

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORTMunicipality Washington Township Surveyor Burch Associates Engineer NAPlat Title Main Street Family Urgent CareZoning District LI – Light Industrial Proposed Land Use Commercial

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

Existing # of Lots	<u>1</u>	Proposed # of Lots	<u>0</u>	Proposed # of New DUs	<u>0</u>	Subdivided / Developed Acres	<u>0.7</u>	Total Acres	<u>1.26</u>
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Date Received 2/4/2025 Staff Review GD Official County Review 2/21/2025Reviewed 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.

Plan No. 25-025

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
143T Hurville Road
Dorset, NJ 08041
Office: 856.599.1165 Cell: 215-287-6959
Email: jmadden@connorconstructionllc.com
Web: connorconstructionllc.com
SITE ADDRESS:
Route 204
Elizabethville, Pa 17023

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

LOT AREA:
Area= 50,184 S.F. or 1.15 Acres
Required Lot Area 60,000 SF
ZONED- Light-Industrial District (LI)

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

IMPERVIOUS COVERAGE:

Light-Industrial District (LI) 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: 14 spaces (2 Handicap)
Required: 16 spaces (1 Handicap)

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

Public Water - Elizabethville Area Authority

OWNER'S ACKNOWLEDGEMENT

I, _____ hereby acknowledge
that the stormwater BMP's are fixtures that cannot be altered
or removed without prior Approval of the Municipality.
Record Drawings will be provided for all stormwater management
facilities prior to occupancy, or the release of financial security

**CROSS EASEMENT
STORMWATER AGREEMENT**

The owners/developers do hereby reserve the right for Washington
Township and their representatives to access the total property
shown here in for the purpose of inspecting the operation and
maintenance of stormwater facilities. This shall include all rights
of ingress and egress over and upon the roadways, sidewalks,
and parking areas which shall be designated as common use
easement areas. All stormwater facilities including drainage
swales, lagoons, stormwater basins, collection and conveyance
systems, and stormwater outlet structures shall be determined
as part of the stormwater easement.

Samuel J Sala

AREA TABULATION:

Parcel- 66-012-170
55,038 S.F. or 1.26 Acres

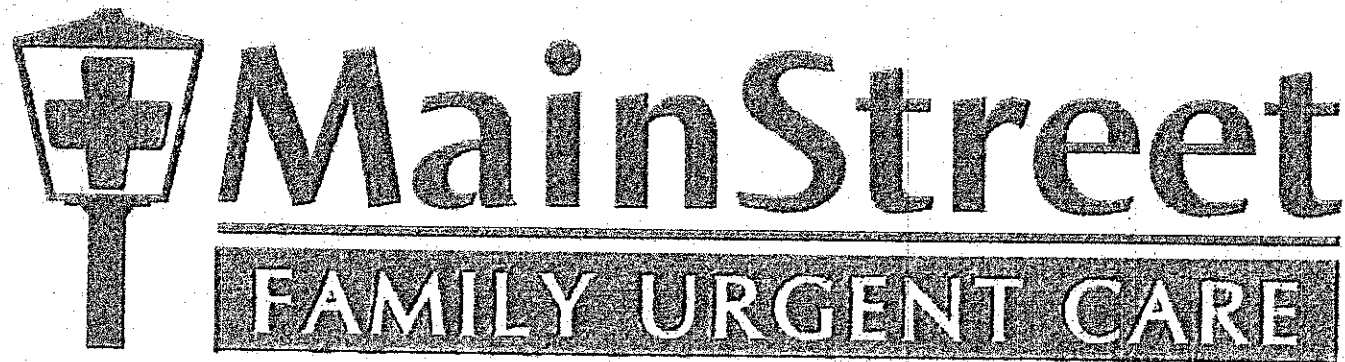
WETLANDS NOTE:

All wetland areas, including riverine systems, are to be
protected and remain undisturbed. Wetlands do exist
in the form of R45BC- Riverine (R) Intermittent (4),
Streambed (SB), Seasonally Flooded (C)

HIGHWAY OCCUPANCY PERMIT:

Access to the Township highway shall be authorized by a
State/Township Highway Occupancy Permit. No building
permit will be issued until a State/Township Highway
Occupancy Permit has been issued

**LAND DEVELOPMENT PLAN
FOR**

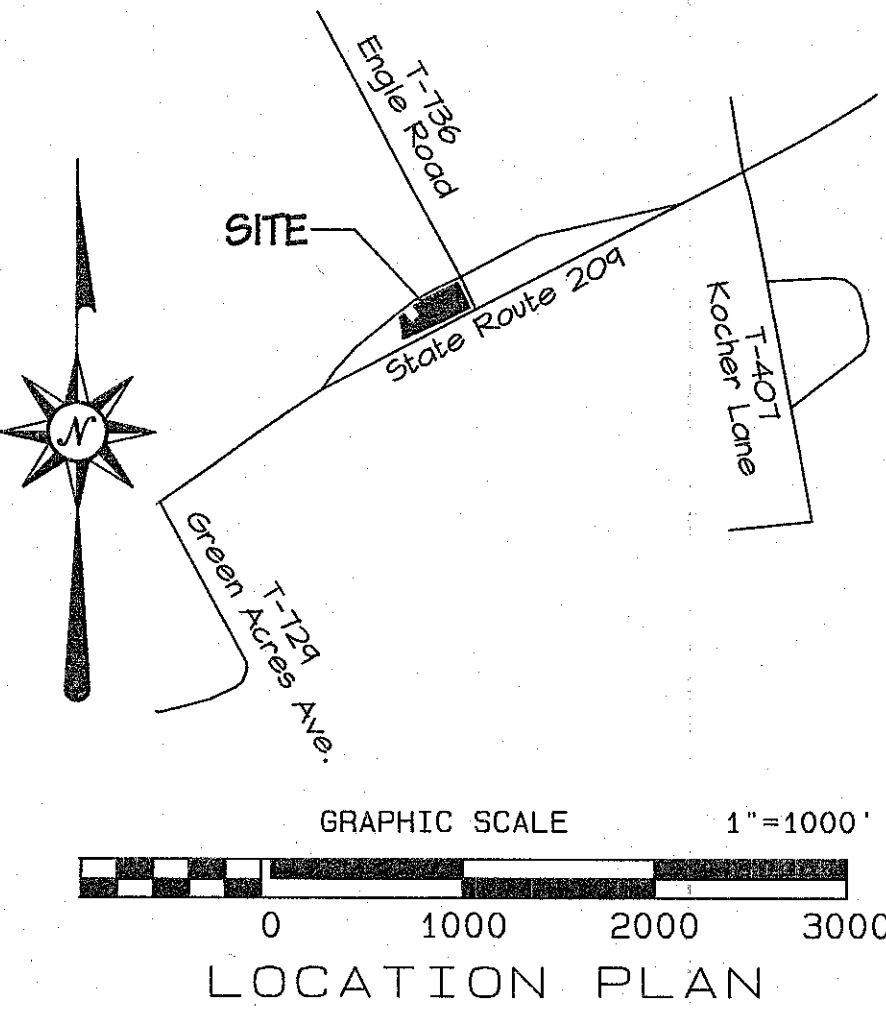


(Parcel 66-012-170)

situate in
Washington Township
Dauphin County, Pennsylvania

Date: December 16, 2024

Drawing No: WAT-354



SOIL TYPES AND CHARACTERISTICS:

SOIL TYPE	DEPTH	DRAINAGE	SLOPES	AVAILABLE WATER CAPACITY	PERMEABILITY	SURFACE RUNOFF	EROSION HAZARD	WINDTHROW HAZARD	HSG	Soil Limitations	Resolution
Bosher Silt Loam Bc	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-Leck Kill shaly silt loam G1B2	Moderately Deep	Well Drained	3-8%	Moderate to Low	Moderate	Moderate	Slight	Slight	B	Slight erosion hazard	Install 12" Compost Filter Sock

PLAN INDEX:

SHEETS LDI :	LAND DEVELOPMENT COVER SHEET
SHEETS SW1-SW2:	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
SHEETS ES1 - ES2:	EROSION AND SEDIMENTATION CONTROL PLAN
SHEETS EC1:	EXISTING CONDITIONS/ ALTA PLAN
SHEETS IL1:	ILLUMINATION PLAN

LEGEND

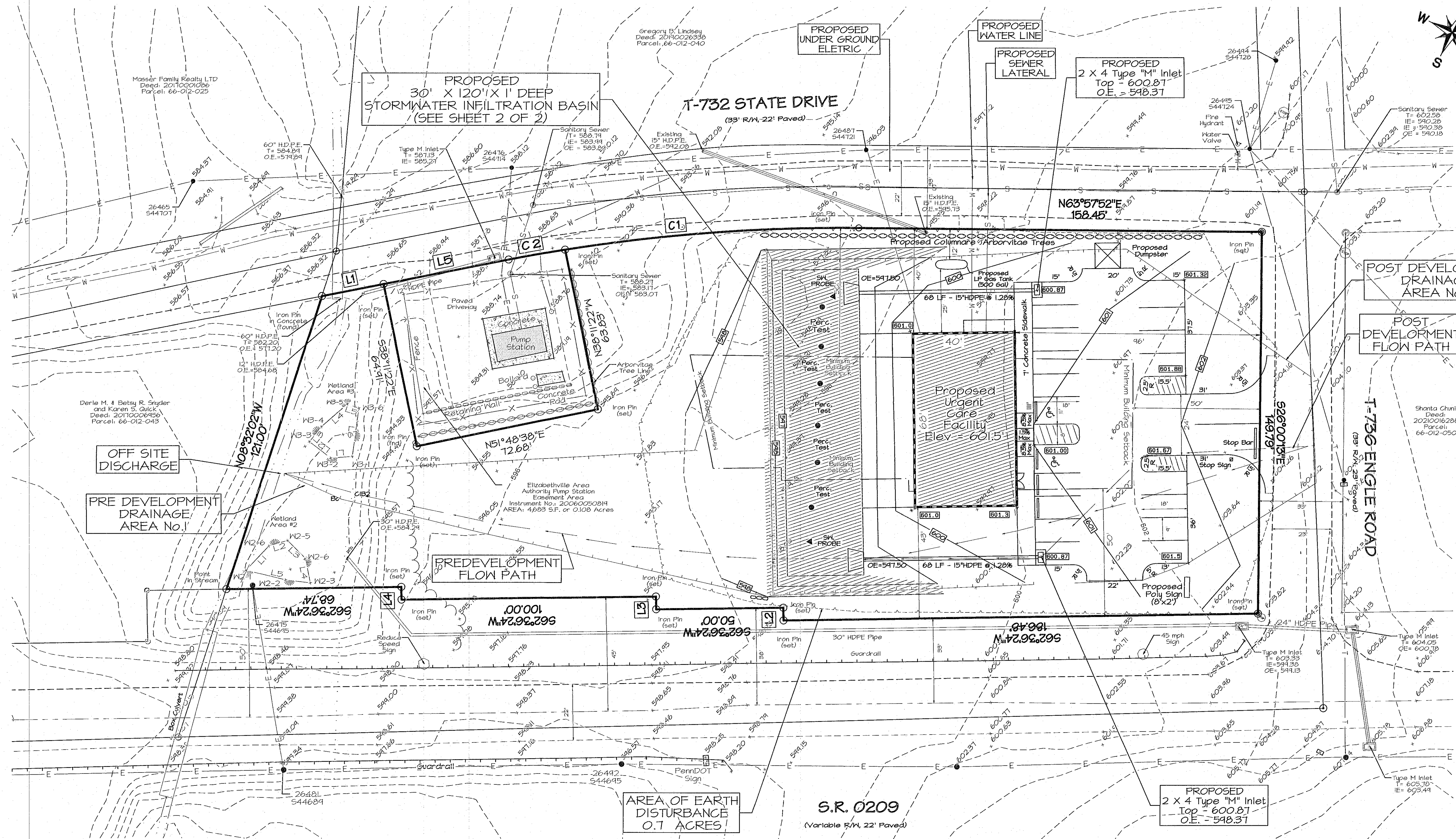
Sign	Fence Line
Spot Elevation	Deep Probe
Proposed Elevation	Unsuitable Probe
Overhead Telephone Line	shrub
Underground Telephone Line	Utility Pole
Overhead Electric Line	Concrete Monument
Underground Electric Line	Property Adj. Adjoiners
Existing Waterline	Flag Pole
Existing Light Standard	Traverse Point
Proposed Light Standard	Soil Types
Property Corner	Building Setback Line
Existing Contour	5' Silt Sock
Turf Reinforcement Matting	Proposed Contour
Rock Construction Entrance	

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.
1-800-242-1116
Serial #202403031170
(Washington Township)

SHEET - LDI



LINE/ CURVE TABLE

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD
L1	24.68'	N52°22'01"E			
C1	115.81'	N54°06'33"E	683.50'	9°42'28"	115.67'
L2	5.00'	N27°23'36"W			
L3	5.00'	N27°23'36"W			
L4	5.00'	N27°23'36"W			
L5	50.15'	N52°22'01"E			
C2	22.54'	N53°19'05"E	683.50'	1°53'22"	22.54'

WETLAND #2 TABLE

LINE	BEARING	DISTANCE
L1	N16°31'30"E	13.17'
L2	N46°58'14"E	7.65'
L3	S71°46'35"E	9.87'
L4	S38°07'12"E	9.42'
L5	S16°44'09"W	16.07'

WETLAND #3 TABLE

LINE	BEARING	DISTANCE
L1	S54°07'55"W	8.52'
L2	N74°24'10"W	10.52'
L3	N11°44'17"E	7.58'
L4	N22°25'45"E	13.61'
L5	N83°01'19"E	4.79'
L6	S18°45'11"E	19.15'

SOIL TYPES AND CHARACTERISTICS:

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Bather Silt Loam Bc	Deep	Moderately Well Drained	0-3%	Moderate to Low	Moderate	Medium	Slight	Slight	B/D	Not in Area of Disturbance	
Calvin-Leck Kill shaly silt loam C1B2	Moderately Deep	Well Drained	3-8%	Moderate to Low	Moderate	Moderate	Slight	Slight	B	Slight erosion hazard	Install 12" Compost Filter Sock

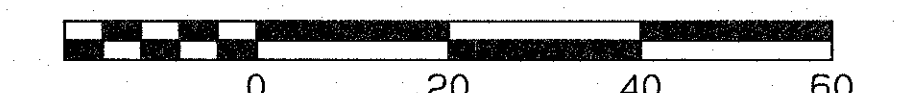
LEGEND

Sign	Shrub
X Spot Elevation	Fire Hydrant
X Proposed Elevation	Utility Pole
-o- Overhead Telephone Line	Existing Sanitary Manhole
-u- Underhead Telephone Line	Concrete Monument
-E- Overhead Electric Line	Property Adjoiners
-u- Underhead Electric Line	Flag Pole
-w- Existing Waterline	Traverse Point
-L- Light Standard	Soil Types
-P- Property Corner	Silt Sock
-C- Existing Contour	Building Setback Line
-P- Proposed Contour	
-F- Fence Line	
-D- Deep Probe	
-U- Unsuitable Probe	

STORMWATER MANAGEMENT PLAN FOR
MAINSTREET FAMILY URGENT CARE

situate in
Washington Township
Dauphin County, Pennsylvania
Tax Parcel
No. 66-012-110

GRAPHIC SCALE 1"=20'



Date: December 5, 2024
Revised December 16, 2024

Drawing No. MAT-354
Sheet No. SW1 of SW2