No: 25-024

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Halifax Township | Surveyor: Burch Associates | Engineer: Not Applicable

Plat Title: Eugene R. & Janice E. Sweigard

Zoning District: N/A (Existing Land Use: Agricultural) | Proposed Land Use: Residential

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

# of Lots: 1 | # of New Lots: 1 | # of DUs: 0 | Acs Subdiv /Devel: 1.97 | Total Acres: 135.13

Date Received: 2/03/2025 | Staff Review: 2/10/2025 | Official County Review: 2/10/2025

Reviewed by: TS | Checked by: _____ | Tax Map Parcel #: 29-015-001

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 *County Planning Commission.*

Waivers Requested:

S-LD § 404 – Preliminary Plan Requirements
S-LD § 405.1.A – Plan Scale
S-LD § 505.3.A – Lot Frontage
S-LD § 606 & 607 – Curbs & Sidewalks

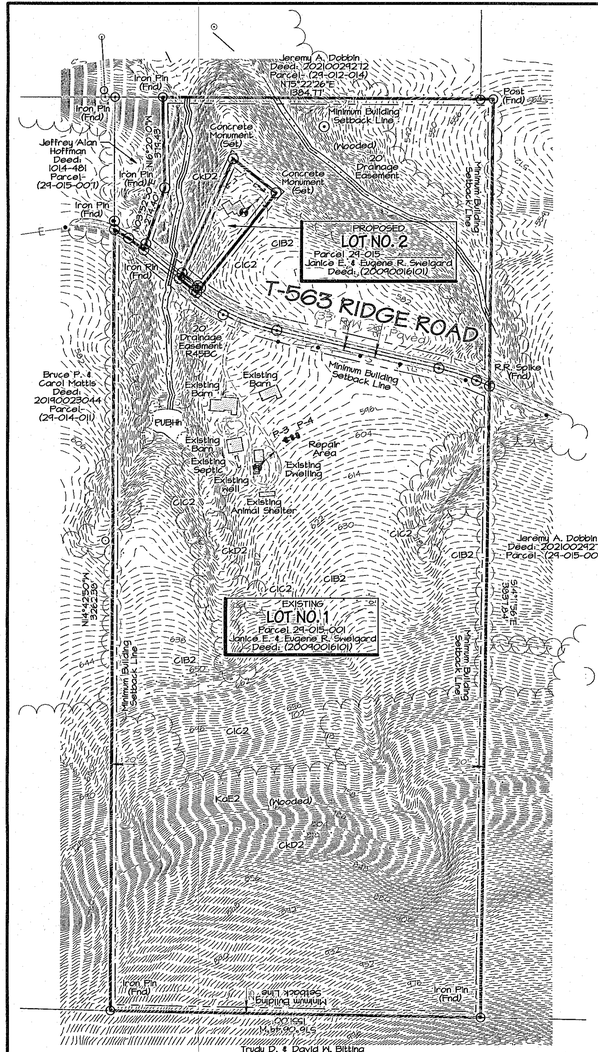
Comments

1. The plan shall be drawn at a scale not less that 1"=50'. (S-LD § 405.1.a per 407.1.a) The plan displays the applicants intent to request a modification of this requirement.
2. The location map is required to be drawn at a scale not less than 1"=1,000' (S-LD § 405.1.a.iv per 407.1.a)
3. All signatures, seals, and notarizations must be acquired upon final plan approval. (S-LD § 407.1.a.xi)
4. Any existing and proposed easements are required to be displayed on the plan for reference (S-LD § 405.1.a.ix per 407.1.a) – This includes any existing utilities (underground or overhead).
5. Drainage easements shall be at least 30' in width. (S-LD § 503.3) Drainage easements in the plan are only 20' in width.
6. The minimum lot width is 150'. (S-LD § 505.3.A) The plan displays the applicants intent to request a modification of this requirement.
7. Curbs on the site may be required in accordance with Section 606 of the Halifax Township SALDO. The plan displays the applicants intent to request a modification of this requirement.
8. Sidewalks on the site may be required in accordance with Section 607 of the Halifax Township SALDO. The plan displays the applicants intent to request a modification of this requirement.
9. The final Erosion and Sedimentation Control Plan is required to be in accordance with *Section 507* of the Halifax Township Subdivision Ordinance. The reviewer note the no earth disturbance is proposed with this plan.

10. The final Stormwater Management Plan is required to be in accordance with *Section 508* of the Halifax Township Subdivision Ordinance. The reviewer note the no earth disturbance is proposed with this plan.
11. Monuments and markers shall be set in accordance with S-LD § 602.

Plan No. 25-024

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/landscape architect 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	X		
Water mains	X		
21. Proposed man-made features shown – Building (s)			X
Storm drainage facilities			X
Sewer disposal – public(X) on-lot ()			X
Water supply – public (X) well ()			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		



SITE DATA:

OWNER: Eugene R. & Janice E. Sweigard

ADDRESS: PO Box 109
312 Ridege Road Halifax, PA 17032

DEED REFERENCE: 20090016101

NUMBER OF LOTS:
2 Proposed

MINIMUM LOT AREA REQUIRED:
w/ On-Lot Sewer & On-Lot well-1.5 Acres
w/ On-Lot Water or Public Sewer-1.0 Acres

MINIMUM LOT WIDTH: 150'

MINIMUM BUILDING SETBACKS:
Front- 40'/35'/30'
Side- 20'
Rear- 25'

MAXIMUM IMPERVIOUS COVERAGE:
ALLOWED- 30%
LOT No.1 Existing- 0.02%
LOT No.2 Existing- 11%

MAXIMUM BUILDING HEIGHT: 35'

USE OF LAND:
Parcel- 24-015-001= Agriculture

SITE TEST:

EXISTING LOT NO.1
Septic System Repair Area
Probe 3 Limiting Zone 51", 18.55 Min/ In
Probe 4 Limiting Zone 51", 7% Slope
PROPOSED LOT NO.2
Septic System Repair Area
Probe 1 Limiting Zone 21", 8.8 Min/ In
Probe 2 Limiting Zone 23", 7% Slope

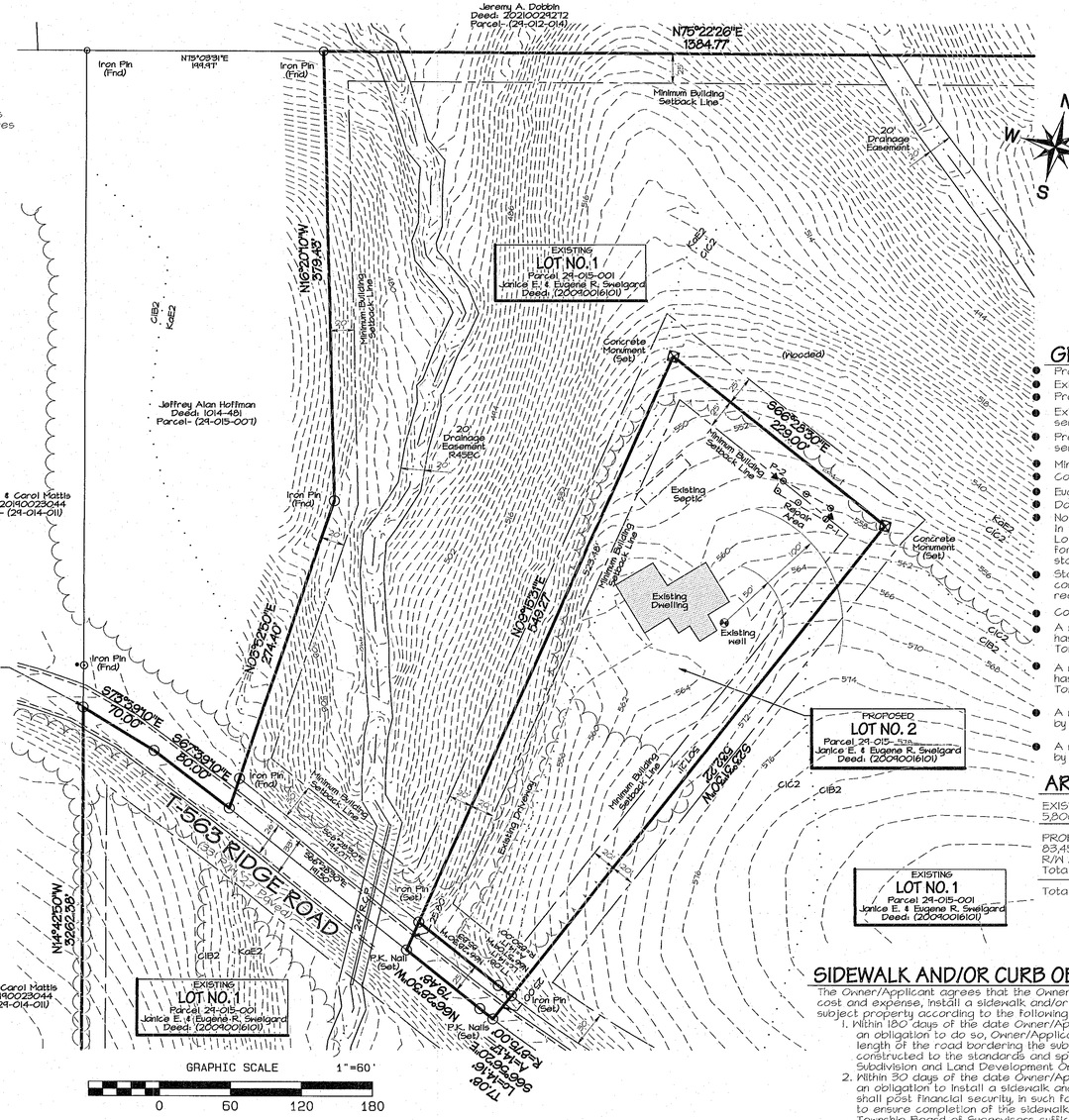
SOIL TYPES:

CkD2 Clavin-Kilnesville Shaly Silt Loams, 15 to 25 % Slopes
CIB2 - Calvin-Leck Kill Shaly Silt Loams 3-8 % Slopes
CIC2 - Calvin-Leck Kill Shaly Silt Loams, 8 to 15 % Slopes
KaE2 Kilnesville Shaly Silt Loam, 25 to 50 % Slopes

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

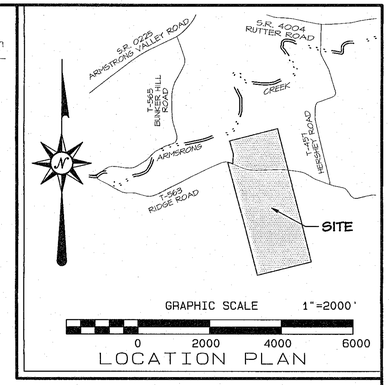
HIGHWAY OCCUPANCY PERMIT:

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



WETLANDS NOTE:

All wetland areas, including riverine systems, are to be protected and remain undisturbed. According to the National Wetlands Inventory, a wetland in the form of R45BC - Riverine (R), Intermittent (4) Streambed (SB) Seasonally Flooded (C) PUBHh - Palustrine (P), Unconsolidated Bottom (UB), Permanently Flooded (H) Diked/ Impounded (h)



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

GENERAL NOTES:

- Proposed 2 Lot Subdivision
- Existing Parcel 24-015-001 is to remain for Residential/Agricultural use.
- Proposed Lot No.2, Parcel 24-015-____ is for Residential use
- Existing Lot No.1 has an existing dwelling located on it serviced by an onlot sewage septic system and individual well.
- Proposed Lot No.2 has an existing dwelling located on it serviced by an onlot sewage septic system and individual well.
- Minimum Building Setbacks:Front-40',35',30', Side-20', Rear-25'.
- Contours are related to NAVD 88.
- Eugene R. & Janice E. Sweigard Deed Reference: (20090016101)
- Dauphin County Tax Parcel No. (24-015-001)
- 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 construction or building permit approval. An N.P.D.E.S Permit will be required if more than 1 Acre of land is disturbed during any construction.
- Concrete monuments have been placed where indicated on this plan.
- A waiver of Article IV, Section 404, preliminary plans and data, has been requested by the applicant and granted by Halifax Township on _____.
- A waiver of Article VI, Sections 606 & 607, Curbs and Sidewalks, has been requested by the applicant and granted by Halifax Township on _____.
- A waiver of Article VI, Section 405.1.a, Plan Scale, has beed requested by the applicant and granted by Halifax Township on _____
- A waiver of Article VI, Section 505.3.a, Lot Frontage,has beed requested by the applicant and granted by Halifax Township on _____

AREA TABULATION:

EXISTING PARCEL (Lot No.1) 24-015-001
5,800,291 S.F. or 133.16 Acres

PROPOSED LOT NO.2 Parcel 24-015-_____
83,454 S.F. or 1.92 Acres
R/W Area: 2,420 S.F. or 0.05 Acres
Total Lot Area 85,874 S.F. or 1.97 Acres

Total Area of Subdivision = 5,886,165 S.F. or 135.13 Acres

SIDEWALK AND/OR CURB OBLIGATION ACKNOWLEDGEMENT

The Owner/Applicant agrees that the Owner/Applicant, at the Owner/Applicant's sole cost and expense, install a sidewalk and/or curb along road frontage of the subject property according to the following terms.

1. Within 180 days of the date Owner/Applicant receives notice from the township of an obligation to do so, Owner/Applicant shall install a sidewalk and/or curb along the entire length of the road bordering the subject property which sidewalk and/or curb shall be constructed to the standards and specifications contained within any Halifax Township Subdivision and Land Development Ordinance then in effect.
2. Within 30 days of the date Owner/Applicant receives notice from the Township of an obligation to install a sidewalk and/or curb on the subject property, Owner/Applicant shall post financial security, in such form as is required by the Township, to ensure completion of the sidewalk and/or curb in an amount determined by the Halifax Township Board of Supervisors sufficient to complete the installation of the sidewalk and/or curb plus Ten (10%) percent. Failure to post financial security shall be a violation of any Halifax Township Subdivision and Land Development Ordinance in effect.
3. In the event of the Owner/Applicant fails to complete installation of the sidewalk and/or curb in a timely manner, the Township may, but shall not be obligated to, complete the installation of the sidewalk and/or curb at te cost and expense of the Owner/Applicant, plus Ten (10%) percent for the Townships expense associated with the same, which percentage the Owner/Applicant hereby agrees is a fair and accurate estimate of the additional expense incurred by the Township to complete the sidewalk and/or curb, which is the responsibility of the Owner/Applicant. Failure to complete installation of the sidewalk and/or curb in a timely manner shall also be a violation of any Halifax Township Subdivision and Land Development Ordinance then in effect.

Commonwealth of Pennsylvania
County of Dauphin
On this____day of_____ 2025.
before me, the undersigned personally appeared
Owner(s) _____
Eugene R. Sweigard Janice E. Sweigard
who being duly sworn according to law, depose and say that they are the owners of the property shown on this plan and that they acknowledge the same to be their act and deed and desire the same to be recorded as such according to law.
Witness my hand and notarial seal the day and date above written.

My commission expires NOTARY PUBLIC

It is hereby certified that the undersigned are the legal/equitable owners of the property shown on this plat and that all streets or parts thereof, if not previously dedicated, are herby tendered for dedication to public use.

Owner(s) _____
Eugene R. Sweigard

_____
Janice E. Sweigard

Eugene R. & Janice E. Sweigard
PO Box 109
312 Ridge Road
Halifax, Pa 17032
Phone: (717) 896-8526

I hereby certify this plan to be correct as shown.

Pa. Lic. No. 22834-E

P.L.S.
BURCH ASSOCIATES, INC.
Property and Engineering Surveys
340 Berrysburg Road
Millersburg, PA 17061
Phone: 717-692-2214

This plan reviewed by the Dauphin County Planning Commission this ___ day of _____, 2025. Chairman _____ Secretary _____

This plan reviewed by the Halifax Township Engineer this ___day of _____ 2025. Township Engineer _____

This plan recommended for approval by the Halifax Township Planning Commission this___ day of _____, 2025. Chairman _____ Secretary _____

This plan approved by the Board of Supervisors of Halifax Township this ___ day of _____, 2025. Chairman _____ Secretary _____

LEGEND

- Sign
- X 520.00 Spot Elevation
- X(520.00) Proposed Elevation
- OHT Overhead Telephone Line
- UGT Underground Telephone Line
- E Overhead Electric Line
- UGE Underground Electric Line
- W Existing Waterline
- LP Light Standard
- Property Corner
- 1005 Existing Contour
- Concrete Monument
- Fence Line
- Deep Probe
- Unsuitable Probe
- shrub
- Utility Pole
- Concrete Monument
- Property Adjoiners
- Flag Pole
- Traverse Point
- CkD2 Soil Types
- CIC2
- Building Setback Line

PRELIMINARY/FINAL SUBDIVISION PLAN FOR

EUGENE R. & JANICE E. SWEIGARD

situate in
Halifax Township
Dauphin County, Pennsylvania

Date: January 7, 2025

Drawing No: HT-395