No: 26-019

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Washington Township | Surveyor: Burch Associates | Engineer: None provided

Plat Title: Lenny Radle Estate, Randall S Radle & Rebecca J Weaver

Zoning District: Agricultural | Proposed Land Use: Residential

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

Existing # of Lots: 2 | Proposed # of Lots: 2 | Proposed # of New DUs: 0 | Subdivided / Developed Acres: 2.73 | Total Acres: 4.65

Date Received: 1/21/2026 | Staff Review: 1/27/26 | Official County Review: 1/27/26

Reviewed by KD | Checked by DMK | Parcel ID 66-010-096 & 66-010-108

Project Description: Proposed subdivision for 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 comment with cited ordinance provisions are based on municipal regulations on file with the *County Planning Commission.*

S&LDO Plan Comments:

1. The applicant has requested a waiver of Preliminary Plans. (S&LDO §22-304)
2. The designation of the plan as a final plat is required to be displayed. (S&LDO §22-307.1.A). The application to the DCPC indicates this as a Final Plat for Subdivision. This should be corrected to reflect a Final Plat for Subdivision on the plan. For the purpose of this review, this was reviewed as a Final Plat for Subdivision.
3. All easements are required to be shown. (S&LDO §22-301.1.B) This would include utility easements, which are not displayed.
4. A number to identify each lot/site is required. (S&LDO §22-307.1.E)
5. Locations and descriptions of survey monuments are required to be displayed. (S&LDO §22-307.1.H)
6. A final Erosion and Sedimentation Plan is required. (S&LDO §22-307.1.P.3) It is noted that there is no earth-moving activity with this plan.
7. Sight Distances must be provided. (S&LDO §22-401.8)
8. Sidewalks and Handicapped Access. Sidewalks shall generally be required for residential and commercial areas and shall not be less than 4 feet wide. (S&LDO §401-17). The applicant has requested a waiver for this requirement.
9. The applicant shall provide the Supervisors with a statement from a utility company as to easement adequacy. (S&LDO §22-402.3)

10. When the subdivision of lots is proposed, no accessory building may be erected in front of the principal building. (S&LDO §22-404.1.H.1) There is an existing garage and shed located in Area 1B, which will be located in the front yard of existing parcel 66-010-108.

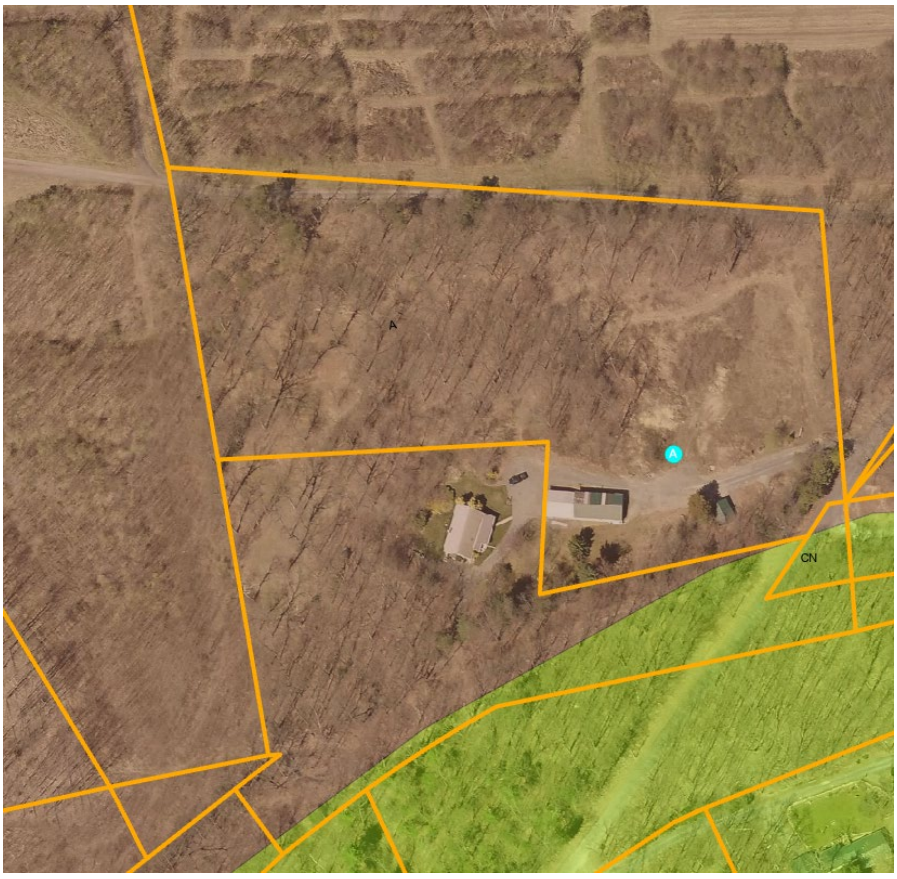
11. Monuments and markers are required to comply with S&LDO §22-502.
12. Where a proposed driveway provides access onto a Township road a permit shall be required to connect to said driveway. (S&LDO §22-503.2.A) A copy of the driveway permit is required to be submitted to the Township.

Zoning Comments

1. The Plan's Site data and Township Zoning Map indicate that parcel 610-010-108 is zoned Agricultural and Conservation; however, the plan does not display the boundary of the Conservation District for the lot. This is required to be displayed.
2. Percentage of lot coverage is not shown and should be provided to ensure compliance with ZO §27-407.
3. Accessory structures shall not exceed an area of 1,000 square feet. (ZO §27-1201). The existing garage located in Area 1B appears to exceed more than 2,000 square feet in size, according to measurements taken with GIS technology. This should be reviewed by the Zoning Officer for compliance.
4. Accessory buildings may be erected within one of the side yards or within the rear yard. (ZO §27-1202.4.C) The existing shed and garage located in Area 1B would be located within the front yard of reconfigured parcel 66-010-108. This should be reviewed by the Zoning Officer for compliance.
5. The owner is responsible for identifying and registering non-conforming lots, buildings, and structures with the Zoning Officer. (ZO §27-1301) The Zoning Officer should review this for compliance to allow the continuation of any nonconforming conditions as required in the ZO Part 13.

General Comments

1. The proposed 20' access easement displays a shared driveway access with lot 66-010-096 onto T-463 (Mohr Road). A maintenance agreement for the proposed shared access easement should be provided to the Township for review.



Plan No. 26-019

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 (utilities)		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	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_____, 2026 in Instrument #_____

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 silvicultural use. No portion of AreaNo. 1A ans 1B of the subdivision are approved by WashingtonTownship 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 Washington 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.

AREA TABULATION:

EXISTING Parcel 66-010-046
Total Area- 202,884 S.F. or 4.65 Acres

EXISTING Parcel 66-010-046- AREA 1A= AREA 1B=
Total Area- 83,343 S.F. or 1.91 Acres

EXISTING Parcel 66-010-108
Total Area- 126,162 S.F. or 2.89 Acres

PROPOSED AREA 1A
Lot Area- 95,252 S.F. or 2.18 Acres

PROPOSED AREA 1B
Lot Area- 24,202 S.F. or 0.55 Acres

EXISTING Parcel 66-010-108+ AREA 1A + AREA 1B
Total Area- 245,616 S.F. or 5.62 Acres

SOIL TYPES:

CIB2- Calvin-Leck Kill Shaly Silt Loams,	3-8 %Slopes
CIC2- Calvin-Leck Kill Shaly Silt Loams	8-15% Slopes
KaE2-Klinesville Shaly Silt Loams	25-50% Slopes
LdD-Laidig very stony loam	8-25% Slopes

WETLANDS NOTE:

All wetland areas, including riverine systems, are to be protected and remain undisturbed. No wetlands exist or have been identified on the mapping of this property.

HIGHWAY OCCUPANCY PERMIT

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

SITE DATA:

OWNER:
Lenny Radle Estate

Phone: (717) 439-0152

OWNER ADDRESS:
327 Mohr Road
Millersburg,Pa 17061

PROPERTY ADDRESS:
327 Mohr Road
Millersburg,Pa 17061

TAX PARCEL: (66-010-096)

ZONED:
'A'- Agricultural District

MINIMUM BUILDING SETBACK LINES:
Front- 40', Side- 15', Rear- 30'

BUILDING HEIGHT:
Not to exceed 50' Except for silos

OWNER:
Randall S. Radle & Rebecca J. Weaver

Phone: (717) 856-4649

OWNER ADDRESS:
325 Mohr Road
Millersburg,Pa 17061

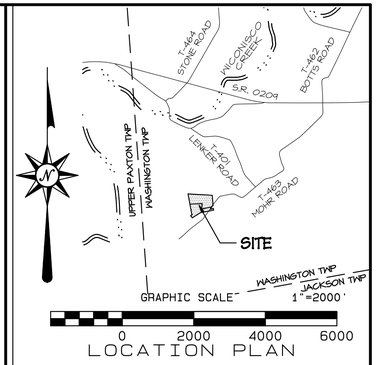
PROPERTY ADDRESS:
325 Mohr Road
Millersburg,Pa 17061

TAX PARCEL: (66-010-108)

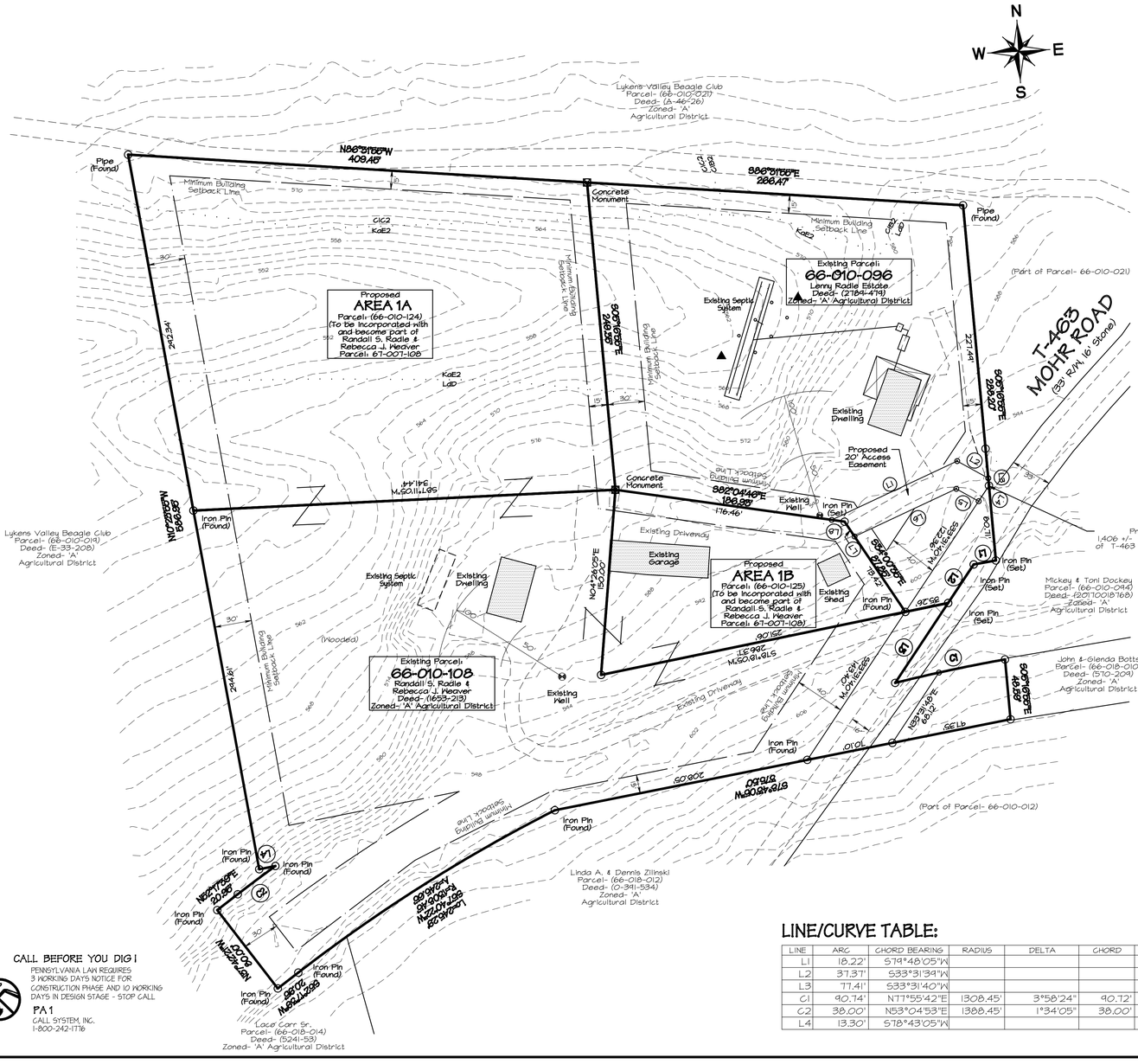
ZONED:
'A'- Agricultural District
'C'-Conservation District

MINIMUM BUILDING SETBACK LINES:
Front- 40', Side- 15', Rear- 30'

BUILDING HEIGHT:
Not to exceed 50' Except for silos



LOCATION PLAN



GENERAL NOTES:

- Proposed Subdivision For side yard addition
- Existing Parcel 66-010-108 has an existing dwelling located on it and is serviced by it's own individual on lot sewage disposal system and well.
- Existing Parcel 66-010-096 has an existing dwelling located on it and is serviced by it's own individual on lot sewage disposal system and well.
- Minimum Building Setbacks: Front-40',Side-15',Rear-30'.
- Contours are related to NAVD 88 in 2' intervals.
- Off street parking is provided on lot.
- Deed Reference: Lenny Radle Estate (2784-474) Randall S. Radle & Rebecca J. Weaver (1653-213)
- Dauphin County Tax Parcel Nos.: (66-010-096) & (66-010-108)
- Concrete monuments to be placed by developer where indicated on this plan.
- A waiver of section 22-304 , Preliminary plans has been requested by the applicant.
- A waiver of section 22-401-.17, Sidewalks has been requested by the applicant as there are no sidewalks on adjoining properties.
- 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 disturbance.
- Area 1A & 1B are proposed as lot add-ons to the adjoining Parcel No. 66-010-108 to form a single lot consisting of 5.62 acres. Area 1A & 1B may not be sold or retained as a stand alone lots.

EASEMENT TABLE:

LINE	BEARING	DISTANCE
L1	N64°53'05"E	111.99'
L2	S61°03'57"E	28.68'
L3	S05°16'55"E	6.01'
L4	S33°31'40"W	15.08'
L5	N61°03'57"W	20.65'
L6	S64°53'05"W	90.78'
L7	N33°58'02"W	14.46'
L8	N82°04'46"W	10.47'

LINE/CURVE TABLE:

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
L1	18.22'	S74°48'05"W				
L2	37.37'	S33°31'34"W				
L3	77.41'	S33°31'40"W				
C1	90.74'	N77°55'42"E	1308.45'	3°58'24"	90.72'	45.39'
C2	38.00'	N53°04'53"E	1388.45'	1°34'05"	38.00'	19.00'
L4	13.30'	S78°43'05"W				

REVISIONS

DATE	DESCRIPTION

I hereby certify that, to the best of my knowledge, the survey shown and described hereon is true and correct to the accuracy required by the Washington Township Subdivision and Land Development Ordinance (error of closure no greater than one foot in ten thousand feet).

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
WILLIAM ABNER BURCH
LAND SURVEYOR
No. 20834-E

William A Burch PLS

BURCH ASSOCIATES
Property & Engineering Surveys
340 Berrysburg Road ; Suite 1
Millersburg, PA 17061
Phone: (717) 692-2274
Email: bill@burchsurveying.com

This plan recommended for approval by Washington Township Planning Commission this ___day of_____, 2026.

Chairman _____
Secretary _____

This plan approved by Washington 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 _____

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) _____
Randall S. Radle

_____
Rebecca J. Weaver

Randall S. Radle &
Rebecca J. Weaver
325 Mohr Road, Millersburg,Pa 17061
Phone: (717) 856-4649

Commonwealth of Pennsylvania
County of Dauphin
On this _____ day of _____ 2025.
before me, the undersigned personally appeared
Owner(s) _____ Randall S. Radle _____ Rebecca J. Weaver
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) _____
Brian C. Radle

Lenny Radle Estate
325 Mohr Road
Millersburg,Pa 17061
Phone: (717) 439-0152

Commonwealth of Pennsylvania
County of Dauphin
On this _____ day of _____ 2025.
before me, the undersigned personally appeared
Owner(s) _____ Brian C. Radle
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

LEGEND

- Sign
- 620.00 Spot Elevation
- 620.00 Proposed Elevation
- OH Overhead Telephone Line
- UG/T Underground Telephone Line
- E Overhead Electric Line
- UG/E Underground Electric Line
- 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
- Property Adjoiners
- Flag Pole
- Traverse Point
- Soil Types
- Building Setback Line
- FF-30 30" Filter Fabric Fence
- 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
PA1
CALL SYSTEM, INC.
1-800-242-1776

PRELIMINARY/ FINAL SUBDIVISION PLAN FOR

LENNY RADLE ESTATE AND RANDALL S. RADLE & REBECCA J. WEAVER

(Parcel 66-010-096 & 66-010-108)
situate in
Washington Township
Dauphin County, Pennsylvania

GRAPHIC SCALE 1"=50'
0 50 100 150

Date: December 2, 2025
Drawing No: WAT-360