No: 26-039

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality	Londonderry Township	Surveyor	Akens Engineering Assoc.	Engineer	Akens Engineering Assoc., Inc.

Plat Title: Lot Add-On Final Plat for Edna L. Rider and Timothy S. & Wendy R. Gates

Zoning District: Residential (R1) and Agricultural (A) | Proposed Land Use: Single Family Home

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

# of Lots	# of New Lots	# of DUs	Acs Subdiv/Devel	Total Acs
2	2	0	5.21	9.59

Date Received	Staff Review	Official County Review
4/10/2026	4/22/2026	4/22/2026

Reviewed by RW Checked by ARK Parcel ID: 34-017-083 & 34-017-027

Project Description: Add 5 acres from Ex. Lot #2 to Ex. Lot #1.

- *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-Installation of curb and gutters.
2. §22-507: Installation of sidewalks.

Comments:

1. All signatures, notarizations, and certifications must be obtained prior to the plan being brought in for signing.
2. Verify the presence of any easements or protective covenants, if applicable (§22-303-3-C-9)
3. Submit an erosion and sedimentation control plan if applicable (§22-303-1-A-1)
4. The applicant should verify the location of existing man-made features (i.e., storm drainage facilities, septic, well)
5. The applicant should verify the width of Resultant Lot #2 at the street line of Felkner Rd. (§27-505)
6. It looks like the existing driveway of Existing Lot #2/Resultant Lot #2 may encroach onto the adjoining property belonging to William & Arlene Reider.
    a. The applicant should verify this.
7. Existing Lot #1 and part of Resultant Lot #1 are within an agricultural security area. There are no special regulations attached to this designation, but it is the first step in becoming an agricultural easement. The applicant should contact the Dauphin County Conservation District if they have any interest in pursuing an easement.

Plan No. 26-039

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, (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		

CALL BEFORE YOU DIG!

Pennsylvania 811

PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND
10 WORKING DAYS IN DESIGN STAGE
STOP! – CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776

LOT ADD - ON FINAL PLAT

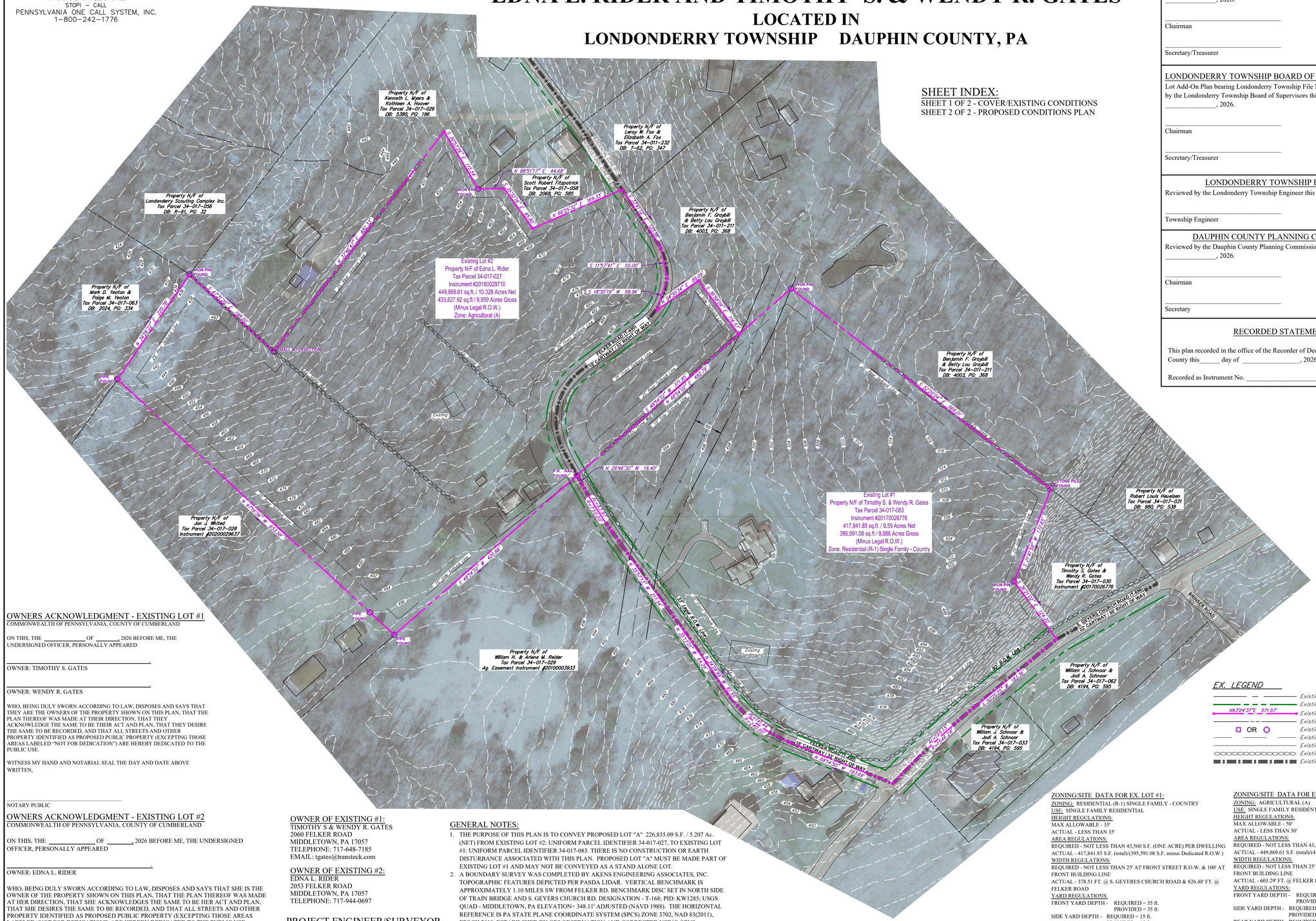
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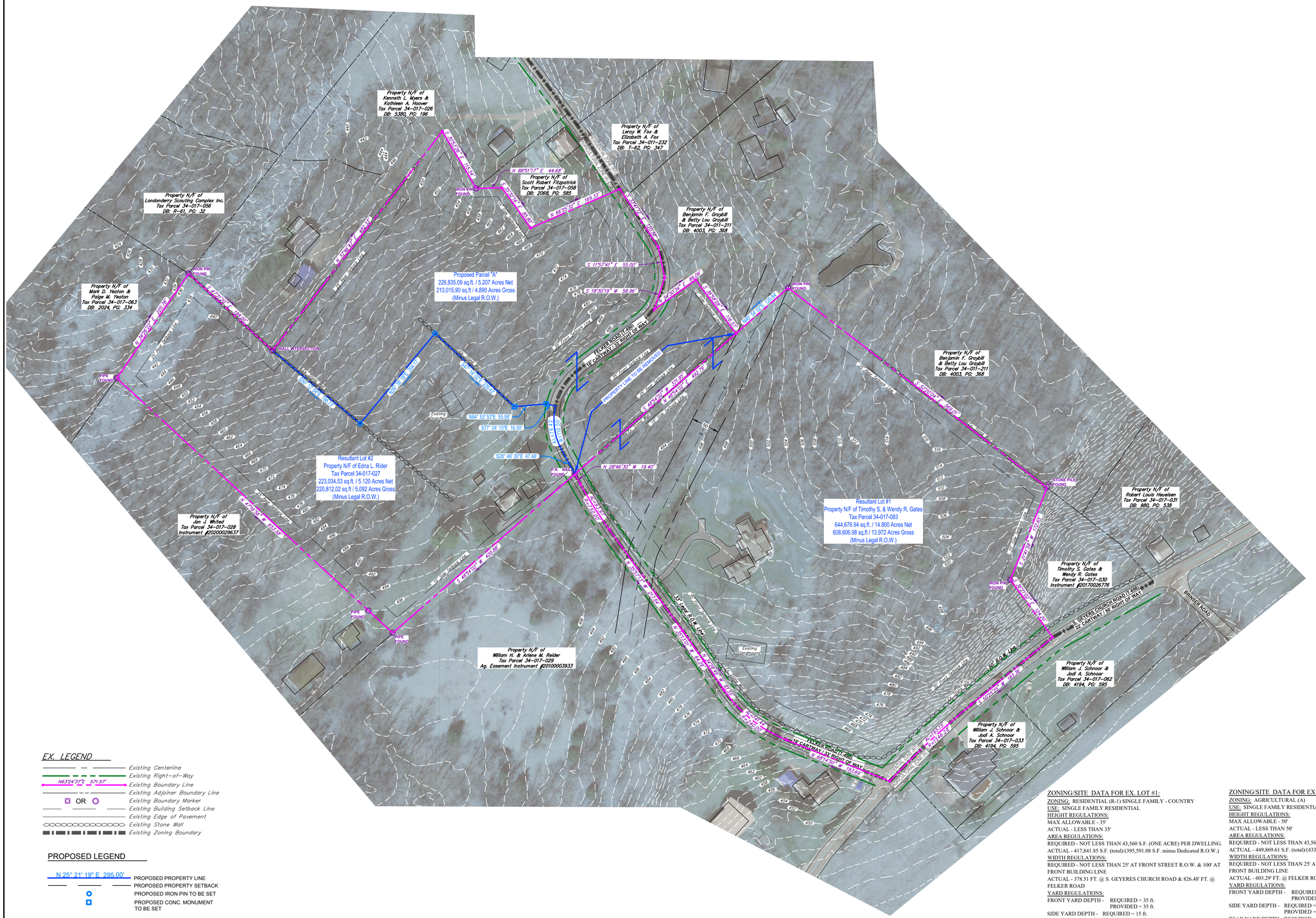
EDNA L. RIDER AND TIMOTHY S. & WENDY R. GATES

LOCATED IN

LONDONDERRY TOWNSHIP DAUPHIN COUNTY, PA

SHEET INDEX:
SHEET 1 OF 2 - COVER/EXISTING CONDITIONS
SHEET 2 OF 2 - PROPOSED CONDITIONS PLAN


Property N/F of Kenneth L. Myers & Kathleen A. Hoover Tax Parcel 34-017-026 DB: 5380, PG: 196
Property N/F of Leroy W. Fox & Elizabeth A. Fox Tax Parcel 34-011-232 DB: 1-52, PG: 347
Property N/F of Londonderry Scouting Complex Inc. Tax Parcel 34-017-056 DB: 4-61, PG: 32
Property N/F of Scott Robert Fitzpatrick Tax Parcel 34-017-058 DB: 2068, PG: 585
Property N/F of Benjamin F. Graybill & Betty Lou Graybill Tax Parcel 34-011-211 DB: 4003, PG: 368
Property N/F of Mark D. Yeaton & Paige M. Yeaton Tax Parcel 34-017-063 DB: 2024, PG: 334
Existing Lot #2
Property N/F of Edna L. Rider
Tax Parcel 34-017-027
Instrument #20180029710
449,869.61 sq.ft. / 10.328 Acres Net
433,827.92 sq.ft / 9.959 Acres Gross
(Minus Legal R.O.W.)
Zone: Agricultural (A)
Existing Lot #1
Property N/F of Timothy S. & Wendy R. Gates
Tax Parcel 34-017-083
Instrument #20170026776
417,841.85 sq.ft. / 9.59 Acres Net
395,591.08 sq.ft / 9.088 Acres Gross
(Minus Legal R.O.W.)
Zone: Residential (R-1) Single Family - Country
Property N/F of Jon L. Whited Tax Parcel 34-017-028 Instrument #20200029637
Property N/F of William H. & Arlene M. Reider Tax Parcel 34-017-029 Ag. Easement Instrument #201000003933
Property N/F of Robert Louis Heusinkveld Tax Parcel 34-017-031 DB: 980, PG: 536
Property N/F of Timothy S. Gates & Wendy R. Gates Tax Parcel 34-017-030 Instrument #20170026776
Property N/F of William J. Schnoor & Jodi A. Schnoor Tax Parcel 34-017-062 DB: 4194, PG: 595
Property N/F of William J. Schnoor & Jodi A. Schnoor Tax Parcel 34-017-033 DB: 4194, PG: 595
IRON PIN FOUND
IRON PIPE FOUND
PIPE FOUND
STONE PILE FOUND
WALL INTERSECTION
FELKER ROAD (T-168) 33' CARTWAY 66' RIGHT-OF-WAY
GEYERS CHURCH ROAD 22' CARTWAY 66' RIGHT-OF-WAY
BRINSER ROAD
Existing Dwelling
Existing Shed
Existing Garage
50' B.O.B. (typ.)
S 32°55'00" E 1175.54'
N 89°51'17" E 44.68'
S 50°07'42" E 65.82'
N 65°25'39" E 169.33'
S 11°57'41" E 55.00'
N 24°20'42" E 59.05'
S 18°30'19" W 58.96'
S 24°20'42" E 59.05'
S 65°29'18" E 165.00'
N 24°20'42" E 450.00'
S 24°20'42" E 450.00'
N 11°57'41" W 1175.54'
N 28°46'30" W 19.40'
S 45°42'10" W 371.62'
S 45°42'10" W 422.62'
S 40°29'29" E 422.62'
S 50°07'42" E 65.82'
S 89°51'17" W 127.68'
S 50°07'42" E 65.82'
N 50°07'42" W 65.82'
S 40°29'29" E 422.62'
N 68°44'30" W 181.51'
N 21°15'30" E 422.62'
N 68°44'30" W 181.51'
N 21°15'30" E 422.62'
N 68°44'30" W 181.51'
S 40°29'29


Property N/F of
Kenneth L. Myers &
Kathleen A. Hoover
Tax Parcel 34-017-026
DB: 5380, PG: 196
Property N/F of
Londonderry Scouting Complex Inc.
Tax Parcel 34-017-056
DB: 11-61, PG: 32
Property N/F of
Mark D. Yeaton &
Paige M. Yeaton
Tax Parcel 34-017-063
DB: 2024, PG: 334
Property N/F of
Scott Robert Fitzpatrick
Tax Parcel 34-017-058
DB: 2068, PG: 585
Property N/F of
Leroy W. Fox &
Elizabeth A. Fox
Tax Parcel 34-011-232
DB: 7-62, PG: 347
Property N/F of
Benjamin F. Graybill
& Betty Lou Graybill
Tax Parcel 34-011-211
DB: 4003, PG: 368
Proposed Parcel "A"
226,835.09 sq.ft. / 5.207 Acres Net
213,015.90 sq.ft / 4.890 Acres Gross
(Minus Legal R.O.W.)
Resultant Lot #2
Property N/F of Edna L. Rider
Tax Parcel 34-017-027
223,034.53 sq.ft. / 5.120 Acres Net
220,812.02 sq.ft / 5.092 Acres Gross
(Minus Legal R.O.W.)
Resultant Lot #1
Property N/F of Timothy S. & Wendy R. Gates
Tax Parcel 34-017-083
644,676.94 sq.ft. / 14.800 Acres Net
608,606.98 sq.ft / 13.972 Acres Gross
(Minus Legal R.O.W.)
Property N/F of
Jon J. Whited
Tax Parcel 34-017-028
Instrument #20200029637
Property N/F of
William H. & Arlene M. Reider
Tax Parcel 34-017-029
Ag. Easement Instrument #20100003933
Property N/F of
Robert Louis Hewston
Tax Parcel 34-017-031
DB: 980, PG: 538
Property N/F of
Timothy S. Gates &
Wendy R. Gates
Tax Parcel 34-017-030
Instrument #20170026776
Property N/F of
William J. Schnoor &
Jodi A. Schnoor
Tax Parcel 34-017-062
DB: 4194, PG: 595
Property N/F of
William J. Schnoor &
Jodi A. Schnoor
Tax Parcel 34-017-033
DB: 4194, PG: 595
IRON PIN FOUND
PIPE FOUND
STONE PILE FOUND
PK NAIL FOUND
WALL REMOVED
Existing Dwelling
Existing Shed
FELKER ROAD (SR 4001)
VARIABLE WIDTH R.O.W.
66' CARTWAY 75' RIGHT OF WAY
S. GEYERES CHURCH ROAD (T-586)
22' CARTWAY 70' RIGHT OF WAY
BRINSER ROAD
PROPERTY LINE TO BE REMOVED
N 63°24'37" E 571.57'
N 25° 21' 19" E 295.00'
N 84° 59' 55" E 55.58'
S 77° 24' 15" E 16.50'
S 28° 46' 30" E 47.48'
N 28°46'30" W 19.40'
N 88°51'17" E 44.68'
N 66°25'33" E 169.33'
S 11°57'41" E 55.00'
S 18°30'19" W 58.96'
S 66°25'33" W 174.24'
S 88°51'17" W 44.68'
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N 18°30'19" E 58.96'
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S 11°57'41" E 55.00'
S 18°30'19" W 58.96'
S 66°25'33" W 174.24