No: 26-006

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality Derry Township Surveyor Burget Engineer/RLA Not Indicated

Plat Title Felty Mill Land Co LLC

Zoning District Conservation Proposed Land Use Residential (SF detached)

Plat Status: ___ Preliminary **Plat Type**: X Subdivision **Regulations**: ___ County

___ Final X Municipal

X P/F ___ Land Development X Zoning

___ Minor X S&LD

Existing # of Lots 1 Proposed # of Lots 6 Proposed # of New DUs 5 Subdivided / Developed Acres 40.1 Total Acres 41.9

Date Received 12/12/25 Staff Review 12/22/25 Official County Review 12/22/25

Reviewed by DMK Checked by _____ Tax Map Parcel # 25-054-034

- *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. Show location of wells and 100' separation from septic on all lots, including existing adjacent lots.
3. Complete the zoning requirement information for each proposed lot in the chart on the cover sheet [S-LD §185-13E(4a)(23-28, 40)].
4. 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].
5. Provide primary control point [S-LD §185-13E(4a)(8)].
6. Indicate source of fire protection [S-LD §185-12D(4g); S-LD §185-13E(4a)(17); §185-36B (7)]. *Proposed subdivision is outside area that includes available community services and is designated as "conservation" in the Dauphin County Comprehensive and Tri-County Regional Growth Management Plans, with recommended density of less than 0.05 units per acre.*
7. All subdivision and/or land development activities shall include stormwater controls in accordance with Chapter 174 [S-LD §185-26].
8. Provide any other reasonable data the Township may require to evaluate the proposal [S-LD §185-13E(5f)].

Plan No. 26-006

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 seals, signatures)*		✓		
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		✓		
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		✓	
	Sewer mains			✓
	Water mains			✓
21. Proposed man-made features shown –	Building (s)	✓		
	Storm drainage fac *(at time of construct)*		✓	
	Sewer disposal – public ( ) on-lot (✓)	✓		
	Water supply – public ( ) well (✓)		✓	
22. Existing streets shown -	Name	✓		
	R/W width	✓		
	Paving width *(waiver requested)*	✓		
	Dedicated R/W width	✓		
23. Proposed streets shown -	Name			✓
	R/W width			✓
	Paving width *(waiver requested)*			✓
	Profiles *(waiver requested)*			✓
24. Curbs shown *(waiver requested)*		✓		
25. Sidewalks shown *(waiver requested)*		✓		
26. Existing and proposed coverage shown *(Lot 2 only)*			✓	
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 *(at time of construction)*			✓	
31. Statement of ownership, signature and notarization shown *(needs sign/notar)*		✓		
32. Dedicatory statement shown		✓		
33. Approval blocks shown		✓		
34. PADOT Highway Occupancy Permit statement shown				✓
35. Consistency with Future Land Use plans - County plans			✓	
	Municipal plans	✓		

PRELIMINARY / FINAL SUBDIVISION PLAN

FOR

FELTY MILL LAND CO., LLC.

2350 FELTY MILL ROAD, PALMYRA, PA 17078

DERRY TOWNSHIP, DAUPHIN COUNTY PENNSYLVANIA

December 9th, 2025

Revised on xxxx

GENERAL SUBDIVISION NOTES

1. PROPOSED SUBDIVISION PLAN. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE EXISTING LANDS N/F OF JAMES H. & MABEL K. MCCORKLE FORMING A PARENT PARCEL OF 41.998 ACRES OF LAND. THE RESULTING PARENT PARCEL WILL BE SUBDIVIDED TO CREATE PROPOSED LOT 5, LOT 6, LOT 7, LOT 8, AND LOT 9. THE RESIDUAL LOT 2 WILL CONTAIN 2 ACRES WHICH WILL CONTAIN THE EXISTING HOME, DRIVEWAY, WELL, AND SEPTIC SYSTEM. ADDITIONAL RIGHT-OF-WAY ALONG FELTY MILL ROAD AND STOUFFERS CHURCH ROAD WILL BE DEDICATED TO THE TOWNSHIP.
2. NO CONSTRUCTION OR EARTHMOVING ACTIVITY IS PROPOSED AT THE TIME OF SUBMISSION.
3. 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.
4. THE INFORMATION SHOWN ON THESE DRAWINGS MAY HAVE ALSO BEEN PROVIDED IN A DIGITAL DRAWING FORMAT. AND 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.
5. ALL FUTURE SITE CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE APPROVED PLANS. NO BUILDING OR OTHER STRUCTURE SHALL BE ERECTED, MOVED, ADDED TO, ALTERED OR THE USE THEREIN CHANGED WITHOUT A PERMIT THEREFORE ISSUED BY THE ADMINISTRATION OFFICIAL. NO BUILDING PERMIT SHALL BE ISSUED BY THE ADMINISTRATIVE OFFICIAL EXCEPT IN CONFORMITY WITH THE PROVISION OF THE MUNICIPAL ZONING ORDINANCE, UNLESS THE APPLICANT RECEIVES A WRITTEN ORDER FROM THE MUNICIPAL ZONING HEARING BOARD IN THE FORM OF AN ADMINISTRATIVE REVIEW, SPECIAL EXCEPTION, OR VARIANCE AS REQUIRED BY THE MUNICIPAL ZONING ORDINANCE.
6. WETLANDS EXIST ON THIS SITE AND ARE SHOWN PER WETLAND DELINEATION BY A WETLAND SCIENTIST PROFESSIONAL.
7. NO PORTION OF THE PROPERTY EXISTS WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN PER FEMA MAPPING PANEL NUMBER: 42043C0390D, EFFECTIVE:AUGUST 02, 2012.
8. CONTOURS SHOWN ARE FROM THE PAMAP PROGRAM (LIDAR) TOPOGRAPHIC CONTOURS (2FT INTERVAL) OF PENNSYLVANIA.
9. ALL COORDINATE AND ELEVATION INFORMATION PROVIDED ON THIS PLAN IS LOCATED ON NAD83 AND NAVD88 DATUM, PENNSYLVANIA STATE PLANE SOUTH ZONE 3702.
10. THIS PLAN REPRESENTS A COMPLETE BOUNDARY AND FIELD SURVEY CONDUCTED BY BURGET ASSOCIATES, INC IN OCTOBER 2025. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OF THE SUBJECT PREMISES. USERS OF THIS PLAN ARE HEREBY CAUTIONED THAT ADDITIONAL EASEMENTS, RIGHTS-OF-WAY OR OTHER ENCUMBRANCES UPON THE SUBJECT TITLES MAY EXIST THAT WERE NOT VISIBLY EVIDENT AT THE TIME OF THE FIELD SURVEY.
11. AT THE TIME OF CONSTRUCTION, THE DEVELOPER SHALL SUBMIT AN EROSION AND SEDIMENTATION CONTROL PLAN AS REQUIRED BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
12. ALL REGULATED ACTIVITIES AND ALL ACTIVITIES THAT MAY AFFECT STORMWATER RUNOFF, INCLUDING LAND DEVELOPMENT AND EARTH DISTURBANCE ACTIVITY THAT ARE SUBJECT TO REGULATION SHALL BE THE RESPONSIBILITY OF THE FUTURE OWNERS AND/OR DEVELOPER AT TIME OF PROPOSED CONSTRUCTION AND SHALL BE SUBJECT TO THE DERRY TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.
13. NOTHING SHALL BE PLACED, PLANTED, SET, OR PUT WITHIN THE AREA OF AN EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH AN EASEMENT AGREEMENT.
14. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING EASEMENTS ON THE PROPERTY.
15. PER REVIEW OF THE GEOLOGIC MAPS PREPARED BY THE PENNSYLVANIA BUREAU OF TOPOGRAPHIC AND GEOLOGIC SURVEY & DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES THERE ARE NO KNOWN OR MAPPED SINKHOLES WITHIN THE BOUNDARIES OF THE EXISTING PARCEL(S) OF THIS PLAN

WAIVER REQUESTS

WAIVERS REQUESTED, DERRY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

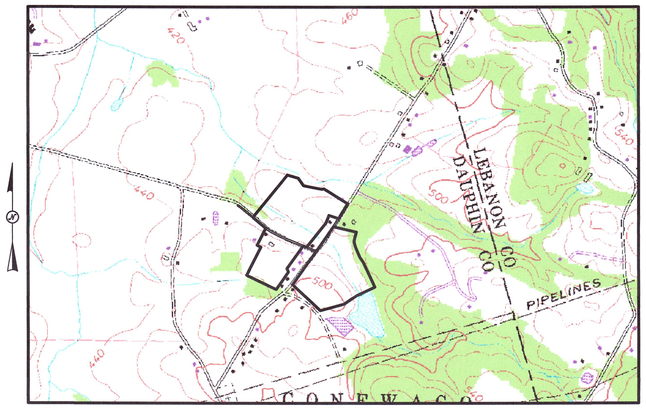
1. SALDO SECTION 185-12.D(3)(A)(21) STORMWATER SEWER PLANS AND PROFILES (AND SECTION 185-13.E(4)(A)(19)) -
   NO CONSTRUCTION OR EARTH MOVING ACTIVITIES ARE PROPOSED AS PART OF THIS PLAN SUBMISSION. A WAIVER OF THIS SECTION IS BEING REQUESTED OF THE REQUIREMENT TO PROFILE EXISTING STORMWATER FACILITIES. A WAIVER OF THIS SECTION IS BEING REQUESTED DUE TO THE RURAL NATURE OF THIS SUBDIVISION
2. SALDO SECTION 185-12.D(3)(A)(22) SANITARY SEWER PLANS AND PROFILES (AND SECTION 185-13.E(4)(A)(20)) -
   NO CONSTRUCTION OR EARTH MOVLNG ACTIVITIES ARE PROPOSED AS PART OF THIS PLAN SUBMISSION. A WAIVER OF THIS SECTION IS BEING REQUESTED OF THE REQUIREMENT TO PROFILE EXISTING SANITARY SEWER FACILITIES. A WAIVER OF THIS SECTION IS BEING REQUESTED DUE TO THE RURAL NATURE OF THIS SUBDIVISION.
3. SALDO SECTION 185-12.D(3)(A)(23) WATER AND GAS PLANS AND PROFILES (AND SECTION 185-13.E(4)(A)(21)) -
   NO CONSTRUCTION OR EARTH MOVING ACTIVITIES ARE PROPOSED AS PART OF THIS PLAN SUBMISSION. A WAIVER OF THIS SECTION IS BEING REQUESTED OF THE REQUIREMENT TO PROFILE EXISTING WATER AND GAS FACILITIES. A WAIVER OF THIS SECTION IS BEING REQUESTED DUE TO THE RURAL NATURE OF THIS SUBDIVISION.
4. SALDO SECTION 185-34.A(1) SIDEWALK LOCATIONS -
   NO CONSTRUCTION OR EARTH MOVING ACTIVITIES ARE PROPOSED AS PART OF THIS PLAN SUBMISSION. A WAIVER OF THIS SECTION IS BEING REQUESTED DUE TO THE RURAL NATURE OF THIS SUBDIVISION.
5. SALDO SECTION 185-22.D(2) CARTWAY WIDTHS AND 185-22.E CURBS -
   NO CONSTRUCTION OR EARTH MOVING ACTIVITIES ARE PROPOSED AS PART OF THIS PLAN SUBMISSION. DUE TO THE RURAL NATURE OF THIS SUBDIVISION A WAIVER OF THIS SECTION IS BEING REQUESTED FOR CARTWAY WIDTHS AND CURB INSTALLATION. ONLY THE REQUIRED RIGHT-OF-WAY HAS BEEN PROPOSED FOR DEDICATION AS PART OF THIS PLAN.
6. SALDO SECTION 185-31 LANDSCAPING AND SHADE TREES -
   NO CONSTRUCTION OR EARTH MOVING ACTIVITIES ARE PROPOSED AS PART OF THIS PLAN SUBMISSION. A WAIVER OF THIS SECTION IS BEING REQUESTED FOR SHADE TREES DUE TO THE RURAL NATURE OF THIS SUBDIVISION.

WATER & SEWER NOTES

1. THE PROPOSED LOTS WILL BE SERVED BY ONLOT SEWER (SANDMOUNDS) OVER THE APPROVED SEPTIC AREAS WHICH ARE SHOWN ON THESE PLANS.
2. THE PROPOSED LOTS WILL BE SERVED BY ONLOT WATER VIA DRILLED WELLS. THESE WELLS MUST BE INSTALLED AT LEAST 100 FEET FROM ANY ONLOT SEPTIC SYSTEM OR 100 FEET FROM ANY APPROVED SEPTIC TESTING AREAS.

SOILS INFORMATION *Hydric Soils

SOIL SYMBOL	DESCRIPTION
*At	Atkins silt loam
*Bc	Basher silt loam
BeB2	Bedington shaly silt loam, 3 to 8 percent slopes, moderately eroded
*Cr	Croton silt loam, occasionally ponded, 0 to 3 percent slopes
*KaD2	Klinesville shaly silt loam, 15 to 25 percent slopes, moderately eroded
LrB2	Lewisberry gravelly sandy loam, 3 to 8 percent slopes, moderately eroded
LrC2	Lewisberry gravelly sandy loam, 8 to 15 percent slopes, moderately eroded
LrD2	Lewisberry gravelly sandy loam, 15 to 25 percent slopes, moderately eroded
LsF	Lewisberry very stony sandy loam, 25 to 60 percent slopes
RdB	Readington silt loam, 3 to 8 percent slopes
W	Water



SOURCE:
BASE MAP FROM THE PALMYRA, PA, 7.5 MINUTE USGS TOPOGRAPHIC QUADRANGLE

LOCATION MAP
SCALE: 1"=1000'

1000' 0 1000'
SCALE IN FEET

ZONING RELIEF ORDER

"NO ZONING RELIEF GRANTED"

OWNER / APPLICANT

JAMES H. & MABEL K. MCCORKLE
2350 FELTY MILL ROAD,
PALMYRA, PA 17078

DEVELOPER

FELTY MILL LAND CO., LLC.
5755 UNION DEPOSIT ROAD
HARRISBURG, PA. 17111
(717) 649-2094

SURVEYOR INFORMATION

BURGET & ASSOCIATES, INC.
"Professional Land Surveyors"

- CADD Training and Support
- ALTA Surveys
- Topographical Surveys
- Property Surveys
- FEMA Elevation Certificates
- GPS Mapping and Control Surveys
- Major and Minor Subdivisions

Web Site: www.burgetassociatesinc.com
1797 N.B. Road, New Bloomfield PA 17068
Phone: 717-582-7011 Fax: 717-582-3557

PARCEL AND PROPERTY INFORMATION

TAX ID NUMBER	ID INFO	AREA
25-054-034	Deed Book H, Volume 49, Page 427	41.998 AC

DERRY TOWNSHIP - ZONING REQUIREMENTS

ZONING DISTICT	CONSERVATION DISTRICT				
PRINCIPAL USE(S)	SINGLE-FAMILY RURAL RESIDENTIAL				
CATEGORY	REQUIREMENTS	EXISTING	PROPOSED	COMPLIANCE	NOTES
MIN. LOT AREA	5 Ac (Non Resid.)	41.998 AC	1.785 AC	YES	RESIDENTIAL LOT
MIN. LOT WIDTH	200'	OVER 1000 FT	Lot 2: 273 FT Lot 5: 780 FT Lot 6: 242 FT Lot 7: 447 FT Lot 8: 537 FT Lot 9: 304 FT	YES	
MIN. LOT DEPTH	200'	900 FT	Lot 2: 271 FT Lot 5: 266 FT Lot 6: 900 FT Lot 7: 500 FT Lot 8: 479 FT Lot 9: 680 FT	YES	
MAX. IMPERVIOUS COVER	15%	NONE	10%	YES	LOT 2
MIN. VEGETATED COVER	75%	100%	75%	YES	
MAX. PRINCIPAL BUILDING HEIGHT	45 FT	NONE	BELOW 45 FT	YES	
MAX. ACCESS. BUILDING HEIGHT	20 FT	NONE	BELOW 20 FT	YES	
MINIMUM FRONT SETBACK	50'	50'	50'	YES	
MINIMUM SIDE SETBACK	50'	50'	50'	YES	
MINIMUM REAR SETBACK	50'	50'	50'	YES	
WATER SUPPLY	PUBLIC/PRIVATE	PRIVATE	PRIVATE	YES	
SANITARY SEWER	PUBLIC	PRIVATE	PRIVATE	YES	
MAX. RESIDENTIAL DENSITY	1 DU / 5 Ac NDA (0.2 / 1 Ac)	-	0.19 / 1 Ac	YES	

SHEET INDEX

SHEET	TITLE	FILED
1 OF 9	COVER SHEET	YES
2 OF 9	EXISTING CONDITIONS PLAN	YES
3 OF 9	DEVELOPABLE AREA PLAN	YES
4 OF 9	SUBDIVISION PLAN-OVERALL	YES
5 OF 9	SUBDIVISION PLAN	YES
6 OF 9	SUBDIVISION PLAN	YES
7 OF 9	SUBDIVISION PLAN	YES
8 OF 9	SUBDIVISION PLAN	YES
9 OF 9	DETAIL PAGE	YES

SHEET 1 OF 7

TOWNSHIP OF DERRY

PLAT NO. ~~XXX~~ 1446

SUBMISSION DATE

DEC	09	2025
Mo.	Day	Year

REVISION DATE

XX	XX	XXX
Mo.	Day	Year

By Director Of Community Development

PRELIMINARY / FINAL SUBDIVISION PLAN
FOR
FELTY MILL LAND CO., LLC.
2350 FELTY MILL ROAD, PALMYRA, PA 17078

DERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

COVER SHEET

DERRY TOWNSHIP
DAUPHIN COUNTY PENNSYLVANIA

SCALE:	DRAWN BY:	CHECKED BY:	DATE:	DRAWING NO.
AS NOTED	JAB	JAB	12/09/2025	1 OF 9

I HEREBY CERTIFY THAT THIS PLAN AND THE RELATED SURVEY WORK WAS PREPARED AND PERFORMED BY ME UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA. THIS CERTIFICATION IS NEITHER A WARRANTY NOR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

LICENSE # 075175
FOR AND ON BEHALF OF
BURGET & ASSOCIATES, INC.
(717) 582-7011

OWNER'S CERTIFICATION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN
On this _____day of _____, 20___
before me, the undersigned personally appeared

_____
who being duly sworn according to law deposes and says that they are the heretofore owners of the property shown on this plan and that they acknowledge the same to be their act and desire the same to be recorded as such according to law.

_____
Witness my hand and seal the day and date written
My commission expires: NOTARY PUBLIC

STREET DEDICATION STATEMENT

It is hereby certified that the undersigned is the owner of the within plan and that all streets or parts thereof not previously dedicated are hereby tendered for dedication to public use.

_____
Owner and Applicant

OWNER'S CERTIFICATION

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COUNTY OF DAUPHIN
On this _____day of _____, 20___
before me, the undersigned personally appeared

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_____
Owner and Applicant

DAUPHIN COUNTY PLANNING COMMISSION

This Plan was reviewed by Dauphin County Planning Commission on:
this _____ day of _____ , 20____.

Chairman _____

Secretary _____

DERRY TOWNSHIP BOARD OF SUPERVISORS

This plan approved by the Derry Township Supervisors
this _____ day of _____ , 20____.

Chairman _____

Secretary _____

DERRY TOWNSHIP PLANNING COMMISSION

This plan was recommended for approval by the Derry Township Planning Commission on:
this _____ day of _____ , 20____.

Chairman _____

Secretary _____

PA ONE CALL AND UTILITY LISTING

811

Derry Township Municipal Authority
670 Clearwater Road
Hershey, PA 17033-2453
Contact: Michael Stotler
Email: mstotler@dtma.com

PPL Electric Utilities Corporation
503 New Market ST
Wilkes Barre, PA 18702
Contact: Mark Santayana
Email: msantayana@pplweb.com

Pennsylvania American Water
200 E. Canal St.
Hummelstown, PA 17036
Contact: Angela Marcus
Email: angela marcus@amwater.com

Verizon Pennsylvania Inc.
1026 Hay St.
Pittsburgh, PA 15221
Contact: Deborah Barun
Email: deborah.d.della@verizon.com

UGI Utilities, Inc.
1301 Alp Drive
Middletown, PA 17057
Contact: Stephen Bateman
Email: sbateman@ugi.com

SYMBOL / LINETYPE LEGEND

- CONTOUR LINE (FROM LIDAR)
- NEIGHBORING PROPERTY LINE
- SUBJECT PROPERTY LINE
- BSL — BUILDING SETBACK LINE
- SOILS BOUNDARY
- APPROXIMATE EDGE OF STREAM
- EXISTING RIGHT OF WAY LINE
- EXISTING EASEMENT
- OVERHEAD UTILITY LINE
- EDGE OF DENSE WOODS
- Bc — SOILS TYPE
- PROPERTY CORNER SET
- UTILITY POLE
- SEPTIC PROBE
- SEPTIC PERCS
- Conc.Monu.(fnd) — EXISTING PROPERTY CORNER FOUND

GRAPHIC SCALE

80 0 40 80 160 0

(IN FEET)
1 inch = 80 ft.

REVISIONS

BURGET & ASSOCIATES, INC.
"Professional Land Surveyors"

- CADD Training and Support
- ALTA Surveys
- Topographical Surveys
- Property Surveys
- FEMA Elevation Certificates
- GPS Mapping and Control Surveys
- Major and Minor Subdivisions

Web Site: www.burgetassociatesinc.com

1797 N.B. Road, New Bloomfield Pennsylvania 17068
Phone: 717-582-7011 Fax: 717-582-3557

SUBDIVISION PLAN

PRELIMINARY/FINAL SUBDIVISION
for
FELTY MILL LAND CO. LLC.

DERRY TOWNSHIP, DAUPHIN COUNTY, PA
JOB NUMBER: 25324
DRAWING NUMBER: 25324-001

Sheet 2 of 9 Date: December 9th, 2025

NET DEVELOPABLE AREA CALCULATION

Condition or Area	Effective Capacity Rating factor	Areas	Area Product
Floodways, Wetlands, and Streams	0.1	259,855 SF or 5.965 Acres	25,985 SF or 0.597 Acres
Areas having slopes greater than 10% but less than 20%	0.7	500,935 SF or 11.500 Acres	350,655 SF or 8.050 Acres
Areas Having slopes of 20% but less than 30%	0.5	13,805 SF or 0.317 Acres	6,903 SF or 0.159 Acres
Areas having slopes of 30% or greater	0.1	13,110 SF or 0.301 Acres	1,311 SF or 0.030 Acres
Quarries and area within 50 feet of perimeter of quarries	0	0.00	0.00
Cemeteries	0	0.00	0.00
Landfills	0	0.00	0.00
Existing streets right-of-way	0	49,340 SF or 1.133 Acres	0.00
All other areas	1.0	992,407 SF or 22.783 Acres	992,407 SF or 22.783 Acres
Total		1,829,452 SF or 41.998 Acres	1,377,261 SF or 31.618 Acres
		6 PROPOSED LOT	0.190 DU/ACRE

FLOODWAY / WETLAND / STREAM

SLOPES: 10-20%

SLOPES: 20-30%

SLOPES: +30%

RIGHT-OF-WAY

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

STAUFFERS CHURCH RD (T-325)

FELTY MILL RD (T-580) 220.62'

Source of Title
James H. & Mabel K. McCorkle
Deed Book H, Volume 49, Page 427
Tax Parcel 24-054-034
Gross Surveyed Area: 1,829,452 Sq Ft
or 41.998 Acres
Existing Lot

RADIUS = 608.07'
ARC LENGTH = 12.37
CHORD BEARING = N51°10'17"W
CHORD LENGTH = 12.37'

IRON PIN SET @30.44'

IRON PIN SET @30.90'

IRON PIN SET

Existing Dwelling

Existing Barn

Gravel Driveway

Existing 20' Wide Access Easement to Adjacent Lands

33' Wide Legal Right of Way Line

Prior Dedicated Right of Way Line

Stream

48" RCP

197' CMP

152' CMP

N/F Brian P. Green Tax Parcel 24-054-059 Instrument No. 20190014702

N/F Joseph M. Koons Tax Parcel 24-054-061 Deed Book 3660, Page 545

N/F Jacob S. Gerhart Jr. Tax Parcel 24-054-028 Instrument No. 20210015996

N/F Pam S. Bishart Tax Parcel 24-054-054 Instrument No. 20200033503

N/F Judith A. Lehman Trust Tax Parcel 24-054-018 Deed Book 5534, Page 615

N/F Brandon L. Bryce Tax Parcel 24-054-044 Instrument No. 20210043032

N/F Paul E. Kenney III Tax Parcel 24-054-035 Instrument No. 20240013596

N/F Shaun M. Stokes Tax Parcel 24-054-005 Deed Book 642, Page 400

N/F Kellen Kulbacki Tax Parcel 24-054-041 Instrument No. 20190014889

N/F Jon Paul Painton Tax Parcel 24-054-040 Instrument No. 20220025561

N/F Aaron Mock Tax Parcel 24-054-004 Instrument No. 20200035600

N/F William R. Wegman Tax Parcel 24-054-031 Instrument No. 20090037435

N/F Kathryn Helen Schroll Tax Parcel 24-054-012 Instrument No. 20150024100

N/F Matthew R. Ebersole Tax Parcel 24-054-027 Instrument No. 20160016238

N/F Kevin Faldanzer Tax Parcel 24-054-035 Deed Book 4483, Page 246

N/F Thomas A. Logan Tax Parcel 24-054-028 Deed Book 2299, Page 154

N/F Laurel A. Schiavoni Tax Parcel 22-003-042 Deed Book 3116, Page 73

N/F Jason A. Kennedy Trust Tax Parcel 24-054-038 Deed Book 5304, Page 415

N/F Ashleh Suri Tax Parcel 24-054-051 Instrument No. 20130016230

N/F Larry W. Moyer Tax Parcel 24-054-032 Instrument No. 20250018433

Fence Post(fnd)

Iron Pin(fnd)

Iron Pipe(fnd)

Square Bolt(fnd)

Conc.Monu.(fnd)

33.23' N82° 36' 29"E

156.80' S74° 07' 37"E

127.76' S34° 19' 11"E

256.87' S79° 30' 05"E

389.36' S58° 19' 33"E

S31° 42' 31"W 242.51'

736.26' N58° 28' 53"E

N70° 57' 26"W 141.17'

S22° 34' 30"W 118.12'

S38° 30' 27"W 428.30'

330.09' S76° 55' 24"E

S16° 09' 06"W 69.97'

S13° 12' 46"W 46.70'

S01° 20' 05"E 30.56'

S14° 50' 54"E 60.91'

S23° 13' 40"E 168.42'

S34° 10' 27"E 88.96'

S24° 34' 58"E 379.23'

S64° 23' 11"W 214.39'

S58° 16' 01"W 217.61'

S74° 42' 39"W 343.78'

N46° 28' 23"W 345.02'

N46° 53' 23"W 184.91'

N64° 10' 20"W 454.57'

N26° 58' 57"E 382.30'

S35° 10' 20"W 382.30'

N34° 44' 36"E 414.46'

S19° 25' 46"E 52.14'

N34° 55' 07"E 128.97'

N67° 56' 36"W 48.68'

S35° 37' 13"W 428.30'

N35° 39' 22"E 443.69'

N27° 01' 38"E 266.07'

N62° 53' 27"W 59.94'

438.74'

N52° 33' 23"W

REVISIONS

BURGET & ASSOCIATES, INC.
"Professional Land Surveyors"

- CADD Training and Support
- ALTA Surveys
- Topographical Surveys
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- FEMA Elevation Certificates
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- Major and Minor Subdivisions

Web Site: www.burgetassociatesinc.com

1797 N.B. Road, New Bloomfield Pennsylvania 17068
Phone: 717-582-7011 Fax: 717-582-3557

DEVELOPABLE AREA PLAN

PRELIMINARY/FINAL SUBDIVISION
for
FELTY MILL LAND CO. LLC.

DERRY TOWNSHIP, DAUPHIN COUNTY, PA
JOB NUMBER: 25324
DRAWING NUMBER: 25324-001

Date: December 9th, 2025

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

SYMBOL / LINETYPE LEGEND

- LIMIT OF STEEP SLOPE
- CONTOUR LINE (FROM LIDAR)
- NEIGHBORING PROPERTY LINE
- SUBJECT PROPERTY LINE
- BSL — BUILDING SETBACK LINE
- SOILS BOUNDARY
- WETLAND BOUNDARY FROM WETLAND DELINEATION
- FLOOD WAY OF STREAM (DEFAULT 50' FROM TOP OF BANK)
- APPROXIMATE EDGE OF STREAM
- EXISTING RIGHT OF WAY LINE
- PROPOSED DEDICATED RIGHT OF WAY LINE
- EXISTING EASEMENT
- OVERHEAD UTILITY LINE
- EDGE OF DENSE WOODS
- LrB2 — SOILS TYPE
- IRON PIN SET — PROPERTY CORNER SET
- UTILITY POLE
- SEPTIC PROBE
- SEPTIC PERCS
- Conc.Monu.(fnd) — EXISTING PROPERTY CORNER FOUND
- PROPOSED DRIVEWAY LOCATION
- CMS — PROPOSED CONCRETE MONUMENT TO BE SET

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