No: 26-097

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

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

Plat Title: Preliminary/Final Subdivision Plan for Anna M. Fetterhoff

Zoning District: Agricultural | Proposed Land Use: Residential

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

Plat Type: X Subdivision; ___ Land Development

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

Existing # of Lots: 1 | Proposed # of Lots: 2 | Proposed # of New DUs: 0 | Subdivided / Developed Acres: 15.92 | Total Acres: 61.27

Date Received: 09/14/2026 | Staff Review: 09/17/2026 | Official County Review: 09/17/2026

Reviewed by: BS | Checked by: AK | Parcel ID: 66-002-007

Project Description: Proposed 1 lot subdivision

- *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 total tract acreage before the proposed subdivision needs to be shown.

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		

GENERAL NOTES:

- Proposed: 2 Lot Subdivision.
- Existing Lot No. 1 has an existing dwelling located on it and is serviced by it's own individual on lot sewage disposal system and well.
- Contours are related to NAVD 88 in 2' intervals.
- Off street parking is provided on lot.
- Deed Reference: Anna M. Fetterhoff (2654-642)
- Dauphin County Tax Parcel No. (66-002-007)
- 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 is no sidewalks on adjoining properties.
- A waiver of section 22-307.1 , Plan scale Has been requested by the applicant.
- 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.

SITE DATA:

OWNER:
Anna M. Fetterhoff

Phone: (717) 362-8081

OWNER ADDRESS:
972 Wilhour Road
Ellzabethville,Pa 17023

PROPERTY ADDRESS:
972 Wilhour Road
Ellzabethville,Pa 17023

TAX PARCEL: (66-002-007)

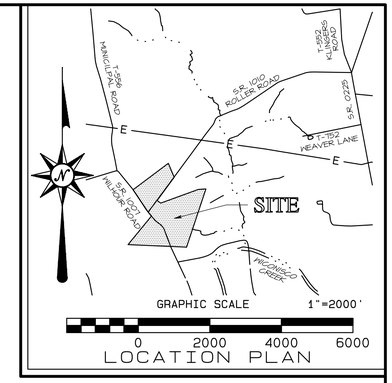
Deed: (2654-642)

ZONED:
'A'- Agricultural District

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

BUILDING HEIGHT:
Not to exceed 50' Except for silos

Lot Covage Shall not be more that 25%



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

SOIL TYPES:

CIA - Calvin-Leck Kill Shaly Silt Loams, 0-3%Slopes
CIB2- Calvin-Leck Kill Shaly Silt Loams, 3-8 %Slopes
CIC2- Calvin-Leck Kill Shaly Silt Loams, 8-15% Slopes

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).

William A. Burch PLS
BURCH ASSOCIATES
Property & Engineering Surveys
340 Bernsburg 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 _____

AREA TABULATION:

EXISTING LOT NO.1 (Residual)
Total Area- 1,975,446 S.F. or 45.35 Acres

PROPOSED LOT NO. 3
Lot Area - 663,343 S.F. or 15.23 Acres
R/W- 30,004 S.F. or 0.69 Acres
Total Area- 643,347 S.F. or 15.92 Acres

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 H. Fetterhoff (POA)

_____
Kathy L. Erdman (POA)

Anna M. Fetterhoff
972 Wilhour Road
Millersburg, PA 17061
Phone: (717) 362-8081

Commonwealth of Pennsylvania
County of Dauphin
On this _____ day of _____ 2026.
before me, the undersigned personally appeared
Owner(s) _____
Larry H. Fetterhoff (POA) Kathy L. Erdman (POA)
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

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 Lot 3 of the subdivision are approved by WashingtonTownship or the Department of Environmental Protection (DEP) for the installation of any senage 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 7501 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.

HIGHWAY OCCUPANCY PERMIT

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

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.

LEGEND

- Sign
- 620.00 Spot Elevation
- 620.00 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
- 600 Existing Contour
- TRF Turf Reinforcement Matting
- RCE Rock Construction Entrance
- Fence Line
- Deep Probe
- Unsuitable Probe
- shrub
- Utility Pole
- Concrete Monument
- (A) Property Adjoiners
- Flag Pole
- 41 Traverse Point
- CIB2 CIC2 Soil Types
- Building Setback Line
- FF-30 30" Filter Fabric Fence
- 1800 Proposed Contour

PRELIMINARY/ FINAL SUBDIVISION PLAN FOR

ANNA M. FETTERHOFF

(Parcel 66-002-007)
situate in
Washington Township
Dauphin County, Pennsylvania

GRAPHIC SCALE 1"=120'
0 120 240 360

Date: August 21, 2026 Drawing No: WAT-363