No: 26-096

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Halifax Township | Surveyor: Burch Associates | Engineer: Not Applicable

Plat Title: David & Tammy Blain & Jacob Everett

Zoning District: N/A (Existing Land Use: Residential) | Proposed Land Use: Residential

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

# of Lots: 2 | # of New Lots: 1 | # of DUs: 0 | Acs Subdiv /Devel: 0.018 | Total Acres: 0.344

Date Received: 9/14/2026 | Staff Review: 9/16/2026 | Official County Review: 9/16/2026

Reviewed by: TS | Checked by: _____ | Tax Map Parcel #: 29-032-065 & 29-032-066

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.*

Waivers Requested:

S-LD § 404 – Preliminary Plan Requirements
S-LD § 505 – Minimum Building Setbacks
S-LD § 606 & 607 – Curbs & Sidewalks

Comments

1. All signatures, seals, and notarizations must be acquired upon final plan approval. (S-LD § 407.1.a.xi)
2. The side yard setback shall be a minimum of 20 feet. (S-LD § 505.3) The proposed side yard setback on Existing Lot 80 is only 11 feet. The plan displays the applicant's intent to request a modification of this requirement.
3. The minimum lot width shall be 100 feet. (S-LD § 505.3) The proposed lot width of Exiting Lot 80 will be reduced to 91 feet.
4. The minimum lot area shall be 15,000 square feet. (S-LD § 505.3) The proposed lot area of Exiting Lot 80 will be reduced to 14,199 square feet.
5. Curbs on the site may be required in accordance with Section 606 of the Halifax Township SALDO. The plan displays the applicant's intent to request a modification of this requirement.
6. Sidewalks on the site may be required in accordance with Section 607 of the Halifax Township SALDO. The plan displays the applicant's intent to request a modification of this requirement.
7. Monuments and markers shall be set in accordance with S-LD § 602.
8. Ensure the accuracy of the parcel numbers in the Area Tabulation section.

Plan No. 26-096

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/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/landscape architect 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	X		
Water mains	X		
21. Proposed man-made features shown – Building (s)			X
Storm drainage facilities			X
Sewer disposal – public(X) on-lot ()			X
Water supply – public (X) well ()			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 – *Waiver Requested*		X	
25. Sidewalks shown – *Waiver Requested*		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. PADOT Highway Occupancy Permit statement shown	X		
35. Consistency with Future Land Use plans - County plans	X		
Municipal plans	X		

SIDEWALK AND/OR CURB OBLIGATION ACKNOWLEDGEMENT

The Owner/Applicant agrees that the Owner/Applicant, at the Owner/Applicant's sole cost and expense, install a sidewalk and/or curb along road frontage of the subject property according to the following terms.

1. Within 180 days of the date Owner/Applicant receives notice from the township of an obligation to do so, Owner/Applicant shall install a sidewalk and/or curb along the entire length of the road bordering the subject property which sidewalk and/or curb shall be constructed to the standards and specifications contained within any Halifax Township Subdivision and Land Development Ordinance then in effect.
2. Within 30 days of the date Owner/Applicant receives notice from the Township of an obligation to install a sidewalk and/or curb on the subject property, Owner/Applicant shall post financial security, in such form as is required by the Township, to ensure completion of the sidewalk and/or curb in an amount determined by the Halifax Township Board of Supervisors sufficient to complete the installation of the sidewalk and/or curb plus Ten (10%) percent. Failure to post financial security shall be a violation of any Halifax Township Subdivision and Land Development Ordinance in effect.
3. In the event of the Owner/Applicant fails to complete installation of the sidewalk and/or curb in a timely manner, the Township may, but shall not be obligated to, complete the installation of the sidewalk and/or curb at te cost and expense of the Owner/Applicant, plus Ten (10%) percent for the Townships expense associated with the same, which percentage the Owner/Applicant hereby agrees is a fair and accurate estimate of the additional expense incurred by the Township to complete the sidewalk and/or curb, which is the responsibility of the Owner/Applicant. Failure to complete installation of the sidewalk and/or curb in a timely manner shall also be a violation of any Halifax Township Subdivision and Land Development Ordinance then in effect.

PLANNING WAIVER & NONBUILDING DECLARATION

As of the date of this plot plan recording, the subdivision described herein is and shall be declared for the express purpose of silvicultural use. No portion of AreaNo. 80A of the subdivision are approved by Halifax 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 Halifax 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.

GENERAL NOTES:

- Proposed Subdivision for side yard addition
- Existing Parcel 29-032-065 has an existing dwelling located on it serviced by public sewage & Public Water.
- Existing Parcel 29-032-066 has an existing dwelling located on it serviced by public sewage & Public Water.
- Area 80A has been proposed as a lot add-on to the adjoining Existing Parcel 29-032-065 to form a single lot consisting of 0.368 acres Area 80A may not be sold or retained as a stand alone lot.
- Minimum Building Setbacks:Front-40',35',30', Side-20', Rear-25'.
- Contours are related to NAVD 88.
- David & Tammy Blain Deed Reference: (20220034453)
- Jacob Everett Deed Reference: (20160014284)
- Dauphin County Tax Parcel No. (29-032-065)&(29-032-066)
- 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.
- 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.
- Concrete monuments have been placed where indicated on this plan.
- A waiver of Article IV, Section 404, preliminary plans and data, has been requested by the applicant and granted by Halifax Township on _____.
- A waiver of Article VI, Sections 606 & 607, Curbs and Sidewalks, has been requested by the applicant and granted by Halifax Township on _____.
- A waiver of Article VI, Sections 505, Minimum building/structure setback line, From 20' To 11' has been requested by the applicant and granted by Halifax Township on _____.

SOIL TYPES:

GIB2 - Galvin-Leck Kill Shaly Silt Loams 3-8 % Slopes HSG-B
GIC2 - Galvin-Leck Kill Shaly Silt Loams 8-15% Slopes HSG-B

SITE DATA:

OWNER: David & Tammy Blain

ADDRESS:
102 Sycamore Ave
Halifax, Pa 17032

DEED REFERENCE: 20220034453

USE OF LAND:
Parcel- 29-032-065 Residential

MINIMUM LOT AREA REQUIRED:
15,000 S.F.

MINIMUM LOT WIDTH: 100'

MINIMUM BUILDING SETBACKS:
Front- 40',35',30'
Side- 20'
Rear- 25'

MAXIMUM IMPERVIOUS COVERAGE:
ALLOWED- 30%
29-032-065 Existing- 23%

MAXIMUM BUILDING HEIGHT: 35'

OWNER: Jacob A. Everett

ADDRESS:
88 Sycamore Ave
Halifax, Pa 17032

DEED REFERENCE: 20160014284

USE OF LAND: Residential

MINIMUM LOT AREA REQUIRED:
w/ On-Lot Sewer & On-Lot well-1.5 Acres
w/ On-Lot Water or Public Sewer-1.0 Acres

MINIMUM LOT WIDTH: 100'

MINIMUM BUILDING SETBACKS:
Front- 40',35',30'
Side- 20'
Rear- 25'

MAXIMUM IMPERVIOUS COVERAGE:
ALLOWED- 30%
29-032-066 Existing- 24%

MAXIMUM BUILDING HEIGHT: 35'

AREA TABULATION:

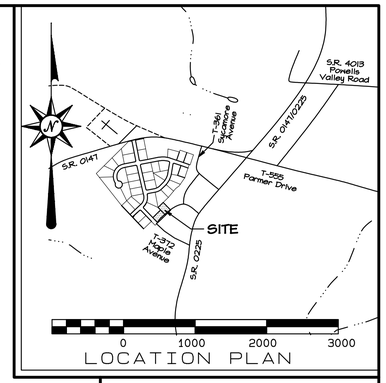
Existing Parcel- 29-032-065 Total Area- 15,237 S.f. Or 0.350 Acres
EXISTING Parcel- 29-032-066 Total Area- 14,999 S.f. Or 0.344 Acres
PROPOSED AREA 80A Lot Area- 799 S.F. or 0.018 Acres
EXISTING Parcel 29-004-065 + AREA 1A Total Area- 16,037 S.F. or 0.368 Acres
EXISTING Parcel 29-004-065 - AREA 1A Total Area- 14,199 S.F. or 0.326 Acres

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 Pennsylvania Department of Transportation Highway Occupancy Permit.

WETLANDS NOTE:

All wetland areas, including riverine systems, are to be protected and remain undisturbed. According to the National Wetlands Inventory, No wetland Existed in the mapping of this property



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

I hereby certify that the stormwater management plan shown on this plan meets all design standards and criteria of the Halifax Township Subdivision and Land Development Ordinance and the survey meets all accuracy requirements.

Pa. Lic. No. 22834-E

William A. Burch PLS

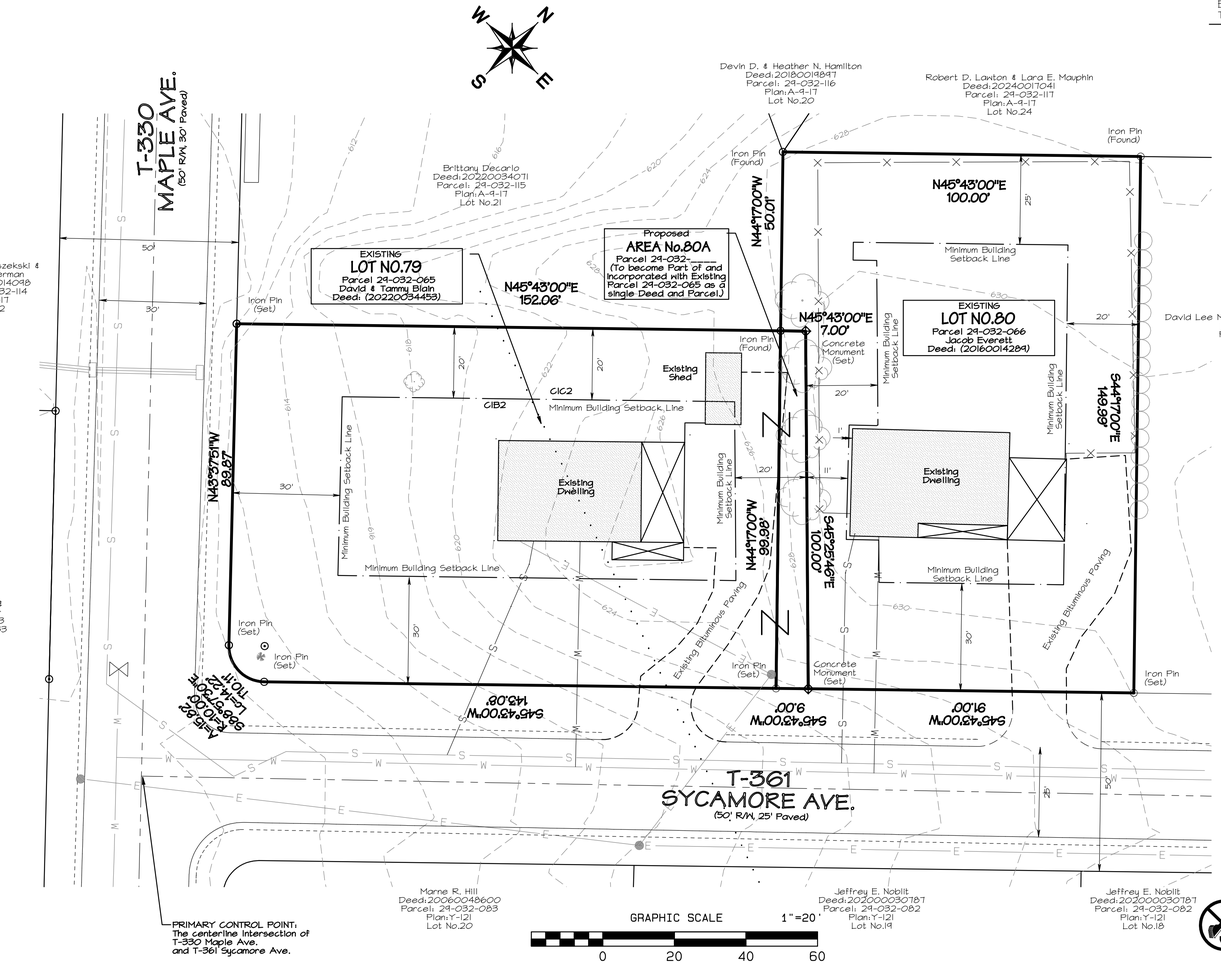
BURCH ASSOCIATES, INC.
Property and Engineering Surveys
340 Berrysburg Road
Millersburg, PA 17061
Phone: 717-642-2214
bill@burchsurveying.com

This plan reviewed by the Dauphin County Planning Commission this __ day of _____, 2026.
Chairman _____
Secretary _____

This plan reviewed by the Halifax Township Engineer this __day of _____ 2026.
Township Engineer _____

This plan recommended for approval by the Halifax Township Planning Commission this___ day of _____, 2026.
Chairman _____
Secretary _____

This plan approved by the Board of Supervisors of Halifax Township this __ day of _____, 2026.
Chairman _____
Secretary _____



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

It is hereby certified that the undersigned are the legal/equitable owners of the property shown on this plat and that all streets or parts thereof, if not previously dedicated, are herby tendered for dedication to public use.

Owner(s) _____
David Blain

_____
Tammy Blain

David & Tammy Blain
102 Sycamore Ave
Halifax, Pa 17032
Phone: (717) 215-7935

Commonwealth of Pennsylvania
County of Dauphin
On this___day of_____ 2026.
before me, the undersigned personally appeared
David Blain Tammy Blain
who being duly sworn according to law, depose and say that they are the owners of the property shown on this plan and that they acknowledge the same to be their act and deed and desire the same to be recorded as such according to law.
Witness my hand and notarial seal the day and date above written.

My commission expires NOTARY PUBLIC

It is hereby certified that the undersigned are the legal/equitable owners of the property shown on this plat and that all streets or parts thereof, if not previously dedicated, are herby tendered for dedication to public use.

Owner(s) _____
Jacob A. Everett

Jacob Everett
88 Sycamore Ave.
Halifax, Pa 17032
Phone: (717) 602-3801

Commonwealth of Pennsylvania
County of Dauphin
On this___day of_____ 2026.
before me, the undersigned personally appeared
Owner(s) _____
Jacob A. Everett
who being duly sworn according to law, depose and say that they are the owners of the property shown on this plan and that they acknowledge the same to be their act and deed and desire the same to be recorded as such according to law.
Witness my hand and notarial seal the day and date above written.

My commission expires NOTARY PUBLIC

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
- Concrete Monument
- Fence Line
- Deep Probe
- Unsuitable Probe
- Shrub
- Utility Pole
- Concrete Monument
- Property Adjoiners
- Flag Pole
- Traverse Point
- Soil Types
- Building Setback Line

PRELIMINARY/FINAL SUBDIVISION PLAN
FOR

DAVID & TAMMY BLAIN & JACOB EVERETT

situate in
Halifax Township
Dauphin County, Pennsylvania

Date: August 10,2026
Drawing No: HT-404