No: 25-102

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Middle Paxton Township | Surveyor: Burch Associates | Engineer: N/A

Plat Title: Preliminary/Final Lot Add-on Plan for Ranjit Singh & Jasbeer Kaur

Zoning District: Commercial Industrial (C-1) | Proposed Land Use: Commercial

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	0.357	0.357

Date Received: 9/18/25 | Staff Review: 9/30/25 | Official County Review: 9/30/25

Reviewed by: LG | Checked by: GD | Tax Map Parcel #: 43-023-049

Project Description: Subdivision for lot add-on

- *When applicable, streets, sewer, water, storm drainage, and other infrastructure elements are 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 is to be verified by the Municipal Zoning Officer.*
- *The 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 *Dauphin County Planning Commission.*

Waivers requested:

1. Preliminary Plans – Application and Review Procedure

Plan Comments:

1. Setbacks are to be shown to confirm the lots meet the requirements of Section 1003 of the Zoning Ordinance.
2. The existing gas pumps appear to be located within the T-321 Allegheny Street right-of-way. It should be indicated if an easement currently exists here.
3. Are the parking areas shown on the plan intended to service both buildings? It does not appear the existing dwelling has adequate off-street parking.
4. For clarity, the percent slope should be included on the plan. While no land development is to take place as part of this plan, GIS aerial imagery shows that the lots contain some areas of steep slope, which is not currently reflected in the plan.
5. It is noted that the Township does not have a record of public sewer or water at this site, and the plan is to be updated accordingly. The proposed consolidated lot does not meet the minimum lot size of 1 acre.

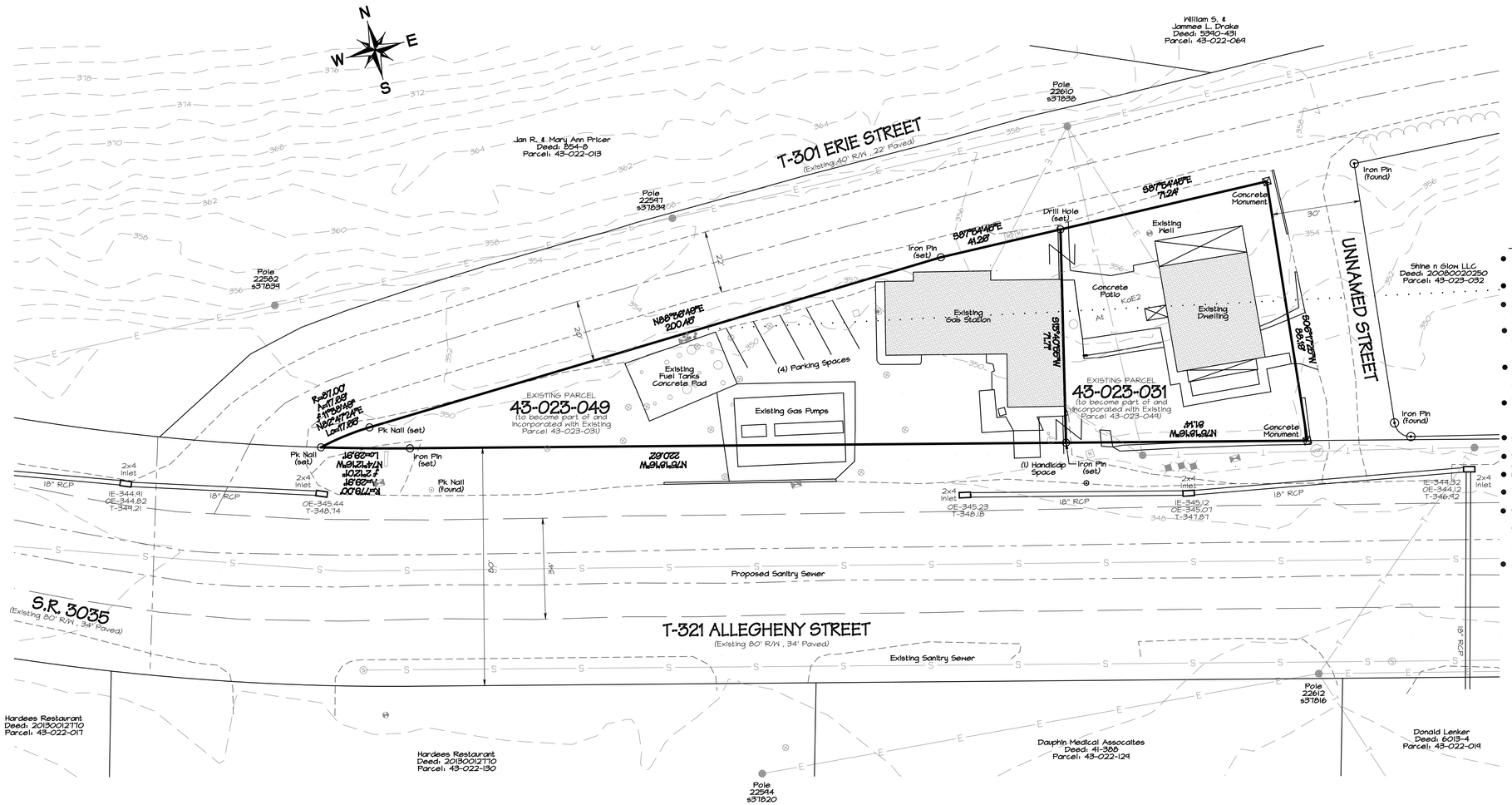
Other Administrative Items:

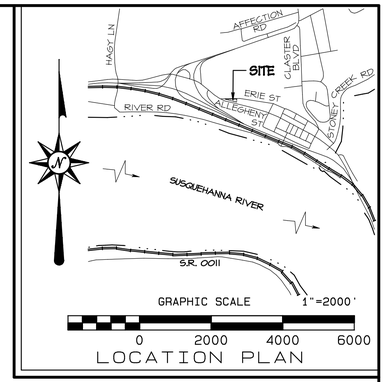
1. It is noted that no development is to take place as a result of this plan.

Plan No. 25-102

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 intervals shown	X		
19. Easements shown and identified (see comment 2)		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 ( ) 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		

This plan recorded in the office of the Recorder of Deeds in Dauphin County this_____day of_____, 2025 in Instrument #_____





LOCATION PLAN

GENERAL NOTES:

- This plan is being prepared for the purpose of consolidating tax parcels 43-023-049 & 43-023-031
- The Existing Parcels are serviced by Public Water and Public Sewer.
- Dauphin County Tax Parcel No. 43-023-049 and 43-023-031
- Existing land use: 43-023-049 Commercial 43-023-031 Residential
- Deed Reference: 43-023-049- Ranjit Singh Instrument No.20170018735 43-023-031- Ranjit Singh & Jasbeer Kaur Instrument No.20220018784
- 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 activities. An N.P.D.E.S. permit will be required if more than 1 Acre of land disturbance.
- No floodplains exist on this property.
- Contours are related to NAVD 88.

Off street parking will be provided on Lot

Benchmark: Top Of Man Hole cover Ele=642.30 (NAVD 88)

- A waiver of Preliminary Plans and data has been requested by the applicant. Granted:_____

SITE DATA:

OWNER:
Ranjit Singh and Jasbeer Kaur

ZONED: C-1 (Commercial Industrial District)

SITE ADDRESS: 750 Erie Street
Dauphin, PA 17018

DEED REFERENCE:
Parcel 43-023-049: Instrument No.20170018735
Parcel 43-023-031: Instrument No.20220018784

NUMBER OF LOTS:
2 Side-yard addition

MINIMUM LOT AREA REQUIRED: 22,500 S.F.

MINIMUM lot width 150'

MINIMUM BUILDING SETBACKS: Front-50', Side-25', Rear-25'

MAXIMUM BUILDING HEIGHT: 35'

USE OF LAND: Existing
Parcel- 43-023-049 Commercial
Parcel- 43-023-031 Residential

OFFSTREET PARKING:
4 Spaces + 1 Accessible=
Total Spaces- 5 Spaces

WETLANDS NOTE:

All wetland areas, including riverine systems, are to be protected and remain undisturbed. No wetlands exist within the proposed disturbance area.

HIGHWAY OCCUPANCY PERMIT:

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

SOIL TYPES:

At - Atkins silt loam
KaE2 - Klinesville shaly silt loam, 25-50% Slopes

AREA TABULATION:

EXISTING PARCEL 43-023-049
Area: 9,541 S.F. or 0.219 Acres

EXISTING PARCEL 43-023-031
Area: 6,041 S.F. or 0.138 Acres

PARCEL 43-023-049+43-023-031
Combine Total Area: 15,582 S.F. or 0.357 Acres

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

REVISION DATES

Commonwealth of Pennsylvania
County of Dauphin
On this___day of_____ 2025.
before me, the undersigned personally appeared

Onner(s) _____
Ranjit Singh Jasbeer Kaur

who being duly sworn according to law, depose and say that they are the owner's 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 notarial seal the day and date above 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) _____
Ranjit Singh

_____
Jasbeer Kaur

Ranjit Signh & Jasbeer Kaur
919 Maplewood Lane
Enola, PA 17025
Phone: (717) 623-2223

This plan reviewed by the Dauphin County Planning Commission this____day of _____, 2025.

Chairman _____

Secretary _____

This plan approved by the Middle Paxton Township Board of Supervisors this____day of _____, 2025.

Chairman _____

Secretary _____

This plan reviewed by the Middle Paxton Township Planning Commission this____day of_____, 2025.

Chairman _____

Secretary _____

I, William A. Burch, hereby certify that I am a registered Land Surveyor, in compliance with the laws of the Commonwealth of Pennsylvania; that this plan correctly represents a survey made by me or under my direction; that all the monuments shown thereon actually exist; that all monuments shown thereon actually exist; and that their location,size, type and material are correctly shown.

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

William A. Burch PLS

BURCH ASSOCIATES
Property & Engineering Surveys
340 Bernsburg Road; Suite 1
Millersburg, PA 17061
Phone: (717) 692-2214
Email:bill@burchsurveying.com

Pa. Lic. No. 22834-E

LEGEND

- Sign
- 620.00 Spot Elevation
- X620.00 Proposed Elevation
- OH Overhead Telephone Line
- UG/T Underground Telephone Line
- E Overhead Electric Line
- UG/E Underground Electric Line
- W Existing Waterline
- Light Standard
- Property Corner
- 600 Existing Contour
- STOP Stop Sign
- Fence Line
- Monitoring Well
- shrub
- Utility Pole
- Concrete Monument
- A Property Adjoiners
- Flag Pole
- CdD Soil Types
- CrC2
- Building Setback Line
- M Mailbox

PRELIMINARY/FINAL LOT ADD-ON PLAN
FOR

RANJIT SINGH & JASBEER KAUR

Situated in
Middle Paxton Township
Dauphin County, Pennsylvania

GRAPHIC SCALE 1"=20'
0 20 40 60

Date: July 29, 2025 Drawing No: MPT-38