No: 25-041

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality Williamstown Borough Surveyor Burch Associates Engineer

Plat Title Paul W. Johns and Noah M. Crisswell

Zoning District NA Proposed Land Use Residential

Plat Status: ___ Preliminary **Plat Type:** x Subdivision **Regulations:** 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 .40 Total Acreage .40

Date Received 3/25/2025 Staff Review 4/22/2025 Official County Review 5/52025 (DCPC - anticipated)

Reviewed by GD Checked by _____ Parcel No 70-005-013

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. This plan is being reviewed as under Section 408 of the Subdivision and Land Development code as a LOT ADD ON PLAN. As the plan is to be identified as such and the following modification to the name shall be provided: :

   a. Ttitle Bock shall contain the follwing:

   Name of the proposed plan is to be according to Section 408.5.a.1 (as stated in the ordinance – A clip provided below)

   1). Name of proposed plan, municipality, county, Pennsylvania and plan labeled "LOT ADD-ON FINAL PLAN".

2. Note the date on the plan of the approved waiver for preliminary plan approval.

Plan No. 25-041

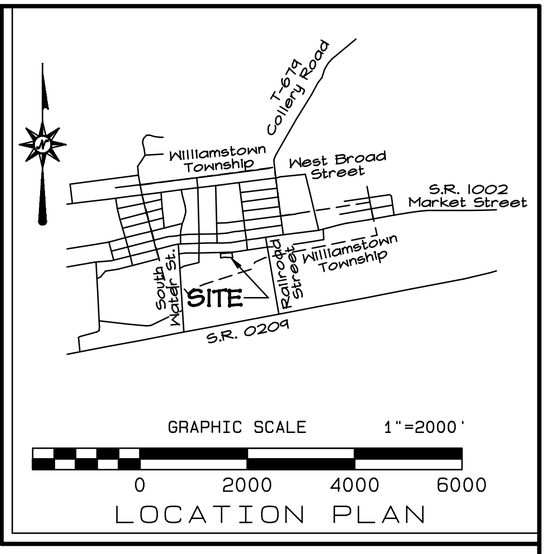
Plat Specifications	Yes	No	N/A
1. Name of proposed subdivision/land development shown	✓		
2. Owner/developer name, address & telephone number shown	✓		
3. Municipality name shown	✓		
4. Tax parcel number/Deed reference shown	✓		
5. North point shown	✓		
6. Map scale shown (written/**graphic**)	✓		
7. 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			✓
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	✓		
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	✓		

CALL BEFORE YOU DIG!

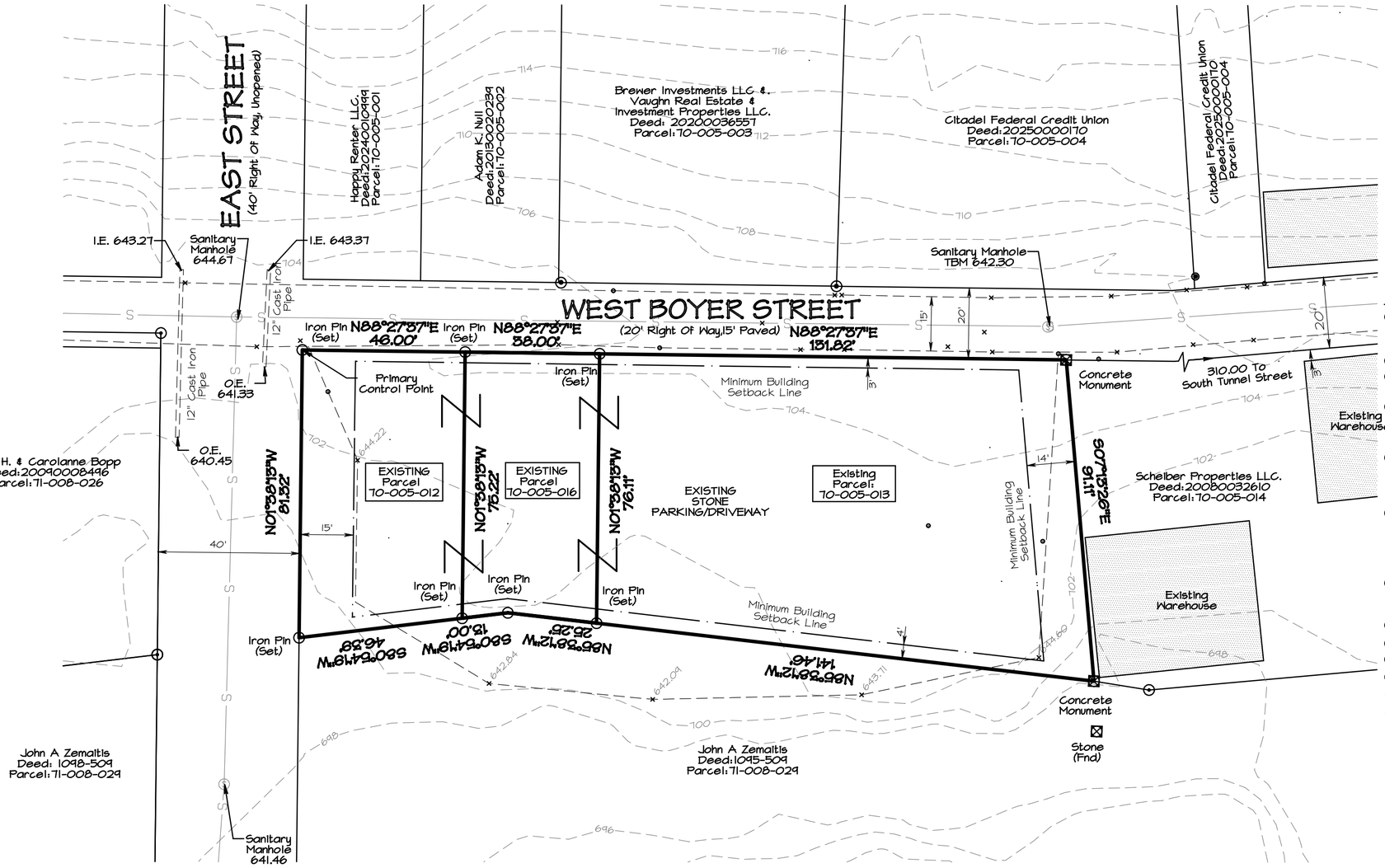
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL

PA 1
CALL SYSTEM, INC.
1-800-242-1776

This plan recorded in the office of the Recorder of Deeds in Dauphin County this _____ day of _____, 2025 in Instrument No._____



LOCATION PLAN



GENERAL NOTES:

- This plan is being prepared for the purpose of consolidating tax parcels 70-005-012 ,70-005-013 & 70-005-016 into tax parcel 75-005-012
- The Existing Parcels are serviced by Public Water and Public Sewer.
- Dauphin County Tax Parcel No. (70-005-012) ,(70-005-013) & (70-005-016)
- Existing land use:
  70-005-012 Residental
  70-005-013
  70-005-016
- Deed Reference: Paul W. Johns & Noah M. Crisswell
  70-005-012 Instrument No. 20240004382
  70-005-013 Instrument No. 20240004382
  70-005-016 Instrument No. 20240004382
- 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.
- Off street parking will be provided on Lot
- Benchmark: Top Of Man Hole cover Ele=642.30 (NAVD 88)
- no Known Electrical Easements
- Building setbacks conform to the existing established building lines per 505.E.1.C

SITE DATA:

OWNER: Paul W. Johns & Noah M. Crisswell

MAILING ADDRESS:
297 Pumpkin Hollow Lane.
Herdon,PA 17930

SITE ADDRESS:
South alley
Williamstown, PA 17098

DEED REFERENCE:
Paul W. Johns & Naoh M. Crisswell (20240004382)

PARCEL NO.
(70-005-012) ,(70-005-013) & (70-005-016)

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.

AREA TABULATION:

Parcel 70-005-012	3,600 S.F. Or	0.08 Acres
Parcel 70-005-013	11,327 S.F. Or	0.26 Acres
Parcel 70-005-016	2,837 S.F.Or	0.06 Acres
Total parcel Area	17,764 S.F. Or	0.40 Acres

Commonwealth of Pennsylvania
County of Dauphin
On this _____ day of _____ 2025.
before me, the undersigned personally appeared

Owner(s)_____
Paul Johns Noah M. Crisswell

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) _____
Paul W. Johns

_____
Noah M. Crisswell

Paul W. Johns & Noah M. Crisswell
297 Pumpkin Hollow Lane
Herndon PA 17830
PHONE: (570)-850-3283

This plan Reviewed by Williamstowns Borough Council this__ day of _____, 2025.

President_____

Secretary_____

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

Chairman_____

Secretary_____

I hereby certify this plan to be correct as shown.

_____ PLS
William A. Burch
Pa. Lic. No. 22834-E
BURCH ASSOCIATES
Property & Engineering Surveys
340 Berrysburg Road
Millersburg, PA 17061
PHONE: (717) 692-2274
bill@burchsurveying.com

PRELIMINARY/FINAL SUBDIVISION PLAN
FOR

PAUL W. JOHNS & NOAH M. CRISSWELL

situated in
Williamstown Borough
Dauphin County, Pennsylvania

GRAPHIC SCALE 1"=25'
0 25 50 75

Date: February 24, 2025 Drawing No: WMB-34