No: 25-039

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality Londonderry Township Surveyor Burget & Associates Engineer

Plat Title Preliminary/Final Lot Add-On Plan for Richard H. & Nancy H. Seachrist

Zoning District R-1 (Single Family-Country) Proposed Land Use Residential

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

# of Lots 2 # of New Lots 1 # of DUs 1 Acs Subdiv/Devel 0.92 Total Acs 0.92

Date Received 3/19/2025 Staff Review 3/20/2025 Official County Review 3/20/2025

Reviewed by ARK Checked by _____ Parcel ID: 34-032-071

Project Description: To consolidate 2 existing tracts of land.

- *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: None identified.

Comments:

1. All certifications, notarizations, and signatures must be obtained before the plan is brought in for signing. Provide dedicatory statement (22-312.1.A.6) to the cover sheet.

2. The consolidated lot is under the 1-acre area requirement established in Section 604 (Area Regulations) of the Zoning Ordinance.

3. Is a waiver or deferral being requested for Sections 22-506 (Sidewalks) and 22-507 (Curbs and Gutters)?

4. Verify the location of any known easements or protective covenants.

5. The Dauphin County Planning Commission application for plan review notes that one (1) dwelling unit is to be constructed as part of the plan. The applicant should note that before a building permit is issued the requirements of Part 6 (Residential Districts – Single Family-Country) including building height and overall lot coverage must be verified.

Plan No. 25-039

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 Location map only			X	
6. Map scale shown (written/graphic)		X		
7. Date of plan preparation shown		X		
8. Certification of surveyor/engineer shown Need signature			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)		X	
	Water supply – public () well (X)		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			X	
25. Sidewalks shown			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			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		

ZONING / DESIGN DATA REQUIREMENTS

CURRENT ZONING: "R-1" RESIDENTIAL DISTRICTS (SINGLE FAMILY - COUNTRY)
"Chapter 27; Part 6"

PERMITTED USE: SINGLE-FAMILY DETATCHED DWELLINGS (REFER TO SECTION 602) *

MAXIMUM BUILDING HEIGHT = 35 FEET NOR LESS THAN ONE STORY

MINIMUM LOT AREA
PER UNIT = 43,560 SQ.FT. (1.0 ACRE)

MINIMUM LOT WIDTH: @ FRONT STREET LINE = 25 FEET
@ FRONT BUILDING LINE = 100 FEET

MAXIMUM COVERAGE = 30% OF THE LOT

MINIMUM YARD REQUIREMENTS (SETBACKS)
FRONT YARD = 35 FEET
SIDE YARD = 15 FEET (EACH INTERIOR LOT)
REAR YARD = 25 FEET
ACCESSORY STRUCTURES MAY BE WITHIN 10 FEET OF REAR LOT LINES

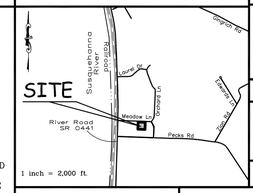
PARKING REQUIREMENTS: REFER TO PART 19 OF THE ZONING ORDINANCE.

* ADDITIONAL USES PERMITTED: REFER TO SECTION 602 OF CHAPTER 27.

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE TWO (2) EXISTING TRACTS OF LAND, A 0.459 ACRE TRACT (EX. LOT 27) AND A 0.459 ACRE TRACT (EX. LOT 28) TO CREATE A NEW CONSOLIDATED BUILDING LOT (RECON. LOT 27).
2. ALL INFORMATION ON THESE PLANS ARE A RESULT FROM AN ACTUAL FIELD SURVEY PERFORMED BY BURGET & ASSOCIATES, INC. IN 2025.
3. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.
4. OTHER EASEMENTS AND OR RIGHT OF WAYS MAY EXIST THAT A COMPLETE TITLE REPORT WOULD REVEAL.
5. EXISTING LOTS 27 & 28 ARE VACANT LANDS.
6. NO IMPROVEMENTS NOR EARTHMOVING ACTIVITIES ARE PROPOSED BY THIS PLAN.
7. ANY FUTURE IMPROVEMENTS ON ANY LOT OF THIS SUBDIVISION MAY REQUIRE SUBMITTAL / APPROVAL FROM LONDONDERRY TOWNSHIP.
8. NO WETLANDS EXIST WITHIN THE SITE AS DETERMINED BY THE NATIONAL WETLANDS INVENTORY MAPPING. NO DISTURBANCE IS PROPOSED WITHIN ANY KNOWN WETLANDS, ANY FUTURE DISTURBANCE (FILLING, DRAINING, OR EARTH MOVING ACTIVITIES) WITHIN KNOWN WETLANDS SHALL REQUIRE NECESSARY PERMITS AND APPROVALS BE OBTAINED FROM THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCIES.
9. THE SITE FALLS WITHIN ZONE "X" (NO SHADING)-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN,AS DETERMINED BY THE NATIONAL FLOOD INSURANCE MAP(S) FOR LONDONDERRY TOWNSHIP, DAUPHIN COUNTY, PA.
10. NO KNOWN SINKHOLES EXIST WITHIN THE SITE.
11. SITE BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (STATE PLANE COORDINATE SYSTEM).
12. ALL CONTOURS ARE SURVEYED CONTOURS COMPLETED BY BURGET & ASSOCIATES IN 2025 AND ARE REFERENCED TO THE NAVD-88 VERTICAL DATUM.
13. NO OTHER KNOWN COVENANTS EXIST NOR ARE PROPOSED OTHER THAN WHAT IS SHOWN ON THIS PLAN SET.
14. NOTHING SHALL BE PLANTED OR PLACED WITHIN THE AREA OF 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.
15. ALL WATERCOURSES (I.E. STREAM, DRAINAGEWAY, CHANNEL, OR SWALE) SHALL CONTAIN A MINIMUM 30' WIDE DRAINAGE EASEMENT CENTERED ABOUT THE WATERCOURSE. NO PROPERTY OWNER SHALL OBSTRUCT OR ALTER ANY DRAINAGE SWALE OR PERENNIAL STREAM IDENTIFIED, IF SUCH ACTION WOULD ALTER THE RATIONAL COURSE OF RUNOFF, WITHOUT THE APPROVAL OF THE TOWNSHIP.
16. ALL EXISTING OVERHEAD UTILITY LINES ARE COVERED BY A PROPOSED 20' WIDE UTILITY EASEMENT CENTERED ABOUT THE EXISTING LINES.
17. ANY FUTURE EARTHMOVING ACTIVITIES, OTHER THAN IS SHOWN ON THESE PLANS SHALL REQUIRE THE SUBMITTAL AND APPROVAL BY THE COUNTY CONSERVATION DISTRICT PRIOR TO ANY EARTHMOVING ACTIVITIES OCCURRING. WHERE AREAS OF EARTH DISTURBANCE WILL EXCEED 1 ACRE AN NPDES PERMIT WILL BE REQUIRED.
18. ANY FUTURE DRIVEWAY ENTRANCES TO THE PUBLIC ROADWAY SHALL REQUIRE A PERMIT FROM LONDONDERRY TOWNSHIP PRIOR TO CONSTRUCTION.
19. RECONFIGURED LOT 27 WILL BE AN EXISTING NON-CONFORMING LOT REGARDING LOT AREA.
20. DEED OF CONSOLIDATION SHALL BE CREATED/RECORDED FOLLOWING THE APPROVAL/RECORDING OF THIS PLAN FOR THE CONSOLIDATION OF RECONFIGURED LOT 27.

LOCATION MAP



SOIL LEGEND

DvA: Duncannon very fine sandy loam, 0 to 3 percent slopes
LeB2: Lawrenceville very fine sandy loam, 2 to 8 percent slopes, moderatly eroded.

RECORDED PLANS IN VICINITY (1,000')

Plan Book Y, Vol. 1, Page 77 - E.F. Quackenbush - 6/9/1961

APPROVAL CERTIFICATION(S)

This plan reviewed by the Dauphin Co. Planning Commission on this _____, 20__.

Secretary, Chairman,

This plan recommended for approval by the Londonderry Township Planning Commission on _____ day of _____, 20__.

Secretary, Chairman,

This plan approved by the Londonderry Township Board of Supervisors on _____ day of _____, 20__.

Secretary, Chairman,

SITE DATA

EXISTING LOT INFORMATION

Existing Lot 27
Deed Book 4599, Page 326
Part of Tax Parcel 34-032-071
Gross Surveyed Area: 20,002 sq.ft.
or 0.459
Coverage: 0% (Vacant Tract)

Existing Lot 28
Deed Book 4599, Page 326
Part of Tax Parcel 34-032-071
Gross Surveyed Area: 20,000 sq.ft.
or 0.459
Coverage: 0% (Vacant Tract)

FINAL LOT INFORMATION
(AFTER SUBDIVISION)

Reconfigured Lot 27
(Ex. Lot 27 "plus" Ex. Lot 28)
Gross Surveyed Area: 40,002 sq.ft.
or 0.918 acres

Lot Width: 200' Ft
Coverage: 0.0% (Vacant Tract)

PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776
STOP! CALL BEFORE YOU DIG!

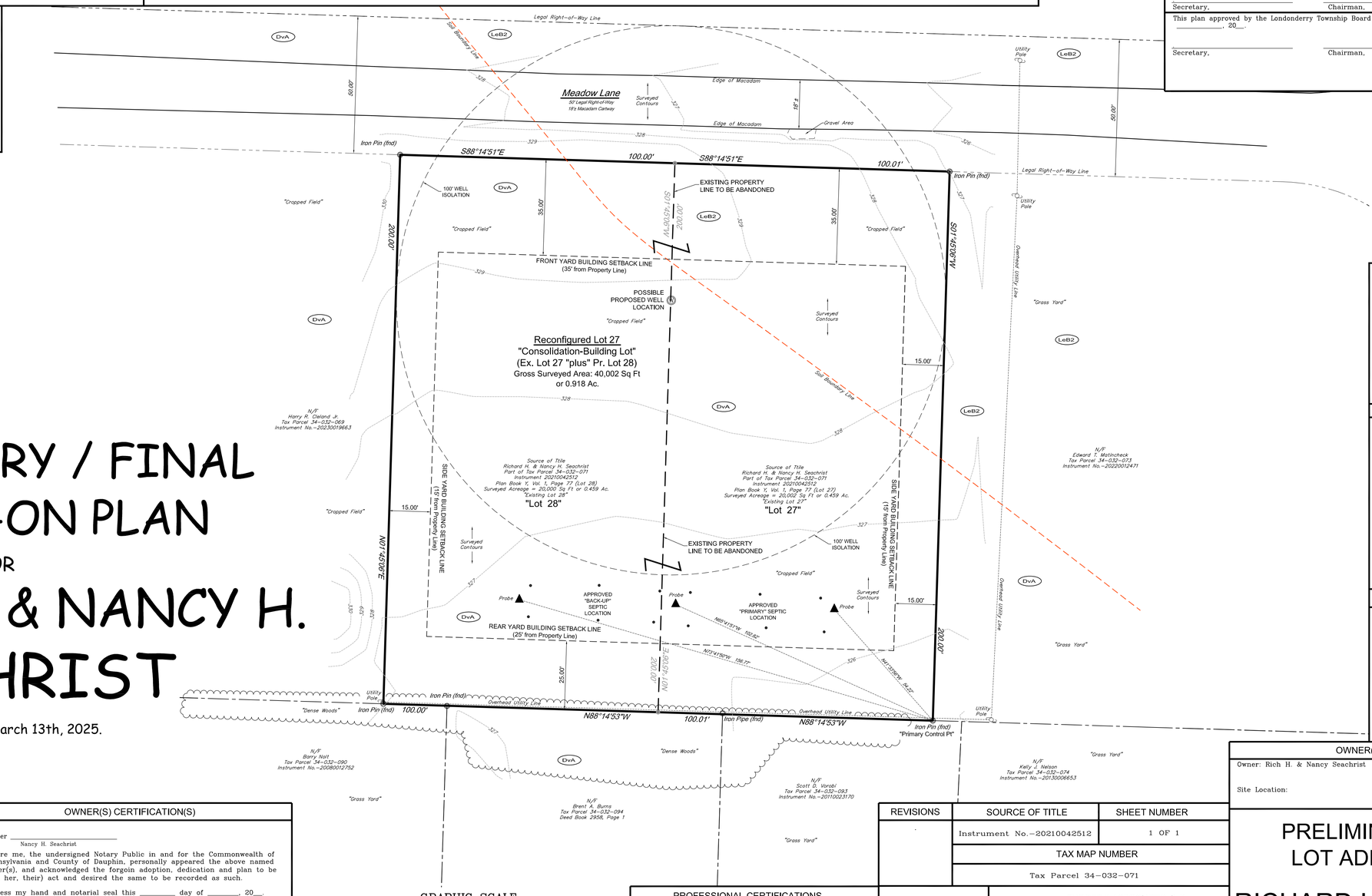
PENNSYLVANIA LAW REQUIRES
THREE WORKING DAYS NOTICE
PRIOR TO EARTH MOVING ACTIVITIES

PRELIMINARY / FINAL LOT ADD-ON PLAN

FOR

RICHARD H. & NANCY H. SEACHRIST

Plan Set Dated: March 13th, 2025.



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

TOWNSHIP OF LONDONDERRY

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

SYMBOL LEGEND

- Existing Property Corner (found)
- Existing Property Corne (To Be Removed)
- Existing Utility Pole
- EeC Soil Label
- W Proposed Well (Possible Location)
- Existing Septic Probe (Suitable)
- Existing Septic Percs (Passed)
- Existing Utility Pole
- (fnd) "found"

LINETYPE LEGEND

- Existing Contour (Surveyed)
- Existing Edge of Stone or Gravel
- Existing Soil Boundary Line
- Existing Edge of Tree line
- Property Line
- Existing Adjoining Property Line
- Building Setback Line
- Right-of-Way Line
- Existing Overhead Utility Line
- Existing Property Line To Be Removed

OWNER(S)/DEVELOPER(S)

Owner: Rich H. & Nancy Seachrist
51 Cattell Street
Middletown, PA 17057
Phone: 717-554-1407

Site Location:
Meadow Lane (Lots 27 & 28)
Middletown, PA 17057

OWNER(S) CERTIFICATION(S)

Owner _____
Richard H. Seachrist

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Dauphin, personally appeared the above named owner(s), and acknowledged the forgoin adoption, dedication and plan to be (his, her, their) act and desired the same to be recorded as such.

Witness my hand and notarial seal this _____ day of _____, 20__.

My commission expires the _____ day of _____ , 20__.

(Seal) _____.
Notary Public

Commonwealth of Pennsylvania
County of _____

OWNER(S) CERTIFICATION(S)

Owner _____
Nancy H. Seachrist

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Dauphin, personally appeared the above named owner(s), and acknowledged the forgoin adoption, dedication and plan to be (his, her, their) act and desired the same to be recorded as such.

Witness my hand and notarial seal this _____ day of _____, 20__.

My commission expires the _____ day of _____ , 20__.

(Seal) _____.
Notary Public

Commonwealth of Pennsylvania
County of _____

PROFESSIONAL CERTIFICATIONS

I certify that, to the best of my knowledge, the survey and plan shown hereon correctly represents the lots, lands, streets and highways as surveyed and plotted by me.

Professional Surveyor _____
Joe A. Burget, Jr., P.L.S.

BURGET & ASSOCIATES, INC. _____, 20__.

Joe A. Burget, Jr., P.L.S.

REVISIONS	SOURCE OF TITLE	SHEET NUMBER
.	Instrument No.-20210042512	1 OF 1
	TAX MAP NUMBER	
	Tax Parcel 34-032-071	

BURGET & ASSOCIATES, INC.
"Professional Land Surveyors"
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Web Site: www.burgetassociatesinc.com
1797 N.B. Road, New Bloomfield Pennsylvania 17068
Phone: 717-582-7011 Fax: 717-582-3557

PRELIMINARY/FINAL LOT ADD-ON PLAN

FOR

RICHARD H. & NANCY H. SEACHRIST

LONDONDERRY TOWNSHIP, DAUPHIN COUNTY, PA
JOB NUMBER: 25049
DRAWING NUMBER: 25049-001
Scale- 1"=20' Date: March 13th, 2025