No: 25-032

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Londonderry Township | Surveyor: Douglas J. Herr, Jr. PLS | Engineer:

Plat Title: Lot Add-On Final Plas for Adam Jay & Sandra Marie Kopp

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

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

# of Lots 2 | # of New Lots 2 | # of DUs 0 | Acs Subdiv/Devel 2.00 | Total Acs 78.07

Date Received 3/7/2025 | Staff Review 3/10/2025 | Official County Review 3/10/2025

Reviewed by ARK | Checked by _____ | Parcel ID: 34-006-045; 34-006-046

Project Description: To add 3.038 acres from Property ID # 34-006-46 to Property ID # 34-006-045

- *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: Section 22-303.1 Preliminary Plans Procedures
Deferrals Requested: Section 22-506 & Section 22-507 – Curbs & Gutters/Sidewalks

Comments:

1. All certifications, notarizations, and signatures must be obtained before the plan is brought in for signing.

2. Verify the zoning district. The cover page of the plan set provides a zoning table for both the Agricultural (A) District and the Commercial-Shopping Center (C-2) (the lot appears to be split between these two districts) while the review application identifies the zoning district as Single-Family County (R-1).

   Likewise, it does appear that the yard and coverage regulations provided for the C-2 table are incorrect.

3. Show existing contours (Section 22-312.1.A.14) and determine whether there are any existing easements (Section 22-312.1.A.2). The Buckeye Pipeline owns property near the lot. It is possible a pipeline easement exists.

4. The lot in question is 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.

5. Note that Colebrook Road, Tollhouse Road, and the northern portion of Schoolhouse Road area state routes and will require a Highway Occupancy Permit (HOP) in the case of future development where a driveway or access point is planned. HOPs should be on file for the existing driveways.

Plan No. 25-032

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)			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 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, signature and notarization shown	X		
32. Dedicatory statement shown Need signature	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		

LOT ADD - ON FINAL PLAT

for

ADAM JAY & SANDRA MARIE KOPP

in

LONDONDERRY TOWNSHIP, DAUPHIN COUNTY, PA

CERTIFICATES :

CERTIFICATION OF ACCURACY (SURVEY)

I, hereby certify that this plan represents a survey made by or for me, that the monuments, survey pins/markers or lot corners shown hereon exist or will exist as located and that all dimensional details are correct.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — DOUGLAS JAMES HERR JR. — LAND SURVEYOR SU075263

_____, 20____ _____
Douglas J. Herr, Jr., P.L.S.

CERTIFICATION OF ACCURACY (PLAN)

I certify that, to the best of my knowledge, the plan shown and described hereon is true and correct to the accuracy required by the Londonderry Township Subdivision and Land Development Ordinance.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — DOUGLAS JAMES HERR JR. — LAND SURVEYOR SU075263

_____, 20____ _____
Douglas J. Herr, Jr., P.L.S.

LONDONDERRY TOWNSHIP BOARD OF SUPERVISIORS

Lot Add-On Plan, bearing Londonderry Township File No. PC__-__ approved by Londonderry Township Board of Supervisors this _____ day of _____, 2025.

_____
Secretary/Treasurer

_____
Chairman

LONDONDERRY TOWNSHIP PLANNING COMMISSION

Lot Add-On Plan, bearing Londonderry Township File No. PC__-__, approved by Londonderry Township Planning Commission this ___ day of _____, 2025.

_____ _____
Date Secretary/Treasurer

_____ _____
Date Chairman

LONDONDERRY TOWNSHIP ENGINEER

Reviewed by the Londonderry Township Engineer this ___ day of _____, 2024.

_____
Township Engineer

DAUPHIN COUNTY PLANNING COMMISSION

Reviewed by the Dauphin County Planning Commission this ___ day of _____, 2024.

_____ _____
Secratary Chairman

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION - INDIVIDUAL

Commonwealth of Pennsylvania, County of Dauphin

On this, the ___ day of _____, 2025, before me, the undersigned individual owner(s) personally appeared Adam Jay Kopp and Sandra Marie Kopp who being duly sworn according to law, deposes and says that they are the owners of the properties shown on this plan, that they acknowledge the same to be their act and plan, that they desire the same to be recorded, and that all streets and other property identified as proposed public property (except those areas labeled "NOT FOR DEDICATION") are hereby dedicated to the public use.

_____ _____
Adam Jay Kopp Sandra Marie Kopp

My commission expires _____ _____
(Date) (Notary)

PA ONE CALL :

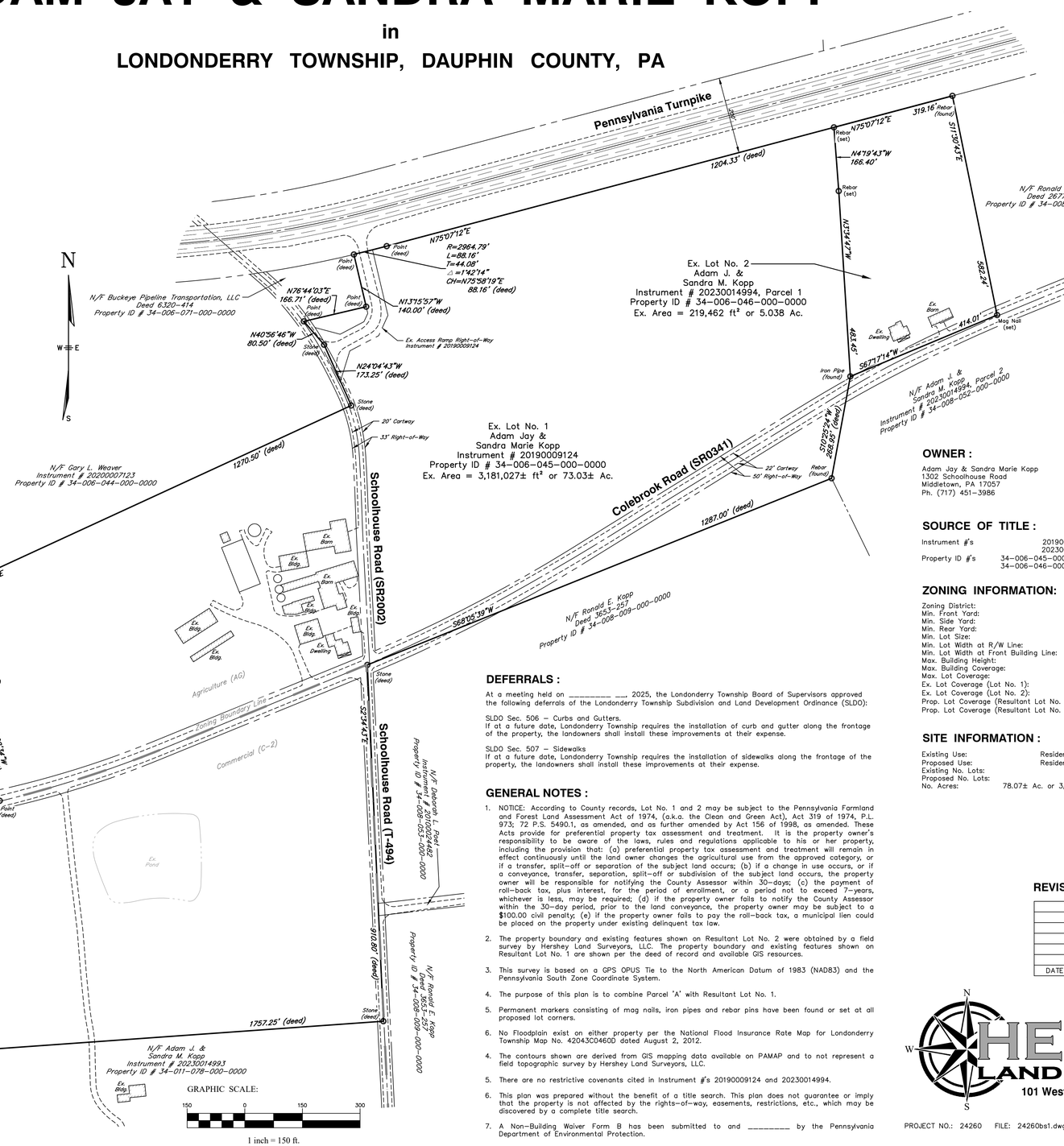
Hershey Land Surveyors, LLC hereby states that, pursuant to the provisions of Act No. 287 of December 10, 1974, as amended by Act No. 121 of October 9, 2008, of the Pennsylvania Legislature, it has performed an inquiry with the PA One Call System to obtain utility information from the facility owners that may affected by the construction proposed on this plan. Such inquiry has been conducted to comply with all applicable requirements of Act 121. Hershey Land Surveyors, LLC does not make any representation, warranty, assurance or guarantee that the information received pursuant to said inquiry and as reflected on these drawings is complete, correct or accurate with regard to the position of, or the presence or absence of any underground utilities. Lot owners, builders and excavation contractors must comply with Act 121 and contact the PA One Call System at least three (3) working days prior to digging, drilling, or blasting. The contractor shall field verify the location of any affected facility prior to construction.

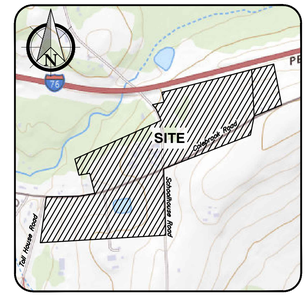
One Call Serial Number: 20250501371
Date: 2/19/2025
By: DJH

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

FACILITY OWNERS:

Pennsylvania Electric Co.
Verizon Pennsylvania, LLC
UGI Utilities, Inc.
Londonderry Township
Buckeye Partners





LOCATION MAP

2000 0 2000 4000

SCALE 1" = 1000'

N/F Ronald E. Kopp Deed 2677-324 Property ID # 34-008-001-000-0000

OWNER :

Adam Jay & Sandra Marie Kopp
1302 Schoolhouse Road
Middletown, PA 17057
Ph. (717) 451-3986

SHEET INDEX :

SHEET	TITLE
1.	COVER SHEET / EXISTING FEATURES PLAN
2.	PROPOSED FEATURES PLAN

SOURCE OF TITLE :

Instrument #'s	20190009124 20230014994
Property ID #'s	34-006-045-000-0000 34-006-046-000-0000

ZONING INFORMATION:

Zoning District:	Agriculture AG	Zoning District:	Commercial C-2
Min. Front Yard:	35 ft	Min. Front Yard:	35 ft
Min. Side Yard:	15 ft	Min. Side Yard:	15 ft
Min. Rear Yard:	25 ft	Min. Rear Yard:	25 ft
Min. Lot Size:	43,560 sq ft	Min. Lot Size:	43,560 sq ft
Min. Lot Width at R/W Line:	25 ft	Min. Lot Width at R/W Line:	25 ft
Min. Lot Width at Front Building Line:	100 ft	Min. Lot Width at Front Building Line:	100 ft
Max. Building Height:	50 ft	Max. Building Height:	35 ft
Max. Building Coverage:	20 %	Max. Lot Coverage:	30 %
Max. Lot Coverage:	30 %		
Ex. Lot Coverage (Lot No. 1):	10.7 %		
Ex. Lot Coverage (Lot No. 2):	2.0 %		
Prop. Lot Coverage (Resultant Lot No. 1):	10.2 %		
Prop. Lot Coverage (Resultant Lot No. 2):	5.2 %		

SITE INFORMATION :

Existing Use:	Residential/Agricultural
Proposed Use:	Residential/Agricultural
Existing No. Lots:	2
Proposed No. Lots:	2
No. Acres:	78.07± Ac. or 3,400,489± sq ft

DEFERRALS :

At a meeting held on _____ __, 2025, the Londonderry Township Board of Supervisors approved the following deferrals of the Londonderry Township Subdivision and Land Development Ordinance (SLDO):

SLDO Sec. 506 – Curbs and Gutters.
If at a future date, Londonderry Township requires the installation of curb and gutter along the frontage of the property, the landowners shall install these improvements at their expense.

SLDO Sec. 507 – Sidewalks
If at a future date, Londonderry Township requires the installation of sidewalks along the frontage of the property, the landowners shall install these improvements at their expense.

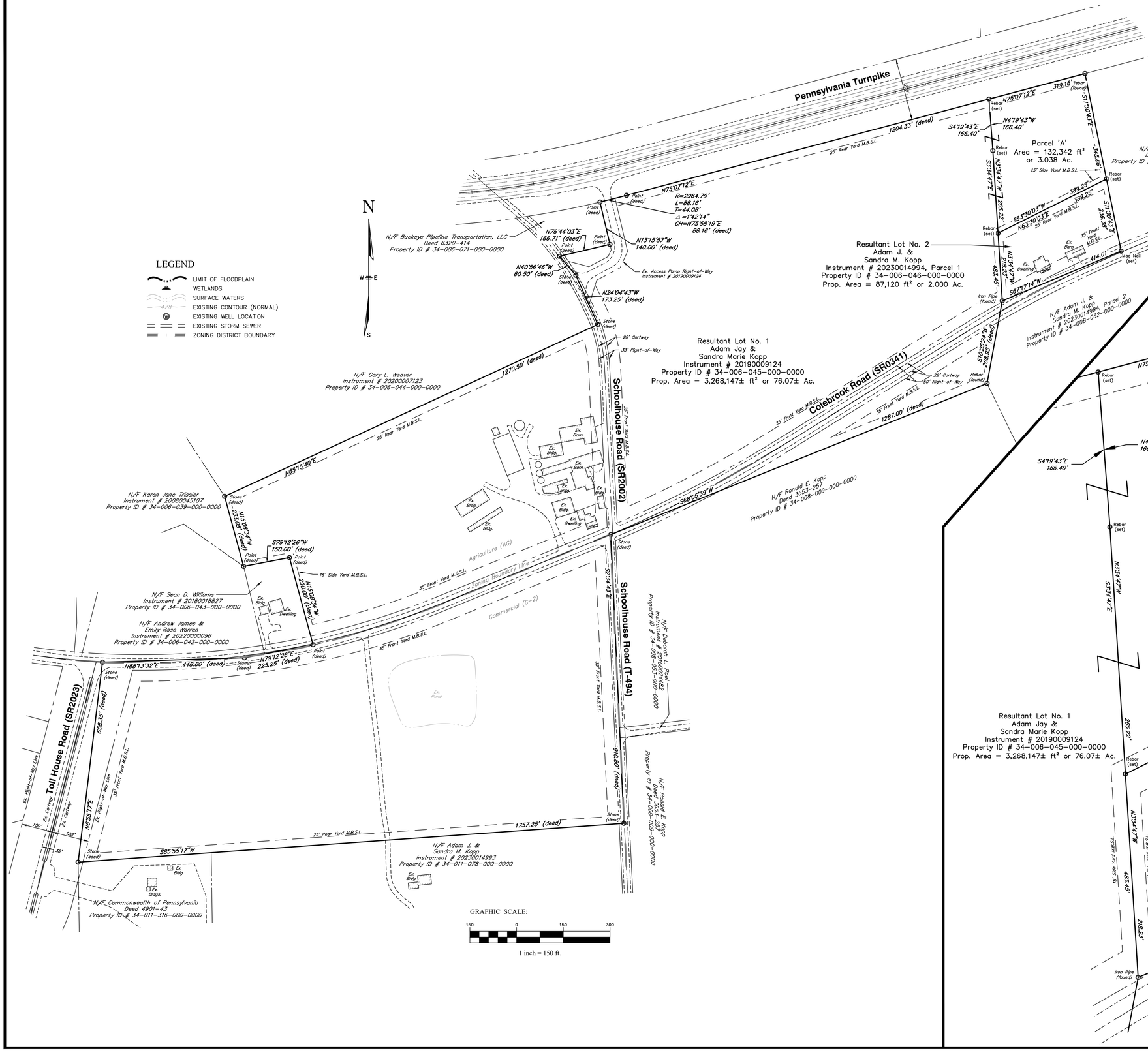
GENERAL NOTES :

1. NOTICE: According to County records, Lot No. 1 and 2 may be subject to the Pennsylvania Farmland and Forest Land Assessment Act of 1974, (a.k.a. the Clean and Green Act), Act 319 of 1974, P.L. 973; 72 P.S. 5490.1, as amended, and as further amended by Act 156 of 1998, as amended. These Acts provide for preferential property tax assessment and treatment. It is the property owner's responsibility to be aware of the laws, rules and regulations applicable to his or her property, including the provision that: (a) preferential property tax assessment and treatment will remain in effect continuously until the land owner changes the agricultural use from the approved category, or if a transfer, split-off or separation of the subject land occurs; (b) if a change in use occurs, or if a conveyance, transfer, separation, split-off or subdivision of the subject land occurs, the property owner will be responsible for notifying the County Assessor within 30-days; (c) the payment of roll-back tax, plus interest, for the period of enrollment, or a period not to exceed 7-years, whichever is less, may be required; (d) if the property owner fails to notify the County Assessor within the 30-day period, prior to the land conveyance, the property owner may be subject to a $100.00 civil penalty; (e) if the property owner fails to pay the roll-back tax, a municipal lien could be placed on the property under existing delinquent tax law.
2. The property boundary and existing features shown on Resultant Lot No. 2 were obtained by a field survey by Hershey Land Surveyors, LLC. The property boundary and existing features shown on Resultant Lot No. 1 are shown per the deed of record and available GIS resources.
3. This survey is based on a GPS OPUS Tie to the North American Datum of 1983 (NAD83) and the Pennsylvania South Zone Coordinate System.
4. The purpose of this plan is to combine Parcel 'A' with Resultant Lot No. 1.
5. Permanent markers consisting of mag nails, iron pipes and rebar pins have been found or set at all proposed lot corners.
6. No Floodplain exist on either property per the National Flood Insurance Rate Map for Londonderry Township Map No. 42043C0460D dated August 2, 2012.
4. The contours shown are derived from GIS mapping data available on PAMAP and to not represent a field topographic survey by Hershey Land Surveyors, LLC.
5. There are no restrictive covenants cited in Instrument #'s 20190009124 and 20230014994.
6. This plan was prepared without the benefit of a title search. This plan does not guarantee or imply that the property is not affected by the rights-of-way, easements, restrictions, etc., which may be discovered by a complete title search.
7. A Non-Building Waiver Form B has been submitted to and _____ by the Pennsylvania Department of Environmental Protection.

REVISIONS:

DATE	DESCRIPTION	BY

HERSHEY LAND SURVEYORS LLC
101 West Canal Street, Hershey, PA 17033
Phone: 717-500-1511



SHEETS 1 AND 2 INTENDED FOR RECORDING

HERSHEY LAND SURVEYORS LLC
101 West Canal Street, Hershey, PA 17033
Phone: 717-500-1511

Project Title:
ADAM JAY & SANDRA MARIE KOPP
IN
LONDONDERRY TOWNSHIP, DAUPHIN COUNTY, PA

Sheet Title:
PROPOSED FEATURES

Revisions:

Project Mgr.: DJH	Checked By: DJH
Survey By: DJH	Drawn By: DJH
Project No.: 24260	Date: 2/19/25
File: 24260bs1.dwg	
Layout: Proposed	
Scale: 1"=50'	Sheet No.: 2 of 2