No: 25-036

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Lower Paxton Township | Surveyor: Burget & Associates | Engineer/RLA: Burget & Associates

Plat Title: Wragg & Hoachlander Subdivision

Zoning District: Medium Density Residential (R-2) | Proposed Land Use: Residential

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	Proposed # of Lots	Proposed # of New DUs	Acreage of New Lots	Total Acres
2	2	0	2.1	4.35

Date Received: 3/11/25 | Staff Review: 3/31/25 | Official County Review: 3/11/25

Reviewed by: AWB | Checked by: | Parcel ID: 35-019-027 & 35-019-137

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

Purpose: 2.1 acre lot addition

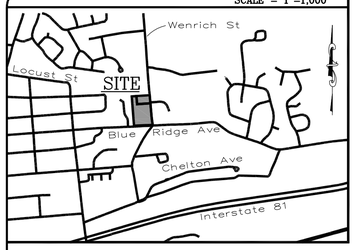
Comments

1. Ensure all utilities, including sceptic systems, are shown on plan. (Section 180-404C.15)
2. Provide note required in Section 180-404.D.6 stating applicant shall comply with all Township regulations in effect at the time of the filing of the final plan.
3. Ensure any certifications, dedications, or reports required by Section 180-404.E are provided on plan.
4. All signatures, certifications, dedications, and notarizations required by the subdivision and land development ordinance should be in place before final approval. (Section 180-404.E)

Plan No. 25-036

Plat Specifications	**Yes**	**No**	**N/A**
1. Name of proposed subdivision/land development shown	✓		
2. Owner/developer name, address & telephone number shown	✓		
3. Municipality name shown	✓		
4. Tax parcel number/Deed reference shown/Instrument #	✓		
5. North point shown	✓		
6. Map scale shown (written/graphic)	✓		
7. Date of plan preparation shown	✓		
8. Certification of surveyor/engineer/landscape architect shown *(need sign/seal)*		✓	
9. Location map shown	✓		
10. Total property map (bearings, distances, area, primary control point) shown	✓		
11. Names of adjacent landowners/subdivision shown	✓		
12. Lot numbers shown	✓		
13. Lot dimensions shown *(as surveyed)*	✓		
14. Lot areas shown	✓		
15. Permanent monuments and markers shown	✓		
16. Building setbacks shown	✓		
17. Existing natural features shown - Wetlands	✓		
Floodplains	✓		
Woodlands, streams, etc.	✓		
18. Contours at required interval shown	✓		
19. Easements shown and identified	✓		
20. Existing man-made features shown - Building (s)	✓		
Storm drainage facilities		✓	
Sewer mains	✓		
Water mains	✓		
21. Proposed man-made features shown – Building (s)			✓
Storm drainage facilities			✓
Sewer disposal – public( ) on-lot(✓)			✓
Water supply – public ( ) well (✓)			✓
22. Existing streets shown - Name	✓		
R/W width	✓		
Paving width	✓		
Dedicated R/W width	✓		
23. Proposed streets shown - Name			✓
R/W width			✓
Paving width			✓
Profiles			✓
24. Curbs shown			✓
25. Sidewalks shown			✓
26. Existing and proposed coverage shown	✓		
27. Parking schedule provided shown			✓
28. Traffic study completed			✓
29. Recreation area shown/fee in-lieu-of provided			✓
30. Erosion and sedimentation control plan shown			✓
31. Statement of ownership, signature and notarization shown *(need sign/notar.)*		✓	
32. Dedicatory statement shown		✓	
33. Approval blocks shown	✓		
34. PADOT Highway Occupancy Permit statement shown			✓
35. Consistency with Future Land Use plans - County plans	✓		
Municipal plans	✓		

SCALE = 1"=1,000'



STATEMENTS OF OWNERSHIP

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF _____

On this the __ day of _____, 20____, before me the undersigned personally appeared.

Owner_____ Herbert M. Wragg
Printed Name Signature

Owner_____ Janice M. Wragg
Printed Name Signature

Who being duly sworn according to law, depose and say that they are the owner(s) or equitable owner(s) of the property shown on this plan and that they acknowledge the same to be their act and deed, that all streets or parts thereof and other lands intended to be offered for public use, if not previously dedicated, are hereby offered for public use and desire the same to be recorded as such according to law.

witness my hand and notorial seal
the day and the date above written.

_____
Notary Public My commission expires

STATEMENTS OF OWNERSHIP

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF _____

On this the __ day of _____, 20____, before me the undersigned personally appeared.

Owner_____ Jeffrey L. Hoachlander
Printed Name: Trustee Signature

Owner_____ Debbie E. Hoachlander
Printed Name: Trustee Signature

Who being duly sworn according to law, depose and say that they are the owner(s) or equitable owner(s) of the property shown on this plan and that they acknowledge the same to be their act and deed, that all streets or parts thereof and other lands intended to be offered for public use, if not previously dedicated, are hereby offered for public use and desire the same to be recorded as such according to law.

witness my hand and notorial seal
the day and the date above written.

_____
Notary Public My commission expires

UPI CERTIFICATE

Assessment Office

RECORDER OF DEEDS CERTIFICATE

Recorded in the office of the Recorder of Deeds of the County of Dauphin, Commonwealth of Pennsylvania, in Plan Instrument # _____
Given under my hand and seal this _____ day of _____, 20__

(Seal)
Recorder of Deeds

PLAN REVIEW AND APPROVAL CERTIFICATES

BY THE PLANNING COMMISSION.

This plan recommended for approval by the Lower Paxton Township, Planning Commission this _____ day of _____, 20__.

Secretary, Planning Commission
Lower Paxton Township

Chairman, Planning Commission,
Lower Paxton Township

BY THE COUNTY PLANNING COMMISSION.

This plan reviewed by the Dauphin County Planning Commission on this ____ day of _____ 20__.

Secretary, Dauphin County
Planning Commission

Chairman, Dauphin County Planning
Commission

BY THE SUPERVISORS.

This plan approved by the Lower Paxton Township Board of Supervisors & all conditions imposed with respect to such approval were completed on this _____ day of _____, 20__.

Secretary, Lower Paxton Township
(Seal)

Chairman, Board of Supervisors,
Lower Paxton Township

BY THE MUNICIPAL ENGINEER.

This plan reviewed by the Lower Paxton Township Engineer on this ____ day of _____ 20__.

Township Engineer

PRELIMINARY / FINAL MINOR SUBDIVISION & LOT ADDITION PLAN
OVER LANDS OF
Herbert M. & Janice M. Wragg
AND
Debbie E. & Jeffrey L. Hoachlander
(TRUSTEES UNDER THE DEBBIE E. HOACHLANDER LIVING TRUST)

ZONING DATA

District:
R-2: Medium Density Residential Zone
(without both)
[public sewer & on-lot Water]

Lot Requirements: (per Table 307.A)
Min. Lot Area:
43,560 Sq Ft (1.0 acre)
Min. Lot Width:
at Min. Bldg Setback Line: 150 Ft

Min. Front Yard: 25 Ft
Min. Rear Yard: 25 Ft
Min. Side Yard: 15 Ft (each)
(except for principal non-residential use)
10 ft (accessory) per Section 307.C.2)

Max. Building Coverage: 50%
Max. Impervious Coverage: 60%

SITE DATA

Existing / Proposed Lot Information

Existing Lot 1
Gross Surveyed Lot Area: 1.098 Acres
Net Surveyed Lot Area: 1.000 Acres
Existing Impervious Coverage: 21.3%
(9,265 Sq Ft to ROW)

Existing Lot 2
Gross Surveyed Lot Area: 4.346 Acres
Net Surveyed Lot Area: 4.222 Acres
Existing Impervious Coverage: 8.9%
(16,375 Sq Ft to ROW)

Proposed Lot 2A
(Lot Addition)
Gross Surveyed Lot Area: 2.105 Acres

Final Lot Information (after subdivision)

Reconfigured Lot 1 (Consolidation)
(Ex. Lot 1 "plus" Pr. Lot 2A)
Gross Consolidated Lot Area: 3.203 Acres
Net Consolidated Lot Area: 3.004 Acres
Water: On-Lot (Existing)
Septic: Public (Existing)
Proposed Impervious Coverage: 7.7%
(10,015 Sq Ft to ROW)

Reconfigured Lot 2 (Residual)
(Ex. Lot 2 "minus" Pr. Lot 2A)
Gross Surveyed Lot Area: 2.241 Acres
Net Surveyed Lot Area: 2.130 Acres
Water: On-Lot (Existing)
Septic: On-Lot (Existing)
Proposed Impervious Coverage: 16.8%
(15,625 Sq Ft to ROW)

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE AN EXISTING 4.2± ACRE TRACT (EX. LOT 2) TO CREATE A LOT ADDITION (PR. LOT 2A) TO BE CONSOLIDATED WITH AN ADJOINING LOT (EX. LOT 1).
2. ALL INFORMATION (EXCEPT CONTOURS) ON THIS PLAN IS A RESULT FROM AN ACTUAL FIELD SURVEY PERFORMED BY BURGET & ASSOCIATES, INC IN 2025.
3. EXISTING LOT 1 & EXISTING LOT 2 EACH CONTAIN EXISTING DWELLINGS WITH ON-LOT WELLS AND ON-LOT SEPTIC FACILITIES.
4. EXISTING CONTOURS TAKEN FROM COUNTY GIS MAPPING (LIDAR). ALL CONTOURS ARE REFERENCED TO THE NAVD-88 VERTICAL DATUM.
5. THIS SURVEY WAS PERFORMED WITHOUT THE USE OF A TITLE SEARCH.
6. NO IMPROVEMENTS NOR EARTHMOVING ACTIVITIES ARE BEING PROPOSED AS PART OF THIS PLAN.
7. FUTURE IMPROVEMENTS MAY REQUIRE FURTHER APPROVALS FROM LOWER PAXTON TOWNSHIP, & DAUPHIN COUNTY CONSERVATION DISTRICT, & THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP).
8. ANY FUTURE EARTHMOVING ACTIVITIES ON ANY LOT OF THIS PLAN MAY REQUIRE THE SUBMITTAL & APPROVAL BY THE DAUPHIN COUNTY CONSERVATION DISTRICT PRIOR TO ANY EARTHMOVING ACTIVITIES OCCUR.
9. ANY FUTURE EARTH DISTURBANCES, IMPLEMENTATION OF ANY EROSION & SEDIMENTATION CONTROL MEASURES IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER.
10. WHERE AREAS OF EARTH DISTURBANCE WILL EXCEED 1 ACRE AN NPDES PERMIT WILL BE REQUIRED.
11. PROPOSED LOT 2A IS PROPOSED AS A LOT ADDITION ONLY AND THEREFORE SHALL NOT BE SOLD OR CONVEYED AS A STAND-ALONE BUILDING LOT.
12. A DEED OF CONSOLIDATION FOR THE CONSOLIDATED RECONFIGURED LOT 1 SHALL BE CREATED/RECORDED IMMEDIATELY FOLLOWING THE APPROVAL/RECORDING OF THIS PLAN.
13. ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAPPING NO WETLANDS EXIST ON THE SITE.
14. ANY FUTURE DISTURBANCES (FILLING, DRAINING, OR EARTH MOVING ACTIVITIES) WITHIN KNOWN WETLANDS SHALL REQUIRE NECESSARY PERMITS AND APPROVALS BE OBTAINED FROM THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCIES.
15. ACCORDING TO FEMA FLOOD MAPPING, THE SITE FALLS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
16. ALL PAGES OF THIS SUBDIVISION PLAN SHALL BE RECORDED AT THE RECORDERS OFFICE IN THE DAUPHIN COUNTY COURTHOUSE IN ACCORDANCE WITH ALL TOWNSHIP REGULATIONS CURRENTLY IN EFFECT.
17. NO PROTECTIVE COVENANTS (OTHER THAN THOSE SHOWN ON THIS PLAN: I.E. RIGHT-OF-WAY'S, EASEMENTS, SETBACKS, ETC.) EXIST ON THIS PROPERTY OR ARE BEING PROPOSED BY THIS SUBDIVISION PLAN.
18. EXISTING LOT 1 AND EXISTING LOT 2 CONTAIN A DWELLING AND OUT-BUILDINGS RESPECTIVELY THAT SOME THAT ARE NON-CONFORMING WITH REGARD TO THE SETBACK REQUIREMENTS. NO KNOWN RECORD OF LEGAL NON-CONFORMITY IS KNOWN TO EXIST.
19. ALL NEW PROPERTY CORNERS SHALL BE SET PRIOR TO FINAL APPROVAL/RECORDING OF THIS PLAN.
20. ALL KNOWN EASEMENTS AND RIGHT-OF-WAYS HAVE BEEN SHOWN. UNLESS OTHERWISE NOTED, A 20' WIDE UTILITY EASEMENT (CENTERED ABOUT THE UTILITY LINE) IS PROPOSED OVER ALL EXISTING OVERHEAD & UNDERGROUND UTILITY LINE FOR THE BENEFIT OF THE UTILITY.

SUBDIVISIONS IN AREA

Plan Book Q, Vol. 4, Page 19 - Beskid - 6/17/1987
Plan Book J, Vol. 6, Page 75 - Wragg - 4/23/1995

SOIL LEGEND

**BhC2: Berks channery silt loam, 8-15% slopes.
**BkB2: Berks shaly silt loam, 3-8% slopes.
BkD2: Berks shaly silt loam, 15-25% slopes.

*: Hydric Soils
**: Prime Farmland/Statewide Importance

WAIVER(S) REQUESTED	APPROVED
1. Section 404.C.5/8 (Features/Contours 100' Beyond Site)	
2. Section 508.A.1 (Provide Sidewalks)	
3. Section 509.A (Provide Curbs)	
4. Section 503.A.9 (Street Widening)	
5. Section 515.E.1 (Street Trees)	
6. Section 404.C.4 & 518 (Wetland Study)	

SURVEY STATEMENT OF ACCURACY

I hereby certify that, to the best of my knowledge, the survey and plan shown and described hereon is true and correct to the accuracy required by the Lower Paxton Township Subdivision and Land Development Ordinance.

_____, 20__.

Professional Surveyor _____
JOE ALLEN BURGET, JR., P.L.S.

SOURCE OF TITLE

Deed Book 2789, Page 386
Instrument 20140009741

SHEET NUMBER

1 OF 2
(to be recorded)

TAX MAP NUMBER

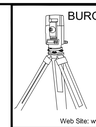
Tax Parcel 35-019-027
Tax Parcel 35-019-137

REVISIONS

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_____
Joe Allen Burget, Jr., P.L.S.
Surveyor Seal

BURGET & ASSOCIATES, INC.
"Professional Land Surveyors"



- CADD Training and Support
- ALTA Surveys
- Topographical Surveys
- Property Surveys
- FEMA Elevation Certificates
- GPS Mapping and Control Surveys
- Major and Minor Subdivisions

Web Site: www.burgetassociatesinc.com
1797 N.B. Road
Phone: 717-582-7011
New Bloomfield Pennsylvania 17068
Fax: 717-582-3557

LAND OWNERS / DEVELOPERS

Herbert M. & Janice M. Wragg
6450 Blue Ridge Ave
Harrisburg, PA 17112
Phone:_____
Email:_____

Debbie E. & Jeffrey L. Hoachlander
910 Wnerich Street
Harrisburg, PA 17112
Phone:_____
Email:_____

PRELIMINARY / FINAL MINOR SUBDIVISION & LOT ADDITION PLAN
OVER LANDS OF
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AND
Debbie E. & Jeffrey L. Hoachlander
(TRUSTEES UNDER THE DEBBIE E. HOACHLANDER LIVING TRUST)
LOWER PAXTON TOWNSHIP, DAUPHIN COUNTY, PA
JOB NUMBER: 25019
DRAWING NUMBER: 25019-001
DATE: March 4th, 2025



LEGEND

- SUBJECT PROPERTY LINE
- NEIGHBORING PROPERTY LINE
- RIGHT OF WAY LINE
- PROPERTY LINE TO BE ABANDONED
- APPROX. STREAM / DRAINAGEWAY
- OVERHEAD UTILITY LINE
- SOIL BOUNDARY LINE
- 546 LIDAR CONTOUR LINE
- EASEMENT LINE
- TREE / BRUSH LINE
- EX PROPERTY MARKER
- PR PROPERTY MARKER
- EX UTILITY POLE
- BkB2 SOIL LABEL

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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_____, 20__.

Professional Surveyor

JOE ALLEN BURGET, JR., P.L.S.

SOURCE OF TITLE	SHEET NUMBER
Deed Book 2789, Page 386 Instrument 20140009741	2 OF 2 (to be recorded)
TAX MAP NUMBER	
Tax Parcel 35-019-027 Tax Parcel 35-019-137	

REVISIONS

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Joe Allen Burget, Jr., P.L.S.
Surveyor Seal

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- CADD Training and Support
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- Major and Minor Subdivisions

Web Site: www.burgetassociatesinc.com

1797 N.B. Road
New Bloomfield Pennsylvania 17068
Phone: 717-582-7011
Fax: 717-582-3557

SUBDIVISON & LOT ADDITION PLAN

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LOWER PAXTON TOWNSHIP, DAUPHIN COUNTY, PA
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