No: 26-066

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

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

Plat Title: Amos E. & Rachel A. Blank

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

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

Existing # of Lots	Proposed # of Lots	Proposed # of New DUs	Subdivided/ Developed Acres	Total Acs
1	1		2.42	9.04

Date Received: 07/01/2026 | Staff Review: 07/02/2026 | Official County Review: 07/02/2026

Reviewed by: TS | Checked by: | Parcel # 65-020-011

Project Description: Proposed two lot subdivision and 1 proposed single family dwelling

- *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.

Comments:

1. Tract boundaries, with bearings and distances are required. (S-LD § 22-501.A.6 per 22-601.A.1) The bearing and distance for the northern tract boundary of existing lot 1 appears to be missing.
2. All existing watercourses, tree masses and other significant natural features are required to be displayed on the plan. (S-LD § 22-501.A.10 per 22-601.A.1) There appears to be a watercourse and wetlands that are not displayed in the southeast corner of existing lot 1.
3. A notice signed by the owner or occupier that no building permit will be issued for any lot or parcel which will require access to a State highway until authorized by a PennDOT Highway Occupancy Permit is required on the plan. (S-LD § 22-501.A.18 per 22-601.A.1)
4. Monuments and Markers are required to be set in accordance with Township Specifications (S-LD § 22-707.4)
5. Notes shall be placed on the plan in accordance with ZO § 27-1102.30 (Sections C, E & F) regarding no further subdivision of the existing and proposed lots.
6. There appears to be a nonconforming structure within the front yard setback of exiting lot 1. The Township Zoning officer should verify if this nonconformity is in compliance with Part 13 of the Upper Paxton Township Zoning Ordinance.
7. A PennDOT HOP will be required to access SR 4008. (ZO § 27-1501.1.K)

General Comments

1. All required signatures, certifications, dedications, and notarizations should be in place before final approval.
2. The plan title block shows that this is a preliminary/final subdivision plan, however, the application states that it is a combined subdivision and land development.
3. The plan states the minimum lot area in the Agriculture District as 20 acres. Per ZO § 27-503 as amended by Ord. # 5-14-2024, the minimum lot area is 1 acre.

Plan No. 26-066

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		

GENERAL NOTES:

- Proposed: Two Lot Subdivision & construction of single family dwelling and driveway
- Existing Parcel 65-020-011 (Lot No.1) has a dwelling located on it and is serviced by its own on lot sewage disposal system and individual well.
- Proposed Parcel 65-004-_____(Lot No.2) will be serviced by its own on lot sewage disposal system and individual well.
- Deed Reference: Amos E. & Rachel A. Blank (20100038659)
- Off street parking is provided on Lot.
- Contours are related to NAVD 88.
- Dauphin County Tax Parcel No.: (65-020-011)
- A waiver of preliminary plans and data has been requested by the applicant.

- Receiving waters unnamed tributary to Wiconisco Creek (W.W.F.) Warm Water Fishes.
- The Area of Earth Disturbance is 0.9 Acre.
- 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.
- Individual lot owners are responsible for assuring the continued functionality and required maintenance of the stormwater management easement.
- A licensed professional or their designee must be present on site when the infiltration beds are being installed.
- 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 total length of excavated trench open at any one time should not be greater than total lenght of utility line that can be placed in the trench and back-filled in one working day
- The proposed project is not located in an area of Carbonate Geology or Karst Topography.
- Benchmark Iron Pin With Cap Ele.591.52

SOIL TYPES:

AbB2- Albrights silt loam, 3-10% Slopes
At- Atkins silt loam
CkD2- Calvin-Klinesville shaly silt loam, 15-25% Slopes
ClB2- Calvin-Leck Kill shaly silt loams, 3-8% Slopes
ClC2- Calvin-Leck Kill shaly silt loams, 8-15% Slopes
KaD2- Klinesville shaly silt loam 15-25% Slopes
KaE2- Klinesville shaly silt loam 25-50% Slopes

SITE TEST:

EXISTING LOT No.1
Repair Area
Probe 1- 20" Limiting Zone 6.5 Min./in.
Probe 2- 20" Limiting Zone 6% Slope

PROPOSED LOT No.2
Primary Septic System
Probe 3- 23" Limiting Zone 6.5 Min./in.
Probe 4- 27" Limiting Zone 7% Slope

Repair Area
Probe 3- 23" Limiting Zone 12.7 Min./in.
Probe 5- 23" Limiting Zone 4% Slope

SITE DATA:

Owner:
Amos E. & Rachel A. Blank
634 West Matterstown Road
Millersburg,Pa 17061
Phone:(717) 554-5674

Dauphin county Parcel No. (65-020-011)

Deed reference: (20100038659)

Zoning: Agicultural

Building Setbacks: Front 50', Side 25', Rear 50'

Minimum lot width 150'

Minimum Lot Area 20 Acres

Height Regulations 35' Principal Bulling, 25' Accessory

Maximum Lot Coverage 20%

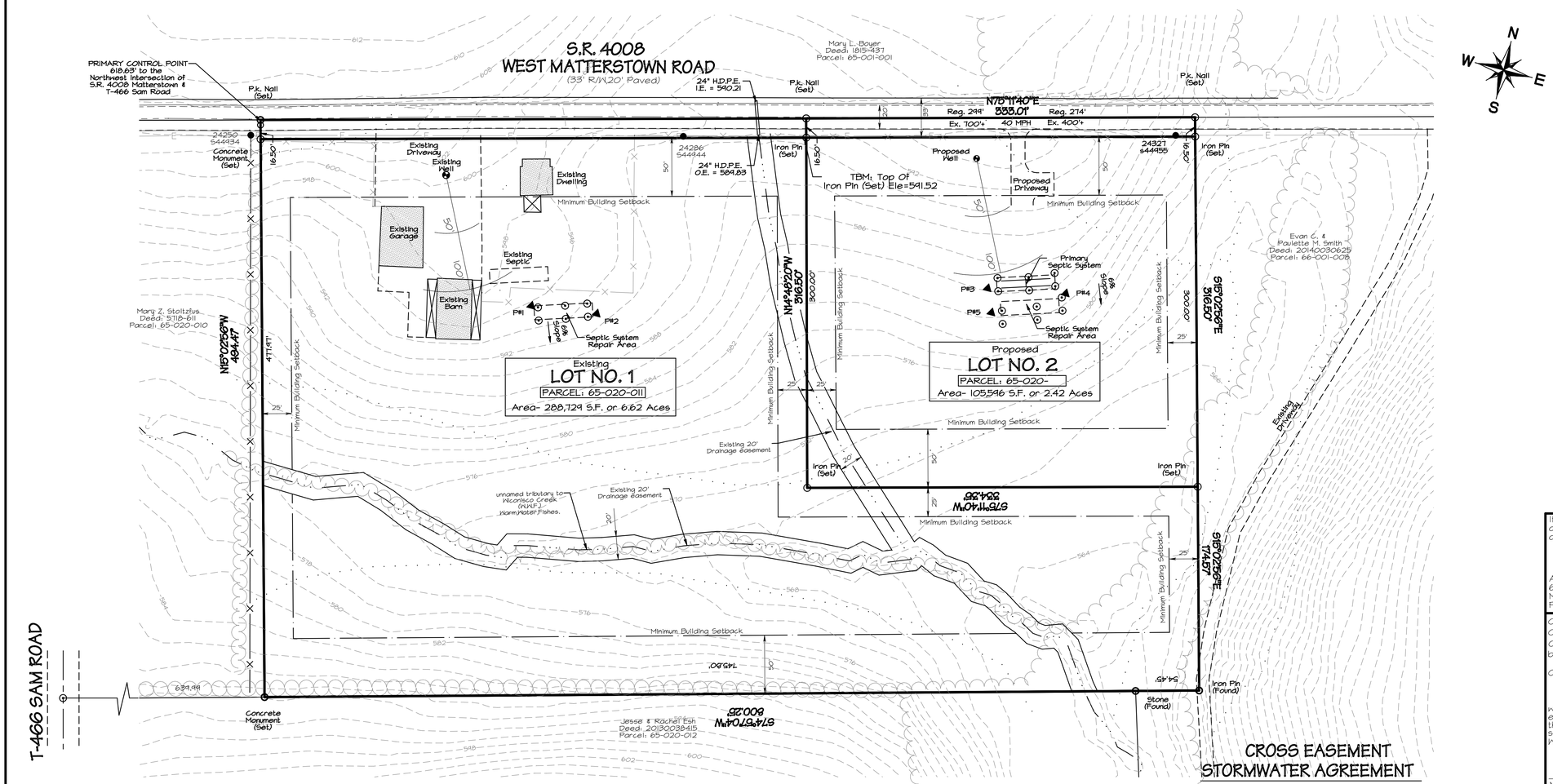
This plan recorded in the office of the Recorder of Deeds in Dauphin County this _____ day of _____, 2026 in Instrument No. _____

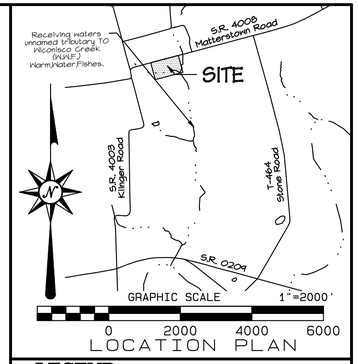
AREA TABULATION:

EXISTING (Parcel 65-020-011) Lot No.1
Lot Area- 281,020 S.F. or 6.45 Acres
Right of Way- 7,109 S.F. or 0.17 Acres
Total Area- 288,129 S.F. or 6.62 Aces

Proposed (Parcel 65-020-) Lot No.2
Lot Area - 100,102 S.F. or 2.30 Aces
Right of Way- 5,444 S.F. or 0.12 Acres
Total Area- 105,596 S.F. or 2.42 Aces

Total Area of Subdivision= 394,325 S.F. or 9.04 Acres





LOCATION PLAN

LEGEND

- Sign
- X 620.00 Spot Elevation
- X 620.00 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
- 600 Proposed Contour
- Fence Line
- Deep Probe
- Unsuitable Probe
- shrub
- Fire Hydrant
- Utility Pole
- Existing Sanitary Manhole
- Concrete Monument
- A Property Adjoiners
- Flag Pole
- #1 Traverse Point
- CB2 Soil Types
- Building Setback Line
- 55 Silt Soxx
- RCE Rock Construction Entrance

I hereby certify that the stormwater management plan shown hereon meets all design standards and criteria of the Upper Paxton Township Subdivision and Land Development Ordinance and the survey requirements.

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

Pa. Lic. No. 22834-E

William A Burch PLS
BURCH ASSOCIATES
Property & Engineering Surveys
340 Berrysburg Rd, Millersburg, PA 17061
PHONE: (717) 642-2274
bill@burchsurveying.com

This plan approved by Upper Paxton Township Board of Supervisors this __ day of _____, 2026

Chairman_____

Secretary_____

This plan reviewed in the final stage by Dauphin County Planning Commission this __ day of_____, 2026.

Chairman _____

Secretary_____

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) _____
Amos E. Blank

Amos E. & Rachel A. Blank
634 West Matterstown Road
Millersburg,Pa 17061
PHONE: (717) 554-5674

_____
Rachel A. Blank

Commonwealth of Pennsylvania
County of Dauphin
On this _____ day of _____ 2026
before me, the undersigned personally appeared

Owner(s) _____
Amos E. Blank Rachel A. Blank

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

CROSS EASEMENT STORMWATER 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 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 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.

_____
Amos E. Blank

_____
Rachel A. Blank

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

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

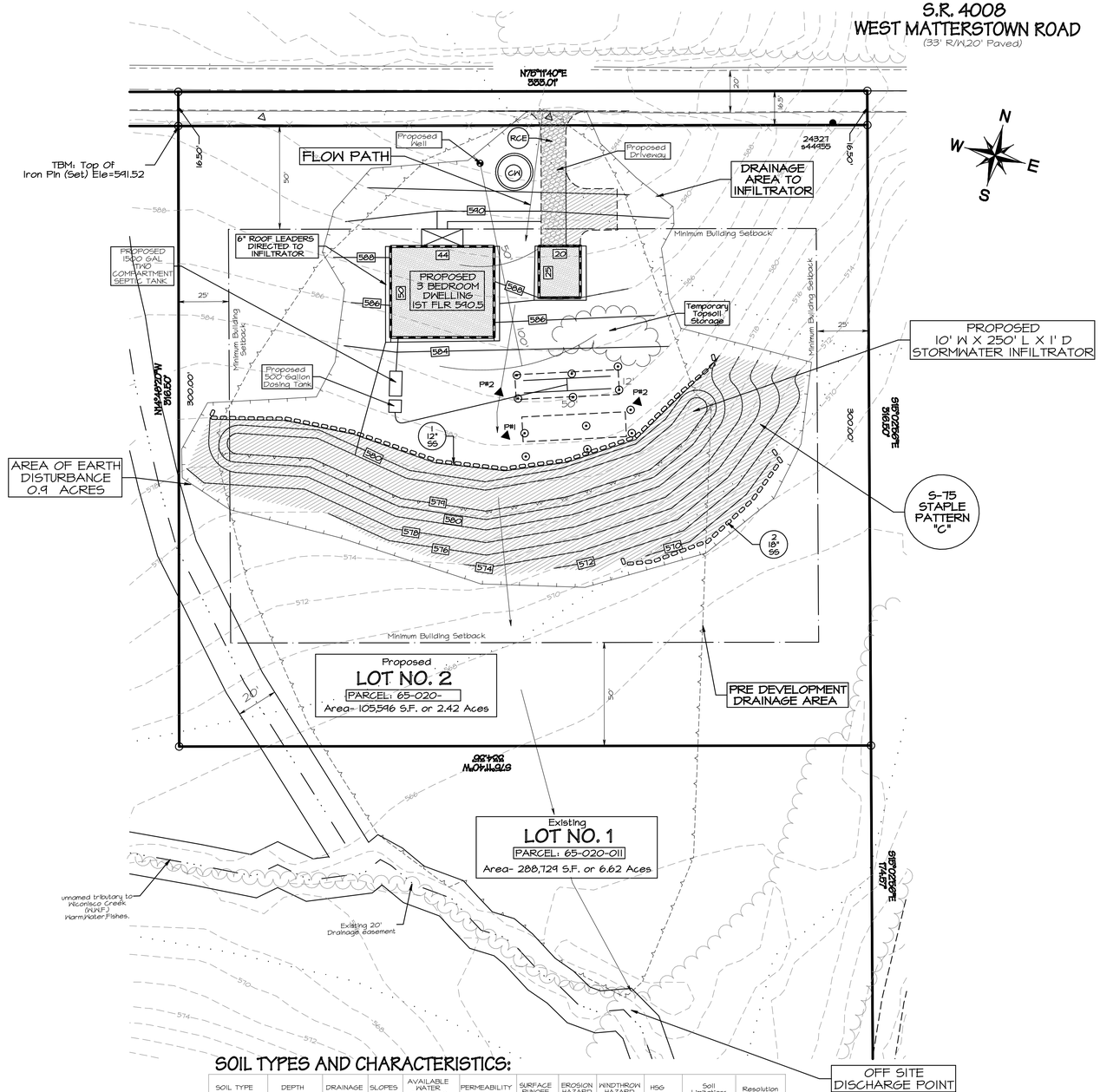
PRELIMINARY/FINAL SUBDIVISION PLAN
FOR

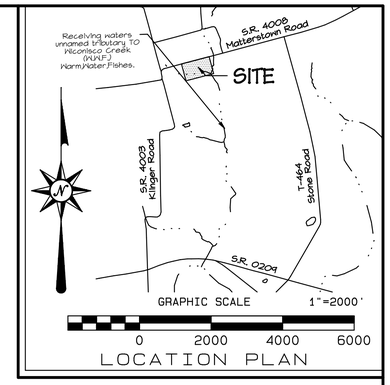
AMOS E. & RACHEL A. BLANK

situated in
Upper Paxton Township
Dauphin County, Pennsylvania
Tax Parcel
No.- (65-020-011)
GRAPHIC SCALE 1"=50'
0 50 100 150

Date: June 8,2026

Drawing No: UP-842





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 AbB2	Deep	Moderately Well Drained	3-10%	Moderate	Moderate Slow	Moderately Rapid	Slight	Slight	C/D	not in area of earth disturbance	not in area of earth disturbance
At Atkins Silt Loam	Deep	Poorly Drained	0-3%	Moderate	Moderate Low/High	Very High	Slight	Severe	B/D	not in area of earth disturbance	not in area of earth disturbance
Calvin-Kilnesville Shaly Silt Loam CkD2	Moderately Deep	Well Drained	15-25%	Moderate to Low	Moderate	Moderate	Slight	Slight	B	not in area of earth disturbance	not in area of earth disturbance
Calvin-Leck Kill shaly silt loam CkB2	Moderately Deep	Well Drained	3-8%	Moderate to Low	Moderate	Moderate	Slight	Slight	B	Slight erosion hazard	Install 12" Compost Filter Sock
Calvin-Leck Kill shaly silt loam CkC2	Moderately Deep	Well Drained	8-15%	Moderate to Low	Moderate	Moderate	Slight	Slight	B	Slight erosion hazard	Install 12" Compost Filter Sock
Klinesville Shaly Silt Loam KaD2	Shallow	Well Drained	15-25%	Low	Moderately Rapid	Medium	Slight	Slight	D	not in area of earth disturbance	not in area of earth disturbance
Klinesville Shaly Silt Loam KaE2	Shallow	Well Drained	25-50%	Low	Moderately Rapid	Medium	Slight	Slight	D	not in area of earth disturbance	not in area of earth disturbance

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 Saxx
- Rock Construction Entrance

PRELIMINARY/FINAL SUBDIVISION PLAN
FOR

AMOS E. & RACHEL A. BLANK

situated in
Upper Paxton Township
Dauphin County, Pennsylvania
Tax Parcel
No.- (65-020-011)
GRAPHIC SCALE 1"=30'
0 30 60 90

Date: June 8,2026

Drawing No: UP-842