No: 25-070

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Lykens Township | Surveyor: N/A | Engineer: Burch Assoc.

Plat Title: Ammon K. & Katie K. Stolzfus and Harry M. Laudenslager, Jr.

Zoning District: Conservation (C) /Rural Residential (R-R) | Proposed Land Use: Proposed subdivision for side yard addition

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	.61	3.35

Date Received: 6/16/25 | Staff Review: 6/18/25 | Official County Review: 6/18/25

Reviewed by: KMD | Checked by: TS | Tax Map Parcel #: 39-006-044 and 39-006-018

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.*

SALDO Comments:

1. The applicant is requesting a waiver of the preliminary plan requirements. (S&LDO §405 and §405). This plan has been reviewed as the final plan.
2. The seal of the surveyor/engineer is required. (S&LDO §407.1.a.4)
3. The lot numbers to identify each lot required to be displayed on the plan. (S&LD 407.1.a.11)
4. Wooded areas are required to be displayed (S&LDO §407.1.a.15)
5. Ensure a Final Erosion and Sedimentation Control plan is submitted and in accordance with S&LD 407.1.a.19. All proposed erosion and sedimentation controls shall be in accordance with S&LD 507 and ZO 1919.
6. Approval block for the Township Engineer is required to be displayed (S&LDO § 407. a. 21).
7. A copy of the final stormwater management plan and runoff computations will be required. (S&LD §407.1.a.22.j) The stormwater management plan and proposed stormwater management facilities shall be in accordance with S&LD §508 & ZO 2004. P(B).5.a per Ord. No. 2024-01.
8. Easements for drainage facilities, overhead and underground utility facilities, and watercourses shall be provided in accordance with S&LD §504.
9. The existing driveway must have a valid HOP and should be provided to the township. (S&LDO §503.8.h and ZO §1602. 3)
10. The existing roadway easement is required to be in accordance with S&LDO §508.8. This should be reviewed by the Township Engineer for compliance.
11. Water Supply – If the location of a proposed well is known at this time, it should be displayed on the plan for reference.

12. Where environmentally sensitive features are determined, a conservation easement to the conforming environmental area and overlay district shall be provided (S&LDO §504.3). Lot 39-006-044 contains an HSP Overlay district due to steep slopes, which is recognized ZO §1203 as an environmentally sensitive feature. The areas of the HSP Overlay district are required to be displayed on the plan.

Zoning Comments:

1. The location of zoning district boundaries should be verified.
2. Development proposed for areas within or adjacent to critical areas or environmentally sensitive areas shall conform to the requirements in ZO §610 and Article 12 of the Lykens Township Zoning Ordinance. It is noted that GIS-generated mapping displays a significant area of steep slopes over 25% on parcel 39-006-044.
3. All subdivision lands require the HSP Overlay to be described in accordance with ZO 1203.D. . If any steep slopes of 25% or greater are present, then the provisions of ZO 1203 shall apply.
4. All construction, development, and improvements shall be in accordance with the standard set forth in Article 14 of the Lykens Township Zoning Ordinance. It is noted that there are no proposed developments or improvements with this plan.
5. Motor vehicle access shall be in accordance with Article 16 of the Lykens Township Zoning Ordinance.
6. The lot width at the street right-of-way in the R-R district shall be not less than one hundred (100) feet. (ZO §606). The proposed width is 50.47 feet. This would require a variance.

General Comments:

1. How many lots will be utilizing the existing roadway easement for ingress and egress? It appears that the existing easement is utilized by parcel 39-006—011, owned by Elizabeth Stoltzfus, and by parcel 39-006-038, owned by Samuel Stoltzfus. Additionally, if there is an existing easement and maintenance agreement for the road easement, this should be provided to the township.
2. All property owners who utilize the existing roadway easement should be properly notified of this plan due to any potential effects on their deed and easement access.
3. The parcel is enrolled as an agricultural security area.
4. Any reference to the Agricultural-Residential (A-R)district should be changed to Rural Residential (R-R) per Ordinance No. 2024-02.

Plan No. 25-070

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 (no seal)		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		

SITE DATA:

Owner:
Ammon K. & Katie K. Stoltzfus

Address:
1901 Luxemburg Road
Lykens, PA 17048

Phone: (717)365-3746 Ex.3

Parcel:39-006-044

Deed Reference: 20150006275

ZONING DISTRICT:
Zoned 'C' Conservation

HEIGHT REGULATIONS:
Principal Building not to exceed 35'
Accessory Building not to exceed 24'

LOT COVERAGE REGULATIONS:
Conservation-
Not to exceed 4%

YARD REGULAITONS:
Front-30',Side-15',Rear-25'

Owner:
Harry M. Laudenslauger Jr.&
Vicki J. Laudenslager

Address:
1840 Luxemburg Road
Lykens, PA 17048

Parcel:39-006-018

Deed Reference: 1872-557

ZONING DISTRICT:
Zoned: 'A-R' Agricultural-Residential

HEIGHT REGULATIONS:
Principal Building not to exceed 35'
Accessory Building not to exceed 24'

LOT COVERAGE REGULATIONS:
Agricultural-Residential-
Not to exceed 20%

YARD REGULAITONS:
Front-30',Side-15',Rear-25'

AREA TABULATION:

PROPOSED AREA No.1A
Total Area 26,101 S.F. Or 0.61 Acres

EXISTING PARCEL 39-006-044
Total Area - 487,333 S.F. or 11.19 Acres
EXISTING PARCEL39-006-044 - PROPOSED AREA No.1A= 514,034 S.F. Or 11.80 Acres

EXISTING PARCEL 39-006-018
Total Area - 146,080 S.F. or 3.35 Acres
EXISTING PARCEL 39-006-018 - PROPOSED AREA No.1A= 119,379 S.F. Or 2.74 Acres

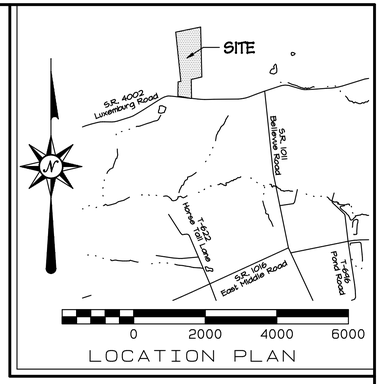
SOIL TYPES:

CIB2- Calvin -Leck Kill shaly silt loams, 3-8% Slopes
DIF- Dekalb and Lehew very stony sandy loams 25-80% Slopes
LdB- Laidig very stony loam 0-8% Slopes
LdD- Laidig very stony loam 8-25% Slopes

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

WETLANDS NOTE:

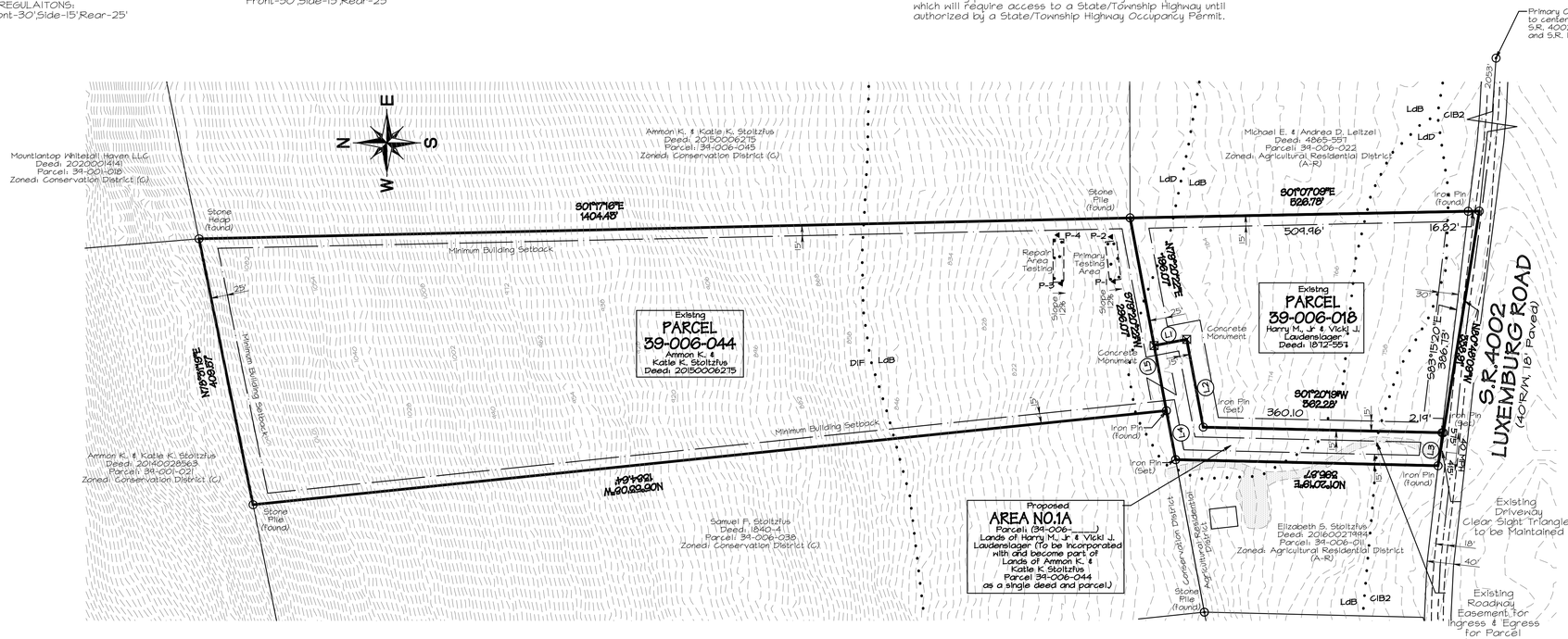
All wetland areas, including riverine systems, are to be protected and remain undisturbed. No wetlands exist on the mapping for this property.



LOCATION PLAN

HIGHWAY OCCUPANCY PERMIT

No building permit will be issued for any lot or parcel which will require access to a State/Township Highway until authorized by a State/Township Highway Occupancy Permit.



GENERAL NOTES:

- Proposed: Two Lot Subdivision for Side Yard Addition.
- Existing Parcel 39-006-044 is a Residential Lot to be serviced by an individual well & septic System
- Existing Parcel 39-006-018 is Silviculture use.
- Proposed Area 1A is for use as side yard addition to be incorporated with and become part of Existing Parcel- 39-006-044 as a single deed and parcel.
- Deed Reference: Ammon K. & Katie K. Stoltzfus (20150006275) Harry M. Laudenslauger Jr.& Vicki J. Laudenslager(1872-551)
- Off street parking is provided on Lot.
- Contours are related to NAVD 88.
- Dauphin County Tax Parcel No.: (39-006-018 & 39-006-044)
- Concrete Monuments to be placed where indicated on this plan by the developer.
- A waiver of preliminary plans and data has been requested by the applicant.
- 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.
- Area 1A has been proposed as a lot add on to adjoining Existing parcel 39-006-044 to form a single lot consisting of 11.80 Acres, Area 1A may Not be sold or retained as a stand alone lot
- Stormwater & Erosion control plans will be required prior to any building permit approval. An N.P.D.E.S. permit will be required if more than 1 Acre of land disturbance.

SITE TEST:

Parcel 39-006-044
Primary Septic System
Probe 1- 35" Limiting Zone 24.80 Min./In.
Probe 2- 30" Limiting Zone 12% Slope

Repair Area
Probe 3- 25" Limiting Zone 106.68 Min./In.
Probe 4: 27" Limiting Zone 12% Slope

Commonwealth of Pennsylvania
County of Dauphin
On this _____ day of _____ 2025.
before me, the undersigned personally appeared

Owner(s) _____
Harry M., Jr & Vicki J. Laudenslager

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)

_____
Harry M. Laudenslager Jr.

_____
Vicki J. Laudenslager

Harry M., Jr & Vicki J. Laudenslager
1840 Luxemburg Road
Lykens, PA 17048
(717) 215-4414

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 lot-add on use. No portion of Parcel 39-006-018 & Area No. 1A of the subdivision are approved by LykensTownship 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 Lykens Township, who are charged with administering the Sewage Facilities Act to determine the form of sewage facilities planning required and the procedure and requirements for obtaining appropriate permits and approval.

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S10°39'38"E	50.00'
L2	S74°20'22"W	134.69'
L3	N80°48'09"W	50.41'
L4	N74°20'22"E	75.18'
L5	N74°20'22"E	100.00'

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
PA 1
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) _____
Ammon K. Stoltzfus & Katie K. Stoltzfus

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)

_____
Ammon K. Stoltzfus

_____
Katie K. Stoltzfus

Ammon K. &
Katie K. Stoltzfus
1901 Luxemburg Road
Lykens, PA 17048
Phone: (717) 365-3746 Ex.3

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

This plan recommended for approval by Lykens Township Planning Commission this ___day of_____, 2025.
Chairman _____
Secretary _____

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

I hereby certify that, to the best of my knowledge, the survey shown and described hereon is true and correct to the accuracy required by the Lykens Township Subdivision and Land Development Ordinance
(Error of closure no greater than one foot in ten thousand feet).

Pa. Lic. No. 22834-E

William A. Burch PLS
BURCH ASSOCIATES
Property & Engineering Surveys
340 Berrysburg Rd, Millersburg, PA 17061
PHONE: (717) 692-2214
www.burchsurveyinc.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 PLAN FOR

AMMON K. & KATIE K. STOLTZFUS & HARRY M. JR. & VICKI J. LAUDENSLAGER

situated in
Lykens Township
Parcel: 39-006-018, 39-006-044
Dauphin County, Pennsylvania
GRAPHIC SCALE 1"=100'
0 100 200 300

Date: May 5, 2025 Drawing No: LT- 393