No: 26-088

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Lower Paxton Township | Surveyor: Burget & Associates | Engineer/RLA:

Plat Title: Shearer Subdivision

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

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

Existing # of Lots	Proposed # of Lots	Proposed # of New DUs	Acreage of New Lots	Total Acres
1	2	2	2.31	3.42

Date Received: 8/17/26 | Staff Review: 9/10/26 | Official County Review: 9/10/26

Reviewed by: AWB | Checked by: | Parcel ID: 35-163-063

- *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 subdivide an existing 3.42 acre tract to create two new single family dwelling lots

Comments

1. Clarify ownership of Wisteria Lane and whether easement or any other legal provisions are required related to vehicular or utility access to Proposed Lot 2.
2. Clear sight triangles are not shown from driveway locations. Please reconcile.
3. Show primary control point. (Section 180-404.C.3)
4. Show all required existing natural features on site and extending 100 feet beyond property's boundary. (Section 180-404.C.5)
5. Ensure all utilities serving parcels are shown on plan. (Section 180-404.C.5)
6. Confirm all relevant easements or protective covenants are shown on plan. (Section 180-404.C.6)
7. Show proposed on-lot well locations. (Section 180-404.C.17)
8. Address dedication of recreation land and fee requirements. (Section 180-522)
9. Address sidewalk, road widening, and curbing requirements. (Sections 180-503, 180-508, & 180-509)
10. 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. 26-088

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	✓		

STATEMENT OF OWNERSHIP

Commonwealth of Pa. County of _____,
On this, ____ day of _____, 20____, before me, the undersigned officer, personally appeared.

Owner _____ Owner _____
Frederick C. Shearer Jewel K. Shearer

Who being duly sworn according to law, disposes and says 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 the date above written.

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

(Seal) _____,
Notary Public

UPI CERTIFICATE

Assessment Office

RECORDER OF DEEDS CERTIFICATE

(Seal)
Recorder of Deeds

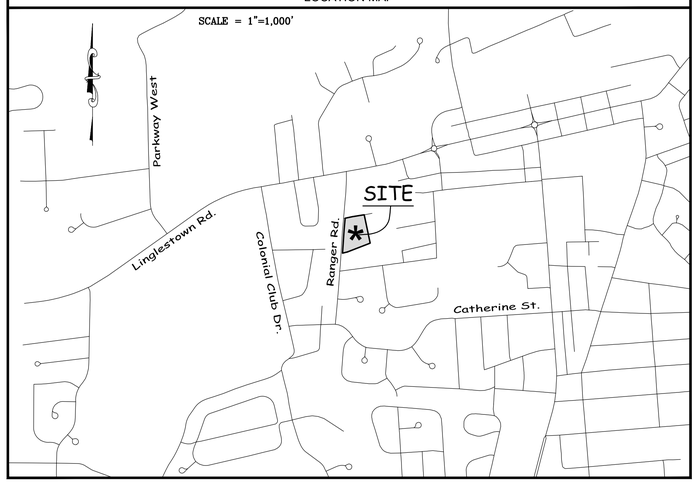
Recorded in the office of the Recorder of Deeds of the County of Dauphin, Commonwealth of Pennsylvania, in Instrument _____.
Given under my hand and seal this _____ day of , 20__.

PRELIMINARY / FINAL SUBDIVISION/LAND DEVOLVEMENT PLAN
OVER LANDS OF
FREDERICK C. & JEWEL K.
SHEARER

Original Submission: August 12th, 2026
Latest Revision: -

LOCATION MAP

SCALE = 1"=1,000'



PLAN REVIEW AND APPROVAL CERTIFICATES (LOWER PAXTON TWP)

BY THE DAUPHIN COUNTY PLANNING COMMISSION.
This plan reviewed by the Dauphin County Planning Commission on this ____ day of _____ 20__.

Secretary, Dauphin County Planning Commission
Chairman, Dauphin County Planning Commission

BY THE LOWER PAXTON TOWNSHIP PLANNING COMMISSION.
This plan recommended for approval by the Lower Paxton Township, Planning Commission this _____ day of _____, 20__.

Secretary, Planning Commission Lower Paxton Township
Chairman, Planning Commission, Lower Paxton Township

BY THE LOWER PAXTON TOWNSHIP SUPERVISORS.
This plan approved by the Lower Paxton Township Board of Supervisors & all conditions imposed with respect to such approval were completed on this _____ day of _____, 20__.

Secretary, Lower Paxton Township (Seal)
Chairman, Board of Supervisors, Lower Paxton Township

BY THE LOWER PAXTON TOWNSHIP ENGINEER.
This plan reviewed by the Lower Paxton Township Engineer on this ____ day of _____ 20__.

Township Engineer .

WAIVER(S) REQUESTED (LOWER PAXTON TWP.)	APPROVED
1. Section 404.C.5/8 (Features/Contours 100' Beyond Site)	_____,
2. Section 404.C.8 (Contours 100' Beyond Site)	_____,
3. Section 508.A.1 (Provide Sidewalks)	_____,
4. Section 509.A (Provide Curbs)	_____,
5. Section 503.A.9 (Street Widening)	_____,
6. Section 515.E.1.a (Street Trees)	_____,

DEFERRAL(S) REQUESTED (LOWER PAXTON TWP.)	APPROVED
1. Section 170-301 (Stormwater Management Requirements)	_____,

SURVEY STATEMENT OF ACCURACY

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 Township Subdivision and Land Development Ordinance.

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

ZONING DATA

ZONING DISTRICT: R-1: LOW DENSITY RESIDENTIAL ZONE

Lot Requirements:
Min. Lot Area: 39,000 Sq Ft
Min. Lot Width: 150 Ft (at Min. Bldg Setback Line)

Principal Building Setbacks
Min. Front Yard: 25 Ft (From ROW Line)
Min. Side Yard(Each): 10 Ft (1 side); 25 Ft (combined)
Min. Rear Yard: 30 Ft
Max. Building Coverage: 30%
Max. Impervious Coverage: 40%
Max. Building Height: 3 Stories or 40' (Whichever is more restrictive)

PLAN INFORMATION

Development Type: Residential Development

Zoning District: R-1: Low Density Residential Zone

Total Tract Area/Area to be Developed: 148,985 sq.ft or 3.420 Acres

Total Area of Recreation: N/A

Total Number of Lots/Dwelling Units:
Existing Lots: 1 Lots/Units
Proposed Lots: 2 Lots/Units

Minimum Proposed Lot Size: 1.000 Acre

Water Supply: Existing/Proposed: On-Lot

Sewage Disposal: Existing/Proposed: Public

New Street(s): N/A

New Stormwater/Inlets/Manholes/Endwalls: N/A
Street Widening: N/A

SITE DATA

EXISTING LOT INFORMATION	FINAL LOT INFORMATION (AFTER SUBDIVISION)
EXISTING LOT 1 Gross Surveyed Lot Area: 148,985 Sq Ft or 3.420 Acres Existing Use: Residential Existing Lot Width (at Building Setback)= 488' Existing Water = On-Lot Septic = Public Sanitary Sewer	RECONFIGURED LOT 1 (RESIDUAL) Gross Lot Area: 48,201 Sq Ft or 1.107 Acres Use: Residential (Existing) Lot Width: 270'+ Water: On-Lot (Existing) Septic: On-Lot (Existing) PROPOSED LOT 2 Gross Lot Area: 43,571 Sq Ft or 1.000 Acres Use: Residential Lot Width: 150'+ Water: On-Lot (Proposed) Septic: Public Sanitary Sewer (Proposed) PROPOSED LOT 3 Gross Lot Area: 57,212 Sq Ft or 1.313 Acres Use: Residential Lot Width: 200'+ Water: On-Lot (Proposed) Septic: Public Sanitary Sewer

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE AN EXISTING 3.420 ACRE TRACT (EX. LOT 1) TO CREATE TWO NEW SINGLE FAMILY DWELLING BUILDING LOTS (PR. LOT 2 & PR. 3), WITH THE RESIDUAL LANDS TO REMAIN (RECONFIG. LOT 1).
2. ALL INFORMATION (EXCEPT CONTOURS) ON THIS PLAN IS A RESULT FROM AN ACTUAL FIELD SURVEY PERFORMED BY BURGET & ASSOCIATES, INC IN 2026.
3. EXISTING LOT 1 CONTAINS AN EXISTING DWELLING WITH ON-LOT WELL AND PUBLIC SEPTIC FACILITIES.
4. CONTOURS DEPICTED ON THIS PLAN WERE PROVIDED FROM DAUPHIN COUNTY GIS MAPPING (LIDAR).
5. ALL CONTOURS ARE REFERENCED TO THE NAVD-88 VERTICAL DATUM.
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
7. NO PROTECTIVE COVENANTS (OTHER THAN THOSE SHOWN ON THIS PLAN: I.E. RIGHT-OF-WAY'S, EASEMENTS, SETBACKS, ETC.) EXIST ON THIS PROPERTY OR ARE BEING PROPOSED BY THIS SUBDIVISION PLAN.
8. ALL KNOWN EASEMENTS AND RIGHT-OF-WAYS HAVE BEEN SHOWN, UNLESS OTHERWISE NOTED.
9. NO IMPROVEMENTS NOR EARTHMOVING ACTIVITIES ARE BEING PROPOSED AS PART OF THIS PLAN.
10. FUTURE IMPROVEMENTS MAY REQUIRE FURTHER APPROVALS FROM LOWER PAXTON TOWNSHIP, & DAUPHIN COUNTY CONSERVATION DISTRICT, & THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP).
11. ANY FUTURE EARTHMOVING ACTIVITIES ON ANY LOT OF THIS PLAN MAY REQUIRE THE SUBMITTAL & APPROVAL BY THE DAUPHIN COUNTY CONSERVATION DISTRICT PRIOR TO ANY EARTHMOVING ACTIVITIES OCCUR.
12. ANY FUTURE EARTH DISTURBANCES, IMPLEMENTATION OF ANY EROSION & SEDIMENTATION CONTROL MEASURES IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER.
13. WHERE AREAS OF EARTH DISTURBANCE WILL EXCEED 1 ACRE AN NPDES PERMIT WILL BE REQUIRED.
14. 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.
15. ACCORDING TO FEMA FLOOD MAPPING; A PORTION OF THE SITE IS WITHIN FEMA ZONE A, SPECIAL FLOOD HAZARD AREA "WITHOUT BASE FLOOD ELEVATION", THE REMAINDER OF THE PROPERTY IS WITHIN FEMA ZONE X (AREAS OF MINIMAL FLOOD HAZARD). REFER TO FEMA PANEL NO. 42043C0335D; EFFECTIVE: 08/02/2012
16. ALL PAGES OF THIS SUBDIVISION PLAN SHALL BE RECORDED AT THE RECORDERS OFFICE IN THE DAUPHIN COUNTY COURTHOUSE IN ACCORDANCE WITH ALL TOWNSHIP REGULATIONS CURRENTLY IN EFFECT.
17. A 20' WIDE UTILITY EASEMENT (CENTERED ABOUT THE UTILITY LINE) IS PROPOSED OVER ALL EXISTING OVERHEAD & UNDERGROUND UTILITY SERVICES.
18. AS PER SECTION 180-404.D.6 OF THE LOWER PAXTON TOWNSHIP SALDO, THE APPLICANT SHALL COMPLY WITH ALL TOWNSHIP REGULATIONS IN EFFECT AT THE TIME OF THE FILING OF THE FINAL PLAN.
19. NO BUILDING, STRUCTURE, PLANTING, OR OTHER OBSTRUCTION HIGHER THAN THREE (3') ABOVE THE ROADWAY GRADE SHALL BE PERMITTED WITHIN THE CLEAR SIGHT TRIANGLE.
20. WHERE BUILDING OR ALTERATION IS PROPOSED ON SLOPES OVER 15% THE REMOVAL OF HEALTHY TREES WITH A TRUNK WIDTH OF OVER SIX INCHES (MEASURED AT A HEIGHT 4.5 FEET ABOVE THE GROUND LEVEL) WILL BE MINIMIZED.
21. ALL NEW PROPERTY MARKERS AND MONUMENTS SHALL BE SET PRIOR TO FINAL APPROVAL/RECORDING OF THIS PLAN.
22. FEE IN LIEU OF WILL PROVIDED PRIOR TO FINAL PLAN APPROVAL.
23. THE TOTAL IMPERVIOUS AREA FOR THE EXISTING LOT IS 7,439 SQ FT OR 0.171 ACRES.

PENNSYLVANIA ONE CALL SYSTEM, INC
1-800-242-1776
STOP! CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES
THREE WORKING DAYS NOTICE
PRIOR TO EARTH MOVING ACTIVITIES

SOIL LEGEND

*/**At: Atkins silt loam
**BkB2: Berks shaly silt loam, 3 to 8 percent slopes, moderately eroded
*BkB2: Brinkerton and Armagh silt loams, 3 to 8 percent slopes, moderately eroded

*: Hydric Soils
**: Prime Farmland/Statewide Importance

SUBDIVISIONS IN AREA

Plan Book G, Vol. 1, Page 42 - Smith - 05/17/1916
Plan Book J, Vol. 1, Page 22 - Farling - 10/19/1925
Plan Book T, Vol. 1, Page 73 - Williams - 05/11/1956
Plan Book U, Vol. 1, Page 22 - Colonial View - 08/17/1956
Plan Book V, Vol. 1, Page 39 - Colonial Court - 07/23/1957
Plan Book U, Vol. 2, Page 44 - Ranger Park - 03/12/1976
Plan Book L, Vol. 4, Page 44 - Colonial Ridge - 08/20/1987

SOURCE OF TITLE	SHEET NUMBER
Deed Book 2310, Page 82	1 OF 2

TAX MAP NUMBER

Tax Parcel 35-016-063

REVISIONS
-

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

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

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

Sheet Index
Sheet 1 - Cover
Sheet 2 - Proposed Subdivision Plan

LAND OWNERS / DEVELOPERS

Owners: Frederick C. Shearer and Jewel K. Shearer
1299 Ranger Road, Harrisburg, PA 17112

PRELIMINARY / FINAL SUBDIVISION/LAND DEVOLVEMENT PLAN
OVER LANDS OF
FREDERICK C. & JEWEL K.
SHEARER
(1299 Ranger Road, Harrisburg, PA 17112)

LOWER PAXTON TOWNSHIP, DAUPHIN COUNTY, PA
JOB NUMBER: 26052
DRAWING NUMBER: 26052-001

DRAWN BY: CKG Date: August 12th, 2026



ZONING DATA (LOWER PAXTON TWP.)

ZONING DISTRICT: R-1: LOW DENSITY RESIDENTIAL ZONE

Lot Requirements:
Min. Lot Area: 39,000 Sq Ft
Min. Lot Width: 150 Ft (at Min. Bldg Setback Line)

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Min. Side Yard(Each): 10 Ft (1 side); 25 Ft (combined)
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New Street(s): N/A

New Stormwater/Inlets/Manholes/Endwalls: N/A
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EXISTING LOT 1
Gross Surveyed Lot Area: 148,985 Sq Ft or 3.420 Acres
Existing Use: Residential
Existing Lot Width (at Building Setback)= 488'
Existing Water = On-Lot
Septic = Public Sanitary Sewer

FINAL LOT INFORMATION (AFTER SUBDIVISION)

RECONFIGURED LOT 1 (RESIDUAL)
Gross Lot Area: 48,201 Sq Ft or 1.107 Acres
Use: Residential (Existing)
Lot Width: 270'+
Water: On-Lot (Existing)
Septic: On-Lot (Existing)

PROPOSED LOT 2
Gross Lot Area: 43,571 Sq Ft or 1.000 Acres
Use: Residential
Lot Width: 150'+
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PROPOSED LOT 3
Gross Lot Area: 57,212 Sq Ft or 1.313 Acres
Use: Residential
Lot Width: 200'+
Water: On-Lot (Proposed)
Septic: Public Sanitary Sewer

PROPERTY LINE TABLE		
LINE #	BEARING	LENGTH
L1	N52°35'56"E	34.59'
L2	S52°35'56"W	34.59'
L3	N11°53'18"W	46.82'
L4	S11°53'18"E	46.82'
L5	N81°03'42"W	16.06'

SYMBOL LEGEND

- SOILS TYPE
- Iron Pin(fnd) — PROPERTY CORNER FOUND
- Conc. Monu. (fnd) — PROPERTY CORNER FOUND
- EXISTING UTILITY POLE
- IPS — PROPOSED IRON PIN SET BY BURGET & ASSOC'S, INC.
- WELL
- SANITARY SEWER MANHOLE
- SLOPE BOUNDARY LINE (GREATER THAN 15% SLOPES)

LINETYPE LEGEND

- NEIGHBORING PROPERTY LINE
- SUBJECT PROPERTY PROPERTY LINE
- BUILDING SETBACK LINES
- EXISTING SANITARY SEWER LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING EASEMENT
- EDGE OF MACADAM
- EXISTING OVERHEAD UTILITY LINE
- SOILS BOUNDARY LINE
- EXISTING BUILDING
- EXISTING FENCE
- 620 — EXISTING CONTOUR LINE (LIDAR)
- FEMA FLOOD HAZARD LINE: ZONE A

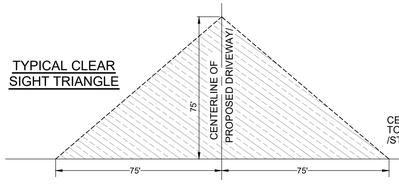
GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

SOIL LEGEND

*/**At: Atkins silt loam
**BkB2: Berks shaly silt loam, 3 to 8 percent slopes, moderately eroded
*BtB2: Brinkerton and Armagh silt loams, 3 to 8 percent slopes, moderately eroded

*: Hydric Soils
**: Prime Farmland/Statewide Importance

TYPICAL CLEAR SIGHT TRIANGLE



PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES THREE WORKING DAYS NOTICE PRIOR TO EARTH MOVING ACTIVITIES

Sheet 2 - Proposed Subdivision Plan

SOURCE OF TITLE	SHEET NUMBER
Deed Book 2310, Page 82	2 OF 2

TAX MAP NUMBER
Tax Parcel 35-016-063

REVISIONS
-

LAND OWNERS / DEVELOPERS
Owners: Frederick C. Shearer and Jewel K. Shearer
1299 Ranger Road, Harrisburg, PA 17112

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

PRELIMINARY / FINAL SUBDIVISION/LAND DEVOLVEMENT PLAN
OVER LANDS OF
FREDERICK C. & JEWEL K.
SHEARER
(1299 Ranger Road, Harrisburg, PA 17112)

LOWER PAXTON TOWNSHIP, DAUPHIN COUNTY, PA
JOB NUMBER: 26052
DRAWING NUMBER: 26052-001

DRAWN BY: CKG Date: August 12th, 2026