No: 26-085

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Halifax Township | Surveyor: Burch Associates | Engineer: Not Applicable

Plat Title: Vincent J. Fumo & Debbie Pastrana

Zoning District: N/A (Existing Land Use: Agricultural) | Proposed Land Use: Agricultural

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

# of Lots: 1 | # of New Lots: 1 | # of DUs: 0 | Acs Subdiv /Devel: 10.50 | Total Acres: 102.68

Date Received: 8/13/2026 | Staff Review: 8/17/2026 | Official County Review: 8/17/2026

Reviewed by: TS | Checked by: _____ | Tax Map Parcel #: 29-019-001 & 29-019-002

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

Waivers Requested:

S-LD § 404 – Preliminary Plan Requirements

S-LD § 405.1.A or 407.1.A – Plan Scale

S-LD § 606 & 607 – Curbs & Sidewalks

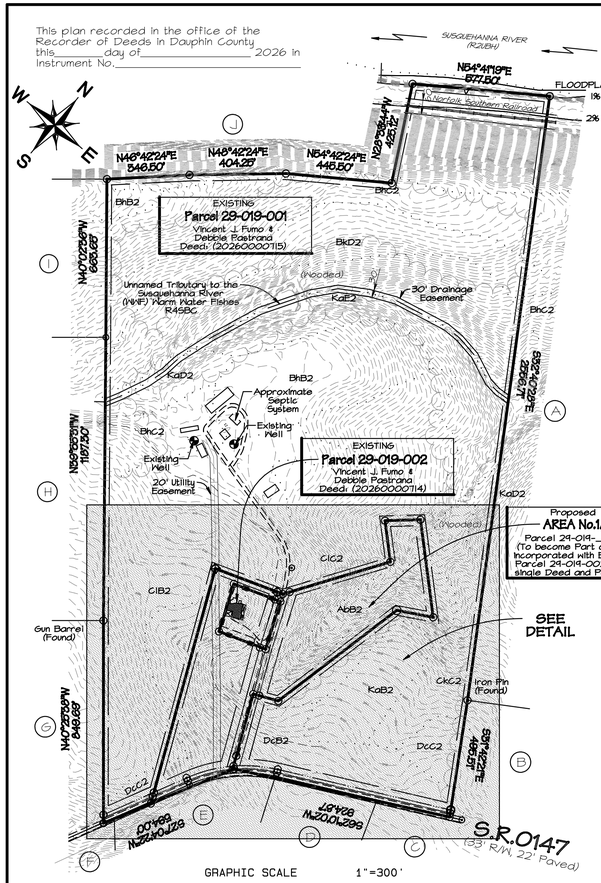
Comments

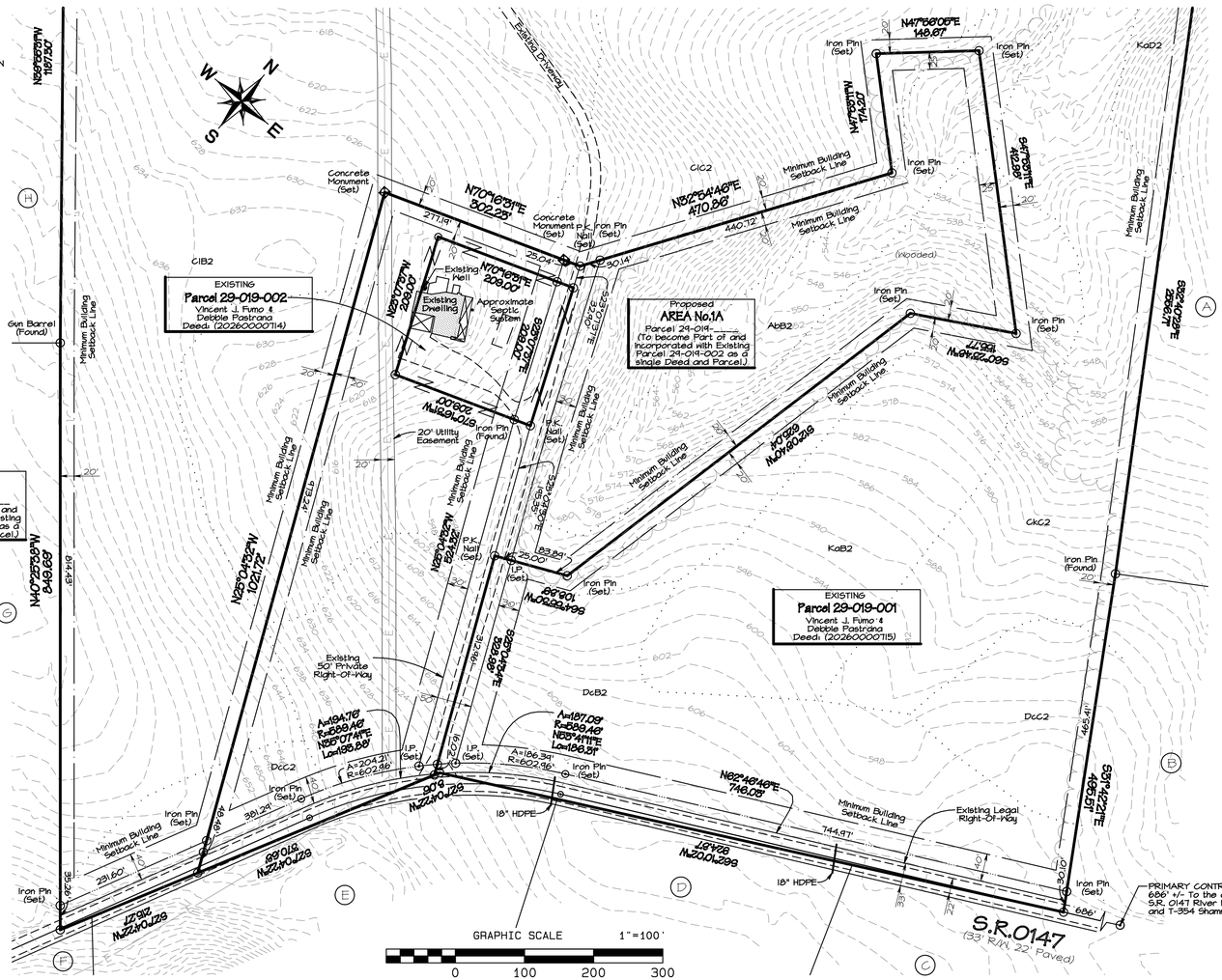
1. The plan shall be drawn at a scale not less that 1"=50'. (S-LD § 405.1.a per 407.1.a) The application displays the applicants intent to request a modification of this requirement.
2. The location map is required to be drawn at a scale not less than 1"=1,000' (S-LD § 405.1.a.iv per 407.1.a)
3. All signatures, seals, and notarizations must be acquired upon final plan approval. (S-LD § 407.1.a.xi)
4. Curbs on the site may be required in accordance with Section 606 of the Halifax Township SALDO. The plan displays the applicants intent to request a modification of this requirement.
5. Sidewalks on the site may be required in accordance with Section 607 of the Halifax Township SALDO. The plan displays the applicants intent to request a modification of this requirement.
6. Monuments and markers shall be set in accordance with S-LD § 602.

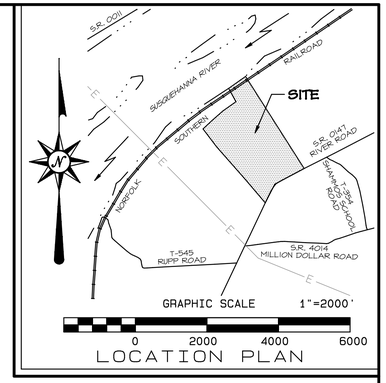
Plan No. 26-085

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	X		
Water mains	X		
21. Proposed man-made features shown – Building (s)			X
Storm drainage facilities			X
Sewer disposal – public(X) on-lot ()			X
Water supply – public (X) 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 – *Waiver Requested*		X	
25. Sidewalks shown – *Waiver Requested*		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		

This plan recorded in the office of the Recorder of Deeds in Dauphin County this____day of_____2026 in Instrument No._____







GENERAL NOTES:

- Proposed Side Yard Addition
- Existing Parcel 29-019-001 has an existing dwelling located on it serviced by an onlot sewage septic system and individual well.
- Existing Parcel 29-019-002 has an existing dwelling located on it serviced by an onlot sewage septic system and individual well.
- Area 1A has been proposed as a lot add-on to the adjoining Existing Parcel 29-019-002 to form a single lot consisting of 11.51 acres Area 1A may not be sold or retained as a stand alone lot.
- Minimum Building Setbacks:Front- 40', 35', 30', Side- 20', Rear- 25'.
- Contours are related to NAVD 88.
- Vincent J. Fumo & Debbie Pastrana Deed Reference: (202600007115) & (202600007114)
- Dauphin County Tax Parcel No. (29-019-001) & (29-019-002)
- 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 construction or building permit approval. An N.P.D.E.S Permit will be required if more than 1 Acre of land is disturbed during any construction.
- A waiver of Article IV, Section 404, preliminary plans and data, has been requested by the applicant and granted by Halifax Township on _____.
- A waiver of Article VI, Sections 606 & 607, Curbs and Sidewalks, has been requested by the applicant and granted by Halifax Township on _____.
- A waiver of Article IV, Section 407.1.a, Plan Scale, has beed requested by the applicant and granted by Halifax Township on _____

AREA TABULATION:

Existing Parcel- 29-019-001
Lot Area- 3,971,381S.F. or 91.18 Acres

PROPOSED AREA 1A
Lot Area- 449,264 S.F. or 10.31 Acres
R/W Area- 8,384 S.F.Or 0.19 Acres
Total Area- 457,648 S.f. Or 10.50 Acres

EXISTING Parcel- 29-019-002
Lot Area- 43,603 S.F. or 1.00 Acres

EXISTING Parcel 29-019-002 + AREA 1A
Total Area- 501,251 S.F. or 11.50 Acres

Total Area of Subdivision-
4,472,632 S.F. or 102.68 Acres

WETLANDS NOTE:

All wetland areas, including riverine systems, are to be protected and remain undisturbed. According to the National Wetlands Inventory, a wetland in the form of
R45BC - Riverine (R) Intermitten (4) Streambed (5B) Seasonally Flooded (C)
R2UBH - Riverine (R) Upper Perennial subsystem (2) Unconsolidated Bottom (UB) Permanently Flooded (H)

SOIL TYPES:

AbB2- Albights Silt Loam, 3-10 % Slopes
BkB2- Berks Channery Silt Loam 3-8 % Slopes
BhC2- Berks Channery Silt Loam, 8-15 % Slopes
BkD2- Berks Channery Silt Loam, 15-25 % Slopes
CkC2- Clavin-Klinesville Shaly Silt Loams, 8-15 % Slopes
ClB2 - Calvin-Leck Kill Shaly Silt Loams, 3-8 % Slopes
ClC2 - Calvin-Leck Kill Shaly Silt Loams, 8-15 % Slopes
DcB2- Dekalb Channery Sandy Loam, 3-8 % Slopes
DcC2-Dekalb Channery Sandy Loam, 8-15 % Slopes
KaB2- Klinesville Shaly Silt Loam, 3-8 % Slopes
KaD2- Klinesville Shaly Silt Loam, 15-25 % Slopes
KaE2- Klinesville Shaly Silt Loam, 25-50 % Slopes
VsF- Very Stony Land, Steep Slopes
W- Water

ADJOINERS:

A. Brandon M. Smeltz Deed: 20190020521 Parcel: 29-019-003
B. Brandon M. Smeltz Deed: 20190020630 Parcel: 29-019-034
C. Paul G. & Faye H. Gelencer & Brigitte E. Mills & Susan M. Faber Deed: 202600005134 Parcel: 29-024-003
D. Ameer Farhat Deed: 20230022444 Parcel: 29-024-002
E. Andrea Jessee & Angie Longacre Deed: 20210021054 Parcel: 29-024-001
F. Drew A. & Gabrielle E. Conklin Deed: 20250027982 Parcel: 29-023-030
G. Kenneth E. Hoover Deed: 276-463 Parcel: 29-023-020
H. William M. & Audrey E. Clouser Deed: 1605-313 Parcel: 29-023-001
I. Linda M. & Dwight M. Kulp Deed: 1781-136 Parcel: 29-023-027
J. Raymond G. & Carolyn & Linda Foerster Deed: 2015-452 Parcel:29-023-011

SIDEWALK AND/OR CURB OBLIGATION ACKNOWLEDGEMENT

The Owner/Applicant agrees that the Owner/Applicant, at the Owner/Applicant's sole cost and expense, install a sidewalk and/or curb along road frontage of the subject property according to the following terms.

1. Within 180 days of the date Owner/Applicant receives notice from the township of an obligation to do so, Owner/Applicant shall install a sidewalk and/or curb along the entire length of the road bordering the subject property which sidewalk and/or curb shall be constructed to the standards and specifications contained within any Halifax Township Subdivision and Land Development Ordinance then in effect.
2. Within 30 days of the date Owner/Applicant receives notice from the Township of an obligation to install a sidewalk and/or curb on the subject property, Owner/Applicant shall post financial security, in such form as is required by the Township, to ensure completion of the sidewalk and/or curb in an amount determined by the Halifax Township Board of Supervisors sufficient to complete the installation of the sidewalk and/or curb plus Ten (10%) percent. Failure to post financial security shall be a violation of any Halifax Township Subdivision and Land Development Ordinance in effect.
3. In the event of the Owner/Applicant fails to complete installation of the sidewalk and/or curb in a timely manner, the Township may, but shall not be obligated to, complete the installation of the sidewalk and/or curb at te cost and expense of the Owner/Applicant, plus Ten (10%) percent for the Townships expense associated with the same, which percentage the Owner/Applicant hereby agrees is a fair and accurate estimate of the additional expense incurred by the Township to complete the sidewalk and/or curb, which is the responsibility of the Owner/Applicant. Failure to complete installation of the sidewalk and/or curb in a timely manner shall also be a violation of any Halifax Township Subdivision and Land Development Ordinance then in effect.

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 Area No. 1A of the subdivision are approved by Halifax 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 750.1 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 Halifax 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.

SITE DATA:

OWNER: Vincent J. Fumo & Debbie Pastrana
ADDRESS: 2101 Market Street, Unit 4104 Philadelphia PA 19103

PARCEL NUMBER: (29-019-001) (29-019-002)

DEED REFERENCE: (202600007115) (202600007114)

MINIMUM LOT AREA REQUIRED:
w/ On-Lot Sewer & On-Lot well-1.5 Acres
w/ On-Lot Water or Public Sewer-1.0 Acres

MINIMUM LOT WIDTH: 150'

MINIMUM BUILDING SETBACKS:
Front- 40/35/30' Side- 20' Rear- 25'

MAXIMUM IMPERVIOUS COVERAGE:
ALLOWED- 30%
Parcel 29-019-001 Existing- 2%
Parcel 29-019-002 Existing- 30%

MAXIMUM BUILDING HEIGHT: 35'

USE OF LAND:
29-019-001 = Agriculture/Residential 29-019-002 = Residential

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

HIGHWAY OCCUPANCY PERMIT:

Access to the State/Township street is Authorized by a state/township occupancy permit.No Building construction or work within the State/Township Street R/W may commence without said permit

Commonwealth of Pennsylvania
County of _____
On this____day of_____ 2026.
before me, the undersigned personally appeared
Owner(s) _____
Vincent J. Fumo Debbie Pastrana
who being duly sworn according to law, depose and say that 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 notorial seal the day and date above written.

_____
My commission expires NOTARY PUBLIC

It is hereby certified that the undersigned are the legal/equitable owners of the property shown on this plat and that all streets or parts thereof, if not previously dedicated, are herby tendered for dedication to public use.

Owner(s) _____
Vincent J. Fumo

_____
Debbie Pastrana

Vincent J. Fumo & Debbie Pastrana
2101 Market Street, Unit 4104
Philadelphia PA 19103
Phone:

I hereby certify this plan to be correct as shown.

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL WILLIAM ABNER BURCH LAND SURVEYOR No. 22834-E

Pa. Lic. No. 22834-E

BURCH ASSOCIATES, INC.
Property and Engineering Surveys
340 Berrybarg Road
Millersburg, PA 17061
Phone: 717-692-2274
bill@burchsurveying.com

This plan reviewed by the Dauphin County Planning Commission this ___day of _____, 2026.
Chairman _____
Secretary _____

This plan reviewed by the Halifax Township Engineer this ___day of _____ 2026.
Township Engineer _____

This plan recommended for approval by the Halifax Township Planning Commission this___ day of _____, 2026.
Chairman _____
Secretary _____

This plan approved by the Board of Supervisors of Halifax Township this ___ day of_____, 2026.
Chairman _____
Secretary _____

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
- Concrete Monument
- Fence Line
- Deep Probe
- Unsuitable Probe
- shrub
- Utility Pole
- Concrete Monument
- Property Adjoiners
- Flag Pole
- Traverse Point
- Soil Types
- Building Setback Line

PRELIMINARY/FINAL SUBDIVISION PLAN FOR

VINCENT J. FUMO & DEBBIE PASTRANA

situate in
Halifax Township
Dauphin County, Pennsylvania

Date: July 15, 2026

Drawing No: HT-403