No: 25-105

Dauphin County Subdivision/Land Development Review Report

Municipality	Jackson Township	Surveyor	Burch Associates	Engineer	
Plat Title	William D. & Debra A. Zearing Subdivision Plan				
Zoning District	NA			Proposed Land Use	Residential and non building

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

# of Lots	# of New Lots	# of New D.U.s	Acreage Subdivided/Developed	Total Acreage
1	1	0	1.61	48.28

Date Received	Staff Review	Official County Review
9/24/2025	10/2/2025	10/2/2025

Reviewed by GD Checked by _____ Parcel no: 32-015-013

Project Description: To subdivide a 103.437 into two lots

- ***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.*

Waivers Requested:

- Preliminary plan submittal
- Lot Dimension (100 foot frontage whereas 125 foot is required – Section 504.1.C)

- Also, it is not certain if seeking a non-building waiver. No formal item has been identified but a non-building statement has been placed on the plan.

Comments:

1. If the applicant is seeking approval by requesting a non-building waiver then the following items may be taken into account: The Township ordinance appears to be silent regarding the applicability or permissibility of this request. Section 201-A.2. of the subdivision regulations states that the purpose of such regulations is to ensure "the site is suitable for building purposes and human habitation." However, Section 107 of the Pennsylvania Municipalities Planning Code allows for the approval of non-building waivers when the proposal is exclusively for agricultural use.

   To qualify for such a waiver, the following provisions must be met: a) The proposed parcels are to be used strictly for agricultural purposes; b) Each parcel must be greater than 10 acres in size; and c) No new roads, easements, or dwellings are proposed.

It is recommended that the Township solicitor be consulted to determine if the proposed language is appropriate. If this is not acceptable, then appropriate language should be developed and included on the plan. This language is to be added to ensure compliance with both Township sewage requirements and the applicable provisions of the Municipalities Planning Code

2. If the is intended to be construction (anticipated for a single-family home) the Township Engineer is to confirm the need to submit stormwater management plan. (SALDO Section 605)

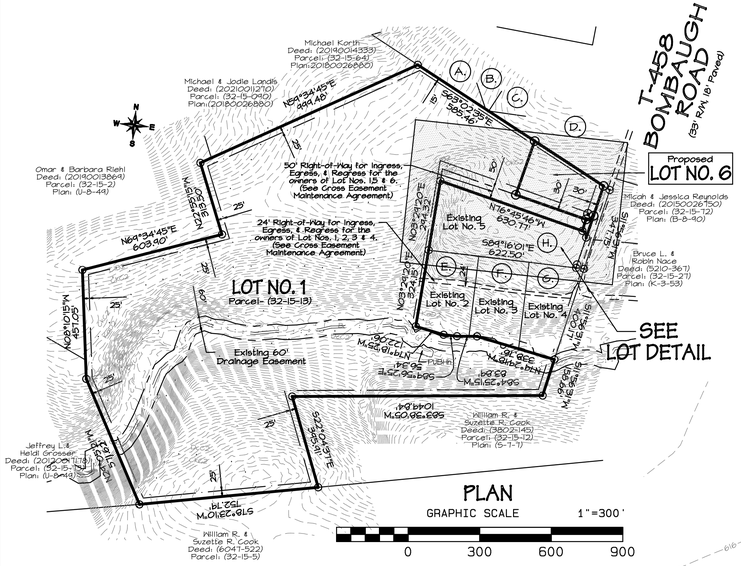
3. The site is an agricultural security area, which is the first step to becoming an agricultural easement. The applicant can reach out to the Dauphin County Conservation District for more information.

4. No indication of front or side yard setbacks for proposed lot no. 6 has been dimensioned (although it measures out to be 15 feet).

5. Access for proposed lot is anticipated to be from the shared drive adjacent to lot #6 and remining in ownership with lot #1. If not, and access to be directly from Bombaugh Road, then adequate site distance is to be confirmed.

Plan No. 25-105

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 *(see note)*		X		
17. Existing natural features shown -	Wetlands	X		
	Floodplains *(see note)*	X		
	Woodlands, streams	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 (*WELLS ?)*		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 () *(not provided)*			X
22. Existing streets shown -	Name	X		
	R/W width (*see note)*	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. PADOT Highway Occupancy Permit statement shown		X		
35. Consistency with Future Land Use plans -	County plans	X		
	Municipal plans	X		



PROPERTY ADJOINERS:

A. Lisa & Athur Williams Instr.- (20240006826), Parcel- (32-15-83), Plan- (K-8-28-24)
B. Lisa & Athur Williams Instr.- (20200033241), Parcel- (32-15-82), Plan- (K-8-28-24)
C. Max L. & Bertha E. Seller Deed: (F-64-868), Parcel: (32-15-20), Plan: (K-8-28, 24)
D. Jeffrey Gesford & Sylvia Hawley Parcel- (32-15-84), Plan: (K-8-28, 29)
E. John & Dina Taucher Instr. (20140027361)Parcel: (32-15-75)Plan: (20060029466)
F. Joel P. & Shannon N. Groff Instr. (20071004868) Parcel: (32-15-76) Plan: (20060029466)
G. Shannon N. Groff Parcel: (32-15-77) Plan: (20160025360)
H.Travis Zearing Instr. (20220009905) Parcel: (32-15-86) Plan: (20090015231)

SOIL TYPES:

CIB2 - Calvin-Leck Kill shaly silt loam 3-8% Slopes † Prime Ag. Soil
DcC2 - Dekalb channery sandy loam 8-15% Slopes
KaD2 - Klinesville shaly silt loams 15-25% Slopes
CkC2 - Calvin-Klinesville shaly silt loams 8-15% Slopes
Bc - Basher silt loam
Bb - Barbour silt loam

WETLANDS NOTE:

All wetland areas, including riverine systems, are to be protected and remain undisturbed. A wetland does exist in the form of PUBHh - Palustrine, Unconsolidated Bottom Permanently Flooded, Diked/Impounded.

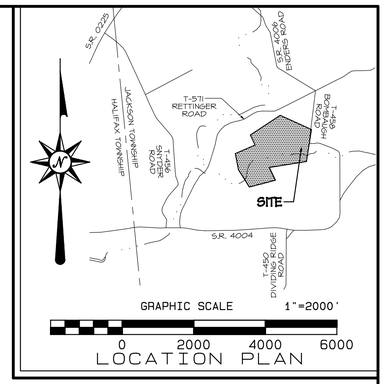
PLANNING WAIVER & NONBUILDING DECLARATION

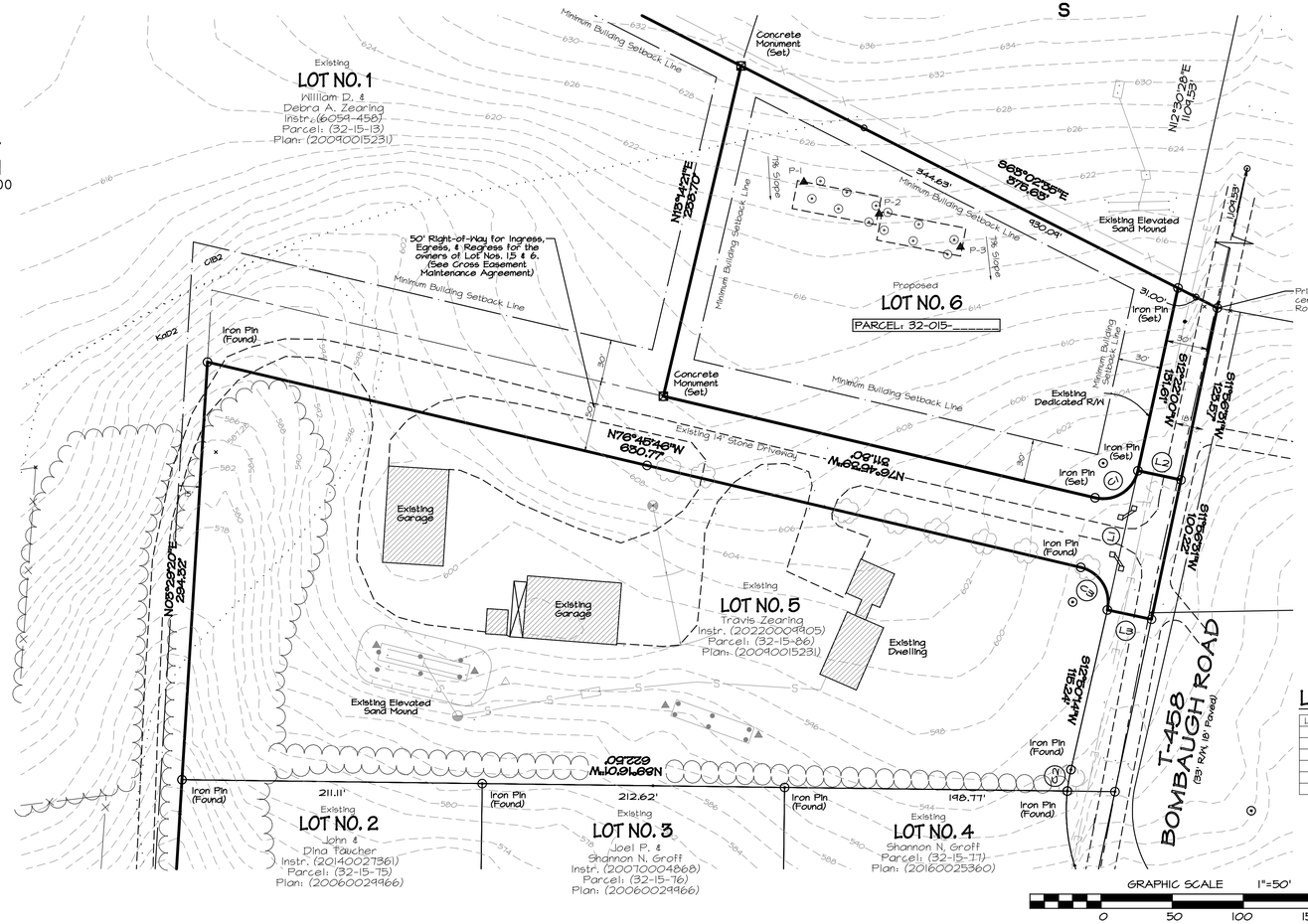
As of the date of this plot plan recording, the subdivision described herein is and shall be dedicated for the express purpose of Agricultural use. No portion of Lot No. 1 of the subdivision are approved by Jackson Township or the Department of Environmental Protection (DEP) for the installation of any 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 Jackson 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: Two Lot Subdivision
- Existing Lot No. 1 is for agricultural use with no development to take place as a result of this plan.
- Proposed Lot No.6 is for Residentail use to be serviced by its own onlot septic system and private well
- Minimum Building Setbacks:Front-30',Side-15',Rear-25'.
- Off street parking is provided on lot.
- Contours are related to NAVD 88.
- Deed Reference: William D.& Debra A. Zearing (6059-458)
- Dauphin County Tax Parcel No. (32-015-013)
- Subdivision Plan Reference: William D.& Debra A. Zearing Instrument # 20060029466,20090015231
- 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 disturbeds.
- A waiver of preliminary plans has been requested by the applicant and was granted by the Jackson Township Board of Supervisors on _____.
- A waiver of Section 504. Lots C.1 Dimensions and area of lots from 125' to 100' on Lot No.1 has been requested by the applicant and was granted by the Jackson Township Board of Supervisors on _____.

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





SITE DATA:

OWNER:
William D.& Debra A.Zearing
80 Bombaugh Road
Halifax, PA 17032
PHONE: 717-579-9880

DEED REFERENCE:
(6059-458)

PLAN REFERENCE:
1-4-90,20090015231,20060029466
32-015-013

MINIMUM LOT WIDTH: (125')
32-015-013 Lot No.1 (100')
Proposed Lot No.6 (131')

MINIMUM YARD SETBACKS:
Front- 30', Side- 15', Rear- 25'

MINIMUM LOT AREA: (65,000 S.F.)
LOT No.1 = 46.67 Acres
LOT NO. 6 =1.61 Acres

AREA TABULATION:

Existing LOT NO. 1
Right Of Way 4,655 S.F. Or 0.10 Acres
Lot Area = 2,028,285 S.F. Or 46.56 Acres
Total Area= 2,032,941 S.F. Or 46.67

LOT NO. 6
Right Of Way 3,884 S.F. Or 0.09 Acres
Lot Area = 66,283 S.F. or 1.52 Acres
Total Area= 70,1675.F. Or 1.61 Acres

Total Area of Subdivision = 2,103,108 S.F. or 48.28 Acres

SITE TEST:

LOT NO. 6
Primary Septic System
Probe P-2- 24" Limiting Zone 8.13 Min./in.
Probe P-3 24" Limiting Zone 7% Slope

Repair Area
Probe P-1- 24" Limiting Zone 17.77 Min./in.
Probe P-2 24" Limiting Zone 7% Slope

LINE CURVE TABLE:

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
L1	100.22'	N12°23'13"E				
L2	30.92'	S78°03'24"E				
L3	31.70'	N78°03'24"W				
C1	34.65'	N51°48'11"E	25.00'	90°52'21"	35.62'	25.38'
C2	15.27'	S04°28'31"W	130.00'	6°43'43"	15.26'	7.64'
C3	34.10'	N31°51'46"W	25.00'	84°36'00"	35.23'	24.83'

HIGHWAY OCCUPANCY PERMIT

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

Commonwealth of Pennsylvania
County of Dauphin
On this _____ day of_____ 2025.
before me, the undersigned personally appeared
Owner(s) _____
William D. Zearing Debra A. Zearing
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) _____
William D. Zearing
_____
Debra A. Zearing
William D.& Debra A.Zearing
80 Bombaugh Road
Halifax, PA 17032
PHONE: 717-579-9880

This plan approved by Jackson 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 _____

I hereby certify this plan to be correct as shown.

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

Pa. Lic. No. 22834-E

William A Burch PLS
BURCH ASSOCIATES
Property & Engineering Surveys
340 Bernsburg Rd, Millersburg, PA 17061
PHONE: 717-692-2214
www.burchsurveying.com

LEGEND

- Sign
- 620.00 Spot Elevation
- 620.00 Proposed Elevation
- OH Overhead Telephone Line
- US/T Underground Telephone Line
- E Overhead Electric Line
- US/E Underground Electric Line
- 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
- A1 Traverse Point
- C1B2 Soil Types
- C1C2
- Building Setback Line

PRELIMINARY/FINAL SUBDIVISION PLAN
FOR

WILLIAM D.& DEBRA A. ZEARING

(32-015-013)
situate in
Jackson Township
Dauphin County, Pennsylvania

GRAPHIC SCALE 1"=100'
0 100 200 300

Date: September 5,2025
Drawing No: JT-210