No: 25-066

Dauphin County Subdivision/Land Development Review Report

Municipality	Jackson Township	Surveyor	Burget and Associates	Engineer	
Plat Title	Matthew D. & Jessica A. Faust Final Minor Subdivision Plan				
Zoning District	NA	Proposed Land Use	Residential and non building		

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

# of Lots	1	# of New Lots	2	# of New D.U.s	0	Acreage Subdivided/Developed	56.55	Total Acreage	103.437

Date Received	6/5/2025	Staff Review	6/23/2025	Official County Review	6/23/2025
Reviewed by	GD	Checked by	ARK	Parcel no:	32-003-063; 32-003-011

Project Description: To subdivide a 103.437 into two 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.*

Waivers Requested:

- Determine whether a waiver of preliminary plan review is necessary.
- The applicant appears to be seeking a non-building waiver, but no formal waiver request has been submitted.

Comments:

1. The applicant is seeking approval by requesting a non-building waiver. The Township ordinance appears to be silent regarding the applicability or permissibility of this request. Section 201-A.2. of the subdivision regulations states that the purpose of such regulations is to ensure "the site is suitable for building purposes and human habitation." However, Section 107 of the Pennsylvania Municipalities Planning Code allows for the approval of non-building waivers when the proposal is exclusively for agricultural use.

   To qualify for such a waiver, the following provisions must be met: a) The proposed parcels are to be used strictly for agricultural purposes; b) Each parcel must be greater than 10 acres in size; and c) No new roads, easements, or dwellings are proposed.

   It is recommended that the Township solicitor be consulted to develop appropriate non-building waiver language. This language should be included with the plan and must ensure compliance with both Township sewage requirements and the applicable provisions of the Municipalities Planning Code

2. In consideration of the previous items, if no waiver is to be granted, the Township Engineer is to confirm the need to submit stormwater management plan. (SALDO Section 605)

3. The plan only indicates one current parcel of 104.437 acres proposed to be divided. Dauphin County parcel mapping indicated that there are two existing parcels (32-003-063 and 32-003-011). The absence or existence of these parcels should be properly explained or clarified on the plan.

4. The signature block for the waivers improperly indicates "Spring" Township.

5. According to note #10, the stream is located with Zone "X". No map reference is given for this map area. In addition, the County floodplain mapping does not indicate the presence of any floodplains.

6. The existing dwelling on "reconfigured lot 1" is located within the front lot setback. This should be recognized as a non-conforming item and properly noted as such on the plan.

7. The site is an agricultural security area, which is the first step to becoming an agricultural easement. The applicant can reach out to the Dauphin County Conservation District for more information.

8. The pond on the property is fed by a tributary of the Armstrong Creek. Both the tributary and the main creek are impaired according to PA DEP water quality standards. There is also a total maximum daily load (TMDL) plan in place for Armstrong Creek and its tributaries. This means the amount and type of discharge into the water body is regulated. Contact the County Conservation District for more information.

Plan No. 25-066

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 *(see note about parcels)*		X		
13. Lot dimensions shown		X		
14. Lot areas shown		X		
15. Permanent monuments and markers shown		X		
16. Building setbacks shown *(see note about building in setback)*		X		
17. Existing natural features shown -	Wetlands		X	
	Floodplains *(see note)*	X		
	Woodlands, streams	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 (*ON LOT)*	X		
	Water mains (*WELLS)*	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 () *(not provided)*			X
22. Existing streets shown -	Name	X		
	R/W width (*see note)*	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		

FINAL MINOR SUBDIVISION PLAN

OVER LANDS OF

MATTHEW D. & JESSICA A. FAUST

PLAN SET DATED: JUNE 2nd, 2025.
LAST REVISED: JUNE 2nd, 2025.

SOIL LEGEND

***Bb— Barbour Silt Loam
*BtB2—Brinkerton and Armagh silt loams, 3 to 8% slopes, moderately eroded
**CkC2—Calvin–Klinesville shaly silt loams, 8 to 15% slopes, moderately eroded
CaB—Calvin very stony silt loam, 0–8% slopes.
CaB—Calvin very stony silt loam, 8–25% slopes.
**CkC2—Calvin–Klinesville shaly silt loams, 8 to 15% slopes, moderately eroded
CkD2—Calvin–Klinesville shaly silt loams, 15 to 25% slopes, moderately eroded
**ClB2—Calvin–Leck Kill shaly silt loams, 3 to 8% slopes, moderately eroded
DlB—Dekalb and Lehew very stony sandy loams, 0 to 8% slopes
DlD—Dekalb and Lehew very stony sandy loams, 8 to 25% slopes
DlF—Dekalb and Lehew very stony sandy loams, 25 to 80% slopes
***KaB2—Klinesville shaly silt loam, 3 to 8% slopes, moderately eroded
KaE2—Klinesville shaly silt loam, 25 to 50% slopes, moderately eroded
**LaB2—Laidig gravelly loam, 3 to 8% slopes, moderately eroded
LdD—Laidig very stony loam, 8 to 25% slopes
W—Water

*: Hydric Soils
**: Prime Farmland/Statewide Importance

STATEMENT OF ACCURACY

I hereby certify that, to the best of my knowledge, the survey and plan shown and described hereon is true and correct to the accuracy required by the Jackson Township Subdivision and Land Development Ordinance. The error of closure is no greater than one foot (1') in ten thousand feet (10,000').

Professional Surveyor _____
Joe Allen Burget, Jr., P.L.S.
_____, 20__.

PENNSYLVANIA ONE CALL SYSTEM INC. 1-800-242-1776 STOP! CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES THREE WORKING DAYS NOTICE PRIOR TO EARTH MOVING ACTIVITIES

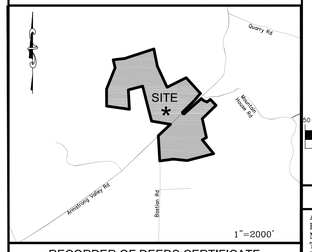
SYMBOL LEGEND

- Existing Property Corner (found)
- EeC — Soil Label

LINETYPE LEGEND

- Existing Edge of Stone or Gravel
- Existing Edge of Tree line
- Property Line
- Existing Adjoining Property Line
- Stream Centerline
- Wetland Boundary Line (Wetland Inventory Mapper)

LOCATION MAP



RECORDER OF DEEDS CERTIFICATE

Recorded in the office of the Recorder of Deeds of the County of Dauphin, Commonwealth of Pennsylvania, in Plan Book Volume ____ Page(s) ____
Given under my hand and seal this day of _____, 20__.

(Seal)
Recorder of Deeds

STATEMENT OF OWNERSHIP

Commonwealth of Pennsylvania,
County of_____,

On this, _____ day of _____, 20__, before me, the undersigned officer, personally appeared _____, who being duly sworn according to law, disposes and says she is the owner of the property shown on this plan, that the plan thereof was made at her direction, she acknowledge the same to be her act and plan, that she desires 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.

Owner _____
Matthew D. Faust

My Commission Expires _____, 20__.

STATEMENT OF OWNERSHIP

Commonwealth of Pennsylvania,
County of_____,

On this, _____ day of _____, 20__, before me, the undersigned officer, personally appeared _____, who being duly sworn according to law, disposes and says she is the owner of the property shown on this plan, that the plan thereof was made at her direction, she acknowledge the same to be her act and plan, that she desires 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.

Owner _____
Jessica E. Faust

My Commission Expires _____, 20__.

SUBDIVISIONS WITHIN 1,000 FEET

PB "O", Vol. 3, Pg 71 – Miller – 8/28/1981
PB 1916, Pg 92 – Moon – 12/9/1992
PB "B", Vol 7, Pg 92 – Nice – 3/1/1999
Plan Instru 20140023415 – Faust – 1/29/2014

PLAN REVIEW AND APPROVAL CERTIFICATES

BY DAUPHIN COUNTY PLANNING COMMISSION

This plan reviewed by the Dauphin County Planning Commission this_____, day of _____, 20_____.

_____
Chairman

_____
Secretary

BY THE JACKSON TOWNSHIP BOARD OF SUPERVISORS

This plan approved by the Board of Supervisors of Jackson Township on this_____, day of _____, 20_____.

_____
Chairman

_____
Secretary

"AOR's / WAIVERS" REQUESTED OF SPRING TOWNSHIP

WAIVER AND SECTION REQUESTING WAIVER FROM	DATE APPROVED

ZONING DATA

NO ZONING IS ADOPTED

Building Setbacks:
Front: 40 Ft
Side: 15 Ft
Rear: 25 Ft
Minimum Lot Width: 125'
Minimum Lot Area: 65,000 Sq. Ft. or 1.49 Acres.

EXISTING SITE DATA

Existing Lot 1
(Residential/Agricultural Lot) Gross
Deeded Acreage: 103.437 Acres

PROPOSED SITE DATA

Proposed Lot 2
(Non-Building Lot)
Gross Acreage: 56.553 Acres

FINAL SITE DATA (after Subdivision)

Reconfigured Lot 1
(Residual)
Gross Deeded Acreage: 46.884 Acres

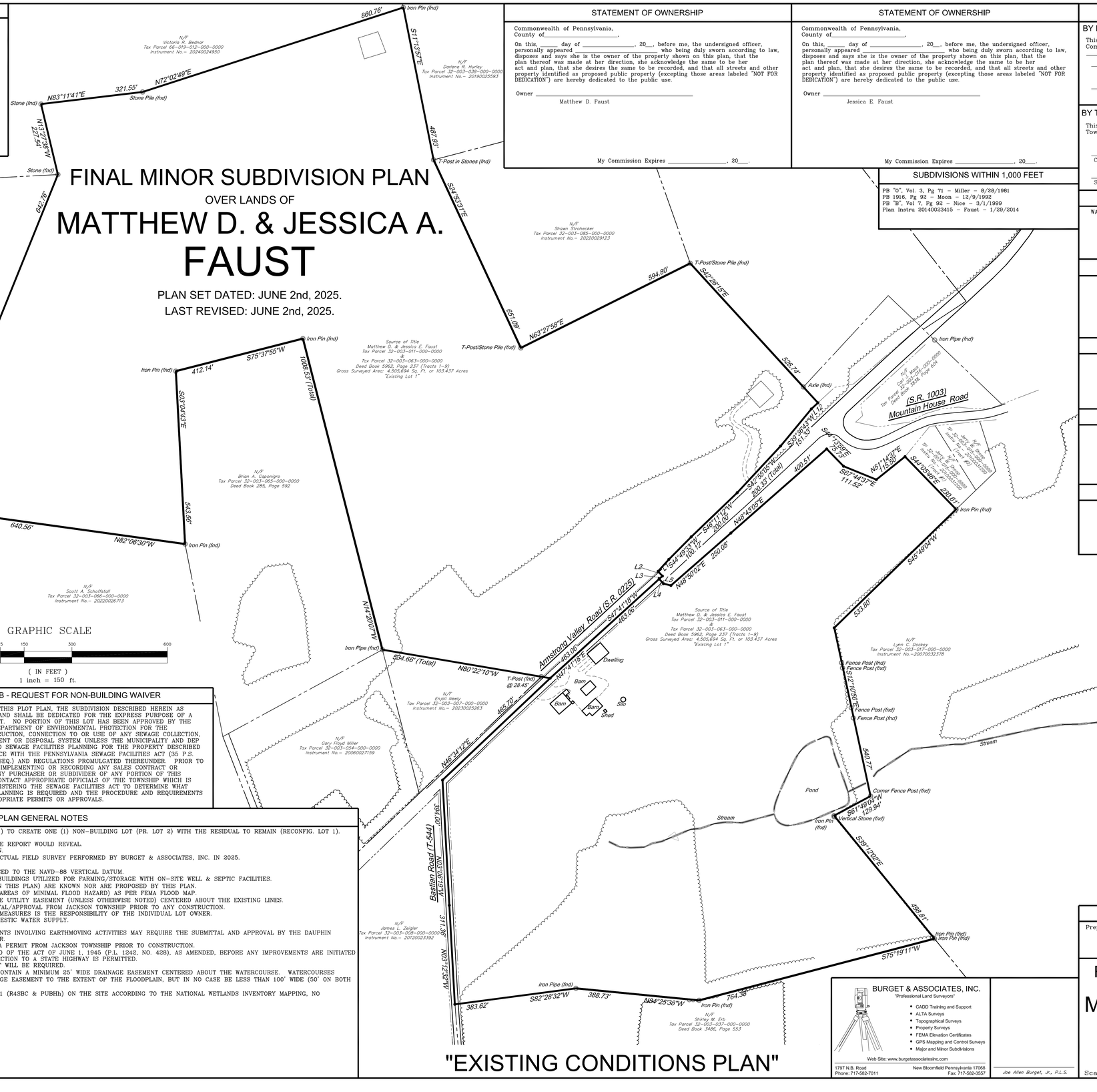
Proposed Lot 2
(Non-Building Lot)
Gross Acreage: 56.553 Acres

FORM B - REQUEST FOR NON-BUILDING WAIVER

AS OF THE DATE OF THIS PLOT PLAN, THE SUBDIVISION DESCRIBED HEREIN AS PROPOSED LOT 2 IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF A NON-BUILDABLE TRACT. NO PORTION OF THIS LOT HAS BEEN APPROVED BY THE TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM UNLESS THE MUNICIPALITY AND DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY 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 THE TOWNSHIP WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

SUBDIVISION PLAN GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE A 103.437 ACRE LOT (EX. LOT 1) TO CREATE ONE (1) NON–BUILDING LOT (PR. LOT 2) WITH THE RESIDUAL TO REMAIN (RECONFIG. LOT 1).
2. THIS PLAN WAS CREATED WITHOUT THE BENEFIT OF A TITLE SEARCH.
3. OTHER EASEMENTS AND OR RIGHT OF WAYS MAY EXIST THAT A COMPLETE TITLE REPORT WOULD REVEAL.
4. NO IMPROVEMENTS NOR EARTHMOVING ACTIVITIES ARE PROPOSED BY THIS PLAN.
5. ALL INFORMATION ON THIS PLAN (EXCEPT CONTOURS) IS A RESULT FROM AN ACTUAL FIELD SURVEY PERFORMED BY BURGET & ASSOCIATES, INC. IN 2025.
6. ALL BEARINGS ARE REFERENCED TO PA GRID NORTH (NAD–83).
7. CONTOURS TAKEN FROM DAUPHIN COUNTY GIS MAPPING (LIDAR) ARE REFERENCED TO THE NAVD–88 VERTICAL DATUM.
8. EXISTING LOT 1 CURRENTLY CONTAINS AN EXISTING DWELLING, MULTIPLE OUT BUILDINGS UTILIZED FOR FARMING/STORAGE WITH ON–SITE WELL & SEPTIC FACILITIES.
9. NO KNOWN DEED COVENANTS OR RESTRICTIONS (OTHER THAN THOSE SHOWN ON THIS PLAN) ARE KNOWN NOR ARE PROPOSED BY THIS PLAN.
10. ACCORDING TO THE FEMA FLOOD MAPPING; THE SITE FALLS WITHIN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) AS PER FEMA FLOOD MAP.
11. ALL EXISTING OVERHEAD UTILITY LINES ARE COVERED BY A PROPOSED 20' WIDE UTILITY EASEMENT (UNLESS OTHERWISE NOTED) CENTERED ABOUT THE EXISTING LINES.
12. ANY FUTURE IMPROVEMENTS TO ANY LOT OF THIS PLAN MAY REQUIRE SUBMITTAL/APPROVAL FROM JACKSON TOWNSHIP PRIOR TO ANY CONSTRUCTION.
13. ANY FUTURE IMPLEMENTATION OF ANY EROSION AND SEDIMENTATION CONTROL MEASURES IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER.
14. NO ON–LOT SEPTIC SYSTEMS SHALL BE INSTALLED WITHIN 100 FEET OF A DOMESTIC WATER SUPPLY.
15. ALL SHEETS OF THIS PLAN SET SHALL BE RECORDED TO PUBLIC RECORD.
16. THIS PLAN PROPOSES NO EARTH MOVING ACTIVITIES. ANY FUTURE IMPROVEMENTS INVOLVING EARTHMOVING ACTIVITIES MAY REQUIRE THE SUBMITTAL AND APPROVAL BY THE DAUPHIN COUNTY CONSERVATION DISTRICT PRIOR TO ANY EARTHMOVING ACTIVITIES OCCUR.
17. ANY FUTURE DRIVEWAY ENTRANCES TO THE PUBLIC ROADWAY SHALL REQUIRE A PERMIT FROM JACKSON TOWNSHIP PRIOR TO CONSTRUCTION.
18. A HIGHWAY OCCUPANCY PERMIT (HOP) IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), AS AMENDED, BEFORE ANY IMPROVEMENTS ARE INITIATED WITHIN A STATE HIGHWAY, OR A STREET, ACCESS DRIVE, OR DRIVEWAY INTERSECTION TO A STATE HIGHWAY IS PERMITTED.
19. WHERE AREAS OF EARTH DISTURBANCE WILL EXCEED 1 ACRE AN NPDES PERMIT WILL BE REQUIRED.
20. ALL WATERCOURSES (I.E. STREAM, DRAINAGEWAY, CHANNEL, OR SWALE) SHALL CONTAIN A MINIMUM 25' WIDE DRAINAGE EASEMENT CENTERED ABOUT THE WATERCOURSE. WATERCOURSES COINCIDING WITH A DETERMINED 100–YR FLOODPLAIN SHALL CONTAIN A DRAINAGE EASEMENT TO THE EXTENT OF THE FLOODPLAIN, BUT IN NO CASE BE LESS THAN 100' WIDE (50' ON BOTH SIDES OF THE WATERCOURSE).
21. RIVERINE WETLANDS EXIST WITHIN THE EXISTING STREAM & POND ON EX. LOT 1 (R4SBC & PUBHh) ON THE SITE ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAPPING, NO DEVELOPMENT IS BEING PROPOSED WITHIN ANY KNOWN WETLANDS.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S41°58'43"W	50.25'
L2	S42°18'42"E	20.00'
L3	S47°41'18"W	13.55'
L4	S42°18'42"E	20.00'
L5	S76°23'36"E	24.15'
L6	S32°33'33"E	41.80'
L7	S09°48'38"W	90.74'
L8	S39°03'19"E	34.47'
L9	N42°28'15"W	35.77'
L10	N09°48'38"E	90.74'
L11	N32°33'33"W	41.80'
L12	S47°12'44"W	28.16'

REVISIONS

SOURCE OF TITLE	SHEET NUMBER
Deed Book 5962, Page 237 (Tr. 1–9)	1 OF 3

TAX MAP NUMBER

Tax Parcel 32–003–011–000–0000
Tax Parcel 32–003–063–000–0000

OWNER(S)/DEVELOPER(S)

Prepared for: Matthew D. & Jessica A. Faust
3883 Armstrong Valley Road
Halifax, PA 17032
Phone: 717–554–5612

Site:
3883 Armstrong Valley Road
Halifax, PA 17032

Sheet Index
Sheet 1 - Cover/Overall Existing Conditions
Sheet 2 - Proposed Subdivision Plan (North)
Sheet 3 - Proposed Subdivision Plan (South)

"EXISTING CONDITIONS PLAN"

BURGET & ASSOCIATES, INC.
"Professional Land Surveyors"
- CADD Training and Support
- ALTA Surveys
- Topographical Surveys
- Property Surveys
- FEMA Elevation Certificates
- GPS Mapping and Control Surveys
- Major and Minor Subdivisions

Web Site: www.burgetassociatesinc.com
1797 N.B. Road
Phone: 717-582-7011
New Bloomfield Pennsylvania 17068
Fax: 717-582-3557


Joe Allen Burget, Jr., P.L.S.

FINAL MINOR SUBDIVISION PLAN
OVER LANDS OF
MATTHEW D. & JESSICA A. FAUST

JACKSON TOWNSHIP, DAUPHIN COUNTY, PA
JOB NUMBER: 25083
DRAWING NUMBER: 25083–001

Scale 1"= 150'

June 2nd, 2025



SYMBOL LEGEND

- Existing Property Corner (found)
- Proposed Property Corner
- Existing Utility Pole
- EeC Soil Label
- Septic — Septic Tank
- Existing Well

LINETYPE LEGEND

- Existing Contour (LIDAR)
- Existing Edge of Stone or Gravel
- Existing Soil Boundary Line
- Existing Edge of Tree line
- Property Line
- Existing Adjoining Property Line
- Building Setback Line
- Right-of-Way Line
- Dedicated R.O.W. Line
- Stream Centerline
- Flood Hazard Boundary
- Wetland Boundary Line (Wetland Inventory Mapper)
- Existing Overhead Utility Line
- Existing Easement Line

LINE TABLE		
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L6	S32°33'33"E	41.80'
L7	S09°48'38"W	90.74'
L8	S39°03'32"E	34.47'
L9	N42°28'15"W	35.77'
L10	N09°48'38"E	90.74'
L11	N32°33'33"W	41.80'
L12	S47°12'44"W	28.16'

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 100 ft.

"SUBDIVISION PLAN (NORTH)"

SOURCE OF TITLE	SHEET NUMBER
Deed Book 5962, Page 237 (Tr. 1-9)	2 OF 3

TAX MAP NUMBER

Tax Parcel 32-003-011-000-0000
Tax Parcel 32-003-063-000-0000

OWNER(S)/DEVELOPER(S)

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REVISIONS

FINAL MINOR SUBDIVISION PLAN
OVER LANDS OF
MATTHEW D. & JESSICA A. FAUST

JACKSON TOWNSHIP, DAUPHIN COUNTY, PA
JOB NUMBER: 25083
DRAWING NUMBER: 25083-001
Scale 1"= 100'
June 2nd, 2025

"SUBDIVISION PLAN" (SOUTH)

Proposed Lot 2
"Non-Building Lot"
Gross Surveyed Area: 2,463,445 Sq. Ft.
or 56.553 Acres

Reconfigured Lot 1
"Residual"
(Ex. Lot 1 "minus" Pr. Lot 2)
Gross Surveyed Area: 2,042,249 Sq. Ft.
or 46.884 Acres

Mountain House Road (S.R. 1003)

Armstrong Valley Road (S.R. 0225)

Bastian Road (T-544)

Source of Title
Matthew D. & Jessica E. Faust
Tax Parcel 32-025-011-000-0000
&
Tax Parcel 32-003-063-000-0000
Deed Book 5962, Page 237 (Tracts 1-9)
Gross Surveyed Area: 4,505,694 Sq. Ft. or 103.457 Acres
"Existing Lot 1"

SYMBOL LEGEND

- Existing Property Corner (found)
- Proposed Property Corner
- Existing Utility Pole
- EeC — Soil Label
- Septic — Septic Tank
- N — Existing Well

LINETYPE LEGEND

- Existing Contour (LIDAR)
- Existing Edge of Stone or Gravel
- Existing Soil Boundary Line
- Existing Edge of Tree line
- Property Line
- Existing Adjoining Property Line
- Building Setback Line
- Right-of-Way Line
- Dedicated R.O.W. Line
- Stream Centerline
- Flood Hazard Boundary
- Wetland Boundary Line (Wetland Inventory Mapper)
- Existing Overhead Utility Line
- Existing Easement Line

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GRAPHIC SCALE
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(IN FEET)
1 inch = 100 ft.

SOURCE OF TITLE	SHEET NUMBER
Deed Book 5962, Page 237 (Tr. 1-9)	3 OF 3

TAX MAP NUMBER
Tax Parcel 32-003-011-000-0000
Tax Parcel 32-003-063-000-0000

OWNER(S)/DEVELOPER(S)
Prepared for: Matthew D. & Jessica A. Faust
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Halifax, PA 17032
Phone: 717-554-5612

Site:
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REVISIONS

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OVER LANDS OF
MATTHEW D. & JESSICA A. FAUST

JACKSON TOWNSHIP, DAUPHIN COUNTY, PA
JOB NUMBER: 25083
DRAWING NUMBER: 25083-001
Scale 1"= 100' June 2nd, 2025