		

FINAL MINOR SUBDIVISION PLAN
FOR LANDS OF CLAYTON J. LAPPLEY
TAX PARCEL #35-061-006, LOWER PAXTON TOWNSHIP, DAUPHIN COUNTY, PA

LOCATION MAP SCALE: 1"=2,000'



WAIVERS/MODIFICATIONS/DEFERRALS

THE APPLICANT REQUESTS THE FOLLOWING:

DEFERRAL OF THE REQUIREMENT TO INSTALL CURBS (SALDO SECTION 509.A)*

ACTION BY PLANNING COMMISSION: _____

ACTION BY BOARD OF SUPERVISORS: _____

DEFERRAL OF THE REQUIREMENT TO INSTALL SIDEWALKS (SALDO SECTION 508.A.1)*

ACTION BY PLANNING COMMISSION: _____

ACTION BY BOARD OF SUPERVISORS: _____

WAIVER OF THE REQUIREMENT TO INSTALL STREET TREES (SALDO SECTION 515.E.1.a)

ACTION BY PLANNING COMMISSION: _____

ACTION BY BOARD OF SUPERVISORS: _____

WAIVER OF THE REQUIREMENT FOR A WETLAND STUDY (SALDO SECTION 404.C.4)

ACTION BY PLANNING COMMISSION: _____

ACTION BY BOARD OF SUPERVISORS: _____

WAIVER OF THE REQUIREMENT FOR A STORMWATER MANAGEMENT PLAN (SALDO SECTION 404.E.9)

ACTION BY PLANNING COMMISSION: _____

ACTION BY BOARD OF SUPERVISORS: _____

WAIVER OF THE REQUIREMENT FOR IMPROVEMENTS TO EXISTING STREETS (SALDO SECTION 503.A.9)

ACTION BY PLANNING COMMISSION: _____

ACTION BY BOARD OF SUPERVISORS: _____

NOTE: * DEFERRAL IS GRANTED UNTIL SUCH TIME AS THE BOARD OF SUPERVISORS DEEM THE IMPROVEMENTS NECESSARY.

STATEMENT OF PURPOSE

THE PURPOSE OF THIS PLAN IS TO CREATE ONE NEW TAX PARCEL, APPROXIMATELY ONE ACRE, WITH A SINGLE FAMILY RESIDENCE. THE NEW RESIDENTIAL USE PLANS TO CONNECT TO MUNICIPAL WATER AND SEWER SYSTEMS.

THE PROPOSED DWELLING AND DRIVEWAY SHOWN ARE APPROXIMATE IN LOCATION AND SIZE. DETAILED DESIGN OF THESE IMPROVEMENTS WILL BE SUBMITTED AT THE BUILDING PERMIT PHASE.

SHEET INDEX

1 - COVER SHEET

2 - SUBDIVISION PLAN

NOTES

1. OWNER & APPLICANT:
   CLAYTON J. LAPPLEY (717-253-4856)
   201 NORTH 29TH STREET
   CAMP HILL, PA 17011
2. BOUNDARY AND TOPOGRAPHIC DATA IS BASED ON A SURVEY PERFORMED BY ROMEO LAND SURVEYING, INC. BEARINGS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD-83 SOUTH ZONE. ELEVATIONS BASED ON NAVD OF 1988.
3. THE SUBJECT IS LOCATED IN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FEMA MAP #42043C0454D (EFFECTIVE DATE AUGUST 2, 2012).
4. NO WETLANDS WERE OBSERVED AT THE PROJECT AREA.
5. THE SUBJECT PROPERTY HAS ACCESS TO PUBLIC WATER AND SEWER SERVICE ALONG DEVONSHIRE ROAD.
6. NO CONSTRUCTION OR DEVELOPMENT IS TO TAKE PLACE AS A RESULT OF THIS PLAN WITHOUT REVIEW AND APPROVAL BY THE APPROPRIATE MUNICIPAL, COUNTY, AND STATE AGENCIES.

ZONING REQUIREMENTS

1. SUBJECT PROPERTY IS LOCATED IN THE R-1 (LOW DENSITY RESIDENTIAL) ZONING DISTRICT.
2. EXISTING AND PROPOSED USE: RESIDENTIAL
3. LOT REQUIREMENTS:

MIN. FRONT SETBACK:	25 FT.
MIN. REAR SETBACK:	30 FT.
MIN. SIDE SETBACK:	10 FT. (25 FT. TOTAL)
MIN. LOT WIDTH	90 FT.
MIN. LOT AREA:	20,000 SQ. FT.

4. MAXIMUM BUILDING HEIGHT: 35 FEET.
5. MAXIMUM BUILDING COVERAGE: 30%
   MAXIMUM PAVEMENT COVERAGE: 40%

SIGNATURE BLOCKS

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF DAUPHIN

ON THIS THE ____DAY OF _____, 20___ BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED

FOR:

OWNER(S) NAME: CLAYTON J. LAPPLEY

OWNER(S) SIGNATURE: _____

WHO BEING DULY SWORN ACCORDING TO THE 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 OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAN AND THAT ALL STREETS OR PARTS THEREOF AND RIGHTS-OF-WAY, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO THE PUBLIC USE.

FOR:

OWNER(S) NAME: CLAYTON J. LAPPLEY

OWNER(S) SIGNATURE: _____

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

_____, 20___ BY_____

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

_____, 20___ BY _____
LOWER PAXTON TOWNSHIP ENGINEER

THIS PLAN RECOMMENDED FOR APPROVAL BY THE LOWER PAXTON TOWNSHIP PLANNING COMMISSION

THIS ____DAY OF _____, 20___

_____
CHAIRMAN

_____
SECRETARY

THIS PLAN APPROVED BY THE LOWER PAXTON TOWNSHIP BOARD OF SUPERVISORS AND ALL CONDITIONS IMPOSED WITH REPSEECT TO SUCH APPROVAL HAVE BEEN COMPLETED AS OF:

THIS ____DAY OF _____, 20___

THE CONDITIONS OF APPROVAL WERE SATISFIED THIS ____DAY OF _____, 20___

_____
CHAIRMAN

_____
SECRETARY/TREASURER

THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR

DAUPHIN COUNTY THIS ____DAY OF _____, 20___

INSTRUMENT #_____

CERTIFICATION 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 Tonship Subdivision and Land Development Ordinance.

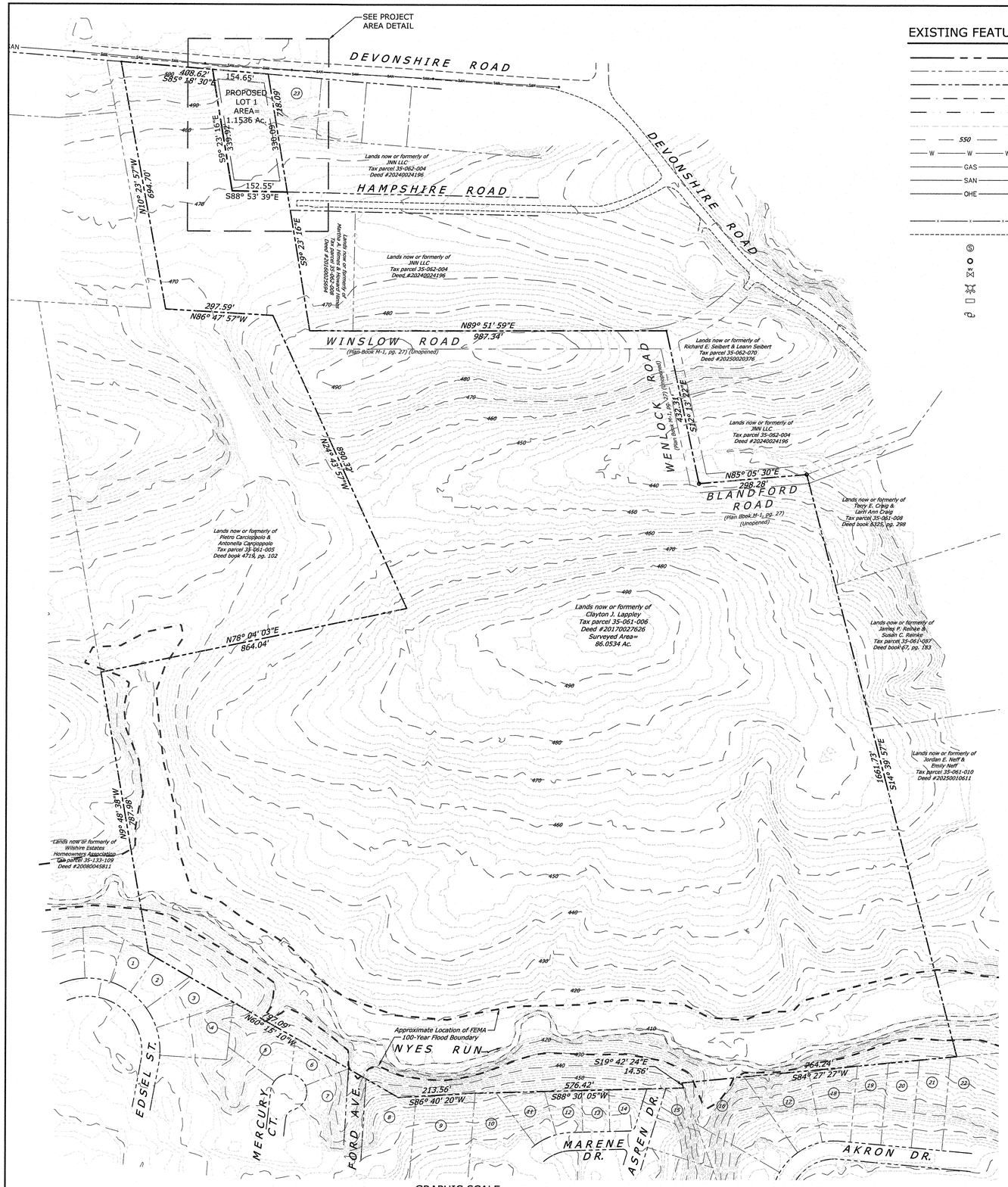
COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL MARK G. ROMEO LAND SURVEYOR SU 049366 E

Mark G. Romeo, P.L.S.
SU-049366-E

This plan has been prepared by:
Romeo Land Surveying, Inc.
Mark G. Romeo, P.L.S.
700 Ohio Avenue, Lemoyne, PA 17043 (717) 763-4144

FINAL MINOR SUBDIVISION PLAN FOR:
LANDS OF CLAYTON J. LAPPLEY
TAX PARCEL #35-061-035
LOWER PAXTON TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

DATE:	6/29/2026
LAST REV:	
CHECKED BY:	MGR
CAD FILE:	26022.dwg
PROJECT #:	26022
SCALE:	AS SHOWN
SHEET #	1 of 2



GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)

1 inch = 150 ft.

EXISTING FEATURES LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PUBLIC ROAD RIGHT-OF-WAY LINE
- EASEMENT LINE
- ZONING DISTRICT BOUNDARY
- 2' CONTOURS
- 550 — 10' CONTOURS
- W — WATER LINE
- GAS — GAS LINE
- SAN — SANITARY SEWER LINE
- OHE — OVERHEAD WIRES
- FENCE
- EDGE OF PAVEMENT
- SANITARY MANHOLE
- PROPERTY CORNER MARKER
- WATER VALVE
- FIRE HYDRANT
- CATCH BASIN
- UTILITY POLE

ADJACENT PROPERTIES

1 Tax Parcel #35-098-041
Lands now or formerly of
Gary P. Zimmerman & Judy A. Zimmerman
Deed book 61-X, pg. 757

2 Tax Parcel #35-098-040
Lands now or formerly of
Robert C. Fiscus, Jr. & Toni L. Fiscusa
Deed book 3687, pg. 137

3 Tax Parcel #35-098-039
Lands now or formerly of
Kim M. Kuhl
Deed #20100020323

4 Tax Parcel #35-098-038
Lands now or formerly of
Douglas L. Griffiths & Lo Griffiths
Deed Book 63-R, pg. 195

5 Tax Parcel #35-098-032
Lands now or formerly of
John Coddington & Gail Coddington
Deed #20240000973

6 Tax Parcel #35-098-031
Lands now or formerly of
Penelope Lownes & Jeffrey Lownes
Deed #20180031520

7 Tax Parcel #35-098-030
Lands now or formerly of
Charles Scanzello & Abbigail Scanzello
Deed #20200003162

8 Tax Parcel #35-098-028
Lands now or formerly of
George N. Burkholder & Judith A. Burkholder
Deed book 63-H, pg. 387

9 Tax Parcel #35-082-117
Lands now or formerly of
George N. Burkholder & Judith A. Burkholder
Deed book 63-A, pg. 382

10 Tax Parcel #35-082-025
Lands now or formerly of
John L. Gaughen & Elizabeth A. Gaughen
Deed book 53-C, pg. 484

11 Tax Parcel #35-082-026
Lands now or formerly of
Taylor L. Brown & Kaleb Hoch
Deed #20190032118

12 Tax Parcel #35-082-027
Lands now or formerly of
Chaine D. Carter Swenson & Tahlayla S. Carter Kellam
Deed #20220026478

13 Tax Parcel #35-082-028
Lands now or formerly of
Chanin Zeling
Deed #20130014776

14 Tax Parcel #35-082-029
Lands now or formerly of
Carol Ann Carroll & Randy Lester Logan
Deed #20170023580

15 Tax Parcel #35-082-065
Lands now or formerly of
Angelique Primerano & Anthony Primerano
Deed #20250014592

16 Tax Parcel #35-082-083
Lands now or formerly of
Scott A. Miller
Deed book 1345, pg. 169

17 Tax Parcel #35-082-084
Lands now or formerly of
Stephen W. Rivera
Deed #20230019408

18 Tax Parcel #35-082-085
Lands now or formerly of
Michael R. Flurry
Deed book 2065, pg. 119

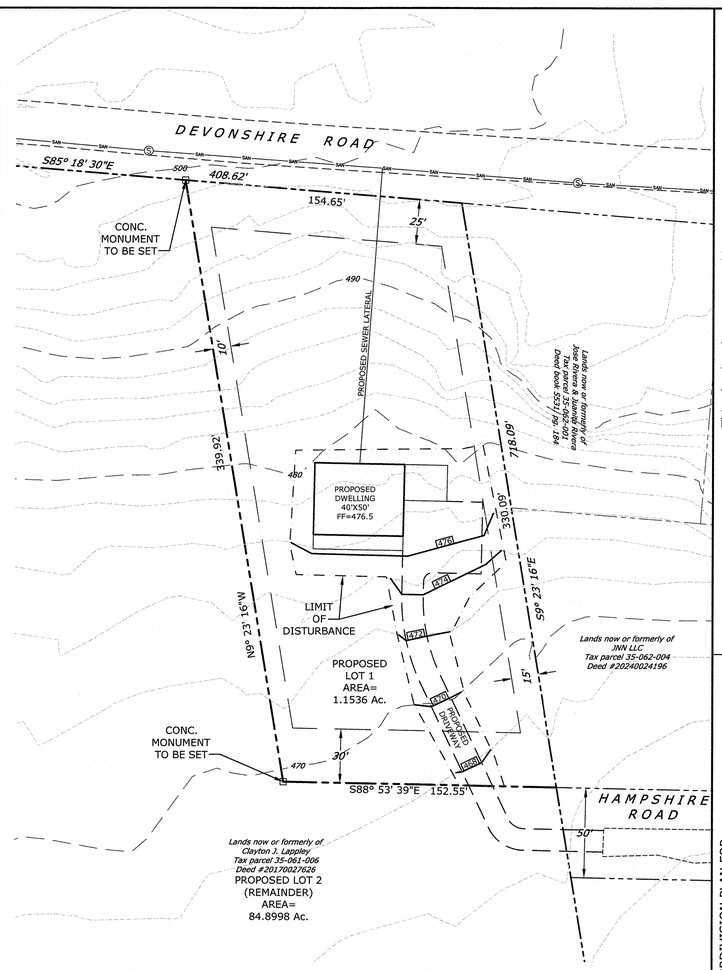
19 Tax Parcel #35-082-086
Lands now or formerly of
Robert S. Markowski
Deed book 2065, pg. 535

20 Tax Parcel #35-082-098
Lands now or formerly of
David L. Johnson & Mary J. Johnson
Deed book 59-V, pg. 663

21 Tax Parcel #35-082-097
Lands now or formerly of
David A. Dinter
Deed book 2014, pg. 248

22 Tax Parcel #35-082-096
Lands now or formerly of
Dung T. Le
Deed #20130009202

23 Tax Parcel #35-062-001
Lands now or formerly of
Jose Rivera & Juanita Rivera
Deed book 5531, pg. 184



PROJECT AREA DETAIL

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

EXISTING/PROPOSED LOT INFORMATION

EXISTING TAX PARCEL 35-061-006
EXISTING AREA=86.0534 ACRES
EXISTING IMPERVIOUS COVERAGE= 0.0%

PROPOSED LOT 1
PROPOSED AREA=1.31536 ACRE
PROPOSED IMPERVIOUS COVERAGE=13.8%

PROPOSED LOT 2
PROPOSED AREA=84.8998 ACRES
PROPOSED IMPERVIOUS COVERAGE=0.0%

PA SPC

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — MARK G. ROMEO — LAND SURVEYOR SU 049366 E

I HEREBY CERTIFY THAT THIS PLAN IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Mark G. Romeo, P.L.S.
SU-049366-E

This plan has been prepared by:

Romeo Land Surveying, Inc.
Mark G. Romeo, P.L.S.
700 Ohio Avenue, Lemoyne, PA 17043 (717) 763-4144

FINAL MINOR SUBDIVISION PLAN FOR:

LANDS OF CLAYTON J. LAPPLEY
DEVONSHIRE ROAD

LOWER PAXTON TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

PROJECT #:	26022	DATE:	7/05/2026
SCALE:	AS SHOWN	LAST REV:	
SHEET #	XXXX	CHECKED BY:	MGR
		CAD FILE:	26022.dwg