No: 25-029

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Conewago Township | Surveyor: Hershey | Engineer: Not Indicated

Plat Title: 2342 Mapledale Road

Zoning District: Agricultural | Proposed Land Use: Agricultural

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

Plat Type: X Subdivision; ___ Land Development; ___ Combined; *Lot add-on*

Regulations: ___ County; X Municipal; X Zoning; X S&LD

Existing # of Lots	Proposed # of Lots	Proposed # of New DUs	Subdivided/ Developed Acres	Total Acs
2	2	0	29.01	194.35

Date Received: 02/19/25 | Staff Review: 02/20/25 | Official County Review: 02/20/25

Reviewed by: DMK | Checked by: _____ | Parcel: 22-011-003; 22-014-007

- *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 waivers) are required prior to plan recording:
   a. Ownership and dedication statements with notarization [S-LD §407-1A(5, 6); 405-1A(5)]
   b. Sewage module/non-building waiver [S-LD §407-1A(20)(f); 405-1B]]
2. If processed as a "minor" plan, the plan should be clearly labelled as "Final Plat" and processed as required by §406, "Final Plat; Procedure" [S-LD §403-1A(2)].
3. Show contours with 5-foot intervals [S-LD §407-1A(14); 403-1A(2e)].
4. Verify that the scale of drawings is acceptable to the Township. Scale for lots required to be 1"=100' and location map scale is required to be not less than 1"=1,000' [S-LD §407-1A(10); 403-1A(2e, f)]
5. Show primary control point [S-LD §407-1A(1); 403-1A(2b)].
6. Show location and description of survey monuments [S-LD §407-1A(3); 403-1A(2h-ix)].
7. Show existing stream on existing Lot 1 [S-LD §403-1A(2d)].
8. Show easements (such as shared driveway) or note none exist [S-LD §503; 407-1A(7); 403-1A(2h-x)].
9. Update zoning data listed on Sheet 1 (rear setback = 50'; coverage no greater than 25%). Show building setbacks on plan [S-LD §407-1A(13); 403-1A(2e)].
10. Identify the location of existing septic systems and all wells on the plan with corresponding separation distance noted [S-LD §403-1A(2d)].
11. Provide sight distance requirements for driveways and add applicable notes regarding (Township) highway occupancy permit [S-LD §407-1A(18); 403-1A(2h-xiv)].
12. Show storm drainage facilities on plan, if any [S-LD §407-1A(20); 405-1A(18)].
13. County comments are not official (plan remains unsigned by the County) until the review fee is received.

Plan No. 25-029

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		✓		
5. North point shown		✓		
6. Map scale shown (written/graphic)		✓		
7. Date of plan preparation shown		✓		
8. Certification of surveyor/engineer shown		✓		
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 *(need Lot 1 str)*	✓		
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 facilities		✓	
	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			✓
24. Curbs shown			✓	
25. Sidewalks shown			✓	
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/not.)*		✓		
32. Dedicatory statement shown *(needs to be signed and notarized)*		✓		
33. Approval blocks shown		✓		
34. PADOT Highway Occupancy Permit statement shown				✓
35. Consistency with Future Land Use plans -	County plans	✓		
	Municipal plans	✓		

PRELIMINARY/FINAL LAND SUBDIVISION FOR 2342 MAPLEDALE ROAD

CERTIFICATION OF ACCURACY

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE

JANUARY 29, 2025

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — RONALD L HERSHEY, JR. — LAND SURVEYOR — No. 054421-E

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN, AND OFFER OF DEDICATION (DUAL OWNERS)

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

ON THIS, THE ____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED ELVIN J & GWENDOLYN E GINGRICH WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, THAT THEY DESIRE THE SAME TO BE RECORDED, AND THAT ALL STREETS OR PARTS THEREOF, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.

_____ _____
ELVIN J GINGRICH GWENDOLYN E GINGRICH

_____ MY COMMISSION EXPIRES_____, 20___
NOTARY PUBLIC

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN, AND OFFER OF DEDICATION (DUAL OWNERS)

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

ON THIS, THE ___ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED DWAYNE K. & GAIL L. LEININGER WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, THAT THEY DESIRE THE SAME TO BE RECORDED, AND THAT ALL STREETS OR PARTS THEREOF, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.

_____ _____
DWAYNE K. LEININGER GAIL L. LEININGER

_____ MY COMMISSION EXPIRES_____, 20___
NOTARY PUBLIC

THIS PLAN RECOMMENDED FOR APPROVAL BY THE CONEWAGO TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____ 20_____

CHAIRMAN _____

SECRETARY _____

THIS PLAN APPROVED BY THE BOARD OF SUPERVISORS OF CONEWAGO TOWNSHIP THIS _____ DAY OF _____ 20_____

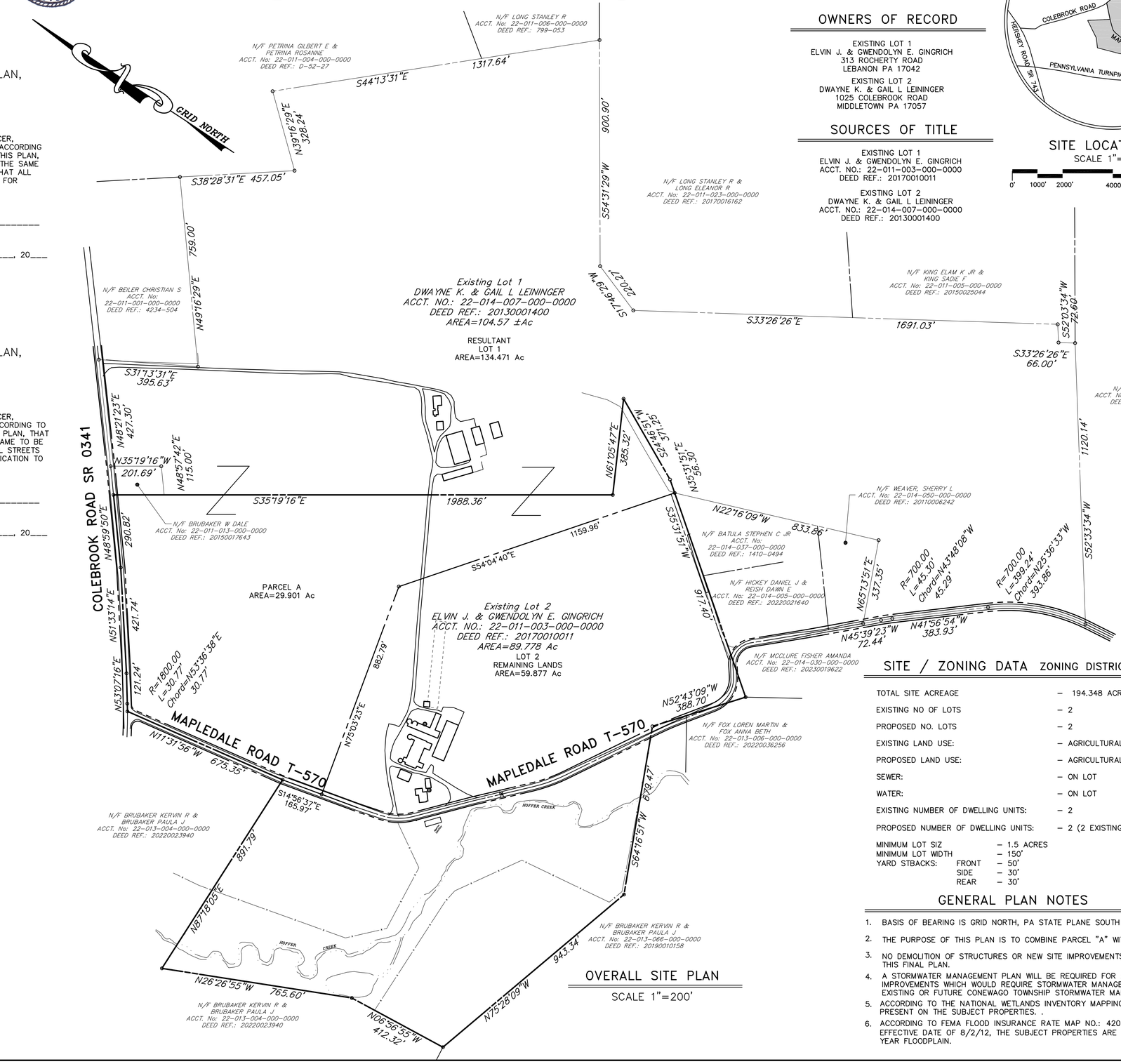
CHAIRMAN _____

SECRETARY _____

THIS PLAN REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION THIS _____ DAY OF _____ 20_____

CHAIRMAN _____

SECRETARY _____



OVERALL SITE PLAN

SCALE 1"=200'

DRAWING INDEX

SHEET 1 OF 2 – COVER SHEET
SHEET 2 OF 2 – LAYOUT SHEET

OWNERS OF RECORD

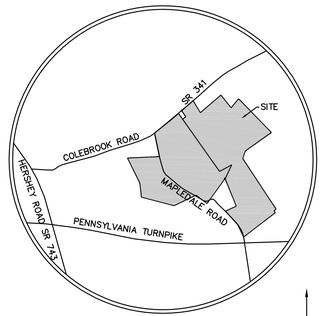
EXISTING LOT 1
ELVIN J. & GWENDOLYN E. GINGRICH
313 ROCHERTY ROAD
LEBANON PA 17042

EXISTING LOT 2
DWAYNE K. & GAIL L LEININGER
1025 COLEBROOK ROAD
MIDDLETOWN PA 17057

SOURCES OF TITLE

EXISTING LOT 1
ELVIN J. & GWENDOLYN E. GINGRICH
ACCT. NO.: 22-011-003-000-0000
DEED REF.: 20170010011

EXISTING LOT 2
DWAYNE K. & GAIL L LEININGER
ACCT. NO.: 22-014-007-000-0000
DEED REF.: 20130001400



SITE LOCATION MAP
SCALE 1"= 2000'
0' 1000' 2000' 4000' 6000' 8000'

SITE / ZONING DATA

ZONING DISTRICTS: AGRICULTURAL

TOTAL SITE ACREAGE	– 194.348 ACRES
EXISTING NO OF LOTS	– 2
PROPOSED NO. LOTS	– 2
EXISTING LAND USE:	– AGRICULTURAL
PROPOSED LAND USE:	– AGRICULTURAL
SEWER:	– ON LOT
WATER:	– ON LOT
EXISTING NUMBER OF DWELLING UNITS:	– 2
PROPOSED NUMBER OF DWELLING UNITS:	– 2 (2 EXISTING, 0 PROPOSED)

MINIMUM LOT SIZE – 1.5 ACRES
MINIMUM LOT WIDTH – 150'
YARD STBACKS: FRONT – 50'
SIDE – 30'
REAR – 30'

GENERAL PLAN NOTES

1. BASIS OF BEARING IS GRID NORTH, PA STATE PLANE SOUTH ZONE.
2. THE PURPOSE OF THIS PLAN IS TO COMBINE PARCEL "A" WITH EXISTING LOT 1.
3. NO DEMOLITION OF STRUCTURES OR NEW SITE IMPROVEMENTS ARE PROPOSED BY THIS FINAL PLAN.
4. A STORMWATER MANAGEMENT PLAN WILL BE REQUIRED FOR ANY FUTURE IMPROVEMENTS WHICH WOULD REQUIRE STORMWATER MANAGEMENT UNDER THE EXISTING OR FUTURE CONEWAGO TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.
5. ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAPPING, NO WETLANDS ARE PRESENT ON THE SUBJECT PROPERTIES. .
6. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO.: 42043C0480D, WITH EFFECTIVE DATE OF 8/2/12, THE SUBJECT PROPERTIES ARE NOT WITHIN THE 100 YEAR FLOODPLAIN.

NO.	DATE	REVISION

MANAGER: RONALD L. HERSHEY, PLS
DESIGN BY: CHKD BY:
DRAWN BY: RLH CHKD BY:
SURV. CHIEF: DHJ DATE: 1/29/25
FIELDBOOK NO. DATA COLLECTOR

CLIENT
ELVIN J. & GWENDOLYN E. GINGRICH
313 ROCHERTY ROAD
LEBANON PA 17042
(717) 821-1729

SCALE (AS NOTED)

Hershey SURVEYING Inc
PROFESSIONAL LAND SURVEYORS
325 Broad Street East Earl PA 17519
(717)445-0333 Fax (717)445-0334

COVER SHEET
PRELIMINARY/FINAL LAND SUBDIVISION
FOR
2342 MAPLEDALE ROAD
SITUATE IN
CONEWAGO TOWNSHIP, DAUPHIN COUNTY, PA

SHEET NO. 1 OF 2

DWG. NO. 242249-01

RESULTANT
LOT 1
AREA=134.471 Ac

S35°19'16"E 1988.36'

N/F BRUBAKER W DALE
ACCT. No: 22-011-013-000-0000
DEED REF.: 20150017643

N48°59'50"E 290.82'

COLEBROOK ROAD SR 0341
33' RIGHT-OF-WAY, 24' CARTWAY

N51°33'14"E 421.74'

N53°07'16"E 121.24'

R=1800.00
L=30.77'
Chord=N53°36'38"E
30.77'

N44°15'56"W 675.35'

MAPLEDALE ROAD T-570

GRID NORTH

PARCEL A
AREA=29.901 Ac

S54°04'40"E 1159.96'

N75°03'23"E 882.79'

Existing Lot 2
ELVIN J. & GWENDOLYN E. GINGRICH
ACCT. NO.: 22-011-003-000-0000
DEED REF.: 20170010011
AREA=89.778 Ac

LOT 2
REMAINING LANDS
AREA=59.877 Ac

Concrete Pad
(Prior Chicken House)

Shed

Barn

Barn

Barn

Garage

Dwelling

Spring

Animal Sanitary

S14°56'37"E 165.97'

N/F BRUBAKER KERVIN R &
BRUBAKER PAULA J
ACCT. No: 22-013-004-000-0000
DEED REF.: 20220023940

891.79'

N87°18'05"E

HOFFER CREEK

N26°26'55"W 765.60'

N06°56'55"W 412.32'

N/F BRUBAKER KERVIN R &
BRUBAKER PAULA J
ACCT. No: 22-013-004-000-0000
DEED REF.: 20220023940

N75°28'09"W 943.34'

N/F BRUBAKER KERVIN R &
BRUBAKER PAULA J
ACCT. No: 22-013-066-000-0000
DEED REF.: 20190010158

S64°16'51"W 679.47'

MAPLEDALE ROAD T-570
33' RIGHT-OF-WAY, 20' CARTWAY

N52°41'09"W 386.76'

N/F FOX LOREN MARTIN &
FOX ANNA BETH
ACCT. No: 22-013-006-000-0000
DEED REF.: 20220036256

S35°31'51"W 917.40'

N65°13'51"E 337.35'

N45°39'23"W 72.44'

N/F MCCLURE FISHER AMANDA
ACCT. No: 22-014-030-000-0000
DEED REF.: 20230019622

N/F HICKEY DANIEL J &
REISH DAWN E
ACCT. No: 22-014-005-000-0000
DEED REF.: 20220021640

N22°16'09"W 833.86'

N/F BATULA STEPHEN C JR
ACCT. No: 22-014-037-000-0000
DEED REF.: 1410-0494

HOFFER CREEK

NO.	DATE	REVISION

MANAGER: RONALD L. HERSHEY, PLS
DESIGN BY:
CHKD BY:
DRAWN BY: RJH
CHKD BY:
SURV. CHIEF: DHJ
DATE: 1/29/25
FIELDBOOK NO.
DATA COLLECTOR

CLIENT
ELVIN J. & GWENDOLYN E. GINGRICH
313 ROCHERTY ROAD
LEBANON PA 17042
(717) 821-1729

SCALE
1"=100'
0 50 100 200 300

Hershey SURVEYING INC
PROFESSIONAL LAND SURVEYORS
325 Broad Street East Earl PA 17519
(717)445-0333 Fax (717)445-0334

LAYOUT SHEET
PRELIMINARY/FINAL LAND SUBDIVISION
FOR
2342 MAPLEDALE ROAD
SITUATE IN
CONEWAGO TOWNSHIP DAUPHIN COUNTY, PA

SHEET NO. 2 OF 2

DWG. NO. 242249-01