No: 25-052

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Londonderry Township | Surveyor: James C. Hockenberry | Engineer: Williams Site Civil, LLC

Plat Title: 4030 Beagle Road – Minor Subdivision

Zoning District: Agricultural (A) | Proposed Land Use: Single-Family Home & Crop Fields

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

# of Lots: 1 | # of New Lots: 2 | # of DUs: 0 | Acs Subdiv/Devel: 1.00 | Total Acs: 12.79

Date Received: 4/25/2025 | Staff Review: 4/28/2025 | Official County Review: 4/28/2025

Reviewed by: ARK | Checked by: _____ | Parcel ID: 34-013-003

Project Description: To create proposed Lot #1 and #2 from an existing tract of land.

- *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.*

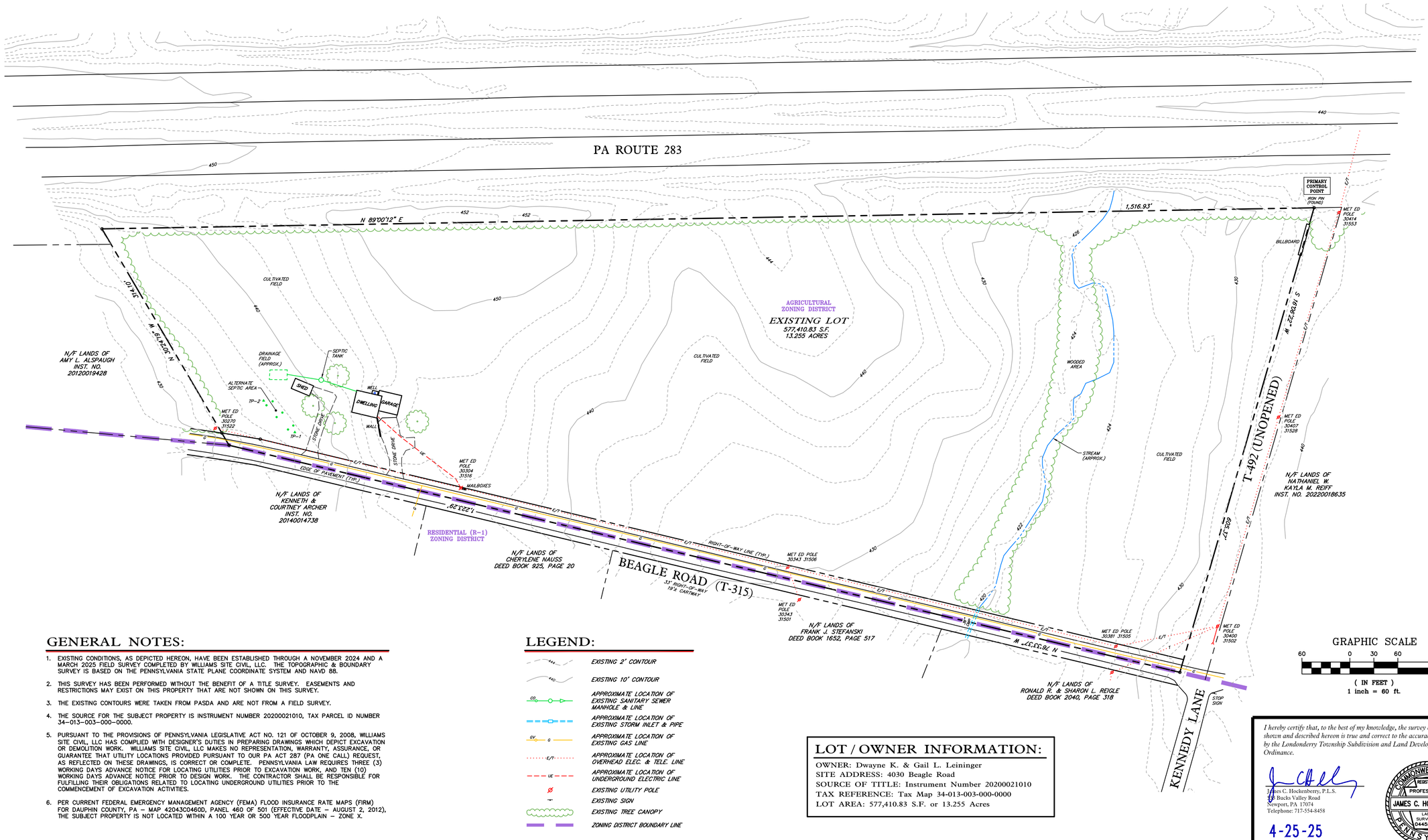
Waivers Requested: Section 22-304 – Preliminary Plat Submission
Deferrals Requested: Section 225-6- Curbs & Gutters, Section 22-507 Sidewalks

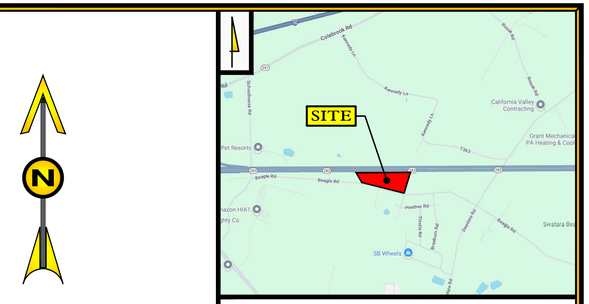
Comments:

1. All certifications, notarizations, and signatures must be obtained before the plan is brought in for signing.
2. The lot in question is an agricultural security area. While there are no regulations or requirements associated with this designation, it is the first step in becoming an agricultural easement. The applicant may contact the Dauphin County Conservation District for more information.
3. Verify the location of any known easements or protective covenants.
4. The stream intersecting the site is a tributary of Lynch Run. According to County data, the water quality is impaired by siltation from agricultural sources. The existing vegetative buffer she be preserved as much as possible in the case of future development.

Plan No. 25-052

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		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 /Septic	X		
	Water mains /Well	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 Deferral requested			X	
25. Sidewalks shown Deferral requested			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 *Need signature*		X		
32. Dedicatory statement shown Need signature		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		





LOCATION MAP
SCALE: 1" = 2,000'

GENERAL NOTES:

1. EXISTING CONDITIONS, AS DEPICTED HEREON, HAVE BEEN ESTABLISHED THROUGH A NOVEMBER 2024 AND A MARCH 2025 FIELD SURVEY COMPLETED BY WILLIAMS SITE CIVIL, LLC. THE TOPOGRAPHIC & BOUNDARY SURVEY IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM AND NAVD 88.
2. THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A TITLE SURVEY. EASEMENTS AND RESTRICTIONS MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.
3. THE EXISTING CONTOURS WERE TAKEN FROM PASDA AND ARE NOT FROM A FIELD SURVEY.
4. THE SOURCE FOR THE SUBJECT PROPERTY IS INSTRUMENT NUMBER 20200021010, TAX PARCEL ID NUMBER 34-013-003-000-0000.
5. PURSUANT TO THE PROVISIONS OF PENNSYLVANIA LEGISLATIVE ACT NO. 121 OF OCTOBER 9, 2008, WILLIAMS SITE CIVIL, LLC HAS COMPLIED WITH DESIGNER'S DUTIES IN PREPARING DRAWINGS WHICH DEPICT EXCAVATION OR DEMOLITION WORK. WILLIAMS SITE CIVIL, LLC MAKES NO REPRESENTATION, WARRANTY, ASSURANCE, OR GUARANTEE THAT UTILITY LOCATIONS PROVIDED PURSUANT TO OUR PA ACT 287 (PA ONE CALL) REQUEST, AS REFLECTED ON THESE DRAWINGS, IS CORRECT OR COMPLETE. PENNSYLVANIA LAW REQUIRES THREE (3) WORKING DAYS ADVANCE NOTICE FOR LOCATING UTILITIES PRIOR TO EXCAVATION WORK, AND TEN (10) WORKING DAYS ADVANCE NOTICE PRIOR TO DESIGN WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULFILLING THEIR OBLIGATIONS RELATED TO LOCATING UNDERGROUND UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION ACTIVITIES.
6. PER CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR DAUPHIN COUNTY, PA – MAP 42043C0460D, PANEL 460 OF 501 (EFFECTIVE DATE – AUGUST 2, 2012), THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A 100 YEAR OR 500 YEAR FLOODPLAIN – ZONE X.

LEGEND:

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- APPROXIMATE LOCATION OF EXISTING SANITARY SEWER MANHOLE & LINE
- APPROXIMATE LOCATION OF EXISTING STORM INLET & PIPE
- APPROXIMATE LOCATION OF EXISTING GAS LINE
- APPROXIMATE LOCATION OF OVERHEAD ELEC. & TELE. LINE
- APPROXIMATE LOCATION OF UNDERGROUND ELECTRIC LINE
- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING TREE CANOPY
- ZONING DISTRICT BOUNDARY LINE

LOT / OWNER INFORMATION:

OWNER: Dwayne K. & Gail L. Leininger
SITE ADDRESS: 4030 Beagle Road
SOURCE OF TITLE: Instrument Number 20200021010
TAX REFERENCE: Tax Map 34-013-003-000-0000
LOT AREA: 577,410.83 S.F. or 13.255 Acres

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1 inch = 60 ft.

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 Londonderry Township Subdivision and Land Development Ordinance.

James C. Hockenberry, P.L.S.
138 Bucks Valley Road
Newport, PA 17074
Telephone: 717-554-8458

4-25-25
Date

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES C. HOCKENBERRY
LAND SURVEYOR
044503-E

WILLIAMS SITE CIVIL, LLC
WE ENGINEER SAVINGS
2325 PAXTON CHURCH ROAD
HARRISBURG, PA 17110
PH: 717-412-0142
FAX: 717-540-7958

811

4030 BEAGLE ROAD - MINOR SUBDIVISION
EXISTING CONDITIONS PLAN
OWNER / APPLICANT
DWAYNE & GAIL LEININGER
1025 COLEBROOK ROAD
MIDDLETOWN, PA 17057
TELEPHONE: 717-319-1034
LONDONDERRY TOWNSHIP DAUPHIN COUNTY, PA

ALL PLANS, DOCUMENTS AND COMPUTER FILES RELATED TO THIS PROJECT ARE THE PROPERTY OF WILLIAMS SITE CIVIL, LLC. WILLIAMS SITE CIVIL, LLC RETAINS ALL COMMON LAW, STATUTE AND OTHER RESERVED RIGHTS INCLUDING THE COPYRIGHT THERETO.

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REVISIONS

DESIGN BY:	DRAWN BY:	CHECKED BY:
X.X.X.	B.E.R.	J.C.H.

WSC PROJECT NUMBER: 2024BEAGLE

SCALE: 1" = 60'

DATE: APRIL 25, 2025

SHEET EX-1

W:\2024 Land Projects\Beagle Road - Londonderry Twp\CADD\LD Plans\LEININGER-TOPO.dwg, 4/24/2025 2:44:30 PM, briley

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- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING TREE CANOPY
- ZONING DISTRICT BOUNDARY LINE

SITE DATA:

1.	EXISTING ZONING DISTRICT:	AGRICULTURAL
2.	EXISTING USE:	SINGLE FAMILY HOME WITH CROP FIELDS
3.	PROPOSED USE:	LOT #1 – SINGLE FAMILY HOME LOT #2 – CROP FIELDS
4.	MINIMUM LOT AREA:	1 ACRE (43,560 S.F.)
5.	EXISTING LOT AREA:	13.255 ACRES / 577,410.83 S.F. (GROSS) 12.791 ACRES / 557,182.97 S.F. (NET)
6.	PROPOSED LOT AREA:	LOT #1 – 43,642.56 S.F. / 1.00 ACRE LOT #2 – 513,540.41 S.F. / 11.79 ACRES
7.	MINIMUM LOT WIDTH:	100 FEET (MEASURED @ BUILDING SETBACK LINE)
8.	PROPOSED LOT WIDTH:	LOT #1 – 296 FEET LOT #2 – 973 FEET
9.	MAXIMUM BUILDING HEIGHT:	50 FEET
10.	MAXIMUM IMPERVIOUS COVERAGE:	30%
11.	IMPERVIOUS COVERAGE:	LOT #1 – 11.48% LOT #2 – NONE
12.	MINIMUM BUILDING SETBACKS:	FRONT – 35 FEET SIDE – 15 FEET REAR – 25 FEET
13.	SANITARY SEWER SERVICE:	LOT #1 – ON-LOT SEPTIC LOT #2 – NONE
14.	WATER SERVICE:	LOT #1 – ON-LOT WELL LOT #2 – NONE

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SITE
Cedarbrook Rd
Kennedy Ln
Beagle Rd
Heather Rd
Shadow Ln
Brandywine Rd
Dogwood Ln
Kennedy Ct
Brandywine Dr
Beagle Rd
Heather Rd
Beagle Rd
Kennedy Ln
Beagle Rd
Brandywine Rd
Dogwood Ln
Kennedy Ct
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