

No: 23-082

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality	Londonderry Township	Surveyor	Reilly Associates	Engineer	Reilly Associates
Plat Title	Tolani - Middletown				
Zoning District	Commercial Shopping Center (C-2)	Proposed Land Use	Commercial		
Plat Status:	Preliminary	Plat Type:	Subdivision	Regulations:	County
	Final		Land Development	X	Municipal
X	P/F	X	Combined	X	Zoning
X	Minor			X	S&LD
# of Lots	3	# of New Lots	3	# of DUs	0
		Acs Subdiv/Devel	7.86	Total Acs	7.86
Date Received	9/5/2023	Staff Review	9/12/2023	Official County Review	9/12/2023
Reviewed by	ARK	Checked by	GD	Parcel ID:	34-011-112; 34-011-113; 34-011-114

Project Description: Rekha Tolani, LLC is proposing the construction of a convenience store with two adjacent commercial spaces, fuel pumps, a car wash, and two hotels on three parcels located along East Harrisburg Pike, State Route 230 in Londonderry Township, PA. The existing three lots will be reconfigured into three new lots.

- 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/Variances: None identified.

Administrative Comments:

- All certifications, notarizations, and signatures must be obtained before the plan is brought in for signing.
- Verify that the convenience store use is permitted within the C-2 Commercial Shopping Center zoning district.
- Provide a dedicatory statement, if applicable.
- Show and label all existing or proposed easements.
- The surveyor’s certification on the cover sheet references Luzerne County rather than Londonderry Township.
- Verify that the appropriate Highway Occupancy Permit (HOP) is on file for access to East Harrisburg Pike (State Route 230).

Plan Comments:

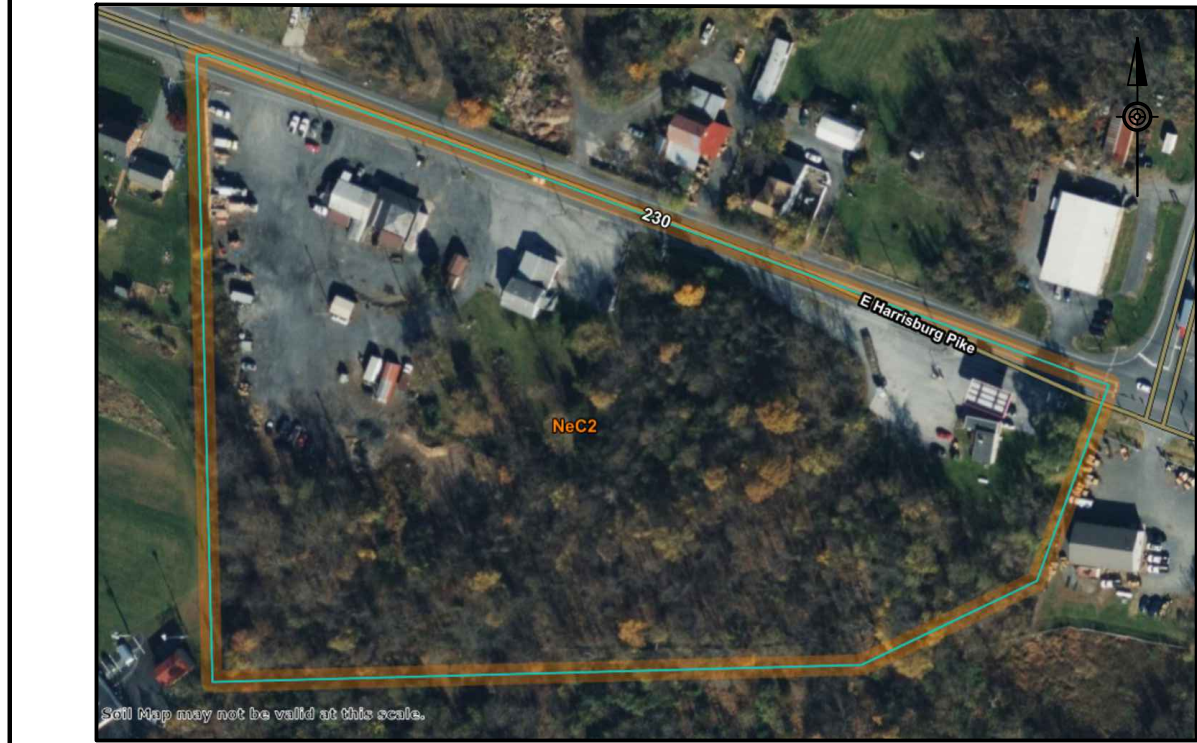
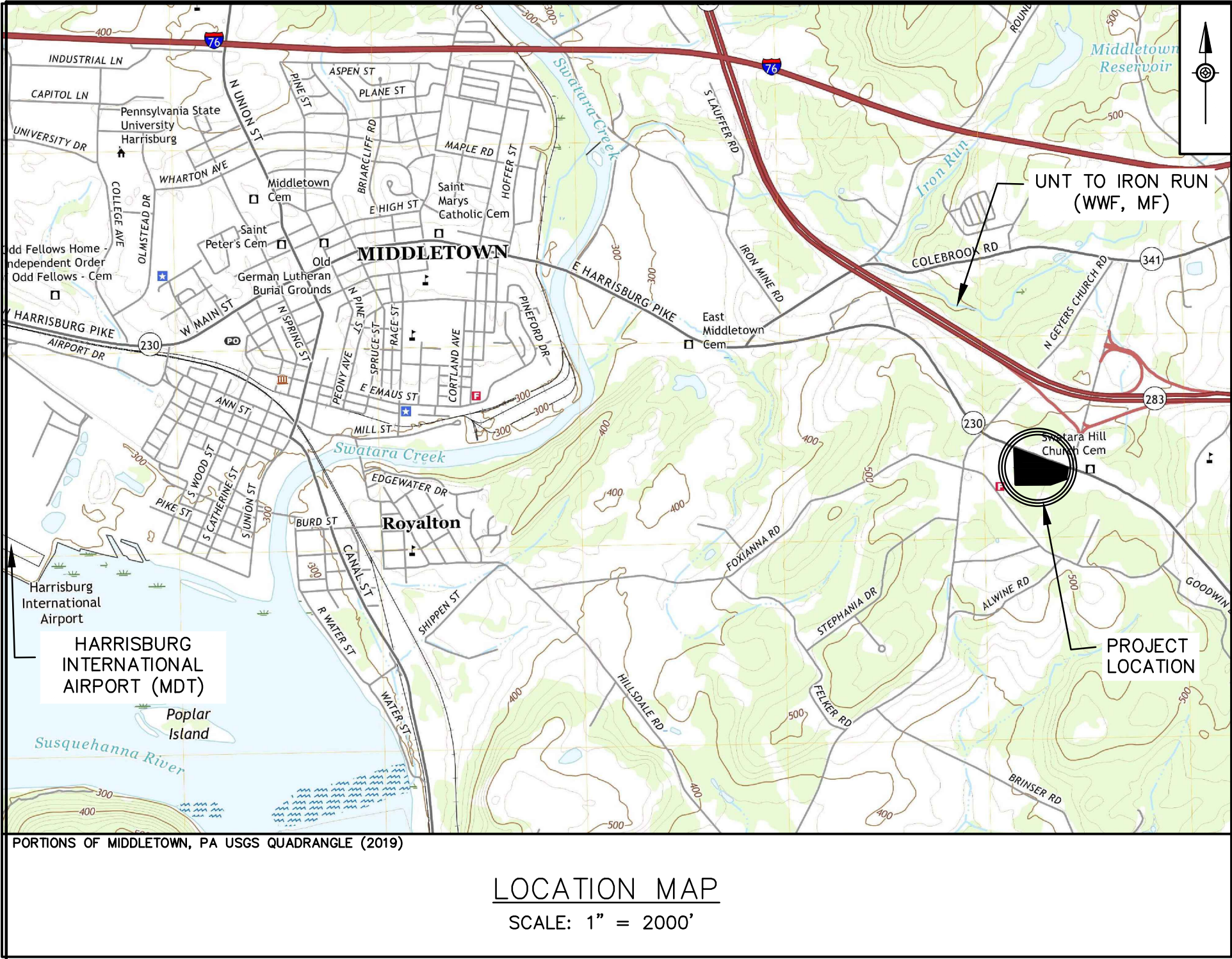
- It does not seem like the convenience store/gas station is easily accessible from the highway. The only access provided is for those traveling east on Harrisburg Pike and requires vehicles to travel through the

interior aisle through the hotel parking areas. This may result in a lot of traffic being filtered through the area, especially when accounting for tractor trailers.

- Likewise, the single exit lane for the convenience store is potentially creating a safety hazard with its closeness to the intersection. It is anticipated that the convenience store will generate the most traffic in this development, some of which will be tractor trailers. The intersection of Route 230 and Toll House Road is already a very large and busy intersection.
- Has a traffic study been completed?
- There appears to be a potential queuing issue with the drive-thru for the convenience store. Vehicles coming from the parking area behind the proposed hotels can exit by driving past the entrance for the drive-thru. If the drive-thru becomes backed up, this might affect access to both buildings.
- Is there a traffic light proposed at the entrance of the development?
- While there is a sidewalk provided along Harrisburg Pike, there does not appear to be any sidewalk connectivity within the development itself. Does the applicant believe that the current set up of the parking area provides for safe foot traffic from the hotels to the convenience store or vice versa?
- The small, separate parking area across from the proposed hotels may provide a safety issue when it comes to crossing the interior aisle. It is noted that a crosswalk has been provided. Is this separate parking area believed to be necessary? Or is it being included to meet the parking requirements of the ordinance. If the latter, consider seeking a waiver of parking requirements.
- Determine whether interior landscaping and screening requirements are being met in accordance with Part 16 of the General Requirements. Note that this development appears to be adjacent to a residential area and that there does not appear to be any landscaping for the interior areas.
- Verify the locations of the existing wells and septic areas. How will they be decommissioned when the site is hooked up to public utilities?
- What is the signage going to look like for this development? Will there be multiple signs for each individual development? Where will they be placed?

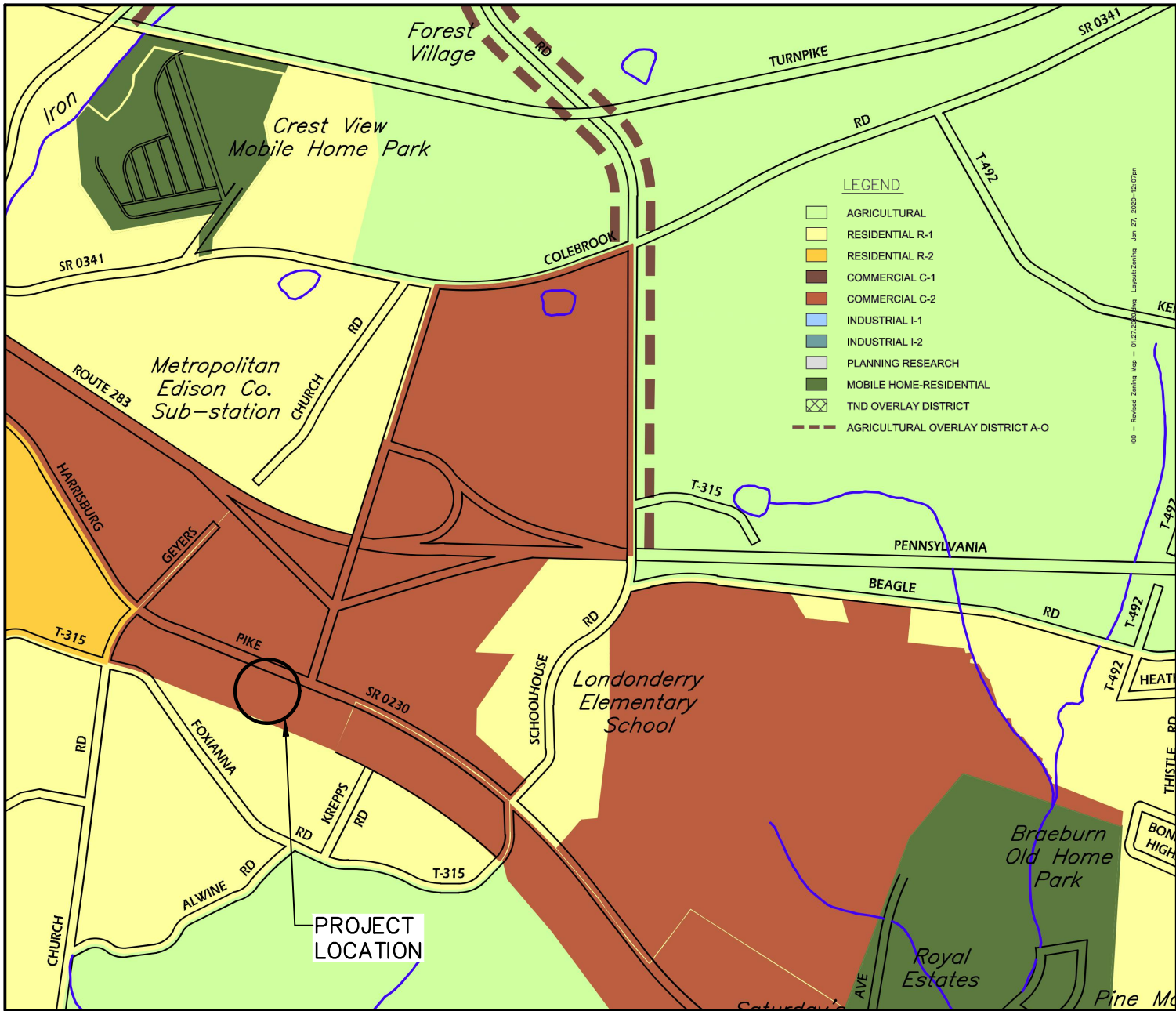
Plan No. 23-082

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 (X) on-lot ()	X		
Water supply – public (X) well ()	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		



Soils Legend			
Designation	Description	Slope	Hydrologic soil group
Nec2	NESHAMINY GRAVELLY SILT LOAM	3-12%	C

SOILS MAP
SCALE: 1"=200'



ZONING MAP
NO SCALE



FLOODPLAIN LIMITS
SCALE: 1"=1000'

SCALE: 0 1000 2000 FEET

NOTE:
CONTAINS A PORTION OF FEMA FLOOD INSURANCE RATE MAP PANELS:
42043C0454D, EFFECTIVE DATE AUGUST 2, 2012
42043C0460D, EFFECTIVE DATE AUGUST 2, 2012

LIST OF PUBLIC UTILITIES

COMPANY: AT&T ADDRESS: 1100 3RD AVE ALTOONA, PA 16602 CONTACT: PAT SUTTON PSA364@ATT.COM 614-321-6470	COMPANY: VERIZON BUSINESS FORMERLY MCI ADDRESS: 400 INTERNATIONAL PARKWAY RICHARDSON, TX. 75081 CONTACT: DEAN BOYERS INVESTIGATIONS@VERIZON.COM 469-886-4238
COMPANY: COMCAST CABLE COMMUNICATION INC ADDRESS: C/O USIC LOCATING SERVICES INC 13085 HAMILTON CROSSING BLVD SUITE 200 CARMEL, IN 46032 CONTACT: USIC OFFICE PERSONNEL 800-811-7981	COMPANY: PENNSYLVANIA AMERICAN WATER ADDRESS: 200 E CANAL ST HUMMELSTOWN, PA 17036 CONTACT: ANGELA MARCUS ANGELA.MARCUS@PAWATER.COM 717-533-2627
COMPANY: VERIZON PENNSYLVANIA LLC ADDRESS: 1026 HAY STREET PITTSBURGH, PA 15221 CONTACT: DEBORAH BARUM DEBORAH.D.DELIA@VERIZON.COM 412-344-3901	COMPANY: ENERGY TRANSFER ADDRESS: 1300 MAIN STREET HOUSTON, TX 77002 CONTACT: CELESTE WATERWALL CELESTE.WATERWALL@ENERGYTRANSFER.COM 713-989-2835
COMPANY: UGI UTILITIES INC ADDRESS: 1301 AIP DR MIDDLETOWN, PA 17057 CONTACT: STEPHEN BATEMAN SBATEMAN@UGI.COM 610-807-3174	COMPANY: LONDONDERRY TOWNSHIP DAUPHIN COUNTY ADDRESS: 783 S GEYERS CHURCH RD MIDDLETOWN, PA 17057 CONTACT: ANDY BRANDT ABRANDT@LONDONDERRYPA.ORG 717-443-5426
COMPANY: MET ED FIRSTENERGY ADDRESS: 2800 POTTSVILLE PIKE READING, PA 19605 CONTACT: PETE HACHEM PHACHEM@FIRSTENERGYCORP.COM 610-921-6092	



CALL BEFORE YOU DIG!
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA
CALL 1-800-242-1776
PA ACT 287 OF 1974 REQUIRES THREE
WORKING DAYS NOTICE TO UTILITIES
BEFORE YOU EXCAVATE, DRILL OR BLAST
PENNSYLVANIA ONE CALL SYSTEM INC,
PA ONE CALL SYSTEM SERIAL NUMBER: 2021 334 1014

LAND DEVELOPMENT NOTES:

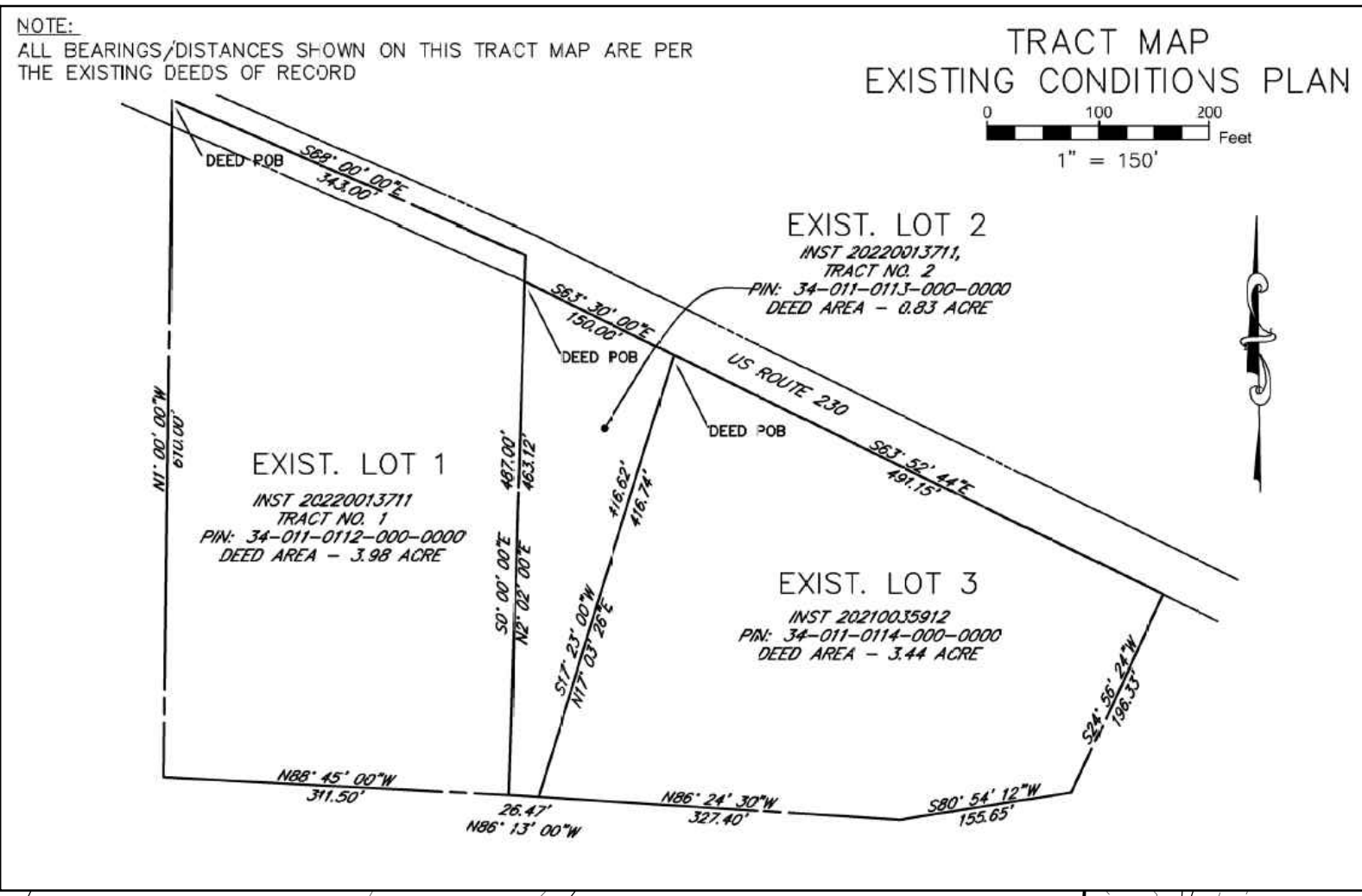
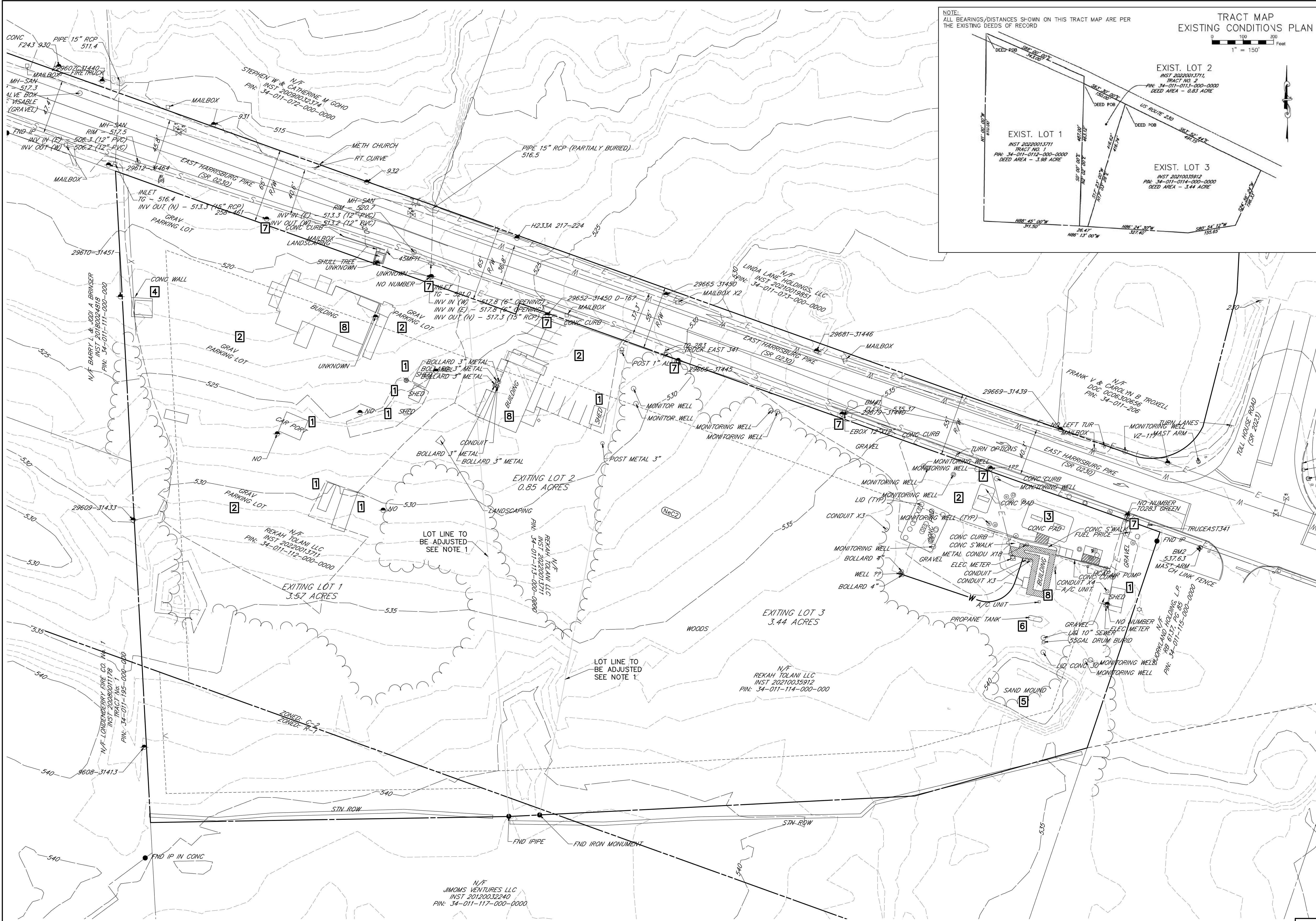
- PROPERTY OWNER: REKHA TOLANI, LLC
514 WISTERIA DRIVE
MOOSIC, PA 18507
- DEVELOPER: REKHA TOLANI, LLC
514 WISTERIA DRIVE
MOOSIC, PA 18507
- SITE ADDRESS: 2690 EAST HARRISBURG PIKE
2700 EAST HARRISBURG PIKE
2826 EAST HARRISBURG PIKE
LONDONDERRY TOWNSHIP, PA 17057
- ZONING DISTRICT: COMMERCIAL C-2 (SHOPPING CENTER)
PARCEL ID NO: 34-011-112-000-000 (3.57 ACRES)
INSTRUMENT NO. 20220013711
PARCEL ID NO: 34-011-113-000-000 (0.85 ACRES)
INSTRUMENT NO. 20220013711
PARCEL ID NO: 34-011-114-000-000 (3.44 ACRES)
INSTRUMENT NO. 20210035912
- PROPERTY ACREAGE: 7.86 ACRES
- ZONING DATA
REQUIRED: PROPOSED LOT 1 PROPOSED LOT 2 PROPOSED LOT 3
FRONT YARD SETBACK: 50' 213' 230' 165'
FRONT YARD SETBACK*: LOT 1-65', LOT 2- 60' 65' -
SIDE YARD SETBACK: 40' EA 110' LEFT/81' RIGHT 52' LEFT/52' RIGHT 41' LEFT/158' RIGHT
FRONT YARD SETBACK*: LOT 1-55', LOT 2- 50' 55' 50' -
REAR YARD SETBACK: 40' 97' 92' 85'
REAR YARD SETBACK*: LOT 1-55', LOT 2- 50' 55' 50' -
MAXIMUM BUILDING HEIGHT: 35' 50'* 45'* <35'
MAXIMUM COVERAGE: 40% 7.61% 8.65% 7.61%
PLANT MATERIAL COVERAGE (MIN.) 10% 16.85% 21.07% 31.90%
PARKING AREA COVERAGE (MAX.): 50% 30.27% 44.88% 20.14%
MINIMUM LOT AREA: 1 ACRE 3.20 ACRES 2.34 ACRES 2.32 ACRES
MINIMUM LOT WIDTH: 100' 251' 247' 318'
BUFFER YARD*: 30' 30' 30' -
- * § 1607 HEIGHT REGULATIONS [ORD. 1983-4, 12/5/1983, § 12.15(G)]
THE HEIGHT OF ANY BUILDING MAY EXCEED THE MAXIMUM PERMITTED HEIGHT BY ONE FOOT FOR EACH ADDITIONAL FOOT BY WHICH THE WIDTH OF EACH YARD EXCEEDS THE MINIMUM YARD REGULATION FOR THE DISTRICT IN WHICH THE BUILDING IS LOCATED, EXCEPT FOR THOSE BUILDINGS WHICH ARE CONTROLLED BY A FLOOR AREA RATIO.
- ** § 1609 YARD REGULATIONS [ORD. 1983-4, 12/5/1983, § 12.15(I)]
BUFFER YARDS SHOULD BE PROVIDED WHEREVER NONRESIDENTIAL/NONAGRICULTURAL USES ABUT RESIDENTIAL DISTRICTS OR RESIDENTIAL USERS REGARDLESS WHETHER THE PROPERTY IS DEVELOPED, AND WHERE A RESIDENTIAL USE ADJOINS A LIMITED ACCESS HIGHWAY, A BUFFER YARD OF NOT LESS THAN 30 FEET IN WIDTH SHALL BE PROVIDED ALONG THE LOT LINES, IN ADDITION TO THE YARDS REQUIRED FOR THE DISTRICT IN WHICH IT IS LOCATED.
- PROPOSED USES: CONVENIENCE STORES, RESTAURANTS DRIVE-THRU, RETAIL BUSINESSES, CAR WASHES, HOTELS - PERMITTED USES
- NO PORTION PORTION OF THE SITE LIES WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA FIS FLOODPLAIN MAPS. THE APPLICABLE FLOOD INSURANCE RATE MAPS ARE 42043C0454D AND 42043C0460D, EFFECTIVE DATE AUGUST 2, 2012.
- PARKING: §1903 COMMERCIAL PARKING
RETAIL, REPAIR, OR PERSONAL SERVICE STORE OR SHOP:
1 SPACE/200 SQ. FT. OF RETAIL FLOOR SPACE, PLUS ONE ADDITIONAL SPACE FOR EACH FULL TIME EMPLOYEE.
CONVENIENT STORE:
5,400 SQ. FT./200 = 27 SPACES REQUIRED
28 TOTAL PARKING SPACES PROVIDED, INCLUDING 2 ACCESSIBLE SPACES (1 VAN ACCESSIBLE)
PARKING: §1902 RESIDENTIAL PARKING
GROUP QUARTERS, ROOMING HOUSES, MOTELS, HOTELS AND TOURIST HOMES:
1 SPACE/ROOM, PLUS ONE ADDITIONAL SPACE FOR FULL TIME EMPLOYEES.
71 ROOM HOTEL (LOT 1):
1 SPACE/ROOM X 71 ROOMS = 71 SPACES REQUIRED
82 TOTAL PARKING SPACES PROVIDED, INCLUDING 4 ACCESSIBLE SPACES (1 VAN ACCESSSSABLE)
78 ROOM HOTEL (LOT 2):
1 SPACE/ROOM X 78 ROOMS = 78 SPACES REQUIRED
80 TOTAL PARKING SPACES PROVIDED, INCLUDING 4 ACCESSIBLE SPACES (1 VAN ACCESSSSABLE)
- CENTRAL SANITARY SEWER AND CENTRAL WATER IS PROPOSED.
- SITE IS WITHIN PENNSYLVANIA AMERICAN WATER COMPANY WATER SERVICE AREA. THREE SERVICE CONNECTIONS WILL BE REQUIRED.
- SITE IS WITHIN THE DERRY TOWNSHIP MUNICIPAL AUTHORITY SEWER SERVICE AREA. THREE SERVICE CONNECTIONS WILL BE REQUIRED.
- NO PONDS, VERNAL POOLS, STREAMS, DITCHES, DRAINS, NATURAL DRAINAGE SWALES, FLOODPLAINS, WETLANDS, OR STEEP SLOPES ARE PRESENT ON OR IMMEDIATELY ADJACENT TO THE PROJECT SITE.
- THE PROJECT SITE IS LOCATED WITHIN THE TRIBUTARY AREAS OF AN UNNAMED TRIBUTARY TO IRON RUN AND AN UNNAMED TRIBUTARY TO CONEWAGO CREEK. THE UNT TO IRON RUN IS CLASSIFIED AS WWF, MF. AND IS IMPAIRED FOR SILTATION BY AN AGRICULTURAL SOURCE AND PATHOGENS. THE UNT TO CONEWAGO CREEK IS CLASSIFIED AS TSF,MF AND IS IMPAIRED BY NUTRIENTS AND SILTATION BY AN AGRICULTURAL SOURCE AND HABITAT MODIFICATION/ALTERATION.
- THE FOLLOWING PERMITS/APPROVALS ARE REQUIRED FOR THE PROJECT:
PADEP NPDES PERMIT/E&S APPROVAL
PADEP SEWAGE PLANNING APPROVAL
PADOT HOP
TOWNSHIP LAND DEVELOPMENT APPROVAL
- REKHA TOLANI, LLC, IS PROPOSING THE CONSTRUCTION OF A 3,800 SQUARE FOOT CONVENIENCE STORE AND TWO ATTACHED 800 SQUARE FEET COMMERCIAL SPACES WITH ONE DRIVE THRU. EIGHT GASOLINE PUMPS AND TWO DIESEL FUEL PUMPS ARE INCLUDED ALONG WITH A DETACHED 1,800 SQUARE FOOT, THREE-BAY CAR WASH. ALSO INCLUDED IS A 43,152 SQUARE FOOT 71-ROOM HOTEL AND A 33,408 SQUARE FOOT 78-ROOM HOTEL. THE PROJECT INCLUDES ASSOCIATED PARKING AREAS, UTILITIES, AND STORMWATER FACILITIES. THE EXISTING SITE IS USED FOR A CONVENIENT STORE/GAS STATION, A RESIDENTIAL USE, AND COMMERCIAL TREE SERVICE, WITH THE REMAINING ACREAGE BEING UNDEVELOPED.

REVISIONS			
	NO.	REVISIONS	DATE
	DRAWN:	CHK'D:	APPROVED:

REKHA TOLANI, LLC		Drawn By: CJC
PRELIMINARY/FINAL LAND DEVELOPMENT TOLANI - MIDDLETOWN		Checked By: CJC
LONDONDERRY TOWNSHIP, DAUPHIN COUNTY PENNSYLVANIA		Approved By: TJR
LAND DEVELOPMENT NOTES		Date: 2023-08-29
		Scale: AS NOTED
		Project No. 21082.00
		Sheet No. 2



49 South Main Street
Suite 200
Pittston, PA 18640
tel: 570.654.2473
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www.reillyengineering.com



LEGEND

- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- EXISTING CURB
- EXISTING WATER LINE/VALVE
- EXISTING SANITARY LINE/SANITARY MANHOLE
- EXISTING OVERHEAD ELECTRIC TELEPHONE/CABLE UTILITY POLE
- EXISTING STORM LINE/STORM INLET
- EXISTING EDGE OF PAVE
- EXISTING FENCE
- RIGHT-OF-WAY
- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- SOIL TYPE
- EXISTING TREELINE

DEMOLITION NOTES:

1	REMOVE STRUCTURE
2	REMOVE GRAVEL/PAVEMENT SURFACE
3	REMOVE CANOPY
4	REMOVE WALL
5	REMOVE SAND MOUND
6	REMOVE PROPANE TANK
7	UTILITY POLE TO BE REMOVED/RELOCATED (BY UTILITY)
8	REMOVE BUILDING. DISCONNECT ALL UTILITIES AND CAP PER UTILITY COMPANY RECOMMENDATION.

SURVEY CONTROL POINT TABLE

CP	ELEVATION (FEET)	NORTHING (FEET)	EASTING (FEET)
18	535.39	314365.30	2265315.21
21	537.42	314281.52	2265520.50
22	537.43	314194.93	2265386.21

NOTE:
1. REFER TO "FINAL SUBDIVISION PLAT - REKHA TOLANI, LLC." BY REILLY ASSOCIATES, DATED AUGUST 30, 2023 FOR LOT LINE ADJUSTMENTS.

SCALE: 1" = 40'

NO.	REVISIONS	DATE	APP'D

REKHA TOLANI, LLC

PRELIMINARY/FINAL LAND DEVELOPMENT
TOLANI - MIDDLETOWN

LONDONDERRY TOWNSHIP, DAUPHIN COUNTY
PENNSYLVANIA

Drawn By:
CJC

Checked By:
CJC

Approved By:
TJR

Date:
2023-08-29

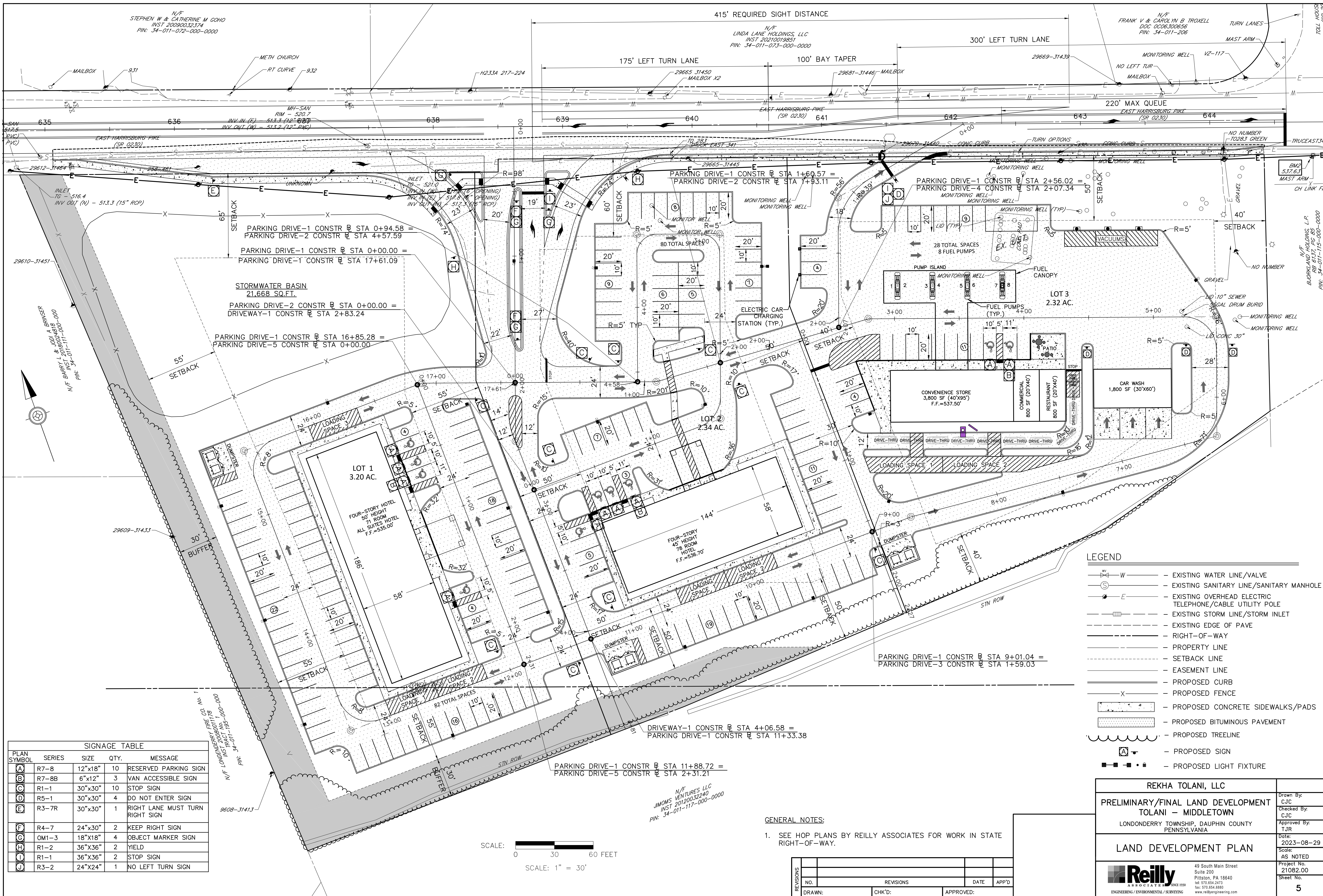
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Project No.
21082.00

Sheet No.
4

Reilly ASSOCIATES SINCE 1990

49 South Main Street
Suite 200
Pittston, PA 18640
tel: 570.654.2473
fax: 570.654.6880
www.reillyengineering.com



SIGNAGE TABLE				
PLAN SYMBOL	SERIES	SIZE	QTY.	MESSAGE
A	R7-8	12"x18"	10	RESERVED PARKING SIGN
B	R7-8B	6"x12"	3	VAN ACCESSIBLE SIGN
C	R1-1	30"x30"	10	STOP SIGN
D	R5-1	30"x30"	4	DO NOT ENTER SIGN
E	R3-7R	30"x30"	1	RIGHT LANE MUST TURN RIGHT SIGN
F	R4-7	24"x30"	2	KEEP RIGHT SIGN
G	OM1-3	18"x18"	4	OBJECT MARKER SIGN
H	R1-2	36"x36"	2	YIELD
I	R1-1	36"x36"	2	STOP SIGN
J	R3-2	24"x24"	1	NO LEFT TURN SIGN

- LEGEND
- W — EXISTING WATER LINE/VALVE
 - S — EXISTING SANITARY LINE/SANITARY MANHOLE
 - E — EXISTING OVERHEAD ELECTRIC TELEPHONE/CABLE UTILITY POLE
 - — EXISTING STORM LINE/STORM INLET
 - — EXISTING EDGE OF PAVE
 - — RIGHT-OF-WAY
 - — PROPERTY LINE
 - — SETBACK LINE
 - — EASEMENT LINE
 - — PROPOSED CURB
 - X — PROPOSED FENCE
 - — PROPOSED CONCRETE SIDEWALKS/PADS
 - — PROPOSED BITUMINOUS PAVEMENT
 - — PROPOSED TREELINE
 - A — PROPOSED SIGN
 - — PROPOSED LIGHT FIXTURE

GENERAL NOTES:

1. SEE HOP PLANS BY REILLY ASSOCIATES FOR WORK IN STATE RIGHT-OF-WAY.

REVISIONS			
NO.	REVISIONS	DATE	APP'D

REKHA TOLANI, LLC

PRELIMINARY/FINAL LAND DEVELOPMENT
TOLANI — MIDDLETOWN

LONDONDERRY TOWNSHIP, DAUPHIN COUNTY
PENNSYLVANIA

Drawn By:
CJC

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TJR

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2023-08-29

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Sheet No.
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Reilly
ASSOCIATES
ENGINEERING / ENVIRONMENTAL / SURVEYING

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