No: 26-074

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality Mifflin Township | Surveyor William A. Burch & Associates | Engineer N/A

Plat Title Edward A. & Lisa La Salle & Larry Lettich Estate

Zoning District NA – (No Township Zoning) | Proposed Land Use Residential

Plat Status: ___ Preliminary | X Final | ___ P/F | ___ Minor

Plat Type: X Subdivision | ___ Land Development | ___ Combined

Regulations: ___ County | X Municipal | ___ Zoning | X S&LD

# of Lots 1 | # of New Lots 1 | # of DUs ___ | Acs Subdiv/Devel 0.245 | Total Acs 2.185

Date Received 7/22/2026 | Staff Review 7/23/2026 | Official County Review 7/23/2026

Reviewed by ARK | Checked by ___ | Parcel ID 44-015-033

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.*

Waivers Requested: Section 305 Preliminary Plan Specifications; Section 305.F Location Plan Scale; Section 510 Dedication of Recreation Areas or Facilities: Section 507 Sidewalks

Comments:

1. All signatures, notarizations, and authorizations must be obtained before the plan is brought in for signing.
2. Verify the location of any easements or protective covenants, if applicable.
3. Determine if a formal waiver of Section 506 (Curbs and Gutters) is required.
4. While there is no earth moving activity/development planned, there should be a record of the adjusted lot coverage as it pertains to the newly established area of each lot.

Plan No. 26-074

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		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 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			X	
20. Existing man-made features shown -	Building (s)	X		
	Storm drainage facilities)		X	
	Sewer mains/Septic	X		
	Water mains/Wells	X		
21. Proposed man-made features shown –	Building (s)/Structures			X
	Storm drainage facilities			X
	Sewer disposal– public () on-lot ()			X
	Water supply – public () 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 Waiver requested.			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 Waiver requested.			X	
30. Erosion and sedimentation control plan shown				X
31. Statement of ownership, signature and notarization		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		

AREA TABULATION:

EXISTING (Parcel 44-015-033) Lot No.1
Lot Area- 87,024 S.F. or 1.997 Acres
R/W Area- 8,192 S.F. or 0.188
Total Area- 95,216 S.F. or 2.185

PROPOSED AREA 2B
Lot Area- 9,764 S.F. or 0.224 Acres
R/W Area- 918 S.F. or 0.021
Total Area- 10,682 S.F. or 0.245

EXISTING Lot No.1- Area 2B=
Lot Area: 87,024 - 9,764 = 77,260 S.F. or 1.997 - 0.224= 1.773 Acres
R/W Area: 8,192 - 918 = 7,274 S.F. or 0.188 - 0.021= 0.167 Acres
New Total Area: 95,216 - 10,682 = 84,534 S.F. or 2.185- 0.245 = 1.939 Acres

EXISTING (Parcel 44-015-032) Lot No.2
Lot Area- 43,931 S.F. or 1.008 Acres
R/W Area- 3,998 S.F. or 0.091
Total Area- 47,929 S.F. or 1.099

EXISTING Lot No.2 + AREA 2B=
Lot Area- 43,931+9,764= 53,695 S.F. or 1.008+0.224= 1.232 Acres
R/W Area- 3,998+918= 4,916 S.F. or 0.091+0.021= 0.112 Acres
New Total Area- 47,929+10,682= 58,611 S.F. or 1.099+0.245= 1.344 Acres

SOIL TYPES:

CIB2- Calvin -Leck Kill shaly silt loams, 3-8% Slopes

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 Highway Occupancy Permit.

WETLANDS NOTE:

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

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) _____

Larry E. Lettich Estate
456 Henninger Road
Berrysburg, PA 17005
PHONE: 570-444-4150

Commonwealth of Pennsylvania
County of Dauphin
On this _____ day of _____ 2026

before me, the undersigned personally appeared

Owner(s) _____
Larry E. Lettich Estate

who being duly sworn according to law deposes and says that they are the equitable owners of the property shown on this plat and that they acknowledge the same to be their act and plan and desire the same to be recorded as such according to law.
Witness my hand and seal the day and date written.

_____
My commission expires NOTARY PUBLIC

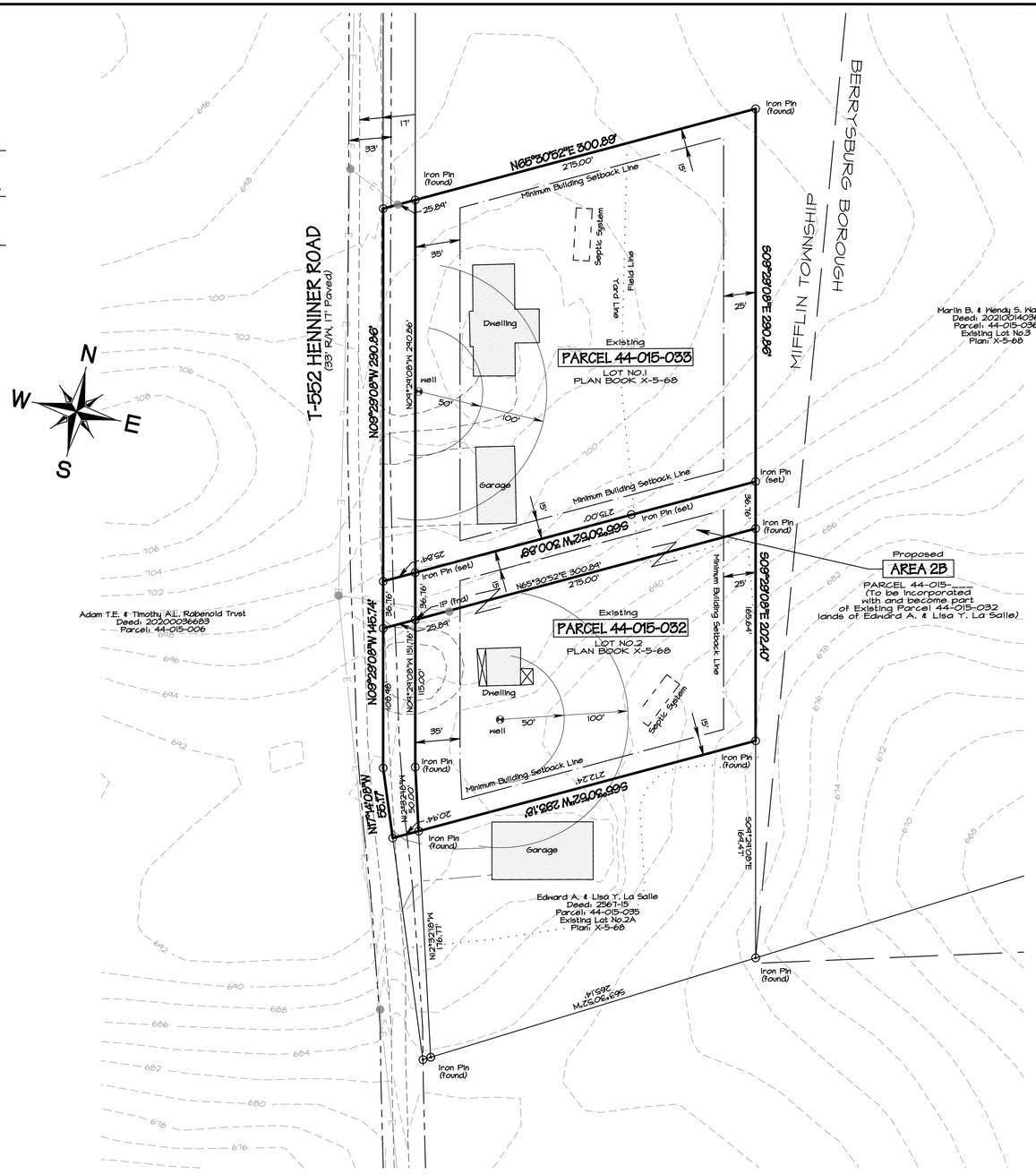
Commonwealth of Pennsylvania
County of Dauphin
On this _____ day of _____ 2026

before me, the undersigned personally appeared

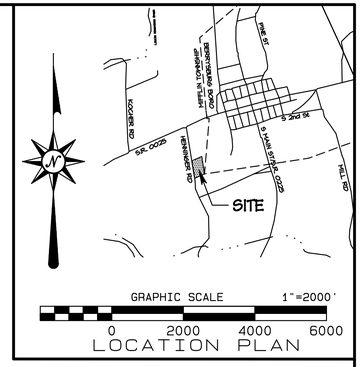
Owner(s) _____
Edward A. & Lisa Y. La Salle

who being duly sworn according to law deposes and says that they are the equitable owners of the property shown on this plat and that they acknowledge the same to be their act and plan and desire the same to be recorded as such according to law.
Witness my hand and seal the day and date written.

_____
My commission expires NOTARY PUBLIC



This plan recorded in the office of the Recorder of Deeds in Dauphin County this _____ day of _____, 2026 in Instrument No. _____



GENERAL NOTES:

- Proposed: Subdivision for Side Yard Addition
- Existing Parcel 44-015-033 (Lot No.1) has an existing dwelling located on it serviced by its own onlot Septic system and private well.
- Area 2B has been proposed as a lot add-on to the adjoining Existing Parcel 44-015-032 to form a single lot consisting of 1.344 acres Area 2B may not be sold or retained as a stand alone lot.
- Existing Parcel 44-015-032 (Lot No.2) has an existing dwelling located on it serviced by its own onlot Septic system and private well.
- Deed Reference: (20200002016)
- Contours are related to NAVD 88.
- Parcel No.: (44-015-033)
- No development is to take place as a result of this plan. In the event of any possible future development in the flood plain , 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.
- A waiver of Section 305, preliminary plan specifications, has been requested by the applicant. Granted:_____
- A waiver of Section 305.F., Location Plan scale from 1"=1,000' to 1"=2,000', has been requested by the applicant. Granted:_____
- A waiver of Section 510, requirements for the dedication of recreation area or facilities, has been requested by the applicant. Granted:_____
- A waiver of Section 507, requirements for sidewalks, has been requested by the applicant. Granted:_____

SITE DATA:

Owner: Edward A. & Lisa La Salle
PO Box 154, Berrysburg, Pa 17005
Phone:(570) 444-4150

Parcel No.: (44-015-032)

Deed: (1074-090)

Building Setbacks:
Front 40' Arterial street
35' All other streets
Side 15'
Rear 25'

Minimum Lot width: 120'

Minimun Lot Area: 1 Acre

Owner: Larry E. Lettich Estate
456 Henninger Road
Berrysburg, Pa 17005-0154
Phone: (570) 449-4150

Parcel No.: (44-015-033)

Deed: (20200002016)

Building Setbacks:
Front 40' Arterial street
35' All other streets
Side 15'
Rear 25'

Minimum Lot width: 120'

Minimun Lot Area: 1 Acre

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 lot-add on use. No portion of Lot No.1, 2 & Area 2B of the subdivision are approved by Mifflin Township 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 Mifflin 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.

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) _____
Edward A. & Lisa Y. La Salle

_____
Lisa Y. La Salle

Edward A. & Lisa Y. La Salle
PO Box 154
Berrysburg, PA 17005
PHONE: 570-444-4150

This plan approved by Mifflin 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 _____

LEGEND

- Sign
- X 420.00 Spot Elevation
- 420.00 Proposed Elevation
- OH T Overhead Telephone Line
- UG/T Underground Telephone Line
- E Overhead Electric Line
- UG/E Underground Electric Line
- Existing Waterline
- LS Light Standard
- Property Corner
- 1400 Existing Contour
- 1400 Proposed Contour
- Fence Line
- Deep Probe
- Unsuitable Probe
- shrub
- Fire Hydrant
- Utility Pole
- Existing Sanitary Manhole
- Concrete Monument
- A Property Adjoiners
- Flag Pole
- A1 Traverse Point
- GBZ / GCZ Soil Types
- Building Setback Line
- SG Silt Soxx
- RCE Rock Construction Entrance

I hereby certify this plan to be correct as shown.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — WILLIAM ABNER BURCH — LAND SURVEYOR — No. 22834-E

Pa. Lic. No. 22834-E

William A. Burch PLS

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

PRELIMINARY/FINAL SUBDIVISION PLAN FOR

EDWARD A. & LISA LA SALLE & LARRY LETTICH ESTATE

situated in

Mifflin Township

Dauphin County, Pennsylvania

GRAPHIC SCALE 1"=150'

0 150 300 450

Date: June 29, 2026

Drawing No: MT-324