No: 25-053

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

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

Plat Title: David A., Daniel A. & Steven S. Straub

Zoning District: C - Conservation | 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: 2 | Proposed # of Lots: 1 | Proposed # of New DUs: 1 | Subdivided/ Developed Acres: 1.67 | Total Acs: 7.03

Date Received: 04/28/2025 | Staff Review: 05/05/2025 | Official County Review: 05/05/2025

Reviewed by: TS | Checked by: | Parcel # 65-012-030 & 65-012-035

Project Description: Proposed subdivision for side yard addition and 1 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.

Waivers requested:

1. S-LD § 22-501: Preliminary Plan Specifications

Comments:

1. The location map shall be displayed at a scale of 1" = 2000'. (S-LD § 22-501.A.16 per S-LD § 22-601.A.1)
2. The plan shall be drawn to a scale of 1"=100' (S-LD § 22-601.A) There appears to be no written or graphic scale present for the plan.
3. Monuments and Markers are required to be set in accordance with Township Specifications (S-LD § 22-707.4)
4. A PennDOT Highway Occupancy Permit will be required for the proposed driveway (ZO § 27-1116.1)

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.
3. There appears to be two different North Arrows for the plan (other than the one for the location map) that are in different orientations.

4. The Township should ensure that the proposed development conforms with slope requirements set forth in the Upper Paxton Township Zoning Ordinance Chapter 27. It appears there may be areas of slopes greater than 15% and greater than 25% located on both lots.
5. The primary control point could be labeled on the plan for reference.

Plan No. 25-053

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 DATA:

OWNER:
David A. Straub
Daniel A. Straub
Steven S. Straub

ADDRESS:
1659 Shippen Dam Road
Millersburg, PA 17061

PARCEL NO.: 65-012-030,65-012-035

DEED REFERENCE: 201000057196

ZONED:
(C) Conservation District

MINIMUM LOT Area: (3 Acres) 12%-15% slopes
65-012-030 3.84 Acres Proposed
65-012-035 3.19 Acres Proposed

MINIMUM LOT WIDTH: (250') 12%-15% slopes
65-012-030 345.11' Proposed
65-012-035 324.90 Proposed

MINIMUM BUILDING SETBACKS:
Front- 50', Side-25', Rear-50'

COVERAGE REGULATIONS:
Required- No More than 10%
65-012-030 4.5% Existing
65-012-035 7.8% Proposed

HEIGHT REGULATIONS:
Principal Building not to Exceed 35'
Accessory Building not to Exceed 25'

AREA TABULATION:

Proposed Area No.1A:
Lot Area- 70,965 S.F. Or 1.62 Acres
Right Of Way- 2,063 S.F. Or 0.04 Acres
Total Area 73,029 S.F. Or 1.67 Acres

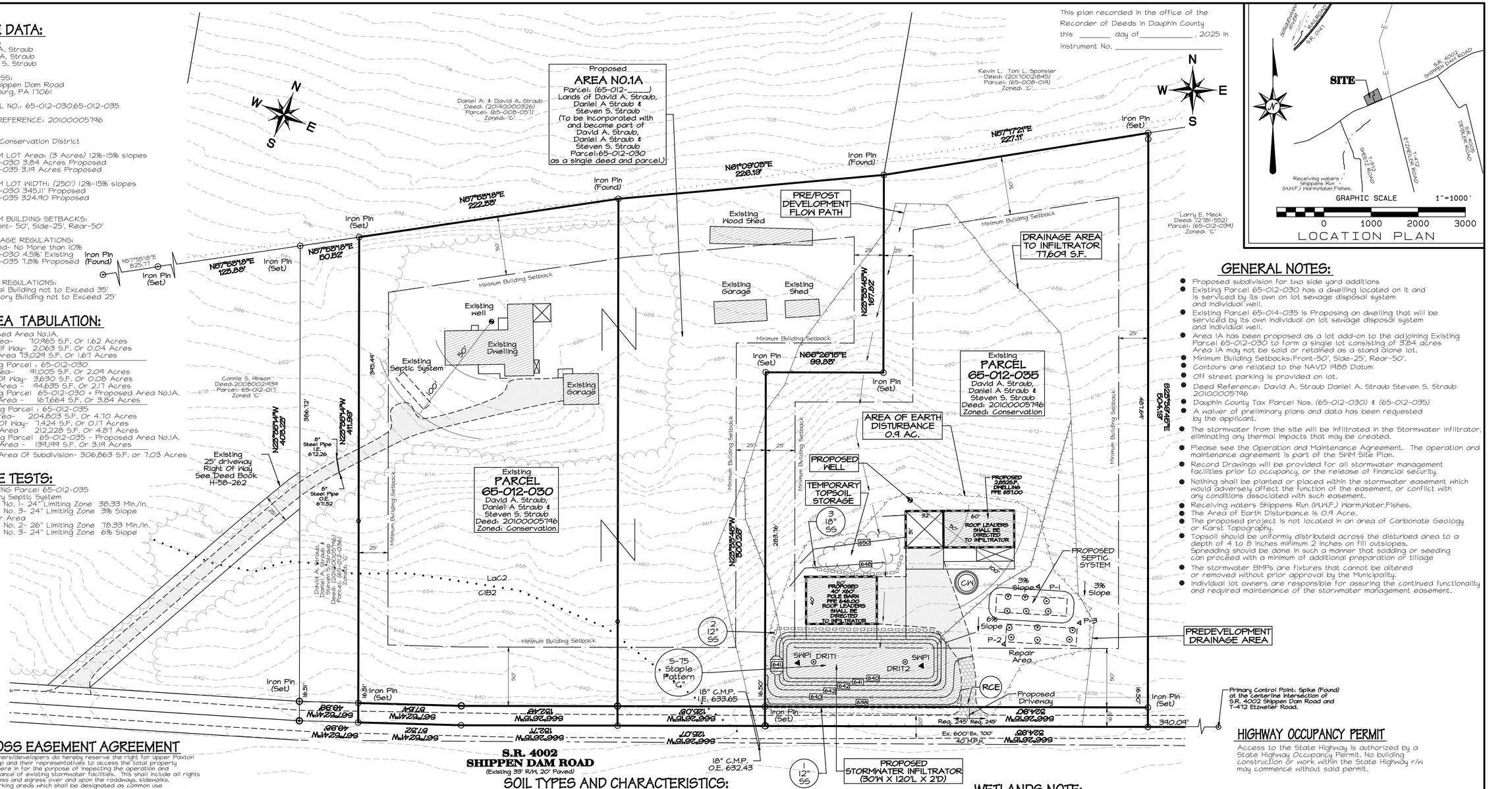
Existing Parcel : 65-012-030
Lot Area- 91,005 S.F. Or 2.09 Acres
Right Of Way- 3,630 S.F. Or 0.08 Acres
Total Area - 94,635 S.F. Or 2.17 Acres
Existing Parcel 65-012-030 + Proposed Area No.1A.
Total Area - 167,664 S.F. Or 3.84 Acres

Existing Parcel : 65-012-035
Lot Area- 204,803 S.F. Or 4.70 Acres
Right Of Way- 7,424 S.F. Or 0.17 Acres
Total Area 212,228 S.F. Or 4.87 Acres
Existing Parcel 65-012-035 - Proposed Area No.1A.
Total Area - 139,199 S.F. Or 3.19 Acres

Total Area Of Subdivision- 306,863 S.F. or 7.03 Acres

SITE TESTS:

EXISTING Parcel 65-012-035
Primary Septic System
Probe No. 1- 24" Limiting Zone 38.33 Min./In.
Probe No. 3- 24" Limiting Zone 3% Slope
Repair Area
Probe No. 2- 26" Limiting Zone 78.33 Min./In.
Probe No. 3- 24" Limiting Zone 6% Slope



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

GENERAL NOTES:

- Proposed subdivision for two side yard additions
- Existing Parcel 65-012-030 has a dwelling located on it and is serviced by its own on lot sewage disposal system and individual well.
- Existing Parcel 65-014-035 is Proposing an dwelling that will be serviced by its own individual on lot sewage disposal system and individual well.
- Area 1A has been proposed as a lot add-on to the adjoining Existing Parcel 65-012-030 to form a single lot consisting of 3.84 acres Area 1A may not be sold or retained as a stand alone lot.
- Minimum Building Setbacks:Front-50', Side-25', Rear-50'.
- Contours are related to the NAVD 1988 Datum
- Off street parking is provided on lot.
- Deed Reference: David A. Straub Daniel A. Straub Steven S. Straub 201000057196
- Dauphin County Tax Parcel Nos. (65-012-030) & (65-012-035)
- A waiver of preliminary plans and data has been requested by the applicant.
- The stormwater from the site will be infiltrated in the Stormwater infiltrator, 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.
- Receiving waters Shippens Run (H.W.F.) Warm Water Fishes.
- The Area of Earth Disturbance is 0.9 Acre.
- The proposed project is not located in an area of Carbonate Geology or Karst Topography.
- 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 stormwater BMPs are fixtures that cannot be altered or removed without prior approval by the Municipality.
- Individual lot owners are responsible for assuring the continued functionality and required maintenance of the stormwater management easement.

CROSS EASEMENT 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 existing 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 existing 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.

David A. Straub

Daniel A. Straub Steven S. Straub

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

SOIL TYPES AND CHARACTERISTICS:

SOIL TYPE	DEPTH	DRAINAGE	SLOPES	AVAILABLE WATER CAPACITY	PERMEABILITY	SURFACE RUNOFF	EROSION HAZARD	WINDTHROW HAZARD	HSG	Soil Limitations	Resolution
Galvin-Leck Kill shally silt loam CIB2	Moderately Deep	Well Drained	3-8%	Moderate to Low	Moderate	Moderate	Slight	Slight	B	Slight erosion hazard	Install 12" Compost Filter Sock
Laidig Gravelly Loam LaC2	Deep	Well Drained	8-20%	Moderate	Moderate	Moderate	Slight	Slight	B	Not in area of disturbance	Not in area of disturbance

WETLANDS NOTE:

All wetland areas, including riverine systems, are to be protected and remain undisturbed. According to the National Wetlands Inventory, no wetlands exist on the mapping for this proppertty.

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

Commonwealth of Pennsylvania
County of Dauphin
On this _____ day of _____ 2025.
before me, the undersigned personally appeared
Owner(s)
David A. Straub Daniel A. Straub
Steven Straub
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) _____
David A. Straub
_____
Daniel A. Straub
_____
David A. Straub Steven S. Straub
Daniel A. Straub
Steven S. Straub
6594 Shippen Dam Road
Millersburg, PA 17061
PHONE:(717)-514-0570

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 _____

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

I, William A. Burch, hereby certify that the stormwater management plan and the Township Subdivision and Land Development design standards and criteria and survey meets all accuracy requirements.

Pa. Lic. No. 22834-E

William A. Burch PLS
BURCH ASSOCIATES
Property & Engineering Surveys
340 Bernberg Road
Millersburg, PA 17061
Phone: (717) 692-2214

LEGEND

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

PROPOSED STORMWATER INFILTRATOR (30'W X 120'L X 2'D)

PRELIMINARY/FINAL SUBDIVISION PLAN,
STORMWATER MANAGEMENT PLAN
& EROSION AND SEDIMENTATION CONTROL PLAN
FOR

DAVID A. STRAUB, DANIEL A. STRAUB & STEVEN S. STRAUB

situate in
Upper Paxton Township
Dauphin County, Pennsylvania
Tax Parcel
No.- (65-012-030)(65-012-035)

Date: April 1, 2025 Drawing No: UP-828