No: 25-047

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Upper Paxton Township | Surveyor: Burch Associates | Engineer: Not Provided

Plat Title: Larry M., David C. & Jo Anne Horchler

Zoning District: A - Agricultural | Proposed Land Use: Agricultural

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

Existing # of Lots: 2 | Proposed # of Lots: 2 | Proposed # of New DUs: 0 | Subdivided/ Developed Acres: 0.31 | Total Acs: 78.71

Date Received: 04/14/2025 | Staff Review: 04/21/2025 | Official County Review: 04/21/2025

Reviewed by: TS | Checked by: _____ | Parcel # 65-014-011 & 65-014-034

Project Description: Proposed subdivision for two 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 Dauphin County Planning Commission.

Waivers requested:

1. S-LD § 22-501: Preliminary Plan Specifications

Comments:

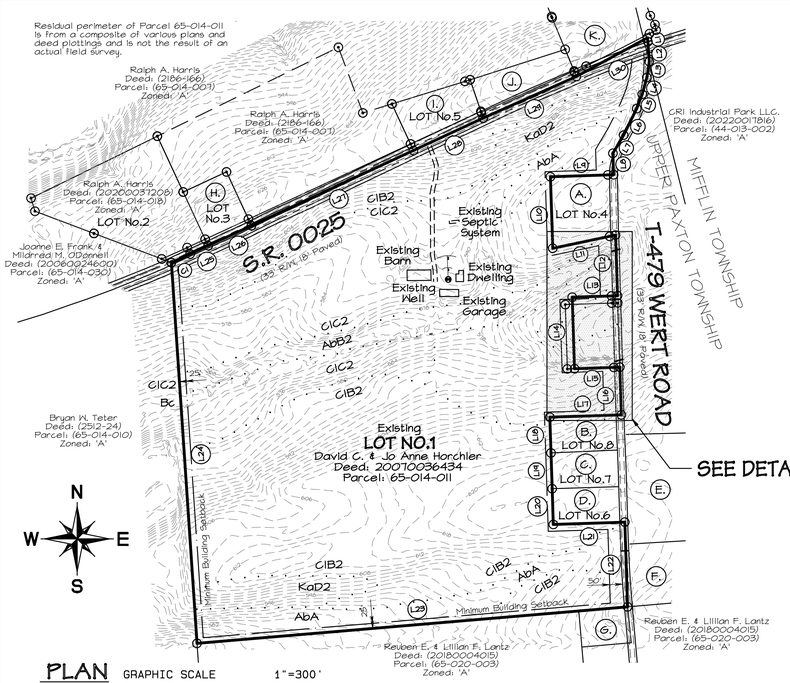
1. The location map shall be displayed at a scale of 1" = 2000'. (S-LD § 22-501.A.16 per S-LD § 22-601.A.1)
2. The plan shall be drawn to a scale of 1"=100' (S-LD § 22-601.A)
3. Monuments and Markers are required to be set in accordance with Township Specifications (S-LD § 22-707.4)

General Comments

1. All required signatures, certifications, dedications, and notarizations should be in place before final approval.
2. Easements and rights-of-way, if any, for streams, public utilities, or any other purpose should be displayed on the plan for reference and per the requirements set fourth in the Upper Paxton Township Subdivision and Land Development Ordinance Chapter 22.
3. The parcel number in the title block of the plan (65-014-026) is different from the two parcels involved in this subdivision (65-014-011 & 65-014-034). This should be corrected to avoid confusion.
4. The primary control point could be labeled on the plan for reference.

Plan No. 25-047

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			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)			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	X		
34. PennDOT Highway Occupancy Permit statement shown	X		
35. Consistency with Future Land Use plans - County plans	X		
Municipal plans	X		



PLAN GRAPHIC SCALE 1"=300'

0 300 600 900

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S07°47'27"E	16.47'
L2	S03°52'02"E	83.05'
L3	S08°24'34"W	67.86'
L4	S15°17'29"W	72.83'
L5	S21°14'51"W	64.22'
L6	S26°11'06"W	124.05'
L7	S30°34'33"W	88.50'
L8	S01°51'02"E	90.07'
L9	S88°08'58"W	265.00'
L10	S01°51'02"E	300.00'
L11	N78°08'58"E	269.08'
L12	S01°51'02"E	254.24'
L13	S88°08'58"W	190.00'
L14	S01°51'02"E	300.00'
L15	N88°08'58"E	190.00'
L16	S01°51'02"E	200.00'
L17	S88°08'58"W	300.00'
L18	S01°51'02"E	150.00'
L19	S01°51'02"E	150.00'
L20	S01°51'02"E	150.00'
L21	N88°08'58"E	300.00'
L22	S01°51'02"E	355.40'
L23	S85°08'58"W	181.70'
L24	N03°51'02"W	1600.50'
L25	N65°06'23"E	83.21'
L26	N65°06'23"E	200.00'
L27	N65°06'22"E	744.22'
L28	N65°06'23"E	321.77'
L29	N65°56'43"E	428.07'
L30	N61°25'21"E	338.74'

CURVE TABLE:

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C1	86.56'	N65°43'17"E	4033.18'	1°13'47"	86.56'	43.28'

PROPERTY ADJOINERS:

A. Beth A. Rothermel Deed- (1833-212), Parcel- (65-014-022), Zoned- (A)
B. Kim E. Hoy Deed- (1767-108), Parcel- (65-014-026), Zoned- (A)
C. Norman C. & Brenda L. Lawrence Deed- (5075-531), Parcel- (65-014-027), Zoned- (A)
D. Charles H. Oldland Deed- (20160008244), Parcel- (65-014-028), Zoned- (A)
E. Stacy L. Daugherty & Kelly A. Janocka Deed- (20190004837), Parcel- (65-014-015), Zoned- (A)
F. James J. Cikovic Deed- (20200013765), Parcel- (65-0214-031), Zoned- (A)
G. Iretta J. Wert Deed- (20190002545), Parcel- (65-020-004), Zoned- (A)
H. Merle E. & Mary Jane Adams Deed-(627-314), Parcel- (65-014-019), Zoned- (A)
I. John D. Stoltzfus Deed- (20210003646), Parcel- (65-014-023), Zone- (A)
J. Ralph A. Harris Deed:(5412-266),Pacel -(65-014-012),Zoned - (A)
K. Samuel B. & Lizzie B. Stoltzfus Deed:(20130015582),Pacel -(65-014-008),Zoned - (A)

AREA TABULATION:

EXISTING LOT NO. 1
Total Area- 3,371,426 S.F. or 77.53 Acres

Proposed LOT NO. 1B
Total Area- 5,701 S.F. or 0.13 Acres

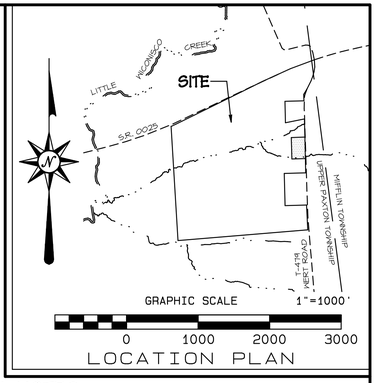
EXISTING LOT NO. 1 + Proposed Area No.1B.
Total Area- 3,383,127 S.F. or 77.66 Acres

Existing Parcel 65-014-034
Total Area- 51,301 S.F. or 1.18 Acres

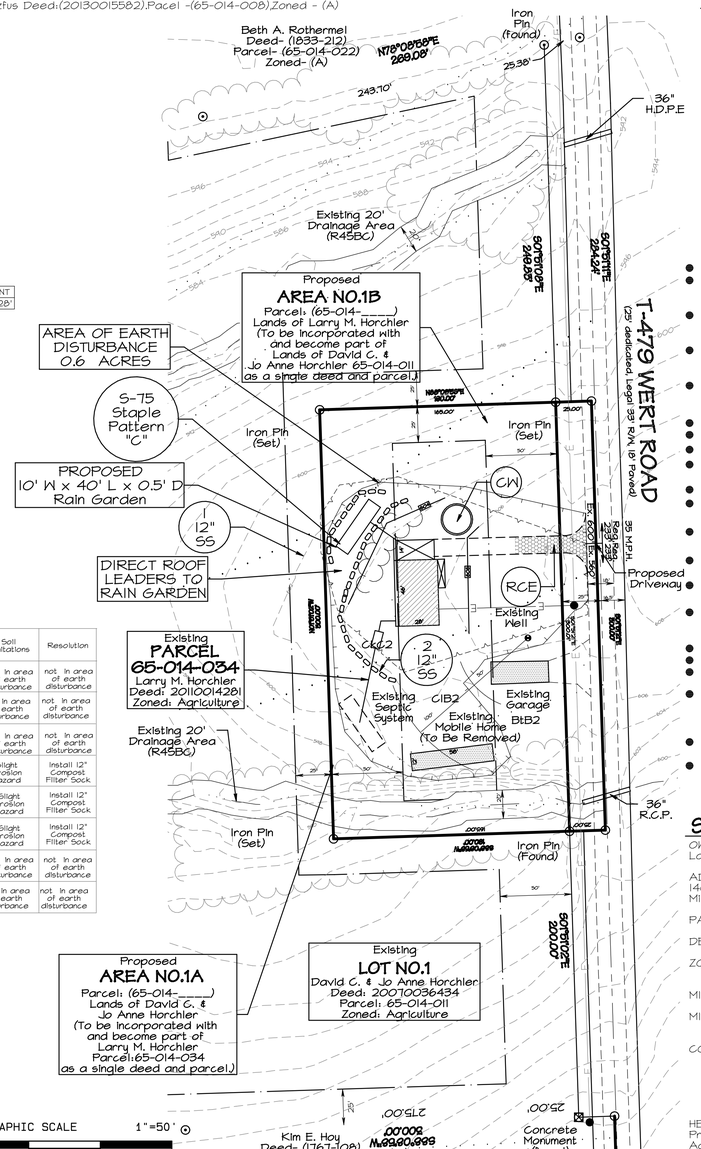
Proposed LOT NO. 1A
Total Area- 9,044 S.F. or 0.18 Acres

Existing Parcel 65-014-034 + Proposed Area No.1A.
Total Area- 59,345 S.F. or 1.36 Acres

This plan recorded in the office of the Recorder of Deeds in Dauphin County this _____ day of_____, 2025 in Instrument No. _____



LOCATION PLAN



DETAIL GRAPHIC SCALE 1"=50'

0 50 100 150

GENERAL NOTES:

- Proposed subdivision for two side yard additions
- Existing Parcel 65-014-011 has a dwelling located on it and is serviced by its own on lot sewage disposal system and individual well.
- Existing Parcel 65-014-034 has an existing dwelling located on it and is serviced by its own individual on lot sewage disposal system and individual well.
- Area 1A has been proposed as a lot add-on to the adjoining Existing Parcel 65-014-034 to form a single lot consisting of 1.36 acres Area 1A may not be sold or retained as a stand alone lot.
- Area 1B has been proposed as a lot add-on to the adjoining Existing Parcel 65-014-011 to form a single lot consisting of 77.86 acres Area A may not be sold or retained as a stand alone lot.
- Minimum Building Setbacks:Front- 50', Side-25', Rear-50'.
- Contours are related to the NAVD 1988 Datum
- Off street parking is provided on lot.
- Deed Reference: David C. & JoAnne Horchler (20070036434) Larry M. Horchler (20110014281)
- Dauphin County Tax Parcel Nos. (65-014-011) & (65-014-034)
- A waiver of preliminary plans and data has been requested by the applicant.
- The stormwater from the site will be infiltrated in the Stormwater infiltrators, eliminating any thermal impacts that may be created.
- Please see the Operation and Maintenance Agreement. The operation and maintenance agreement is part of the SWM Site Plan.
- Record Drawings will be provided for all stormwater management facilities prior to occupancy, or the release of financial security.
- 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.
- Receiving waters Little Miconisco Creek (WWF) Warm,Water,Fishes
- The Area of Earth Disturbance is 0.9 Acre.
- The proposed project is not located in an area of Carbonate Geology or Karst Topography.
- Topsoil should be uniformly distributed across the disturbed area to a depth of 4 to 8 inches minimum 2 inches on fill outslopes. Spreading should be done in such a manner that sodding or seeding can proceed with a minimum of additional preparation or tillage
- The stormwater BMPs are fixtures that cannot be altered or removed without prior approval by the Municipality.
- Individual lot owners are responsible for assuring the continued functionality and required maintenance of the stormwater management easement.

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.

WETLANDS NOTE:

All wetland areas, including riverine systems, are to be protected and remain undisturbed. Wetlands do exist in the form of R45BC- Riverine, Intermittent, Streambed, Seasonally Flooded do existing on the property.

PLANNING WAIVER & NONBUILDING DECLARATION

As of the date of this plat plan recording, the subdivision described herein is and shall be dedicated for the express purpose of Agricultural use. No portion of Area No.1A & 1B of the subdivision is approved by Upper Paxton 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 Upper Paxton 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.

SOIL TYPES AND CHARACTERISTICS:

SOIL TYPE	DEPTH	DRAINAGE	SLOPES	AVAILABLE WATER CAPACITY	PERMEABILITY	SURFACE RUNOFF	EROSION HAZARD	WINDTHROW HAZARD	HSG	Soil Limitations	Resolution
Albrights silt loam AbA	Deep	Moderately Well Drained	0-3%	Moderate	Moderately Slow	Moderately Rapid	Slight	Slight	C/D	not in area of earth disturbance	not in area of earth disturbance
Albrights silt loam AbB2	Deep	Moderately Well Drained	3-10%	Moderate	Moderately Slow	Medium	Slight	Slight	C/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 to High	Low	Slight	Slight	B/D	not in area of earth disturbance	not in area of earth disturbance
Brinkerton & Armagh Silt Loam BtB2	Deep	Slow	3-8%	Moderate	Slow	Very High	Slight	Severe	C/D	Slight erosion hazard	Install 12" Compost Filter Sock
Galvin-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
Galvin-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
Galvin-Leck Kill shaly silt loam CkC2	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	Shallow	Well Drained	15-25%	Low	Moderately High to High	Medium	Slight	Slight	D	not in area of earth disturbance	not in area of earth disturbance

CROSS EASEMENT AGREEMENT

The owners/developers do hereby reserve the right for Upper Paxton Township and their representatives to access the total property shown here in for the purpose of inspecting the operation and maintenance of existing 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 existing 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.

Larry M. Horchler

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

SITE DATA:

OWNER:
Larry M. Horchler

ADDRESS:
1405 State route 25
Millersburg, PA 17061

PARCEL NO.: 65-014-034

DEED REFERENCE: 20110014281

ZONED:
(A) Agricultural

MINIMUM LOT WIDTH: (150')

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

COVERAGE REGULATIONS:
Required- No More than 20%
Lot No. 1
Existing- Less than 1%
Existing Parcel 65-014-034
Existing- 2%

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

OWNER:
David C. & Jo Anne Horchler

ADDRESS:
2514 State Route 25
Millersburg,PA 17061

PARCEL NO.: 65-014-011

DEED REFERENCE: 20070036434

ZONED:
(A) Agricultural

MINIMUM LOT WIDTH: (150')

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

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_____ 2025.
before me, the undersigned personally appeared
Owner(s) _____
Larry M. Horchler
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) _____
Larry M. Horchler

Larry M. Horchler
1405 S.R. 25
Millersburg, PA 17061
PHONE:(717)-265-5810

Commonwealth of Pennsylvania
County of Dauphin
On this _____ day of_____ 2025.
before me, the undersigned personally appeared
Owner(s) _____
David C. & Jo Anne Horchler
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) _____
David C. Horchler
_____
Jo Anne Horchler

David C. & Jo Anne Horchler
2514 S.R. 25
Millersburg, PA 17061
PHONE: (717)692-4488

This plan approved by Upper Paxton Township Board of Supervisors this __ day of _____ , 2025.
Chairman _____
Secretary _____

This plan reviewed in the final stage by Dauphin County Planning Commission this __ day of _____ , 2025.
Chairman _____
Secretary _____

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

I, William A. Burch hereby certify that the stormwater management plan shown hereon complies with all design standards and criteria of the Upper Paxton Township Subdivision and Land Development Ordinance and that the survey meets all accuracy requirements.

Pa. Lic. No. 22834-E

William A. Burch PLS
BURCH ASSOCIATES
Property & Engineering Surveys
340 Berrysburg Road
Millersburg, PA 17061
Phone: (717) 692-2214

LEGEND

- Sign
- 620.00 Spot Elevation
- 620.00 Proposed Elevation
- OH Overhead Telephone Line
- UG/T Underground Telephone Line
- E Overhead Electric Line
- UG/E Underground Electric Line
- Existing Waterline
- Light Standard
- Property Corner
- 600 Existing Contour
- 600 Proposed Contour
- Fence Line
- Deep Probe
- Unsuitable Probe
- Shrub
- Fire Hydrant
- Utility Pole
- Existing Sanitary Manhole
- Concrete Monument
- A Property Adjoiners
- Flag Pole
- Traverse Point
- CIB2 Soil Types
- CIC2

PRELIMINARY/FINAL SUBDIVISION PLAN FOR

DAVID C. & JO ANNE HORCHLER & LARRY M. HORCHLER

situate in
Upper Paxton Township
Dauphin County, Pennsylvania
Tax Parcel
No.- (65-014-026)

Date: January 20, 2025 Drawing No: UP-824