No: 25-045

Dauphin County Subdivision/Land Development Review Report

Municipality	Jackson Township	Surveyor	Burget and Associates	Engineer	
Plat Title	Eric Lutcavage Final Minor Subdivision Plan				
Zoning District	NA	Proposed Land Use	Residential		

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

# of Lots	1	# of New Lots	2	# of New D.U.s	1	Acreage Subdivided/Developed	1.8	Total Acreage	37.0

Date Received	4/7/2025	Staff Review	4/21/2025	Official County Review	4/21/2025
Reviewed by	GD	Checked by		Parcel no:	32-001-010

Project Description: To subdivide 1.8 acres from an existing 37-acre parcel

- ***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.*

Waivers Requested: Note this is a final plan and preliminary plan review. No formal waiver appear to have been requested.

Comments:

1. Township Engineer is to confirm no need to submit stormwater management plan. (SALDO Section 605)

2. No wells indicated (or source for water). If development is to occur – then reasonable assurances are to be provided that the lot can be utilized for future uses. This includes the provision of necessary services including water.

3. There should be certification that the public area / roadway area for Township Road is true and correct (Nice Road – T720). In addition, as there is no turnaround, consultation should be made with township engineers and solicitor on the applicability of the ordinances to provide such a feature since there will be an additional lot.

Plan No. 25-045

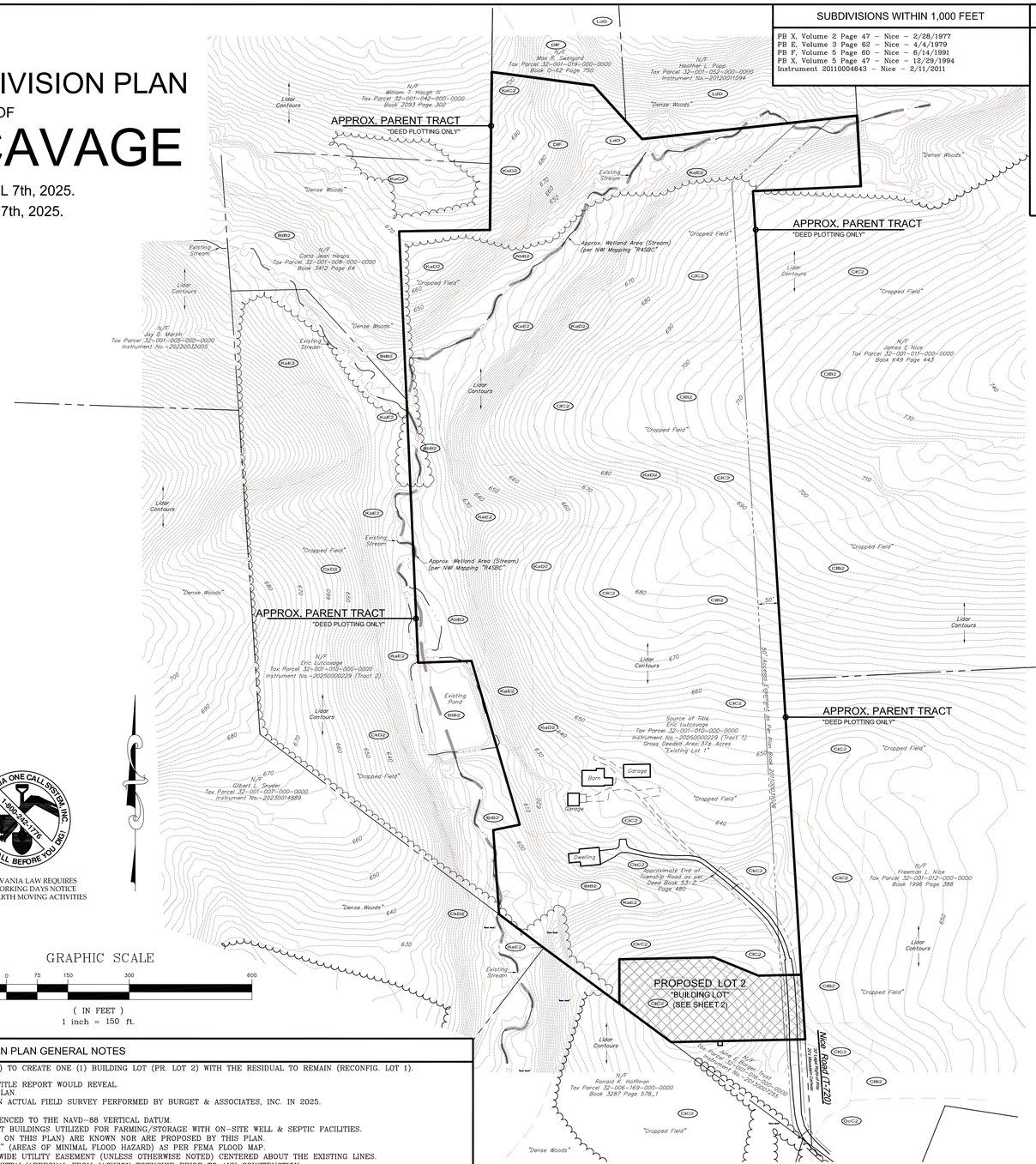
Plat Specifications	**Yes**	**No**	**N/A**
1. Name of proposed subdivision/land development shown	X		
2. Owner/developer name, address & telephone number shown	X		
3. Municipality name shown	X		
4. Tax parcel number/Deed reference shown	X		
5. North point shown	X		
6. Map scale shown (written/graphic)	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 *(note provided)*			X
Floodplains *(note provided)*			X
Woodlands, streams	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 (*WELLS?)*		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 () *(not provided)*			X
22. Existing streets shown - Name	X		
R/W width (*see note)*	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		

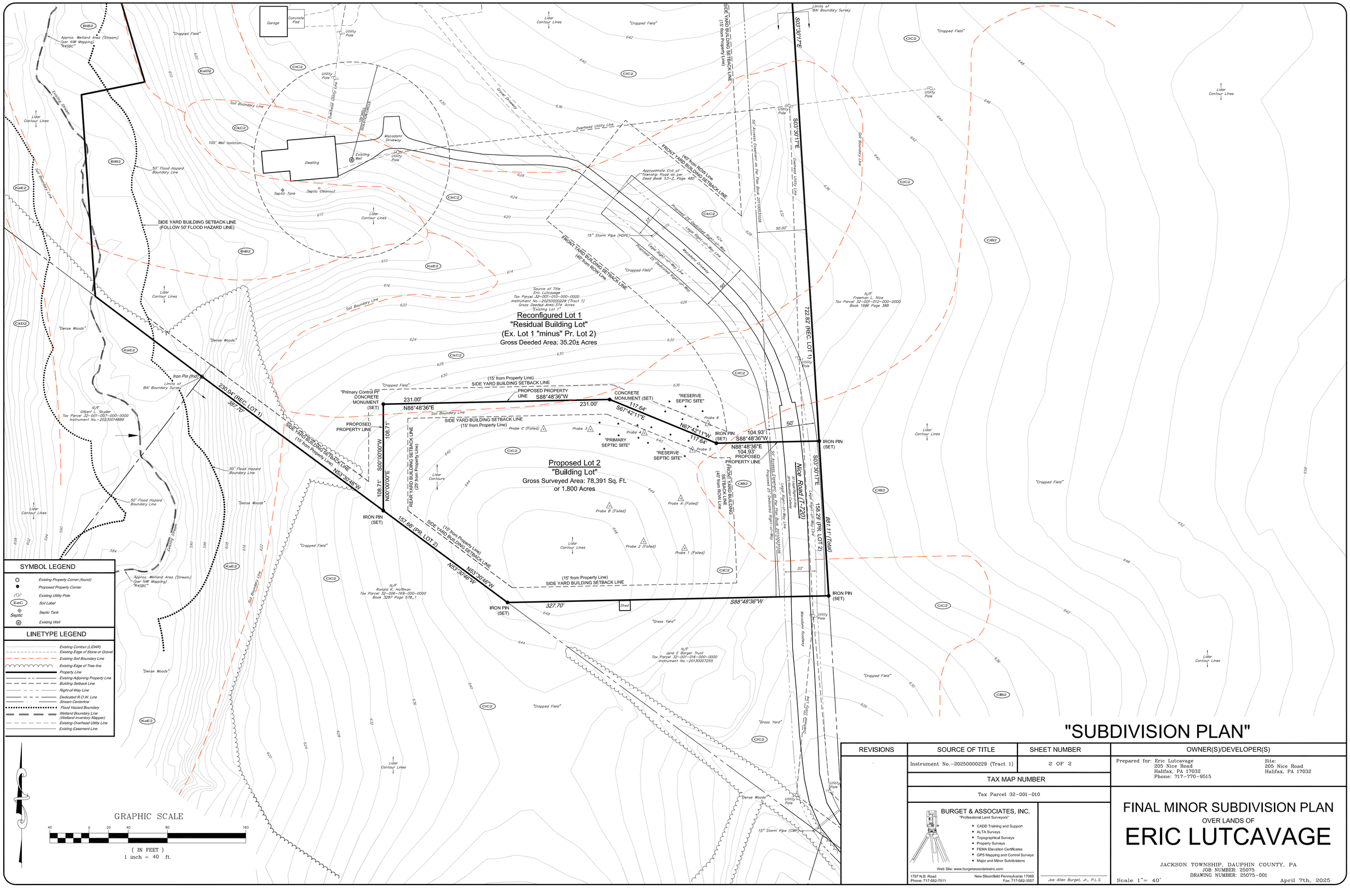
FINAL MINOR SUBDIVISION PLAN

OVER LANDS OF

ERIC LUTCAVAGE

PLAN SET DATED: APRIL 7th, 2025.
LAST REVISED APRIL 7th, 2025.


APPROX. PARENT TRACT
"DEED PLOTTING ONLY"
APPROX. PARENT TRACT
"DEED PLOTTING ONLY"
APPROX. PARENT TRACT
"DEED PLOTTING ONLY"
PROPOSED LOT 2
"BUILDING LOT"
(SEE SHEET 2)
N/F Max R. Swegard Tax Parcel 32-001-079-000-0000 Book 0-62 Page 750
N/F William T. Haugh III Tax Parcel 32-001-042-000-0000 Book 2093 Page 302
N/A Heather L. Popp Tax Parcel 32-001-052-000-0000 Instrument No.-20120031094
N/F Carla Jean Heaps Tax Parcel 32-001-008-000-0000 Book 3412 Page 64
N/F Joy D. Martin Tax Parcel 32-001-005-000-0000 Instrument No.-20220032005
N/F Eric Lutcavage Tax Parcel 32-001-010-000-0000 Instrument No.-20250000229 (Tract 2)
N/F Gilbert L. Snyder Tax Parcel 32-001-057-000-0000 Instrument No.-20230014889
Source of Title Eric Lutcavage Tax Parcel 32-001-010-000-0000 Instrument No.-20250000229 (Tract 1) Gross Deeded Area: 37± Acres "Existing Lot 1"
N/F Freeman L. Nice Tax Parcel 32-001-012-000-0000 Book 1996 Page 388
N/F James L. Nice Tax Parcel 32-001-011-000-0000 Book 849 Page 443
N/F Ronald K. Hoffman Tax Parcel 32-006-169-000-0000 Book 3287 Page 578_1
Approx. Wetland Area (Stream) (per NWI Mapping "R4SBC")
Existing Stream
Existing Pond
Lidar Contours
"Dense Woods"
"Cropped Field"
Barn
Garage
Dwelling
Approximate End of Township Road as per Deed Book 53-Z Page 486
Source of Title Eric Lutcavage Tax Parcel 32-001-010-000-0000 Instrument No.-20250000229 (Tract 1) Gross Deeded Area: 37± Acres "Existing Lot 1"
Iron Pin Found (Bent) Monument Line
Iron Pin Found (Bent) Monument Line
Iron Pin Found (Bent) Monument Line



"SUBDIVISION PLAN"

REVISIONS	SOURCE OF TITLE	SHEET NUMBER
.	Instrument No.-20250000229 (Tract 1)	2 OF 2

TAX MAP NUMBER

Tax Parcel 32-001-010

OWNER(S)/DEVELOPER(S)

Prepared for: Eric Lutcavage
205 Nice Road
Halifax, PA 17032
Phone: 717-770-9515

Site:
205 Nice Road
Halifax, PA 17032

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

FINAL MINOR SUBDIVISION PLAN

OVER LANDS OF

ERIC LUTCAVAGE

JACKSON TOWNSHIP, DAUPHIN COUNTY, PA
JOB NUMBER: 25075
DRAWING NUMBER: 25075-001

Scale 1"= 40'

April 7th, 2025