No: 26-010

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality	Williams Township	Surveyor	PennCore Consulting LLC	Engineer	

Plat Title: Lot Add On Final Plan for David A. Smith & Jolene D. Smith

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	# of New Lots	# of DUs	Acreage Subdivided/ Developed	Total Acreage
1	1	0	1.34	5.14

Date Received	Staff Review	Official County Review
12/29//2025 (initial) 2-2-2026 (complete)	2/26/2026	3/2/2026 (DCPC - anticipated)

Reviewed by GD Checked by _____ Parcel No 72-002-076

Project Description: Create Lot A from parcel 72-002-076 to be added to parcel 72-002-163. No construction improvements or land use changes to occur

- ***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.*

Comments:

1. Provide a title block to indicate the plan was reviewed by Williams Township (Section 408.5.K).
2. Provide a title block to indicate the plan was approved by Dauphin County Planning Commission (Section 408.5.L)

Plan No. 26-010

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 (✓)			✓
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			✓
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 *(see note)*		✓	
34. PADOT Highway Occupancy Permit statement shown		✓	
35. Consistency with Future Land Use plans - County plans	✓		
Municipal plans	✓		

LOT ADD-ON FINAL PLAN

FOR

DAVID A. SMITH & JOLENE D. SMITH

TAX ID #: 72-002-076 & 72-002-163

INSTRUMENT NO.: 20110009042 & DEED BOOK 1086, PAGE 22

WILLIAMS TOWNSHIP, DAUPHIN COUNTY,

PENNSYLVANIA

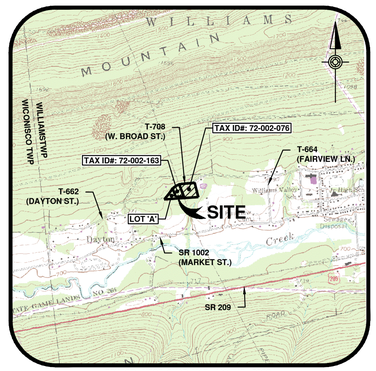
DECEMBER 16, 2025

OWNER & SITE DATA

OWNER:	DAVID A. SMITH & JOLENE D. SMITH 1152 WEST BROAD STREET WILLIAMSTOWN, PA 17098 (717) 831-7474
SOURCE OF TITLE:	INSTRUMENT NO.: 20110009042 (TAX ID# 72-002-076) DEED BOOK 1086, PAGE 22 (TAX ID# 72-002-163)
SITE ADDRESS:	1152 WEST BROAD STREET WILLIAMSTOWN, PA 17098
SITE MUNICIPALITY/COUNTY:	WILLIAMS TOWNSHIP, DAUPHIN COUNTY
PARCEL NO.:	72-002-076 & 72-002-163
SURVEYED AREA (COMBINED): (72-002-163, & LOT "A")	124,467 SQ. FT. OR 2.857 ACRES (GROSS) 115,156 SQ. FT. OR 2.644 ACRES (NET)
ZONING INFORMATION: WILLIAMS TOWNSHIP, DAUPHIN COUNTY, PA	
ZONING DISTRICT:	NONE
CURRENT USE:	RESIDENTIAL
MINIMUM LOT AREA:	1 ACRE
MINIMUM LOT WIDTH:	150'
SEWAGE DISPOSAL:	ON-SITE SEPTIC
WATER SUPPLY:	ON-SITE
MINIMUM YARD SETBACKS:	
FRONT:	30' (FROM RIGHT-OF-WAY)
SIDE:	15'
REAR:	25'
TAX ID#: 72-002-163:	66,030 SQ.FT. OR 1.516 ACRES (GROSS)
EXISTING USE:	RESIDENTIAL
TAX ID#: 72-002-076:	223,995 SQ.FT. OR 5.142 ACRES (GROSS)
EXISTING USE:	RESIDENTIAL
PROPOSED LOT 'A':	58,437 SQ.FT. OR 1.342 ACRES (GROSS)
PROPOSED USE:	LOT ADDITION

GENERAL NOTES

1. EXISTING CONDITIONS/BOUNDARY SURVEY WAS COMPLETED BY PENNCORE CONSULTING LLC., OCTOBER 24, 2025.
2. HORIZONTAL AND VERTICAL CONTROL FOR THE SURVEY WERE DETERMINED BY A STATIC GPS OBSERVATION ADJUSTED BY OPUS (ONLINE POSITIONING USER SYSTEM) TO NORTH AMERICAN DATUM (NAD) 1983 (2011)(EPOCH 2010), PA-SOUTH ZONE AND NORTH AMERICAN VERTICAL DATUM (NAVD) 1988. BEARINGS MAY DIFFER FROM PREVIOUS DEEDS AND MAPS OF RECORD.
3. A PA 1 CALL WAS CONDUCTED AS PART OF THIS SURVEY, REFERENCE PA 1 CALL SERIAL NUMBER 20253501698-000. PENNCORE CONSULTING, LLC. DOES NOT GUARANTEE THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED HEREON, ALTHOUGH THEY ARE SHOWN AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AT THE TIME OF THE SURVEY.
4. ACCESS TO THE PROPERTY SHALL CONTINUE TO BE VIA THE EXISTING PRIVATE DRIVEWAY ON TAX ID#: 72-002-163 FROM TOWNSHIP ROAD 708 (WEST BROAD STREET), A PUBLIC RIGHT-OF-WAY. CURRENT RIGHT-OF-WAY INFORMATION WAS PROVIDED BY WILLIAMS TOWNSHIP. AS OF THE DATE OF THIS SURVEY, NO CHANGES ARE PROPOSED TO THE PUBLIC RIGHT-OF-WAY FOR TOWNSHIP ROAD 708 (WEST BROAD STREET).
5. NO PORTION OF THE PROPERTY IS LOCATED WITHIN FEMA FLOOD ZONE, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NUMBER: 42043C0135D, EFFECTIVE DATE AUGUST 02, 2012.
6. THERE ARE NO WETLAND BOUNDARIES WITHIN THE SUBJECT PARCELS AS REFERENCED TO THE NATIONAL WETLAND INVENTORY MAPS. NO WETLAND DELINEATION WAS PREFORMED FOR THIS SITE.
7. SOILS INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM THE NRCS WEB SOIL SURVEY.
8. CONTOURS ON THIS PLAN ARE SHOWN AT A 2-FOOT INTERVAL AND ARE BASED UPON DATA OBTAINED FROM (PASDA) PENNSYLVANIA SPATIAL DATA ACCESS LIDAR CONTOURS.
9. ADJACENT PROPERTY LINES AND OWNER INFORMATION HAVE BEEN SHOWN USING DEED PLOTS AND DAUPHIN COUNTY GIS DATA. NOT ALL ADJACENT PROPERTY LINES SHOWN REPRESENT AN ACTUAL FIELD SURVEY.
10. NO CONSTRUCTION OR IMPROVEMENTS ARE PROPOSED AT THIS TIME. ANY PROPOSED CONSTRUCTION SHALL COMPLY WITH ANY/ALL TOWNSHIP AND COUNTY ORDINANCES.
11. PROPERTIES MAY BE SUBJECT TO OTHER EASEMENTS AND/OR CLAIMS, EITHER RECORDED OR UNRECORDED, NOT DESCRIBED IN THE CURRENT DEEDS OF RECORD OR SHOWN HEREON. AT THE TIME OF THIS SURVEY. NO TITLE SEARCH OR ABSTRACT WAS PROVIDED.
12. LOT "A" HAS BEEN PROPOSED AS A LOT ADDITION TO ADJOINING LANDS OF DAVID A. & JOLENE D. SMITH UNDER TAX ID#: 72-002-163 TO FORM A SINGLE LOT CONSISTING OF 2.857 ACRES. LOT "A" MAY NOT BE SOLD OR RETAINED AS A STAND-ALONE LOT.



SOURCE: USGS QUAD MAP: LYKENS, 2000

LOCATION MAP

SCALE: 1"=2000'

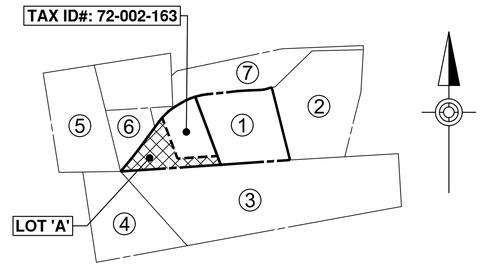
SHEET	DESCRIPTION	NO.
---	COVER	1
SUBD-1	SUBDIVISION PLAN	2

PREPARED BY:

PENNCORE CONSULTING

THE CORE FOUNDATION OF YOUR SOLUTIONS

PENNCORE CONSULTING LLC
999 MAIN STREET
SOUTH WILLIAMSPORT, PA 17702
PHONE: (570) 980-3994
WWW.PENNCORECONSULTING.COM



TRACT MAP

SCALE: 1"=400'

PARCEL #	OWNER	TAX ID #
1	DAVID A. SMITH & JOLENE D. SMITH (RESIDUAL)	72-002-076
2	DAVID A. SMITH & JOLENE D. SMITH	72-002-004
3	DEBORAH A. LAMONTE & PAMELA I. HERRING	72-002-003
4	VAUGHN E. FENSTERMACHER & JOSETTE M. FENSTERMACHER	72-002-053
5	CLARK'S LAWN & LANDSCAPE, LLC	72-002-059
6	RENE DEE JENSEN	72-002-077
7	RAYMOND D. GLOSEK & DEBORAH A. GLOSEK	72-002-058

DAUPHIN COUNTY PLANNING COMMISSION CERTIFICATE

THIS PLAN REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION THIS _____ DAY OF _____20___

CHAIRMAN _____

SECRETARY _____

DAUPHIN COUNTY RECORDER OF DEEDS CERTIFICATE

THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR DAUPHIN COUNTY, PENNSYLVANIA THIS _____ DAY OF _____20___

MAP BOOK _____, PAGE _____.

CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGMENT OF PLAN

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF_____,

ON THIS, THE _____ DAY OF _____, 20___, BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE COMMONWEALTH AND COUNTY AFORESAID, THE UNDERSIGNED, PERSONALLY APPEARED DAVID A. SMITH & JOLENE D. SMITH, KNOWN TO ME (OR SATISFACTORILY PROVEN), WHO ACKNOWLEDGED THEMSELVES TO BE THE OWNERS OF THE LAND SHOWN ON THIS PLAN AND THAT WE DO HEREBY SUBDIVIDE SAID LAND AS SHOWN HEREON, BEING AUTHORIZED TO DO SO, ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

_____
DAVID A. SMITH

_____
JOLENE D. SMITH

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

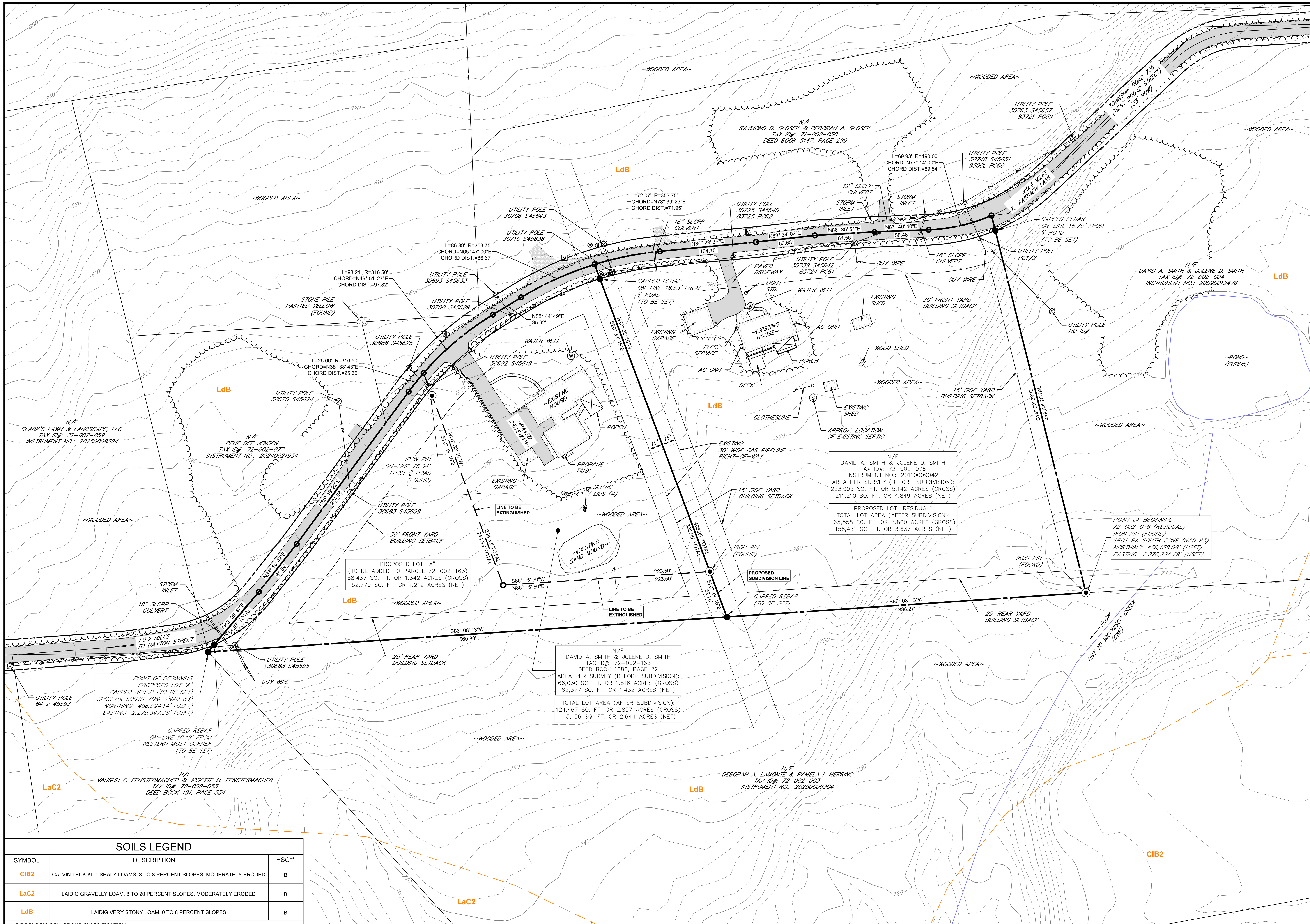
_____
NOTARY PUBLIC

SURVEYORS CERTIFICATE:

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 DAUPHIN COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND IN ACCORDANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
SHANE BRIAN ETTINGER
LAND SURVEYOR
SU075521

_____
SHANE B. ETTINGER, PLS REGISTRATION NUMBER SU075521, (570) 980-3994



LEGEND

- RIGHT-OF-WAY
- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- ZONING DISTRICT LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- CHAPTER 93 STREAM
- SOILS LINE
- EDGE OF PAVEMENT
- EXISTING FENCE
- EDGE OF GRAVEL
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING GAS LINE
- EXISTING SANITARY LINE
- EXISTING STORM LINE
- EXISTING DITCH / WET AREA
- EXISTING TREE LINE
- CAPPED REBAR (TO BE SET)
- IRON PIN (FOUND)
- IRON PIPE (FOUND)
- STONE/STONE PILE (FOUND)
- POINT - PROPERTY CORNER
- N90° 00' 00"E 100.00' SURVEYED BOUNDARY CALL
- EXISTING UTILITY POLE
- EXISTING STREET SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH / SHRUB
- MAILBOX
- EXISTING WATER WELL / PUMP
- EXISTING SEPTIC TANK / LID
- WV EXISTING WATER VALVE
- GLM EXISTING GAS LINE MARKER
- GV EXISTING GAS VALVE
- CO EXISTING SEWER CLEAN-OUT
- EXISTING FIRE HYDRANT
- EXISTING PAVEMENT
- EXISTING CONCRETE
- EXISTING GRAVEL / STONE
- NW WETLAND
- FEMA FLOOD ZONE

GRID NORTH SPCS PA-S

50' 25' 0' 50'
SCALE: 1" = 50'

SOILS LEGEND

SYMBOL	DESCRIPTION	HSG**
ClB2	CALVIN-LECK KILL SHALY LOAMS, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
LaC2	LAIDIG GRAVELLY LOAM, 8 TO 20 PERCENT SLOPES, MODERATELY ERODED	B
LdB	LAIDIG VERY STONY LOAM, 0 TO 8 PERCENT SLOPES	B

** HYDROLOGIC SOIL GROUP CLASSIFICATION

PENNCORE CONSULTING
THE CORE FOUNDATION OF YOUR SOLUTIONS

PENNCORE CONSULTING LLC
999 MAIN STREET
SOUTH WILLIAMSPORT, PA 17702
PHONE: (570) 980-3994
WWW.PENNCORECONSULTING.COM

DATE	REVISION	REV. BY

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL SHANE BRIAN ETTINGER LAND SURVEYOR SU075521

LOT ADD-ON FINAL PLAN

FOR
DAVID A. SMITH & JOLENE D. SMITH
TAX ID#: 72-002-076 & 72-002-163
INSTRUMENT NO.: 20110009042 & DEED BOOK 1086, PAGE 22

SUBD-1

OWNER:			LOCATION:
DAVID A. SMITH & JOLENE D. SMITH			1152 W. BROAD STREET WILLIAMSTOWN, PENNSYLVANIA 17098 TOWNSHIP OF WILLIAMS COUNTY OF DAUPHIN
DATE: DECEMBER 16, 2025	DRAWN: BAS	CHECK: SBE	
PCCP NUMBER: 2025-498			SHEET NUMBER: 2 OF 2