No: 26-031

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Derry Township | Surveyor: Heigel | Engineer/RLA: Dunkelberger

Plat Title: 1115 Dartmouth Road

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
3	3	1	12.94	40.16

Date Received: 03/20/26 | Staff Review: 03/31/26 | Official County Review: 03/31/26

Reviewed by: DMK | Checked by: _____ | Tax Map Parcel #: 24-055-**036**; -070; -071

- *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. 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.
3. List plan ID #22 on the boundary corner table on Sheet 4.
4. Show easements or note none exist [S/LD – §185-13E(38)].

Plan No. 26-031

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		✓		
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 *(waiver requested)*		✓		
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 *(inlets shown)*		✓	
	Sewer mains		✓	
	Water mains *(Kaylor/Middletown Rds)*	✓		
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			✓	
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		✓		
34. PADOT Highway Occupancy Permit statement shown				✓
35. Consistency with Future Land Use plans - County plans *(conserv/rural reserve)*		✓		
	Municipal plans	✓		

811 Know what's **below.** **Call** before you dig.
SERIAL NO.: 20253181347
EXPIRES: 03/30/2026

DERRY TOWNSHIP UTILITY LIST

AT&T	PENNSYLVANIA AMERICAN WATER
BUCKEYE PARTNERS	PPL ELECTRIC UTILITIES CORPORATION
COMCAST CABLE COMMUNICATIONS INC	ROCKLEDGE HOMEOWNERS ASSOCIATION
CROWN CASTLE	SHENTEL COMMUNICATIONS LLC
DERRY TOWNSHIP MUN AUTH/DERRY TOWNSHIP	SUNOCO PIPELINE LP
DQE COMMUNICATIONS LLC	UGI UTIL HARRISBURG
FIRSTLIGHT FIBER	VEOLIA WATER PENNSYLVANIA INC
FRONTIER COMMUNICATIONS OF PA INC	VERIZON BUSINESS FORMERLY MCI
LUMEN FORMERLY LEVEL 3	VERIZON NORTH
METROPOLITAN EDISON CO/FIRSTENERGY	VERIZON PENNSYLVANIA LLC
MILTON HERSHEY SCHOOL	ZAYO BANDWIDTH FORMERLY PPL TELCOM 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'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.

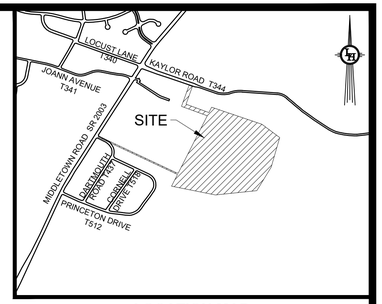
(4) PURSUANT TO SECTION 4, CLAUSE (5) OF SAID ACT, LIGHT-HEIGEL & ASSOCIATES, INC., SHALL BE DEEMED TO HAVE MET THE OBLIGATIONS OF CLAUSE (2) BY CALLING A ONE CALL SYSTEM AND SHOWING AS PROOF THE SERIAL NUMBER OF THE ONE CALL NOTICE ON THE DRAWING(S) AND THE TOLL-FREE NUMBER OF THE ONE CALL SYSTEM.

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.

GENERAL NOTES

1. 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.
2. THE INFORMATION SHOWN ON THIS DRAWING 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, WE HAVE 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.
3. NOTHING SHALL BE PLACED, PLANTED, OR SET WITHIN AN EASEMENT OR RIGHT-OF-WAY WHICH WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR RIGHT-OF-WAY, OR CONFLICT WITH ANY CONDITIONS ASSOCIATED WITH SUCH EASEMENT OR RIGHT-OF-WAY OR INTENDED USE,
4. EXISTING UTILITY INFORMATION HAS BEEN SHOWN IN ACCORDANCE WITH VARIOUS SOURCES INCLUDING FIELD LOCATED UTILITIES, RECORDED AND UNRECORDED PLANS, AND UTILITY MAPPING PROVIDED BY THE UTILITY PROVIDERS.
5. COORDINATE AND ELEVATION INFORMATION ON THIS PLAN IS PROVIDED ON NAD83 AND NAVD88 DATUMS, STATE PLANE SYSTEM PENNSYLVANIA SOUTH ZONE 3702.
6. CONTOURS ON THIS PLAN ARE SHOWN 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.
7. BY EXECUTING THIS PLAN, THE LANDOWNER HEREBY GRANTS DERRY TOWNSHIP ACCESS TO ALL EASEMENTS FROM THE NEAREST RIGHT-OF-WAY.
8. THE DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A MINIMUM OF 24-HOURS NOTICE AND TO COORDINATE WITH THE TOWNSHIP/TOWNSHIP ENGINEER IN REGARDS TO ALL MUNICIPAL INSPECTION WORK REQUIRED ON THE PROJECT SITE.
9. NO WETLANDS EXIST ON SITE PER US FISH AND WILDLIFE SERVICE NATIONAL WETLAND INVENTORY MAPPING.
10. NO FLOODPLAINS EXIST ON SITE PER FEMA FIRM MAP PANEL ID 42043C0452D EFFECTIVE 08/02/2012.
11. NO SINKHOLES WERE OBSERVED ON SITE AT THE TIME OF SURVEY.

PRELIMINARY/FINAL SUBDIVISION PLAN
FOR
1115 DARTMOUTH ROAD
LOCATED IN
DERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA
PREPARED FOR
WILLIAM M. HESS



LOCATION MAP
SCALE: 1" = 1,000'
1,000' 0' 1,000' 2,000' 3,000'

SITE DATA					
	EXISTING LOT	LOT ADDITION AREA "A"	LOT ADDITION AREA "B"	FINAL LOT NO. 1	RESIDUE LOT NO. 2
TRACT OWNER	WILLIAM HESS	DENNIS L. BURD & KARIN M. BURD	DENNIS L. BURD	34,825 S.F. OR 0.799 ACRES (2.8%)	1,198,020 S.F. OR 27.503 ACRES (97.2%)
DEED REFERENCE	20240008468	386200431	20210023703	3,660 S.F. OR 0.084 ACRES (0.7%)	527,455 S.F. OR 12.109 ACRES (99.3%)
TAX PARCEL	24-055-036	24-055-071	24-055-070	(NEW PARCEL TO BE ASSIGNED)	24-005-036
AREA TO TITLE LINE	1,232,845 S.F. OR 28.302 AC	19,890 S.F. OR 0.457 AC	12,600 S.F. OR 0.289 AC	563,605 S.F. OR 12.938 AC	696,205 S.F. OR 15.983 AC
WATER SUPPLY	ON-LOT WELL	N/A	N/A	FUTURE ON-LOT WELL	ON-LOT WELL
SEWAGE DISPOSAL	ON-LOT SEPTIC	N/A	N/A	FUTURE ON-LOT SEPTIC	ON-LOT SEPTIC
LOT USAGE	RESIDENTIAL	VACANT	VACANT	VACANT	RESIDENTIAL

IMPERVIOUS COVERAGE DETAILS			
	LOT AREA	IMPERVIOUS COVERAGE	VEGETATIVE COVERAGE
EXISTING LOT	1,227,320 S.F. OR 28.175 ACRES	34,825 S.F. OR 0.799 ACRES (2.8%)	1,198,020 S.F. OR 27.503 ACRES (97.2%)
AREA "A"	19,890 S.F. OR 0.457 ACRES	960 S.F. OR 0.022 ACRES (4.8%)	18,930 S.F. OR 0.435 ACRES (95.2%)
AREA "B"	12,600 S.F. OR 0.289 ACRES	0 S.F. OR 0.000 ACRES (0.0%)	12,600 S.F. OR 0.289 ACRES (100.0%)
FINAL LOT 1	563,605 S.F. OR 12.938 ACRES	960 S.F. OR 0.022 ACRES (0.2%)	562,645 S.F. OR 12.916 ACRES (99.8%)
RESIDUE LOT 2	696,205 S.F. OR 15.983 ACRES	34,745 S.F. OR 0.798 ACRES (4.9%)	666,400 S.F. OR 15.298 ACRES (95.1%)

WAIVERS REQUESTED, DERRY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

SECTION 185-12.D.(2) AND 185-13.E.(3)
PLAN SCALE
REQUIREMENT: PLAN SCALE SHALL BE NOT SMALLER THAN 1" = 50'.
REQUEST: A WAIVER OF PLAN SCALE IS REQUESTED IN THAT THE EXISTING FEATURES OF THE SUBJECT TRACTS AND THE SURROUNDING AREAS ARE SPARSE IN NATURE AND CAN BE SHOWN ACCURATELY AT 1" = 100'.

SECTION 185-12.D.(3).(a).[22] and SECTION 185-13.E.(4).(a).[20]
STORM SYSTEM PLANS AND PROFILES
REQUIREMENT: PLANS AND PROFILES OF EXISTING AND PROPOSED STORM SEWER SYSTEMS, INCLUDING GRADES, PIPE SIZES, AND THE LOCATION OF ALL INLETS, MANHOLES AND RELATED STRUCTURES, AT A SCALE OF 1" = 50' HORIZONTAL AND 1" = 5' VERTICAL.
REQUEST: THIS WAIVER IS REQUESTED DUE TO NO NEW CONSTRUCTION BEING PROPOSED AS PART OF THIS PLAN, THEREFORE NO EXISTING STORM SEWER FEATURES SHALL BE AFFECTED.

SECTION 185-12.D.(3).(a).[22] and SECTION 185-13.E.(4).(a).[20]
SANITARY SEWER PLANS AND PROFILES
REQUIREMENT: PLANS AND PROFILES OF EXISTING AND PROPOSED SANITARY SEWER SYSTEMS, INCLUDING GRADES, PIPE SIZES, AND THE LOCATION OF ALL MANHOLES AND RELATED STRUCTURES, AT A SCALE OF 1" = 50' HORIZONTAL AND 1" = 5' VERTICAL.
REQUEST: THIS WAIVER IS REQUESTED DUE TO NO NEW CONSTRUCTION BEING PROPOSED AS PART OF THIS PLAN, THEREFORE NO EXISTING SANITARY SEWER FEATURES SHALL BE AFFECTED.

SECTION 185-12.D.(3).(a).[23] and SECTION 185-13.E.(4).(a).[21]
WATER SYSTEM PLANS AND PROFILES
REQUIREMENT: PLANS AND PROFILES OF EXISTING AND PROPOSED WATER SYSTEMS, INCLUDING GRADES, PIPE SIZES, AND THE LOCATION OF ALL MANHOLES, VALVE BOXES, FIRE HYDRANTS, AND RELATED STRUCTURES, AT A SCALE OF 1" = 10' HORIZONTAL AND 1" = 1' VERTICAL.
REQUEST: THIS WAIVER IS REQUESTED DUE TO NO NEW CONSTRUCTION BEING PROPOSED AS PART OF THIS PLAN, THEREFORE NO EXISTING WATER SYSTEM FEATURES SHALL BE AFFECTED.

SECTION 185.13.E.(4).(a).[22]
EROSION AND SEDIMENTATION CONTROLS
REQUIREMENT: PLANS AND SPECIFICATIONS OF PROPOSED EROSION AND SEDIMENTATION CONTROLS AND LETTER FROM THE DAUPHIN COUNTY CONSERVATION DISTRICT INDICATING THE PROPOSAL IS ADEQUATE TO MEET THE DEPARTMENT OF ENVIRONMENTAL PROTECTION RULES AND REGULATIONS RELATING TO EROSION AND SEDIMENTATION CONTROLS.
REQUEST: THIS WAIVER IS REQUESTED DUE TO NO NEW CONSTRUCTION BEING PROPOSED AS PART OF THIS PLAN.

SECTION 185-12.D.(4).(g) AND 185-36
UTILITY STATEMENT
REQUIREMENT: PROVIDE STATEMENT FROM UTILITIES STATING CONDITIONS ASSOCIATED WITH ANY EASEMENTS OR RIGHTS-OF-WAY
REQUEST: THIS WAIVER IS REQUESTED DUE TO NO NEW CONSTRUCTION BEING PROPOSED AS PART OF THIS PLAN.

SECTION 185-12.D.(3).(a) AND 185-13.E.(4).(a).[41] AND 185-31
STREET TREES
REQUIREMENT: STREET TREES.
REQUEST: A WAIVER OF PLANTING STREET TREES IS BEING REQUESTED. THE SITE IS IN A ESTABLISHED RESIDENTIAL/CONSERVATION COMMUNITY WITH EXISTING TREES. ADDITIONALLY, ALL PROPOSED LOTS ARE PROPOSED AS A "FLAG" CONFIGURATION AND ARE PROPOSED WITH MINIMAL ROAD FRONTAGE.

SECTION 185-18
MONUMENTS AND MARKERS
REQUIREMENT: MONUMENTS AND MARKERS.
REQUEST: A WAIVER TO ALLOW FOR A MAG SPIKE NAIL TO BE SET AT THE SOUTHWEST CORNER OF THE RESIDUE LANDS ALONG THE RIGHT-OF-WAY OF DARTMOUTH ROAD.

SECTION 185-12.D.(4).(g) AND 185-36
FIRE HYDRANT FLOW DATA
REQUIREMENT: FIRE HYDRANT FLOW DATA.
REQUEST: THIS WAIVER IS REQUESTED DUE TO NO NEW CONSTRUCTION BEING PROPOSED AS PART OF THIS PLAN.

SECTION 185-34.A.(1) AND 185-52
SIDEWALKS
REQUIREMENT: SIDEWALKS SHALL BE INSTALLED WITHIN THE RIGHT-OF-WAY OF NEW AND ABUTTING STREETS, AND SHALL BE LOCATED FOUR INCHES FROM THE RIGHT-OF-WAY LINE, EXCEPT THAT SIDEWALK PLACEMENT MAY BE ADJUSTED ALONG EXISTING ABUTTING STREETS TO MAINTAIN CONTINUITY WITH EXISTING SIDEWALK, IF DEEMED APPROPRIATE BY THE TOWNSHIP.
REQUEST: THIS WAIVER IS REQUESTED DUE TO NO NEW CONSTRUCTION BEING PROPOSED AS PART OF THIS PLAN. ADDITIONALLY, ALL PROPOSED LOTS ARE PROPOSED AS A "FLAG" CONFIGURATION AND ARE PROPOSED WITH MINIMAL ROAD FRONTAGE.

OWNER CERTIFICATION

STATE OF PENNSYLVANIA } S.S.
COUNTY OF DAUPHIN }

ON THIS, THE _____ DAY OF _____, 20___, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED DENNIS L. BURD AND KARIN M. BURD, BEING THE OWNERS OF 1940 KAYLOR ROAD WHO BEING SWORN ACCORDING TO LAW DEPOSES AND SAYS THAT THEY ARE THE EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAT AND THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED IS THE EQUITABLE OWNER OF THE WITHIN PLAT AND THAT ALL STREETS OR PARTS THEREOF NOT PREVIOUSLY DEDICATED ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE,

OWNER: DENNIS L. BURD & KARIN M. BURD

MY COMMISSION EXPIRES: WITNESS MY HAND AND SEAL THE DAY AND DATE WRITTEN

BY: _____
DENNIS L. BURD

_____ BY: _____
NOTARY PUBLIC KARIN M. BURD

OWNER CERTIFICATION

STATE OF PENNSYLVANIA } S.S.
COUNTY OF DAUPHIN }

ON THIS, THE _____ DAY OF _____, 20___, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED DENNIS L. BURD, BEING THE OWNER OF 1117 DARTMOUTH ROAD, WHO BEING SWORN ACCORDING TO LAW DEPOSES AND SAYS THAT THEY ARE THE EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAT AND THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED IS THE EQUITABLE OWNER OF THE WITHIN PLAT AND THAT ALL STREETS OR PARTS THEREOF NOT PREVIOUSLY DEDICATED ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE,

OWNER: DENNIS L. BURD

MY COMMISSION EXPIRES: WITNESS MY HAND AND SEAL THE DAY AND DATE WRITTEN

BY: _____
DENNIS L. BURD

_____
NOTARY PUBLIC

OWNER CERTIFICATION

STATE OF PENNSYLVANIA } S.S.
COUNTY OF DAUPHIN }

ON THIS, THE _____ DAY OF _____, 20___, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED WILLIAM M. HESS, BEING THE OWNER OF 1115 DARTMOUTH ROAD, WHO BEING SWORN ACCORDING TO LAW DEPOSES AND SAYS THAT THEY ARE THE EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAT AND THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED IS THE EQUITABLE OWNER OF THE WITHIN PLAT AND THAT ALL STREETS OR PARTS THEREOF NOT PREVIOUSLY DEDICATED ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE,

OWNER: WILLIAM M. HESS

MY COMMISSION EXPIRES: WITNESS MY HAND AND SEAL THE DAY AND DATE WRITTEN

BY: _____
WILLIAM M. HESS

_____
NOTARY PUBLIC

DAUPHIN COUNTY PLANNING COMMISSION

THIS PLAN WAS REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____, 20___.

_____

DERRY TOWNSHIP PLANNING COMMISSION

THIS PLAN WAS RECOMMENDED FOR APPROVAL BY THE DERRY TOWNSHIP PLANNING COMMISSION ON THIS _____ DAY OF _____, 20___.

_____ _____

DERRY TOWNSHIP BOARD OF SUPERVISORS

THIS PLAN WAS APPROVED BY DERRY TOWNSHIP BOARD OF SUPERVISORS ON THIS _____ DAY OF _____, 20___.

_____ _____

CERTIFICATION OF ACCURACY (ENGINEER)

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN.

_____
JAMES A. DUNKELBERGER, P.E.
LICENSE NO: 056070-E
DATE: _____

CERTIFICATION OF ACCURACY (SURVEY)

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN.

_____
KEITH L. HEIGEL, PLS
LICENSE NO: SU-032489-E
DATE: _____

WETLAND CERTIFICATION

I, _____, JAMES A. DUNKELBERGER, P.E., HEREBY CERTIFY THAT THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY, THE PROPOSED PROJECT WILL NOT IMPACT OFF-SITE WETLANDS, AND WETLAND PERMITS ARE NOT REQUIRED FROM THE STATE OR FEDERAL GOVERNMENT.

_____
JAMES A. DUNKELBERGER, P.E.
LICENSE NO: 056070-E
DATE: _____

811 Know what's **below.** **Call** before you dig.

ENGINEERS SURVEYORS BUILDING CODE INSPECTORS MUNICIPAL SERVICES
LIGHT-HEIGEL & ASSOCIATES, INC.
306 TAXWAY ROAD, ANNVILLE, PA 17003
(717) 838-1351 WWW.LIGHT-HEIGEL.COM

REVISIONS

DATE	DESCRIPTION

TAX ASSESSMENT PARCEL VERIFICATION

TOWNSHIP OF DERRY

PLAT NO. 1421
SUBMISSION DATE 3 MO. 10 DAY 26 YEAR
REVISION DATE _____ MO. _____ DAY _____ YEAR

C.Emerick
SIG. DIRECTOR OF COMMUNITY DEVELOPMENT

PRELIMINARY/FINAL SUBDIVISION PLAN
FOR
1115 DARTMOUTH ROAD
LOCATED IN
DERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA
OWNER
WILLIAM M. HESS
WILLIAM M. HESS
1115 DARTMOUTH ROAD
HUMMELSTOWN, PA 17036
717-226-1385

DATE: 03/10/2026
SCALE: AS NOTED
COMP'D BY: TC
CHECKED BY: SML
DRAWN BY: TGA
FIELD: TC/TJC
JOB NO: PA26-0006
MAPCHECK:
SHEET NO: 1 OF 6

X:\PROJECTS\2026\PA26-0006 HESS-DESER FARM 2 LOT ESD\DWG\SHEETS\PA26-0006 DWG 3/10/2026 10:41 AM

© 2026 LIGHT-HEIGEL AND ASSOCIATES, INC.

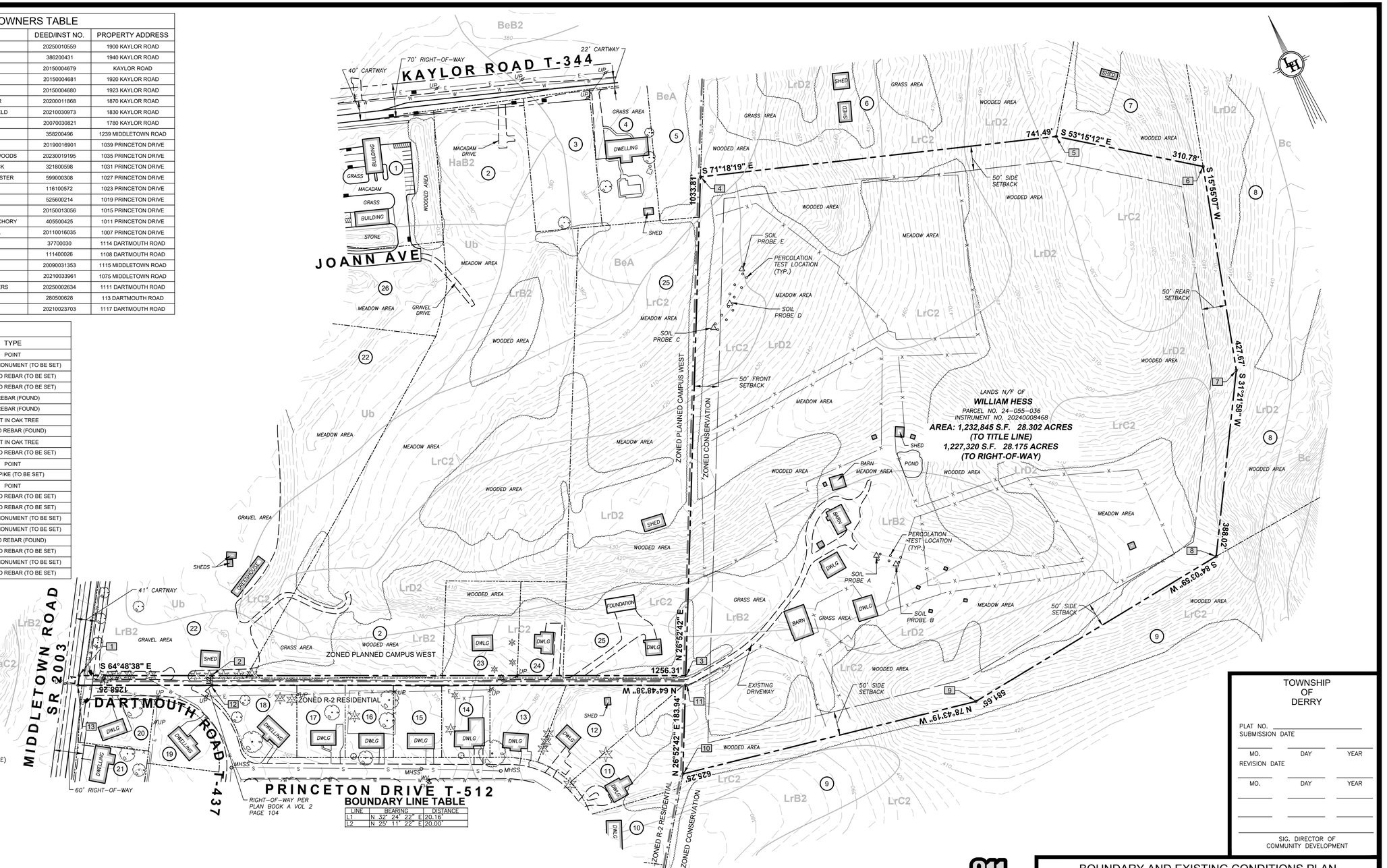
ADJOINING PROPERTY OWNERS TABLE

ID	PARCEL ID	OWNER NAME	DEED/INST NO.	PROPERTY ADDRESS
1	24-055-031	KRISH 7 LLC	20250010559	1900 KAYLOR ROAD
2	24-055-071	DENNIS L. BURD & KARIN M. BURD	386200431	1940 KAYLOR ROAD
3	24-055-072	ROBERT B. SELLERS	20150004679	KAYLOR ROAD
4	24-055-073	ROBERT B. SELLERS	20150004681	1920 KAYLOR ROAD
5	24-055-074	ROBERT B. SELLERS	20150004680	1923 KAYLOR ROAD
6	24-055-034	ERIN MANWILLER & KEITH MANWILLER	20200011868	1870 KAYLOR ROAD
7	24-055-035	BRADLEY A. BECHTEL & JESSICA HATFIELD	20210030973	1830 KAYLOR ROAD
8	24-059-079	ERIC C. FAUST & JENNIFER W. FAUST	20070030821	1780 KAYLOR ROAD
9	24-059-014	KENNETH LEHMAN	358200496	1239 MIDDLETOWN ROAD
10	24-068-059	MITCHELL STONER	20190016901	1039 PRINCETON DRIVE
11	24-068-058	CHELSEA ELIZABETH WOODS & CHARLES WOODS	20230019195	1035 PRINCETON DRIVE
12	24-068-057	MARK A. NIEDWICK & JULIE M. NIEDWICK	321800598	1031 PRINCETON DRIVE
13	24-068-051	GREGORY L. CHESTER & DARLENE A. CHESTER	599000308	1027 PRINCETON DRIVE
14	24-068-024	BERNARD M. READINGER JR.	116100572	1023 PRINCETON DRIVE
15	24-068-023	WILLIAM E. HARTMAN	525600214	1019 PRINCETON DRIVE
16	24-068-022	ASHLEY M. MANTHEIY	20150013056	1015 PRINCETON DRIVE
17	24-068-021	RICHARD DAVID SCHORY & VIRGINIA LEE SCHORY	405500425	1011 PRINCETON DRIVE
18	24-068-001	BRUCE GRAYBILL & LINNEA GRAYBILL	20110016035	1007 PRINCETON DRIVE
19	24-068-013	JEFFREY P. DUNN	37700030	1114 DARTMOUTH ROAD
20	24-068-050	GLENN R. MONN	111400026	1108 DARTMOUTH ROAD
21	24-068-049	KENNETH W. BATEMAN	20090031353	1115 MIDDLETOWN ROAD
22	24-055-032	SYNERGON COMPANY LP	20210033961	1075 MIDDLETOWN ROAD
23	24-055-033	JEFFREY E. MEYERS & SAMANTHA MEYERS	20250002634	1111 DARTMOUTH ROAD
24	24-055-048	DENNIS L. BURD & KARIN M. BURD	280500628	113 DARTMOUTH ROAD
25	24-055-070	DENNIS L. BURD	20210023703	1117 DARTMOUTH ROAD

BOUNDARY CORNER TABLE

PLAN ID	NORTHING	EASTING	TYPE
1	330497.97	2257668.67	POINT
2	330381.00	2257917.38	CONCRETE MONUMENT (TO BE SET)
3 ★	329963.27	2258805.51	3/4" CAPPED REBAR (TO BE SET)
4	330885.39	2259272.89	3/4" CAPPED REBAR (TO BE SET)
5	330647.72	2259975.25	5/8" REBAR (FOUND)
6	330461.79	2260224.28	5/8" REBAR (FOUND)
7	330050.52	2260106.98	POINT IN OAK TREE
8	329719.21	2259905.02	CAPPED REBAR (FOUND)
9	329659.08	2259326.48	POINT IN OAK TREE
10	329781.36	2258713.31	3/4" CAPPED REBAR (TO BE SET)
11	329945.43	2258796.46	POINT
12	330362.90	2257908.86	MAG SPIKE (TO BE SET)
13	330480.95	2257657.87	POINT
14	330766.14	2259212.44	3/4" CAPPED REBAR (TO BE SET)
15	330897.54	2258851.99	3/4" CAPPED REBAR (TO BE SET)
16	331191.93	2258958.10	CONCRETE MONUMENT (TO BE SET)
17	331175.00	2259005.15	CONCRETE MONUMENT (TO BE SET)
18	330927.45	2258915.92	CAPPED REBAR (FOUND)
19	330811.06	2259235.21	3/4" CAPPED REBAR (TO BE SET)
20	330263.04	2258957.45	CONCRETE MONUMENT (TO BE SET)
21	330312.94	2259634.07	3/4" CAPPED REBAR (TO BE SET)

*** DENOTES PRIMARY CONTROL POINT**



BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 32° 24' 22" E	20.16'
L2	N 25° 11' 22" E	20.00'

LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- MINIMUM BUILDING SETBACK LINE
- EXISTING EASEMENT / RIGHT-OF-WAY
- ZONING DISTRICT BOUNDARY
- 25 ADJOINING PROPERTY KEY (SEE TABLE
- 11 BOUNDARY CORNER REFERENCE (SEE TABLE)
- EDGE OF PAVING
- X EXISTING FENCE
- LIMITS OF WATER
- LIMITS OF WOODED AREA
- 460 INDEX CONTOUR
- 462 INTERMEDIATE CONTOUR
- S EXISTING SEWER LINE
- W EXISTING WATER LINE
- G EXISTING GAS LINE
- E EXISTING ELECTRIC LINE
- UP EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- MHSS EXISTING SANITARY MANHOLE
- CO EXISTING SANITARY CLEANOUT
- WV EXISTING WATER VALVE
- CS EXISTING WATER CURB STOP
- FH EXISTING FIRE HYDRANT
- WM EXISTING WATER METER
- EXISTING STORM INLET
- EXISTING SIGN
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE

BOUNDARY AND EXISTING CONDITIONS PLAN
SCALE: 1" = 100'

100' 0' 100' 200' 300'

TOWNSHIP OF DERRY

PLAT NO. _____
SUBMISSION DATE
_____ _____ _____
MO. DAY YEAR
REVISION DATE
_____ _____ _____
MO. DAY YEAR
_____ _____ _____
_____ _____ _____
_____
SIG. DIRECTOR OF COMMUNITY DEVELOPMENT

811 Know what's **below.** **Call** before you dig.

ENGINEERS SURVEYORS BUILDING CODE INSPECTORS MUNICIPAL SERVICES
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306 TAXWAY ROAD, ANNVILLE, PA 17003
(717) 838-1351 WWW.LIGHT-HEIGEL.COM

BOUNDARY AND EXISTING CONDITIONS PLAN
FOR
1115 DARTMOUTH ROAD
LOCATED IN
DERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA
OWNER
WILLIAM M. HESS
WILLIAM M. HESS
1115 DARTMOUTH ROAD
HUMMELSTOWN, PA 17036
717-226-1385

DATE: 03/10/2026
SCALE: 1" = 100'
COMP'D BY: TC
CHECKED BY: SML
DRAWN BY: TGA
FIELD: TC/TJC
JOB NO: PA26-0006
MAPCHECK:
SHEET NO: 3 OF 6

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X:\PROJECTS\2026\26-0006 HESS-DEER PARK 21 LOT SUB\DWGS\PLANS\PA26-0006 DWG 3/10/2026 10:41 AM

SOIL DESCRIPTIONS

Bc - BASHER SILT LOAM
0% TO 3% SLOPES, LOCATED IN FLOOD PLAINS
FARMLAND CLASSIFICATION: ALL AREAS PRIME FARMLAND
DEPTH TO RESTRICTIVE FEATURE: 72 TO 99 INCHES TO LITHIC BEDROCK
DRAINAGE CLASS: MODERATELY WELL DRAINED
RUNOFF CLASS: LOW
DEPTH TO WATER TABLE: ABOUT 18 TO 24 INCHES
HYDROLOGIC SOIL GROUP: B/D
HYDRIC SOIL RATING: NO

PERTINENT LIMITATIONS: DEPTH TO SATURATED ZONE, FLOODING, DUSTY, UNSTABLE EXCAVATION WALLS
RESOLUTIONS: ANTICIPATE PUMPING TO DEWATER EXCAVATIONS, SPRAY WATER TO CONTROL DUST, SHORE OR STEP EXCAVATION WALLS AS NEEDED.

BeA - BEDINGTON SHALY SILT LOAM
3% TO 8% SLOPES, LOCATED ON SLIGHTLY DISSECTED HILLS
FARMLAND CLASSIFICATION: ALL AREAS PRIME FARMLAND
DEPTH TO RESTRICTIVE FEATURE: 60 TO 80 INCHES TO LITHIC BEDROCK
DRAINAGE CLASS: WELL DRAINED
RUNOFF CLASS: MEDIUM
DEPTH TO WATER TABLE: MORE THAN 80 INCHES
HYDROLOGIC SOIL GROUP: B
HYDRIC SOIL RATING: NO

PERTINENT LIMITATIONS: DUSTY, UNSTABLE EXCAVATION WALLS
RESOLUTIONS: SPRAY WATER TO CONTROL DUST, SHORE OR STEP EXCAVATION WALLS AS NEEDED.

HaB2 - HAGERSTOWN SILT LOAM
3% TO 8% SLOPES, MODERATELY ERODED, LOCATED ON LOW GENTLY SLOPING RIDGES ON LIMESTONE VALLEYS
FARMLAND CLASSIFICATION: ALL AREAS PRIME FARMLAND
DEPTH TO RESTRICTIVE FEATURE: 40 TO 84 INCHES TO LITHIC BEDROCK
DRAINAGE CLASS: WELL DRAINED
RUNOFF CLASS: MEDIUM
DEPTH TO WATER TABLE: MORE THAN 80 INCHES
HYDROLOGIC SOIL GROUP: B
HYDRIC SOIL RATING: NO

PERTINENT LIMITATIONS: TOO CLAYEY, DUSTY, UNSTABLE EXCAVATION WALLS
RESOLUTIONS: ANTICIPATE HEAVY MACHINERY TO REMOVE CLAY, SPRAY WATER TO CONTROL DUST, SHORE OR STEP EXCAVATION WALLS AS NEEDED.

HaC2 - HAGERSTOWN SILT LOAM
8% TO 15% SLOPES, MODERATELY ERODED, LOCATED ON
LOW SLOPING RIDGES ON LIMESTONE VALLEYS
FARMLAND CLASSIFICATION: FARMLAND OF STATEWIDE IMPORTANCE
DEPTH TO RESTRICTIVE FEATURE: 40 TO 84 INCHES TO LITHIC BEDROCK
DRAINAGE CLASS: WELL DRAINED
RUNOFF CLASS: MEDIUM
DEPTH TO WATER TABLE: MORE THAN 80 INCHES
HYDROLOGIC SOIL GROUP: B
HYDRIC SOIL RATING: NO

PERTINENT LIMITATIONS: SLOPE, TOO CLAYEY, DUSTY, UNSTABLE EXCAVATION WALLS
RESOLUTIONS: EXERCISE CAUTION WHEN WORKING ON SLOPES, ANTICIPATE HEAVY MACHINERY TO REMOVE CLAY, SPRAY WATER TO CONTROL DUST, SHORE OR STEP EXCAVATION WALLS AS NEEDED.

LrB2 - LEWISBERRY GRAVELLY SANDY LOAM
3% TO 8% SLOPES, MODERATELY ERODED, LOCATED ON RIDGES
FARMLAND CLASSIFICATION: ALL AREAS PRIME FARMLAND
DEPTH TO RESTRICTIVE FEATURE: 48 TO 84 INCHES TO PARALITHIC BEDROCK
DRAINAGE CLASS: WELL DRAINED
RUNOFF CLASS: LOW
DEPTH TO WATER TABLE: MORE THAN 80 INCHES
HYDROLOGIC SOIL GROUP: A
HYDRIC SOIL RATING: NO

PERTINENT LIMITATIONS: DUSTY, UNSTABLE EXCAVATION WALLS
RESOLUTIONS: SPRAY WATER TO CONTROL DUST, SHORE OR STEP EXCAVATION WALLS AS NEEDED.

LrC2 - LEWISBERRY GRAVELLY SANDY LOAM
8% TO 15% SLOPES, MODERATELY ERODED, LOCATED ON RIDGES
FARMLAND CLASSIFICATION: FARMLAND OF STATEWIDE IMPORTANCE
DEPTH TO RESTRICTIVE FEATURE: 48 TO 84 INCHES TO PARALITHIC BEDROCK
DRAINAGE CLASS: WELL DRAINED
RUNOFF CLASS: LOW
DEPTH TO WATER TABLE: MORE THAN 80 INCHES
HYDROLOGIC SOIL GROUP: A
HYDRIC SOIL RATING: NO

PERTINENT LIMITATIONS: SLOPE, DUSTY, UNSTABLE EXCAVATION WALLS
RESOLUTIONS: EXERCISE CAUTION WHEN WORKING ON SLOPES, SPRAY WATER TO CONTROL DUST, SHORE OR STEP EXCAVATION WALLS AS NEEDED.

LrD2 - LEWISBERRY GRAVELLY SANDY LOAM
15% TO 25% SLOPES, MODERATELY ERODED, LOCATED ON RIDGES
FARMLAND CLASSIFICATION: NOT PRIME FARMLAND
DEPTH TO RESTRICTIVE FEATURE: 48 TO 60 INCHES TO PARALITHIC BEDROCK
DRAINAGE CLASS: WELL DRAINED
RUNOFF CLASS: MEDIUM
DEPTH TO WATER TABLE: MORE THAN 80 INCHES
HYDROLOGIC SOIL GROUP: A
HYDRIC SOIL RATING: NO

PERTINENT LIMITATIONS: SLOPE, DUSTY, UNSTABLE EXCAVATION WALLS
RESOLUTIONS: EXERCISE CAUTION WHEN WORKING ON SLOPES, SPRAY WATER TO CONTROL DUST, SHORE OR STEP EXCAVATION WALLS AS NEEDED.

LsD - LEWISBERRY VERY STONY SANDY LOAM
5% TO 25% SLOPES, LOCATED ON RIDGES
FARMLAND CLASSIFICATION: NOT PRIME FARMLAND
DEPTH TO RESTRICTIVE FEATURE: 48 TO 60 INCHES TO PARALITHIC BEDROCK
DRAINAGE CLASS: WELL DRAINED
RUNOFF CLASS: LOW
DEPTH TO WATER TABLE: MORE THAN 80 INCHES
HYDROLOGIC SOIL GROUP: A
HYDRIC SOIL RATING: NO

PERTINENT LIMITATIONS: SLOPE, DUSTY, UNSTABLE EXCAVATION WALLS
RESOLUTIONS: EXERCISE CAUTION WHEN WORKING ON SLOPES, SPRAY WATER TO CONTROL DUST, SHORE OR STEP EXCAVATION WALLS AS NEEDED.

Ub - URBAN LAND, LIMESTONE MATERIALS
FARMLAND CLASSIFICATION: NOT PRIME FARMLAND

NOT RATED FOR EXCAVATION LIMITATIONS

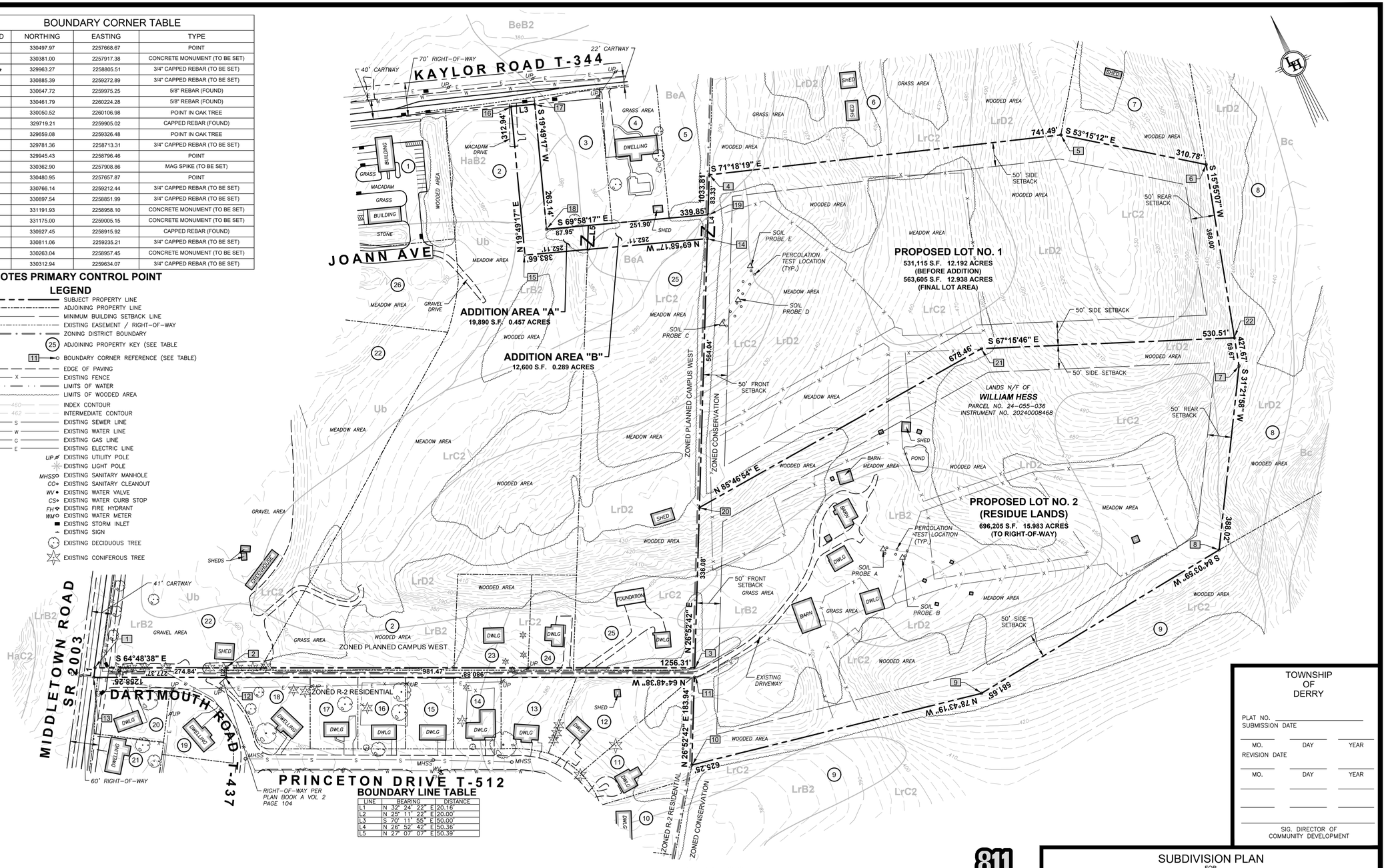
BOUNDARY CORNER TABLE

PLAN ID	NORTHING	EASTING	TYPE
1	330497.97	2257668.67	POINT
2	330381.00	2257917.38	CONCRETE MONUMENT (TO BE SET)
3 *	329963.27	2258805.51	3/4" CAPPED REBAR (TO BE SET)
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*** DENOTES PRIMARY CONTROL POINT**

LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- MINIMUM BUILDING SETBACK LINE
- EXISTING EASEMENT / RIGHT-OF-WAY
- ZONING DISTRICT BOUNDARY
- (25) ADJOINING PROPERTY KEY (SEE TABLE
- (11) BOUNDARY CORNER REFERENCE (SEE TABLE)
- EDGE OF PAVING
- X EXISTING FENCE
- LIMITS OF WATER
- LIMITS OF WOODED AREA
- 460 INDEX CONTOUR
- 462 INTERMEDIATE CONTOUR
- S EXISTING SEWER LINE
- W EXISTING WATER LINE
- G EXISTING GAS LINE
- E EXISTING ELECTRIC LINE
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- EXISTING LIGHT POLE
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- CO EXISTING SANITARY CLEANOUT
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- FH EXISTING FIRE HYDRANT
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- EXISTING STORM INLET
- EXISTING SIGN
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE



BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 32° 24' 22" E	20.16'
L2	N 25° 11' 22" E	20.00'
L3	S 70° 11' 56" E	50.00'
L4	N 26° 52' 42" E	50.36'
L5	N 27° 07' 07" E	50.39'

SUBDIVISION PLAN
SCALE: 1" = 100'
100' 0' 100' 200' 300'

TOWNSHIP OF DERRY

PLAT NO. _____
SUBMISSION DATE
MO. DAY YEAR
REVISION DATE
MO. DAY YEAR

SIG. DIRECTOR OF COMMUNITY DEVELOPMENT

Know what's **below.** **Call** before you dig.

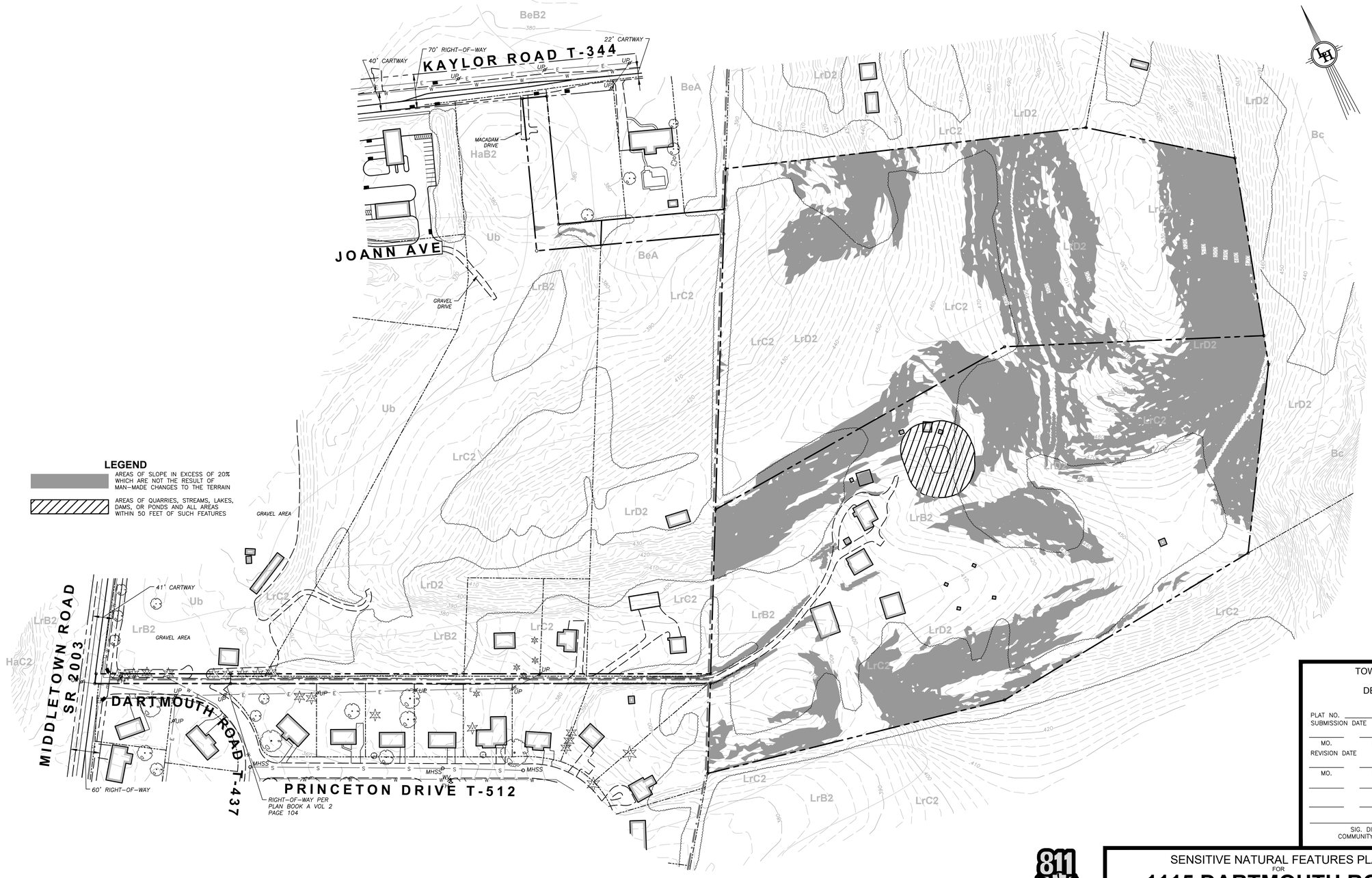
ENGINEERS SURVEYORS BUILDING CODE INSPECTORS MUNICIPAL SERVICES
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306 TAXWAY ROAD, ANNVILLE, PA 17003
(717) 838-1351 WWW.LIGHT-HEIGEL.COM

SUBDIVISION PLAN
FOR
1115 DARTMOUTH ROAD
LOCATED IN
DERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA
OWNER
WILLIAM M. HESS
WILLIAM M. HESS
1115 DARTMOUTH ROAD
HUMMELSTOWN, PA 17036
717-226-1385

DATE: 03/10/2026
SCALE: 1" = 100'
COMP'D BY: TC
CHECKED BY: SML
DRAWN BY: TGA
FIELD: TC/TJC
JOB NO: PA26-0006
MAPCHECK:
SHEET NO: 4 OF 6

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LEGEND

AREAS OF SLOPE IN EXCESS OF 20% WHICH ARE NOT THE RESULT OF MAN-MADE CHANGES TO THE TERRAIN

AREAS OF QUARRIES, STREAMS, LAKES, DAMS, OR PONDS AND ALL AREAS WITHIN 50 FEET OF SUCH FEATURES

SENSITIVE NATURAL FEATURES PLAN

SCALE: 1" = 100'

100' 0' 100' 200' 300'

TOWNSHIP OF DERRY

PLAT NO. _____

SUBMISSION DATE

MO. DAY YEAR

REVISION DATE

MO. DAY YEAR

SIG. DIRECTOR OF COMMUNITY DEVELOPMENT

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SENSITIVE NATURAL FEATURES PLAN

FOR

1115 DARTMOUTH ROAD

LOCATED IN

DERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

OWNER

WILLIAM M. HESS

WILLIAM M. HESS
1115 DARTMOUTH ROAD
HUMMELSTOWN, PA 17036
717-226-1385

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SCALE: AS NOTED
COMP'D BY: TC
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DRAWN BY: TGA
FIELD: TC/TJC
JOB NO: PA26-0006
MAPCHECK:
SHEET NO: 6 OF 6

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