

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality	Halifax Township		Surveyor	HRG		Engineer	HRG		
Plat Title	Halifax Township – Fort Halifax								
Zoning District	N/A (Existing Land Use: Park)				Proposed Land Use	Park			
Plat Status:	☐ Preliminary	Plat Type:	☒ Subdivision	Regulations:	☐ County				
	☒ Final		☐ Land Development		☒ Municipal				
	☐ P/F		☐		☐ Zoning				
	☒ Minor		☐		☒ S&LD				
# of Lots	2	# of New Lots	1	# of DUs	0	Acs Subdiv /Devel	1.99	Total Acres	23.06
Date Received	9/24/2024		Staff Review	9/30/2024		Official County Review	9/30/2024		
Reviewed by		TS		Checked by			Tax Map Parcel # 29-010-006		

Project Description: Proposed one lot subdivision

- 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.

Waivers Requested:

1. Section 404 – Preliminary Plan Review
2. Section 407.ix – E&S Plan
3. Section 505.3.a – Minimum Lot Width & Maximum Lot Coverage

Comments

1. Written request for the waiver(s) will need to be provided to the Halifax Township Planning Commission and/or Board of Supervisors if not done so already. Note that waivers are only to be given when sufficient evidence has been presented to justify the issuance of the requested waivers.
2. The names of owners of all abutting land are required to be displayed. (SALDO Section 405.1.a.vi per Section 407.1.a)
3. Any existing easements or rights-of-way, specifically utility, is required to be displayed. (SALDO Section 405.1.a.ix per Section 407.1.a)
4. The primary control point is required to be displayed on the plan in accordance with SALDO Section 407.1.a.i
5. A final Erosion and Sedimentation Control Plan is required in accordance with SALDO Section 407.1.a.ix. The plan displays the applicant's intent to request a modification of this requirement.
6. A final stormwater management plan is required in accordance with in accordance with SALDO Section 407.1.a.xii(10). The reviewer notes the plan does not propose any earth moving activity.
7. The location of the on-lot septic system should be displayed on the plan for reference.
8. Ensure all signatures, certifications, and notarizations are in place prior to final approval.
9. Ensure Maximum lot coverage is in accordance with SALDO Section 505.3.a. The plan displays the applicant's intent to request a modification of this requirement.
10. Monuments and markers are required to be set in accordance with *Section 602* of the Halifax Township Subdivision Ordinance.

Plan No. 24-101

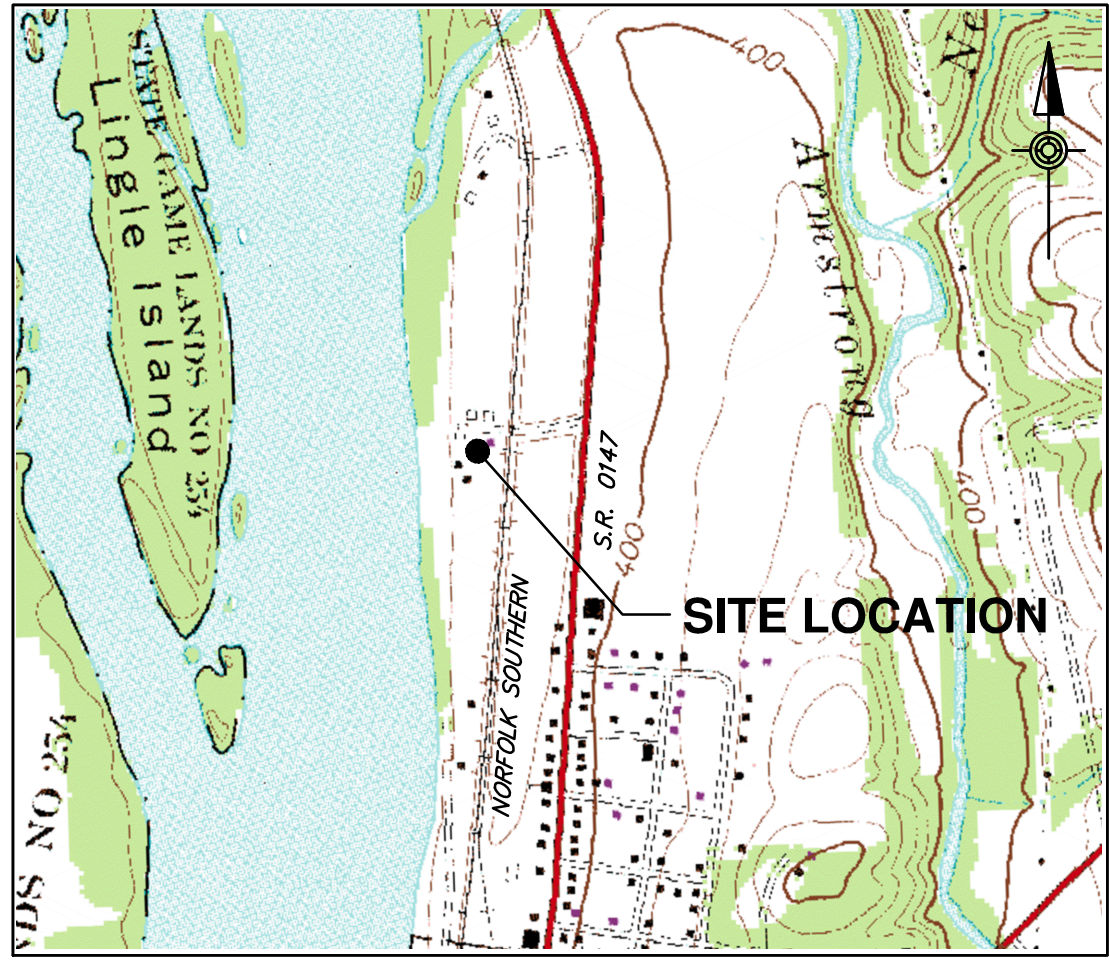
Plat Specifications	Yes	No	N/A
1. Name of proposed subdivision/land development shown	X		
2. Owner/developer name, address & telephone number shown	X		
3. Municipality name shown	X		
4. Tax parcel number/Deed reference shown/Instrument #	X		
5. North point shown	X		
6. Map scale shown (written/graphic)	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		X	
20. Existing man-made features shown - Building (s)	X		
Storm drainage facilities	X		
Sewer mains (On-Lot)		X	
Water mains (On-Lot)	X		
21. Proposed man-made features shown – Building (s)			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		

FINAL MINOR SUBDIVISION PLAN

FOR

HALIFAX TOWNSHIP - FORT HALIFAX

HALIFAX TOWNSHIP DAUPHIN COUNTY PENNSYLVANIA



LOCATION MAP

SCALE: 1"=1000'

HALIFAX TOWNSHIP BOARD OF SUPERVISORS FINAL PLAN APPROVAL CERTIFICATE

AT A MEETING HELD ON _____, 2024, THE HALIFAX TOWNSHIP BOARD OF SUPERVISORS APPROVED THIS PLAN BASED ON ITS CONFORMITY WITH THE STANDARDS OF THE HALIFAX TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

HALIFAX TOWNSHIP PLANNING COMMISSION REVIEW CERTIFICATE

AT A MEETING HELD ON _____, 2024, THE HALIFAX TOWNSHIP PLANNING COMMISSION RECOMMENDED THIS PLAN FOR APPROVAL BASED ON ITS CONFORMITY WITH THE STANDARDS OF THE HALIFAX TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

DAUPHIN COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

THE DAUPHIN COUNTY PLANNING COMMISSION, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247 OF 1968, AS AMENDED, REVIEWED THIS PLAN. THIS CERTIFICATE DOES NOT INDICATE APPROVAL OR DISAPPROVAL OF THE PLAN BY THE DAUPHIN COUNTY PLANNING COMMISSION.

DIRECTOR: _____ DATE: _____

CERTIFICATE OF OWNERSHIP

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF DAUPHIN.

ON THIS, THE _____ DAY OF _____, 20____, REPRESENTATIVE FOR HALIFAX TOWNSHIP, PERSONALLY APPEARED _____, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT _____ IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT ITS DIRECTION, THAT IT DESIRES THE SAME TO BE ITS ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED, AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY OFFERED FOR DEDICATION TO PUBLIC USE.

TITLE

NOTARY PUBLIC

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE HALIFAX TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

SIGNATURE

DATE

RECORDER OF DEEDS CERTIFICATE

THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR DAUPHIN COUNTY THIS _____ DAY OF _____, 20____

INSTRUMENT # _____

NOTES

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE PARCEL 2A FROM PARCEL 2 AS A STAND ALONE BUILDING LOT. PARCEL 2A EXISTS SOLELY AS A BUILDING ENVELOPE DESIGNATION OUT OF RESTRICTIVE COVENANT PERTAINING TO PARCEL 2.
- SUBJECT PROPERTY LINES DEPICTED ON THIS PLAN HAVE BEEN ESTABLISHED BASED UPON EVIDENCE OBTAINED THROUGH A SURVEY BY GLENN H. ARNOLD AND THE PERFORMANCE OF LIMITED FIELD RUN BOUNDARY RETRACEMENT SURVEY BY HERBERT, ROWLAND AND GRUBIC, INC. IN DECEMBER, 2023. REFERRING THE FOLLOWING DOCUMENTS OF RECORD MAINTAINED BY DAUPHIN COUNTY RECORDER OF DEEDS:
 - CURRENT DEED OF RECORD INSTRUMENT NO. 20060034073 DATED AUGUST 15, 2006.
 - AN UNRECORDED PLAN TITLED "RETRACEMENT SURVEY FOR THE CENTRAL PA. CONSERVANCY" BY GLENN H. ARNOLD DATED MAY 29, 2005.
- STATE AND TOWNSHIP RIGHT-OF-WAY(S) DEPICTED HAVE BEEN ESTABLISHED REFERRING THE FOLLOWING PLAN(S) AND/OR DOCUMENTS OF RECORD:
 - COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HIGHWAYS DRAWING FOR CONSTRUCTION AND CONDEMNATION OF RIGHT OF WAY ROUTE NO. 1 SECTION NO. 14 IN DAUPHIN COUNTY FROM STATION 1181+60.00 TO STATION 1387+00.00, DATED SEPTEMBER 3, 1953.
- SOILS INFORMATION IS TAKEN FROM THE USGS WEB SOIL SURVEY.
- NO WETLANDS EXIST WITHIN THE PROPOSED LOT 2A ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE WETLANDS INVENTORY MAPPER.
- CONTOURS SHOWN HEREON WERE OBTAINED FROM THE PENNSYLVANIA SPATIAL DATA ACCESS (PASDA) PROGRAM.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS, EITHER RECORDED OR UNRECORDED. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE OTHER THAN WHAT IS SHOWN ON THIS PLAN.
- THE LOCATIONS OF UTILITIES SHOWN HEREON ARE BASED ON ABOVEGROUND FEATURES, FIELD OBSERVATIONS/SURVEY, RECORD DRAWINGS RECEIVED FROM UTILITY COMPANIES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATION AND DEPTH OF ALL UTILITY LINES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES IN COMPLIANCE WITH ACT 187 TO VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES. A PA ONE CALL WAS NOT PERFORMED PRIOR TO FIELD SURVEYING. SERIAL NO.
- THIS PLAN PROPOSES NO EARTH MOVING ACTIVITIES OR IMPROVEMENTS.
- SOILS TESTING WAS NOT COMPLETED TO GUARANTEE A LOCATION FOR A FUTURE REPLACEMENT SEPTIC LOCATION AT THE TIME OF THIS PLAN. APPROPRIATE PROBE AND PERC TESTING SHALL BE COMPLETED PRIOR TO THE CONVEYANCE OF PROPOSED PARCEL 2A.
- A 50' WIDE ACCESS EASEMENT IS PROPOSED FOR THE BENEFIT OF PROPOSED LOT 2A AND WILL BE RELINQUISHED AT THE TIME OF THE FUTURE ROAD DEDICATION OF THE GRAVEL DRIVE.
- NO IMPROVEMENTS OR EARTH MOVING ACTIVITIES ARE BEING PROPOSED AS PART OF THIS PLAN.
- A MAJORITY OF PROPOSED PARCEL 2A LIES WITHIN THE 100 YEAR FLOOD ZONE AS PER INFORMATION OBTAINED FROM FEMA ON FIRM PANEL 02060, MAP NO. 42043C02060 EFFECTIVE AUGUST 2, 2012. FLOOD ZONES SHOWN ON THIS PLAN ARE TAKEN FROM FEMA GIS DATA AND ARE NOT THE RESULT OF A FLOOD CERTIFICATION SURVEY. THE REMAINDER OF PARCEL LIES WITHIN FLOOD ZONE X, 0.2% ANNUAL CHANCE FLOOD.

WAIVERS REQUESTED

- SALDO - SECTION 404 - PRELIMINARY PLAT PROCEDURE
- SALDO - SECTION 407.IX - E&S PLAN
- SALDO - SECTION 505.3.a - MIN. LOT WIDTH AND MAX. LOT COVERAGE

PROPERTY INFORMATION

ZONING DISTRICT
NO ZONING

PER SALDO
FRONT YARD SETBACK - 30'
SIDE YARD SETBACK - 20'
REAR YARD SETBACK - 25'
MAX LOT COVERAGE - 30%
MIN LOT WIDTH - 150 FEET

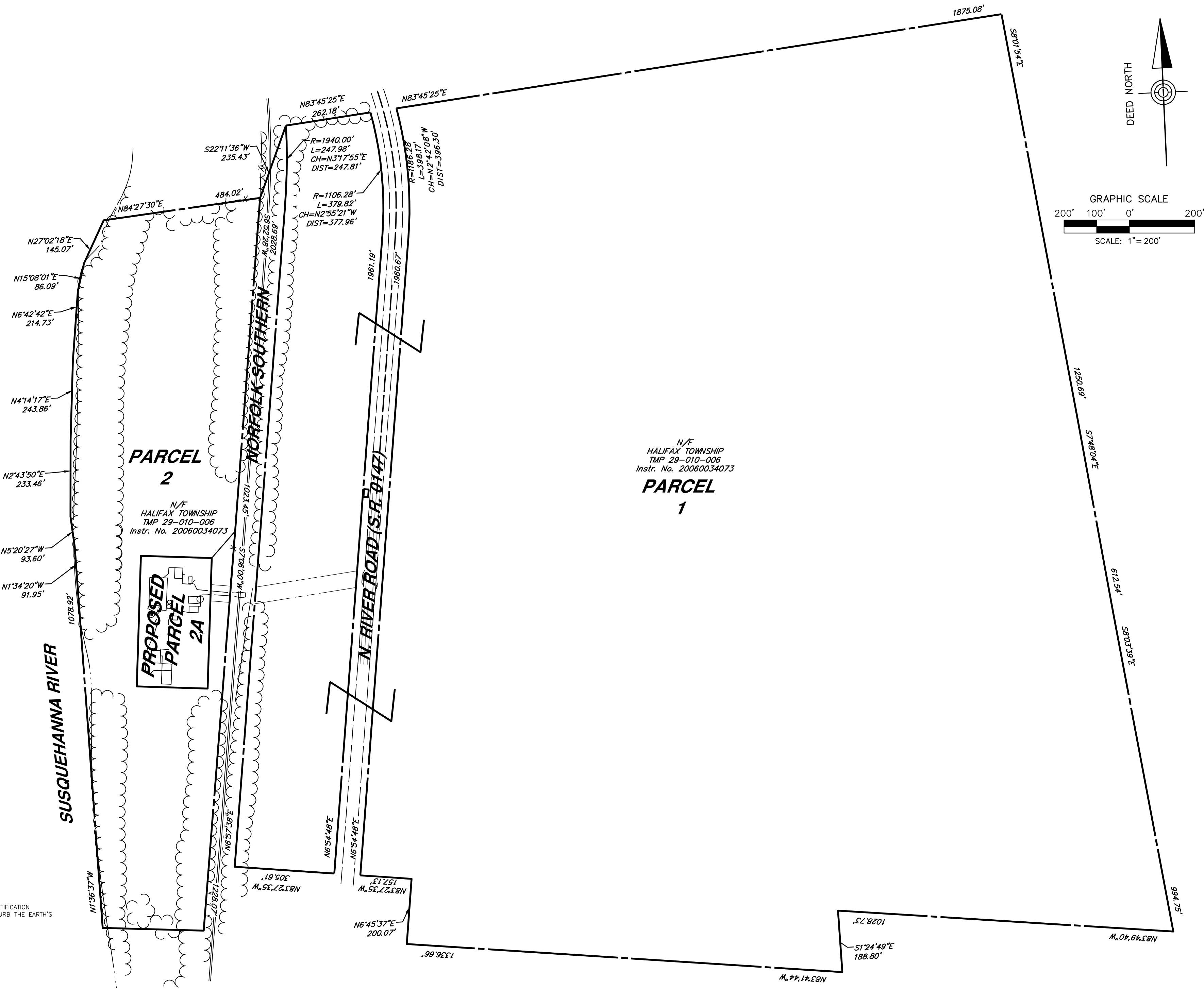
EXISTING PARCEL 1 - 149.334 ACRES
EXISTING PARCEL 2 - 23.056 ACRES
PROPOSED PARCEL 2A - 1.993 ACRES
PROPOSED PARCEL 2 RESIDUAL - 21.063 ACRES

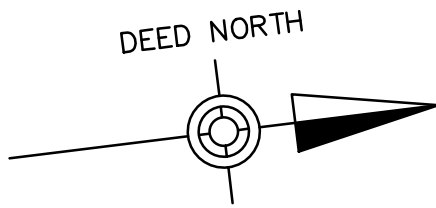
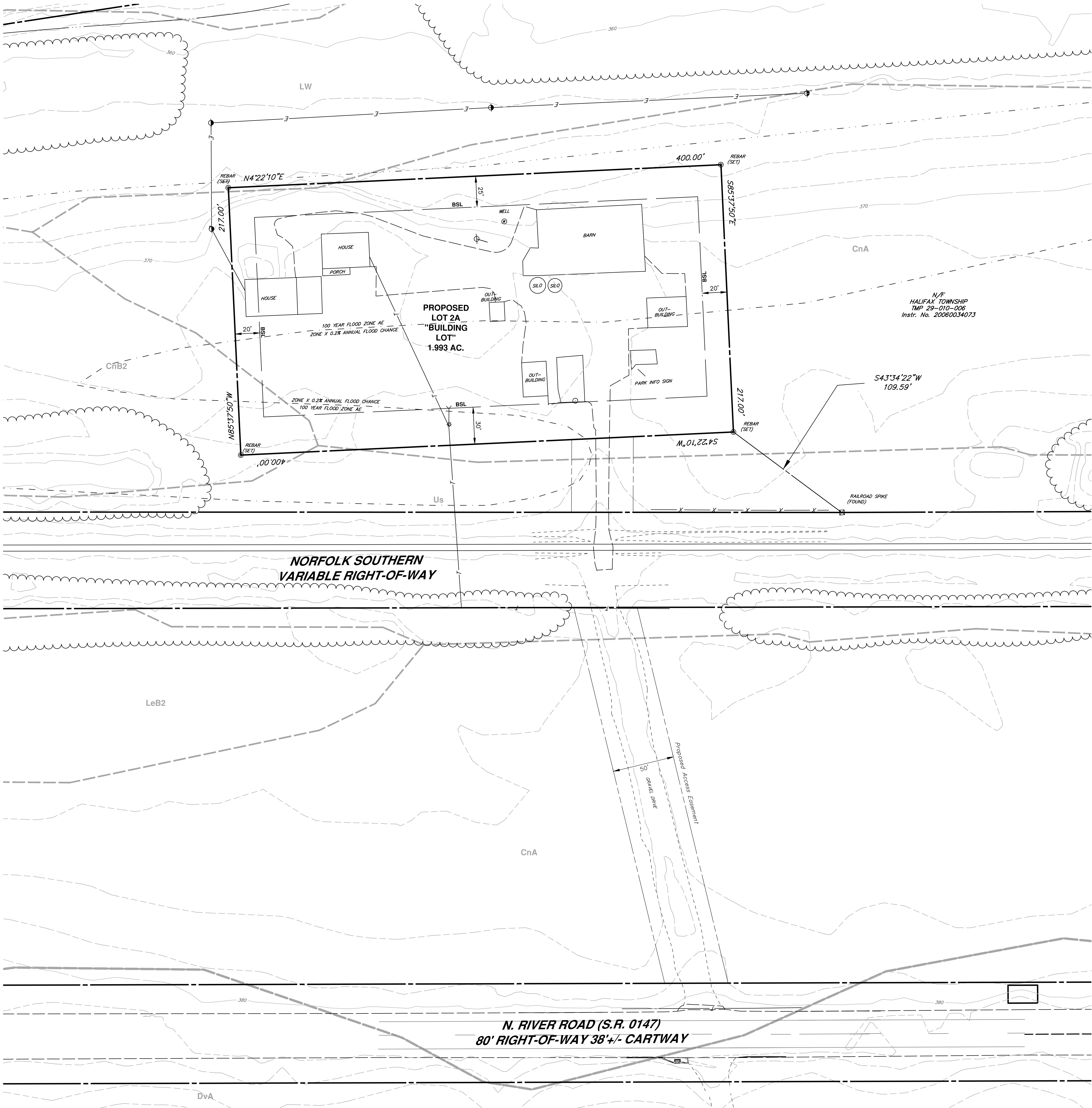
PA ONE CALL
ACT 287, AS AMENDED



PENNSYLVANIA ACT 287 (1974) AS AMENDED, REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

SHEET INDEX		
Sheet Number	Sheet Title	Sheet Description
1	COVER SHEET	CV
2	FINAL MINOR SUBDIVISION PLAN	SDP





EXISTING LEGEND

- Monument
- Nail
- Iron Pipe
- Iron Pin
- Rail Road Spike
- Stone Monument
- Property Line (by others)
- Property Line
- Legal Right-of-Way Line
- Setback Line
- Zoning Boundaries
- Soil Boundaries
- Existing Easement
- Existing Contour Major
- Existing Contour Minor
- Existing Stream Line
- Tree/Brush Line
- Existing Edge of Road
- Existing Edge of Gravel
- Existing Fence
- Existing Fence Post
- Existing Sign
- Existing Above Ground Telephone Line
- Existing Telephone Pole
- Existing Above Ground Electric Line
- Existing Sanitary Sewer Line
- 12" CMP
- Existing Storm Sewer Line
- San. MH
- Existing Sanitary Sewer Manhole
- CO
- Existing Cleanout
- Existing Septic Tank
- Existing Storm Sewer Inlet
- Existing Well
- WV
- Existing Water Valve
- FH
- Existing Fire Hydrant

SOILS LEGEND

- CnA Chavies Fine Sandy Loam
- CnB2 Chavies Fine Sandy Loam
- DvA Duncannon Very Fine Sandy Loam
- LeB2 Lawrenceville Very Fine Sandy Loam
- Lw Lindsie Silt Loam, Coal Overwash
- Us Urban Land, Shale Materials

PROFESSIONAL SEAL:

HRG PROJECT NUMBER: R002838.0427
PLAN DATE: JULY 2024
DRAWING SCALE: 1" = 40'
PROJ. MANAGER: ALEX GREENLY

REVISIONS		DESCRIPTION	
NO.	DATE		
1			
2			
3			
4			
5			
6			
7			
8			
9			

SHEET TITLE:
SUBDIVISION PLAN