No: 26-073

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Lykens Township | Surveyor: Burch Assoc. | Engineer: Burch Assoc.

Plat Title: Jacob S. & Barbara Esh and Ashley Nicole Samantha Nicole Donmoyer

Zoning District: Agricultural Residential (A-R) & Agricultural (A) | Proposed Land Use: Lot Addition/Residential

Plat Status: ___ Preliminary; ___ Final; X P/F; ___ Minor

Plat Type: X Subdivision; ___ Land Development

Regulations: ___ County; X Municipal; X Zoning; X S&LD

Existing # of Lots	Proposed # of Lots	Proposed # of New DUs	Subdivided / Developed Acres	Total Acres
2	2	0	0.22	49.21

Date Received: 7/20/26 | Staff Review: 7/22/26 | Official County Review: 7/22/26

Reviewed by: BS | Checked by: LG | Tax Map Parcel #: 39-021-029 & 39-021-027

Project Description: Proposed subdivision for 1 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.*

SALDO Comments:

1. The applicant is requesting a waiver of the preliminary plan requirements. (S&LDO §405). This plan has been reviewed as the final plan.

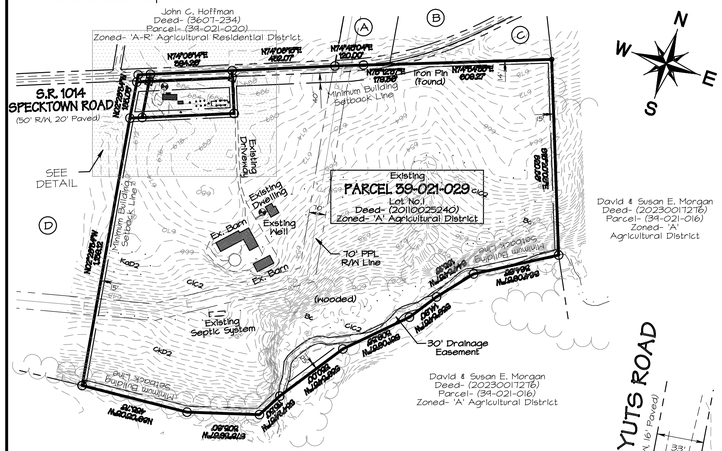
General Comments:

1. The acreage shown for tax parcel 39-021-029 on the Dauphin County Parcel Viewer does not match what is shown on the plan prior to the subdivision. This should be clarified with the Dauphin County Assessment Office.

Plan No. 26-073

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 (no seal)		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 ( ) 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 (Township Engineer)			X	
34. PADOT/Township Highway Occupancy Permit statement shown (Correction needed)		X		
35. Consistency with Future Land Use plans -	County plans	X		
	Municipal plans	X		

Existing Parcel 39-021-029 (Lot No.1) boundary is not from an actual field survey and is taken from varies deeds and plans.



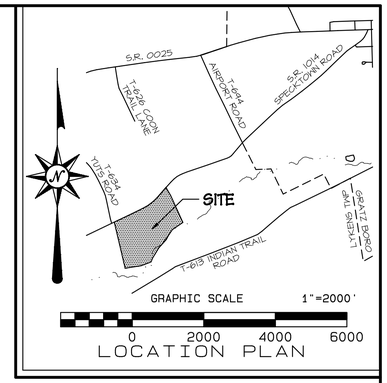
PROPERTY ADJOINERS

A) Larry K. & Audrey E. Lenker Deed- (10-384) Parcel- (39-021-019) Zoned- 'A-R' Agricultural Residential District LOT NO.1
B) Ronald K. Lenker Deed- (865-545) Parcel- (39-021-022) Zoned- 'A-R' Agricultural Residential District LOT NO.2
C) Susan D. Shade Deed- (20040026484) Parcel- (39-021-008) Zoned- 'A' Agricultural District
D) John C. Hoffman Deed- (3607-234) Parcel: (39-021-011) Zoned- 'A-R' Agricultural Residential District

SOIL TYPES:

AbB2- Albrights Silt Loam, 3-10%
Bc- Basher Silt Loam
ClB2- Calvin-Leck Kill Shaly Silt Loams, 3-8 %Slopes
ClC2- Calvin-Leck Kill Shaly Silt Loams 8-15% Slopes
KaD2-Klinesville Shaly Silt Loams 15-25% Slopes
KaE2-Klinesville Shaly Silt Loams 25-50% Slopes

This plan recorded in the office of the Recorder of Deeds in Dauphin County this_____day of_____, 2026 in Instrument #_____



GENERAL NOTES:

- Proposed Subdivision for side yard addition
- Lot 1 has an existing dwelling located on it and is serviced by it's own individual on lot sewage disposal system and well.
- Area 4A is for side yard addition to become part of and incorporated with Parcel 39-021-027 to form a single lot containing 1.71 acres.
- Minimum Building Setbacks:Front-40',Side-15',Rear-25'.
- Contours are related to NAVD 88.
- Deed Reference
  Ashley Nicole & Samantha Nicole Donmoyer (20240026454)
  Jacob S. & Barbara Esh (20110025240)
- Dauphin County Tax Parcel No. (39-021-027) (39-021-029)
- Concrete monuments have been placed where indicated on this plan.
- 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.

AREA TABULATION:

EXISTING LOT NO.3, PARCEL 39-021-029:
TOTAL AREA: 2,143,206 S.F. or 44.21 Acres (By Deed)

EXISTING LOT NO.3, PARCEL 39-021-029- AREA 4A=
TOTAL AREA: 2,133,954 S.F. or 48.99 Acres (By Deed)

PROPOSED AREA 4A:
R/W AREA: 1,539 S.F. or 0.04 Acres
LOT AREA: 7,708 S.F. or 0.18 Acres
TOTAL AREA: 9,247 S.F. or 0.22 Acres

EXISTING LOT NO.4, PARCEL 39-021-027
R/W AREA: 10,392 S.F. or 0.24 Acres
LOT AREA: 55,177 S.F. or 1.27 Acres
TOTAL AREA: 65,569 S.F. or 1.51 Acres

EXISTING LOT NO.4, PARCEL 39-021-027 + AREA 4A=
R/W AREA: 11,931 S.F. or 0.28 Acres
LOT AREA: 62,886 S.F. or 1.44 Acres
TOTAL AREA: 74,817 S.F. or 1.71 Acres

SITE DATA:

OWNER: Jacob S. & Barbara Esh

Phone:

OWNER ADDRESS:
900 Specktown Road, Lykens, PA 17048

TAX PARCEL: (39-021-029)

ZONED:
'A'- Agricultural District

MINIMUM BUILDING SETBACK LINES:
Front- 40', Side- 15', Rear- 25'

OWNER: Ashley Nicole & Samantha Nicole Donmoyer

Phone: 717-574-8401

OWNER ADDRESS:
890 Specktown Road, Lykens, PA 17048

TAX PARCEL: (39-021-027)

ZONED:
'A'- Agricultural District

MINIMUM BUILDING SETBACK LINES:
Front- 40', Side- 15', Rear- 25'

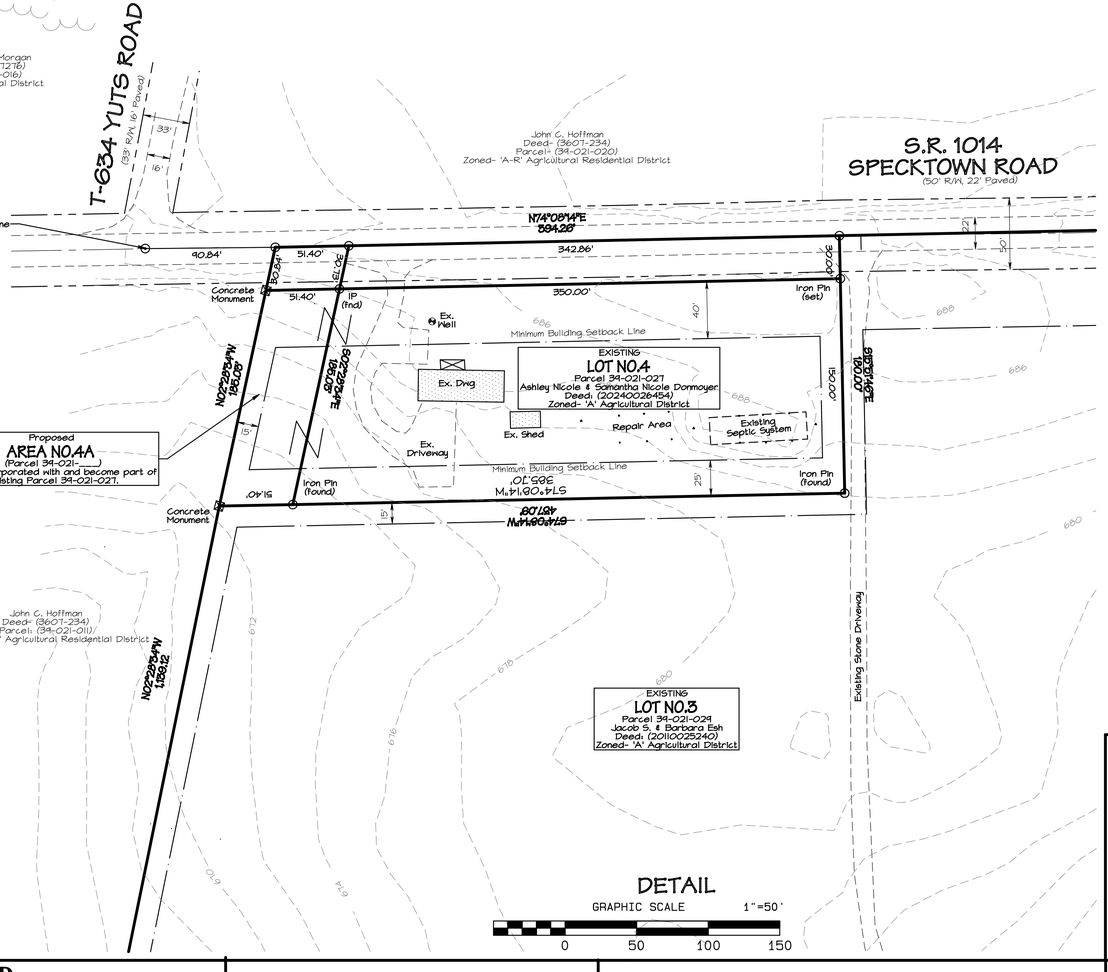
HIGHWAY OCCUPANCY PERMIT

No building permit will be issued for any lot or parcel which will require access to a State Highway until authorized by a State Occupancy Permit. No work to the existing driveways within the State Right-of-Way is to take place as a result of this plan.

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 propperty.

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





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 lot-add on use. No portion of Lot No.3, 4 or Area 4A of the subdivision are approved by LykensTownship 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 Lykens 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.

I, WILLIAM ABNER BURCH, PLS, hereby state that to the best of my knowledge, the Subdivision plan shown and described hereon is true and correct to the standard of accuracy required by the Lykens Township Subdivision and Land Development Ordinance. The error of closure is not greater than one foot in five thousand feet.

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

William A. Burch PLS
BURCH ASSOCIATES
Property & Engineering Surveys
340 Bernsburg Road
Millersburg, PA 17061
Phone: (717) 692-2214
Email: bill@burchsurveying.com
Pa. Lic. No. 22834-E

LEGEND

- Sign
- X 820.00 Spot Elevation
- X(880.00) Proposed Elevation
- OH T Overhead Telephone Line
- UG/T Underground Telephone Line
- E Overhead Electric Line
- UG/E Underground Electric Line
- W Existing Waterline
- Light Standard
- Property Corner
- 600 Existing Contour
- TRF Turf Reinforcement Matting
- RCE Rock Construction Entrance
- Fence Line
- Deep Probe
- Unsuitable Probe
- shrub
- Utility Pole
- Concrete Monument
- A Property Adjoiners
- Flag Pole
- #1 Traverse Point
- CB2 CC2 Soil Types
- Building Setback Line
- FF-30 30' Filter Fabric Fence
- 680 Proposed Contour

This plan recommended for approval by Lykens Township Planning Commission this ___day of_____, 2026.
Chairman _____
Secretary _____

This plan approved by Lykens Township Board of Supervisors this ___day of_____, 2026.
Chairman _____
Secretary _____

This plan reviewed in the Final stage by Dauphin County Planning Commission this ___ day of _____, 2026.
Chairman _____
Secretary _____

PRELIMINARY/ FINAL SUBDIVISION PLAN FOR

JACOB S. & BARBARA ESH AND ASHLEY NICOLE & SAMANTHA NICOLE DONMOYER

situate in

Lykens Township

Dauphin County, Pennsylvania

Date: April 13, 2026

Drawing No: LT-399

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) _____
Ashley Nicole Donmoyer
_____
Samantha Nicole Donmoyer

Ashley Nicole & Samantha Nicole Donmoyer
890 Specktown Rd, Lykens, PA 17048
Phone: 717-574-8401

Commonwealth of Pennsylvania
County of Dauphin
On this _____ day of _____ 2026.
before me, the undersigned personally appeared
Owner(s) _____
Ashley Nicole Donmoyer Samantha Nicole Donmoyer
who being duly sworn according to law deposes and says that they have legal or equitable title to the property shown on this plan, that the plan was made at their direction, that they acknowledge the same to be their act and plan, that they desire the same to be recorded, and that all streets and other property identified as proposed public property (excepting those areas labeled "NOT FOR DEDICATION") are hereby dedicated to the public use.

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) _____
Jacob S. Esh
_____
Barbara Esh

Jacob S. & Barbara Esh
900 Specktown Rd, Lykens, PA 17048
Phone:

Commonwealth of Pennsylvania
County of Dauphin
On this _____ day of _____ 2026.
before me, the undersigned personally appeared
Owner(s) _____
Jacob S. Esh Barbara Esh
who being duly sworn according to law deposes and says that they have legal or equitable title to the property shown on this plan, that the plan was made at their direction, that they acknowledge the same to be their act and plan, that they desire the same to be recorded, and that all streets and other property identified as proposed public property (excepting those areas labeled "NOT FOR DEDICATION") are hereby dedicated to the public use.

My commission expires _____ NOTARY PUBLIC