No: 26-011

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Wiconisco Township | Surveyor: William A. Burch & Associates | Engineer:

Plat Title: Alan R. Machamer

Zoning District: S – Slope District | Proposed Land Use: Silviculture

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

Plat Type: X Subdivision; ___ Land Development

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

Existing # of Lots	Proposed # of Lots	Proposed # of New DUs	Subdivided / Developed Acres	Total Acres
1	1	0	5.57	22.52

Date Received: 12/31/2025 | Staff Review: 1/23/2026 | Official County Review: 1/23/2026

Reviewed by: GD | Checked by: _____ | Tax Map Parcel #: 66-004-006

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

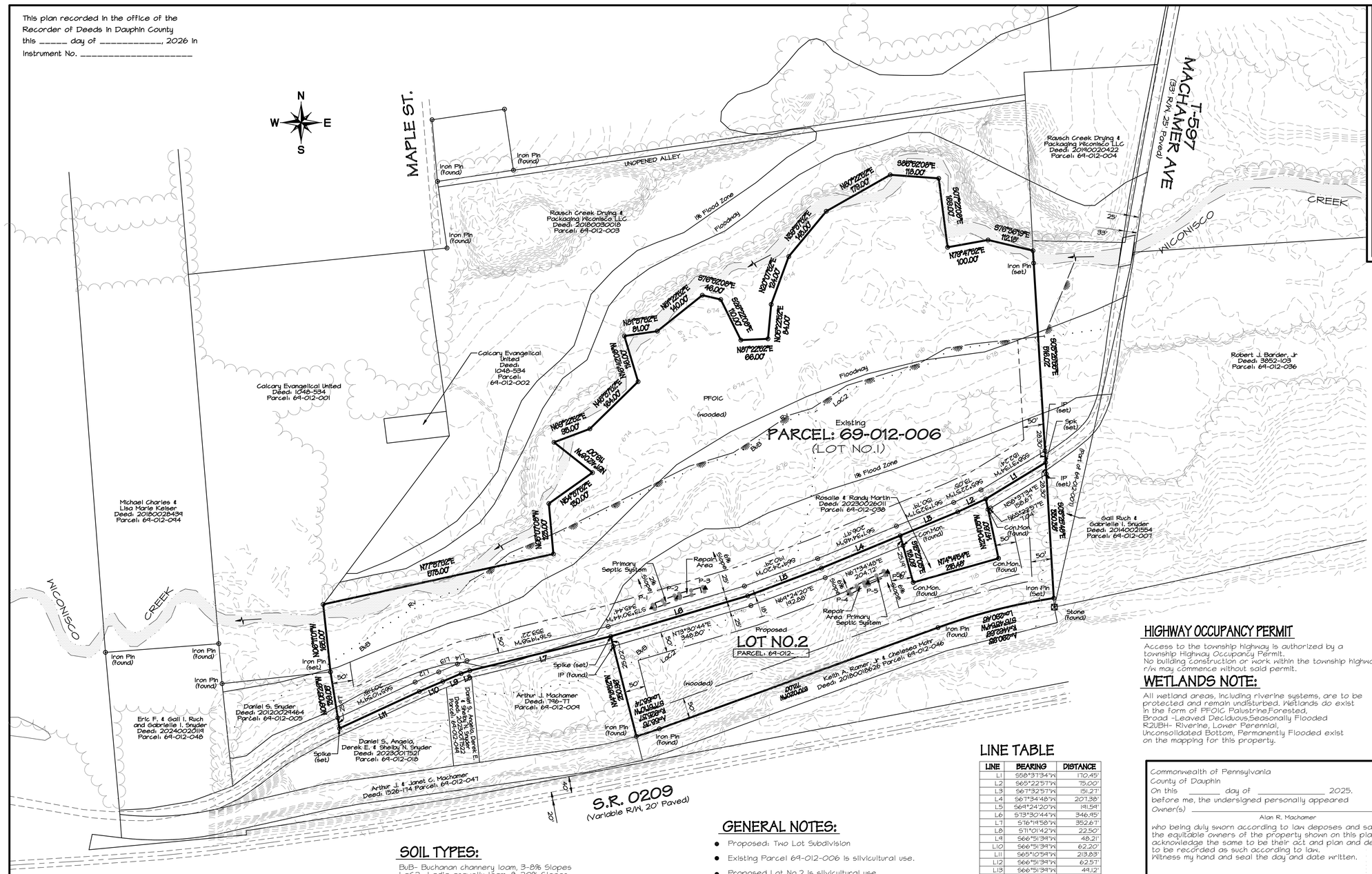
1. Two waivers requested (Plan Scale and Preliminary Plan). Any granting of waiver must have request made in writing and justification provided for providing any waivers.
2. Indicate primary control point [Section 405.1].(Assuming it is at the beginning of L1)
3. Appears pavement of Township Road appears to be on properties in plan. Are any dedication being provided for area of roadway encroachment?
4. Dauphin County tax parcel mapping indicates a slight "jog" in the property line on the western portion of the property. If the new survey information is correct, coordinate with the DC tax assessment office and the county GIS department to properly reflect the proper property line between these two properties. (see picture of DC GIS information below).



Plan No. 26-011

Plat Specifications	**Yes**	**No**	**N/A**
1. Name of proposed subdivision/land development shown	✓		
2. Owner/developer name, address & telephone number shown	✓		
3. Municipality name shown	✓		
4. Tax parcel number/Deed reference shown/Instrument #	✓		
5. North point shown	✓		
6. Map scale shown (written/graphic)	✓		
7. Date of plan preparation shown	✓		
8. Certification of surveyor/engineer shown	✓		
9. Location map shown	✓		
10. Total property map (bearings, distances, area, primary control point) shown	✓	*(no pcp)*	
11. Names of adjacent landowners/subdivision shown	✓		
12. Lot numbers shown	✓		
13. Lot dimensions shown	✓		
14. Lot areas shown	✓		
15. Permanent monuments and markers shown	✓		
16. Building setbacks shown	✓		
17. Existing natural features shown - Wetlands *(note provided)*	✓		
Floodplains *(no note provided if exist)*		✓	
Woodlands, streams, etc.	✓		
18. Contours at required interval shown	✓		
19. Easements shown and identified	✓		
20. Existing man-made features shown - Building (s)	✓		
Storm drainage facilities		✓	
Sewer mains			✓
Water mains			✓
21. Proposed man-made features shown – Building (s)			✓
Storm drainage facilities			✓
Sewer disposal – public( ) on-lot (?)	✓		
Water supply – public ( ) well (?)		✓	
22. Existing streets shown - Name	✓		
R/W width	✓		
Paving width *(shown but not dimensioned)*		✓	
Dedicated R/W width	✓		
23. Proposed streets shown - Name			✓
R/W width			✓
Paving width			✓
Profiles			✓
24. Curbs shown			✓
25. Sidewalks shown			✓
26. Existing and proposed coverage shown			✓
27. Parking schedule provided shown			✓
28. Traffic study completed			✓
29. Recreation area shown/fee in-lieu-of provided (waiver requested?)			✓
30. Erosion and sedimentation control plan shown	✓		
31. Statement of ownership, signature and notarization shown	✓		
32. Dedicatory statement shown	✓		
33. Approval blocks shown	✓		
34. PADOT Highway Occupancy Permit statement shown	✓		
35. Consistency with Future Land Use plans - County plans	✓		
Municipal plans	✓		

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


N
W
E
S
MAPLE ST.
T-597
MACHAMER AVE
(33' R/W, 25' Paved)
UNOPENED ALLEY
Iron Pin (found)
Iron Pin (found)
Iron Pin (found)
Iron Pin (set)
Rausch Creek Drying & Packaging Wiconisco LLC Deed: 20180030018 Parcel: 69-012-003
Rausch Creek Drying & Packaging Wiconisco LLC Deed: 20190020422 Parcel: 69-012-004
1% Flood Zone
Floodway
WICONISCO CREEK
25'
33'
Calcary Evangelical United Deed: 1048-534 Parcel: 69-012-001
Calcary Evangelical United Deed: 1048-534 Parcel: 69-012-002
Robert J. Barder, Jr Deed: 3852-103 Parcel: 69-012-036
PFOIC
(wooded)
Existing
PARCEL: 69-012-006
(LOT NO.1)
Proposed
LOT NO.2
PARCEL: 69-012-
Michael Charles & Lisa Marie Keiser Deed: 20180028494 Parcel: 69-012-044
Rosalie & Randy Martin Deed: 20230026011 Parcel: 69-012-038
Gail Ruch & Gabrielle I. Snyder Deed: 20140021554 Parcel: 69-012-007
Keith Ramer, Jr & Chelsea Mohr Deed: 20180018626 Parcel: 69-012-046
Arthur J. Machamer Deed: 196-77 Parcel: 69-012-009
Arthur J. & Janet C. Machamer Deed: 1526-174 Parcel: 69-012-047
Daniel S. Snyder Deed: 20120023464 Parcel: 69-012-005
Eric F. & Gail I. Ruch and Gabrielle I. Snyder Deed: 20240020114 Parcel: 69-012-048
Daniel S. Angela, Derek E. & Shelby N. Snyder Deed: 20230011521 Parcel: 69-012-018
Daniel S. Snyder & Angela M. Snyder Deed: 20230017542 Parcel: 69-012-042
S.R. 0209
(Variable R/W, 20' Paved)
Primary Septic System
Repair Area
Repair Area Primary Septic System
Stone (found)
Spike (set)
IP (found)
IP (set)
Spk (set)
Con.Mon. (found)
N17°58'02"E 676.00'
N68°22'26"E 660.00'
S16°36'19"E 112.18'
N17°58'02"E 100.00'
S68°22'26"E 84.00'
S16°36'19"E 336.22'
N68°22'26"E 118.00'
N17°58'02"E 175.00'
S68°22'26"E 69.00'
N68°22'26"E 140.00'
S16°36'08"E 46.00'
N68°22'26"E 140.00'
S68°22'26"E 140.00'
N68°22'26"E 84.00'
N68°22'26"E 95.00'
N68°22'26"E 180.00'
N68°22'26"E 220.00'
N17°58'02"E 174.12'
N16°34'48"E 204.12'
S68°22'26"E 215.49'
N68°22'26"E 215.49'
N68°22'26"E 660.00'
N68°22'26"E 660.00'
S68°22'26"E 660.00'
N17°30'44"E 348.80'
N68°24'20"E 192.58'
S68°22'26"E 660.00'
S68°22'26"E 660.00'
S16°36'08"E 46.00'
N16°34'48"E 204.12'
S16°36'08"E 46.00'
S16°36'08"E 46.00'
S16°36'08"E 46.00