No: 25-108

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

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

Plat Title: Melvin J. & Susie S. Fisher

Zoning District: C - Conservation | 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: 1 | Proposed # of Lots: 1 | Proposed # of New DUs: 0 | Subdivided/ Developed Acres: 11.25 | Total Acs: 16.68

Date Received: 10/02/2025 | Staff Review: 10/22/2025 | Official County Review: 10/22/2025

Reviewed by: TS | Checked by: | Parcel # 65-009-005

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. The plan shall be drawn to a scale of 1"=100' (S-LD § 22-601.A)
2. Monuments and Markers are required to be set in accordance with Township Specifications (S-LD § 22-707.4)

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. There appears to be a stream/watercourse on the southwestern edge of the property. An adequate drainage easement should be provided per S-LD § 22-706.4.
3. The primary control point could be labeled on the plan for reference.

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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		

SITE TEST:

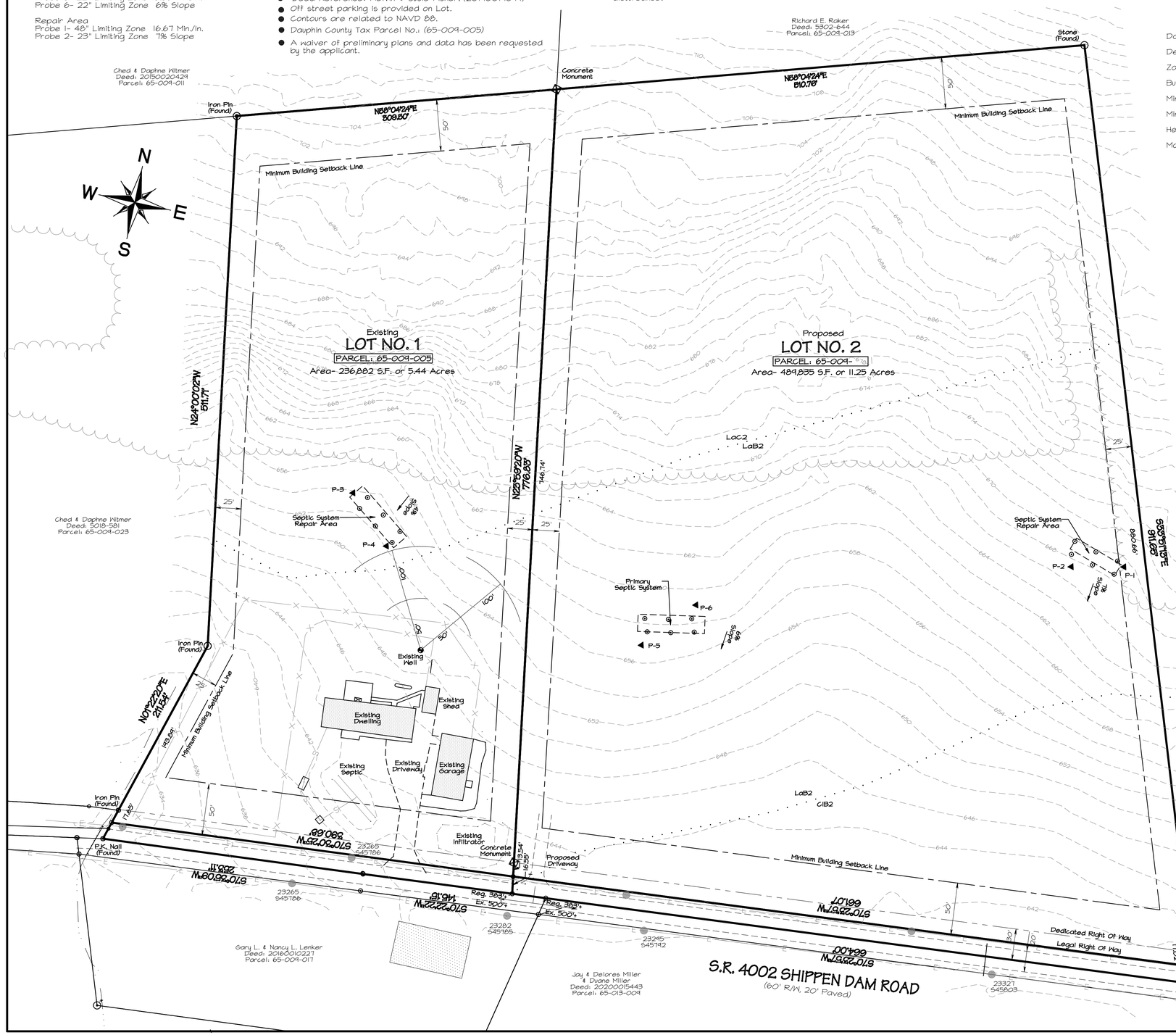
EXISTING LOT No.1
Repair Area
Probe 3- 48" Limiting Zone 23.37 Min./In.
Probe 4- 20" Limiting Zone 4% Slope

PROPOSED LOT No.2
Primary Septic System
Probe 5- 22" Limiting Zone 16.33 Min./In.
Probe 6- 22" Limiting Zone 6% Slope

Repair Area
Probe 1- 48" Limiting Zone 16.67 Min./In.
Probe 2- 23" Limiting Zone 1% Slope

GENERAL NOTES:

- Proposed: Two Lot Subdivision
- Existing Parcel 65-009-005 (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 65-009-_____(Lot No.2) will be serviced by its own on lot sewage disposal system and individual well.
- Deed Reference: Melvin & Susie Fisher. (20190019077)
- Off street parking is provided on Lot.
- Contours are related to NAVD 88.
- Dauphin County Tax Parcel No.: (65-009-005)
- A waiver of preliminary plans and data has been requested by the applicant.
- Minimum Building Setbacks:Front-50', Side-25', Rear-50'.
- Zoning: Conservation
- 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 building permit approval. An N.P.D.E.S. permit will be required if more than 1 Acre of land disturbance.



SITE DATA:

Owner:
Melvin & Susie Fisher
2371 Shippen Dam Road
Millersburg,Pa 17061
Phone:(717)-

Dauphin county Parcel No. (65-009-005)

Deed reference: (20190019077)

Zoning: Conservation

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

Minimum lot width <12% Average slope before Grading 200'

Minimum Lot Area <12% Average slope before Grading 1 Acre

Height Regulations 35' Principal Bulling,25' Accessory

Maximum Lot Coverage Lot Size Greater than 1.5 Acres 10%

SOIL TYPES:

GlB2- Calvin -Leck Kill shaly silt loams, 3-8% Slopes
LaB2- Laidig Gravelly loams, 3-8% Slopes
LaC2- Laidig Gravelly loams, 8-20% Slopes

AREA TABULATION:

EXISTING (Parcel 65-009-005) Lot No.1
Lot Area- 230,308 S.F. or 5.28 Acres
Right of Way- 6,574S.F. or 0.15 Acres
Total Area- 236,882 S.F. or 5.44 Acres

Proposed (Parcel 65-009-) Lot No.2
Lot Area - 478,903 S.F. or 10.99 Acres
Right of Way- 10,931 S.F. or 0.25 Acres
Total Area- 489,835 S.F. or 11.25 Acres

Total Area of Subdivision= 726,718 S.F. or 16.68 Acres

WETLANDS NOTE:

All wetland areas, including riverine systems, are to be protected and remain undisturbed. No wetlands existed within the area of development

HIGHWAY OCCUPANCY PERMIT

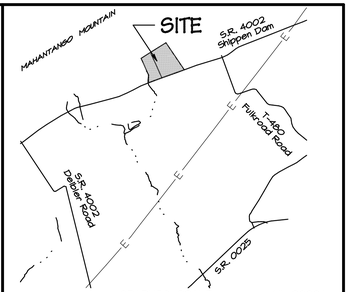
Access to the State Highway is authorized by a State Highway Occupancy Permit. No building construction or work within the State Highway r/w may commence without said permit.

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

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



LOCATION PLAN

LEGEND

- Sign
- X 430.00 Spot Elevation
- X 430.00 Proposed Elevation
- OH T Overhead Telephone Line
- UG/T Underground Telephone Line
- E Overhead Electric Line
- UG/E 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
- A Property Adjoiners
- Flag Pole
- #1 Traverse Point
- GlB2 / LaC2 Soil Types
- Building Setback Line
- 55 Silt Soxx
- RCE Rock Construction Entrance

I hereby certify this plan to be correct as shown.

Pa. Lic. No. 22834-E

_____ PLS
BURCH ASSOCIATES
Property & Engineering Surveys
340 Berrysburg Rd, Millersburg, PA 17061
PHONE: (717) 692-2274
www.burchsurveying.com

This plan approved by Upper Paxton Township Board of Supervisors this __ day of _____, 2025

Chairman_____

Secretary_____

This plan reviewed in the final stage by Dauphin County Planning Commission this __ day of_____, 2025.

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) _____
Melvin J. Fisher

Melvin J. & Susie S. Fisher
2371 Shippen Dam Road
Millersburg,Pa 17061
PHONE: (717) 692-4302

_____
Susie S. Fisher

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

Owner(s) _____
Melvin J. Fisher Susie S. Fisher

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

PRELIMINARY/FINAL SUBDIVISION PLAN
FOR

MELVIN J. & SUSIE S. FISHER

situated in
Upper Paxton Township
Dauphin County, Pennsylvania

GRAPHIC SCALE 1"=50'
0 50 100 150

Date: July 30, 2025 Drawing No: UP-832