No: 26-052

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Conewago Township | Surveyor: Kimmel | Engineer: Not Indicated

Plat Title: Jane L. Erb

Zoning District: Agriculture (A) | Proposed Land Use: Residential

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

Existing # of Lots	Proposed # of Lots	Proposed # of New DUs	Subdivided/ Developed Acres	Total Acs
1	2	0	19.92	146.27

Date Received: 05/11/26 | Staff Review: 05/21/26 | Official County Review: 05/21/26

Reviewed by: DMK | Checked by: _____ | Parcel: 22-018-001

- *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 comments with cited ordinance provisions are based on municipal regulations on file with the *County Planning Commission.*

1. The following certifications, signatures and approvals (or waivers) are required prior to plan recording:
   a. Ownership and dedication statements with notarization [S-LD §403-1A(2h-vi, vii)]
   b. Sewage module/non-building waiver [S-LD §407-1A(20)(f); 403-1A(2h-xii)]
2. Update recording reference from "Plan Book, Volume, Page" to "Instrument No."
3. Provide a written request to waive preliminary plan requirements [S-LD §403-1].
4. Show separation distance between well and septic field. If necessary, obtain waiver or alternate location for septic [S-LD §403-1A(2d)].
5. Provide Londonderry Township the opportunity for review of the plan. Provide signature blocks or note regarding review waiver, as appropriate [S-LD §403-1A(2h-viii)].
6. Indicate potential future access point for the remaining lands showing adequate clear sight distance standards are met [S-LD §403-1A(2h-xiv)].
7. Provide a written request for exemption from recreation/open space land dedication [S-LD §510(2b)].

Plan No. 26-052

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		✓	*(POB)*	
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			✓
	Floodplains			✓
	Woodlands, streams	✓		
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			✓	
27. Parking schedule provided shown				✓
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 *(needs sign/not.)*		✓		
32. Dedicatory statement shown *(needs to be signed and notarized)*		✓		
33. Approval blocks shown		✓		
34. PADOT Highway Occupancy Permit statement shown				✓
35. Consistency with Future Land Use plans -	County plans	✓		
	Municipal plans	✓		

LOT 1 ZONING - (PART OF TAX MAP PID NO. 22-018-001)

EXISTING ZONING - CONEWAGO TOWNSHIP: "A" AGRICULTURAL DISTRICT

MINIMUM LOT AREA:	1.0 AC.	
PROPOSED LOT AREA:	19.9196 ACS.	
EXISTING LAND USE:	AGRICULTURAL	
PROPOSED LAND USE:	RESIDENTIAL	
SET BACK:		EXISTING
LOT WIDTH AT DEDICATED R/W:	100'	647.4'
FRONT YARD FROM ROAD R/W:	50'	75' FROM C/L OF ROAD
SIDE YARD:	30'	30'
REAR YARD:	50'	50'

REMAINING LANDS **ZONING - (PART OF TAX MAP PID NO. 22-018-001)**

EXISTING ZONING - CONEWAGO TOWNSHIP: "A" AGRICULTURAL DISTRICT

MINIMUM LOT AREA:	1.0 AC.	
PROPOSED LOT AREA:	63.603 ACS.	
EXISTING LAND USE:	AGRICULTURAL	
LOT WIDTH AT THE DEDICATED ROAD R/W OF 25' FROM THE C/L	100'	1070.6'
PROPOSED LAND USE:	AGRICULTURAL	
SET BACK:		EXISTING
FRONT YARD:	50'	50' FROM THE DEDICATED R/W
SIDE YARD:	30'	30'
REAR YARD:	50'	50'

REMAINING LANDS ZONING - (PART OF TAX MAP PID NO. 22-018-001)

EXISTING ZONING - LONDONDERRY TOWNSHIP: AGRICULTURAL DISTRICT

MINIMUM LOT AREA:	1.0 AC.	
EXISTING LOT AREA:	63.213 ACS.	
EXISTING LAND USE:	AGRICULTURAL	
PROPOSED LAND USE:	AGRICULTURAL	
SET BACK:		EXISTING
FRONT YARD:	35'	N/A
SIDE YARD:	15'	15'
REAR YARD:	25'	25'

ADJOINING PARCELS:

A. TAX MAP PID NO. 22-018-029
SHARON M. CONJELKO
DEED BOOK 1627 PAGE 418

B. TAX MAP PID NO. 22-018-054
JOEL N. MEYERS & ANGELA K. MEYERS
INSTRUMENT NO. 20200026555

C. TAX MAP PID NO. 22-018-028
BRENDON K. ZIMMERMAN &
SHARI B. ZIMMERMAN
INSTRUMENT NO. 20130011183

D. TAX MAP PID NO. 22-018-055
JOHN N. HERTZLER FAMILY TRUST
DEED BOOK Y-26 PAGE 61

E. TAX MAP PID NO. 34-026-006
JAMIE L. NISSLEY & KATIE E. NISSLEY
INSTRUMENT NO. 20160001639

F. TAX MAP PID NO. 34-026-005
FRANK T. PERANO
DEED BOOK 1812 PAGE 325

G. TAX MAP PID NO. 34-020-010
HERSHEY SOCCER CLUB
INSTRUMENT NO. 20240008170

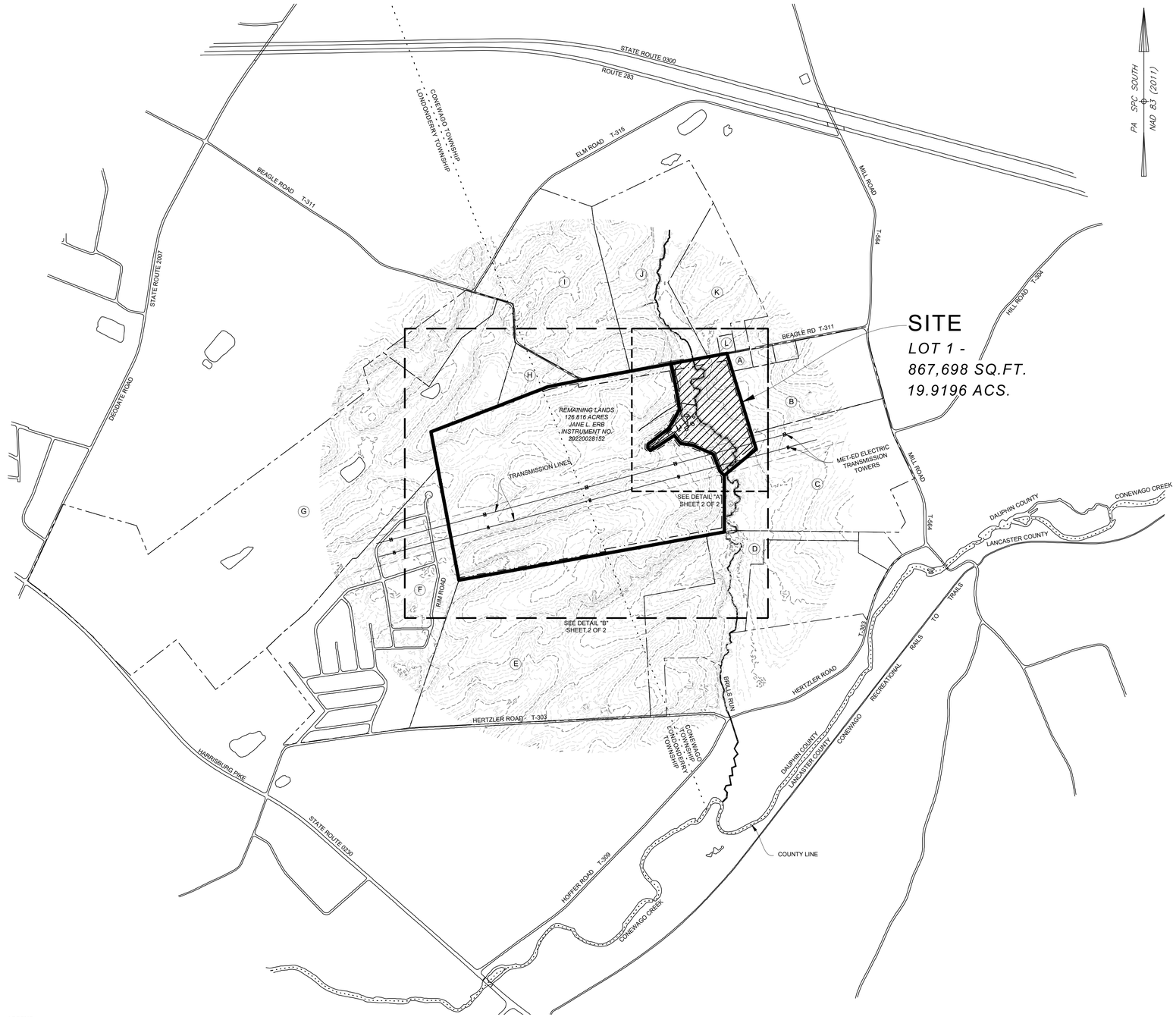
H. TAX MAP PID NO. 34-020-072
JOSHUA M. BECKER
INSTRUMENT NO. 20220027373

I. TAX MAP PID NO. 22-015-006
SWATARA BEAGLE CLUB
DEED BOOK 4144 PAGE 94

J. TAX MAP PID NO. 22-015-007
KENNETH J. HORNING &
KAREN J. HORNING
DEED BOOK 4359 PAGE 342

K. TAX MAP PID NO. 22-015-019
EDWARD F. CHAMBERS &
CAROL R. CHAMBERS
INSTRUMENT NO. 20190030491

L. TAX MAP PID NO. 22-015-047
MICHAEL MORRISON &
JENNIFER MORRISON
INSTRUMENT NO. 20170022449



THIS PLAN REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION
THIS _____ DAY OF _____ 2026.
CHAIRMAN _____
SECRETARY _____

THIS PLAN REVIEWED BY THE CONEWAGO TOWNSHIP ENGINEER
THIS _____ DAY OF _____2026.
TOWNSHIP ENGINEER _____

THIS PLAN RECOMMENDED FOR APPROVAL BY THE CONEWAGO TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____ 2026.
CHAIRMAN _____
SECRETARY _____

THIS PLAN APPROVED BY THE BOARD OF SUPERVISORS OF CONEWAGO TOWNSHIP THIS _____ DAY OF _____2026.
CHAIRMAN _____
SECRETARY _____

THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR DAUPHIN COUNTY THIS _____ DAY OF _____ 2026.
PLAN BOOK _____ VOLUME_____ PAGE _____

NOTES AND REFERENCES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE A 19.9196 ACRE TRACT CONSISTING OF THE EXISTING DWELLING AND BUILDINGS AWAY FROM THE CULTIVATED FIELD AREAS OF A LARGE 147 ACRE EXISTING FARM PROPERTY, ALL BEING TAX MAP PID NO. 22-018-001.
2. FLOOD ZONE INFORMATION IS PER FEMA COMMUNITY PANEL NUMBER 42043C0470D, SAID MAP HAVING AN EFFECTIVE DATE OF 8/2/2012. THE PROPERTY IS LOCATED WITHIN FLOOD ZONE 'X', AN AREA OF MINIMAL FLOOD HAZARD.
3. THE BASIS FOR THE BEARINGS OF THIS SURVEY IS PER GPS SURVEY GRADE OBSERVATIONS. THE HORIZONTAL DATUM IS BASED ON THE NAD 83 (2011) PA SPC SYSTEM - SOUTH ZONE.
4. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, MEASURED ON THE GROUND, UNLESS OTHERWISE NOTED.
5. THE CONTOURS SHOWN ON THIS PLAN WERE CREATED WITH DIGITAL INFORMATION EXTRACTED FROM THE PENNSYLVANIA SPATIAL DATA ACCESS (PASDA) WEB SITE - BEING 'SOUTH CENTRAL PENNSYLVANIA 2017 QL2 LIDAR; CONTOURS'. CONTOURS HAVE BEEN FIELD VERIFIED TO BE ACCURATE TO ½ FOOT.
6. ADJOINING OWNERS, TAX MAP PARCEL NUMBERS AND DEED REFERENCES WERE TAKEN FROM THE TAX ASSESSOR INFORMATION AT THE DAUPHIN COUNTY'S G.I.S. WEBSITE. ALL INFORMATION IS CURRENT AS OF THE DATE OF THIS SURVEY.
7. LOT 1 HAS AN EXISTING WELL FOR WATER SERVICE AS SHOWN HEREON.
8. LOT 1 HAS AN EXISTING ON-LOT SEPTIC SEWER SYSTEM AS SHOWN HEREON.
9. THERE ARE NO NEW ROADS PROPOSED FOR THIS SUBDIVISION.
10. THIS PLAN DEDICATES THE SOUTHERN PORTION OF BEAGLE ROAD'S RIGHT-OF-WAY (T-311) TO BE 25 FEET FROM THE CENTERLINE.
11. THE SOURCE OF TITLE FOR THIS SUBDIVISION IS RECORDED IN INSTRUMENT #20220028152 AT THE DAUPHIN COUNTY RECORDER OF DEEDS OFFICE. THE GRANTEE OF THAT INSTRUMENT IS JANE L. ERB, MARRIED WOMAN.
12. THERE IS NO POSTED SPEED LIMIT ON BEAGLE ROAD (T-311) FROM DEODATE ROAD (S.R. 2007) TO MILL ROAD (T-564).
13. PROPERTY ADDRESS FOR LOT 1 IS 5343 BEAGLE ROAD, ELIZABETHTOWN, PA. 17022.
14. A 40 FOOT WIDE EASEMENT IS CENTERED ON BRILLS RUN.
15. THE TOWNSHIP LINE WAS PLOTTED USING RECORD PLAT INSTRUMENT NO. 20110013570 (PARCEL Ⓗ) AND RECORD PLAT INSTRUMENT NO. 20110020568 (PARCEL Ⓘ).

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF DAUPHIN:

ON THIS, ____ DAY OF _____, 2026, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JANE L. ERB, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT SHE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT HER DIRECTION AND THAT SHE ACKNOWLEDGES 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 FOR PUBLIC USE.

_____
JANE L. ERB - DEED INSTRUMENT # 20220028152
(TAX MAP PID NO. 22-018-001)
143 SOUTH STREET
ROCKPORT, MA 01966
CELL PHONE - (978) 335-1396

_____
MY COMMISSION EXPIRES _____, 20_____.

LEGEND

- MUNICIPAL BOUNDARY
- ADJOINING PROPERTY
- RIGHT OF WAY
- EDGE OF CARTWAY
- BSL - BUILDING SET BACK LINE
- PROPERTY MARKER
- COMPUTED POINT
- CONCRETE MONUMENT
- WATER FLOW DIRECTION
- UTILITY POLE
- GUY ANCHOR
- TRANSMISSION TOWER

CERTIFICATE OF ACCURACY - SURVEY AND PLAN

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

_____ _____
THOMAS WARNER KIMMEL PA PLS # 22855-E DATE
414 NORTH POPLAR STREET ELIZABETHTOWN, PA 17022
HOME PHONE - (717) 367-9401 CELL PHONE - (717) 682-0481

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL LAND SURVEYOR — THOMAS WARNER KIMMEL — No. 22855-E

1"=600'
0' 150' 300' 150' 600' 1200' 2400'

Drawn By:	Chk'd By:	Appd By:	Proj. No.	Scale:
DKD			N/A	1"=600'
Drawn Date: 03/30/2026	DD	TWK	Sheet: 1 OF 2	

REVISIONS

No.	Date	Rev By	Description	Checked
A	04/25/2026	DD	ISSUE FOR REVIEW	TWK

PRELIMINARY/FINAL MINOR SUBDIVISION

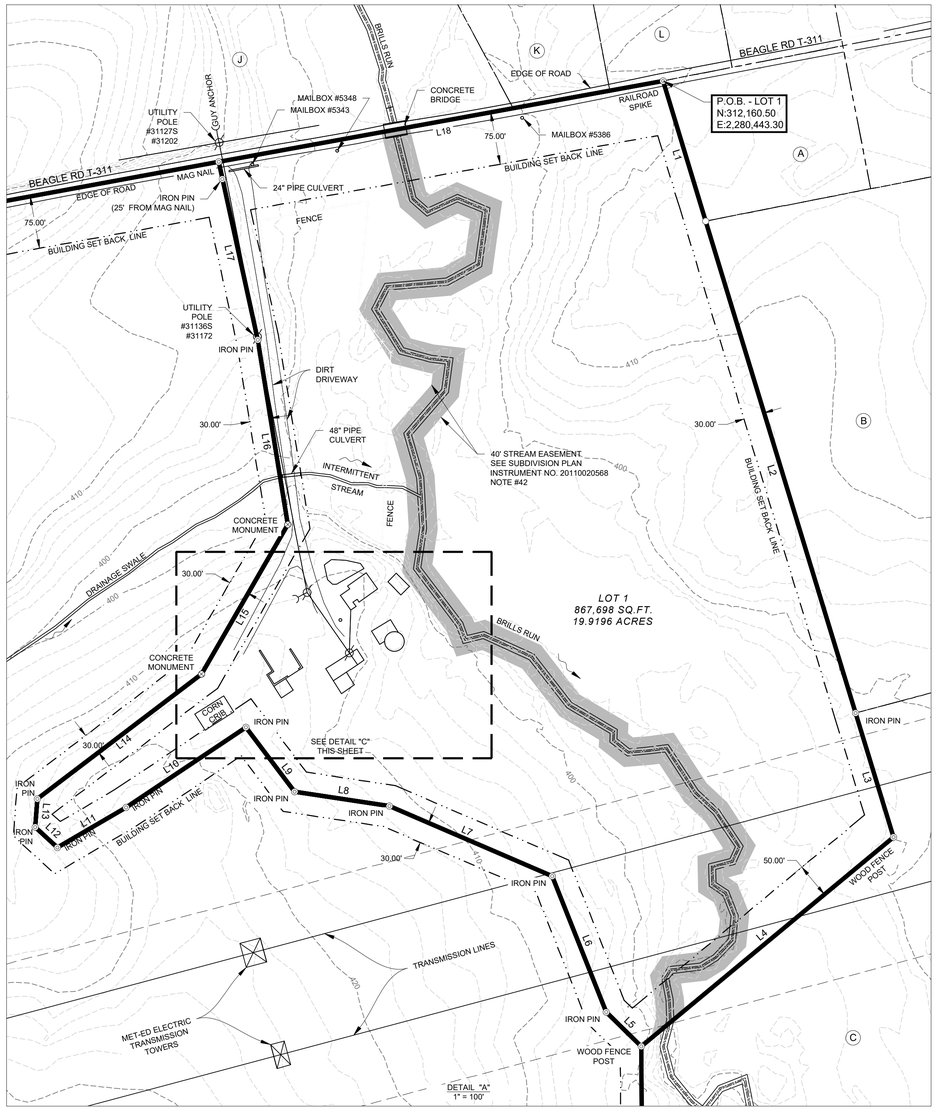
FOR

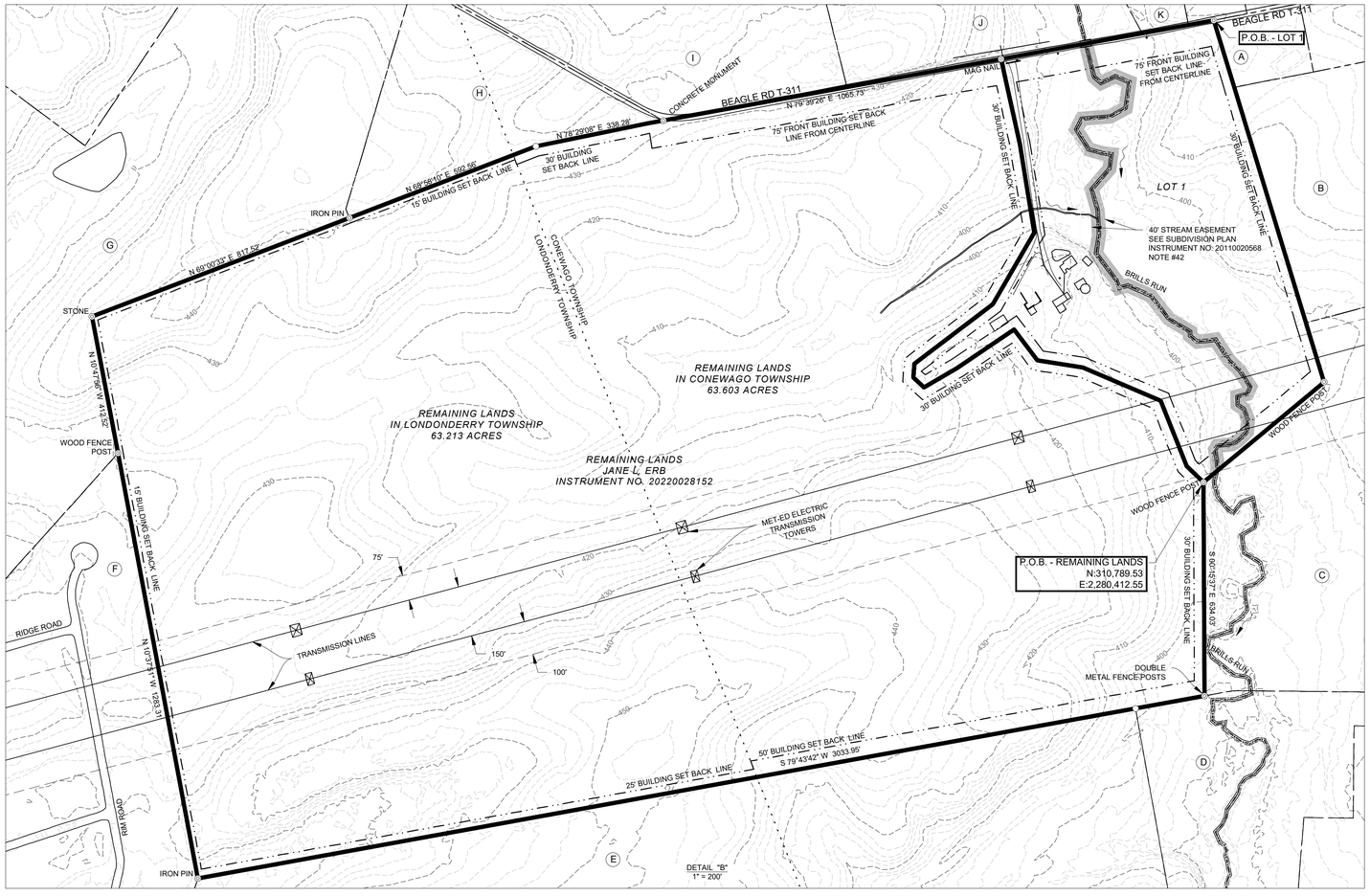
JANE L. ERB

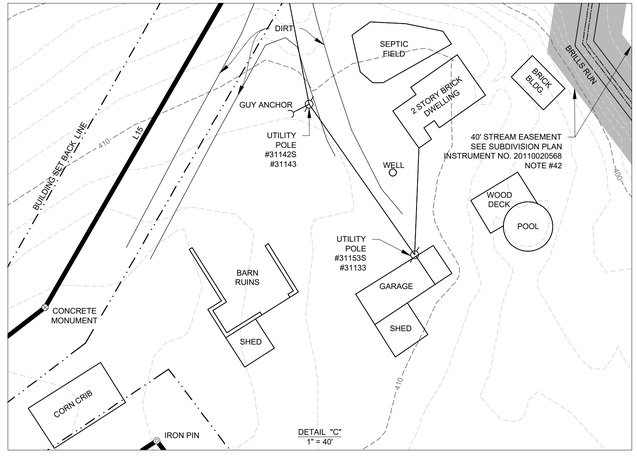
CONEWAGO TOWNSHIP

DAUPHIN COUNTY

PENNSYLVANIA







LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 16°56'22" E	208.10'
L2	S 16°56'18" E	730.37'
L3	S 16°57'02" E	184.00'
L4	S 50°17'09" W	465.15'
L5	N 45°57'55" W	69.51'
L6	N 21°36'36" W	207.93'
L7	N 66°43'56" W	251.53'
L8	N 81°21'18" W	136.16'
L9	N 37°02'48" W	114.73'
L10	S 56°10'55" W	205.01'
L11	S 59°43'59" W	112.83'
L12	N 47°25'02" W	42.90'
L13	N 04°15'27" E	40.38'
L14	N 52°43'39" E	292.93'
L15	N 30°02'38" E	244.93'
L16	N 09°15'54" W	265.98'
L17	N 12°22'45" W	258.57'
L18	N 79°39'33" E	641.42'

LEGEND

- MUNICIPAL BOUNDARY
- ADJOINING PROPERTY
- RIGHT OF WAY
- EDGE OF CARTWAY
- BSL - BUILDING SET BACK LINE
- PROPERTY MARKER
- COMPUTED POINT
- CONCRETE MONUMENT
- WATER FLOW DIRECTION
- UTILITY POLE
- GUY ANCHOR
- TRANSMISSION TOWER

LOT 1 METES & BOUNDS

ALL that certain piece or parcel of land situated in the Township of Conewago, County of Dauphin and Commonwealth of Pennsylvania; being more particularly bounded and described as follows:

BEGINNING at a railroad spike near the center of Beagle Road (T-311) at the northwesterly corner of lands now or formerly of Sharon M. Conjelko, as recorded by a deed in the Office of the Recorder of Deeds in and for Dauphin County in Deed Book 1627, Page 418, said corner having NAD 83 PA South Zone State Plane Coordinates of N 312,160.50 and E 2,280,443.30;

THENCE along the westerly sideline of Conjelko South 16° 56' 22" East for a distance of 208.10 feet to the northwesterly corner of lands now or formerly of Joel N. Meyers and Angela K. Meyers, as recorded by a deed in Instrument No. 20200026555;

THENCE along the westerly sideline of Meyers South 16° 56' 18" East for a distance of 730.37 feet to an iron pin at the northwesterly corner of lands now or formerly of Brendon K. Zimmerman and Shari B. Zimmerman, as recorded by a deed in Instrument No. 20130011183;

THENCE along the northwesterly sidelines of Zimmerman the following 2 courses and distances;
South 16° 57' 02" East 184.00 feet to a fence post and
South 50° 17' 09" West 465.15 feet to a fence post;

THENCE through the lands of Jane L. Erb, the Grantor herein, the following 13 courses and distances;
North 45° 57' 55" West 69.51 feet to an iron pin;
North 21° 36' 36" West 207.93 feet to an iron pin;
North 66° 43' 56" West 251.53 feet to an iron pin;
North 81° 21' 18" West 136.16 feet to an iron pin;
North 37° 02' 48" West 114.73 feet to an iron pin;
South 56° 10' 55" West 205.01 feet to an iron pin;
South 59° 43' 59" West 112.83 feet to an iron pin;
North 47° 25' 02" West 42.90 feet to an iron pin;
North 04° 15' 27" East 40.38 feet to an iron pin;
North 52° 43' 39" East 292.93 feet to a concrete monument;
North 30° 02' 38" East 244.93 feet to a concrete monument;
North 09° 15' 54" West 265.98 feet to an iron pin and
North 12° 22' 45" West , crossing an iron pin at 233.57 feet, for a total distance of 258.57 feet to a MAG nail near the center of Beagle Road (T-311) aforesaid;

THENCE running through Beagle Road (T-311) North 79° 39' 33" East 641.42 feet to a point, the place of BEGINNING.

CONTAINING a total area of 867,698 square feet or 19.9196 acres of land.

BEING a northeasterly portion of those lands as conveyed by a deed dated the13th day of September, 2022 from JANE L. ERB, Administratrix of the Estate of CHRISTIAN S. ERB, JR., late of the Township of Derry, County of Dauphin and Commonwealth of Pennsylvania, to JANE L. ERB, married woman, said deed recorded in the Office of the Recorder of Deeds in and for Dauphin County in Instrument No. 20220028152.

PA SPC SOUTH
NAD 83 (2011)

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL LAND SURVEYOR
THOMAS WARNER KIMMEL
No. 22855-E

Drawn By:	Chk'd By:	Appd By:	Proj. No.	Scale:
DKD			N/A	AS NOTED
Drawn Date: 03/30/2026	DD	TWK	Sheet: 2 OF 2	

REVISIONS

No.	Date	Rev By	Description	Checked
A	04/25/2026	DD	ISSUE FOR REVIEW	TWK

PRELIMINARY/FINAL MINOR SUBDIVISION

FOR

JANE L. ERB

CONEWAGO TOWNSHIP

DAUPHIN COUNTY

PENNSYLVANIA