No: 25-093

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality Williams Township Surveyor Burch Associates Engineer

Plat Title Jay L. Rigel, III and Benjamin Scott Gross

Zoning District NA Proposed Land Use Residential

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

# of Lots 1 # of New Lots 1 # of DUs 0 Acreage Subdivided/ Developed 1.85 Total Acreage .7.85

Date Received 9/02//2025 Staff Review 9/29/2025 Official County Review 10/8/2025 (DCPC - anticipated)

Reviewed by GD Checked by ARK Parcel No 72-005-051

Project Description: Proposed consolidating 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.*

Requested Waivers:

1. Preliminary / Final Plan Submission (Section 403.1)

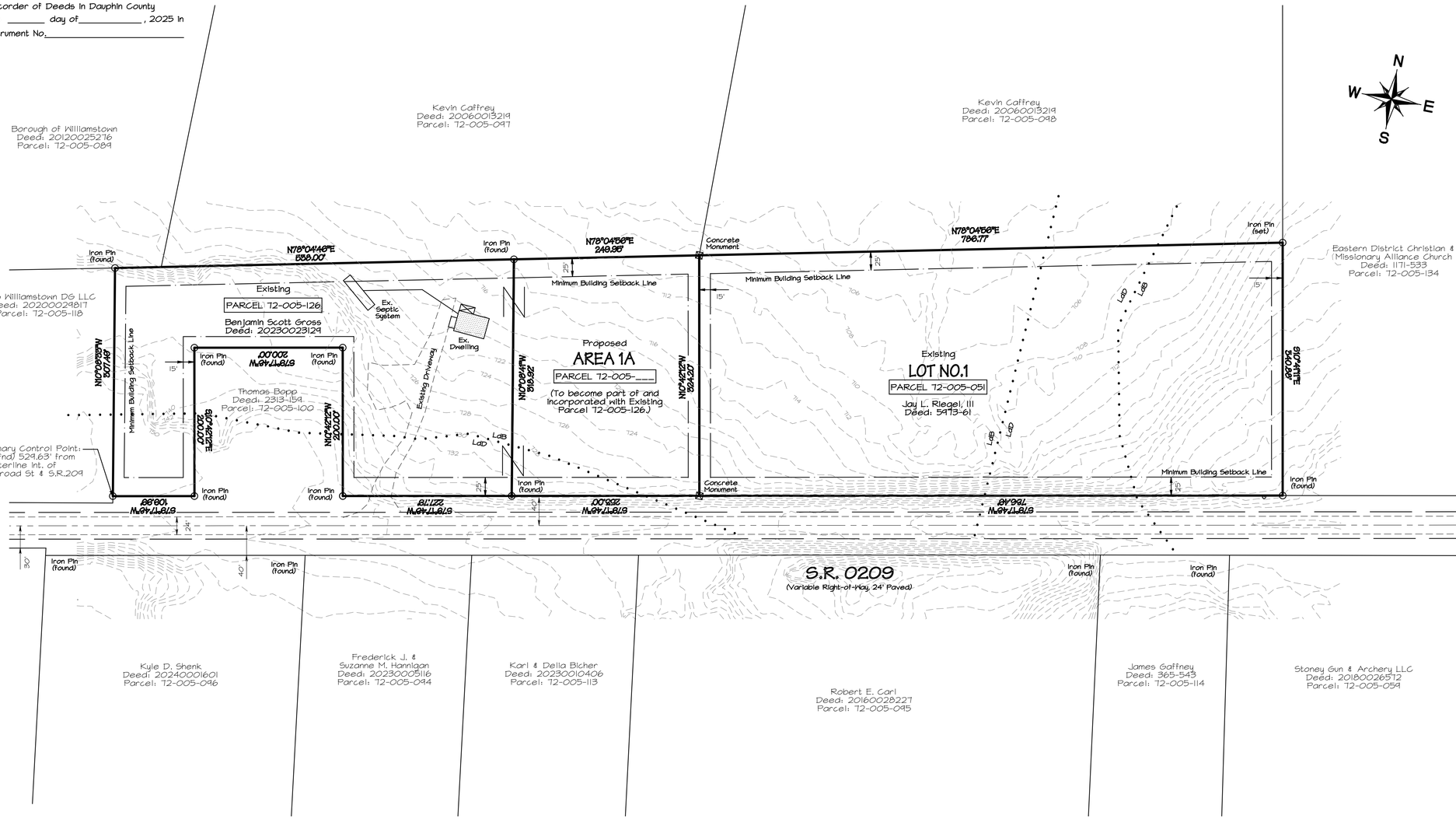
Comments:

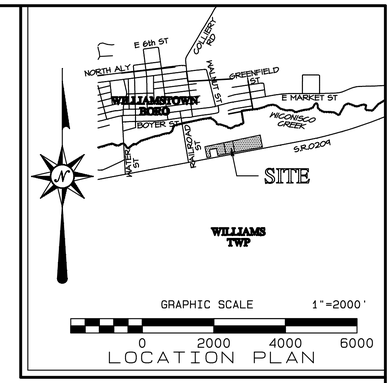
1. Note the date on the plan of the approved waiver for preliminary plan approval.
2. Modify the title block to indicate the plan is located in Williams Township.
3. If there are any existing water sources on the properties, (ie wells), their locations should be noted.
4. Any comments from the Township regarding the plan must be addressed prior to final approval. If those comments cite code sections requiring modifications, the relevant citations and corresponding changes must be clearly noted on the plan before it is signed by the County.

Plan No. 25-093

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	✓		
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	✓		
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 (*note provided*)			✓
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 (see note)			✓
21. Proposed man-made features shown – Building (s)			✓
Storm drainage facilities			✓
Sewer disposal – public () on-lot (✓)			✓
Water supply – public ( ) well ( ) *see note*			✓
22. Existing streets shown - Name	✓		
R/W width	✓		
Paving width	✓		
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 *(no development – undeveloped lot)*			✓
27. Parking schedule provided shown (*note provided that on site)*			✓
28. Traffic study completed			✓
29. Recreation area shown/fee in-lieu-of provided			✓
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_____, 2025 in Instrument No._____





GENERAL NOTES:

- Proposed Subdivision for Sideyard Addition
- Existing Parcel 72-005-126 has an existing dwelling located on it and is serviced by its own on lot sewage disposal system and individual well.
- Existing Parcel 72-005-051 is silvicultural use.
- Area 1A has been proposed as a lot add-on to the adjoining Parcel 72-005-126 to form a single lot consisting of 4.79 acres Area 1A may not be sold or retained as a stand alone lot.
- Minimum Building Setbacks:Front-25', Side-15', Rear-25'.
- Deed Reference:
  Jay L. Riegel, III (5973-61) Parcel: (72-005-051)
  Benjamin Scott Gross (20230023129) Parcel: (72-005-126)
- 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.
- No floodplains exist on this property.
- Contours are related to NAVD 88.
- No Existing or Proposed covenants are associated with the lots shown herein.
- No archaeological resources, historical features, or important natural habitat are present.

AREA TABULATION:

EXISTING LOT NO.1	342,403 S.F. or 7.85 Acres
PROPOSED AREA 1A	80,848 S.F. or 1.85 Acres
EXISTING PARCEL 72-005-126	128,425 S.F. or 2.94 Acres
EXISTING PARCEL 72-005-051 - AREA 1A	261,555 S.F. or 6.00 Acres
EXISTING PARCEL 72-005-126 + AREA 1A	209,273 S.F. or 4.79 Acres

Commonwealth of Pennsylvania
County of Dauphin
On this _____ day of _____ 2025.
before me, the undersigned personally appeared
Owner(s) _____
Jay L. Riegel, III
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

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) _____
Jay L. Riegel, III

Jay L. Riegel, III
46 Haven Street
Schuylkill Haven, PA 17972

WETLANDS NOTE:

All wetland areas, including riverine systems, are to be protected and remain undisturbed. According to the National Wetlands Inventory, no wetlands exist on the mapping for this property.

HIGHWAY OCCUPANCY PERMIT:

Access to the state highway is authorized by a state Highway Occupancy Permit. No building construction or work within the state highway r/w may commence without said permit. Applicant is securing a permit in conjunction with this plan.

SOIL TYPES:

LdB- Laidig very stony loam, 0-8% Slopes, HSG B
LdD- Laidig very stony loam, 8-25% Slopes, HSG B

Commonwealth of Pennsylvania
County of Dauphin
On this _____ day of _____ 2025.
before me, the undersigned personally appeared
Owner(s) _____
Benjamin Scott Gross
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

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) _____
Benjamin Scott Gross

Benjamin Scott Gross
PO Box 164
Pine Grove, PA 17963
PHONE: (570) 581-6903

This plan Reviewed by Williams Township Board of Supervisors this __ day of _____, 2025.

Chairman_____

Secretary_____

This plan Approved in the final stage by Dauphin County Planning Commission this __ day of_____, 2025.

Chairman_____

Secretary_____

I, William A. Burch, hereby certify that the survey shown hereon is correct as shown.

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

PLS

Pa. Lic. No. 22834-E

BURCH ASSOCIATES
Property & Engineering Surveys
340 Bernyburg Road ; Suite 1
Millersburg, PA 17061
Phone: (717) 692-2214
Email: bill@burchsurveying.com

LEGEND

- Sign
- 620.00 Spot Elevation
- 620.30 Proposed Elevation
- OH Overhead Telephone Line
- US/T Underground Telephone Line
- E Overhead Electric Line
- US/E Underground Electric Line
- Existing Waterline
- L1 904 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
- A1 Traverse Point
- GBD GC2 Soil Types
- Building Setback Line
- FF-30 30" Filter Fabric Fence
- 1225 Proposed Contour

LOT ADD-ON FINAL PLAN
FOR

JAY L. RIEGEL, III AND BENJAMIN SCOTT GROSS

situate in
Williamstown Township
Dauphin County, Pennsylvania

GRAPHIC SCALE 1"=75'
0 75 150 225

Date: June 12, 2025 Drawing No: WMT-75