No: 25-043

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality Royalton Borough | Surveyor Burget & Associates | Engineer N/A

Plat Title Overlands of William Betancourt Jr.

Zoning District R-ST (Single Family – Town) | Proposed Land Use Residential

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

# of Lots 3 | # of New Lots 1 | # of DUs 0 | Acs Subdiv/Devel 0.32 | Total Acs 0.32

Date Received 3/27/2025 | Staff Review 3/31/2025 | Official County Review 3/31/2025

Reviewed by ARK | Checked by _____ | Parcel ID: 53-001-015

Project Description: To consolidate 3 adjoining lands of common ownership.

- *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: Section 404 – Preliminary Plan

Comments:

1. All signatures and notifications must be obtained before the plan is brought in for signing.

2. Label any existing or proposed easements or protective covenants, if applicable.

3. Sections 606 and 607 of the Subdivision and Land Development ordinance require the installation of curbs and sidewalks. If not provided, the applicant should request a waiver or deferral.

4. Verify that the width of the newly created lot is 50’ at the front building line in accordance with the standards established in the zoning ordinance (Article VI- “R-ST” Section C – Width Regulations.) and the impervious coverage percentage of the newly create lot (Article VI-“R-ST” Section C – Coverage Regulations).

5. Label yard/building setbacks (Article VI- “R-ST” Section C – Yard Regulations). As the existing development does not appear to comply with setback regulations, the Township should talk to their solicitor about making a note on an existing nonconformance or whether a zoning variance might be required moving forward.

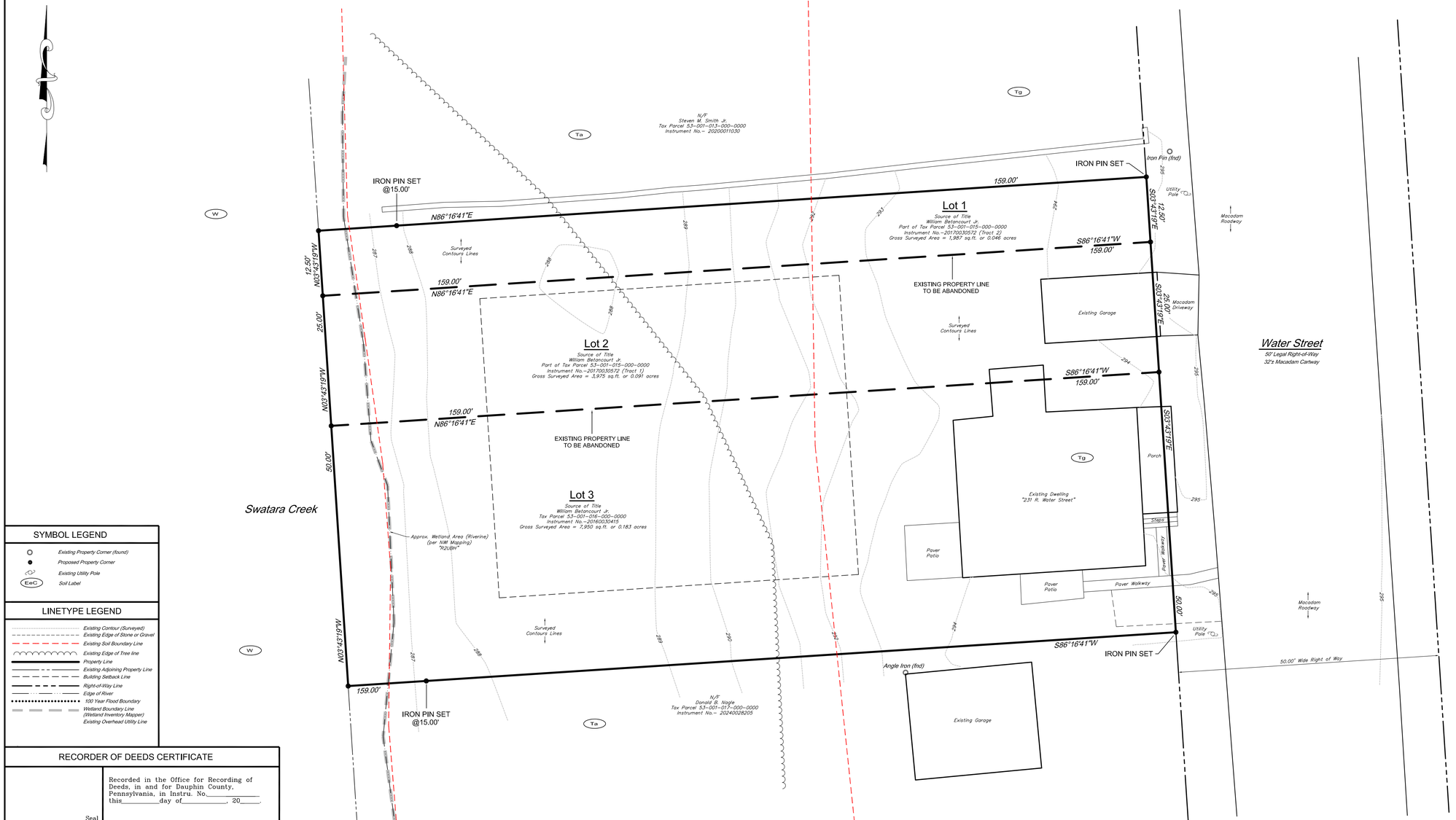
6. Determine how Section 510 of the Subdivision and Land Development – Recreation and Open Space applies to the proposed lot.

7. It is noted that entirety of the lot is within the FEMA-designated floodplain. As a new lot is being created, the Township should determine what requirements of Ordinance 222 – Floodplain Management and other applicable regulations apply.

8. If Water Street is a state-owned street, verify that valid Highway Occupancy Permit (HOP) is on file.

Plan No. 25-043

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	X		
13. Lot dimensions shown	X		
14. Lot areas shown	X		
15. Permanent monuments and markers shown	X		
16. Building setbacks shown Not labeled.		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
Water supply – public () well ()			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 Statements shown but signatures required	X		
32. Dedicatory statement shown Statement shown but signature required	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		



SYMBOL LEGEND

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

LINETYPE LEGEND

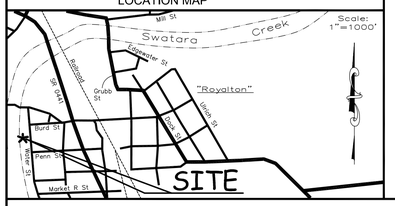
- Existing Contour (Surveyed)
- Existing Edge of Stone or Gravel
- Existing Soil Boundary Line
- Existing Edge of Tree line
- Property Line
- Existing Adjoining Property Line
- Building Setback Line
- Right-of-Way Line
- Edge of River
- 100 Year Flood Boundary
- Wetland Boundary Line (Wetland Inventory Mapper)
- Existing Overhead Utility Line

RECORDER OF DEEDS CERTIFICATE

Recorded in the Office for Recording of Deeds, in and for Dauphin County, Pennsylvania, in Instru. No._____ this_____day of_____, 20_____.

Seal

LOCATION MAP



SUBDIVISION PLAN GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO OBTAIN THE APPROVAL TO CONSOLIDATE THREE ADJOINING LANDS OF COMMON OWNERSHIP.
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 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 SURVEYED CONTOURS AND ARE REFERENCED TO THE NGVD-29 VERTICAL DATUM.
8. NO KNOWN DEED COVENANTS OR RESTRICTIONS (OTHER THAN THOSE SHOWN ON THIS PLAN) ARE KNOWN NOR ARE PROPOSED BY THIS PLAN.
9. ACCORDING TO THE FEMA FLOOD MAPPING; THE SITE FALLS WITHIN ZONE "AE" AS PER FEMA FLOOD MAP.
10. ANY FUTURE IMPROVEMENTS TO ANY LOT OF THIS PLAN MAY REQUIRE SUBMITTAL/APPROVAL FROM ROYALTON BOROUGH PRIOR TO ANY CONSTRUCTION.
11. ANY FUTURE IMPLEMENTATION OF ANY EROSION AND SEDIMENTATION CONTROL MEASURES IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER.
12. ALL SHEETS OF THIS PLAN SET SHALL BE RECORDED TO PUBLIC RECORD.
13. RIVERINE WETLANDS EXIST WITHIN THE PROPERTY (R5UBH) ON THE SITE ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAPPING, NO DEVELOPMENT IS BEING PROPOSED WITHIN ANY KNOWN WETLANDS.
14. 100 YEAR FLOOD ELEVATION AT THIS PROPERTY IS 299.2 FEET.
15. THE EXISTING PROPERTY IS CURRENTLY SERVED BY PUBLIC SEWER AND WATER.

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

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 Royalton Borough 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__.

SOIL LEGEND

**Ta – Tioga fine sandy loam
**Tg – Tioga fine sandy loam, high bottom
W – Water

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

PLAN REVIEW AND APPROVAL CERTIFICATES

BY THE DAUPHIN COUNTY PLANNING COMMISSION.

This plan reviewed by the Dauphin County Planning Commission on this _____ day of _____, 20__.

Secretary, Dauphin County Planning Commission

Chairman, Dauphin County Planning Commission

BY THE ROYALTON BOROUGH PLANNING COMMISSION.

This plan recommended for approval by the Royalton Borough Planning Commission this _____ day of _____, 20__.

Secretary,

Chairman,

BY THE ROYALTON BOROUGH COUNCIL.

This plan approved by the Borough Council of Royalton Borough this _____ day of _____, 20__.

Secretary,

President,

BY THE ROYALTON BOROUGH ENGINEER.

This plan reviewed by the Royalton Borough Engineer this _____ day of _____, 20__.

Borough Engineer

"AOR's / WAIVERS" REQUESTED OF ROYALTON BOROUGH

WAIVER AND SECTION REQUESTING WAIVER FROM	DATE APPROVED
1. Section 404 - Preliminary Plan	

ZONING DATA

ROYALTON BOROUGH

(RESIDENTIAL DISTRICT SINGLE FAMILTY TOWN "R-ST")

Minimum Lot Area: 5,000 Sq. Ft.
Minimum Lot Width: 50' (Interior Lot)
Minimum Lot Depth: N/A
Maximum Lot Coverage: 30%

Building Setbacks:
to front: 60'
rear: 30'
to side: 15' (each lot)

EXISTING SITE DATA

Existing Lot 1
Gross Surveyed Area = 1,987 sq.ft. or 0.046 acres

Existing Lot 2
Gross Surveyed Area = 3,975 sq.ft. or 0.091 acres

Existing Lot 3
Gross Surveyed Area = 7,950 sq.ft. or 0.183 acres

FINAL SITE DATA (consolidated after subdivision)

Reconfigured Lot 1
(Residential Building Lot)
Gross Surveyed Area = 13,913 sq.ft. or 0.320 acres

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 _____
William Betancourt Jr.

My Commission Expires _____, 20___.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

REVISIONS	SOURCE OF TITLE	SHEET NUMBER
.	Instrument Number 20170030572 Instrument Number 20160030415	1 OF 1

TAX MAP NUMBER

Tax Parcel 53-001-015-000-0000
Tax Parcel 53-001-016-000-0000

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, New Bloomfield Pennsylvania 17068
Phone: 717-582-7011 Fax: 717-582-3557

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

OWNER(S)/DEVELOPER(S)

Prepared for: William Betancourt Jr.
1708 Bridge Road
Lancaster, PA 17602
Phone: 717-615-3601
Email: coachwillb@gmail.com

Site:
231 R Water Street
Royalton, PA 17057

PRELIMINARY/FINAL MINOR SUBDIVISION PLAN

OVER LANDS OF

WILLIAM BETANCOURT JR.

BOROUGH OF ROYALTON, DAUPHIN COUNTY, PA
JOB NUMBER: 25056
DRAWING NUMBER: 25056-001

Scale 1"= 10'

March 24th, 2025