No: 26-056

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Londonderry Township | Surveyor: Douglas J. Herr, Jr., PLS | Engineer:

Plat Title: Lot Add-On Final Plat for Stephens, Graybill, and Williard/Matincheck

Zoning District: Residential (R-1) | Proposed Land Use: Residential

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

# of Lots: 4 | # of New Lots: 3 | # of DUs: 0 | Acs Subdiv/Devel: 2.60 | Total Acs: 2.60

Date Received: 05/29/2026 | Staff Review: 6/18/2026 | Official County Review: 6/18/2026

Reviewed by: RW | Checked by: ARK | Parcel ID: 34-016-020, 34-016-021, 34-016-036, 34-016-022

Project Description: To add 0.500 ac. from PID #34-016-020 to PID #34-016-021, add 0.112 ac. from PID #34-016-020 to PID #34-016-036 and add 0.040 ac. from PD #34-016-020 to PID #34-016-022.

- *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:

1. §22-506: Curbs and gutters
2. §22-507: Sidewalks

Waivers Requested:

1. §22-303.1: Preliminary Plan Procedures

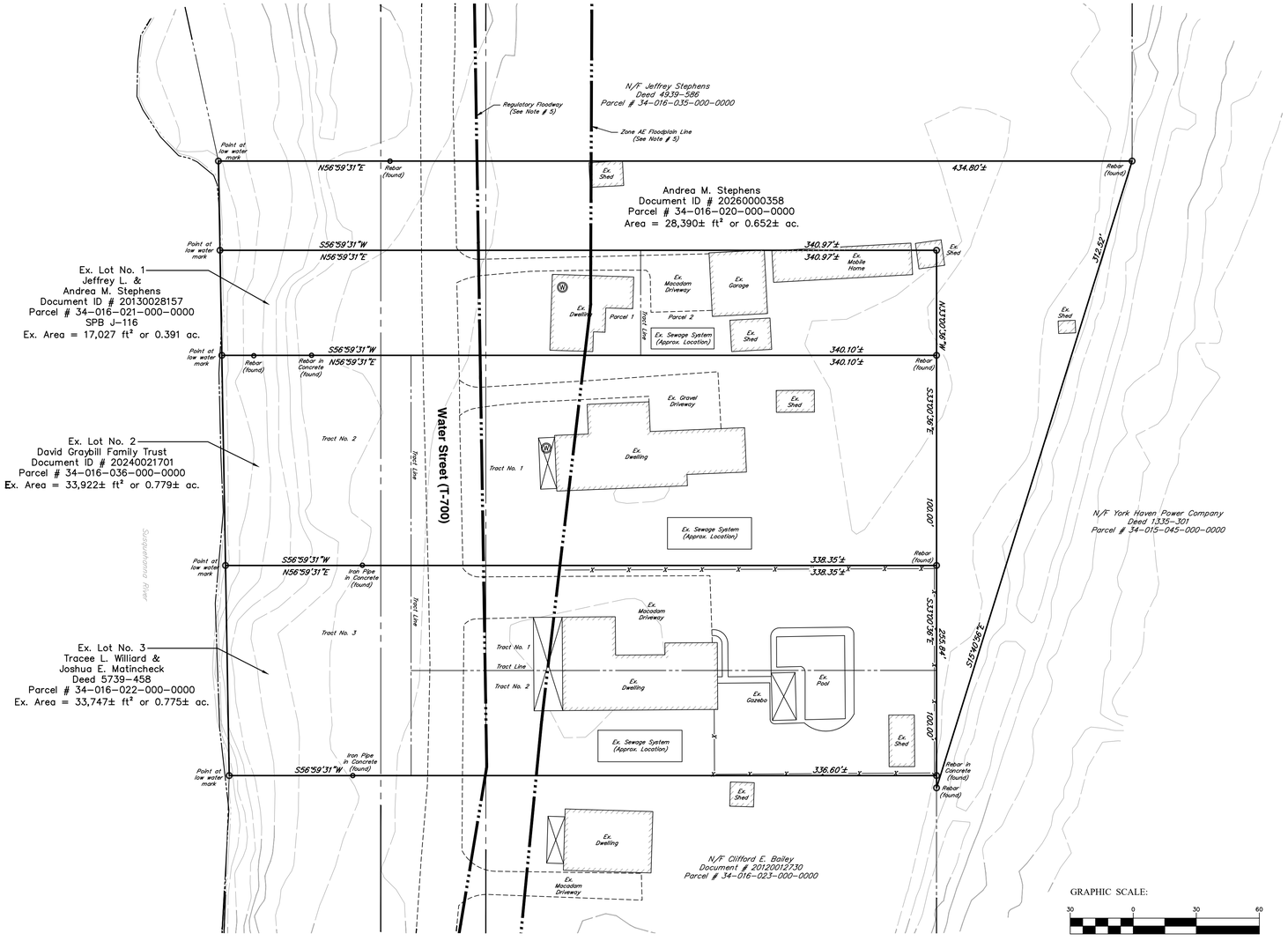
Comments:

1. All signatures, notarizations, and certifications must be obtained prior to the plan being brought in for signing.
2. Applicant should depict a street right-of-way and paving widths as well as verify the presence of any easements (§22-312-1-A-2)
3. Depict all building setbacks on the map (§22-312-1-A-13)
4. Identify the intervals of the contour lines depicted on the plan (§22-312-1-A-14)
5. Submit an erosion and sedimentation control plan if applicable (§22-303-1-A-1)
6. The applicant should verify the location of existing man-made features (i.e., storm drainage facilities, septic, well)
7. The applicant should verify the presence of any wetlands.

Plan No. 26-056

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 *(Signatures Required)*	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, (Signatures Required)	X		
32. Dedicatory statement shown	X		
33. Approval blocks shown (Signatures Required)	X		
34. PADOT Highway Occupancy Permit statement shown			X
35. Consistency with Future Land Use plans - County plans	X		
Municipal plans	X		

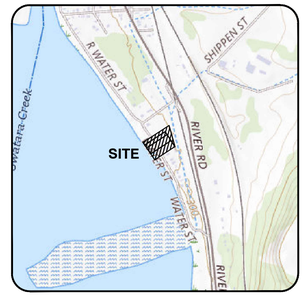
LOT ADD - ON FINAL PLAT
for
STEPHENS, GRAYBILL AND WILLIARD / MATINCHECK
in
LONDONDERRY TOWNSHIP, DAUPHIN COUNTY, PA



GRAPHIC SCALE:

30 0 30 60

1 inch = 30 ft.



LOCATION MAP

2000 0 2000 4000

SCALE 1" = 1000'

CERTIFICATES :

CERTIFICATION OF ACCURACY (SURVEY)

I, hereby certify that this plan represents a survey made by or for me, that the monuments, survey pins/markers or lot corners shown hereon exist or will exist as located and that all dimensional details are correct.

_____, 20___ _____
Douglas J. Herr, Jr., P.L.S.

CERTIFICATION OF ACCURACY (PLAN)

I certify that, to the best of my knowledge, the plan shown and described hereon is true and correct to the accuracy required by the Londonderry Township Subdivision and Land Development Ordinance.

_____, 20___ _____
Douglas J. Herr, Jr., P.L.S.

LONDONDERRY TOWNSHIP BOARD OF SUPERVISORS

Lot Add-On Plan, bearing Londonderry Township File No. PC__-__ approved by Londonderry Township Board of Supervisors this _____ day of _____, 20___.

_____
Secretary/Treasurer

_____
Chairman

LONDONDERRY TOWNSHIP PLANNING COMMISSION

Lot Add-On Plan, bearing Londonderry Township File No. PC__-__, approved by Londonderry Township Planning Commission this ___ day of _____, 20___.

_____ _____
Date Secretary/Treasurer

_____ _____
Date Chairman

LONDONDERRY TOWNSHIP ENGINEER

Reviewed by the Londonderry Township Engineer this ___ day of _____, 20___.

_____
Township Engineer

DAUPHIN COUNTY PLANNING COMMISSION

Reviewed by the Dauphin County Planning Commission this ___ day of _____, 20___.

_____ _____ _____
Secretary Chairman

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION - INDIVIDUAL

Commonwealth of Pennsylvania, County of Dauphin

On this, the ____ day of _____, 20___, before me, the undersigned individual owner(s) personally appeared Andrea M. Stephens, Jeffrey L. & Andrea M. Stephens, Tracee L. Williard & Joshua E. Matincheck and David A. Graybill (trustee of the David Graybill Family Trust) who being duly sworn according to law, deposes and says that they are the owners of the property shown on this plan, that they acknowledge the same to be their act and plan, that they desire the same to be recorded, and that all streets and other property identified as proposed public property (except those areas labeled "NOT FOR DEDICATION") are hereby dedicated to the public use.

_____
Andrea M. Stephens

_____ _____
Jeffrey L. Stephens Andrea M. Stephens

_____ _____
Tracee L. Williard Joshua E. Matincheck

_____
David A. Graybill (trustee)

My commission expires _____ _____
(Date) (Notary)

OWNER :

Andrea M. Stephens
1736 Water Street
Middletown, PA 17057
Ph. (717) 329-3824

SOURCE OF TITLE :

Instrument 20260000358
Property ID 34-016-020-000-0000

OWNER (LOT NO. 1):

Jeffrey L. & Andrea M. Stephens
1736 Water Street
Middletown, PA 17057
Ph. (717) 329-3824

SOURCE OF TITLE :

Instrument 20130028157
Property ID 34-016-021-000-0000

OWNER (LOT NO. 2):

David Graybill Family Trust, David Graybill Trustee
1742 Water Street
Middletown, PA 17057
Ph. (717) 805-3031

SOURCE OF TITLE :

Instrument 20240021701
Property ID 34-016-036-000-0000

OWNER (LOT NO. 3):

Tracee L. Williard & Joshua E. Matincheck
1760 Water Street
Middletown, PA 17057
Ph. (717) 648-4954

SOURCE OF TITLE :

Deed 5739-458
Property ID 34-016-022-000-0000

ZONING INFORMATION:

Zoning District:	Residential R-1
Min. Front Yard:	35 ft
Min. Side Yard:	15 ft
Min. Rear Yard:	25 ft
Min. Lot Size:	43,560 sq ft
Min. Lot Width at R/W Line:	25 ft
Min. Lot Width at Front Building Line:	100 ft
Max. Building Height:	35 ft
Max. Lot Coverage:	30 %
Ex. Lot Coverage (34-016-020):	1.6 %
Ex. Lot Coverage (Lot No. 1):	30.4 %
Ex. Lot Coverage (Lot No. 2):	16.0 %
Ex. Lot Coverage (Lot No. 3):	28.6 %
Prop. Lot Coverage (Lot No. 1):	14.2 %
Prop. Lot Coverage (Lot No. 2):	13.7 %
Prop. Lot Coverage (Lot No. 3):	27.0 %

SITE INFORMATION :

Existing Use:	Residential
Proposed Use:	Residential
Existing No. Lots:	4
Proposed No. Lots:	3
No. Acres:	2.597 Ac. or 113,087 ft²

DEFERRALS :

At a meeting held on _____ ___, 20___, the Londonderry Township Board of Supervisors approved the following deferrals of the Londonderry Township Subdivision and Land Development Ordinance (SLDO):

SLDO Sec. 506 – Curbs and Gutters.
If at a future date, Londonderry Township requires the installation of curb and gutter along the frontage of the property, the landowners shall install these improvements at their expense.

SLDO Sec. 507 – Sidewalks
If at a future date, Londonderry Township requires the installation of sidewalks along the frontage of the property, the landowners shall install these improvements at their expense.

WAIVERS :

At a meeting held on _____ ___, 20___, the Londonderry Township Board of Supervisors approved the following waiver of the Londonderry Township Subdivision and Land Development Ordinance (SLDO):

SALDO Se. 22-303.1 – Preliminary Plan Procedures

REVISIONS:

DATE	DESCRIPTION	BY

GENERAL NOTES :

1. The property boundary and existing features shown were obtained by a field survey by Hershey Land Surveyors, LLC.
2. This survey is based on a GPS OPUS Tie to the North American Datum of 1983 (NAD83) and the Pennsylvania South Zone Coordinate System.
3. The purpose of this plan is to add 0.500 ac. from PID # 34-016-020 to PID # 34-016-021, add 0.112 ac. from PID # 34-016-020 to PID # 34-016-036 and add 0.040 ac. from PID # 34-016-020 to PID # 34-016-022.
4. Permanent markers consisting of iron pipes and rebar pins have been found or set at all proposed lot corners.
5. The FEMA Zone AE Floodplain and Regulatory Floodway shown on this plan is shown per the National Flood Insurance Rate Map for Londonderry Township, Map Nos. 42043C0461D effective date of August 2, 2012. The floodplain shall be kept free of structures, fill and other encroachments.
6. The contours shown are derived from GIS mapping data available on PAMAP and to not represent a field topographic survey by Hershey Land Surveyors, LLC.
7. There are no restrictive covenants cited in Document ID #'s 20260000358, 20130028157, 20240021701 or Deed 5739-458.
8. Under and Subject to the notes and specifications as set forth on any prior subdivision plans..
9. This plan was prepared without the benefit of a title search. This plan does not guarantee or imply that the property is not affected by the rights-of-way, easements, restrictions, etc., which may be discovered by a complete title search.
10. A Non-Building Waiver Form B has been submitted to and approved by the Pennsylvania Department of Environmental Protection.
11. All areas shown on the plan are ± due to the potential for lateral migration of the river bank over time.

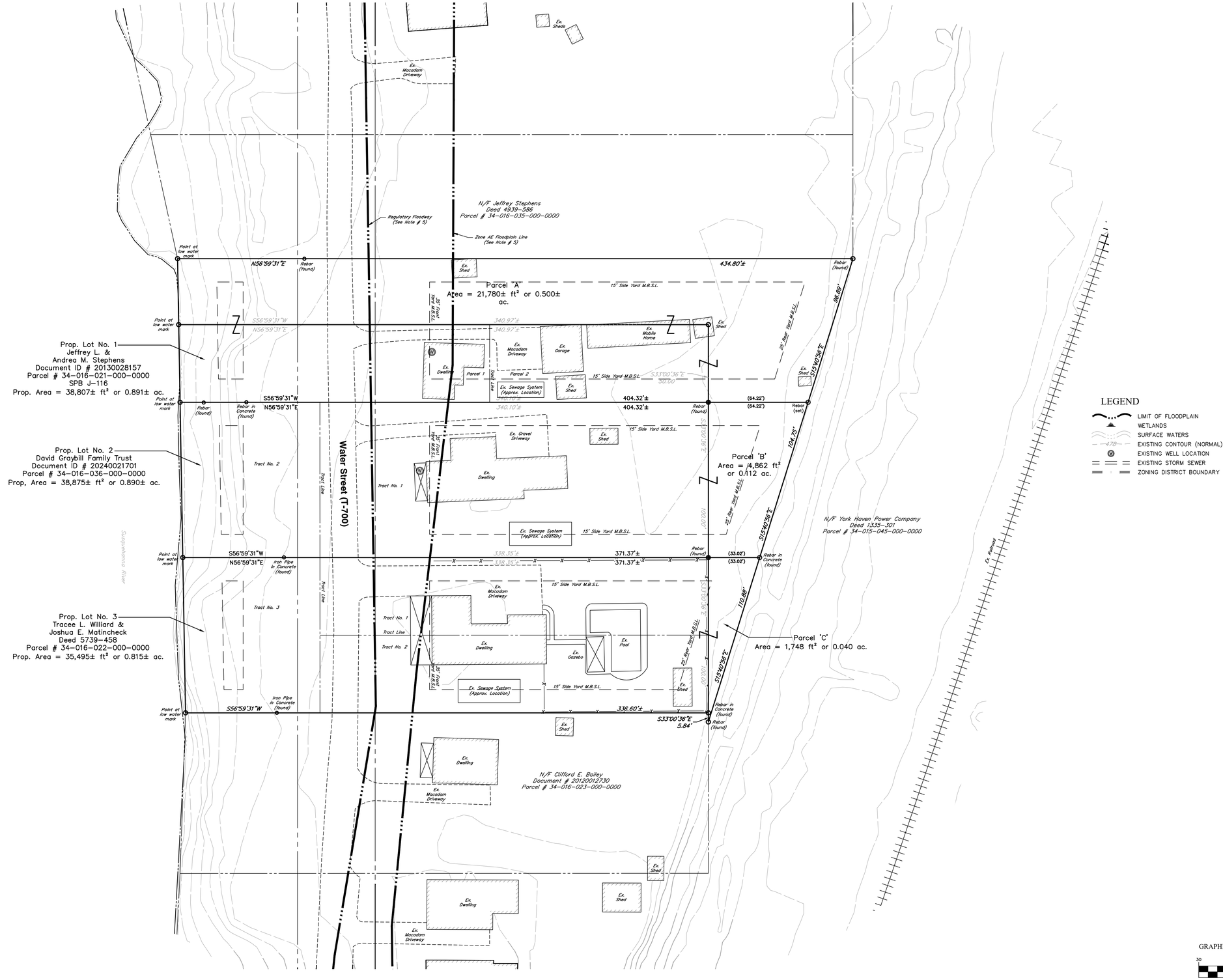
SHEET INDEX :

SHEET	TITLE
1.	COVER SHEET / EXISTING FEATURES PLAN
2.	PROPOSED FEATURES PLAN

HERSHEY LAND SURVEYORS LLC
101 West Canal Street, Hershey, PA 17033
Phone: 717-500-1511

PROJECT NO.: 26063 FILE: 26063bs1.dwg LAYOUT: Cover SHEET: 1 OF 2 DATE: 5/29/2026

SHEETS 1 AND 2 INTENDED FOR RECORDING



GRAPHIC SCALE:

30 0 30 60

1 inch = 30 ft.

SHEETS 1 AND 2 INTENDED FOR RECORDING

HERSHEY LAND SURVEYORS LLC
101 West Canal Street, Hershey, PA 17033
Phone: 717-500-1511

Project Title:
STEPHENS, GRAYBILL AND WILLIARD / MATINCHECK
IN
LONDONDERRY TOWNSHIP, DAUPHIN COUNTY, PA

Sheet Title:
PROPOSED FEATURES

Revisions:

Project Mgr.: DJH	Checked By: DJH
Survey By: DJH	Drawn By: DJH
Project No.: 26063	Date: 5/29/2026
File: 26063bs1.dwg	
Layout: Proposed	
Scale: 1"=30'	Sheet No.: 2 of 2