

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality Washington Township Surveyor Burch Associates Engineer NA

Plat Title Main Street Family Urgent Care

Zoning District LI – Light Industrial Proposed Land Use Commercial

Plat Status:	Preliminary	Plat Type:	Subdivision	Regulations:	County
	Final			X	Municipal
X	P/F		X	X	Zoning
	Minor			X	S&LD
Existing # of Lots	1	Proposed # of Lots	0	Proposed # of New DUs	0
				Subdivided / Developed Acres	0.7
				Total Acres	1.26

Date Received 2/4/2025 Staff Review GD Official County Review 2/21/2025

Reviewed by GD Checked by Parcel ID 66-012-170

Project Description: Proposed construction of a 2,866 SF Urgent Care Medical Facility.

- 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 comment with cited ordinance provisions are based on municipal regulations on file with the County Planning Commission.

Plan Comments:

- 1) Noted that the Township reviewed and granted the following zoning relief to the project prior to land development approval application:
 - (a) Section 27-808 - Yard Requirement – front setback allowance of 43' (50' required) and allowance of 40' (50' required);
 - (b) Section 27-806 – Minimum Lot size 50,184 sq ft (60,000 sq ft required);
 - (c) Section 27-802 – Permitted use of an Urgent Care Facility (Medical Office) in the Light Industrial District
- 2) Township is to consider the for the land development process is from Section 22-509 regarding the requirement for a recreation fee for this development and Section 22-401-11.17 regarding the construction of sidewalks.
- 3) The parcel is an agricultural security area. There are no regulations associated with being a security area, but it is the first step to becoming an enrolled agricultural easement. With this development then this would no longer be attainable.
- 4) As properly noted on the plan, the stream passing through the site is an unnamed tributary of the Wiconsico Creek. It is impaired by agricultural sources and by pathogens of an unknown source.
- 5) No point of beginning shown on the plan, but legal description calls it out as being the survey marker located on the property's southeastern corner.

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 (<i>see note on PCP</i>)	X		
16. Building setbacks shown	X		
17. Existing natural features shown -			
Wetlands	X		
Floodplains (<i>note provided</i>)	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 (<i>see comment</i>)		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 (<i>see comment</i>)		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		

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

SITE DATA:

DEVELOPER: Connor Construction
1437 Hurfville Road
Deptford, NJ 08091
Office: 856-594-1165 Cell: 215-287-6954
Email: jmden@connerconstructionllc.com
Web: connerconstructionllc.com

SITE ADDRESS:
Route 204
Elizabethville, PA 17023

MINIMUM BUILDING SETBACKS: 50' Front, 40' Side, 60' Rear

LOT AREA:
Area: 50,104 S.F. or .15 Acres
Required Lot Area: 60,000 S.F.
ZONED: Light-Industrial District (L1)

EXISTING USE: vacant
Building Height Regulation- Not to exceed 40'
Proposed Building Height 18'

IMPERVIOUS COVERAGE:

Light-Industrial District (L1) maximum allowable coverage 80%
Proposed Impervious Area: 12,103 S.F. Or 24%

Proposed: 2866 S.F. Urgent Care Medical Facility
Proposed: 5 Exam Rooms

X-ray Room
Procedure Room
Lab Room
Drug Screening Room
2866 Sq.Ft. Building Area

Proposed Parking: 19 spaces (2 Handicap)
Required: 16 spaces (1 Handicap)

Public Sewer - Elizabethville Area Authority
(150 Gallons a Day)

Public Water - Elizabethville Area Authority

LAND DEVELOPMENT PLAN FOR

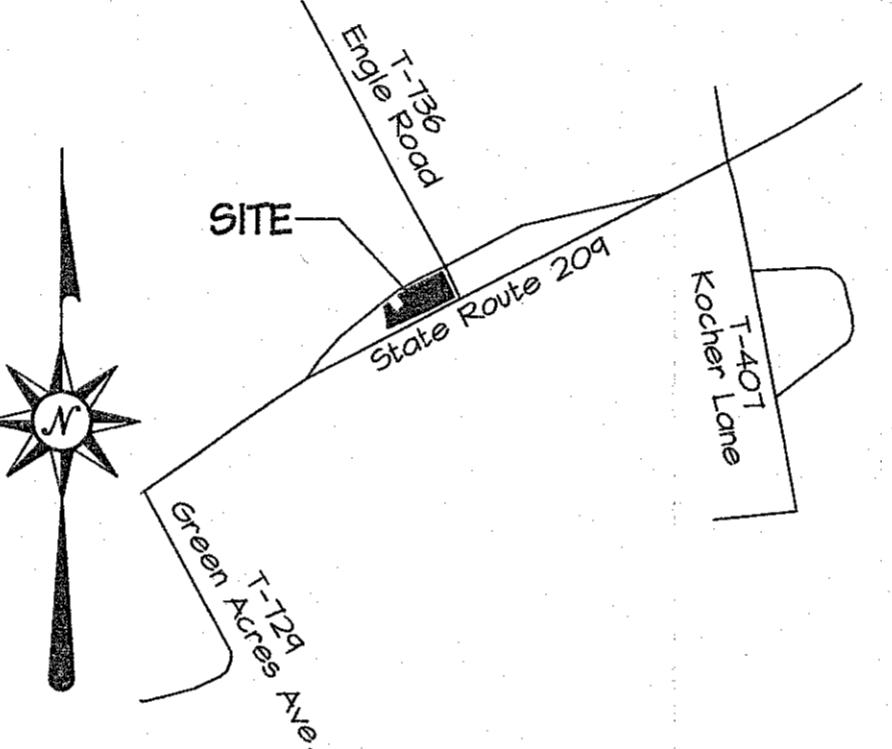


(Parcel 66-012-170)

situate in
Washington Township
Dauphin County, Pennsylvania

Date: December 16, 2024

Drawing No: WAT-354



GRAPHIC SCALE 1"=1000'
0 1000 2000 3000

LOCATION PLAN

GENERAL NOTES:

- Proposed Construction of a 2866 S.F. Urgent Care Medical Facility
- Existing Parcel 66-012-170 is for commercial use and will be serviced by Public sewage and Public water.
- Contours are related to NAVD 88.
- Off street parking will be provided on Lot
- Deed Plat
- DOHL Family Farm Limited Partnership 3884-487
- Dauphin County Tax Parcel No. (66-012-170)
- Minimum Building Setbacks: Front-50' Side-40' Rear-60'
- Area of Earth Disturbance -0.71 Acres
- Parcel 66-012-170 has an existing Sewage Pump station located on it operated by the Elizabethville Area Authority
- Contours are related to the NAVD 88.
- Zoned: Light-Industrial District (L1)
- A Zoning Variance Request of Section 21-808 Yard Regulations: Required: front setback 50' Proposed 40' Approved 11/21/2024
- A Zoning Variance Request of Section 21-808 Yard Regulations: Required: front setback 50' Proposed 43' Approved 11/21/2024
- A Zoning Variance Request of Section 21-806 Minimum Lot Regulations Required: 60,000 Sq.Ft. Existing 50,104 Sq.Ft. Approved 11/21/2024
- A Zoning Variance Request of Section 21-802 Permitted Uses, Proposed Urgent Care Facility (Medical Office) Approved 11/21/2024
- The individual lot owners will be responsible for the implementation and maintenance of the stormwater, erosion and sedimentation control devices.
- The Operation and Maintenance Agreement is part of the Stormwater Management Site Plan.
- Topsoil should be uniformly distributed across the disturbed area to a depth of 4 to 8 inches minimum 2 inches on fill outcrops. Spreading should be done in such a manner that sodding or seeding can proceed with a minimum of additional preparation or tillage
- Washington township or their representative should inspect the infiltration basin and Stone lined trench upon completion.
- Any material hauled off site must be hauled to an area with an existing Erosion and Sedimentation Control Plan.
- Receiving waters unnamed tributary to Kiconisco creek (WNF) Warm Water Fishes
- 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.
- Stormwater associated with the proposed medical facility will be infiltrated to minimize thermal impacts.
- Individual lot owners are responsible for assuring the continued functionality and required maintenance of the stormwater management facility.
- The stormwater BMP's are fixtures that cannot be altered or removed without prior approval by the Municipality.
- Land Uses: Past- agricultural, Present-commercial, Future- commercial
- Record Drawings will be provided for all stormwater management facilities prior to occupancy, or the release of financial security.
- The proposed project is not located in an area of Carbonate Geology or Karst Topography.
- Wetland found as marked by others

PUBLIC UTILITIES:

Comcast Cable Communications Inc.
C/O USIC Locating Services Inc.
13085 Hamilton Crossing Blvd Ste 200
Carmel, IN 46032
Phone: 1-800-811-7981

Elizabethville Area Authority
4154 North Route 225
Elizabethville, PA 17023
Travis Zearing
elizabethvilleauthority@gmail.com
(717)-362-8412

Frontier Communications Of Pa Inc.
300 East Laird St
Wellesboro, PA 18702
Michael Naville
Michael.Naville@FTR.com
(510)-208-3375

Washington Township Dauphin Co
185 Mainers Road
Elizabethville, PA 17032
ncrabb@wtxp.org
(717)-362-3191

USIC Locating Services LLC
9045 North River Road Suite 300
Indianapolis, IN 46240
USIC Dispatch
(800)-718-4140

REVISIONS

DATE	DESCRIPTION

SOIL TYPES AND CHARACTERISTICS:

SOIL TYPE	DEPTH	DRAINS	SLOPES	AVAILABLE WATER CAPACITY	PERMEABILITY	SURFACE RUNOFF	EROSION HAZARD	WINDROW HAZARD	HSG	Soil Limitations	Resolution
Buster Silt Loam B2	Deep	Moderately Well Drained	0-3%	Moderate to Low	Moderate	Medium	Slight	Slight	B/D	Not in Area of Disturbance	Not in Area of Disturbance
Calvin-Lick shaly silt loam C1B2	Moderately Deep	Well Drained	3-8%	Moderate to Low	Moderate	Moderate	Slight	Slight	B	Install 12" Compacted Filter Sock	Install 12" Compacted Filter Sock

PLAN INDEX:

SHEETS LDI:	LAND DEVELOPMENT COVER SHEET
SHEETS SW1-SW2:	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
SHEETS ESI - ES2:	EROSION AND SEDIMENTATION CONTROL PLAN
SHEETS ECI:	EXISTING CONDITIONS/ ALTA PLAN
SHEETS IL1:	ILLUMINATION PLAN

This plan recommended for approval by Washington Township Planning Commission this day of 2025.

Chairman _____

Secretary _____

This plan approved by Washington 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 _____

I, William A. Burch, hereby certify that the Stormwater Management Plan meets all design standards and criteria of the Washington Township Stormwater Management Ordinance.

Pa. Lic. No. 22034-E

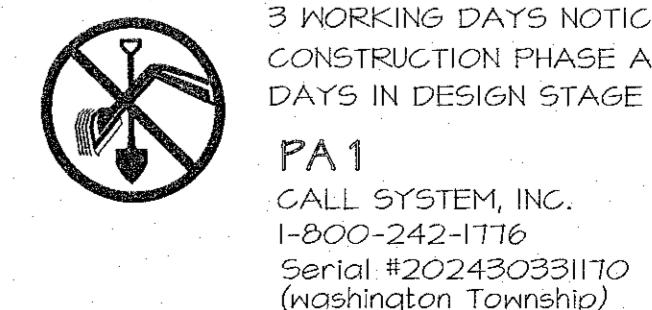
W. A. Burch PLS

BURCH ASSOCIATES
Property & Engineering Surveys
340 Berryburg Rd, Millersburg, PA 17061
PHONE: (717) 692-2274
www.burcharSurveying.com

LEGEND

- Fence Line
- ▲ Deep Probe
- △ Unstable Probe
- Shrub
- Utility Pole
- Concrete Monument
- Property Adjoining
- Flag Pole
- △ Traverse Point
- Soil Types
- Building Setback Line
- Silt Sock
- Turf Reinforcement Matting
- Rock Construction Entrance
- Proposed Contour

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL
PA 1



SHEET - LD1

