No: 25-063

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Middle Paxton Township | Surveyor: n/a | Engineer: Akens Engineering Assoc. Inc.

Plat Title: Final Minor Subdivision Plan for Harrisburg Postal Employees Gun Club

Zoning District: Agriculture and Rural Residential (A-RR) | Proposed Land Use: Vacant land

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

Existing # of Lots: 1 | Proposed # of Lots: 2 | Proposed # of New DUs: 0 | Subdivided / Developed Acres: 12.67 | Total Acres: 23.2

Date Received: 5/21/25 | Staff Review: 5/23/25 | Official County Review: 5/23/25

Reviewed by: KMD | Checked by: DMK | Tax Map Parcel #: 49-039-001

Project Description: Create one new 12+ acre lot

- *When applicable, streets, sewer, water, storm drainage, and other infrastructure elements are 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 is to be verified by the Municipal Zoning Officer.*
- *The 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.*

1. All signatures, certifications, dedications, and notarizations required by the Subdivision and Land Development Ordinance should be in place before final approval. (S&LDO § 307)
2. The Final Plan shall be drawn in ink on Mylar sheets (sheet size 18" x 24") at a scale of fifty (50) feet to the inch or one hundred (100) feet to the inch. (S&LDO § 307).
3. A complete street layout shall be provided at a scale of one-inch equals eight hundred feet. (S&LDO §307.H)
4. Type and location of water supply and sewage disposal facilities, and location of percolation test areas must be shown (S&LDO 305.J).
5. The percentage of the slope of all lots is required to be shown (S&LDO 305.O).
6. Easements with accurate dimensions, bearings, or deflection angles and radii, arcs, and central angles of all curves shall be shown. (S&LDO §307.J, §305.U and §307.S) *Easements for utilities and drainage ways are required to be displayed. GIS aerial imagery displays an access road to the property owned by Thomas A. Robinson (43-039-16) that traverses through residual Lot 1. There are no easements or rights-of-way displayed.*

7. Primary Control Points are required to be displayed. (S&LDO §307.K)
8. The point of access of all driveways is required to be displayed (S&LDO §307.P).
9. The location of wells, perks, probes, and minimum separation distances are required to be shown. (S&LDO §307.AA).
10. A Sewer Facilities Plan is required (S&LDO § 308. A).
11. A Storm Water Management Plan is required unless waived by the Board of Supervisors. (S&LDO §308.C and §305.AF).
12. Monuments and Markers must be in accordance with S&LDO § 402.
13. All existing buildings, sewers, water mains, culverts, petroleum lines, telephone and electrical lines, gas lines, fire hydrants, and other man-made features shall be shown. (S&LDO § 305.S per §307) *The location of all utilities (aboveground and belowground) must be shown.*
14. Streets and access roads shall conform to the standards in §502. *It is noted that Roberts Valley Road (private road) services over 10 lots. The street is required to comply with the requirements for Minor streets. The cartway and berm should be reviewed by the Township Engineer for compliance.*
15. Water Supply must be in accordance with S&LDO §506. Each lot must be provided with an individual water supply system.
16. An Erosion and Sediment Control Plan is required (S&LDO §507). *It is noted that there are no improvements or earth-moving activities proposed by this plan.*

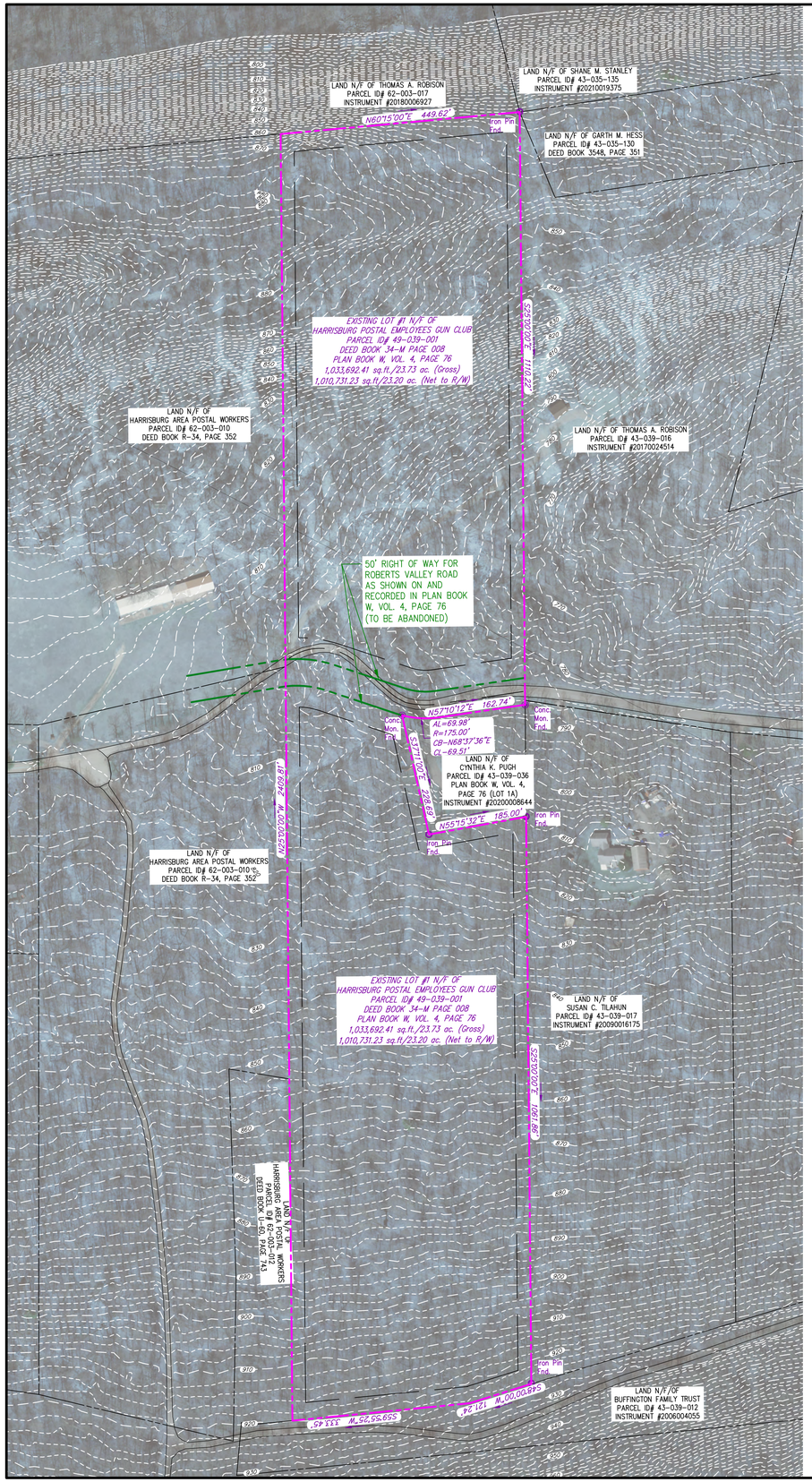
Comments:

1. According to GIS aerial imagery residual Lot 1 contains a significant amount of area in excess of 12% slope. The average slope of the lot shall be determined to determine if the lot is subject to the Steep Slope Provisions in Article 11, and should be reviewed by the Township Engineer for compliance.
2. Please include PA Highway Occupancy Permit statement on the plan. An example statement is: "*Access to the State/Township Street is authorized by a state/township occupancy permit. No Building construction or work within the State/Township Street R/w may commence without said permit*."
3. Access easements and maintenance agreements shall be provided between all property owners that utilize the paved access road.

Plan No. 25-063

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 shown		X		
9. Location map shown		X		
10. Total property map (bearings, distances, area, primary control point) shown (PCP)			X	
11. Names of adjacent landowners/subdivisions 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. (woodlands)		X	
18. Contours at required intervals 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 ( ) on-lot ( )		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. PADOT Highway Occupancy Permit statement shown			X	
35. Consistency with Future Land Use plans -	County plans	X		
	Municipal plans	X		



FINAL MINOR SUBDIVISION PLAN
FOR THE
HARRISBURG POSTAL WORKERS GUN CLUB

MIDDLE PAXTON TOWNSHIP
DAUPHIN COUNTY, PA

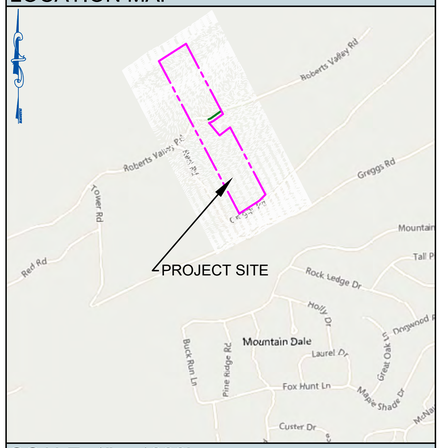
LOCATION OF EXISTING UNDERGROUND UTILITIES ARE BASED UPON SURFACE EVIDENCE AND EXISTING DRAWINGS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE BY AKENS ENGINEERING ASSOCIATES, INC. CONTRACTOR SHOULD CONTACT THE PA. ONE CALL SYSTEM (1-800-42-1776) PRIOR TO ANY EXCAVATION AS REQUIRED BY PA. ACT 199 (2004).

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS NOTICE IN DESIGN STAGE - STOP CALL PENNSYLVANIA ONE CALL SYSTEMS, INC. PHONE: 1-800-242-1776.

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG

SHEET INDEX:
1 OF 2 - COVER/EXISTING CONDITIONS
2 OF 2 - SUBDIVISION PLAN

LOCATION MAP



SCALE: 1" = 1000'

LINE LEGEND

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING SETBACK LINE
- EXISTING EDGE OF MACADAM
- EXISTING RIGHT OF WAY LINE
- EXISTING CONTOUR LINE

ZONING INFORMATION:

ZONING DISTRICT:
(A-RR) - AGRICULTURE AND RURAL RESIDENTIAL

EXISTING/PROPOSED USE :
EXISTING AND RESIDUAL LOT #1 USE: VACANT LAND
PROPOSED LOT #1B USE: VACANT LAND

LOT AREA:
REQUIRED: 87,120 sq.ft. - 2.0 Acres
EXISTING LOT #1 USE: 23.20 Acres
RESIDUAL LOT #1 USE: 10.50 Acres
PROPOSED LOT #1B USE: 12.67 Acres

LOT WIDTH:
MIN. REQUIRED: 200 ft.
EXISTING LOT #1: 459.25 ft.
RESIDUAL LOT #1: 488.04 ft.
PROPOSED LOT #1B: 259.59 ft.

BUILDING HEIGHT:
MAXIMUM: 35 ft.
EXISTING AND RESIDUAL LOT #1: LESS THAN 35 ft.
PROPOSED LOT #1B: LESS THAN 35 ft.

IMPERVIOUS LOT COVERAGE:
MAXIMUM: 20% BUILDING / 40% TOTAL IMPERVIOUS.
EXISTING AND RESIDUAL LOT #1: 0% / 0% TO RIGHT OF WAY
PROPOSED LOT #1B: 0% / 0% TO RIGHT OF WAY

BUILDING SETBACKS:
REQUIRED FRONT: 40 ft.
EXISTING AND RESIDUAL LOT #1: 40 ft.
PROPOSED LOT #1B: 40 ft.
REQUIRED SIDE: 25 ft.
EXISTING AND RESIDUAL LOT #1: 25 ft.
PROPOSED LOT #1B: 25 ft.
REQUIRED REAR: 35 ft.
EXISTING AND RESIDUAL LOT #1: 35 ft.
PROPOSED LOT #1B: 35 ft.

GENERAL PLAN NOTES:

1. THE INTENT OF THIS PLAN IS TO SUBDIVIDE LOT #1B FROM EXISTING LOT #1. LOT #1B WILL BE SOUTH OF ROBERTS VALLEY ROAD AND WILL CONTAIN12.6714 ACRES. RESIDUAL LOT #1 WILL BE NORTH OF ROBERTS VALLEY ROAD AND WILL CONTAIN 10.497 ACRES.
2. EXISTING LOT #1 IS ENTIRELY WOODED.
3. ALL THE INFORMATION ON THIS PLAN UNLESS SPECIFICALLY NOTED IS PER A SURVEY CONDUCTED BY AKENS ENGINEERING ASSOCIATES, INC. IN APRIL OF 2025.
4. THIS PLAN WAS PREPARED WITHOUT BENEFIT OF A TITLE SURVEY.
5. NO IMPROVEMENTS ARE PROPOSED BY 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.
6. ANY EARTH DISTURBANCE REQUIRES THE APPROVAL OF BOTH MIDDLE PAXTON TOWNSHIP AND THE DAUPHIN COUNTY CONSERVATION DISTRICT.
7. NO WETLANDS EXIST WITHIN THE SITE AS DEPICTED ON NATIONAL WETLAND INVENTORY MAPPING. A WETLAND DELINEATION WAS NOT PERFORMED.
8. PER FEMA MAP PANEL 420387 FOR MIDDLE PAXTON TOWNSHIP, NO PORTION OF THIS LOT LIES WITHIN THE 100-YEAR FLOODPLAIN.
9. ALL PAGES OF THIS PLAN ARE TO BE RECORDED.

NON-BUILDING DECLARATION LOT #1B & RESIDUAL LOT #1:

AS OF THE DATE OF THIS DEED/PLOT PLAN RECORDING, THE PROPERTY/SUBDIVISION DESCRIBED HEREIN IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF CONTINUED EXISTING USE. NO PORTION OF LOT #1B OR RESIDUAL LOT #1 OF THIS PROPERTY/SUBDIVISION ARE APPROVED BY MIDDLE PAXTON 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 MUNICIPALITIES AND DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. §750.1 ET SEQ.) (ACT) 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 MIMDDLE PAXTON TOWNSHIP, WHO ARE CHARGED WITH ADMINISTERING THE ACT TO DETERMINE THE FORM OF SEWAGE FACILITIES PLANNING REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS."

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN AND OFFER OF DEDICATION STATEMENT

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF YORK

ON THIS THE ____ DAY OF _____, 2025 BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _ROBERT PUGH_____ WHO ACKNOWLEDGES THEMSELVES TO BE THE _____ OF THE HARRISBURG POSTAL WORKERS GUN CLUB, AND THAT THEY AS SUCH _____, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY THEMSELVES AS _____.

_____.
ROBERT PUGH - PRESIDENT

_____, 2025 _____.
MY COMMISSION EXPIRES NOTARY PUBLIC

MIDDLE PAXTON TOWNSHIP PLANNING COMMISSION REVIEW

AT A MEETING ON _____, 2025, THE MIDDLE PAXTON TOWNSHIP PLANNING COMMISSION REVIEWED THIS PLAN.

_____
SECRETARY, PLANNING COMMISSION MIDDLE PAXTON TOWNSHIP

_____
CHAIRMAN, PLANNING COMMISSION MIDDLE PAXTON TOWNSHIP

MIDDLE PAXTON TOWNSHIP BOARD OF SUPERVISORS FINAL PLAN APPROVAL

AT A MEETING ON _____, 20 _____, THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLE PAXTON APPROVED THIS PROJECT.

_____
SECRETARY, BOARD OF SUPERVISORS MIDDLE PAXTON TOWNSHIP

_____
CHAIRMAN, BOARD OF SUPERVISORS MIDDLE PAXTON TOWNSHIP

DAUPHIN COUNTY PLANNING COMMISSION REVIEW

REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION ON _____, 2025.

_____
SECRETARY, DAUPHIN COUNTY PLANNING COMMISSION

_____
CHAIRMAN, DAUPHIN COUNTY PLANNING COMMISSION

RECORD OF DEEDS CERTIFICATE

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND FOR DAUPHIN COUNTY, PENNSYLVANIA, THIS _____, DAY OF _____, 2025.

INSTRUMENT NUMBER _____.

SURVEYOR CERTIFICATION

I, SCOTT W. AKENS HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND ENGINEER IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA; THAT THIS PLAN CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON APRIL 17, 2025; THAT ALL THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

SCOTT W. AKENS, P.E., P.L.S. 05/19/2025. DATE

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL SCOTT WILLIAM AKENS ENGINEER PE073141

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL SCOTT WILLIAM AKENS LAND SURVEYOR SU075172

Akens Engineering Associates, Inc.
219 E. Main St. Shiremanstown, Pa. 17011
(P) 717-975-9933 (F) 717-975-5507
www.akensengineering.com
"Providing Quality Engineering & Surveying Services since 1983."

OWNER/APPLICANT DATA:
HARRISBURG POSTAL WORKERS GUN CLUB
1500 ROBERTS VALLEY ROAD
HARRISBURG, PA 17110

PROJECT ENGINEER/SURVEYOR
Akens Engineering Associates, Inc.
SCOTT W. AKENS, P.E., P.L.S.
219 E. Main St. Shiremanstown, Pa. 17011
(P) 717-975-9933 (F) 717-975-5507
www.akensengineering.com
scott@akensengineering.com

N W E S

0 120' 240'

REVISIONS:

FINAL MINOR SUBDIVISION PLAN

FOR THE

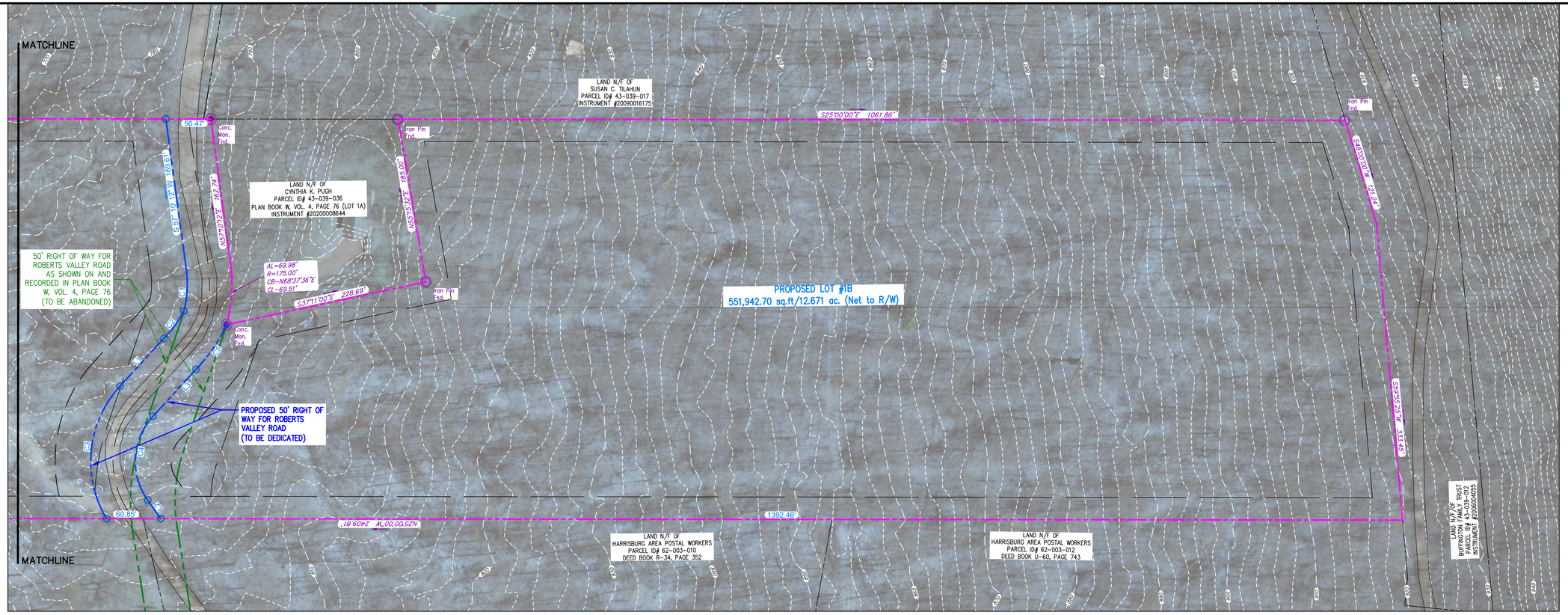
HARRISBURG POSTAL WORKERS GUN CLUB

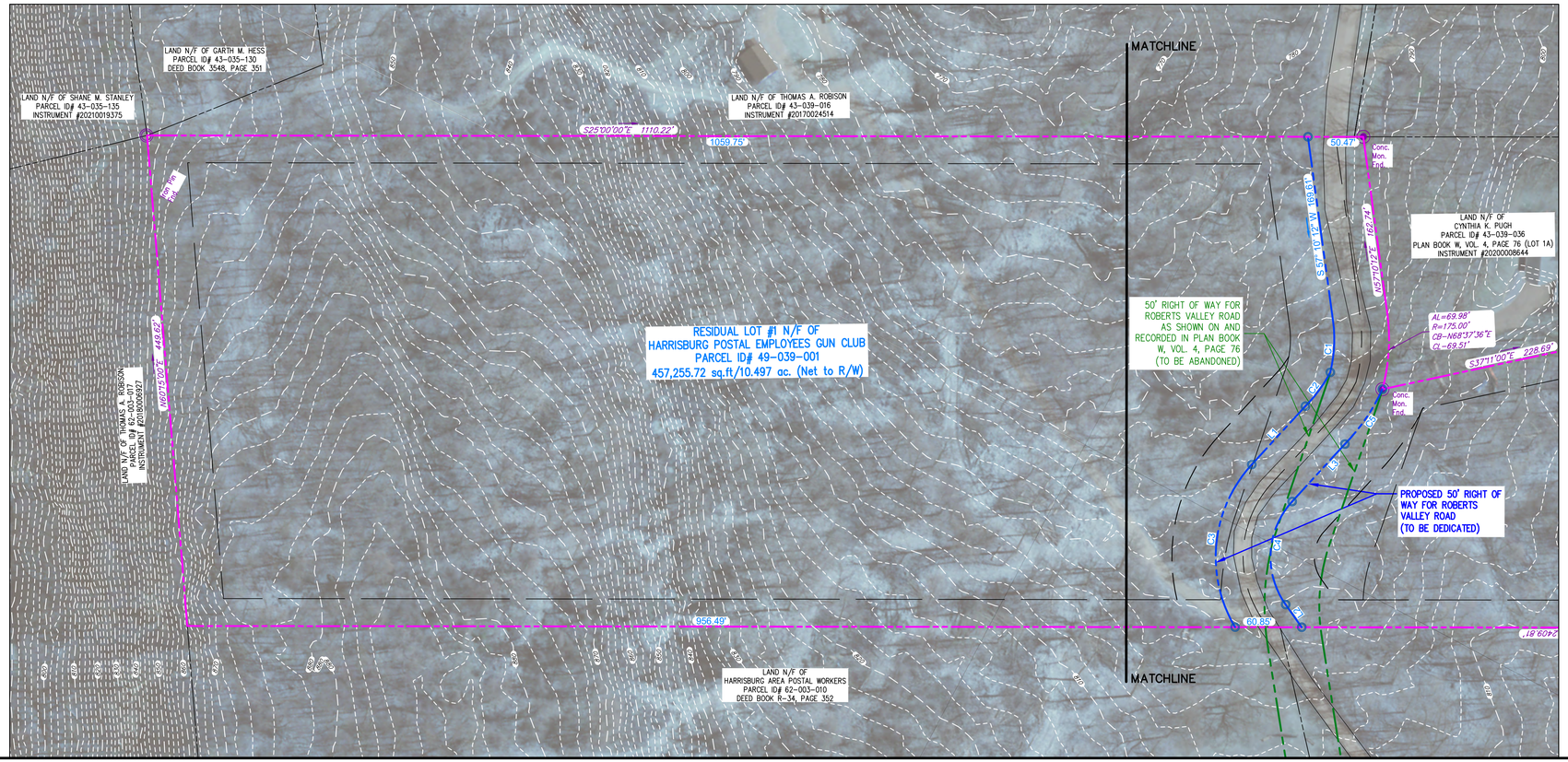
MIDDLE PAXTON TOWNSHIP
DAUPHIN COUNTY, PA

COVER / EXISTING CONDITIONS

SCALE:	SHEET NUMBER:
1" = 120'	1 of 2
PLAN DATE:	
MAY 19, 2025	

FILE NAME:
X:\1071-1 Pugh Subdivision\1071-1 Pugh Subdivision.dwg





LINE LEGEND

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING SETBACK LINE
- EXISTING EDGE OF MACADAM
- EXISTING RIGHT OF WAY LINE
- EXISTING CONTOUR LINE
- PROPOSED PROPERTY LIINE
- PROPOSED SETBACK LINE

Parcel Line Table		
Line #	Length	Direction
L1	72.29'	N72° 32' 16"W
L2	25.44'	N29° 37' 11"E
L3	71.22'	S72° 32' 16"E

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	47.53'	125.00'	S68° 03' 48"W	47.24'
C2	38.60'	125.00'	N78° 43' 18"W	38.45'
C3	160.02'	125.00'	N70° 47' 17"E	149.32'
C4	101.90'	75.00'	N68° 32' 28"E	94.24'
C5	61.03'	175.00'	S80° 40' 21"E	60.72'

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0 100' 200'

REVISIONS:

FINAL MINOR SUBDIVISION PLAN

FOR THE

HARRISBURG POSTAL WORKERS GUN CLUB

MIDDLE PAXTON TOWNSHIP
DAUPHIN COUNTY, PA

PROPOSED SUBDIVISION PLAN

SCALE:	SHEET NUMBER:
1" = 100	2 of 2
PLAN DATE:	
MAY 19 2025	
FILE NAME:	
1071-1 Pugh Subdivision.dwg	