No: 25-106

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Lykens Borough / Wiconsico Twp | Surveyor: Burch Associates | Engineer:

Plat Title: Greggory H. Rosemary Underkoffler & Joeseph Lori Kerwin Subdivision Plan

Zoning District: | Proposed Land Use: Silvicultural

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
2	1	0	13.01	16.52

Date Received: 9/29/2025 | Staff Review: 10/2/2025 | Official County Review: 10/2/2025

Reviewed by GD | Checked by AWK | Parcel ID 38-018-019

Project Description: Proposed subdivision for side yard addition.

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.*

General note:

It is acknowledged that the Plan is under review for both Lykens Borough and Wiconsico Township. Our records show that the two municipalities adopted nearly identical Subdivision Codes in 1975. Accordingly, comments will be provided in general terms regarding the language within the code, without citing specific sections from either municipality's ordinance.

Comments:

1) It is indicated that no waivers are requested for the plan. However, it should be considered that a preliminary plan approval waiver be provided.

2) The plan is described as an "Add-On" subdivision; however, this term is not defined in the subdivision codes of either municipality. Both ordinances reference "Minor Subdivision," which may apply in this context. The only procedural distinction afforded to such developments is the automatic consideration for waving Preliminary Plan approval. Otherwise, the plan is subject to the same review and approval standards as any other subdivision submitted to the municipalities.

3) The parcel is bordered by the Rattling Creek, a tributary of the Wiconsico Creek. According to PA DEP water quality standards, Rattling Creek is impaired for recreational purposes. Likewise, it is under the constraints of the Wiconsico Creek's Total Maximum Daily Load (TMDL) plan, which regulates the type and volume of allowable discharges. It is recommended that the applicant coordinate with PA DEP to make sure that they are in necessary compliance.

4) There are several roadways / paths entering and passing through the property. Are there easements for such access. If so they should be properly noted.

5) The applicant appears to be seeking approval for a non-building lot through the inclusion of a "Planning Waiver and Non-Building Declaration." The ordinances of both Lykens Borough and Wiconsico Township are silent on the specific applicability or permissibility of such a request. However, both subdivision regulations state that their purpose is to ensure "the site is suitable for building purposes and human habitation."

Section 107 of the Pennsylvania Municipalities Planning Code (MPC) does allow for non-building waivers when the proposed use is exclusively agricultural. To qualify under this provision, the following criteria must be met:

- The parcels must be used strictly for agricultural purposes
- Each parcel must exceed 10 acres in size
- No new roads, easements, or dwellings are proposed

The Subdivision and Land Development Ordinance serves as a framework to ensure that development within both municipalities protects the broader community—through coordinated infrastructure, environmental safeguards, and public welfare standards. Simultaneously, it functions as a form of consumer protection by promoting the creation of lots that are safe, habitable, and supported by essential services, thereby safeguarding the interests of future property owners and residents.

It is recommended the municipalities consider whether the proposed language is appropriate. If not, revised language should be developed and included on the plan to ensure compliance with municipalities sewage requirements and the applicable provisions of the MPC.

Plan No. 25-106

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 *(see note)*	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) *(see non-building comment)*			X
Storm drainage facilities			X
Sewer disposal – public ( ) on-lot ()			X
Water supply – public ( ) 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		

PLANNING WAIVER & NONBUILDING DECLARATION

As of the date of this plot plan recording, the subdivision described herein is and shall be dedicated for the express purpose of silvicultural use. No portion of AreaNo. 1A of the subdivision are approved by Lykens Borough or Wiconisco Township or the Department of Environmental Protection (DEP) for the installation of any sewage disposal facility. No permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and DEP have both approved sewage facilities planning for the subdivision described herein in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. sections 7501 et seq.) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan any purchaser or subdivider of any portion of this property should contact appropriate officials of Lykens Borough/Wiconisco Township, who are charged with administering the Sewage Facilities Act to determine the form of sewage facilities planning required and the procedure and requirement for obtaining appropriate permits and approval.

AREA TABULATION:

EXISTING Parcel 69-011-019
Total Area- 152,231 S.F. Or 3.49 Acres

PROPOSED AREA 1A
Lot Area- 567,803 S.F. or 13.03 Acres

EXISTING Pacrel 38-018-014
Lot Area- 533,936 S.F. or 12.25 Acres

EXISTING Parcel 38-018-014 + AREA 1A
Total Area- 1,101,739 S.F. or 25.29 Acres

Total Area of Subdivision-
1,253,970 S.F. or 28.78 Acres

PROPERTY ADJOINERS:

A. John S. & Angela M. Clough Deed- (3451-614), Parcel- (38-018-011)
B. Harold E. Clough III & Teresa Sheats Deed- (20190025041), Parcel- (38-018-010)
C. John R. Leitzel Deed- (927-140), Parcel- (38-018-015)
D. Joseph P. & Lori I. Kerwin Deed- (20180015983), Parcel- (38-018-020)
E. Joanne C. & David Stroup Deed- (20090017988), Parcel- (38-018-014)
F. Jeffrey & Amanda Smith Deed- (20090019942), Parcel- (38-018-022)
G. Daniel S. & Marcia L. Schell Deed- (9434-471), Parcel- (38-018-009)
H. Daniel & Dorothy Bopp & Sue Bopp Deed- (20190012156), Parcel- (38-018-008)
I. Patrick T. & Betty Gaffney Deed-(X-51-584), Parcel (38-018-012)
J. Patrick T. & Betty Gaffney Deed-(20200006460), Parcel- (38-018-007)
K. Ronnie Kocher & Tyler Mace Deed-(20250016205), Parcel- (38-018-006)
L. Tara Potter Deed-(20250012821) Parcel- (38-010-002)
M. Wendy Dietrich Deed-(20240006460), Parcel- (38-010-003)
N. Carl E. Dietrich Jr. Deed-(2484-485), Parcel- (38-010-004)
O. Dylan Hoffsang & Nakaeli Miller Deed- (20230022414), Parcel- (38-010-005)
P. John Fisher Deed-(20160011432), Parcel- (38-010-006)
Q. Robert P. & Linda L. Platzer Deed-(3617-546), Parcel- (38-010-001)
R. Lykens Borough Authority Deed-(1134-314), Parcel- (38-010-011)
S. Joseph P. & Lori I. Kerwin Deed- (20180015944), Parcel- (38-010-010)
T. Rodrick Lucas Deed-(20140001548 Parcel- (64-004-046)
U. Rodrick & Shawna Lucas Deed- (20080040847), Parcel- (64-004-047)
V. Lloyd L. Hoffman Jr. Deed- (20160031040), Parcel- (64-011-016)
W. Gregory H. Underkoffler Deed- (20060003810), Parcel- (64-011-036)
X. Gregory H. Underkoffler Deed- (20060003810), Parcel- (64-011-036)
Y. Glenn & Andrea Underkoffler Deed-(A-53-271) Parcel- (64-011-047)
Z. Joseph P. & Lori I. Kerwin Deed- (20180018644), Parcel- (38-018-018)
AA. Joseph P. & Lori I. Kerwin Deed- (20180018644), Parcel- (38-018-021)

SITE DATA:

PARCEL 69-011-019
Owner: Gregory H. & Rosemary J. Underkoffler
Address: 260 Lawley Road Lykens, Pa 17048

PARCEL 38-018-019
Owner: Joseph D. & Lori I. Kerwin & Joseph P. Kerwin
Address: 100 Irish Road4 Lykens, Pa 17048

ZONING DISTRICT:
Lykens Borough Zoned- "S" Slope District
Wiconisco Township Zoned- "S" Slope District

HEIGHT REGULATIONS:
Principal Building not to exceed 35'

LOT COVERAGE REGULATIONS:
Lykens Borough Zoned: (S) (no more 20%)
At least 60% of lot shall be covered with vegetative
Wiconisco Township Zoned: (S) (no more 20%)
At least 60% of lot shall be covered with vegetative

WIDTH REGULATIONS:
Lykens Borough Zoned: (S) Minimum 150'
Wiconisco Township Zoned: (S) Minimum 150'

YARD REGULATIONS:
Lykens Borough Zoned: (S)
Front- 50'
Side- 50'
Rear- 50'

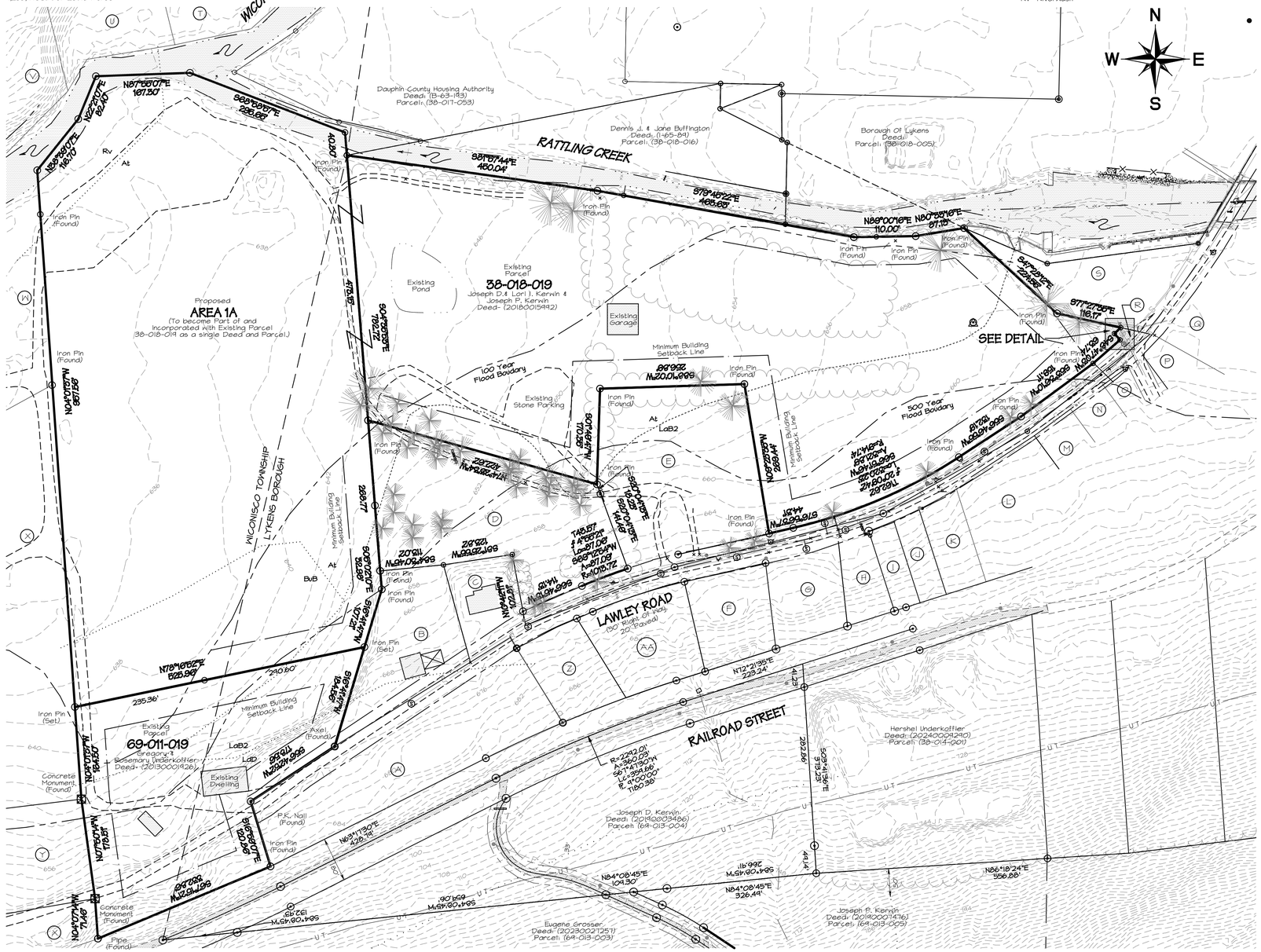
Wiconisco Township Zoned: (S)
Front- 50'
Side- 50'
Rear- 50'

GENERAL NOTES:

- Purpose of this Plan is for side yard addition.
- Existing Parcel 38-018-019 is for silvicultural use.
- Existing Parcel 69-011-019 is Residential use.
- Area 1A has been proposed as a lot add-on to the adjoining Existing Parcel 38-018-019 to form a single lot consisting of 25.29 acres Area 1A may not be sold or retained as a stand alone lot.
- Off street parking is provided on Lot.
- Contours are related to NAVD 88.
- Horizontal Datum- NAD 83
- Concrete Monuments to be placed where indicated on this plan by the developer.
- 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 approval 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. A waiver of preliminary plans and data has been requested by the applicant.

SOILS:

At- Atkins Silt Loams
BuB- Buchanan Channery Loam 3-8% Slopes
LaB2 Laidig Gravelly Loam, 3-8% Slopes
LaD- Laidig Very Stony Loam 8-25% Slopes
Rv- Riverwash


WICONISCO CREEK
RATTLING CREEK
Dauphin County Housing Authority Deed- (B-63-193) Parcel- (38-017-053)
Dennis J. & Jane Buffington Deed- (1-65-84) Parcel- (38-018-016)
Borough Of Lykens Deed- Parcel- (38-018-005)
Existing Parcel 38-018-019 Joseph D.& Lori I. Kerwin & Joseph P. Kerwin Deed- (20180015942)
Proposed AREA 1A (To become Part of and Incorporated with Existing Parcel 38-018-014 as a single Deed and Parcel)
Existing Parcel 69-011-019 Gregory & Rosemary Underkoffler Deed- (20130001426)
Existing Pond
Existing Garage
Existing Stone Parking
Existing Dwelling
Minimum Building Setback Line
100 Year Flood Boudary
500 Year Flood Boudary
LAWLEY ROAD (50' Right of Way) 20' Paved)
RAILROAD STREET
WICONISCO TOWNSHIP LYKENS BOROUGH
SEE DETAIL
Hershel Underkoffler Deed- (20240004240) Parcel- (38-014-001)
Joseph D. Kerwin Deed- (20180035496) Parcel- (64-013-004)
Joseph P. Kerwin Deed- (20180021476) Parcel- (64-013-005)
Eugene Grosser Deed- (20230021251) Parcel- (64-013-003)
Iron Pin (Found)
Iron Pin (Set)
Concrete Monument (Found)
P.K. Nail (Found)
Pipe (Found)
N87°58'07"E 187.50'
N02°21'10"E 82.40'
S88°58'07"E 220.65'
N89°58'07"E 146.10'
S87°18'44"E 100.04'
S79°46'22"E 105.69'
N89°00'16"E 110.00'
N80°16'16"E 87.15'
S87°27'56"E 116.17'
S87°27'56"E 220.65'
N72°21'36"E 223.24'
S35°41'36"E 282.86'
N84°08'45"E 109.30'
N84°08'45"E 326.44'
N86°18'24"E 556.58'
N63°17'30"E 428.74'
N78°46'55"E 625.36'
230.60'
235.36'
S16°42'10"W 90.00'
S16°42'10"W 90.00'
S16°42'10"W 90.00