No: 25-023

# DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Londonderry Township | Surveyor: Light-Heigel & Associates | Engineer: Light-Heigel & Associates

Plat Title: Final Minor Subdivision Plan for Andrew Saienni

Zoning District: Agricultural | Proposed Land Use: Residential

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

# of Lots 1 | # of New Lots 4 | # of DUs 0 | Acs Subdiv/Devel 6.742 | Total Acs 33.014

Date Received 1/31/2025 | Staff Review 2/3/2025 | Official County Review 2/3/2025

Reviewed by ARK | Checked by _____ | Parcel ID: 34-006-015

**Project Description**: To subdivide existing lot.

- *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.***

Deferrals Requested: Section 22-506 & Section 22-507 – Curbs & Gutters/Sidewalks; Section 303.1.A – Erosion and Sedimentation Control Plan; Chapter 28 - Stormwater Management

Comments:

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

2. The zoning table on the cover sheets list "N/A" under requirements for yard setbacks. Yard regulations for the Agricultural District are established in Section 506 of the Zoning Ordinance. It appears that these lines are correctly labeled on the plan, though Proposed Lot 3 is missing the label for the front yard.

3. The applicant should verify: the location of any proposed wells, the width of all proposed lots (in accordance with Section 505 – Width Regulations) and whether a valid Highway Occupancy Permit is on file for Schoolhouse Road.

4. The slight curve in Schoolhouse Road may affect sight distance, especially in regards to the driveway proposed for the residual lot.

5. Determine whether Residual Lot 4 meets the definition of a Flag Lot and, if so, whether the criteria established in Section 1613 (General Regulations – Flag Lots) have been met.

It appears that additional percolation tests have been conducted in the westernmost portion of the residual lot. In the case of future development, consider the overall configuration of this lot and potential access concerns.

**Plan No.** 25-023

| **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) | X | | |
| Water supply – public () well (X) | | 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 | 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 | | |

# FINAL MINOR SUBDIVISION PLAN
FOR
# ANDREW P. SAIENNI
LOCATED IN
LONDONDERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

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SERIAL NO.: 20242761087
EXPIRES: 02.14.2025

LONDONDERRY TOWNSHIP

| | |
|---|---|
| AT&T | LONDONDERRY TOWNSHIP DAUPHIN COUNTY |
| BRIGHTSPEED | METROPOLITAN EDISON CO/FIRSTENERGY |
| BUCKEYE PARTNERS | MIDDLETOWN BORO |
| COMCAST CABLE COMMUNICATIONS INC | PENNSYLVANIA AMERICAN WATER |
| CROWN CASTLE | SHENTEL COMMUNICATIONS LLC |
| DERRY TOWNSHIP MUN AUTH/DERRY TOWNSHIP | SUNOCO PIPELINE LP |
| ENTERPRISE PRODUCTS | UGI UTL HARRISBURG |
| EVERSTREAM | VERIZON BUSINESS FORMERLY MCI |
| FIRSTLIGHT FIBER | VERIZON NORTH |
| FRONTIER COMMUNICATIONS OF PA INC | VERIZON PENNSYLVANIA LLC |

LIGHT-HEIGEL & ASSOCIATES, INC., HEREBY STATES THAT, PURSUANT TO THE PROVISIONS OF ACT NO. 121 OF OCTOBER 2008 OF THE PENNSYLVANIA GENERAL ASSEMBLY, IT HAS PERFORMED THE FOLLOWING IN PREPARING THESE DRAWINGS REQUIRING EXCAVATION OR DEMOLITION WORK AT SITES WITHIN THE POLITICAL SUBDIVISION(S) SHOWN ON THE DRAWINGS:

(1) PURSUANT TO SECTION 4, CLAUSE (2) OF SAID ACT, LIGHT-HEIGEL & ASSOCIATES, INC. REQUESTED THE LINE AND FACILITY INFORMATION PRESCRIBED BY SECTION 2, CLAUSE (4) FROM A ONE CALL SYSTEM NOT LESS THAN TEN NOR MORE THAN NINETY WORKING DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED.

(2) PURSUANT TO SECTION 4, CLAUSE (3) OF SAID ACT, LIGHT-HEIGEL & ASSOCIATES, INC. SHOWN UPON THE DRAWING(S) THE POSITION AND TYPE OF EACH FACILITY OWNER'S LINE, DERIVED PURSUANT TO THE REQUEST MADE AS REQUIRED BY SECTION 4, CLAUSE (2), AND THE NAME OF THE FACILITY OWNER, AND THE FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND THE TELEPHONE NUMBER AS SHOWN ON THE LIST REFERRED TO IN SECTION 3.

(3) PURSUANT TO SECTION 4, CLAUSE (4) OF SAID ACT, LIGHT-HEIGEL & ASSOCIATES, INC. MADE A REASONABLE EFFORT TO PREPARE THE CONSTRUCTION DRAWING(S) TO AVOID DAMAGE TO AND MINIMIZE INTERFERENCE WITH A FACILITY OWNER'S FACILITIES IN THE CONSTRUCTION AREA BY MAINTAINING THE CLEARANCE AS PROVIDED FOR IN THE APPLICABLE EASEMENT AN EIGHTEEN-INCH CLEARANCE OF THE FACILITY OWNER'S FACILITIES IF NO EASEMENT RESTRICTION EXITS.

(4) PURSUANT TO SECTION 4, CLAUSE (5) OF SAID ACT, LIGHT-HEIGEL & ASSOCIATES, INC., SHALL BE DEEMED TO HAVE MET THE OBLIGATIONS OF CLAUSE (2) BY CALLING A ONE CALL SYSTEM AND SHOWING AS PROOF THE SERIAL NUMBER OF THE ONE CALL NOTICE ON THE DRAWING(S) AND THE TOLL-FREE NUMBER OF THE ONE CALL SYSTEM. (LONDONDERRY TOWNSHIP, DAUPHIN COUNTY ID. NO. 20211122701, EXPIRES 08/27/2021)

AND LIGHT-HEIGEL & ASSOCIATES, INC. DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE INFORMATION RECEIVED PURSUANT TO SAID REQUEST AND AS REFLECTED ON THESE DRAWINGS IS CORRECT OR ACCURATE, BUT LIGHT-HEIGEL & ASSOCIATES, INC. IS REFLECTING SAID INFORMATION ON THESE DRAWINGS ONLY DUE TO THE REQUIREMENTS OF THE SAID ACT 121, OCTOBER 2008.

## ZONING DATA

AGRICULTURAL DISTRICT – A
(IN AGRICULTURAL OVERLAY DISTRICT – A-O)

| | REQUIRED | EXISTING LOT (T.M.P. 34-006-015) | PROPOSED (LOT 1) | PROPOSED (LOT 2) | PROPOSED (LOT 3) | PROPOSED (RESIDUAL LOT 4) |
|---|---|---|---|---|---|---|
| MINIMUM LOT AREA | 43,560 S.F. (1 ACRE) | 1,438,085 S.F. (33.014 ACRES) | 104,230 S.F. (2.393 ACRES) | 90,985 S.F. (2.089 ACRES) | 98,440 S.F. (2.260 ACRES) | 1,146,345 S.F. (26.316 ACRES) |
| MINIMUM LOT WIDTH: | | | | | | |
| AT FRONT STREET RIGHT-OF-WAY | 25' | 702' | 181' | 154' | 157' | 210 |
| AT FRONT BUILDING SETBACK LINE | 100' | 671' | 151' | 124' | 127' | 180' |
| REQUIRED MINIMUM YARD SETBACKS: | | | | | | |
| MINIMUM FRONT YARD | 35' | N/A' | N/A' | N/A' | N/A' | N/A' |
| MINIMUM REAR YARD | 25' | N/A' | N/A' | N/A' | N/A' | N/A' |
| MINIMUM SIDE YARD (EACH SIDE) | 15' | N/A' | N/A' | N/A' | N/A' | N/A' |
| MAXIMUM COVERAGE: | | | | | | |
| BUILDINGS | 20% | 0% | 0% | 0% | 0% | 0% |
| IMPERVIOUS | 30% | 0% | 0% | 0% | 0% | 0% |
| MAXIMUM BUILDING HEIGHT | 50' | < 50' | < 50' | < 50' | < 50' | < 50' |




## LOCATION MAP
SCALE: 1" = 2,000'
2,000' 0' 2,000' 4,000' 6,000'

## GENERAL NOTES

1. PROPOSED MINOR SUBDIVISION PLAN. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE 6.741 ACRES OF LAND FROM EXISTING LANDS N/F OF ANDREW P. SAIENNI & GEORGE P. SAIENNI TO CREATE PROPOSED LOT 1, LOT 2, LOT 3. A RESIDUAL LOT 4 WILL CONTAIN 26.316 ACRES.
2. NO CONSTRUCTION IS PROPOSED AT THIS TIME. STORMWATER DESIGN IS DEFERRED TO ACCOUNT FOR FUTURE LAND DEVELOPMENT DESIGN. A STORMWATER EXEMPTION REQUEST REVIEW FEE HAS BEEN PROVIDED TO THE TOWNSHIP TO CONSIDER THE DEFERRAL.
3. THIS PLAN IS NOT TO BE CONSTRUED AS AN ENVIRONMENTAL AUDIT/ASSESSMENT PLAN. THIS SURVEY MAKES NO WARRANTY OR GUARANTEE EITHER EXPRESSED OR DESCRIBED I.E. THE DETECTION OF SUBSURFACE CONTAMINANTS AS DEFINED IN D.E.P. TITLE 25-PA CODES 75,101,271,273,277,279,281 AND 285, AS AMENDED.
4. THE INFORMATION SHOWN ON THESE DRAWINGS MAY HAVE ALSO BEEN PROVIDED IN A DIGITAL DRAWING FORMAT. ONCE A DRAWING IS RELEASED FROM LIGHT-HEIGEL AND ASSOCIATES, INC., IN A DIGITAL FORMAT, THERE IS NO CONTROL OVER THE MANIPULATION OR MISUSE OF THE DATA CONTAINED IN THAT FILE. THE VIEWER IS THEREFORE CAUTIONED TO COMPARE ANY SUBSEQUENT REPRODUCTIONS OR MANIPULATIONS OF THIS DATA WITH THE ORIGINAL HARD COPY SEALED PLAN PROVIDED BY LIGHT-HEIGEL AND ASSOCIATES, INC.THE USER IS ALSO CAUTIONED THAT ANY USE OF THE DATA CONTAINED IN THE DIGITAL FILE THAT IS NOT SHOWN ON THE HARD COPY DRAWING, SHALL BE AT THE RISK OF THE USER.
5. ANY REVISIONS TO THIS PLAN AFTER THE DATE OF PLAN PREPARATION OR THE LATEST REVISION SHALL NOT BE THE RESPONSIBILITY OF LIGHT-HEIGEL AND ASSOCIATES, INC. SUBSTITUTIONS FOR ANY MATERIAL NOTED ON THESE PLANS REQUIRES PRIOR WRITTEN APPROVAL BY LIGHT-HEIGEL & ASSOCIATES, INC.
6. ALL FUTURE SITE CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE APPROVED PLANS. NO BUILDING OR OTHER STRUCTURE SHALL BE ERECTED, MOVED, ADDED TO, ALTERED OR THE USE THEREIN CHANGED WITHOUT A PERMIT THEREFORE ISSUED BY THE ADMINISTRATION OFFICIAL. NO BUILDING PERMIT SHALL BE ISSUED BY THE ADMINISTRATIVE OFFICIAL EXCEPT IN CONFORMITY WITH THE PROVISION OF THE MUNICIPAL ZONING ORDINANCE, UNLESS THE APPLICANT RECEIVES A WRITTEN ORDER FROM THE MUNICIPAL ZONING HEARING BOARD IN THE FORM OF AN ADMINISTRATIVE REVIEW, SPECIAL EXCEPTION, OR VARIANCE AS REQUIRED BY THE MUNICIPAL ZONING ORDINANCE.
7. THESE PLANS ARE NOT TO BE SCALED FOR CONSTRUCTION PURPOSES.
8. WETLANDS EXIST ON THIS SITE AND ARE SHOWN PER THE NATIONAL WETLANDS INVENTORY MAP.
9. A PORTION OF THE PROPERTY EXISTS WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN PER FEMA MAPPING NUMBER: 42043C0460D AND 42043C0454D, EFFECTIVE: AUGUST 02, 2012.
10. CONTOURS SHOWN ARE FROM PAMAP PROGRAM TOPOGRAPHIC CONTOURS (2FT INTERVAL) OF PENNSYLVANIA, PROVIDED BY PAMAP PROGRAM, PA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, BUREAU OF TOPOGRAPHIC AND GEOLOGIC SURVEY, PANEL ID: 32002260PAS & 33002260PAS.
11. ALL COORDINATE AND ELEVATION INFORMATION PROVIDED ON THIS PLAN IS LOCATED ON NAD83 AND NAVD88 DATUM, PENNSYLVANIA STATE PLANE SOUTH ZONE 3702.
12. THIS PLAN REPRESENTS A FIELD SURVEY CONDUCTED BY LIGHT-HEIGEL & ASSOCIATES, INC, IN MARCH 2021 AND 2024 WAS PREPARED BASED SOLELY ON CURRENT DEEDS, PLANS OF RECORD, AND INFORMATION PROVIDED BY THE PA ONE CALL SYSTEM. UPDATED THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OF THE SUBJECT PREMISES. USERS OF THIS PLAN ARE HEREBY CAUTIONED THAT ADDITIONAL EASEMENTS, RIGHTS-OF-WAY OR OTHER ENCUMBRANCES UPON THE SUBJECT TITLES MAY EXIST THAT WERE NOT VISIBLY EVIDENT AT THE TIME OF THE FIELD SURVEY.
13. PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1442, NO. 428) KNOWN AS THE STATE HIGHWAY LAW, A HIGHWAY OCCUPANCY PERMIT IS REQUIRED FOR ALL CONSTRUCTION WITHIN THE PENNDOT RIGHT-OF-WAY PRIOR TO ISSUANCE OF A BUILDING PERMIT. PENNDOT DRIVEWAY PERMITS SHALL BE THE RESPONSIBILITY OF THE FUTURE OWNERS AND/OR DEVELOPERS AT THE TIME OF PROPOSED CONSTRUCTION.
14. NO BUILDING PERMIT WILL BE ISSUED FOR ANY LOT OR PARCEL WHICH WILL REQUIRE ACCESS TO A STATE HIGHWAY UNTIL AUTHORIZED BY A PENNSYLVANIA DEPARTMENT OF TRANSPORTATION HIGHWAY OCCUPANCY PERMIT.
15. PRIMARY CONTROL POINT: CONCRETE MONUMENT (FOUND) ON NORTH LINE OF PROPOSED LOT 1. NORTHING: 321210.98, EASTING: 2266560.03.
16. AT THE TIME OF CONSTRUCTION, THE DEVELOPER SHALL SUBMIT AN EROSION AND SEDIMENTATION CONTROL PLAN AS REQUIRED BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
17. NO CONSTRUCTION OR EARTH MOVING ACTIVITY IS BEING PROPOSED AS PART OF THIS SUBMISSION
18. ALL REGULATED ACTIVITIES AND ALL ACTIVITIES THAT MAY AFFECT STORMWATER RUNOFF, INCLUDING LAND DEVELOPMENT AND EARTH DISTURBANCE ACTIVITY, ARE SUBJECT TO REGULATION BY CHAPTER 28 SHALL BE THE RESPONSIBILITY OF THE FUTURE OWNERS AND/OR DEVELOPER AT TIME OF PROPOSED CONSTRUCTION.
19. PER A PRELIMINARY/ FINAL SUBDIVISION PLAN BY BETZ ASSOCIATES, INC. DATED JANUARY 26, 2001, PREPARED FOR GRACE H. ESPENSHADE, AND RECORDED WITH THE DAUPHIN COUNTY RECORDER OF DEEDS ON MARCH 9, 2001 AS PLAN BOOK V, VOLUME 7, PAGES 95 & 96, THE RIGHT OF WAY FOR SCHOOLHOUSE ROAD (S.R. 2002/ L.R. 22072), WITH A ROAD WIDTH OF 22', IS A 33' LEGAL RIGHT OF WAY AND A 50' DEDICATED RIGHT OF WAY FOR PUBLIC USE ALONG THE FRONTAGE OF THE SUBJECT PROPERTY.

## DEFERMENTS REQUESTED

### LONDONDERRY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

[§22-506 & §22-507] CURB AND GUTTERS/SIDEWALKS
A DEFERMENT IS BEING REQUESTED OF THE REQUIREMENT TO INSTALL CURBS, GUTTERS AND SIDEWALKS ON THE BASIS THAT NO DEVELOPMENT IS BEING PROPOSED IN THIS SUBMISSION AND THERE ARE NO OTHER CURBS, GUTTERS AND SIDEWALKS IN THIS RURAL VICINITY OF SCHOOLHOUSE ROAD WHICH BISECTS THE PROPERTY. FURTHER, THE PROPERTY IS LOCATED IN A RURAL AREA SURROUNDED BY WOODED LAND AND CULTIVATED FIELDS, WHICH WOULD NOT BE A COMMON AREA FOR PEDESTRIAN TRAVEL.

[§22-303A(1)] MINOR SUBDIVISION APPLICATION
A DEFERMENT FOR AN EROSION AND SEDIMENTATION CONTROL PLAN IS BEING REQUESTED. NO CONSTRUCTION OR EARTH MOVING IS BEING PROPOSED IN THIS SUBMISSION.

[§28] (STORMWATER MANAGEMENT)
A DEFERMENT IS BEING REQUESTED OF STORMWATER MANAGEMENT. NO CONSTRUCTION OR EARTH MOVING IS BEING PROPOSED IN THIS SUBMISSION. SEE GENERAL NOTE 18.

## INDEX TO DRAWINGS

| NUMBER | TITLE |
|---|---|
| 1 | COVER SHEET AND NOTES |
| 2 | EXISTING CONDITIONS PLAN |
| 3 | SUBDIVISION PLAN |

ALL SHEETS TO BE RECORDED IN THE OFFICE OF THE DAUPHIN COUNTY RECORDER OF DEEDS

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### CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGEMENT OF PLAN

*COMMONWEALTH OF PENNSYLVANIA,*
*COUNTY OF _____*
*ON THIS, THE ____ DAY OF _____ ____ , BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ AND _____ WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED, AND THAT ALL STREET AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.*

*ANDREW P. SAIENNI* _____

*GEORGE P. SAIENNI* _____

*WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND DATE ABOVE WRITTEN,*

*MY COMMISSION EXPIRES* _____ *NOTARY PUBLIC* _____

### CERTIFICATION OF ACCURACY

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE LONDONDERRY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

KEITH HEIGEL, P.L.S.
SU-032489-E

DATE: _____

### DEDICATION OF PUBLIC STREETS

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAT AND THAT ALL STREETS OR PARTS THEREOF, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE

*ANDREW P. SAIENNI* _____

### DAUPHIN COUNTY PLANNING COMMISSION

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

CHAIRMAN _____

SECRETARY _____

### DAUPHIN COUNTY RECORDING BLOCK

THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR DAUPHIN COUNTY THIS ____ DAY OF _____ ____ .

INSTRUMENT #_____

### LONDONDERRY TOWNSHIP PLANNING COMMISSION

THIS PLAN RECOMMENDED FOR APPROVAL BY THE LONDONDERRY TOWNSHIP PLANNING COMMISSION THIS ____ DAY OF _____ ____ .

CHAIRMAN _____

SECRETARY _____

### LONDONDERRY TOWNSHIP BOARD OF SUPERVISORS

THIS PLAN APPROVED BY THE LONDONDERRY TOWNSHIP BOARD OF SUPERVISORS THIS ____ DAY OF _____ ____ .

CHAIRMAN _____

SECRETARY _____

### LONDONDERRY TOWNSHIP ENGINEER

THIS PLAN REVIEWED BY THE LONDONDERRY TOWNSHIP ENGINEER THIS ____DAY OF _____ ____ .

ENGINEER _____

### REVISIONS

| DATE | DESCRIPTION |
|---|---|
| | |
| | |
| | |
| | |

FINAL MINOR SUBDIVISION PLAN
FOR
**ANDREW P. SAIENNI**
LOCATED IN
LONDONDERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA
OWNER
ANDREW SAIENNI
120 GEORGE C. DELP ROAD
NEW HOLLAND, PA
17557


ENGINEERS SURVEYORS BUILDING CODE INSPECTORS MUNICIPAL SERVICES
LIGHT-HEIGEL & ASSOCIATES, INC.
306 TAXIWAY ROAD, ANNVILLE, PA 17003
(717) 838-1351 1-800-257-2190 WWW.LIGHT-HEIGEL.COM
REGIONAL OFFICES
LANCASTER SCHUYLKILL HAVEN HALIFAX SINKING SPRING LEWISBURG


DATE: 10/08/2024 CHECKED BY: SML JOB NO: PA24-0165
SCALE: AS NOTED DRAWN BY: BJS MAPCHECK: BJS
COMP'D BY: SML FIELD: TC/TJC SHEET NO:1 OF 3


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X:\PROJECTS\2024\24-0165 SAIENNI 4 LOT SUBDIVISION & LDI-TEMP\LANDCAD FILES - SUBDIVISION\DWG 1\1/7/2025 12:31 PM

## LEGEND

*EXISTING FEATURES*

| | |
|---|---|
| | RIGHT-OF-WAY |
| | PROPERTY LINE |
| | STREAM/POND LINE |
| | EDGE OF MACADAM |
| | EDGE OF GRAVEL |
| | SOIL BOUNDARY LINE |
| | WOODS LINE |
| | MIN. BUILDING SETBACK |
| | STORMWATER CULVERT |
| | GUIDERAIL |
| | LIMIT OF FLOOD ZONE |
| R5UBH PUBHh | WETLAND ID |
| | EXISTING CONTOUR |
| E | OVERHEAD UTILITY LINE |
| | UTILITY POLE |
| EMT | ELECTRIC METER |
| | MAILBOX |
| ▲ | SOIL PROBE |
| o | PERCOLATION TEST |
| CO | CLEANOUT |
| RBS ● | ¾" REBAR (TO BE SET) |
| ST | SEPTIC TANK |
| | FEMA FLOOD ZONE 'A' |
| | NATIONAL WETLAND INVENTORY WATER BODIES |

### CURVE TABLE

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|
| C1 | 31.95' | 625.00' | 2°55'45" | S 14°56'35" E | 31.95' |

### EXISTING LANDS N/F OF ANDREW P. SAIENNI & GEORGE P. SAIENNI (AGRICULTURAL)

| | |
|---|---|
| TAX ID# | 34-006-015 |
| TOTAL TRACT AREA | 33.014 AC. |
| SEWAGE DISPOSAL | N/A |
| WATER SUPPLY | N/A |
| TRACT OWNER | ANDREW P. SAIENNI AND GEORGE P. SAIENNI |
| IMPERVIOUS AREA | 0% |

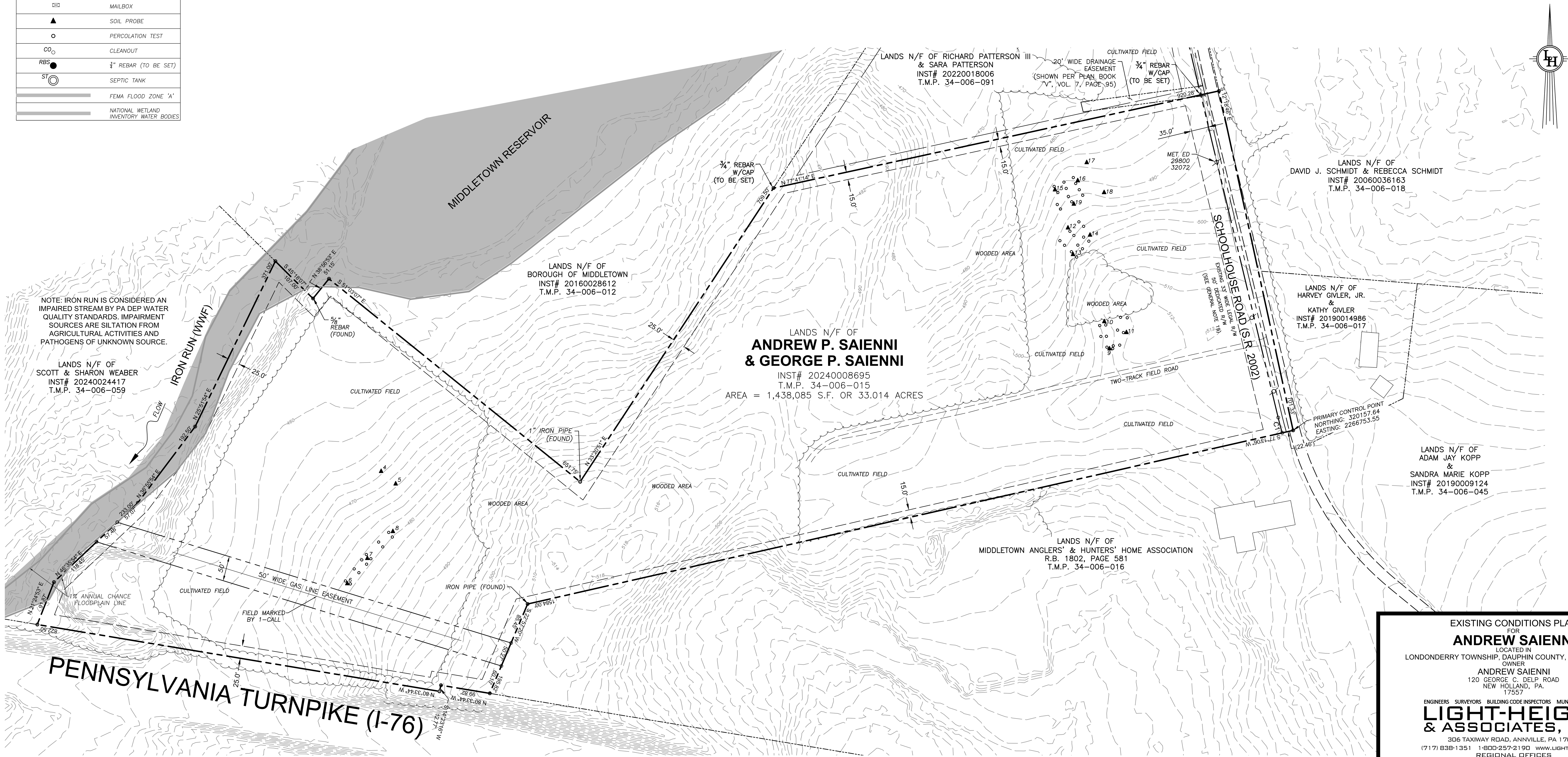
NOTES:

1) ALL COORDINATE AND ELEVATION INFORMATION SHOWN ON THIS PLAN IS PROVIDED ON NAD83/NAVD88 DATUMS, STATE PLAN COORDINATE SYSTEM PENNSYLVANIA SOUTH ZONE 3702.

2) NO CONSTRUCTION OR EARTH MOVING ACTIVITY IS BEING PROPOSED AS PART OF THIS SUBMISSION.

3) ALL COORDINATE AND ELEVATION INFORMATION SHOWN ON THIS PLAN IS PROVIDED ON NAD83/NAVD88 DATUMS, STATE PLAN COORDINATE SYSTEM PENNSYLVANIA SOUTH ZONE 3702. THE BEARINGS SHOWN ARE BASED ON NAD83 (PA SOUTH) HORIZONTAL DATUM.

4) ALL PROPERTY CORNERS SHALL BE 3/4" REBAR W/CAP UNLESS NOTED OTHERWISE.




## EXISTING CONDITIONS PLAN

SCALE: 1" = 100'

100' 0' 100' 200' 300'

EXISTING CONDITIONS PLAN
FOR
**ANDREW SAIENNI**
LOCATED IN
LONDONDERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA
OWNER
ANDREW SAIENNI
120 GEORGE C. DELP ROAD
NEW HOLLAND, PA.
17557

ENGINEERS SURVEYORS BUILDING CODE INSPECTORS MUNICIPAL SERVICES
LIGHT-HEIGEL & ASSOCIATES, INC.
306 TAXIWAY ROAD, ANNVILLE, PA 17003
(717) 838-1351 1-800-257-2190 WWW.LIGHT-HEIGEL.COM
REGIONAL OFFICES
LANCASTER SCHUYLKILL HAVEN HALIFAX SINKING SPRING LEWISBURG

100' 0' 100' 200' 300'

| | | |
|---|---|---|
| DATE: 10/08/2024 | CHECKED BY: SML | JOB NO: PA24-0165 |
| SCALE: 1" = 100' | DRAWN BY: BJS | MAPCHECK: BJS |
| COMP'D BY: SML | FIELD: TC/TJC | SHEET NO: 2 OF 3 |

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## LEGEND

*EXISTING FEATURES*

- RIGHT-OF-WAY
- PROPERTY LINE
- STREAM/POND LINE
- EDGE OF MACADAM
- EDGE OF GRAVEL
- SOIL BOUNDARY LINE
- WOODS LINE
- MIN. BUILDING SETBACK
- STORMWATER CULVERT
- GUIDERAIL
- LIMIT OF FLOOD ZONE
- R5UBH / PUBHh — WETLAND ID
- EXISTING CONTOUR
- E — OVERHEAD UTILITY LINE
- UTILITY POLE
- EMT — ELECTRIC METER
- MAILBOX
- SOIL PROBE
- PERCOLATION TEST
- CO — CLEANOUT
- RBS — ¾" REBAR (TO BE SET)
- ST — SEPTIC TANK
- FEMA FLOOD ZONE "A"
- NATIONAL WETLAND INVENTORY WATER BODIES
- A — SIGHT DISTANCE LOCATION

### CURVE TABLE

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|
| C1 | 31.95' | 625.00' | 2°55'45" | S 14°56'35" E | 31.95' |

### DRIVEWAY SIGHT DISTANCE TABLE

| DRIVEWAY | REQUIRED NORTH | REQUIRED SOUTH | PROVIDED NORTH | PROVIDED SOUTH |
|---|---|---|---|---|
| A | 242' | 249' | 692' | 360' |
| B | 245' | 249' | 616' | 376' |
| C | 245' | 256' | 456' | 278' |
| D | 252' | 265' | 353' | 332' |

NOTE: SPEED LIMIT OF 35 MPH FOR ALL DRIVEWAY LOCATIONS

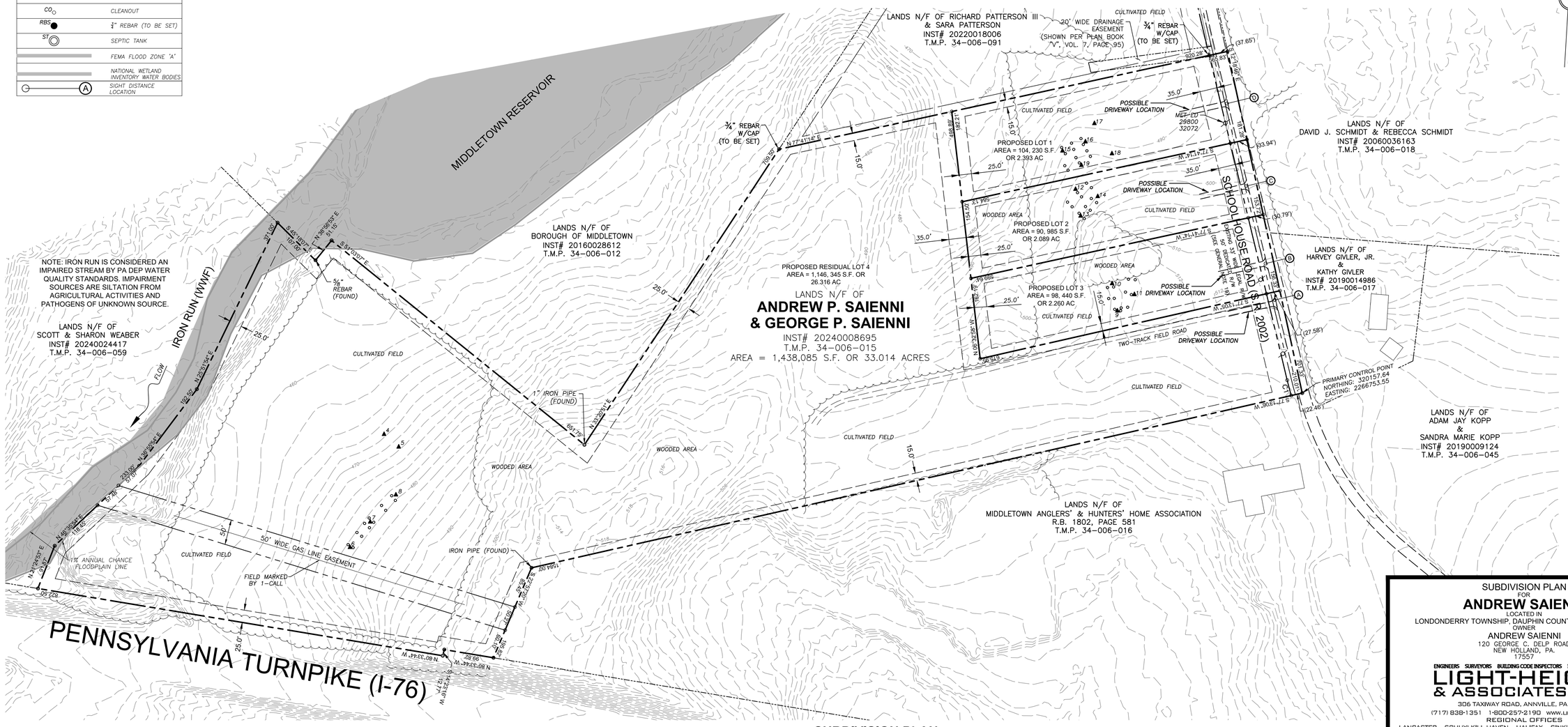
### PRIOR SUBDIVISIONS AND REMAINING DEVELOPABLE RIGHTS

PARCEL 1 V-7-95

IN ACCORDANCE WITH 27-504(4) OF THE LONDONDERRY TOWNSHIP ZONING ORDINANCE, FOLLOWING RECORDING OF THIS PROPOSED SUBDIVISION PLAN THE DEVELOPMENT RIGHTS WILL BE DIVIDED BETWEEN THE PROPOSED PARCELS AS FOLLOWS:

PROPOSED LOT 1: 1
PROPOSED LOT 2: 1
PROPOSED LOT 3: 1
PROPOSED RESIDUAL LOT 4: 7

NOTE: ALL PROPERTY CORNERS SHALL BE 3/4" REBAR W/CAP UNLESS NOTED OTHERWISE.




## SUBDIVISION PLAN

SCALE: 1" = 100'

100' 0' 100' 200' 300'

SUBDIVISION PLAN
FOR
**ANDREW SAIENNI**
LOCATED IN
LONDONDERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA
OWNER
ANDREW SAIENNI
120 GEORGE C. DELP ROAD
NEW HOLLAND, PA. 17557


ENGINEERS SURVEYORS BUILDING CODE INSPECTORS MUNICIPAL SERVICES
LIGHT-HEIGEL & ASSOCIATES, INC.
306 TAXIWAY ROAD, ANNVILLE, PA 17003
(717) 838-1351 1-800-257-2190 WWW.LIGHT-HEIGEL.COM
REGIONAL OFFICES
LANCASTER SCHUYLKILL HAVEN HALIFAX SINKING SPRING LEWISBURG


100' 0' 100' 200' 300'

DATE: 10/08/2024
SCALE: 1" = 100'
COMP'D BY: SML
CHECKED BY: SML
DRAWN BY: BJS
FIELD: TC/TJC
JOB NO: PA24-0165
MAPCHECK: BJS
SHEET NO: 3 OF 3

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