

LOWER PAXTON TOWNSHIP  
BOARD OF SUPERVISORS

Resolution 23-17

Resolution for Plan Revision

RESOLUTION OF THE SUPERVISORS OF LOWER PAXTON TOWNSHIP,  
DAUPHIN COUNTY, PENNSYLVANIA, (hereinafter "the Municipality").

WHEREAS, Section 5 of the Act of January 24, 1966, P. O. 1535, No. 537, known as the "Pennsylvania Sewage Facilities Act", as amended, and the Rules and Regulations of the Pennsylvania Department of Environmental Resources adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the Municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters and/or environmental health hazards with sewage wastes and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new development conforms to a comprehensive program of pollution control and water quality management, and,

WHEREAS, EG Stoltzfus Land, LLC has proposed the development of a parcel of land identified as the Nissley Subdivision Plan, as described in the attached planning module for land development, and proposes that such land development be served by the public sewer system,

WHEREAS, the Municipality finds that the land development plan described in the attached Planning Module conforms to applicable zoning, subdivision, other Municipal Ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the Supervisors of the Township of Lower Paxton hereby adopt and submit to the Department of Environmental Resources for its approval as a revision to the "Official Plan" of the Municipality the above referenced Planning Module for subdivision, which is attached hereto. The Municipality hereby assures the Department of the complete and timely implementation of the said plan as required by Law. (Section 5, Pennsylvania Sewage Facilities Act as amended). The approval of a Planning Module by the Board of Supervisors does not obligate the Township to provide building permits and/or sanitary sewer connection permits. The availability of such permits may be limited by DEP and/or the owners of the downstream sewer system.

DULY ADOPTED By the Board of Supervisors of Lower Paxton Township on August 2, 2023.

BOARD OF SUPERVISORS  
LOWER PAXTON TOWNSHIP

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Chairman, Lowman S. Henry

Attest:

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Assistant/Secretary

## PROJECT NARRATIVE

The Nissley Project is a proposed residential subdivision of 40 single-family residential lots located within Lower Paxton Township. The parcel currently has one existing single-family residence that will remain and occupy one of the 40 proposed minimum 10,000 square foot lots. The 39 proposed single family detached units will be located on the remaining lots. The project site is located at 1620 Parkway West, which is north of the intersection of Carrollton Drive and Parkway West. The proposed development will have two new roads with access to Parkway West, one cul-de-sac and one through road which will connect to an extension from the stub of Mance Drive to the west of the subject property. The total acreage of the project is approximately 29.07 acres.

Wetland Protection: There are proposed construction activities within wetland areas for the proposed project. Two sanitary sewer crossings are required for the proposed sanitary sewer extension, a general permit 5 will be required for these utility crossings. Alternative alignments for the sewer lines were reviewed, however due to grade and sewer elevational limitations they were deemed not feasible.

The proposed method of disposal is to connect all forty (40) proposed units to an extension of gravity sewer main that would connect to the existing sewer gravity main located within Mance Drive. Additionally, the neighboring lot which is currently on an on-lot system would be connected to the sewer extension. The existing 8" sewer main will be extended within the proposed Mance Drive cul-de-sac and through the site into the 2 new proposed streets, providing permanent access easements for the authority to maintain once dedicated for lines not within public street rights-of-way. Sewer laterals will connect from the units to the extended main.

A request was made to the Lower Paxton Sewer Authority to determine that it currently has adequate sanitary sewer capacity and will provide service to the project.

The average daily flows are as proposed per the Lower Paxton Sewer Authority standards:

The total flow is **10,250 GPD** or  $10,250 \text{ GPD} \div 250 \text{ GPD/EDU} = \mathbf{41 \text{ EDU}}$ .

## **ALTERNATIVE SEWAGE FACILITIES ANALYSIS**

The chosen method of disposal is to extend the gravity sewer main and connect to the existing main west of the site, which are located in Mance Drive. The daily flow is estimated at 10,250 GPD for the 41 EDU's. This method is proposed as an ultimate method of disposal.

The project area is zoned R-1 Low Density Residential District in Lower Paxton Township with and OSD Open Space Development Overlay. Surrounding properties are zoned R-1 Low Density Residential District and RC Residential Cluster. The Adjacent residential properties to the north and the subject property currently utilize on-lot septic system and the adjacent properties to the west and south are currently utilizing the public system.

With respect to alternate sewage disposal methods, there are no other methods advisable or suitable for this development. The proposed method of sewage disposal was selected because of the existing sanitary sewer availability and capacity.

A request was made to the Lower Paxton Sewer Authority to determine that it currently has adequate sanitary sewer capacity and will provide service to the project.

The proposed sanitary sewer infrastructure will be public and dedicated to the Lower Paxton Sewer Authority for the ownership, operation, and maintenance.



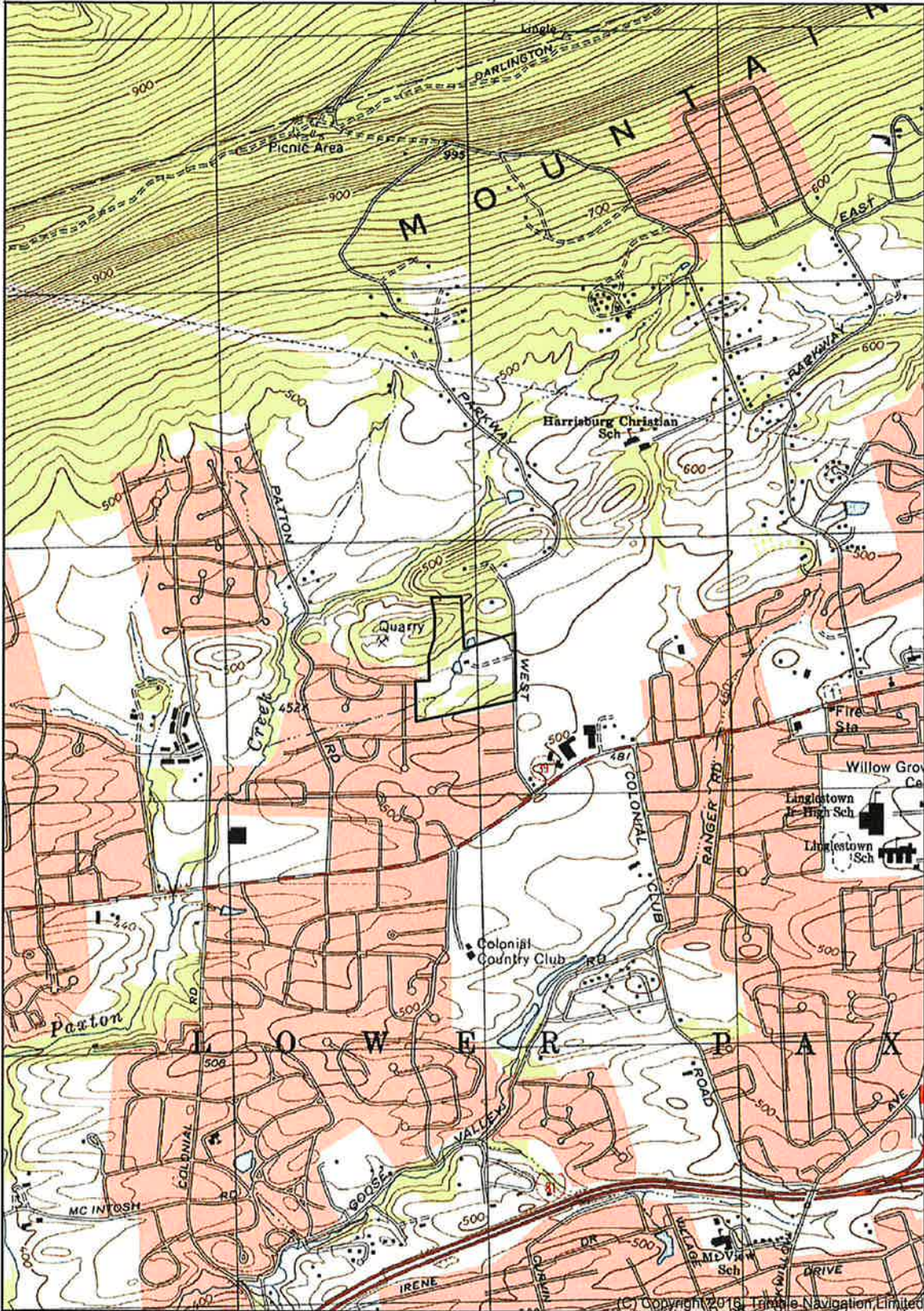
(HALIFAX)

(GRANTVILLE)

076° 50' 06.9454" W  
040° 22' 02.3541" N

(ENDERS)

076° 47' 31.7511" W  
040° 22' 02.3541" N



(HARRISBURG WEST)

(HERSHEY)

040° 19' 14.7515" N  
076° 50' 06.9454" W

040° 19' 14.7515" N  
076° 47' 31.7511" W

(LEMOYNE)

(MIDDLETOWN)

Produced by MyTopo Terrain Navigator  
Topography based on USGS 1:24,000 Maps

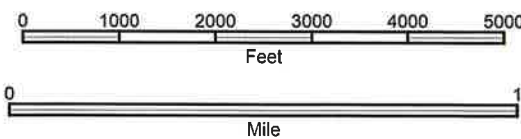
North American 1983 Datum (NAD83)  
[Projection] Projection

To place on the predicted North American 1927  
move the projection lines 10M N and 26M E

Declination



(STEELTON)  
SCALE 1:24000



CONTOUR INTERVAL 20 FT  
[BASE MAP VERTICAL DATUM]

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Printed: Wed Oct 12, 2022

