No: 26-087

# DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Lykens Township | Surveyor: William A. Burch & Associates | Engineer:

Plat Title: Preliminary/Final Subdivision/Stormwater & Erosion and Sediment Control Plan for John S. & Amanda P. Lapp

Zoning District: Agricultural Residential (A-R) | Proposed Land Use: Lot Addition/Residential

**Plat Status**: ___ Preliminary; ___ Final; X P/F; ___ Minor

**Plat Type**: X Subdivision; ___ Land Development

**Regulations**: ___ County; X Municipal; X Zoning; X S&LD

Existing # of Lots: 1 | Proposed # of Lots: 2 | Proposed # of New DUs: 0 | Subdivided / Developed Acres: 5.986 | Total Acres: 78.11

Date Received: 08/14/26 | Staff Review: 08/17/26 | Official County Review: 08/17/26

Reviewed by: BS | Checked by: TS | Tax Map Parcel #: 39-011-013

**Project Description:** Proposed subdivision for 2 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.*

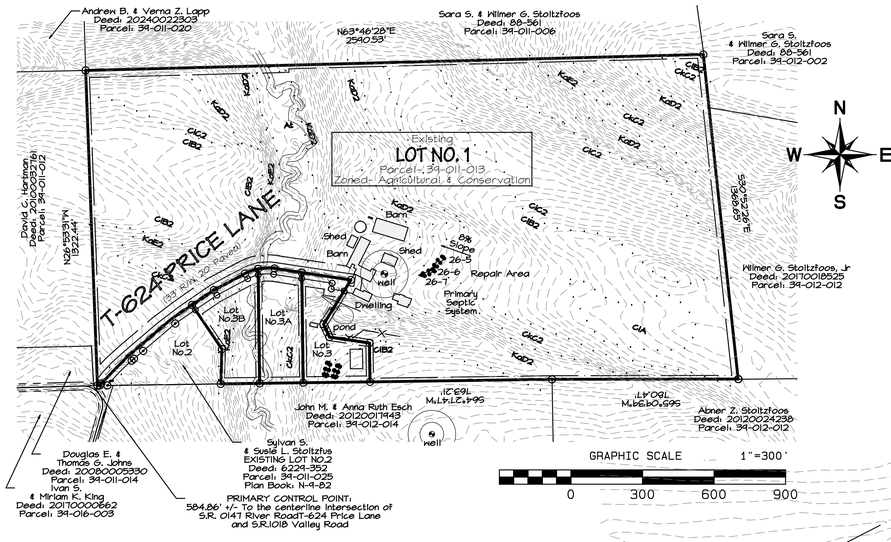
**Review comments with cited ordinance provisions are based on municipal regulations on file with the *County Planning Commission.***

**General Comments:**

1. Proposed Lot 3 is shown as being in the Conservation Zoning District. According to the July 2025 Lykens Township Zoning Map the entire property is in the Agricultural District and this needs to be corrected.
2. The Dauphin County Assessment Office should be contacted to ensure that the proposed subdivision does not violate any Clean & Green regulations and to determine if the property is subject to those regulations.

**Plan No.** 26-087

| 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 | | 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 | | 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 ) | 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 (Township Engineer) | | X | | |
| 34. PADOT/Township Highway Occupancy Permit statement shown | | X | | |
| 35. Consistency with Future Land Use plans - | County plans | X | | |
| | Municipal plans | X | | |




## GENERAL NOTES:

- Proposed two lot subdivision and two side yard additions. Proposed construction of a Single Family Residential Dwelling.
- Existing Lot No. 1, Parcel 34-011-013 has an existing dwelling located on it and is service by it's own individual well and septice system.
- Proposed Lot No.3 is for single family residential use to be serviced by it's own individual on lot sewage disposal system and well.
- Area 3A and 3Bhas been proposed as a lot add-on to the adjoining Existing Parcel 34-011-_____ to form a single lot consisting of 5.986 acres Area 3A and 3B may not be sold or retained as a stand alone lot.
- Land Uses: Past- Agriculture, Present-Agriculture, Future- Residential/ Agriculture
- Deed Reference: John S. & Amanda P. Lapp (20080001012)
- Dauphin County Tax Parcel No.: 34-011-013
- The Area of Earth Disturbance is 0.90 Acre.
- See the Operation and Maintenance Agreement. The operation and maintenance agreement is part of the SWM Site Plan.
- Nothing shall be planted or placed within the stormwater easement which would adversely affect the function of the easement, or conflict with any conditions associated with such easement.
- The stormwater from the site will be infiltrated in the Stormwater infiltrators,eliminating any thermal impacts that may be created.
- Individual lot owners are responsible for assuring the continued functionality and required maintenance of the stormwater management easement.
- Record Drawings will be provided for all stormwater management facilities prior to occupancy, or the release of financial security.
- Contours are related to NAVD 88, TBM: Iron Pin Elev.= 734.15
- Receiving waters unnamed tributary to Deep creek (WWF) Warm, Water, Fishes
- The stormwater BMPs are fixtures that cannot be altered or removed without prior approval by the Municipality.
- Stormwater associated with the proposed Dwelling will be infiltrated to minimize thermal impacts.
- The Approved Erosion and Sediment Control plan shall be available on the project site at all time.

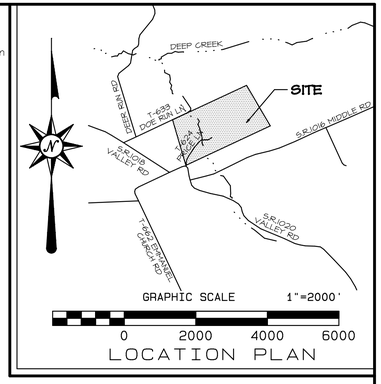
## SOIL TYPES:

At - Atkins Silt Loam
Bc - Basher Silt Loam
CkC2-Calvin-Klinesville Shaly Silt 15-25% Slopes
ClA-Calvin-Leck Kill shaly silt loam 0-3% Slopes
ClB2- Calvin-Leck Kill shaly silt loam -3-8% Slopes
ClC2- Calvin-Leck Kill shaly silt loam -8-15% Slopes
KaD2- Klinesville shaly silf loam 15-25% Slopes
KoE2- Klinesville shaly silt loam 25-50% Slopes

## WETLANDS NOTE:

All wetland areas, including riverine systems, are to be protected and remain undisturbed. Wetlands do exist in the form of RSUBH- Riverine, Unknown Perennial, Unconsolidated Bottom, Permanently Flooded do exist on the property. No wetlands exist within the area of earth disturbance.

This plan recorded in the office of the Recorder of Deeds in Dauphin County this _____ day of _____, 2026 in Instrument No. _____




## SITE DATA:

PARCEL 34-011-013: (Zoned 'A' & 'C')

Owner: John S. & Amanda P. Lapp

Address: 242 Price Lane, Lykens, PA 17048

Deed: 20080001012

ZONING DISTRICT:
Zoned- "A" Agricultural District
Zoned- "C" Conservation District

HEIGHT REGULATIONS:
Principal Building not to exceed 35'
Accessory Building not to exceed 25'

LOT COVERAGE REGULATIONS:
'A'- (Not to exceed 10%)
'C'- (Not to exceed 4%)

YARD REGULAITONS: (Zoned: 'A' & 'C')
Front-40', Major Collector Street
30' All Other Streets
Side - 15'
Rear - 25'

## SITE TESTS:

PROPOSED LOT NO. 3
Primary Septic System
Probe 26-3: 24" Limiting Zone 68.92 Min./In.
Probe 26-4: 29" Limiting Zone 8% Slope

Septic System Repair Area
Probe 26-1: 20" Limiting Zone 169.52 Min./In.
Probe 26-2: 42" Limiting Zone 8% Slope

EXISTING LOT NO. 1
Septic System Repair Area
Probe 26-6: 31" Limiting Zone 61.47 Min./In.
Probe 26-7 42" Limiting Zone 9% Slope

Septic System Repair Area
Probe 26-5 26" Limiting Zone 121.33 Min./In.
Probe 26-6 31" Limiting Zone 8% Slope

## AREA TABULATION:

EXISTING PARCEL 34-011-013, LOT NO.1
Total Area- 78.11 Acres +/- (BY DEED)

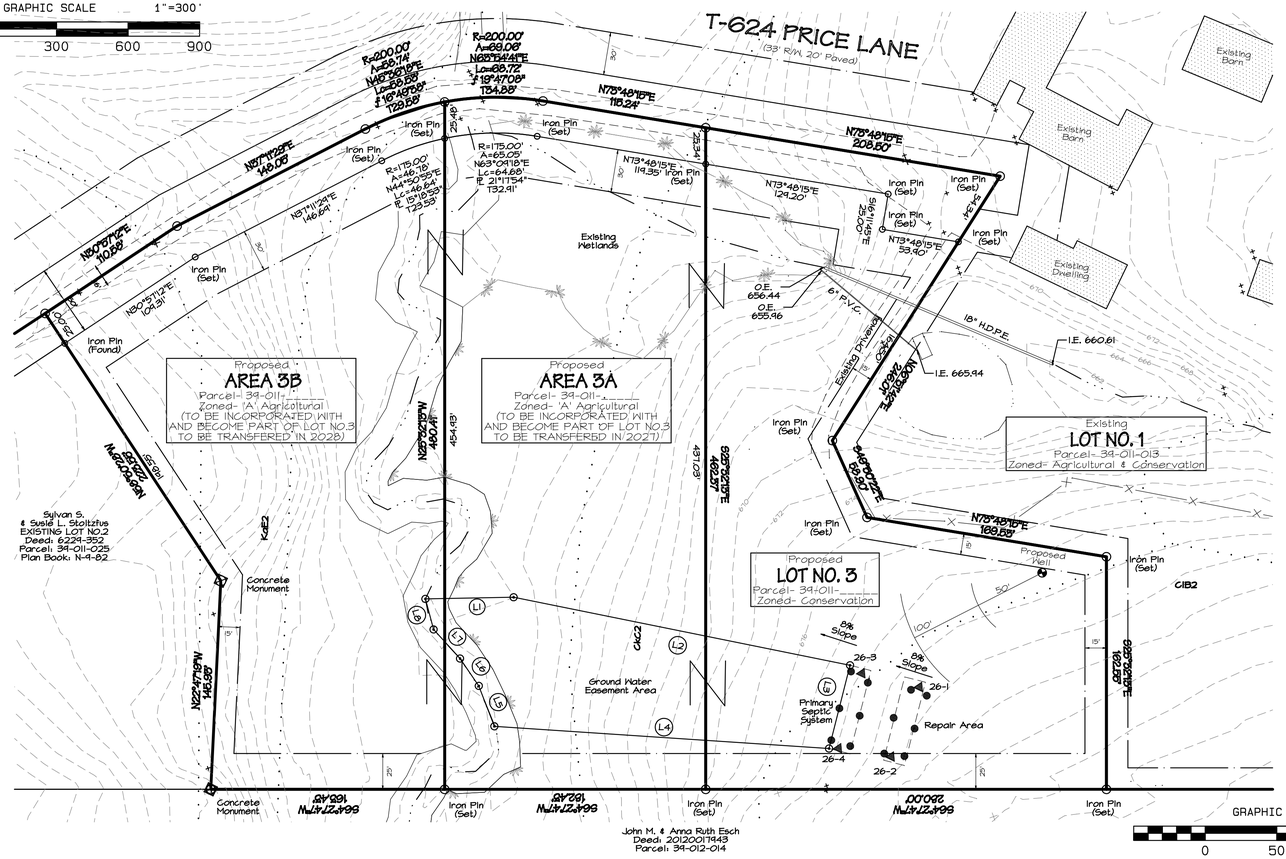
PROPOSED LOT NO. 3
Area- 86,980 S.F. or 1.996 Acres

PROPOSED AREA 3A
Total Area- 86,811 S.F. or 1.992 Acres

PROPOSED AREA 3B
Total Area- 87,065 S.F. or 1.998 Acres

PROPOSED LOT NO.3 + AREA 3A & 3B=
Total Area- 260,856 S.F. or 5.986 Acres

EXISTING PARCEL 34-011-013, LOT NO.1-LOT NO.3, AREA 3A & 3B
New Total Area- 72.12 Acres +/- (BY DEED)




## OWNER'S ACKNOWLEDGEMENT

" I, _____ hereby acknowledge that the stormwater BMP's are fixtures that cannot be altered or removed without prior Approval of the Municipality" Record Drawings will be provided for all stormwater management facilities prior to occupancy, or the release of financial security

## CROSS EASEMENT STORMWATER AGREEMENT

The owners/developers do hereby reserve the right for Lykens Township and their representatives to access the total property shown here in for the purpose of inspecting the operation and maintenance of stormwater facilities. This shall include all rights of ingress and egress over and upon the roadways, sidewalks, and parking areas which shall be designated as common use easement areas. All stormwater facilities including drainage swales, lagoons, stormwater basins, collection and conveyance systems, and stormwater outlet structures shall be determined as part of the stormwater easement.
Stormwater BMP's are fixtures that cannot be altered or removed without prior approval by the Municipality.

_____
John S. Lapp

_____
Amanda P. Lapp

## GROUND WATER EASEMENT AREA

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N63°23'35"E | 61.66' |
| L2 | N75°53'46"E | 234.82' |
| L3 | S11°22'35"E | 60.00' |
| L4 | S68°15'41"W | 234.37' |
| L5 | N46°34'36"W | 30.26' |
| L6 | N54°58'28"W | 23.19' |
| L7 | N61°44'24"W | 21.41' |
| L8 | N40°31'53"W | 22.10' |

## HIGHWAY OCCUPANCY PERMIT

Access to the Township highway is authorized by a Township Highway Occupancy Permit. No building construction or work within the Township highway r/w may commence without said permit.

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
PA1
CALL SYSTEM, INC.
1-800-242-1776

Commonwealth of Pennsylvania
County of Dauphin
On this __ day of _____ 2026.
before me, the undersigned personally appeared
Owner(s) _____
John S. & Amanda P. Lapp
who being duly sworn according to law deposes and says that they are the equitable owners of the property shown on this plat and that they acknowledge the same to be their act and plan and desire the same to be recorded as such according to law.
Witness my hand and seal the day and date written.

_____
My commission expires NOTARY PUBLIC

It is hereby certified that the undersigned is/are the equitable owner(s) of the within plat and that all streets or parts and not previously dedicated are hereby tendered for dedication to public use.
Owner(s) _____
John S. Lapp
_____
Amanda P. Lapp

John S. & Amanda P. Lapp
242 Price Lane, Lykens, PA 17048
PHONE: (223) 320-0134

This plan approved by Lykens Township Board of Supervisors this __ day of _____, 2026.
Chairman _____
Secretary _____
This plan reviewed by Lykens Township Planning Commission this __ day of _____, 2026.
Chairman _____
Secretary _____
This plan reviewed in the final stage by Dauphin County Planning Commission this __ day of _____, 2026.
Chairman _____
Secretary _____

I William A. Burch, hereby certify that the subdivision Plan meets all design standards and criteria of the Lykens Township subdivision and land development Ordinance.

Pa. Lic. No. 22834-E

_____ PLS
**BURCH ASSOCIATES**
Property & Engineering Surveys
340 Berrysburg Rd, Millersburg, PA 17061
PHONE: (717) 692-2274
www.burchsurveying.com

## LEGEND

- Sign
- Spot Elevation
- Proposed Elevation
- Overhead Telephone Line
- Underground Telephone Line
- Overhead Electric Line
- Underground Electric Line
- Existing Waterline
- Light Standard
- Property Corner
- Existing Contour
- Proposed Contour
- Fence Line
- Deep Probe
- Unsuitable Probe
- shrub
- Fire Hydrant
- Utility Pole
- Existing Sanitary Manhole
- Concrete Monument
- Property Adjoiners
- Flag Pole
- Traverse Point
- Soil Types
- Building Setback Line
- Silt Soxx
- Rock Construction Entrance

PRELIMINARY/ FINAL SUBDIVISION/ STORMWATER & EROSION AND SEDIMENT CONTROL PLAN FOR

# JOHN S. & AMANDA P. LAPP

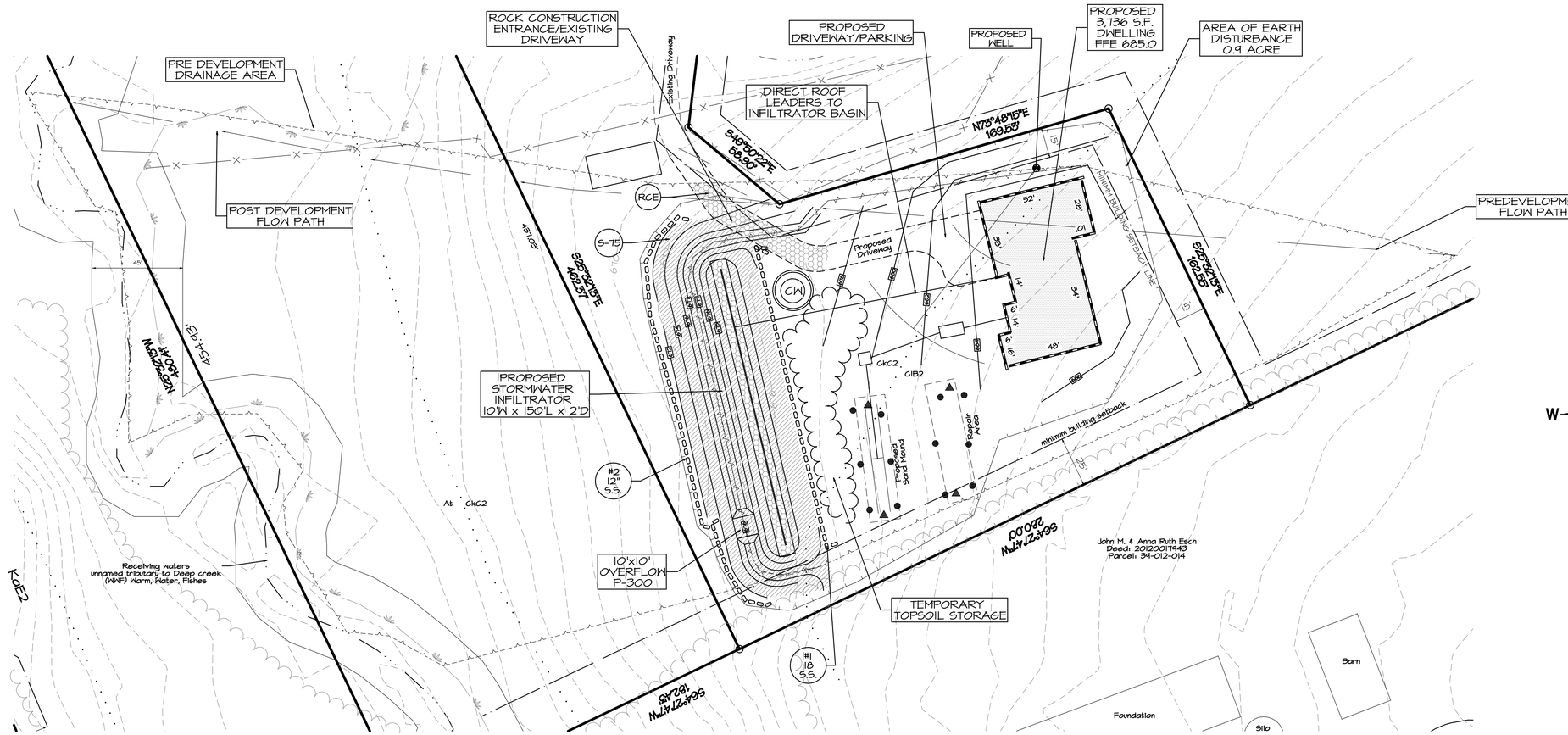
Situate In

Lykens Township

Dauphin County, Pennsylvania

Date: July 22, 2026

Drawing No: LT-402




## STORMWATER MANAGEMENT OPERATION AND MAINTENANCE AGREEMENT

THIS AGREEMENT, made and entered into this day of 2023, and between John S. & Amanda P. Lapp, , (hereinafter the "landowner") and LYKENS TOWNSHIP, Dauphin County, Pennsylvania, (hereinafter "Municipality");

WITNESSETH

WHEREAS, the Landowner is the owner of certain real property as recorded by deed in the land records of Dauphin County, Pennsylvania, Instrument No.20080001012, (hereinafter "Property").

WHEREAS, the Landowner is proceeding to build and develop the Property; and

WHEREAS, the SWM site Plan approved by the Municipality (hereinafter referred to as the "Plan") for the property identified herein, which is attached hereto as Appendix A and made part hereof, as approved by Municipality provides for management of stormwater within the confines of the Property through the use of Best Management Practices (BMP's); and

WHEREAS, Municipality and the Landowner, his successors and assigns, agree that the health, safety, and welfare of the residents of Municipality and the protection and maintenance of water quality require that on-site stormwater BMP be constructed and maintained on the Property; and

WHEREAS, the Municipality requires, through the implementation of the SWM Site Plan, that stormwater BMP's as required by said Plan and the Municipal Stormwater Management Ordinance be constructed and adequately operated and maintained by the landowner, successors and assigns.

NOW, THEREFORE, in consideration of the foregoing promises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. The Landowner shall construct the BMPs in accordance with the plans and specifications identified in the SWM Site Plan.

2. The Landowner shall operate and maintain the BMPs as shown on the Plan in good working order in accordance with the specific maintenance requirements noted on the approved SWM Site Plan.

3. The Landowner hereby grants permission to Municipality, its authorized agents and employees, to enter upon the property, at reasonable times and upon presentation of property credentials, to inspect the BMPs whenever necessary. Whenever possible, Municipality shall notify the Landowner prior to entering the Property.

4. In the event the Landowner fails to operate and maintain the BMPs per paragraph 2, the Municipality or its representatives may enter upon the Property and take whatever action is deemed necessary to maintain said BMPs. It is expressly understood and agreed that Municipality is under no obligation to maintain or repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on Municipality. The Landowner may be subjected to the Penalties Section of the applicable Ordinance.

5. In the event Municipality pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner shall reimburse Municipality for all expenses (direct and indirect) incurred within 10 days of receipt of invoice from Municipality.

6. The intent and purpose of this Agreement is to ensure the proper maintenance of the onsite BMPs by the Landowner; provided, however, that this Agreement shall not be deemed to create or affect any additional liability of any party for damage alleged to result from or be caused by stormwater runoff.

7. The Landowner, its executors, administrators, assigns, and other successors in interests, shall release Municipality from all damages, accidents, casualties, occurrences or claims which might arise or be asserted against said employees and representatives from the construction, presence, existence, or maintenance of the BMP(s) by the Landowner or Municipality.

8. The Municipality may inspect the BMPs whenever necessary to ensure their continued functioning. This Agreement shall be recorded in the Office of the Recorder of Deeds of Dauphin County, Pennsylvania, and shall constitute a covenant running with the Property and/or equitable servitude, and shall be binding on the Landowner, his administrators, executors, assigns, heirs, and any other successors in interest, in perpetuity.

## SOIL TYPES AND CHARACTERISTICS:

| SOIL TYPE | DEPTH | DRAINAGE | SLOPES | AVAILABLE WATER CAPACITY | PERMEABILITY | SURFACE RUNOFF | EROSION HAZARD | WINDTHROW HAZARD | HSG | Soil Limitations | Resolution |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Atkins Silt Loam At | Deep | Poorly Drained | 0-3% | Moderate | Moderately Low/High | Very High | Slight | Severe | B/D | not in area of earth disturbance | not in area of earth disturbance |
| Basher Silt Loam Bc | Moderately Deep | Moderately Well Drained | 0-3% | Moderate | Moderately High-High | Low | Slight | Slight | B/D | not in area of earth disturbance | not in area of earth disturbance |
| Calvin-Kilnesville Shaly Silt Loam CkC2 | Moderately Deep | Well Drained | 15-25% | Moderate to Low | Moderate | Moderate | Slight | Slight | B | Slight erosion hazard | Install 12" Compost Filter Sock |
| Calvin-Leck Kill shaly silt loam CIA | Moderately Deep | Well Drained | 0-3% | Moderate to Low | Moderate | Moderate | Slight | Slight | B | not in area of earth disturbance | not in area of earth disturbance |
| Calvin-Leck Kill shaly silt loam CIB2 | Moderately Deep | Well Drained | 3-8% | Moderate to Low | Moderate | Moderate | Slight | Slight | B | Slight erosion hazard | Install 12" Compost Filter Sock |
| Calvin-Leck Kill shaly silt loam CIC2 | Moderately Deep | Well Drained | 8-15% | Moderate to Low | Moderate | Moderate | Slight | Slight | B | not in area of earth disturbance | not in area of earth disturbance |
| Kilnesville Shaly Silt Loam KaD2 | Deep | Well Drained | 15-25% | Very Low | Moderately High-High | Medium | Slight | Slight | D | not in area of earth disturbance | not in area of earth disturbance |
| Kilnesville Shaly Silt Loam KaE2 | Deep | Well Drained | 25-50% | Very Low | Moderately High-High | Medium | Slight | Slight | D | not in area of earth disturbance | not in area of earth disturbance |

GRAPHIC SCALE 1"=30'

0 30 60 90

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL

PA1

CALL SYSTEM, INC.
1-800-242-1776

## LEGEND

- Sign
- 685.00 Spot Elevation
- 685.00 Proposed Elevation
- OH Overhead Telephone Line
- US/T Underground Telephone Line
- E Overhead Electric Line
- US/E Underground Electric Line
- Existing Waterline
- Light Standard
- Property Corner
- 400 Existing Contour
- Fence Line
- Deep Probe
- Unsuitable Probe
- shrub
- Utility Pole
- Concrete Monument
- A Property Adjoiners
- Flag Pole
- Traverse Point
- CkD2 Soil Types
- Building Setback Line
- 1000 Proposed Contour
- 18" compost filter sock
- RCE Rock Construction Entrance

I William A. Burch, hereby certify that the Stormwater Management Plan meets all design standards and criteria of the Lykens Township Stormwater Managment Ordinance.

Pa. Lic. No. 22834-E

William A Burch PLS


**BURCH ASSOCIATES**
Property & Engineering Surveys
340 Berrysburg Rd, Millersburg, PA 17061
PHONE: (717) 692-2274
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STORMWATER & EROSION AND SEDIMENT CONTROL PLAN FOR

# JOHN S. & AMANDA P. LAPP

situate in

Lykens Township

Dauphin County, Pennsylvania

Date: July 22, 2026

Drawing No: LT-402