No: 25-015

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Washington Township | Surveyor: Light-Heigel | Engineer: Light- Heigel

Plat Title: Glenn Stoneroad Preliminary / Final Lot Addition Plan

Zoning District: Agricultural | Proposed Land Use: Residential

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

Existing # of Lots	Proposed # of Lots	Proposed # of New DUs	Subdivided / Developed Acres	Total Acres
2	0	0	2.016	53.358

Date Received: 12/23/2024 | Staff Review: 1/2/2025 | Official County Review: 1/2/2025

Reviewed by GD | Checked by ____ | Parcel ID 66-006-015

Project Description: Lot 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.*

Plan Comments:

1) It is indicated that no waivers are necessary for the plan. However, the Township should confer with their solicitor to determine the applicability of certain code provisions and if the Township addresses the granting of waivers: Section 22-509 - requirement for a recreation fee for this development; Section 22-401-11.17 - construction of sidewalks.

2) The plan references as a "Add-On" plan. There is no definition for this type of subdivision referenced in the Washington Township – Chapter 22 – Subdivision and Land development ordinance. There is a Minor Subdivision. There should be clarified as to whether it is to be considered as a minor subdivision and consider a name change to the plan if appropriate.

3) Our records there is a stream on the properties (in area 'A" and adjacent to the east). This stream should be identified. In addition, this stream is an unnamed tributary to Wiconsico Creek, which may be covered under the Wiconsico Creek's Total Maximum Daily Load (TMDL) plan. This designation affects the amount and type of discharges that the waters can receive. This may be a limiting factor in any potential development or use of the property. Consultation with PA DEP is encouraged.

4) Likewise, Wiconsico Creek, which borders the property to the southeast, has been designated as impaired for recreational use by PA DEP.

5) There is FEMA-designated floodplain presence on the eastern portion of the site. Reference the image below indicating the 100 Year flood area in yellow with blue dots.

6) The area of the site adjacent to the Wiconsico Creek is part of a Dauphin County designated natural heritage area called the Wiconsico Creek Outcroppings. This area is depicted in solid yellow in the image below. https://www.naturalheritage.state.pa.us/inventories.aspx

7) The site is an agricultural security area and is adjacent to several additional security areas and an agricultural easement to the east. The Conservation District should be contacted if the applicant is interested in pursuing an easement.

8) Primary Control Point is not clearly identified.



Plan No. 25-015

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 *(note provided)*	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 ( ) 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 *(see comment)*		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 *(see comment)*		X	
30. Erosion and sedimentation control plan shown *(comment provided)*		X	
31. Statement of ownership, signature and notarization shown *(final copies to be signed)*	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		

Know what's below.
Call before you dig.
SERIAL NO.: 20242832335
EXPIRES: 02/24/2025

WASHINGTON TOWNSHIP UTILITY LIST

COMCAST CABLE COMMUNICATIONS INC
ELIZABETHVILLE AREA AUTHORITY
FIRSTLIGHT FIBER
FRONTIER COMMUNICATIONS OF PA INC
PPL ELECTRIC UTILITIES CORPORATION
UPPER DAUPHIN AREA SCHOOL DISTRICT
VERIZON PENNSYLVANIA LLC
WASHINGTON TOWNSHIP DAUPHIN CO

LIGHT-HEIGEL & ASSOCIATES, INC., HEREBY STATES THAT, PURSUANT TO THE PROVISIONS OF ACT NO. 121 OF OCTOBER 2008 OF THE PENNSYLVANIA GENERAL ASSEMBLY, IT HAS PERFORMED THE FOLLOWING IN PREPARING THESE DRAWINGS REQUIRING EXCAVATION OR DEMOLITION WORK AT SITES WITHIN THE POLITICAL SUBDIVISION(S) SHOWN ON THE DRAWINGS:

(1) PURSUANT TO SECTION 4, CLAUSE (2) OF SAID ACT, LIGHT-HEIGEL & ASSOCIATES, INC. REQUESTED THE LINE AND FACILITY INFORMATION PRESCRIBED BY SECTION 2, CLAUSE (4) FROM A ONE CALL SYSTEM NOT LESS THAN TEN NOR MORE THAN NINETY WORKING DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED.

(2) PURSUANT TO SECTION 4, CLAUSE (3) OF SAID ACT, LIGHT-HEIGEL & ASSOCIATES, INC. SHOWN UPON THE DRAWING(S) THE POSITION AND TYPE OF EACH FACILITY OWNER'S LINE, DERIVED PURSUANT TO THE REQUEST MADE AS REQUIRED BY SECTION 4, CLAUSE (2), AND THE NAME OF THE FACILITY OWNER, AND THE FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND THE TELEPHONE NUMBER AS SHOWN ON THE LIST REFERRED TO IN SECTION 3.

(3) PURSUANT TO SECTION 4, CLAUSE (4) OF SAID ACT, LIGHT-HEIGEL & ASSOCIATES, INC. MADE A REASONABLE EFFORT TO PREPARE THE CONSTRUCTION DRAWING(S) TO AVOID DAMAGE TO AND MINIMIZE INTERFERENCE WITH A FACILITY OWNER'S FACILITIES IN THE CONSTRUCTION AREA BY MAINTAINING THE CLEARANCE AS PROVIDED FOR IN THE APPLICABLE EASEMENT AN EIGHTEEN-INCH CLEARANCE OF THE FACILITY OWNER'S FACILITIES IF NO EASEMENT RESTRICTION EXITS.

(4) PURSUANT TO SECTION 4, CLAUSE (5) OF SAID ACT, LIGHT-HEIGEL & ASSOCIATES, INC., SHALL BE DEEMED TO HAVE MET THE OBLIGATIONS OF CLAUSE (2) BY CALLING A ONE CALL SYSTEM AND SHOWING AS PROOF THE SERIAL NUMBER OF THE ONE CALL NOTICE ON THE DRAWING(S) AND THE TOLL-FREE NUMBER OF THE ONE CALL SYSTEM.

AND LIGHT-HEIGEL & ASSOCIATES, INC. DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE INFORMATION RECEIVED PURSUANT TO SAID REQUEST AND AS REFLECTED ON THESE DRAWINGS IS CORRECT OR ACCURATE, BUT LIGHT-HEIGEL & ASSOCIATES, INC. IS REFLECTING SAID INFORMATION ON THESE DRAWINGS ONLY DUE TO THE REQUIREMENTS OF THE SAID ACT 121, OCTOBER 2008.

GENERAL NOTES

1. THIS PLAN IS NOT TO BE CONSTRUED AS AN ENVIRONMENTAL AUDIT/ASSESSMENT PLAN. THIS SURVEY MAKES NO WARRANTY OR GUARANTEE EITHER EXPRESSED OR DESCRIBED I.E., THE DETECTION OF SUBSURFACE CONTAMINANTS AS DEFINED IN D.E.P. TITLE 25-PA CODES 75, 101, 271, 273, 277, 279, 281, AND 285, AS AMENDED.
2. THE INFORMATION SHOWN ON THIS DRAWING MAY HAVE ALSO BEEN PROVIDED IN A DIGITAL DRAWING FORMAT. ONCE A DRAWING IS RELEASED FROM LIGHT-HEIGEL AND ASSOCIATES, INC. IN A DIGITAL FORMAT, WE HAVE NO CONTROL OVER THE MANIPULATION OR MISUSE OF THE DATA CONTAINED IN THAT FILE. THE VIEWER IS THEREFORE CAUTIONED TO COMPARE ANY SUBSEQUENT REPRODUCTIONS OR MANIPULATIONS OF THIS DATA WITH THE ORIGINAL HARD COPY SEALED PLAN PROVIDED BY LIGHT-HEIGEL AND ASSOCIATES, INC. THE USER IS ALSO CAUTIONED THAT ANY USE OF THE DATA CONTAINED IN THE DIGITAL FILE THAT IS NOT SHOWN ON THE HARD COPY DRAWING, SHALL BE AT THE RISK OF THE USER.
3. NO WETLANDS EXIST ON SITE PER THE UNITED STATES FISH AND WILDLIFE SERVICE - NATIONAL WETLANDS INVENTORY MAPPING.
4. CONTOURS ON THIS PLAN ARE SHOWN FROM PAMAP PROGRAM TOPOGRAPHIC CONTOURS (2FT INTERVAL) OF PENNSYLVANIA, PROVIDED BY PAMAP PROGRAM, PA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, BUREAU OF TOPOGRAPHIC AND GEOLOGIC SURVEY, PANEL ID NO.'S 36002340PAS AND 35002340PAS.

LOT ADDITION NOTES:

1. THE SOLE PURPOSE OF THIS PLAN IS TO TRANSFER FOR ANNEXATION OF LAND TO AN EXISTING LOT, AND NOT FOR THE PURPOSE OF CREATING A NEW BUILDING LOT. THE COMBINED TRACTS SHALL HEREAFTER BE TREATED AS ONE LOT FOR ALL PURPOSES UNDER THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AND ALL OTHER ORDINANCES, OF WASHINGTON TOWNSHIP.
2. THIS PLAN INTENDS TO CONVEY "AREA A", AN AREA OF 2.016 ACRES OF LANDS N/F OF GLEN L. STONEROAD & DAWN L. RITCHIE AS DESCRIBED IN INSTRUMENT #20080002232 TO OTHER LANDS N/F OF GLENN L. & CYNTHIA D. STONEROAD. AS DESCRIBED IN DEED BOOK T VOL. 60 PAGE 694.

PLANNING WAIVER & NON-BUILDING DECLARATION

AS OF THE DATE OF THIS PLOT PLAN NOTICE RECORDING, THE LOTS OF THIS SUBDIVISION ARE DEDICATED FOR THE EXPRESS PURPOSE OF RESIDENTIAL USE. NO PORTION OF THIS SUBDIVISION HAS BEEN APPROVED BY THE MUNICIPALITY OR THE APPROVING AGENCY FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE 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 APPROVING AGENCY HAVE APPROVED ANY REQUIRED SEWAGE FACILITIES PLANNING FOR LOT ADDITION A OF THE SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE SEWAGE FACILITIES ACT (35 P.S. SECTION 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 LOT ADDITION SHOULD CONTACT THE MUNICIPALITY WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT TYPE OF SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS. SAID LOT ADDITION MUST BE LEGALLY MERGED WITH THE TRACT/LOT TO WHICH IT IS BEING ADDED TO. THEY MUST BE COMBINED INTO ONE TRACT/LOT AND MAY NOT HAVE MULTIPLE TRACTS ON THE SAME DEED. ANY FUTURE PROPOSAL TO SUBDIVIDE ANY PORTION OF THE NEWLY CREATED TRACT MUST OBTAIN ALL APPROVALS FROM THE MUNICIPALITY AND ALL APPROVING AGENCIES. LOT ADDITION AREA A MAY NOT BE USED AS SEPARATE BUILDING LOTS.

ZONING DATA

ZONED (A) AGRICULTURAL DISTRICT

	REQUIRED	EXISTING(66-006-015)	EXISTING(66-006-003)	PROPOSED(66-006-015)	PROPOSED (66-006-003)
MINIMUM LOT AREA	60,000 S.F.	46,290 S.F.	2,324,295 S.F.	134,105 S.F.	2,236,480 S.F.
MINIMUM LOT WIDTH	100'	121'	1,705'	390'	1,705'
MINIMUM FRONT YARD DEPTH	40'	60'	52'	60'	52'
MINIMUM SIDE YARD DEPTH	15'	45'	518'	45'	518'
MINIMUM REAR YARD DEPTH	30'	143'	775'	143'	775'
MAXIMUM PERCENT IMPERVIOUS COVERAGE	25%	14.3%	0.3%	4.9%	0.3%
MAXIMUM BUILDING HEIGHT	50'	<50'	<50'	<50'	<50'

SITE DATA

SITE OWNER	GLENN L. & CYNTHIA D. STONEROAD
DEED REFERENCE	D.B. T, VOL. 60, PG. 694
PROPERTY ID	66-006-015
PROPERTY ADDRESS	518 NORTH STONE ROAD, MILLERSBURG
ORIGINAL LOT AREA	46,290 S.F. OR 1.063 ACRES
FINAL LOT AREA	134,105 S.F. OR 3.079 ACRES
WATER SUPPLY	PRIVATE
SEWAGE DISPOSAL	PRIVATE ON-LOT
SITE OWNER	GLENN L. STONEROAD & DAWN L. RITCHIE
DEED REFERENCE	INST.# 20080002232
PROPERTY ID	66-006-003
PROPERTY ADDRESS	503 NORTH STONE ROAD, MILLERSBURG
ORIGINAL LOT AREA	2,324,295 S.F. OR 53.358 ACRES
FINAL LOT AREA	2,236,480 S.F. OR 51.343 ACRES
WATER SUPPLY	PRIVATE
SEWAGE DISPOSAL	PRIVATE ON-LOT
AREA "A" LOT AREA	87,815 S.F. OR 2.016 ACRES

LOT ADDITION AREA INFORMATION

EXISTING AREAS:

EXISTING (GLENN L. & CYNTHIA D. STONEROAD) TO TITLE LINE 46,290 SF 1.063 AC

EXISTING (GLENN L. STONEROAD & DAWNE L. RITCHIE) TO TITLE LINE 2,324,295 SF 53.358 AC

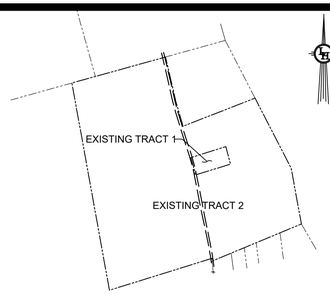
LOT ADDITION AREAS:

AREA "A" 87,815 S.F. 2.016 AC

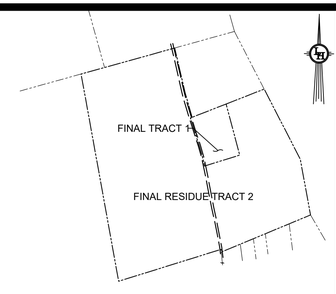
FINAL LOT AREAS:

FINAL (GLENN L. & CYNTHIA D. STONEROAD) TO TITLE LINE 134,105 SF 3.079 AC

FINAL (GLENN L. STONEROAD & DAWNE L. RITCHIE) TO TITLE LINE 2,236,480 SF 51.343 AC



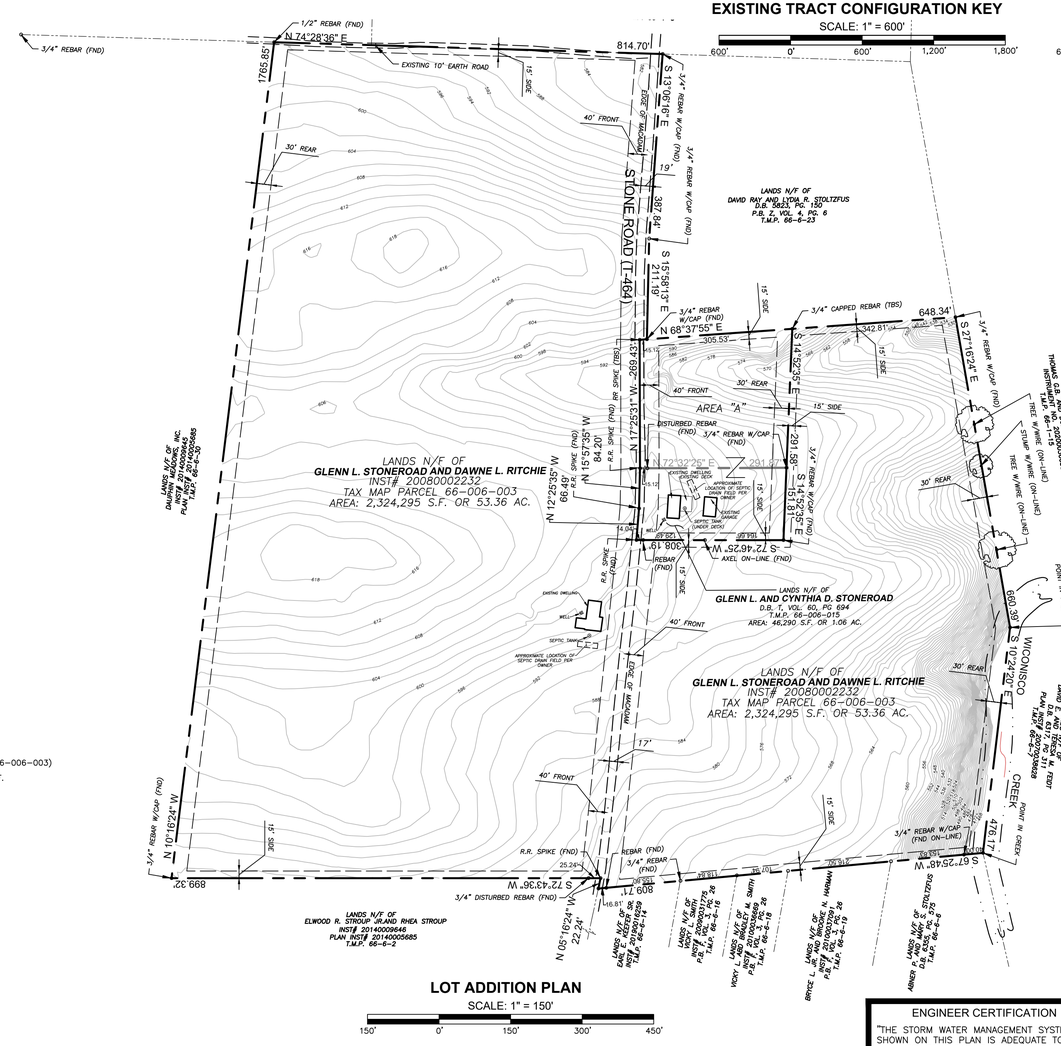
EXISTING TRACT CONFIGURATION KEY
SCALE: 1" = 600'
600' 0' 600' 1,200' 1,800'



FINAL TRACT CONFIGURATION KEY
SCALE: 1" = 600'
600' 0' 600' 1,200' 1,800'



LOCATION MAP
SCALE: 1" = 1,000'
1,000' 0' 1,000' 2,000' 3,000'


STONE ROAD (T-464)
WICONISCO CREEK
LANDS N/F OF GLENN L. STONEROAD AND DAWNE L. RITCHIE INST# 20080002232 TAX MAP PARCEL 66-006-003 AREA: 2,324,295 S.F. OR 53.36 AC.
GLENN L. AND CYNTHIA D. STONEROAD D.B. T, VOL. 60, PG 694 T.M.P. 66-006-015 AREA: 46,290 S.F. OR 1.06 AC.
LANDS N/F OF DAVID RAY AND LYDIA R. STOLTZFUS D.B. 5623, PG. 150 P.B. Z, VOL. 4, PG. 6 T.M.P. 66-6-23
LANDS N/F OF ELWOOD R. STROUP JR.AND RHEA STROUP INST# 20140009646 PLAN INST# 20140005685 T.M.P. 66-6-2
LANDS N/F OF DAUPHIN COUNTY, INC. INST# 20140005685 PLAN INST# 20140005685 T.M.P. 66-6-1
LANDS N/F OF THOMAS G.& JOYCE L. BABENAUD INSTRUMENT # 20060005858 T.M.P. 66-1-15
LANDS N/F OF DAVID L. & ANNE M. BARR D.B. 4317, PG. 311 T.M.P. 66-2-3
LANDS N/F OF ABNER K. & ANNA S. STOLTZFUS D.B. 4063, PG. 375 T.M.P. 66-6-4
LANDS N/F OF BRYCE L. & ROSANNE N. HARMAN INST# 20170005296 P.B.Z, VOL. 4, PG. 26 T.M.P. 66-6-19
LANDS N/F OF VICKY L. AND MARK M. SMITH INST# 20120013660 P.B.Z, VOL. 4, PG. 26 T.M.P. 66-6-18
LANDS N/F OF ELMER Z. & ESTER S. KEISER SR. INST# 20140001959 T.M.P. 66-6-19
LANDS N/F OF DAVID L. & ANNE M. BARR INST# 20170005296 P.B.Z, VOL. 4, PG. 26 T.M.P. 66-6-19
1/2" REBAR (FND)
3/4" REBAR (FND)
3/4" REBAR W/CAP (FND)
3/4" CAPPED REBAR (TBS)
EXISTING 10' EARTH ROAD
814.70'
N 74°28'36" E
1765.85'
S 13°06'16" E
S 15°58'13" E
211.19'
387.84'
S 14°52'35" E
291.58'
S 14°52'35" E
S 27°19'24" E
648.34'
342.81'
305.53'
N 68°37'55" E
N 72°32'25" E
291.60'
N 17°25'31" W
437.69'
N 15°57'35" W
84.20'
N 12°26'35" W
65.83'
S 12°46'25" W
61.90'
AXEL ON-LINE (FND)
S 67°25'48" W
669.39'
S 10°24'20" E
478.17'
N 10°16'24" W
389.37'
S 72°43'36" W
899.32'
N 05°16'24" W
224.29'
309.71'
S 67°25'48" W
760.94'
40' FRONT
30' REAR
15' SIDE
AREA "A"
2.016 AC.
87,815 S.F.
DISTURBED REBAR (FND)
EXISTING DWELLING
WELL
SEPTIC TANK (UNDER DECK)
APPROXIMATE LOCATION OF SEPTIC DRAIN FIELD PER OWNER
EXISTING GARAGE
EXISTING SHED
TREE W/WIRE (ON-LINE)
STUMP W/WIRE (ON-LINE)
POINT IN CREEK
R.R. SPIKE (FND)
REBAR (FND)
3/4" DISTURBED REBAR (FND)
3/4" REBAR W/CAP (FND) ON-LINE
17'
19'
46.87'
46.81'
46.80'
46.81'
46.81'
46.81