No: 25-035

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Derry Township | Surveyor: Burget | Engineer/RLA: Jones

Plat Title: McCorkel Property

Zoning District: Conservation | Proposed Land Use: Residential

Plat Status: ___ Preliminary; ___ Final; X P/F; ___ Minor

Plat Type: X Subdivision *And lot add-on*; ___ Land Development

Regulations: ___ County; X Municipal; X Zoning; X S&LD

Existing # of Lots	Proposed # of Lots	Proposed # of New DUs	Subdivided / Developed Acres	Total Acres
2	4	0	50.44	50.44

Date Received: 03/07/25 | Staff Review: 03/25/25 | Official County Review: 03/25/25

Reviewed by: DMK | Checked by: _____ | Tax Map Parcel #: 24-058-038; -021

- *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 approved waivers) are required prior to plan recording:
   a. Surveyor/engineer name, seal and signature [S-LD §185-13E(4a)(32, 33)]
   b. Ownership and dedicatory statements with notarization [S-LD §185-13E(4a)(46, 47)]
   c. DEP sewage planning module [S/LD – §185-13E(5b)]
2. On Sheet 1 of 7, zoning requirements table, provide proposed conditions for each proposed lot to demonstrate that all requirements for each proposed lot are met and terms of the noted variances for lot width and depth are met.
3. Indicate on Sheet 2 and/or 4, the property line to be extinguished.
4. Provide fee in lieu of park land dedication to Township following approval of written request to pay fee [S-LD §185-44; -46A]. Provide note on plan.

Plan No. 25-035

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/Instrument #		✓		
5. North point shown		✓		
6. Map scale shown (written/graphic) *(waiver requested)*		✓		
7. Date of plan preparation shown		✓		
8. Certification of surveyor/engineer shown *(need signatures/ seals)*		✓		
9. Location map shown		✓		
10. Total property map (bearings, distances, area, ~~primary control point~~) shown		✓	*(no pcp)*	
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, 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 (utilities) *(waiver requested)*		✓	
24. Curbs shown *(waiver requested)*			✓	
25. Sidewalks shown *(waiver requested)*			✓	
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/notar)*		✓		
32. Dedicatory statement shown *(needs to be signed & notarized)*		✓		
33. Approval blocks shown *(spell check 'Commission')*		✓		
34. PADOT Highway Occupancy Permit statement shown				✓
35. Consistency with Future Land Use plans - County plans		✓		
	Municipal plans	✓		

PRELIMINARY / FINAL SUBDIVISION PLAN

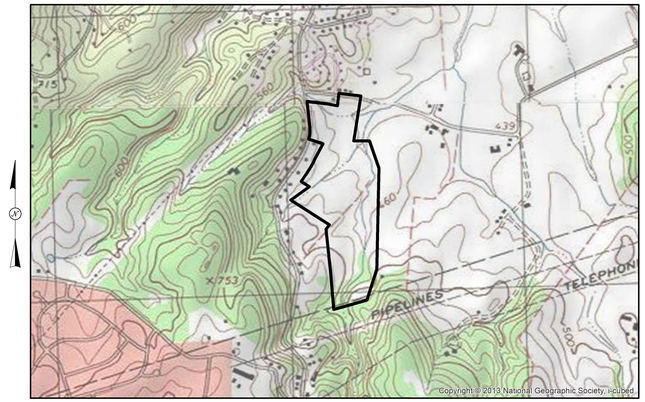
FOR

McCorkel Property

2091 CHURCH ROAD, HUMMELSTOWN, PA 17036

DERRY TOWNSHIP, DAUPHIN COUNTY PENNSYLVANIA

February 28, 2025



SOURCE:
BASE MAP FROM THE HERSHEY, PA, 7.5 MINUTE USGS TOPOGRAPHIC QUADRANGLE

LOCATION MAP
SCALE: 1"=1000'

1000' 0 1000'
SCALE IN FEET

OWNER / APPLICANT
SAMUEL S. McCORKEL, JR. & NANCY J. McCORKEL
2091 CHURCH ROAD
HUMMELSTOWN, PA 17036
(717) 979-0950

ENGINEER INFORMATION
HARTECH ENGINEERING & CONSULTING, LLC
6025 CHARLTON WAY
MECHANICSBURG, PA 17050
(717) 919-0385

SURVEYOR INFORMATION
BURGET & ASSOCIATES, INC.
"Professional Land Surveyors"
- CADD Training and Support
- ALTA Surveys
- Topographical Surveys
- Property Surveys
- FEMA Elevation Certificates
- GPS Mapping and Control Surveys
- Major and Minor Subdivisions

Web Site: www.burgetassociatesinc.com
1797 N.B. Road, Phone: 717-582-7011
New Bloomfield PA 17068, Fax: 717-582-3557

GENERAL SUBDIVISION NOTES

1. PROPOSED SUBDIVISION PLAN. THE PURPOSE OF THIS PLAN IS TO COMBINE EXISTING LANDS N/F OF SAM AND NANCY MCCORKEL FORMING A PARENT PARCEL OF 50.441 ACRES OF LAND. THE RESULTING PARENT PARCEL WILL BE SUBDIVIDED TO CREATE PROPOSED LOT 1, LOT 2, LOT 3. A RESIDUAL LOT 4 WILL CONTAIN 29.945 ACRES. ADDITIONAL RIGHT-OF-WAY ALONG CHURCH AND MCCORKEL ROADS WILL BE DEDICATED TO THE TOWNSHIP.
2. NO CONSTRUCTION OR EARTHMOVING ACTIVITY IS PROPOSED AT THE TIME OF SUBMISSION.
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, AND 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. 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.
6. WETLANDS EXIST ON THIS SITE AND ARE SHOWN PER WETLAND DELINEATION BY A WETLAND SCIENTIST PROFESSIONAL.
7. NO PORTION OF THE PROPERTY EXISTS WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN PER FEMA MAPPING PANEL NUMBER: 42043C0460D. EFFECTIVE:AUGUST 02, 2012.
8. CONTOURS SHOWN ARE FROM A FIELD SURVEY AND THE PAMAP PROGRAM TOPOGRAPHIC CONTOURS (2FT INTERVAL) OF PENNSYLVANIA.
9. ALL COORDINATE AND ELEVATION INFORMATION PROVIDED ON THIS PLAN IS LOCATED ON NAD83 AND NAVD88 DATUM, PENNSYLVANIA STATE PLANE SOUTH ZONE 3702.
10. THIS PLAN REPRESENTS A PARTIAL BOUNDARY AND FIELD SURVEY CONDUCTED BY BURGET ASSOCIATES, INC IN JANUARY 2025. 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.
11. AT THE TIME OF CONSTRUCTION, THE DEVELOPER SHALL SUBMIT AN EROSION AND SEDIMENTATION CONTROL PLAN AS REQUIRED BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
12. ALL REGULATED ACTIVITIES AND ALL ACTIVITIES THAT MAY AFFECT STORMWATER RUNOFF, INCLUDING LAND DEVELOPMENT AND EARTH DISTURBANCE ACTIVITY THAT ARE SUBJECT TO REGULATION SHALL BE THE RESPONSIBILITY OF THE FUTURE OWNERS AND/OR DEVELOPER AT TIME OF PROPOSED CONSTRUCTION.
13. NOTHING SHALL BE PLACED, PLANTED, SET, OR PUT WITHIN THE AREA OF AN EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH AN EASEMENT AGREEMENT.
14. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING EASEMENTS ON THE PROPERTY.

WAIVER REQUESTS

WAIVERS REQUESTED, DERRY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

1. SALDO SECTION 185-12,D(3)(A)(21) STORMWATER SEWER PLANS AND PROFILES (AND SECTION 185-13,E(4)(A)(19)) GRANTED ON ##/##/202#
   NO CONSTRUCTION OR EARTH MOVING ACTIVITIES ARE PROPOSED AS PART OF THIS PLAN SUBMISSION. A WAIVER OF THIS SECTION IS BEING REQUESTED OF THE REQUIREMENT TO PROFILE EXISTING STORMWATER FACILITIES. A WAIVER OF THIS SECTION IS BEING REQUESTED DUE TO THE RURAL NATURE OF THIS SUBDIVISION
2. SALDO SECTION 185-12,D(3)(A)(22) SANITARY SEWER PLANS AND PROFILES (AND SECTION 185-13,E(4)(A)(20)) - GRANTED ON ##/##/202#
   NO CONSTRUCTION OR EARTH MOVING ACTIVITIES ARE PROPOSED AS PART OF THIS PLAN SUBMISSION. A WAIVER OF THIS SECTION IS BEING REQUESTED OF THE REQUIREMENT TO PROFILE EXISTING SANLTARY SEWER FACILITIES. A WAIVER OF THIS SECTION IS BEING REQUESTED DUE TO THE RURAL NATURE OF THIS SUBDIVISION.
3. SALDO SECTION 185-12,D(3)(A)(23) WATER AND GAS PLANS AND PROFILES (AND SECTION 185-13,E(4)(A)(21)) - GRANTED ON ##/##/202#
   NO CONSTRUCTION OR EARTH MOVING ACTIVITIES ARE PROPOSED AS PART OF THIS PLAN SUBMISSION. A WAIVER OF THIS SECTION IS BEING REQUESTED OF THE REQUIREMENT TO PROFILE EXISTING WATER AND GAS FACILITIES. A WAIVER OF THIS SECTION IS BEING REQUESTED DUE TO THE RURAL NATURE OF THIS SUBDIVISION.
4. SALDO SECTIONS 185-12,D,(2) AND 185-13,E,(3) PLAN SCALE - GRANTED ON ##/##/202#
   NO CONSTRUCTION OR EARTH MOVING ACTIVITIES ARE PROPOSED AS PART OF THIS PLAN SUBMISSION. A WAIVER OF THIS SECTION IS BEING REQUESTED IN CONSIDERATION THAT DUE TO THE LARGE TRACT AREAS SOME PLANS HAVE BEEN PREPARED AT 1" = 100' SCALE. DETAILED PLANS HAVE BEEN PROVIDED IN AREAS THAT REQUIRE ADDITIONAL DETAILED INFORMATION.
5. SALDO SECTION 185-34,A(1) SIDEWALK LOCATIONS - GRANTED ON ##/##/202#
   NO CONSTRUCTION OR EARTH MOVING ACTIVITIES ARE PROPOSED AS PART OF THIS PLAN SUBMISSION. A WAIVER OF THLS SECTION IS BEING REQUESTED DUE TO THE RURAL NATURE OF THIS SUBDIVISION.
6. SALDO SECTION 185-22,D(2) CARTWAY WIDTHS AND 185-22,E CURBS - GRANTED ON ##/##/202#
   NO CONSTRUCTION OR EARTH MOVING ACTIVITIES ARE PROPOSED AS PART OF THIS PLAN SUBMISSION. DUE TO THE RURAL NATURE OF THIS SUBDIVISION A WAIVER OF THIS SECTION IS BEING REQUESTED FOR CARTWAY WIDTHS AND CURB INSTALLATION. ONLY THE REQUIRED RIGHT-OF-WAY HAS BEEN PROPOSED FOR DEDICATION AS PART OF THIS PLAN.
7. SALDO SECTION 185-31 LANDSCAPING AND SHADE TREES - GRANTED ON ##/##/202#
   NO CONSTRUCTION OR EARTH MOVING ACTIVITIES ARE PROPOSED AS PART OF THIS PLAN SUBMISSION. A WAIVER OF THIS SECTION IS BEING REQUESTED FOR SHADE TREES DUE TO THE RURAL NATURE OF THIS SUBDIVISION.

WATER & SEWER NOTES

1. THE PROPOSED LOTS WILL BE SERVED BY PUBLIC GRAVITY SANITARY SEWER SERVICE THAT EXISTS WITHIN THE PARENT TRACT.
2. LOTS 1 AND 2 WILL BE SERVED BY PUBLIC WATER FROM MCCORKEL ROAD. LOT 3 AND RESIDUAL LOT 4 WILL BE SERVED BY ON-LOT PRIVATE WELLS.

SOILS INFORMATION

SOIL SYMBOL	DESCRIPTION
At	Atkins silt loam
LrB2	Lewisberry gravelly sandy loam, 3 to 8 percent slopes, moderately eroded
LrC2	Lewisberry gravelly sandy loam, 8 to 15 percent slopes, moderately eroded
LrD2	Lewisberry gravelly sandy loam, 15 to 25 percent slopes, moderately eroded
LsF	Lewisberry very stony sandy loam, 25 to 60 percent slopes

RECORDED PLANS IN VICINITY

INSTRUMENT NO, 20040000005 - Revised Preliminary Subdivision Plan for Stone Creek
INSTRUMENT NO, 20000000150 - Final Subdivision Plan for Stone Creek - Phase 1
INSTRUMENT NO, 20020000018 - Final Subdivision Plan for Stone Creek - Phase 2
INSTRUMENT NO, 20030000111 - Final Subdivision Plan for Stone Creek - Phase 3
INSTRUMENT NO, 20040000027 - Final Subdivision & Lot Add-On Plan for Stone Creek - Phase 4
INSTRUMENT NO, 20040000124 - Final Subdivision Plan for Stone Creek - Phase 5
INSTRUMENT NO, 20140004866 - Final Land Development Plan for Proposed "Rutter's Farm Store # 20"
INSTRUMENT NO. 20160008695 - P/F Land Development Plans for Proposed House of Worship
INSTRUMENT NO, 20110005336 - P/F Land Development Plan for The Goddard School
INSTRUMENT NO, 20030000123 - P/F Subdivision Plan for Dennis Burd

I HEREBY CERTIFY THAT THIS PLAN AND THE RELATED SURVEY WORK WAS PREPARED AND PERFORMED BY ME UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA. THIS CERTIFICATION IS NEITHER A WARRANTY NOR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

LICENSE # 075175
FOR AND ON BEHALF OF
BURGET & ASSOCIATES, INC.
(717) 582-7011

ENGINEER

LICENSE # PA 058874-E
FOR AND ON BEHALF OF
HARTECH ENGINEERING & CONSULTING, LLC
(717) 919-0385

OWNER'S CERTIFICATION

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF DAUPHIN

On this _____ day of _____, 20____

before me, the undersigned personally appeared

who being duly sworn according to law deposes and says that they are the heretofore owners of the property shown on this plan and that they acknowledge the same to be their act 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

STREET DEDICATION STATEMENT

It is hereby certified that the undersigned is the owner of the within plan and that all streets or parts thereof not previously dedicated are hereby tendered for dedication to public use.

Owner and Applicant

FINAL PLAN SIGNATURE BLOCK

Reviewed by Dauphin County Planning commision
this _____ day of _____, 20____.

Chairman _____
Secretary _____

This plan approved by the Derry Township Supervisors
this _____ day of _____, 20____.

Chairman _____
Secretary _____

Reviewed by Derry Township Planning Commision
this _____ day of _____, 20____.

Chairman _____
Secretary _____

PA ONE CALL AND UTILITY LISTING

811 PA ONE CALL SYSTEM, INC.

Derry Township Municipal Authority
670 Clearwater Road
Hershey, PA 17033-2453
Contact: Michael Stotler
Email: mstotler@dtma.com

PPL Electric Utilities Corporation
503 New Market ST
Wilkes Barre, PA 18702
Contact: Mark Santayana
Email: msantayana@pplweb.com

Pennsylvania American Water
200 E. Canal St.
Hummelstown, PA 17036
Contact: Angela Marcus
Email: angela.marcus@amwater.com

Verizon Pennsylvania Inc.
1026 Hay St.
Pittsburgh, PA 15221
Contact: Deborah Barun
Email: deborah.d.delia@verizon.com

UGI Utilities, Inc.
1301 Aip Drive
Middletown, PA 17057
Contact: Stephen Bateman
Email: sbateman@ugi.com

PARCEL AND PROPERTY INFORMATION

TAX ID NUMBER	ID INFO	AREA
24-058-038	Deed Book: 5008-583	50.087 AC
24-058-021	Deed Book: 5127-336	0.354 AC

DERRY TOWNSHIP - ZONING REQUIREMENTS

ZONING DISTICT	CONSERVATION DISTRICT				
PRINCIPAL USE(S)	SINGLE-FAMILY RURAL RESIDENTIAL				
CATEGORY	REQUIREMENTS	EXISTING	PROPOSED	COMPLIANCE	NOTES
MIN. LOT AREA	5 Ac (Non Resid.)	50.441 AC	3.990 AC	YES	
MIN. LOT WIDTH	200'	355 FT	355 FT	YES	VARIANCE GRANTED SEP 18, 2024
MIN. LOT DEPTH	200'	166.2 FT	166.2 FT	YES	VARIANCE GRANTED SEP 18, 2024
MAX. IMPERVIOUS COVER	15%	NONE	15%	YES	
MIN. VEGETATED COVER	75%	100%	75%	YES	
MAX. PRINCIPAL BUILDING HEIGHT	45 FT	NONE	BELOW 45 FT	YES	
MAX. ACCESS. BUILDING HEIGHT	20 FT	NONE	BELOW 20 FT	YES	
MINIMUM FRONT SETBACK	50'	50'	50'	YES	
MINIMUM SIDE SETBACK	50'	50'	50'	YES	
MINIMUM REAR SETBACK	50'	50'	50'	YES	
WATER SUPPLY	PUBLIC/PRIVATE	PUBLIC	PUBLIC/PRIVATE	YES	
SANITARY SEWER	PUBLIC	PUBLIC	PUBLIC	YES	
MAX. RESIDENTIAL DENSITY	1 DU / 5 Ac NDA (0.2 / 1 Ac)	-	0.104 / 1 Ac	YES	

SHEET INDEX

SHEET	TITLE	FILED
1 OF 7	COVER SHEET	YES
2 OF 7	EXISTING CONDITIONS PLAN	YES
3 OF 7	DEVELOPABLE AREA PLAN	YES
4 OF 7	SUBDIVISION PLAN-OVERALL	YES
5 OF 7	SUBDIVISION PLAN	YES
6 OF 7	SUBDIVISION PLAN	YES
7 OF 7	SUBDIVISION PLAN	YES

Hartech Engineering & Consulting, LLC
6025 Charlton Way, Mechanicsburg, PA 17050
(717) 919-0385
(717) 838-1214

SHEET 1 OF 7

TOWNSHIP OF DERRY

PLAT NO. 1402

SUBMISSION DATE

3	4	2025
Mo.	Day	Year

REVISION DATE

Mo.	Day	Year

C. Emerick
By Director Of Community Development

PRELIMINARY / FINAL SUBDIVISION PLAN
FOR
McCorkel
2091 CHURCH ROAD, HUMMELSTOWN, PA 17036

DERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

COVER SHEET

DAUPHIN COUNTY DERRY TOWNSHIP PENNSYLVANIA

SCALE:	DRAWN BY:	CHECKED BY:	DATE:	DRAWING NO.
AS NOTED	MDJ	MDJ	2/28/2025	1 OF 7

G:\Derry Township\Subdivision\2025\2091 Church Road\Plans\Plan Set\Cover Sheet.dwg, 2/27/2025 8:46:42 AM, Mike Jones, 1:1

EXISTING LINETYPE LEGEND

- Property Line
- Right-of-Way Line
- Adjoiner Property Line
- Easement Line
- Setback Line
- Pavement Edge
- Edge of Stone or Gravel
- Curb Line
- Section of Depressed Curb
- Fence
- Guardrail
- 5ft. Contour Interval
- 1ft. Contour Interval
- 10ft. LiDAR Contour Interval
- 2ft. LiDAR Contour Interval
- Tree Line
- Stream/Pond
- Wetland Areas
- Overhead Utility Line
- UE — Underground Electric
- S — Underground Sewer Line
- Underground Storm Line
- W — Underground Water Line
- G — Underground Gas Line
- Limit of Topographic Survey
- Soils Type Line (Approx.)
- LrB2 — Soils Type Symbol

Source of Title
Samuel S. Jr.& Nancy J Mccorkel
Tax Parcel: 24-059-035
Deed Book: 5038-583
Surveyed Acreage = 2,181,778 sq.ft. or 50.087 acres

Source of Title
Samuel S. Jr.& Nancy J Mccorkel
Tax Parcel: 24-059-021
Deed Book: 5179-336
Surveyed Acreage = 16,411 sq.ft. or 0.354 acres

Church Road (T-568)

McCorkle Road (T-349)

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	165.16'	382.36'	024°44'59"	N06°04'14"E	163.88'
C2	35.90'	647.18'	003°10'43"	N81°43'11"W	35.90'

GRAPHIC SCALE
100' 50' 0' 100'
SCALE: 1"= 100'

Hartech Engineering & Consulting, LLC
4025 Chorlton Way
Mechanicsburg, PA 17050
(717) 918-0365
(717) 608-1018

PRELIMINARY / FINAL SUBDIVISION PLAN
FOR
McCorkel Property
2091 CHURCH ROAD, HUMMELSTOWN, PA 17036

DERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

EXISTING CONDITIONS PLAN

DERRY TOWNSHIP
DAUPHIN COUNTY PENNSYLVANIA

SCALE:	DRAWN BY:	CHECKED BY:	DATE:	DRAWING NO.
AS NOTED	MDJ	MDJ	2/21/2025	2 OF 7

Path: C:\Users\Mark\Dropbox\HEC-LDS\Projects\McCorkel\CAD\xrefPlot\Ex_SHT-EC06.dwg C:\Users\Mark\Dropbox\HEC-LDS\Projects\McCorkel\CAD\Plans\McCorkel_SD_Plan.dwg C:\Users\Mark\Dropbox\HEC-LDS\Projects\McCorkel\CAD\xrefPlot\Ex_SHT-EC06.dwg

GRAPHIC SCALE
100' 50' 0' 100'
SCALE: 1"= 100'

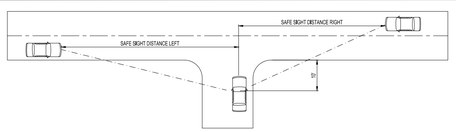
LOT 4
1,304,394.9 SF, 29.945 Ac (Gross)
1,303,436.1 SF, 29.923 Ac (Net)

LOT 3
495,504.0 SF, 11.375 Ac (Gross)
493,875.6 SF, 11.338 Ac (Net)

LOT 2
214,878.3 SF, 4.933 Ac (Gross)
197,765.0 SF, 4.540 Ac (Net)

LOT 1
182,417.9 SF, 4.188 Ac (Gross)
173,805.7 SF, 3.990 Ac (Net)

Church Road (T-568)
McConkie Road (T-349)
Existing Wetlands
SHEET 4
SHEET 5
SHEET 6



DRIVEWAY SIGHT DISTANCES

DRIVEWAY LOCATION	ROADWAY NAME	POSTED SPEED LIMIT (mph)	GRADE LOOKING LEFT (%)	CLEAR DISTANCE LEFT (ft)	MIN. CLEAR DISTANCE LEFT (ft)	GRADE LOOKING RIGHT (%)	CLEAR DISTANCE RIGHT (ft)	MIN. CLEAR DISTANCE RIGHT (ft)	RESULT
A (Lot 1)	McCorkle Road	25	6,00	400	139	-5,90	300	157	OK
B (Lot 2)	McCorkle Road	25	6,00	400	139	-5,90	300	157	OK
C (Lot 3)	Church Road	25	1,00	400	145	-1,00	400	148	OK
D (Lot 4)	Church Road	25	1,00	400	145	-1,00	400	148	OK

Curve Table

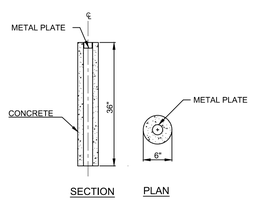
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	165.16'	382.36'	024°44'59"	N06°04'14"E	163.88'
C2	35.90'	647.18'	003°10'43"	N81°43'11"W	35.90'

Curve Table

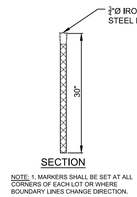
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C3	50,11'	382,36'	007°30'34"	N14°41'26"E	50,08'
C4	115,05'	382,36'	017°14'25"	N02°18'57"E	114,62'
C5	50,10'	414,86'	006°55'08"	S14°56'33"W	50,07'
C6	128,79'	414,86'	017°47'14"	N02°35'22"E	128,28'
C7	34,53'	614,68'	003°13'06"	N81°41'59"W	34,52'

Line Table

Line	Distance	Bearing
L1	9,57'	S59°10'37"E
L2	9,61'	N61°04'23"W
L3	32,50'	S72°06'37"E
L4	33,37'	S83°12'33"E
L5	32,50'	N06°36'27"E
L6	45,00'	N83°18'32"W
L7	32,50'	S09°07'05"W
L8	32,72'	S72°06'37"E
L9	32,50'	S06°36'27"W
L10	45,00'	S83°18'32"E



PERMANENT SURVEY MONUMENT DETAIL
NOT TO SCALE



NOTE: 1. MARKERS SHALL BE SET AT ALL CORNERS OF EACH LOT OR WHERE BOUNDARY LINES CHANGE DIRECTION.

PROPOSED LOT CORNER MARKER
NOT TO SCALE

SUBDIVISION PLAN LEGEND

- Proposed Lot/Property Line
- Proposed Right-of-Way Line
- Proposed Easement Line
- Proposed Setback Line
- Property Corner
- Iron Pin (to be set)
- Conc. Mon. (to be set)
- Approx. Drive Location
- Right of Way Dedication

PRELIMINARY / FINAL SUBDIVISION PLAN
FOR
McCorkel Property
2091 CHURCH ROAD, HUMMELSTOWN, PA 17036

DERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

OVERALL SUBDIVISION PLAN

DAUPHIN COUNTY — DERRY TOWNSHIP — PENNSYLVANIA

SCALE:	DRAWN BY:	CHECKED BY:	DATE:	DRAWING NO.
AS NOTED	MDJ	MDJ	2/21/2025	4 OF 7

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