No: 25-013

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality Derry Township Surveyor Herr Engineer/RLA Not Indicated

Plat Title Scott R Ortenzio & Celeste C. Stalk-Ortenzio

Zoning District Conservation Proposed Land Use Residential

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

X Final X Municipal

___ P/F ___ Land Development X Zoning

___ Minor X S&LD

Existing # of Lots 3 Proposed # of Lots 2 Proposed # of New DUs 0 Subdivided / Developed Acres 0.55 Total Acres 2.27

Date Received 12/16/24 Staff Review 12/20/24 Official County Review 12/20/24

Reviewed by DMK Checked by _____ Tax Map Parcel # 24-052-149; -285

- *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. DEP sewage planning module [S/LD – §185-13E(5b)]

2. Show sewage facilities associated with Lot 1 on plan [S-LD §185-13E(4a)(20)].

3. Provide the zoning district classification of abutting land [S-LD §185-13E(4a)(37)].

4. Existing garage and shed structures are located in required setbacks. Confirm if a variance is required, or if this is considered an existing non-conformity.

Plan No. 25-013

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	✓		
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 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 *(waiver request)*			✓
24. Curbs shown *(deferment)*		✓	
25. Sidewalks shown *(deferment)*		✓	
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/notar)*	✓		
32. Dedicatory statement shown *(needs signatures/notarization)*	✓		
33. Approval blocks shown	✓		
34. PADOT Highway Occupancy Permit statement shown			✓
35. Consistency with Future Land Use plans - County plans	✓		
Municipal plans	✓		

GENERAL NOTES :

1. The property boundary and existing features shown were obtained by a field survey by Hershey Land Surveyors, LLC.
2. This survey is based on a GPS OPUS Tie to the North American Datum of 1983 (NAD83) and the Pennsylvania South Zone Coordinate System.
3. The purpose of this plan is to combine Parcel A with Lot No. 1 and Parcel B with Lot No. 3 to place the septic system serving Lot No. 3 entirely on the lot. No improvements are proposed as part of this plan.
4. Permanent markers consisting of concrete monuments, iron pipes and rebar pins have been found or set at all proposed lot corners.
5. No Floodplain exist on either property per the National Flood Insurance Rate Map for Derry Township Map No. 42043C0368D 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 T-56-609 and Deed N-43-381. Lot No. 2 is subject to all prior restrictions, notes and requirements on prior subdivision plans recorded in SPB V-3-1 and Instrument # 20130008660. Lot No. 2 is subject to a Met Ed right-of-way as shown on this plan.
6. This plan was prepared without the benefit of a complete 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 Pennsylvania Department of Environmental Protection.

WAIVERS :

At a meeting held on _____ __, 20__, the Derry Township Board of Supervisors approved the following waivers of the Derry Township Subdivision and Land Development Ordinance (SLDO):

§ 185-12 – Preliminary plan procedures
§ 185-13.E.(4)a[19] – Plans and profiles of existing and proposed stormwater sewer or conveyance systems
§ 185-13.E.(4)a[20] – Plans and profiles of existing and proposed sanitary sewer systems
§ 185-13.E.(4)a[21] – Plans and profiles of existing and proposed gas and water systems
§ 185-13.E.(4)a[22] – Plans and and specifications of proposed erosion and sedimentation controls
§ 185-30.F – Side lot lines shall be perpendicular to the street

DEFFERALS :

At a meeting held on _____ __, 20__, the Derry Township Board of Supervisors approved the following deferrals of the Derry Township Subdivision and Land Development Ordinance (SLDO):

§ 185-22.D.(2) – Dedication of additional right-of-way and street widening
§ 185-22.E.(5) – Curbing
§ 185-34.A.(1) – Sidewalks

PA ONE CALL :

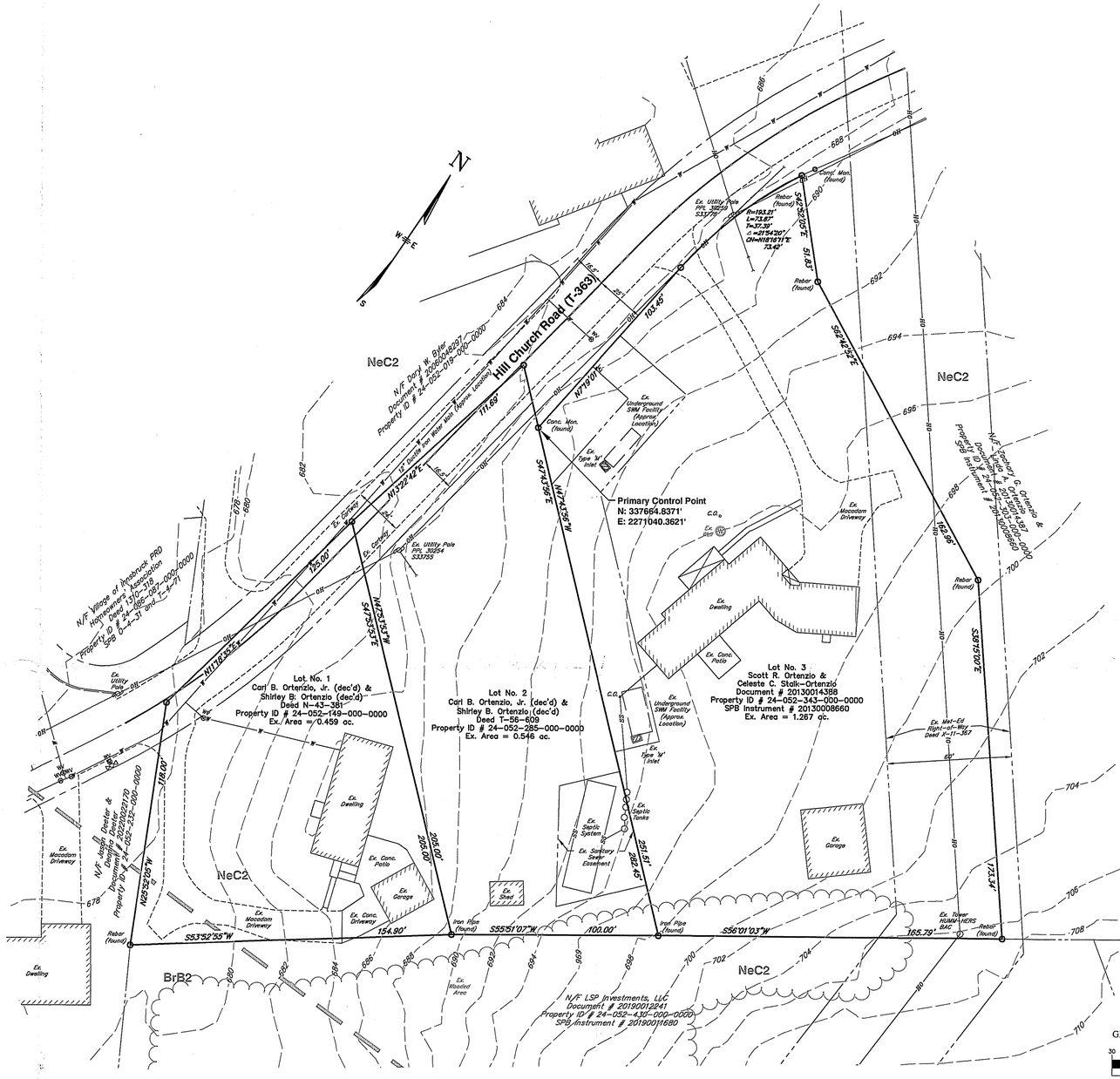
Hershey Land Surveyors, LLC hereby states that, pursuant to the provisions of Act No. 287 of December 10, 1974, as amended by Act No. 121 of October 9, 2008, of the Pennsylvania Legislature, it has performed an inquiry with the PA One Call System to obtain utility information from the facility owners 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: 20243130156
Date: 11/8/2024
By: DJH

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

FACILITY OWNERS:

Firstenergy Corporation
Verizon Pennsylvania, LLC
UGI Utilities, Inc.
PPL Electric Utilities Corporation
Comcast
Pennsylvania American Water
Derry Township Municipal Authority
Derry Township


Hill Church Road (T-363)
Primary Control Point
N: 337664.8371'
E: 2271040.3621'
Lot No. 1
Carl B. Ortenzio, Jr. (dec'd) &
Shirley B. Ortenzio (dec'd)
Deed N-43-381
Property ID # 24-052-149-000-0000
Ex. Area = 0.459 ac.
Lot No. 2
Carl B. Ortenzio, Jr. (dec'd) &
Shirley B. Ortenzio (dec'd)
Deed T-56-609
Property ID # 24-052-285-000-0000
Ex. Area = 0.546 ac.
Lot No. 3
Scott R. Ortenzio &
Celeste C. Stalk-Ortenzio
Document # 20130014388
Property ID # 24-052-343-000-0000
SPB Instrument # 20130008660
Ex. Area = 1.267 ac.
N/F Derry W. Byler
Document # 20080048587
Property ID # 24-052-019-000-0000
N/F Village of Hunsbruck PRD
Homeowners Association
Deed T-56-318
Property ID # 24-052-087-000-0000
N/F Stanley G. Ortenzio &
Dorothy J. Ortenzio
Deed X-11-357
Property ID # 24-052-149-000-0000
Instrument # 20130008660
N/F Justin Dexter &
Jennifer Dexter
Document # 20160009170
Property ID # 24-052-232-000-0000
N/F LSP Investments, LLC
Document # 20190012241
Property ID # 24-052-430-000-0000
SPB Instrument # 20190011680
NeC2
BrB2
Ex. Dwelling
Ex. Garage
Ex. Conc. Patio
Ex. Shed
Ex. Septic Tanks
Ex. Septic System
Ex. Sanitary Sewer Easement
Ex. Underground SWM Facility (Approx. Location)
Ex. Type 'M' Inlet
Ex. Type 'M' Inlet
Ex. Woodland Area
Ex. Woodlot Driveway
Ex. Macadam Driveway
Ex. Conc. Driveway
Ex. Utility Pole PPL 39239 533779
Ex. Utility Pole PPL 39254 533755
Ex. Utility Pole
Ex. Overhead Wires
Ex. Met-Ed Right-of-Way Deed X-11-357
Conc. Mon. (found)
Rebar (found)
Iron Pipe (found)
Rebar (found)
Ex. Tower HUMMELSTOWN BAG
Rebar (found)
Ex. Curbing
Ex. Edge of Pavement
Ex. Gravel
Ex. Shed
Ex. Dwelling
Ex. Conc. Patio
Ex. Garage
Ex. Macadam Driveway
Ex. Conc. Driveway
Ex. Woodland Area
Ex. Woodlot Driveway
Ex. Underground SWM Facility (Approx. Location)
Ex. Type 'M' Inlet
Ex. Septic System
Ex. Septic Tanks
Ex. Sanitary Sewer Easement
Ex. Garage
Ex. Met-Ed Right-of-Way Deed X-11-357
Ex. Tower HUMMELSTOWN BAG
Rebar (found)
Iron Pipe (found)
Iron Pipe (found)
Rebar (found)
Conc. Mon. (found)
Rebar (found)
Ex. Utility Pole PPL 39239 533779
Ex. Utility Pole PPL 39254 533755
Ex. Utility Pole
Ex. Overhead Wires

LEGEND

404	EXISTING CONTOUR (NORMAL)
405	EXISTING CONTOUR (INDEX)
OH	EXISTING OVERHEAD ELECTRIC (AND OTHER UTILITIES)
UG	EXISTING BURIED ELECTRIC (APPROX. LOCATION)
UC	EXISTING BURIED COMMUNICATION (APPROX. LOCATION)
	EXISTING UTILITY POLE W/ GUY WIRE
X	EXISTING FENCE
S	EXISTING SANITARY SEWER LINE
W	EXISTING WATER LINE
W	EXISTING WATER VALVE
	EXISTING WELL LOCATION
	SOILS BOUNDARY
BrB2	BRECKNOCK CHANNERY SILT LOAM, 3 TO 8 PERCENT SLOPES
BrC2	BRECKNOCK CHANNERY SILT LOAM, 8 TO 20 PERCENT SLOPES
NeC2	NESHAMINY GRAVELLY SILT LOAM, 3 TO 12 PERCENT SLOPES
Wa	WATCHUNG SILT LOAM

GRAPHIC SCALE:

30 0 30 60

1 inch = 30 ft.

HERSHEY LAND SURVEYORS LLC
101 West Canal Street, Hershey, PA 17033
Phone: 717-533-1511

Project Title:

SCOTT R. ORTENZIO &
CELESTE C. STALK - ORTENZIO
IN
DERRY TOWNSHIP, DAUPHIN COUNTY, PA

Sheet Title:

PROPOSED

Revisions:

Project Manager: DJH	Checked By: XXX
Survey By: DJH	Drawn By: DJH
Project No.: 24256	Date: 10/17/24
File: 24256bs1.dwg	
Layout: Proposed	
Scale: 1"=30'	Sheet No.: 2 of 2