No: 25-065

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality Londonderry Township Surveyor Romeo Land Surveying Engineer N/A

Plat Title Lot Add-on for Iron Cygnus Properties LLC

Zoning District C-2 (Commercial Shopping Center) Proposed Land Use Commercial

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 2 # of New Lots 1 # of DUs 0 Acs Subdiv/Devel 2.34 Total Acs 2.34

Date Received 6/3/2025 Staff Review 6/4/2025 Official County Review 6/4/2025

Reviewed by ARK Checked by _____ Parcel ID: 34-011-208; 34-011-086

Project Description: To consolidate two tax parcels into one tax parcel by eliminating the property line between the two parcels.

- *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. Label the building setbacks for the combined lot and verify the new percentages of impervious coverage.
3. From the initial review, it does appear that the existing building is within the front yard setback. Determine whether a waiver is required.
4. According to County parcel data, the existing building on parcel 34-011-086 is partially within the adjacent parcel 34-011-215. However, the plan does not show the split. Is it possible that the County parcel data may be incorrect? The applicant should verify this with the Dauphin County GIS department.
5. Verify the presence of any easements or protective covenants, if applicable.

Plan No. 25-065

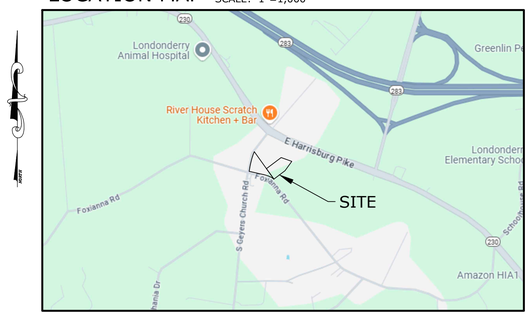
Plat Specifications	**Yes**	**No**	**N/A**
1. Name of proposed subdivision/land development shown	X		
2. Owner/developer name, address & telephone number shown	X		
3. Municipality name shown	X		
4. Tax parcel number/Deed reference shown	X		
5. North point shown	X		
6. Map scale shown (written/graphic)	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		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		

LOT ADD-ON FINAL PLAN FOR IRON CYGNUS PROPERTIES LLC

90 SOUTH GEYERS CHURCH ROAD & 2533 FOXIANNA ROAD, MIDDLETOWN, PA 17057

TAX PARCELS #34-011-086 & #34-011-208, LONDONDERRY TOWNSHIP, DAUPHIN COUNTY, PA

LOCATION MAP SCALE: 1"=1,000'



WAIVERS/MODIFICATIONS/DEFERRALS

THE APPLICANT REQUESTS THE FOLLOWING:

WAIVER OF THE REQUIREMENT TO SUBMIT A PRELIMINARY PLAN (SALDO SECTION 22-303.1)

ACTION BY PLANNING COMMISSION: _____

ACTION BY BOARD OF SUPERVISORS: _____

DEFERRAL OF THE REQUIREMENT TO INSTALL CURBS AND GUTTERS (SALDO SECTION 22-506)*

ACTION BY PLANNING COMMISSION: _____

ACTION BY BOARD OF SUPERVISORS: _____

DEFERRAL OF THE REQUIREMENT TO INSTALL SIDEWALKS (SALDO SECTION 22-507)*

ACTION BY PLANNING COMMISSION: _____

ACTION BY BOARD OF SUPERVISORS: _____

NOTE: * DEFERRAL IS GRANTED UNITL SUCH TIME AS THE BOARD OF SUPERVISORS DEEM THE IMPROVEMENTS NECESSARY.

STATEMENT OF PURPOSE

THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE TWO TAX PARCELS IN ONE BY ELIMINATING THE LINE THAT SEPARATES THE TWO PARCELS THEREBY ADDING TAX PARCEL #34-011-208 TO TAX PARCEL #34-011-086, RESULTING IN A 2.3377 ACRE± TAX PARCEL.

NO CONSTRUCTION, DEVELOPMENT OR EARTH DISTURBANCE IS PROPOSED BY THIS PLAN.

SHEET INDEX

1 - COVER SHEET

2 - LOT ADD-ON PLAN

NOTES

1. OWNER & APPLICANT:
   IRON CYGNUS PROPERTIES LLC
   JAMES J. LONG, JR. & DEBORAH H. LONG (717)951-7762
   1761 CLOVERLEAF ROAD
   MOUNT JOY, PA 17552
2. BOUNDARY AND TOPOGRAPHIC DATA IS BASED ON A SURVEY PERFORMED BY ROMEO LAND SURVEYING, INC. BEARINGS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD-83 SOUTH ZONE. ELEVATIONS BASED ON NAVD OF 1988.
3. THE SUBJECT IS LOCATED IN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FEMA MAP #42043C0454D (EFFECTIVE DATE AUGUST 2, 2012).
4. NO WETLANDS WERE OBSERVED ON SUBJECT PROPERTY.
5. THE SUBJECT PROPERTIES ARE SERVICED BY ON LOT SEPTIC FACILITIES AND PRIVATE WELLS.
6. NO DEVELOPMENT IS TO TAKE PLACE AS A RESULT OF THIS PLAN. IN THE EVENT OF ANY POTENTIAL FUTURE DEVELOPMENT ON THESE LOTS, SUFFICIENT PLANS AND DATA MUST FIRST BE SUBMITTED FOR REVIEW AND APPROVAL BY THE PROPER LOCAL, COUNTY, AND STATE AGENCIES.

ZONING REQUIREMENTS

1. SUBJECT PROPERTY IS LOCATED IN THE C-2 (COMMERCIAL) ZONING DISTRICT.
2. EXISTING AND PROPOSED USE: COMMERCIAL
3. LOT REQUIREMENTS:

FRONT SETBACK:	50 FT.
REAR SETBACK:	40 FT.
SIDE SETBACK:	40 FT.
MIN. LOT WIDTH	100 FT.
MIN. LOT AREA:	1 ACRE

4. MAXIMUM BUILDING HEIGHT: 35 FEET.
5.

MAXIMUM BUILDING COVERAGE:	40%
MAXIMUM PAVEMENT COVERAGE:	50%
MAXIMUM TOTAL IMPERVIOUS COVERAGE:	70%

SIGNATURE BLOCKS

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF DAUPHIN

ON THIS THE ____DAY OF _____, 20___ BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED

FOR:

OWNER(S) NAME: JAMES L. LONG, JR. DEBORAH H. LONG

OWNER(S) SIGNATURE: _____ _____

WHO BEING DULY SWORN ACCORDING TO THE LAW, DEPOSE AND SAY THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND DATE ABOVE WRITTEN.

_____ _____

MY COMMISSION EXPIRES NOTARY PUBLIC

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED ARE THE LEGAL, EQUITABLE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAN AND THAT ALL STREETS OR PARTS THEREOF AND RIGHTS-OF-WAY, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO THE PUBLIC USE.

FOR:

OWNER(S) NAME: JAMES L. LONG, JR. DEBORAH H. LONG

OWNER(S) SIGNATURE: _____ _____

THIS PLAN REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION THIS ____DAY OF

_____, 20___ BY_____

THIS PLAN REVIEWED BY THE LONDONDERRY TOWNSHIP ENGINEER THIS ____DAY OF

_____, 20___ BY _____
LONDONDERRY TOWNSHIP ENGINEER

THIS PLAN RECOMMENDED FOR APPROVAL BY THE LONDONDERRY TOWNSHIP PLANNING COMMISSION

THIS ____DAY OF _____, 20___

_____
CHAIRMAN

_____
SECRETARY

THIS PLAN APPROVED BY THE LONDONDERRY TOWNSHIP BOARD OF SUPERVISORS

THIS ____DAY OF _____, 20___

THE CONDITIONS OF APPROVAL WERE SATISFIED THIS ____DAY OF _____, 20___

_____
CHAIRMAN

_____
SECRETARY/TREASURER

THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR

DAUPHIN COUNTY THIS ____DAY OF _____, 20___

INSTRUMENT #_____

CERTIFICATION OF ACCURACY (SURVEY)

I hereby certify that this plan represents a survey made by 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.

CERTIFICATION OF ACCURACY (PLAN)

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

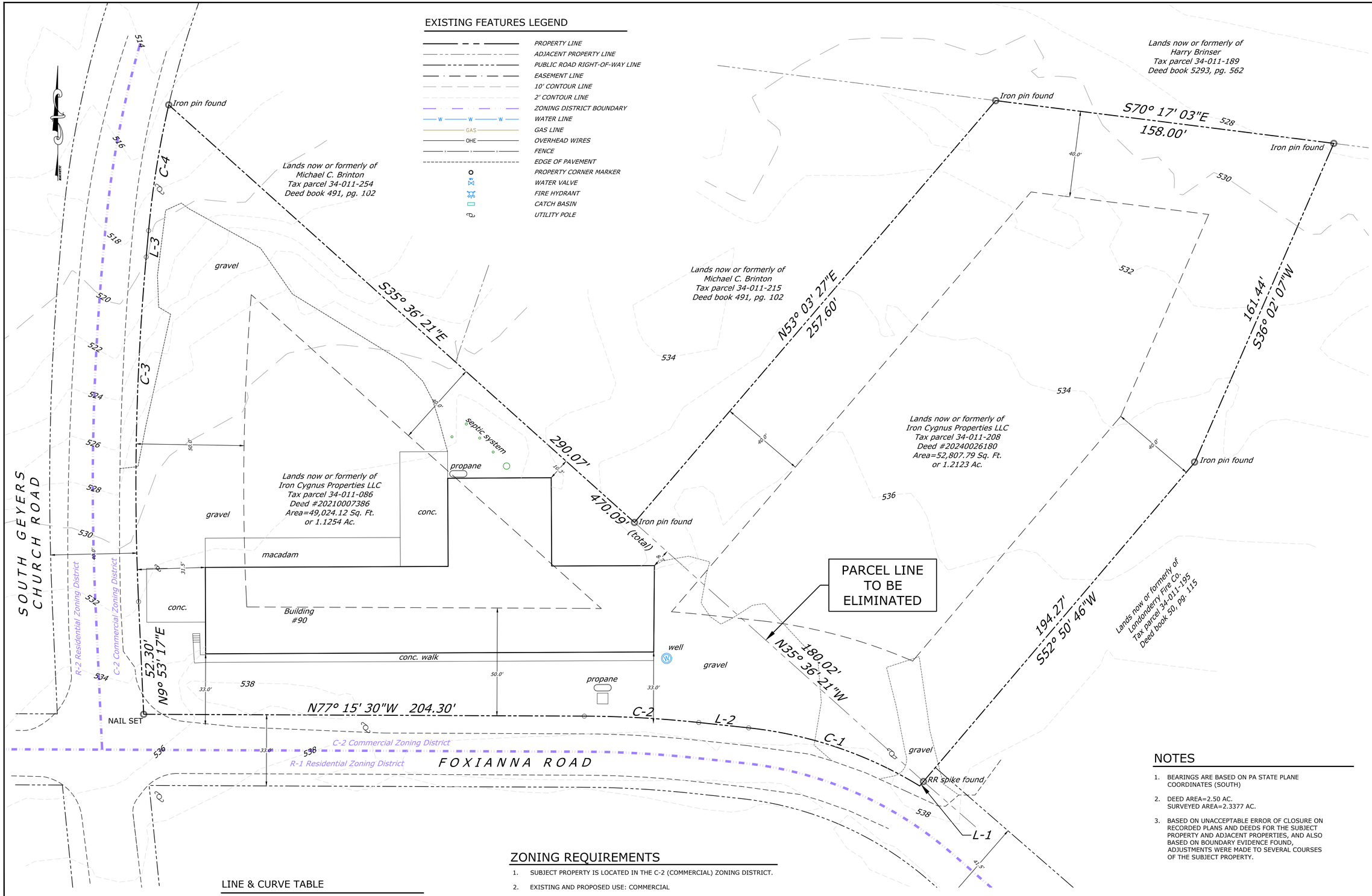
COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — MARK G. ROMEO — LAND SURVEYOR SU 049366 E

Mark G. Romeo, P.L.S.
SU-049366-E

This plan has been prepared by:
Romeo Land Surveying, Inc.
Mark G. Romeo, P.L.S.
700 Ohio Avenue, Lemoyne, PA 17043 (717) 763-4144

LOT ADD-ON FINAL PLAN
IRON CYGNUS PROPERTIES LLC
TAX PARCELS #34-011-086 & #34-011-208
LONDONDERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

DATE:	5/09/2025	CHECKED BY:	MGR
LAST REV:		CAD FILE:	25058.dwg
PROJECT #:	25058	SHEET #	1 of 2
SCALE:	AS SHOWN		



LINE & CURVE TABLE

C-1	C-2	L-1
R=191.50'	R=516.50'	S52° 58' 38"W - 2.70'
L=84.42'	L=53.18'	
Ch=83.74'	Ch=53.15'	L-2
N58° 43' 48"W	N74° 18' 32"W	N71° 21' 34"W - 23.29'
C-3	C-4	
R=1,180.00'	R=430.00'	L-3
L=160.05'	L=59.09'	N17° 40' 06"E - 12.33'
Ch=159.93'	Ch=59.04'	
N13° 46' 26"E	N21° 36' 18"E	

ZONING REQUIREMENTS

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FRONT SETBACK:	50 FT.
REAR SETBACK:	40 FT.
SIDE SETBACK:	40 FT.
MIN. LOT WIDTH	100 FT.
MIN. LOT AREA:	1 ACRE

4. MAXIMUM BUILDING HEIGHT: 35 FEET.
5. MAXIMUM BUILDING COVERAGE: 40%
   MAXIMUM PAVEMENT COVERAGE: 50%
   MAXIMUM TOTAL IMPERVIOUS COVERAGE: 70%

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NOTES

1. BEARINGS ARE BASED ON PA STATE PLANE COORDINATES (SOUTH)
2. DEED AREA=2.50 AC.
   SURVEYED AREA=2.3377 AC.
3. BASED ON UNACCEPTABLE ERROR OF CLOSURE ON RECORDED PLANS AND DEEDS FOR THE SUBJECT PROPERTY AND ADJACENT PROPERTIES, AND ALSO BASED ON BOUNDARY EVIDENCE FOUND, ADJUSTMENTS WERE MADE TO SEVERAL COURSES OF THE SUBJECT PROPERTY.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MARK G. ROMEO
LAND SURVEYOR LS 04366 E

I HEREBY CERTIFY THAT THIS PLAN IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Mark G. Romeo, P.L.S.
SU-049366-E

This plan has been prepared by:
Romeo Land Surveying, Inc.
Mark G. Romeo, P.L.S.
700 Ohio Avenue, Lemoyne, PA 17043 (717) 763-4144

LOT ADD-ON FINAL PLAN

IRON CYGNUS PROPERTIES LLC

TAX PARCELS #34-011-086 & #34-011-208

LONDONDERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

PROJECT #:	25058	DATE:	5/09/2025
SCALE:	1" = 20'	LAST REV:	
SHEET #	2 of 2	CHECKED BY:	MGR
		CAD FILE:	25058.dwg