No: 25-099

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Derry Township | Surveyor: Heigel | Engineer/RLA: Not Indicated

Plat Title: 119 N Roosevelt Avenue

Zoning District: Palmdale Mixed Use | Proposed Land Use: Residential

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

Plat Type: X Subdivision; ___ 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
1	2	1	0.20	0.30

Date Received: 09/12/25 | Staff Review: 09/22/25 | Official County Review: 09/22/25

Reviewed by: DMK | Checked by: _____ | Tax Map Parcel #: 24-006-044

- *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. Erosion and sedimentation control [S-LD §185-13E(4a)22]
   d. Stormwater management plan [S-LD §185-13E(5f);185-26]
   e. DEP sewage planning module [S/LD – §185-13E(5b)]
2. Change general note #10 on Sheet 1 of 7 to reflect the purpose of subdivision rather than lot consolidation.
3. Show location of the sewer line serving the existing dwelling/proposed Lot 2. It appears that proposed Lot 2 is not served by sewer as all the sewer facilities are shown only on Lot 1.
4. Show names of the registered owners of properties adjacent to the site [S-LD §185-13E(4a)(13)].
5. Applicants of subdivision plans which propose the establishment of dwelling units shall dedicate to Derry Township land for park, recreation and open space uses or provide payment of a fee in lieu of Township acceptance of such land [S-LD §185-44].
6. Provide data substantiating minimum fire hydrant flow, availability, recharge and duration requirements [S-LD §185-12D(4g); §185-36B (6, 7)].
7. Provide any other reasonable data the Township may require to evaluate the subdivision proposal [S-LD §185-13E(5f)].

Plan No. 25-099

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)		✓		
7. Date of plan preparation shown		✓		
8. Certification of surveyor/~~engineer~~ shown *(need seal, signature)*		✓		
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 *(as surveyed)*		✓		
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 *(waiver req)*		✓	
	Sewer mains	✓		
	Water mains	✓		
21. Proposed man-made features shown –	Building (s)	✓		
	Storm drainage facilities *(waiver req)*		✓	
	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 *(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 sign/notar)*		✓		
33. Approval blocks shown		✓		
34. PADOT Highway Occupancy Permit statement shown			✓	
35. Consistency with Future Land Use plans - County plans		✓		
	Municipal plans	✓		

811 Know what's **below.** **Call** before you dig.
SERIAL NO.: 20252203228
EXPIRES.: 12.19.2025

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 UTL 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, AND 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. THE OWNER BY SIGNING THIS PLAN, HEREBY ACKNOWLEDGES THAT DERRY TOWNSHIP MAY;
   A) ENTER THE PROPERTY AT ANY TIME FOR PURPOSES OF INSPECTING THE STORMWATER MANAGEMENT FACILITIES.
   B) REQUIRE THE PRIVATE ENTITY TO TAKE CORRECTIVE MEASURES AND ASSIGN THE PRIVATE ENTITY REASONABLE TIME PERIODS FOR ANY NECESSARY REPAIRS.
   C) AUTHORIZE MAINTENANCE TO BE DONE AND LIEN ALL COSTS OF THE WORK AGAINST THE PROPERTIES OF THE PRIVATE ENTITY RESPONSIBLE FOR MAINTENANCE, IF CORRECTIVE MEASURES ARE NOT TAKEN WITHIN THE SPECIFIC TIME PERIOD.
4. NO CONSTRUCTION OR EARTH MOVING ACTIVITIES ARE PROPOSED AS PART OF THIS PLAN.
5. 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,
6. 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.
7. COORDINATE AND ELEVATION INFORMATION ON THIS PLAN IS PROVIDED ON NAD83 AND NAVD88 DATUMS, STATE PLANE SYSTEM PENNSYLVANIA SOUTH ZONE 3702.
8. 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.
9. BY EXECUTING THIS PLAN, THE LANDOWNER HEREBY GRANTS DERRY TOWNSHIP ACCESS TO ALL EASEMENTS FROM THE NEAREST RIGHT–OF–WAY.
10. AS OF THE DATE OF THIS PLOT PLAN RECORDING, THE PROPERTIES DESCRIBED HEREIN ARE AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF LOT CONSOLIDATION. NO PORTION OF THESE PROPERTIES ARE APPROVED BY DERRY TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) FOR THE INSTALLATION OF ANY SEWAGE DISPOSAL FACILITY. NO PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTIES DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. §750.1 ET SEQ.) (ACT) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS PROPERTY SHOULD CONTACT APPROPRIATE OFFICIALS OF DERRY TOWNSHIP, WHO ARE CHARGED WITH ADMINISTERING THE ACT TO DETERMINE THE FORM OF SEWAGE FACILITIES PLANNING REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.
11. STREET RIGHT–OF–WAY WIDTHS DEPICTED OUTSIDE OF THE SUBJECT PROPERTIES ARE SHOWN PER DAUPHIN COUNTY TAX PARCEL INFORMATION.
12. 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 MUNICPAL INSPECTION WORK REQUIRED ON THE PROJECT SITE.
13. COVENANTS EXIST IN ACCORDANCE WITH THE DEED OF RECORD INSTRUMENT NO 20240000925.
14. NO WETLANDS EXIST ON SITE PER US FISH AND WILDLIFE SERVICE NATIONAL WETLAND INVENTORY MAPPING.
15. NO FLOODPLAINS EXIST ON SITE PER FEMA FIRM MAP PANEL ID 42043C0390D EFFECTIVE 08/02/2012.
16. NO SINKHOLES WERE OBSERVED ON SITE AT THE TIME OF SURVEY.

PRELIMINARY/FINAL SUBDIVISION PLAN
FOR
119 N ROOSEVELT AVENUE
LOCATED IN
DERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA
PREPARED FOR
SERENA ZIMMERMAN

WAIVERS / DEFERMENTS REQUESTED, DERRY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

NOTE: NO CONSTRUCTION OR EARTH MOVING ACTIVITIES ARE PROPOSED AS PART OF THIS PLAN.

SECTION 185-12.D.(3).(a).[9] **(APPROVED ON_____)**
REQUIREMENT: LOCATION OF EXISTING STRUCTURES, WOODED AREAS, WATERCOURSES, ROCK OUTCROPS, CULVERTS, UTILITIES (ABOVE AND BELOW GROUND), FIRE HYDRANTS, AND STREETS WITH ESTABLISHED GRADES AND WIDTHS WITHIN 200 FEET OF THE TRACT TO BE SUBDIVIDED OR DEVELOPED.
RESPONSE: ALL REQUESTED FEATURES ARE SHOWN WITHIN 50 FEET OF THE SUBJECT TRACT. AN AERIAL PLAN OF EXISTING FEATURES HAS BEEN PROVIDED, WHICH INCLUDES AREAS WITHIN 200 FEET OF THE SUBJECT TRACT FOR REFERENCE.

SECTION 185-12.D.(3).(a).[21] and SECTION 185-13.E.(4).(a).[19] **(APPROVED ON_____)**
REQUIREMENT: PLANS AND PROFILES OF EXISTING AND PROPOSED STORMWATER SEWER OR CONVEYANCE 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.
RESPONSE: ALL PROPOSED STORMWATER FACILITIES ARE SHOWN IN PROFILE FORMAT. THE SCALE HAS BEEN ADJUSTED TO 1" = 20' HORIZONTAL AND 1" = 2' VERTICAL TO MATCH THE PLAN SCALE AND PROVIDE GREATER ACCURACY AND DETAIL. A WAIVER IS REQUESTED FROM PROFILING EXISTING STORMWATER FEATURES.

SECTION 185-12.D.(3).(a).[22] and SECTION 185-13.E.(4).(a).[20] **(APPROVED ON_____)**
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.
RESPONSE: ALL PROPOSED SANITARY SEWER FACILITIES ARE SHOWN IN PROFILE FORMAT. THE SCALE HAS BEEN ADJUSTED TO 1" = 20' HORIZONTAL AND 1" = 2' VERTICAL TO MATCH THE PLAN SCALE AND PROVIDE GREATER ACCURACY AND DETAIL. A WAIVER IS REQUESTED FROM PROFILING EXISTING SANITARY SEWER FEATURES.

SECTION 185-12.D.(3).(a).[23] and SECTION 185-13.E.(4).(a).[21] **(APPROVED ON_____)**
REQUIREMENT: PLANS AND PROFILES OF EXISTING AND PROPOSED GAS AND WATER SYSTEMS, INCLUDING GRADES, PIPE SIZES, AND THE LOCATION OF ALL MANHOLES, VALVE BOXES, FIRE HYDRANTS, AND RELATED STRUCTURES, AT A SCALE OF 1" = 50' HORIZONTAL AND 1" = 5' VERTICAL.
RESPONSE: ALL PROPOSED GAS AND WATER FACILITIES ARE SHOWN IN PROFILE FORMAT. THE SCALE HAS BEEN ADJUSTED TO 1" = 20' HORIZONTAL AND 1" = 2' VERTICAL TO MATCH THE PLAN SCALE AND PROVIDE GREATER ACCURACY AND DETAIL. A WAIVER IS REQUESTED FROM PROFILING EXISTING GAS AND WATER FEATURES.

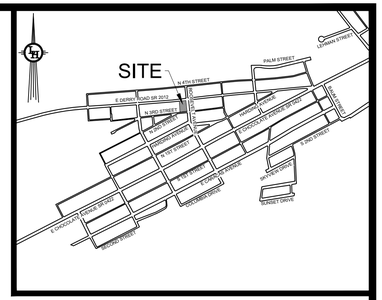
SECTION 185-12.D.(3).(a).[9] **(APPROVED ON_____)**
REQUIREMENT: SIDEWALKS SHALL BE INSTALLED WITHIN THE STREET RIGHT–OF–WAY OF NEW AND ABUTTING STREETS, AND LOCATED FOUR INCHES FROM THE RIGHT–OF–WAY LINE. SIDEWALK PLACEMENT ALONG EXISTING ABUTTING STREETS MAY BE ADJUSTED TO MAINTAIN CONTINUITY WITH EXISTING SIDEWALKS, IF DEEMED APPROPRIATE BY THE TOWNSHIP.
RESPONSE: THE SIDEWALK ALONG CHOCOLATE AVENUE HAS BEEN ADJUSTED OUTSIDE OF THE RIGHT–OF–WAY TO ALIGN WITH EXISTING SIDEWALKS ABUTTING CHOCOLATE AVENUE.

SECTION 185-12.D.(3).(A).[23] AND 185-22.D.(2)&(3) **(APPROVED ON_____)**
REQUIREMENT: STREET RIGHT–OF–WAY AND CARTWAY WIDTHS SHALL NOT BE LESS THAN AS SHOWN ON TABLE 185–22. ADDITIONAL STREET WIDTH (RIGHT–OF–WAY, CARTWAY, OR BOTH) MAY BE REQUIRED TO BE DEDICATED ADJACENT TO EXISTING STREETS WITH SUBSTANDARD RIGHT–OF–WAY OR CARTWAY WIDTHS WITH RESPECT TO TABLE 185–22 OF THIS ARTICLE, IN SPECIFIC CASES FOR: (A) PUBLIC SAFETY AND CONVENIENCE. (B) IN COMMERCIAL AND INDUSTRIAL AREAS OR IN HIGH DENSITY RESIDENTIAL DEVELOPMENT. (C) WIDENING OF EXISTING STREETS WHICH DO NOT MEET THE REQUIREMENTS OF THIS SECTION. A WAIVER IS REQUESTED FROM ADDITIONAL CARTWAY AND/OR RIGHT–OF–WAY DEDICATION DUE TO THE EXISTING AREA AND SURROUNDINGS BEING ESTABLISHED WITH EXISTING SIDEWALKS AND CURBING, THERE ARE NO NEW CURB CUTS REQUIRED ALONG ROOSEVELT AVE, AND DERRY STREET IS A STATE ROAD.

PREVIOUSLY RECORDED PLANS

THE SUBJECT PROPERTY HAS BEEN PREVIOUSLY DEPICTED ON THE FOLLOWING RECORDED PLANS:

1. PLAN TITLED "PALMDALE LAID OUT BY BOWMAN AND BOMBERGER" RECORDED IN PLAN BOOK H–76.
2. PLAN TITLED "PALMDALE LAID OUT BY BOWMAN AND BOMBERGER" RECORDED IN PLAN BOOK H–86.



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

ZONING DATA

ZONING DISTRICT – PALMDALE MIXED USE

	REQUIRED	EXISTING	PROPOSED(LOT 1)	PROPOSED(LOT 2)
MINIMUM LOT WIDTH (FT)	40'	150'	100'	51'
MINIMUM LOT DEPTH (FT)	150'	88'	88'	88'
MINIMUM FRONT SETBACK (PRINCIPAL STRUCTURE)	20'	34'	27'	34'
MINIMUM SIDE SETBACK (PRINCIPAL STRUCTURE)	SEE NOTE 3&4	2'	21'/14'	2'/8'
MINIMUM REAR SETBACK (PRINCIPAL STRUCTURE)	25'	3'	N/A	3'
MINIMUM FRONT SETBACK (ACCESSORY STRUCTURE)	50'	27'	N/A	N/A
MINIMUM SIDE SETBACK (ACCESSORY STRUCTURE)	5'	21'	N/A	N/A
MINIMUM REAR SETBACK (ACCESSORY STRUCTURE)	10'	N/A	N/A	N/A
MAXIMUM HEIGHT (PRINCIPAL STRUCTURE)	35'	<35'	<35'	<35'
MAXIMUM HEIGHT (ACCESSORY STRUCTURE)	20'	<20'	N/A	N/A
MAXIMUM IMPERVIOUS COVERAGE (TO PROPOSED RIGHT–OF–WAY LINE)	40%	48%	39%	62% (INCLUDES SECOND PARKING SPACE)
MINIMUM VEGETATED COVERAGE (TO PROPOSED RIGHT–OF–WAY LINE)	50%	52%	61%	38%

1. REFER TO §225–206.G.1 FOR ADDITIONAL REGULATIONS FOR FRONT YARD SETBACKS.
3. FOR SFSD AND SFAD COMMON WALL SIDE YARDS SETBACKS ARE ZERO
4. LOTS UP TO 40' WIDE – 5 FEET, LOTS >40' UP TO 60' WIDE – 8 FEET, LOTS >60' UP TO 85' WIDE – 10 FEET, LOTS >85' WIDE – 15 FEET.

SITE DATA

	EXISTING LOT	PROPOSED LOT 1	PROPOSED LOT 2
TRACT OWNER	SERENA M. ZIMMERMAN	SERENA M. ZIMMERMAN	SERENA M. ZIMMERMAN
DEED REFERENCE	20240000925		
TAX PARCEL	24–006–044–000–0000		
AREA TO TITLE LINE	13,250 S.F. OR 0.304 ACRES	8,780 S.F. OR 0.202 ACRES	4,470 S.F. OR 0.103 ACRES
WATER SUPPLY	PUBLIC	PUBLIC	PUBLIC
SEWAGE DISPOSAL	PUBLIC	PUBLIC	PUBLIC
LOT USAGE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
UNIT DENSITY	3.28 UNITS/ACRE	4.95 UNITS/ACRE	9.7 UNITS/ACRE

INDEX TO DRAWINGS

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	EXISTING LOT CONFIGURATION PLAN
3	PROPOSED LOT CONFIGURATION PLAN
4	OVERALL PLAN
5	EFFECTIVE CAPACITY RATING FACTOR PLAN
6	SENSITIVE NATURAL FEATURES PLAN
7	ZONING DECISION

IMPERVIOUS COVERAGE DETAILS

	LOT AREA	EXISTING IMPERVIOUS COVERAGE	PROPOSED IMPERVIOUS COVERAGE
LOT NO. 1	8,780 S.F. OR 0.201 ACRES	3,585 S.F. OR 0.082 ACRES (40.8%)	3,385 S.F. 0.078 ACRES (38.6%)
LOT NO. 2	4,470 S.F. OR 0.103 ACRES	2,260 S.F. 0.052 ACRES (50.6%)	2,445 S.F. OR 0.056 ACRES (54.7%)

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

TAX ASSESSMENT PARCEL VERIFICATION

TOWNSHIP OF DERRY
PLAT NO. 1410
SUBMISSION DATE
9 (MO.) 9 (DAY) 2025 (YEAR)
REVISION DATE
(MO.) (DAY) (YEAR)
C. Emerick
SIG. DIRECTOR OF COMMUNITY DEVELOPMENT

REVISIONS

DATE	DESCRIPTION

OWNER CERTIFICATION (119 N ROOSEVELT AVENUE)

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

ON THIS, THE _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED _____, BEING THE _____, OF 119 N ROOSEVELT AVENUE, 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: SERENA M. ZIMMERMAN

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

BY: _____
SERENA M. ZIMMERMAN

_____
NOTARY PUBLIC

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

DAUPHIN COUNTY PLANNING COMMISSION
THIS PLAN WAS REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____, 2025.
_____

DERRY TOWNSHIP PLANNING COMMISSION
THIS PLAN WAS RECOMMENDED FOR APPROVAL BY THE DERRY TOWNSHIP PLANNING COMMISSION ON THIS _____ DAY OF _____, 2025.
_____ _____

DERRY TOWNSHIP BOARD OF SUPERVISORS
THIS PLAN WAS APPROVED BY DERRY TOWNSHIP BOARD OF SUPERVISORS ON THIS _____ DAY OF _____, 2025.
_____ _____

CERTIFICATION OF ACCURACY
I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN.

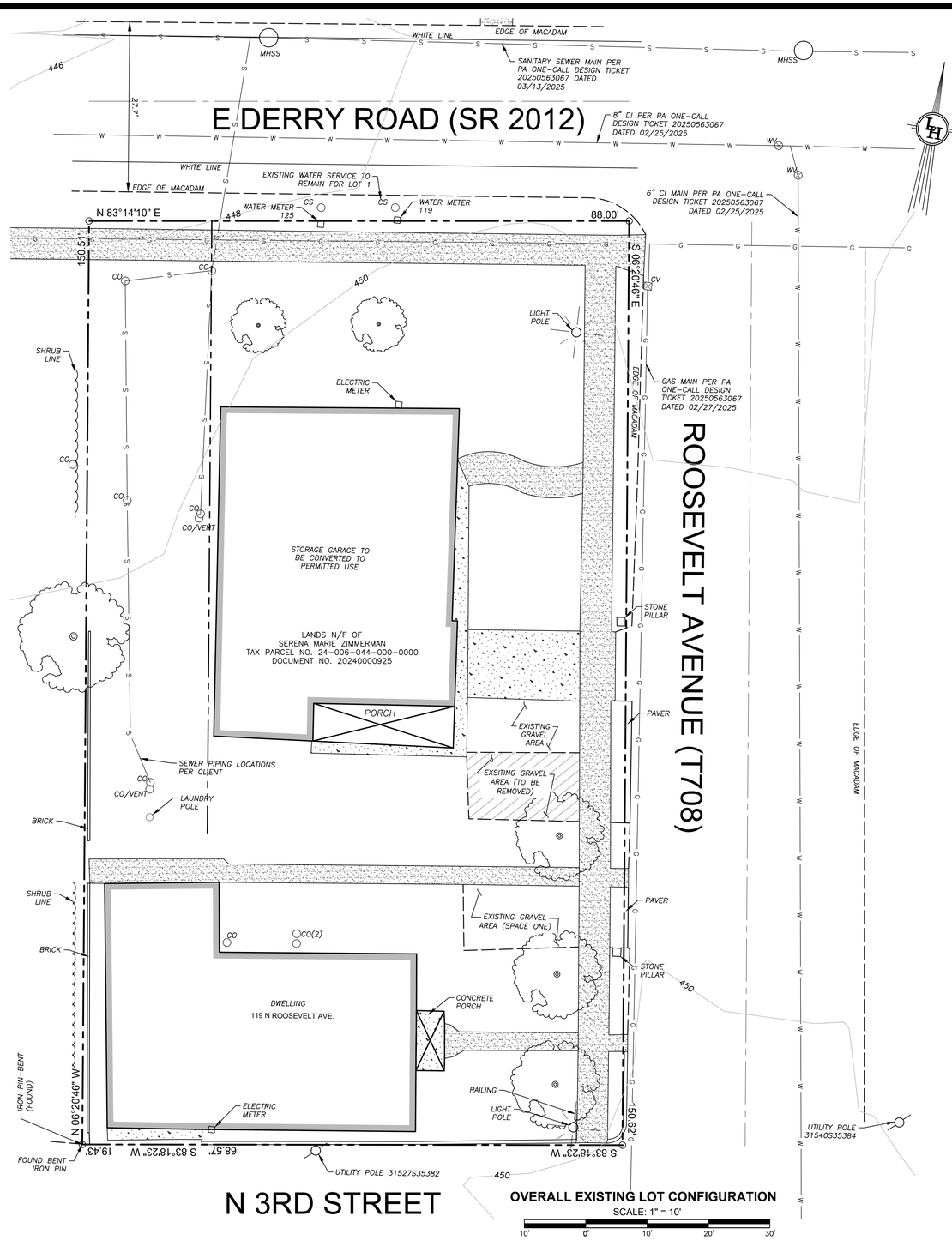
_____
KEITH L. HEIGEL, PLS
LICENSE NO: SU–032489–E
DATE: _____

PRELIMINARY/FINAL SUBDIVISION
FOR
119 N ROOSEVELT AVENUE
LOCATED IN
DERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA
OWNER
SERENA ZIMMERMAN
119 N ROOSEVELT AVENUE
HERSHEY, PA.
17033

DATE: 09/09/2025
SCALE: AS NOTED
COMP'D BY: TC
CHECKED BY: AM
DRAWN BY: BJS
FIELD: TC/TJC
JOB NO: PA25–0107
MAPCHECK: BJS
SHEET NO: 1 OF 7

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OVERALL EXISTING LOT CONFIGURATION
SCALE: 1" = 10'

Know what's below. Call before you dig.

EXISTING LOT CONFIGURATION PLAN

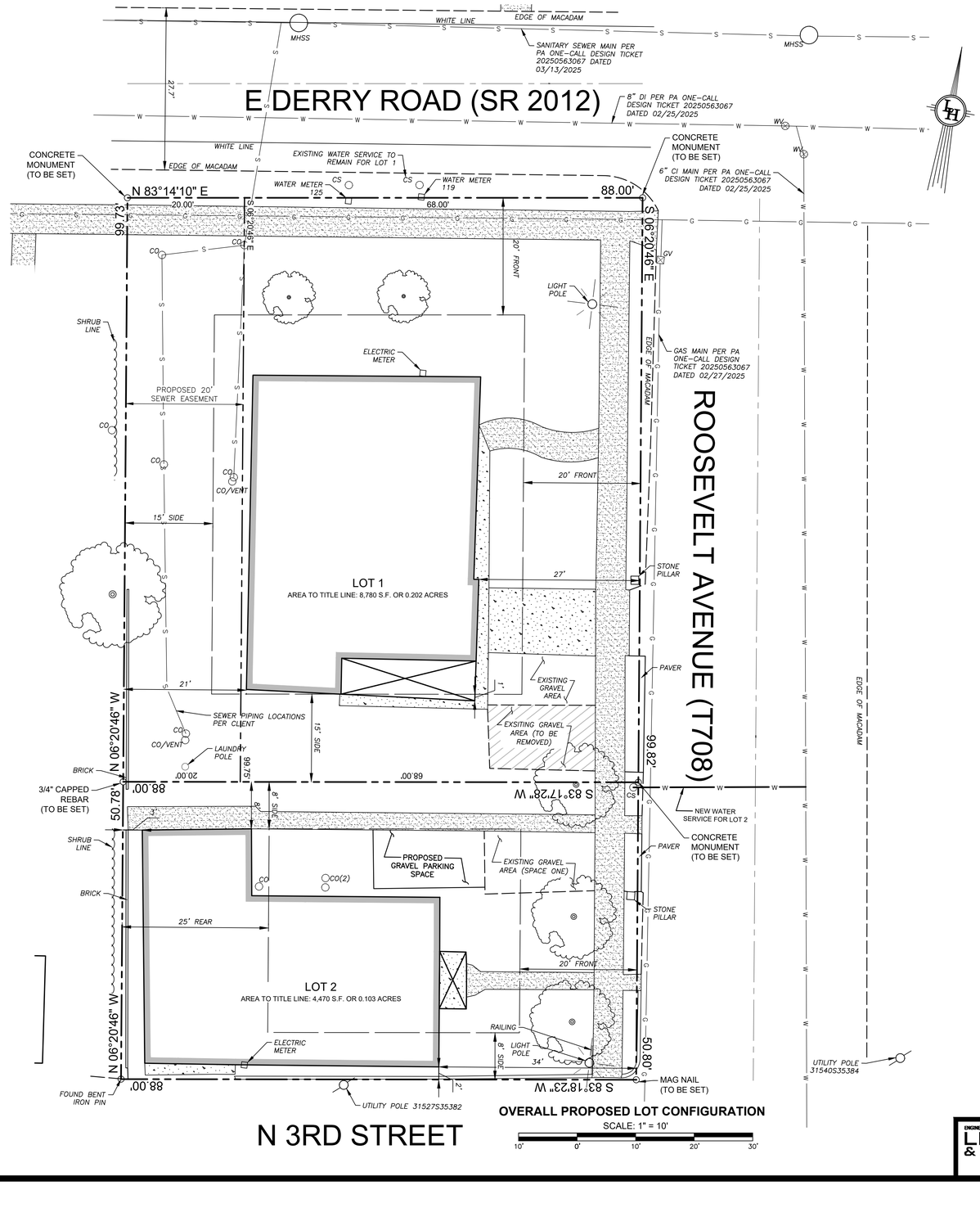
PRELIMINARY/FINAL SUBDIVISION PLAN
FOR
119 N ROOSEVELT AVENUE
LOCATED IN
DERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA
OWNER
SERENA ZIMMERMAN
119 N ROOSEVELT AVENUE
HERHSEY, PA.
17033

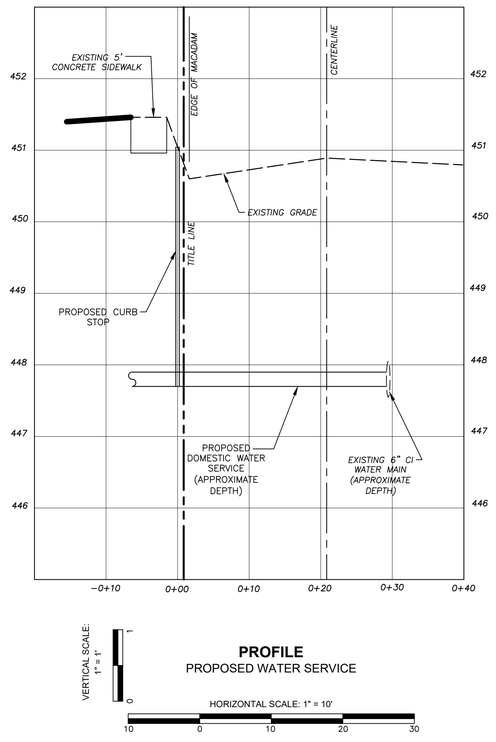
ENGINEERS SURVEYORS BUILDING CODE INSPECTORS MUNICIPAL SERVICES
LIGHT-HEIGEL & ASSOCIATES, INC.
306 TAXWAY ROAD, ANNVILLE, PA 17003
(717) 838-1351 WWW.LIGHT-HEIGEL.COM

DATE: 09/09/2025
SCALE: 1" = 10'
COMP'D BY: TC
CHECKED BY: AM
DRAWN BY: BJS
FIELD: TC/TJC
JOB NO: PA25-0107
MAPCHECK: BJS
SHEET NO: 2 OF 7

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

PROPOSED LOT CONFIGURATION PLAN

PRELIMINARY/FINAL SUBDIVISION PLAN
FOR
119 N ROOSEVELT AVENUE
LOCATED IN
DERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA
OWNER
SERENA ZIMMERMAN
119 N ROOSEVELT AVENUE
HERSHEY, PA. 17033

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

DATE: 09/09/2025
SCALE: 1" = 10'
COMP'D BY: TC
CHECKED BY: AM
DRAWN BY: BJS
FIELD: TC/TJC
JOB NO: PA25-0107
MAPCHECK: BJS
SHEET NO: 3 OF 7

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