No: 26-107

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Washington Township | Surveyor: Gordon L. Brown & Assoc. | Engineer: Byron Trout

Plat Title: APEX RE, LLC

Zoning District: Agricultural | Proposed Land Use: Residential

Plat Status:		Preliminary	**Plat Type**:	X	Subdivision
	X	Final			
		P/F			Land Development
		Minor			

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

Existing # of Lots: 1 | Proposed # of Lots: 4 | Proposed # of New DUs: 4 | Subdivided / Developed Acres: 6.69 | Total Acres: 6.69

Date Received: 10/14/2026 | Staff Review: 10/15/2026 | Official County Review: 10/15/2026

Reviewed by: BS/JP | Checked by: TS | Parcel ID: 66-005-095

Project Description: Subdivide existing residential lot into 4 residential lots.

- *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 & 305)
2. Bearings and distances need to be shown on all proposed property lines.
3. The entire property is significantly sloped (approximately 40% in some places). Lots 1 and 4 present concerns with grading as well as septic tank placement.
4. Existing parent parcel is on the edge of the public sewer service area, and the future land development poses an opportunity to make a logical and meaningful connection.
5. Wetlands are mentioned in General Note 12 but not shown on the plan. These lands need to be shown.
6. §27-1204.1A defines SR 1009 as one of three Arterial roads in the township and aims to limit the amount of directs access drives on Arterial roads.
   a) A waiver may be needed for §27-1204.1C. The land development that would be proposed after this subdivision would require reverse frontage and therefore a private drive in the rear of the property. This road would be highly impractical given the current slope.
7. The plan needs to be signed and have the seal placed on the plan by the Professional Land Surveyor responsible for preparing the plan.
8. All appropriate signatures from the landowners need to be shown on the plan prior to approval.
9. The Dauphin County Planning Commission signature block provided needs to be corrected to ensure it includes the proper wording.
10. The proposed well location on proposed Lot 2 needs to be reviewed to ensure it is not in the Right-of-Way for SR 1009.
11. The proposed driveway location for Proposed Lot 3 needs to be relocated as it crosses over the property line/corner for Proposed Lot 2.
12. The distance from the proposed garage shown on Proposed Lot 4 to the 100-year Flood Plain needs to be reviewed as it shows the northernmost corner of the garage is touching/in the flood plain.

Plan No. 26-107

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 (No Seal)			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			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	

APEX RE, LLC
SOUTH CROSSROADS ROAD
FINAL SUBDIVISION PLAN
LOCATED IN
WASHINGTON TOWNSHIP
DAUPHIN COUNTY, PA

SHEET LEGEND	
SHEET#	DESCRIPTION
* SHT. 1	TITLE SHEET
* SHT. 2	EXISTING FEATURES
* SHT. 3	SUBDIVISION PLAN

* TO BE RECORDED

TOWNSHIP PLANNING COMMISSION

Recommended for approval by the Planning Commission of Washington Township, Dauphin County, Pennsylvania.

This _____ Day of _____, 20____

_____ _____
Chairman

_____ _____

_____

TOWNSHIP BOARD OF SUPERVISORS

Approved by the Township Supervisors of Washington Township, Dauphin County, Pennsylvania.

This _____ Day of _____, 20____

_____ _____
Chairman

_____

DAUPHIN COUNTY PLANNING COMMISSION

Reviewed by the Dauphin County Planning Commission

Date: _____

_____

CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGEMENT OF PLAN

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF _____;

On this, the _____ day of _____, 20____, before me, the undersigned officer, personally appeared

_____, who being duly sworn according to law, deposes and says that (he/she/they) is/are the Owner(s) of the property shown on this plan thereof was made at (his/her/their) direction, that (he/she/they) acknowledges the same to be (his/her/their) act and plan, that desires the same to be recorded, and all streets and other property identified as proposed public property (excepting those areas labeled "NOT FOR DEDICATION") are hereby dedicated to the public use.

In witness whereof, I hereunto set my hand and official seal:

_____ _____
Signature of Land Owner Signature of Land Owner

_____
Signature and Seal of Notary Public or Other Officer Authorized to Acknowledge Deeds

My Commission Expires_____, 20_____

OWNER/SUBDIVIDER

Apex RE, LLC
224 N. George Street
York, PA 17401
717-537-8868

TOWNSHIP ENGINEER

Recommended for Approval by the Township Engineer

Date: _____

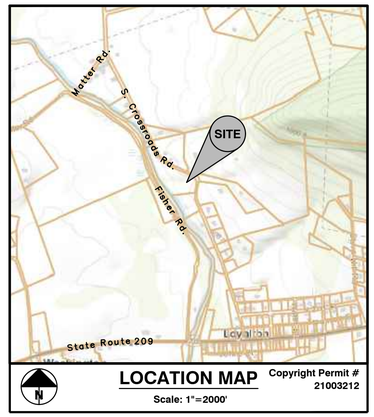
_____

RECORDER OF DEEDS

This plan recorded in the office of the Recorder of Deeds in Dauphin County this _____ day of _____ 20__.

Instrument No._____

NAD83-2011 PA S.P.C.S. Grid (South Zone)



LOCATION MAP Copyright Permit # 21003212
Scale: 1"=2000'

Parcel/ Lot No.	Address	UPI No.
Lot 1	S. Crossroads Road	
Lot 2	S. Crossroads Road	
Lot 3	S. Crossroads Road	
Lot 4	S. Crossroads Road	

MODIFICATION REQUESTS

A modification of the following Sections of the Washington Township Subdivision and Land Development Ordinance have been requested.

1. Sec. 22-304 & 22-305 – Preliminary Plan

   Granted _____ /___ /_____,

PA 1 CALL

BEFORE YOU DIG-DRILL-BLAST
CALL 1-800-242-1776 (ONLY VALID IN PLACES REQUIRED BY NOTIFICATION)
PA ONE CALL SYSTEM

INFORMATION CONCERNING UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE COMPLETE OR ACCURATE. THE CONTRACTOR IS RESPONSIBLE TO CONTACT ALL UTILITIES AND/OR HAND EXCAVATE TO DETERMINE THE LOCATION AND DEPTH OF THE UTILITIES PRIOR TO EXCAVATION. THE CONTRACTOR WILL CONTACT THE UNDERGROUND LOCATING SERVICE, TEL. NO. 1-800-242-1776 (PA ONE CALL) FOR THE ACTUAL LOCATION OF THEIR FACILITIES BEFORE ANY WORK IS BEGUN ON THIS PROJECT.

SERIAL # 20262524807

SURVEYOR'S CERTIFICATION

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).

_____
Layne B. Clark, P.L.S. SU075868
(Agent for Gordon L. Brown & Associates, Inc.)

Date: _____ , 20____

NO.	DATE	DESCRIPTION

Gordon L. Brown & Associates, Inc.
Civil Engineers & Surveyors
2238 South Queen Street
York, PA 17402-4631
(717) 741-4621
Established 1968

Strausser
Surveying and Engineering, Inc.
2306 Lititz Pike
(717) 569-6323
Lancaster, PA 17601
Established 1984

APEX RE, LLC
SOUTH CROSSROADS ROAD

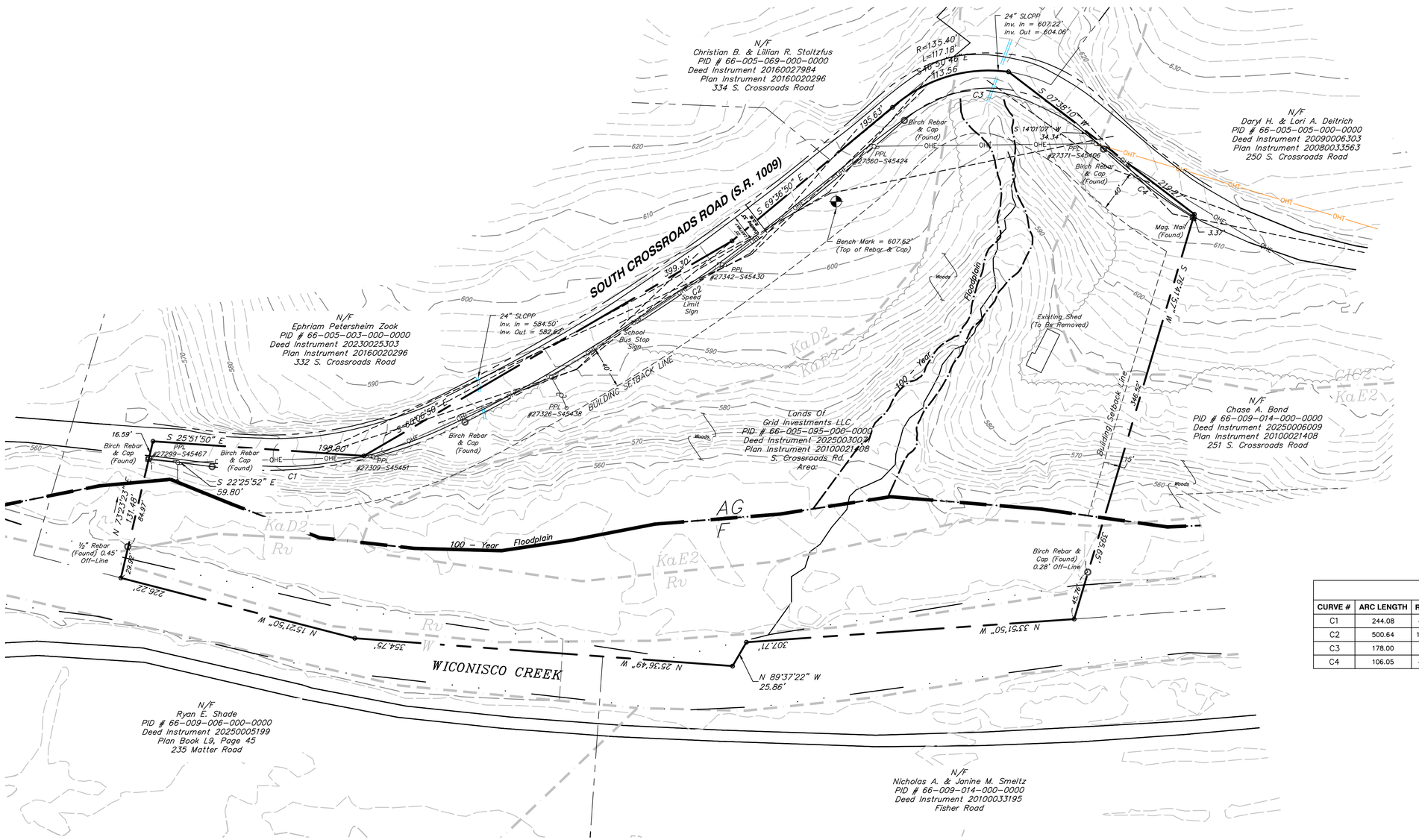
TITLE SHEET
Washington Township Dauphin County, Pennsylvania

SUBDIVISION PLAN

DRAWN BY	M.E.W./A.I.L.
CHECKED BY	B.W.T./W.J.D.
SCALE	AS NOTED
DATE	09/17/26
DWG. NO.	L-6392
FILE NO.	37.26.19790
SHEET	1 OF 3

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NAD83-2011
PA S.P.C.S. Grid
(South Zone)



LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- 100 YEAR FLOODPLAIN
- ROADWAY
- PAVEMENT OFFSITE
- SOIL LINE
- BUILDING SETBACK LINE
- STREAM OR CREEK LINE
- CONTOUR MAJOR LINE
- CONTOUR MINOR LINE
- OVERHEAD ELECTRIC LINE
- OVERHEAD TELEPHONE LINE
- EXISTING TREE LINE

- REBAR, MAG NAIL, RR SPIKE, STEEL PIPE FOUND (OR AS NOTED)
- REBAR SET (OR AS NOTED)
- POINT (OR AS NOTED)
- SITE BENCH MARK
- UTILITY POLE (OR AS NOTED)
- GUY WIRE

SOIL LEGEND

ClC2	– Calvin–Leck Kill shaly silt loams – 8 to 15 percent slope – Capability Classification: 3E
KaD2	– Klinesville shaly silt loam – 15 to 25 percent slope – Capability Classification: 6E
KaE2	– Klinesville shaly silt loam – 25 to 50 percent slope – Capability Classification: 7E
Rv	– Riverwash – 0 to 3 percent slope – Capability Classification: 5S
W	– Water – Capability Classification: 8

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	244.08	403.37	34°40'09"	S39°45'56"E	240.37
C2	500.64	1966.50	14°35'12"	S64°20'49"E	499.29
C3	178.00	118.90	85°46'36"	S28°45'10"E	161.84
C4	106.05	469.30	12°56'49"	S07°32'44"W	105.82

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NO.	DATE	DESCRIPTION

Gordon L. Brown & Associates, Inc.
Civil Engineers & Surveyors
2238 South Queen Street
York, PA 17402-4631
(717) 741-4621
ESTD 1968

Strausser
Surveying and Engineering, Inc.
2596 Lititz Pike
(717) 569-6523
Lancaster, PA 17601
ESTD 1984

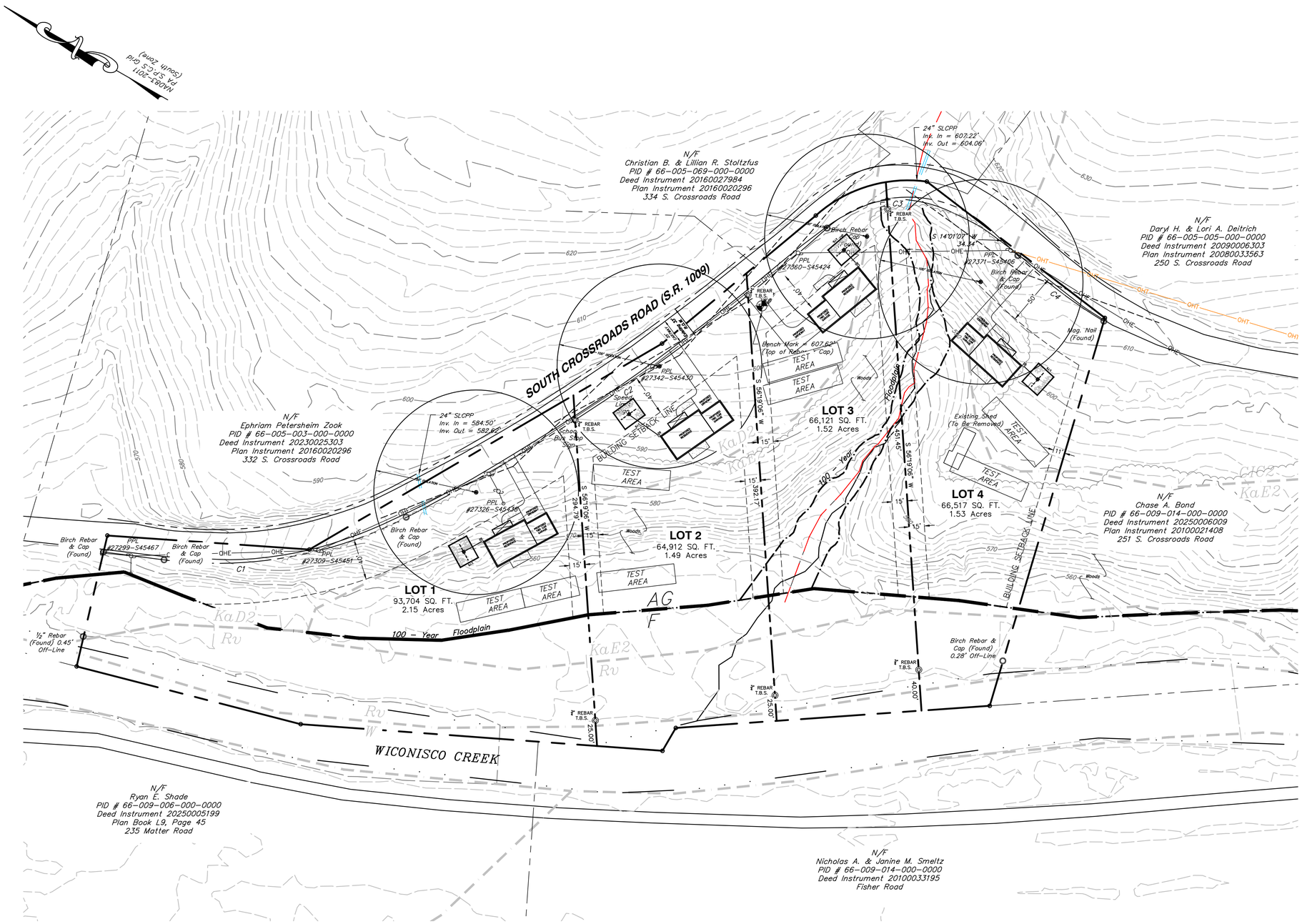
APEX RE, LLC
SOUTH CROSSROADS ROAD

EXISTING FEATURES
Washington Township Dauphin County, Pennsylvania

SUBDIVISION PLAN

DRAWN BY	M.E.W.
CHECKED BY	B.W.T.
SCALE	1" = 50'
DATE	09/17/26
DWG. NO.	L-6392
FILE NO.	37.26.19790
SHEET	2 OF 3

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LEGEND

- PROPOSED PROPERTY LINE
- 100 YEAR FLOODPLAIN
- ROADWAY
- PAVEMENT OFFSITE
- SOIL LINE
- PROPOSED BUILDING SETBACK LINE
- STREAM OR CREEK LINE
- CONTOUR MAJOR LINE
- CONTOUR MINOR LINE
- PROPOSED BUILDING
- PROPOSED DRIVEWAY
- EXISTING TREE LINE
- PROPERTY CORNER
- ¾" REBAR (TO BE SET)

GENERAL NOTES

1. The purpose of this plan is to subdivide the parcel into four single family residential lots.
2. Zoned: Agricultural & Floodplain.
3. Deeds of record: 20250030071
4. Tax map: Parcel 66-005-095
5. The bearing base is referenced to the NAD83 (2011), PA South Zone.
6. Boundary and planimetric features shown hereon were based on an actual field survey by Gordon L. Brown & Associates, Inc. in September, 2026.
7. Contour information is based on the Pennsylvania Spatial Data Access (LIDAR) Light Detection and Ranging Resource, and does not represent any field run topography by Gordon L. Brown & Associates, Inc.
8. Lots are served by on-lot septic system and on-lot well.
9. Monumentation will be set upon plan approval. All proposed/missing property corners will be marked with rebars and caps unless otherwise noted.
10. This subdivision plan was prepared WITHOUT the benefit of a title search by an expert title abstractor. The title information shown hereon was derived from the best available land records at the time of the survey. The boundary lines shown hereon are the result of an actual field survey.
11. Per FEMA Flood Insurance Rate Map for the Township of Washington, PA, Map Number 42043C0109D, effective date August 2, 2012, a floodplain does exist on this project site and is shown on the plan.
12. According to the National Wetlands Inventory Map website, there are wetlands present on this site as of October 5, 2026 and are shown on the plan.
13. Location of all underground utilities is approximate as shown hereon. All locations and sizes area based on utility mark-outs and above ground structures. Available mark-outs and utility plans do not ensure underground utility and structure locations.
14. The existing 33-foot-wide right-Of-way depicted hereon for South Crossroads Road is based on Plan Instrument 20100021408
15. A Highway Occupancy Permit is required pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the "State Highway Law", before Driveway access to a State Highway is permitted. Access to the State Highway shall only be as authorized by a Highway Occupancy Permit, and the Supervisors' approval of the this Plan in no way implies that such permit can be acquired.
16. Prior to issuance of a building permit, Stormwater Management and Erosion Control plans shall be submitted to the township for review and approval.
17. No building may occur in the flood zone.
18. No deed restrictions shall be imposed with this plan.

SITE DATA/ZONING

1. Zone: Agricultural (A) & Floodplain (F)
2. Existing Use: Residential/ Agricultural
3. Proposed Use: Residential
4. Minimum Lot Width: Required – 150'
   Proposed – 150' (Lot 3)
5. Minimum Lot Area: Required – 60,000 Sq. Ft.
   Proposed – 64,912 Sq. Ft. (Lot 2)
6. Maximum Lot Coverage: Maximum – 25%
   Proposed – 5% (Lot 2)
7. Setbacks: Front – 40'
   Side – 15'
   Rear – 30'
8. Off Street Parking: Required – 2 Per Lot
   Proposed – 3 Per Lot
9. Maximum Building Height: 50'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N56°19'06"E	10.00

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
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C4	106.05	469.30	12°56'49"	S07°32'44"W	105.82

Sight Distance - Speed Limit 25 MPH				
	Left		Right	
	Required	Achievable	Required	Achievable
LOT 1	6%		-6%	
	139'	249'	157'	392'
LOT 2	6%		-4%	
	139'	400'+	153'	224'
LOT 3	5%		-3%	
	140'	400'	151'	270'
LOT 4	6%		3%	
	139'	150'	143'	500'

GRAPHIC SCALE

50 0 25 50 100 200

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SUBDIVISION PLAN SHEET
Dauphin County, Pennsylvania
Washington Township

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