No: 25-096

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

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

Plat Title: Charles P. & Margaret E. Polk Foundation

Zoning District: C - Commercial | Proposed Land Use: Commercial

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

Existing # of Lots: 1 | Proposed # of Lots: 1 | Proposed # of New DUs: 0 | Subdivided/ Developed Acres: 6.36 | Total Acs: 60.66

Date Received: 09/17/2025 | Staff Review: 10/02/2025 | Official County Review: 10/02/2025

Reviewed by: TS | Checked by: | Parcel # 45-025-032

Project Description: Proposed two 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 Dauphin County Planning Commission.

Waivers requested:

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

Comments:

1. Monuments and Markers are required to be set in accordance with Township Specifications (S-LD § 22-707.4)
2. Sidewalks shall generally be required for residential and commercial areas (S-LD § 22-705.17) In lieu of the required sidewalks, a measure, such as a pedestrian easement, could be provided for potential future sidewalk installation.

General Comments

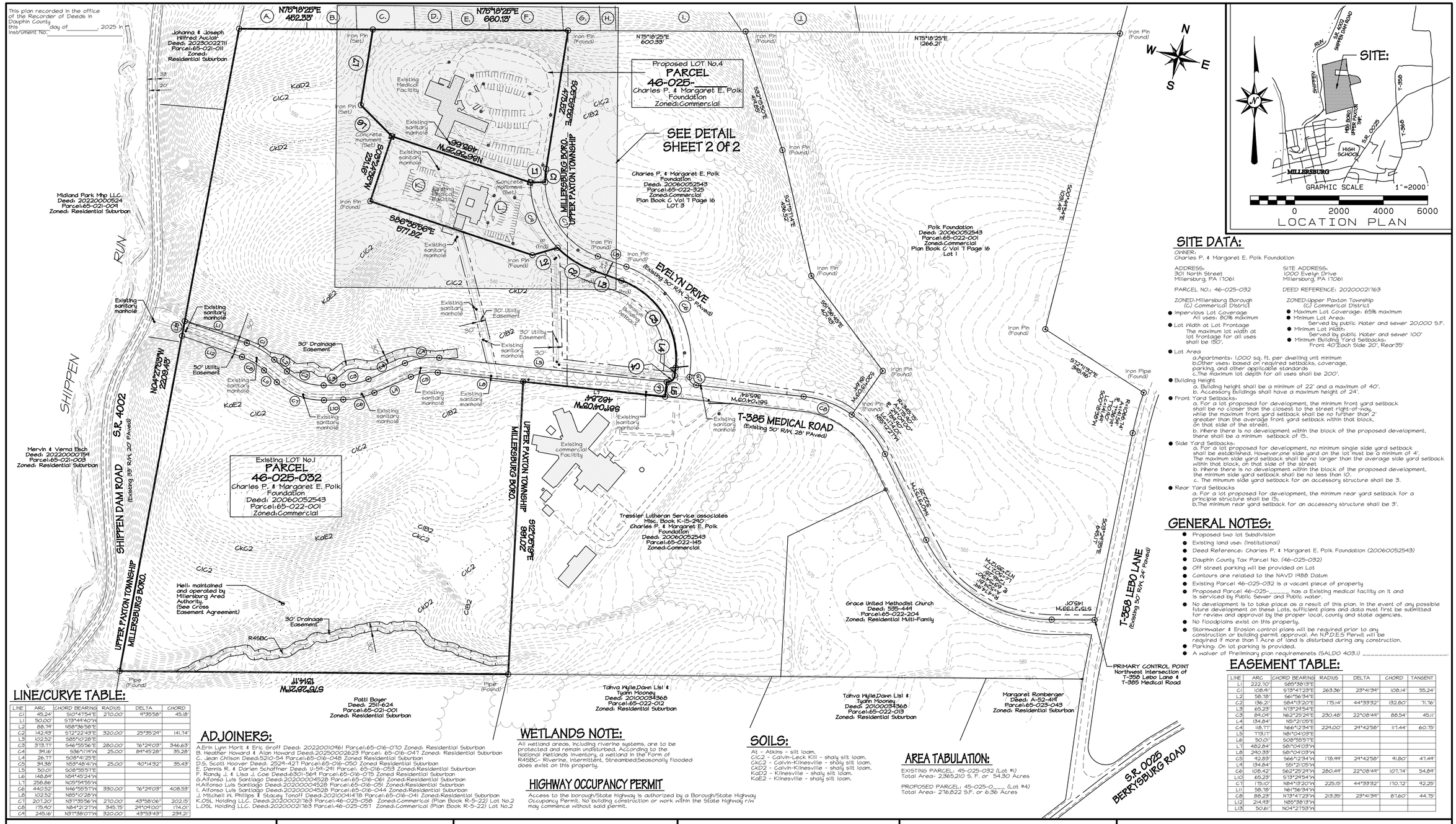
1. All required signatures, certifications, dedications, and notarizations should be in place before final approval.
2. Easements and rights-of-way, if any, for streams, public utilities, or any other purpose should be displayed on the plan for reference and per the requirements set fourth in the Upper Paxton Township Subdivision and Land Development Ordinance Chapter 22.
3. The Township should ensure that Evelyn Drive is constructed to Township specifications per S-LD § 22-705. A note could be placed on the plan stating that Evelyn Drive is an existing non-conforming street in regard to its cartway & pavement widths. Is there an established maintenance agreement for Evelyn Drive since it crosses municipal boundaries. If none exist, it is recommended that all parties, including the Borough, Township, and affected property owners, discuss and establish a formal agreement for the maintenance of Evelyn Drive.

4. According to PennDOT's Type 5 map for Upper Paxton Township, the portion of Evelyn Drive within the township has a Township route number (T-388). This could be displayed on the plan for reference.

Plan No. 25-096

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 – *Public*	X		
	Water mains – *Public*	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		

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



SITE DATA:

OWNER:
Charles P. & Margaret E. Polk Foundation

ADDRESS:
301 North Street
Millersburg, PA 17061

SITE ADDRESS:
1000 Evelyn Drive
Millersburg, PA 17061

PARCEL NO.: 46-025-032

DEED REFERENCE: 20200021763

ZONED:Millersburg Borough
(C) Commerical District

- Impervious Lot Coverage
  All uses: 80% maximum
- Lot Width at Lot Frontage
  The maximum lot width at lot frontage for all uses shall be 150'.
- Lot Area
  a.Apartments: 1,000 sq. ft. per dwelling unit minimum
  b.Other uses: based on required setbacks, coverage, parking, and other applicable standards
  c.The maximum lot depth for all uses shall be 200'.
- Building Height
  a. Building height shall be a minimum of 22' and a maximum of 40'.
  b. Accessory buildings shall have a maximum height of 24'.
- Front Yard Setbacks:
  a. For a lot proposed for development, the minimum front yard setback shall be no closer than the closest to the street right-of-way, while the maximum front yard setback shall be no further than 2' greater than the average front yard setback within that block, on that side of the street.
  b. Where there is no development within the block of the proposed development, there shall be a minimum setback of 15..
- Side Yard Setbacks:
  a. For a lot proposed for development, no minimum single side yard setback shall be established, however,one side yard on the lot must be a minimum of 4'. The maximum side yard setback shall be no larger than the average side yard setback within that block, on that side of the street
  b. Where there is no development within the block of the proposed development, the minimum side yard setback shall be no less than 10.
  c. The minimum side yard setback for an accessory structure shall be 3.
- Rear Yard Setbacks
  a. For a lot proposed for development, the minimum rear yard setback for a principle structure shall be 15'.
  b.The minimum rear yard setback for an accessory structure shall be 3'.

Upper Paxton Township
(C) Commerical District

- Maximum Lot Coverage: 65% maximum
- Minimum Lot Area:
  Served by public Water and sewer 20,000 S.F.
- Minimum Lot Width:
  Served by public Water and sewer 100'
- Minimum Building Yard Setbacks:
  Front 40'Each Side 20', Rear35'

GENERAL NOTES:

- Proposed two lot Subdivision
- Existing land use: (Institutional)
- Deed Reference: Charles P. & Margaret E. Polk Foundation (20060052543)
- Dauphin County Tax Parcel No. (46-025-032)
- Off street parking will be provided on Lot
- Contours are related to the NAVD 1988 Datum
- Existing Parcel 46-025-032 is a vacant piece of property
- Proposed Parcel 46-025-_____ has a Existing medical facility on it and is serviced by Public Sewer and Public water.
- 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.
- No floodplains exist on this property.
- 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.
- Parking: On lot parking is provided.
- A waiver of Preliminary plan requirements (SALDO 403.1) _____

LINE/CURVE TABLE:

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD
C1	45.24'	S10°41'54"E	210.00'	4°35'58"	45.18'
L1	50.00'	S73°44'40"W			
L2	88.74'	N58°36'58"E			
C2	142.93'	S12°22'43"E	320.00'	25°35'24"	141.74'
L3	102.52'	S85°10'28"W			
C3	313.11'	S46°55'56"E	280.00'	76°24'03"	346.63'
C4	34.16'	S36°11'14"W	25.00'	84°45'28"	31.28'
L4	26.11'	S06°41'25"E			
C5	34.38'	N53°48'41"W	25.00'	90°14'32"	35.43'
L5	50.01'	S08°55'51"E			
L6	148.84'	N59°45'24"W			
L7	258.86'	N25°54'55"W			
C6	440.52'	N46°55'51"W	330.00'	76°24'03"	408.53'
L8	102.52'	N85°10'28"W			
C7	201.20'	N31°38'56"W	210.00'	43°58'06"	202.15'
C8	175.40'	N84°21'27"W	345.75'	24°04'00"	174.01
C9	245.16'	N31°38'07"W	320.00'	43°53'43"	239.21'

LINE/CURVE TABLE:

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
L1	222.10'	S85°38'13"E				
C1	108.41'	S73°41'23"E	263.36'	23°41'39"	108.14'	55.24'
L2	58.78'	S61°56'34"E				
C2	136.21'	S84°13'20"E	175.14'	44°33'32"	132.80'	71.76'
L3	65.23'	N73°29'54"E				
C3	84.09'	N62°25'24"E	230.48'	22°08'48"	88.54'	45.11'
L4	134.84'	N51°21'05"E				
C4	118.77'	N66°12'34"E	224.00'	24°42'58"	117.44'	60.75'
L5	119.11'	N81°04'03"E				
L6	50.01'	S08°55'51"E				
L7	482.84'	S81°04'03"W				
L8	290.33'	S81°04'03"W				
C5	42.83'	S66°12'34"W	178.88'	24°42'58"	41.80'	47.48'
L9	134.84'	S51°21'05"W				
C6	108.42'	S62°25'24"W	280.48'	22°08'48"	107.74'	54.84'
L10	65.23'	S73°29'54"W				
C7	113.10'	N84°13'20"W	225.15'	44°33'32"	110.12'	42.25'
L11	58.78'	N61°56'34"W				
C8	88.23'	N73°41'23"W	213.35'	23°41'39"	87.60'	44.75'
L12	214.93'	N85°38'13"W				
L13	50.61'	N04°27'53"W				

EASEMENT TABLE:

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
L1	222.10'	S85°38'13"E				
C1	108.41'	S73°41'23"E	263.36'	23°41'39"	108.14'	55.24'
L2	58.78'	S61°56'34"E				
C2	136.21'	S84°13'20"E	175.14'	44°33'32"	132.80'	71.76'
L3	65.23'	N73°29'54"E				
C3	84.09'	N62°25'24"E	230.48'	22°08'48"	88.54'	45.11'
L4	134.84'	N51°21'05"E				
C4	118.77'	N66°12'34"E	224.00'	24°42'58"	117.44'	60.75'
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L9	134.84'	S51°21'05"W				
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C7	113.10'	N84°13'20"W	225.15'	44°33'32"	110.12'	42.25'
L11	58.78'	N61°56'34"W				
C8	88.23'	N73°41'23"W	213.35'	23°41'39"	87.60'	44.75'
L12	214.93'	N85°38'13"W				
L13	50.61'	N04°27'53"W				

ADJOINERS:

A.Erin Lynn Morit & Eric Groff Deed: 20220010961 Parcel:65-016-070 Zoned: Residential Suburban
B. Heather Howard & Alan Howard Deed:20250002623 Parcel: 65-016-047 Zoned: Residential Suburban
C. Jean Ohlson Deed:5210-54 Parcel:65-016-048 Zoned Residential Suburban
D.S. Scott Hoover Deed: 2529-421 Parcel:65-016-050 Zoned Residential Suburban
E. Dennis R. & Darlen Schaffner Deed: U-54-241 Parcel: 65-016-053 Zoned:Residential Suburban
F. Randy J. & Lisa J. Lee Deed:6301-564 Parcel:65-016-075 Zoned Residential Suburban
G.Alfonso Luis Santiago Deed:20220000452B Parcel:65-016-061 Zoned:Residential Suburban
H.Alfonso Luis Santiago Deed:20220000452B Parcel:65-016-051 Zoned:Residential Suburban
I. Alfonso Luis Santiago Deed:20220000452B Parcel:65-016-044 Zoned:Residential Suburban
J. Mitchell N. Phillips & Stacey Tonoff Deed:20210041478 Parcel:65-016-041 Zoned:Residential Suburban
K.OSL Holding LLC. Deed:20200021763 Parcel:46-025-058 Zoned:Commerical (Plan Book R-5-22) Lot No.2
L.OSL Holding LLC. Deed:20200021763 Parcel:46-025-057 Zoned:Commerical (Plan Book R-5-22) Lot No.2

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 R4SBC- Riverine, Intermittent, Streambed,Seasonally flooded does exist on this property.

HIGHWAY OCCUPANCY PERMIT

Access to the borough/State highway is authorized by a Borough/State Highway Occupancy Permit. No building construction or work within the State Highway r/w may commence without said permit.

SOILS:

At - Atkins - silt loam.
ClC2 - Calvin-Leck Kill - shaly silt loam.
CkC2 - Calvin-Klinesville - shaly silt loam.
CkD2 - Calvin-Klinesville - shaly silt loam.
KaD2 - Klinesville - shaly silt loam.
KaE2 - Klinesville - shaly silt loam.

AREA TABULATION:

EXISTING PARCEL: 45-025-032 (Lot #1)
Total Area= 2,365,210 S. F. or 54.30 Acres

PROPOSED PARCEL: 45-025-0____ (Lot #4)
Total Area= 276,822 S.F. or 6.36 Acres

Commonwealth of Pennsylvania
County of Dauphin
On this_____ day of_____, 2025.
before me, the undersigned personally appeared
Owner(s) _____
Charles P. & Margaret E. Polk Foundation
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) _____
Charles P. & Margaret E. Polk Foundation

Charles P. & Margaret E. Foundation
301 North Street
Millersburg, PA 17061
PHONE: (717) 692-2613

This plan Approved by the Dauphin County Planning Commission this_____ day of_____2025.

Chairman _____

Secretary _____

This plan reviewed by the Millersburg Borough Board of Supervisors this_____day of_____2025.

Chairman _____

Secretary _____

This plan Approved by the Board of Supervisors of Upper Paxton Township this_____day of_____2025.

Chairman _____

Secretary _____

I, William A. Burch, hereby certify that the subdivision Plan meets all design standards and criteria of the Upper Paxton Township and millersburg borough Subdivision and Land Development Ordinance and that the survey meets all accuracy requirements.

_____ PLS
BURCH ASSOCIATES
Property & Engineering Surveys
340 Berrysburg Road,Suite 1
Millersburg, PA 17061
Phone: (717) 692-2214
Pa. Lic. No. 22834-E

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
- RCE Rock Construction Entrance
- OP Outlet Protection
- Fence Line
- Deep Probe
- Unsuitable Probe
- shrub
- Utility Pole
- Concrete Monument
- A Property Adjoiners
- Flag Pole
- A1 Traverse Point
- CkB2 Soil Types
- Building Setback Line
- SS 18" Silt Soxx
- 1000 Proposed Contour
- Drainage Swale
- CW Concrete Washout

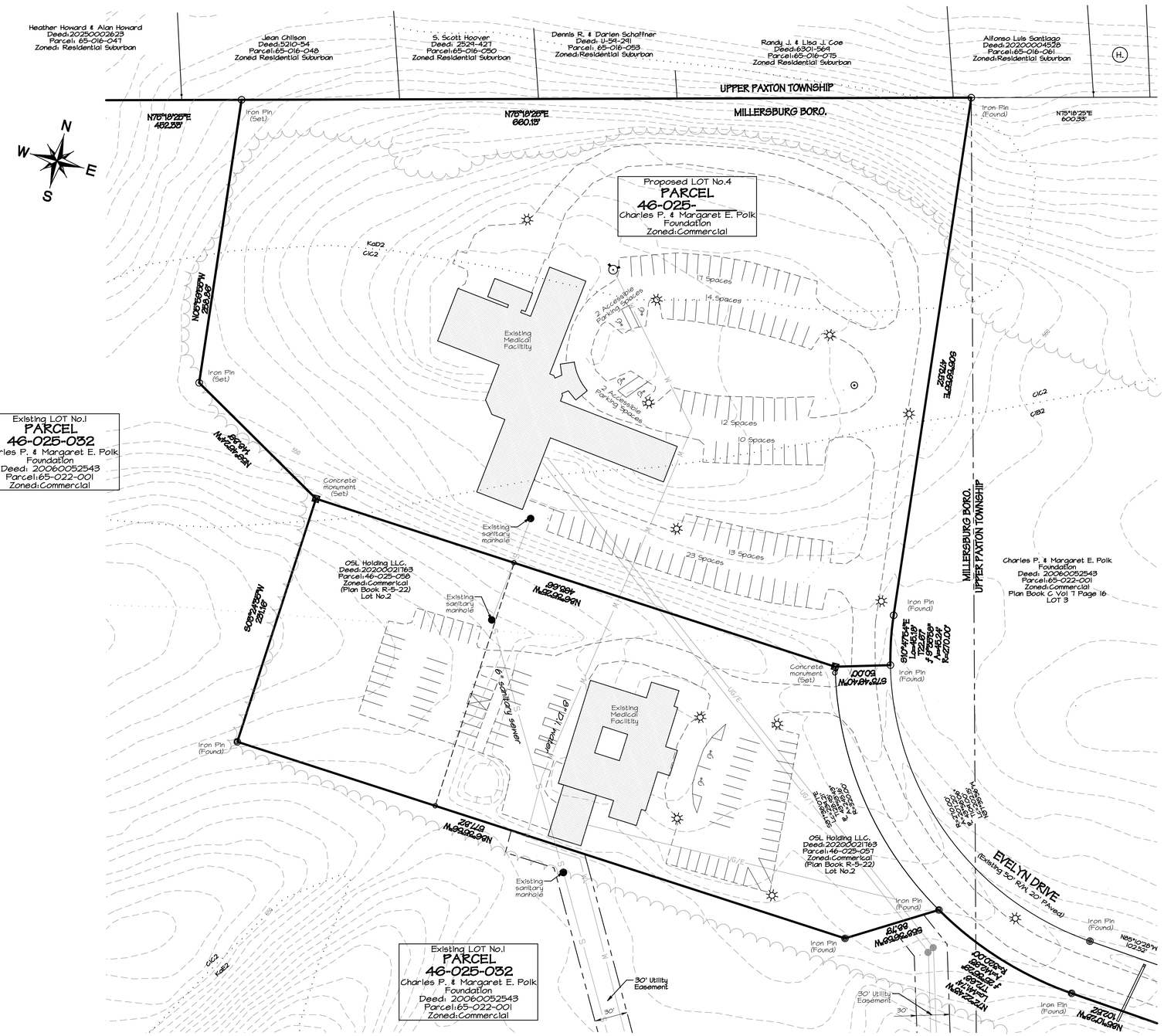
PRELIMINARY/FINAL SUBDIVISION PLAN
FOR

CHARLES P. & MARGARET E. POLK FOUNDATION

Situated In
Millersburg Borough/
Upper Paxton Township
Dauphin County, Pennsylvania

GRAPHIC SCALE 1"=150'
0 150 300 450

Date: July 21, 2025
Drawing No: MB-222



SITE DATA:

OWNER:
Charles P. & Margaret E. Polk Foundation

ADDRESS:
301 North Street
Millersburg, PA 17061

SITE ADDRESS:
1000 Evelyn Drive
Millersburg, PA 17061

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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
- RCE Rock Construction Entrance
- OP Outlet Protection
- Fence Line
- Deep Probe
- Unsuitable Probe
- Shrub
- Utility Pole
- Concrete Monument
- Property Adjoiners
- Flag Pole
- Traverse Point
- Soil Types
- Building Setback Line
- 18" Silt Soxx
- Proposed Contour
- Drainage Swale
- CW Concrete Washout

PRELIMINARY/FINAL SUBDIVISION PLAN
FOR

CHARLES P. & MARGARET E. POLK FOUNDATION

Situated In

Upper Paxton Township

Dauphin County, Pennsylvania

GRAPHIC SCALE 1"=50'

0 50 100 150

Date: July 21, 2025

Drawing No: MB-222

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