

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality Londonderry Township Surveyor 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
			Land Development	<input checked="" type="checkbox"/>	Municipal
			<input checked="" type="checkbox"/>	Zoning	
	X	P/F	<input checked="" type="checkbox"/>	S&LD	
	X	Minor			

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:

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

Plan Comments:

7. 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.

8. 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.
9. Has a traffic study been completed?
10. 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.
11. Is there a traffic light proposed at the entrance of the development?
12. 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?
13. 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.
14. 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.
15. Verify the locations of the existing wells and septic areas. How will they be decommissioned when the site is hooked up to public utilities?
16. 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?

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		

DAUPHIN COUNTY PLANNING COMMISSION APPROVAL
PRELIMINARY/FINAL PLAN APPROVAL

THIS PLAN REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION
THIS _____ DAY OF _____, 2023

SIGNATURE OF CHAIRPERSON: _____

SIGNATURE OF SECRETARY: _____

PLAN PREPARER'S CERTIFICATION

I, _____, A LICENSED PROFESSIONAL ENGINEER
IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY
THAT THE ACCOMPANYING APPLICATION, PLANS, AND
SUPPORTING DOCUMENTATION ARE CORRECT AND ACCURATE, TO
THE BEST OF MY KNOWLEDGE AND MEET THE REQUIREMENTS OF
THE LONDONDERRY TOWNSHIP SUBDIVISION AND LAND
DEVELOPMENT ORDINANCE.

_____ DATE _____ PLAN PREPARER'S SIGNATURE

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES, TO THE BEST OF HIS
KNOWLEDGE AND BELIEF, THAT (1) THE PLAT OR LAND
DEVELOPMENT REPRESENTS A SURVEY MADE BY HIM OR UNDER
HIS DIRECT SUPERVISION AND THAT ALL MONUMENTS INDICATED
THEREON ACTUALLY EXIST OR SHALL BE PLACED, AND THEIR
LOCATION, SIZE AND MATERIAL ARE CORRECTLY SHOWN, AND (2)
THAT ALL SURVEYING REQUIREMENTS OF THE LUZERNE COUNTY
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE HAVE BEEN
FULLY COMPLIED WITH, AND (3) THAT THE ERROR OF CLOSURE
DOES NOT EXCEED 1 FOOT IN 10,000 FEET.

_____ TODD A. DISTASIO, PLS No. SU075373

_____ DATE

OPERATION AND MAINTENANCE PLAN

THE FOLLOWING INDIVIDUAL IS RESPONSIBLE FOR THE
STORMWATER MANAGEMENT OPERATION AND MAINTENANCE PLAN:

NAME: _____

ADDRESS: _____

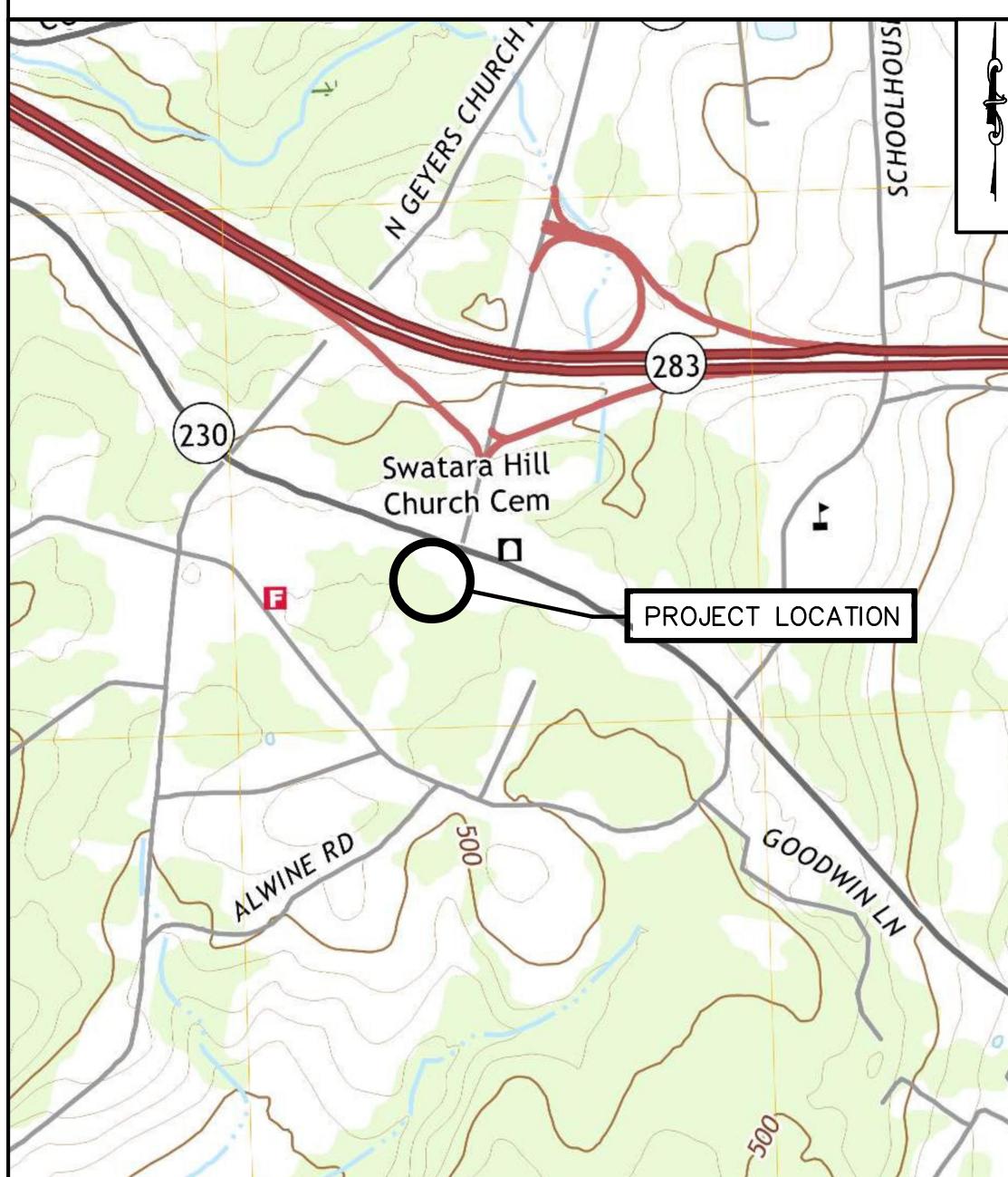
PHONE NUMBER: _____

_____ DATE _____ SIGNATURE OF RESPONSIBLE INDIVIDUAL

LANDOWNER STORMWATER MANAGEMENT

I, _____, THE LANDOWNER, WILL NOT ALTER ANY
STORMWATER MANAGEMENT FACILITY WITHOUT PRIOR PERMISSION
FROM THE MUNICIPALITY.

_____ DATE _____ SIGNATURE OF LANDOWNER



PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

for

TOLANI - MIDDLETOWN

PREPARED FOR

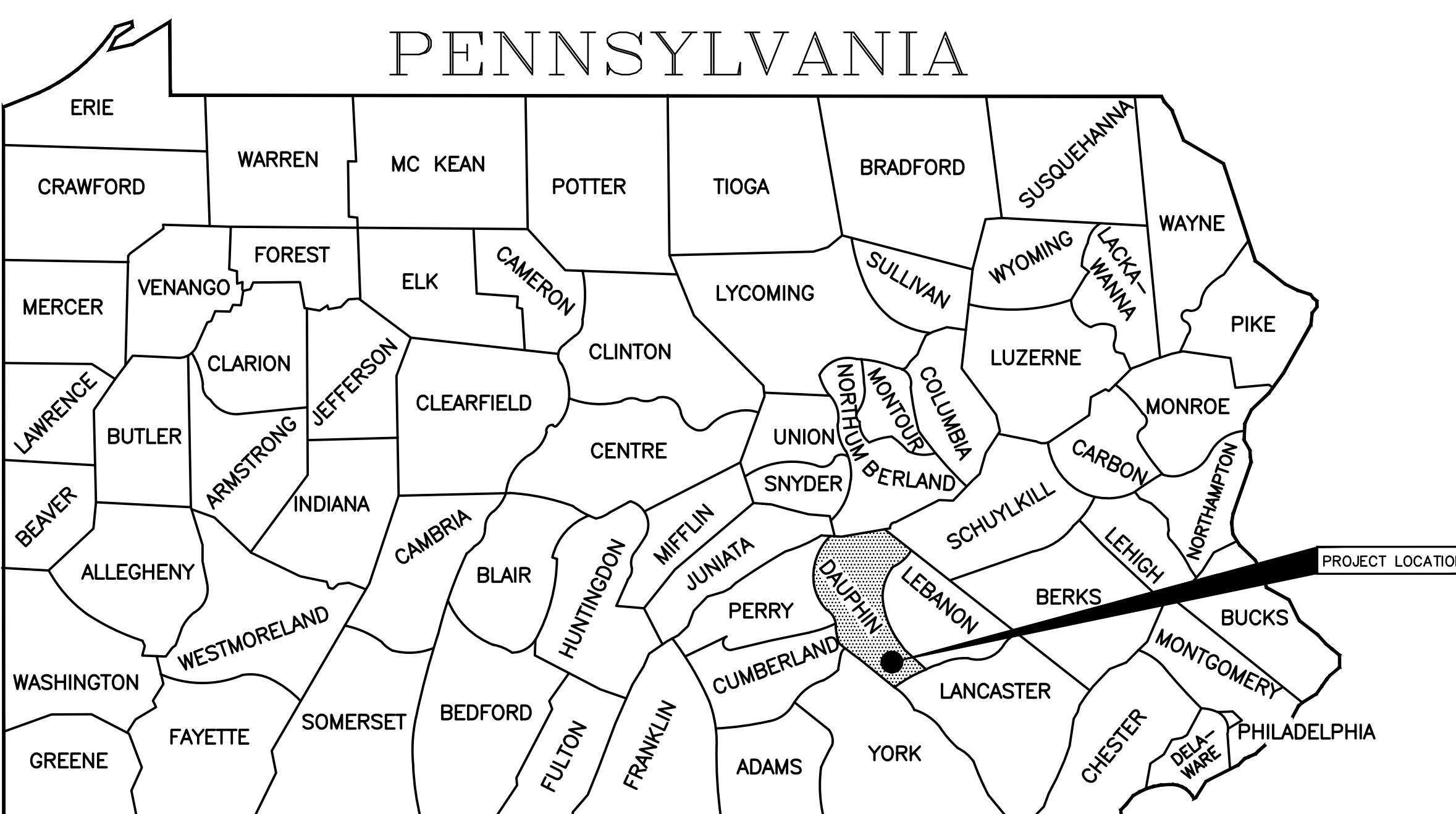
REKHA TOLANI, LLC

514 WISTERIA DRIVE

MOOSIC, PA 18507

LONDONDERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

AUGUST 29, 2023



PREPARED BY:
REILLY ASSOCIATES
ENGINEERING / ENVIRONMENTAL / SURVEYING

49 SOUTH MAIN STREET
SUITE 200
PITTSTON, PA 18640
(570) 654-2473

RA# 21082.00

OWNER'S/DEVELOPER'S CERTIFICATION

WE, THE OWNERS AND DEVELOPERS OF THE LAND INVOLVING THE ACCOMPANYING PLAN, BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT WE ARE THE DEVELOPERS OF THIS PROPERTY, THAT THIS PLAN WAS MADE AT OUR DIRECTION, AND WE WILL RECORD THIS PLAN UPON FINAL APPROVAL.

OWNER/DEVELOPER'S OR AUTHORIZED CORPORATE OFFICER'S SIGNATURES

PRINTED NAME

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF _____

} ss

On this the _____ day of _____, 2023 before me _____ the undersigned officer, personally appeared _____ known to me (or satisfactorily proven) to be the person whose name subscribed to the within instrument, and acknowledged that he executed the same for the purpose

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

LONDONDERRY TOWNSHIP SWM COMPLIANCE

I, _____, ON THIS DATE _____, 2023, HAS REVIEWED AND HEREBY CERTIFIES THAT THE SWM SITE PLATEETS ALL DESIGN STANDARDS AND CRITERIA OF THE MUNICIPAL ORDINANCE NO. 2022-02, 8/1/2022

DATE

TOWNSHIP DESIGNEE

LONDONDERRY TOWNSHIP PLANNING COMMISSION

RECOMMENDED FOR APPROVAL BY THE LONDONDERRY TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 2023

SIGNATURE OF CHAIRPERSON: _____

SIGNATURE OF SECRETARY: _____

LONDONDERRY TOWNSHIP BOARD OF SUPERVISORS

APPROVED BY THE LONDONDERRY TOWNSHIP BOARD OF SUPERVISORS THIS _____ DAY OF _____, 2023

SIGNATURE OF PRESIDENT: _____

SIGNATURE OF SECRETARY: _____

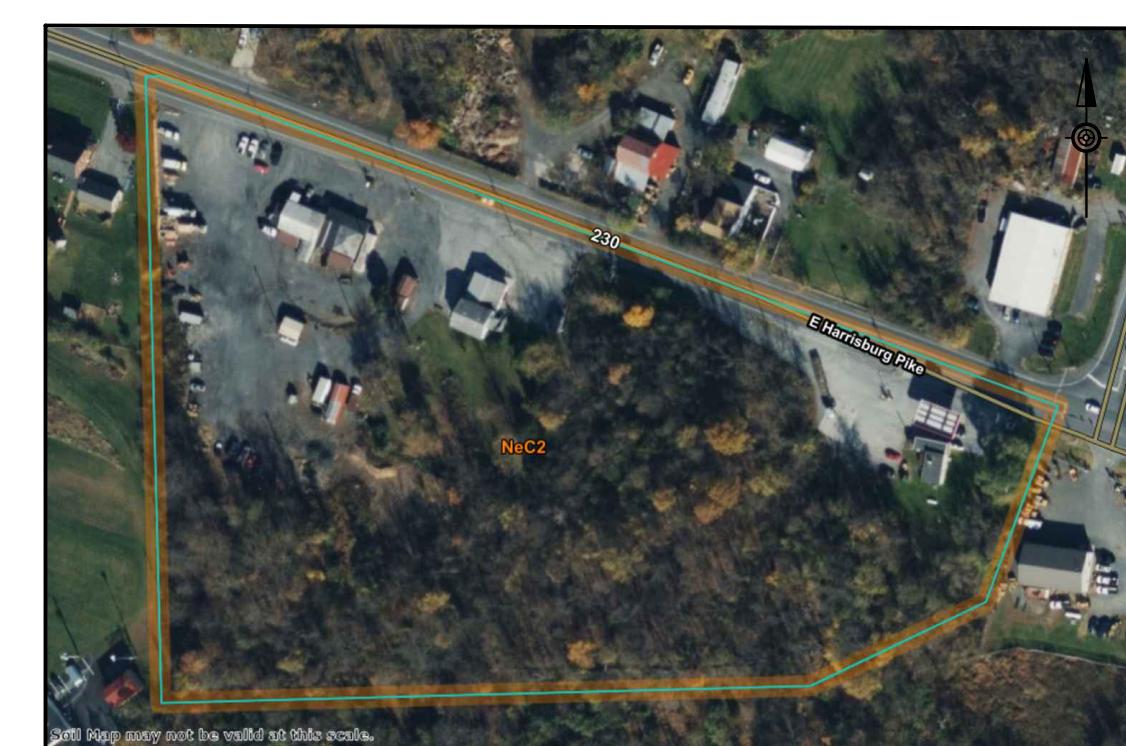
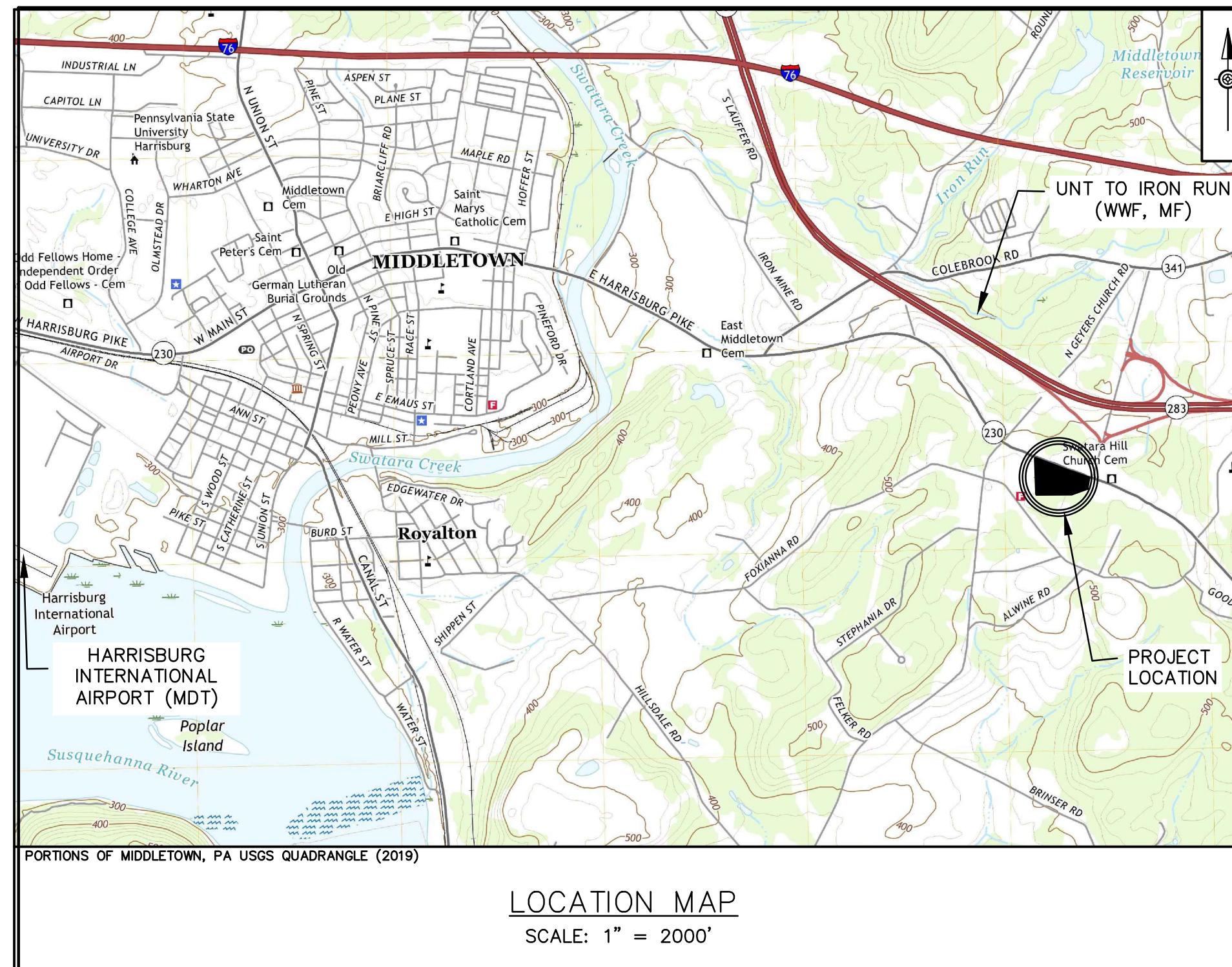
LONDONDERRY TOWNSHIP ENGINEER

APPROVED BY THE LONDONDERRY TOWNSHIP ENGINEER THIS _____ DAY OF _____, 2023

SIGNATURE OF ENGINEER: _____

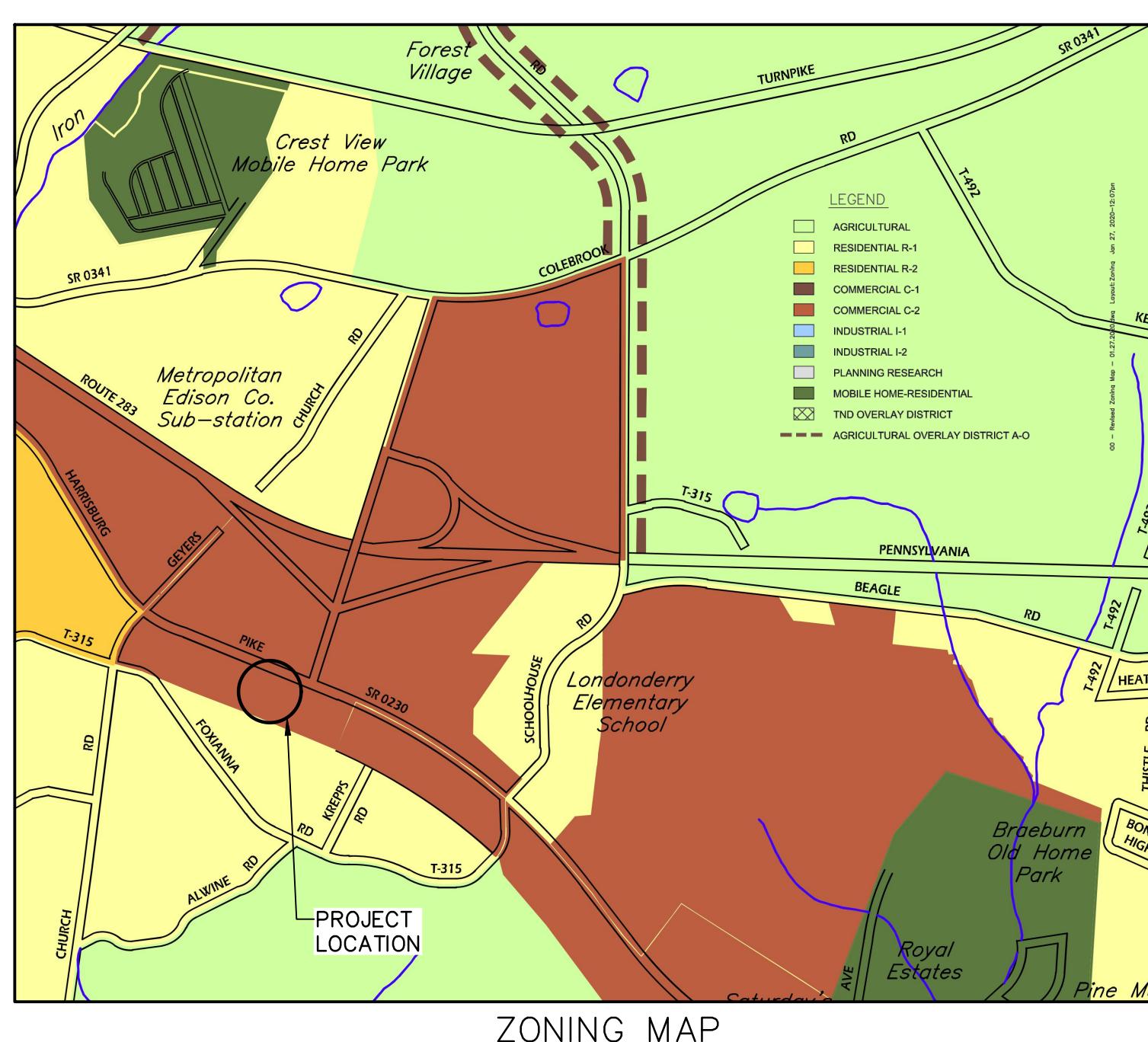
SHEET INDEX	
DESCRIPTION	SHEET
COVER SHEET	1
LAND DEVELOPMENT NOTES	2-3
EXISTING SITE AND DEMO PLAN	4
LAND DEVELOPMENT PLAN	5
GRADING PLAN	6
DRAINAGE PLAN	7
UTILITY PLAN	8
AUTOTURN: TANKER	9
UTILITY PROFILES	10
STORM PROFILES	11-13
SITE PROFILES	14-16
CONSTRUCTION DETAILS	17-31
LANDSCAPING PLAN	32-33
ALSO INCLUDED:	
EROSION AND SEDIMENT POLLUTION CONTROL PLANS	12 SHEETS
POST CONSTRUCTION STORMWATER MANAGEMENT PLANS	15 SHEETS
LOT CONSOLIDATION PLAN	1 SHEET
LIGHTING PLAN	2 SHEETS

DATE



Soils Legend			
Designation	Description	Slope	Hydrologic soil group
NeC2	NESHAMINY GRAVELLY SILT LOAM	3-12%	C

SOILS MAP
SCALE: 1"=200'



LIST OF PUBLIC UTILITIES

COMPANY: AT&T
ADDRESS: 1100 3RD AVE
CONTACT: PAT COTTON
PS4354@ATT.COM
814-321-6470

COMPANY: COMCAST CABLE COMMUNICATION INC
ADDRESS: 2700 USIC LOCATING SERVICES INC
13098 HAMILTON CROSSING BLVD
SUITE 200
CARMEL, IN 46032
CONTACT: 800-811-7981

COMPANY: VERIZON PENNSYLVANIA LLC
ADDRESS: 1026 HAY STREET
PITTSBURGH, PA 15221
CONTACT: DEBORAH BARUM
DEBORAH.D.BARUM@VERIZON.COM
412-344-3901

COMPANY: UGI UTILITIES INC
ADDRESS: 1301 AIP DR
ROUTE 283, PINE MOUNTAIN, PA 17057
CONTACT: STEPHEN BATEMAN
SBATEMAN@UGI.COM
610-807-3174

COMPANY: MET ED FIRSTENERGY
ADDRESS: 2800 POTTSVILLE PIKE
READING, PA 19605
CONTACT: PETE HACHEM
PHACHEM@FIRSTENERGYCORP.COM
610-921-6092

COMPANY: VERIZON BUSINESS FORMERLY MCI
ADDRESS: 400 INTERNATIONAL PARKWAY
RICHARDSON, TX 75081
CONTACT: DEB BOKERS
DEB.BOKERS@VERIZON.COM
469-886-4238

COMPANY: PENNSYLVANIA AMERICAN WATER
ADDRESS: 200 E CANAL ST
HUMMELSTOWN, PA 17036
CONTACT: ANGELA MARCUS
ANGELA.MARCUS@AMWTER.COM
717-533-2627

COMPANY: ENERGY TRANSFER
ADDRESS: 1300 MAIN STREET
HOUSTON, TX 77002
CONTACT: CELESTE WATERWALL
CELESTE.WATERWALL@ENERGYTRANSFER.COM
713-989-2835

COMPANY: LONDONDERRY TOWNSHIP DAUPHIN COUNTY
ADDRESS: 783 S GEYERS CHURCH RD
MIDDLETON, PA 17057
CONTACT: ANDREW BRANDT
ABRANDT@LONDONDERRYPA.ORG
717-443-5426

1. THE PROJECT SITE IS LOCATED WITHIN THE TRIBUTARY AREAS OF AN UNNAMED TRIBUTARY TO IRON RUN AND AN UNNAMED TRIBUTARY TO CONEWAGO CREEK. THE UNIT TO IRON RUN IS CLASSIFIED AS WWF, MF, AND IS IMPAIRED FOR SILTATION BY AN AGRICULTURAL SOURCE AND PATHOGENS. THE UNIT TO CONEWAGO CREEK IS CLASSIFIED AS TSF, MF AND IS IMPAIRED BY NUTRIENTS AND SILTATION BY AN AGRICULTURAL SOURCE AND HABITAT MODIFICATION/ALTERATION.

2. THE FOLLOWING PERMITS/APPROVALS ARE REQUIRED FOR THE PROJECT:
PADEP NPDES PERMIT/E&S APPROVAL
PADEP SEWAGE PLANNING APPROVAL
PA DOT HOP
TOWNSHIP LAND DEVELOPMENT APPROVAL

3. 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.



CALL BEFORE YOU DIG!
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA
CALL 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:

1. PROPERTY OWNER: REKHA TOLANI, LLC
514 WISTERIA DRIVE
MOOSIC, PA 18507

2. DEVELOPER: REKHA TOLANI, LLC
514 WISTERIA DRIVE
MOOSIC, PA 18507

3. SITE ADDRESS: 2690 EAST HARRISBURG PIKE
2700 EAST HARRISBURG PIKE
2826 EAST HARRISBURG PIKE
LONDONDERRY TOWNSHIP, PA 17057

4. 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

5. PROPERTY ACREAGE: 7.86 ACRES

REQUIRED: PROPOSED LOT 1 PROPOSED LOT 2 PROPOSED LOT 3

6. ZONING DATA

FRONT YARD SETBACK:	50'	213'	230'	165'
FRONT YARD SETBACK*:	LOT 1-65', LOT 2- 60'	65'	60'	-
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(H)]
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.

7. PROPOSED USES: CONVENIENCE STORES, RESTAURANTS DRIVE-THRU, RETAIL BUSINESSES, CAR WASHES, HOTELS – PERMITTED USES

8. 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.

9. 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 ACCESSIBLE)

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 ACCESSIBLE)

10. CENTRAL SANITARY SEWER AND CENTRAL WATER IS PROPOSED.

11. SITE IS WITHIN PENNSYLVANIA AMERICAN WATER COMPANY WATER SERVICE AREA. THREE SERVICE CONNECTIONS WILL BE REQUIRED.

12. SITE IS WITHIN THE DERRY TOWNSHIP MUNICIPAL AUTHORITY SEWER SERVICE AREA. THREE SERVICE CONNECTIONS WILL BE REQUIRED.

13. 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.

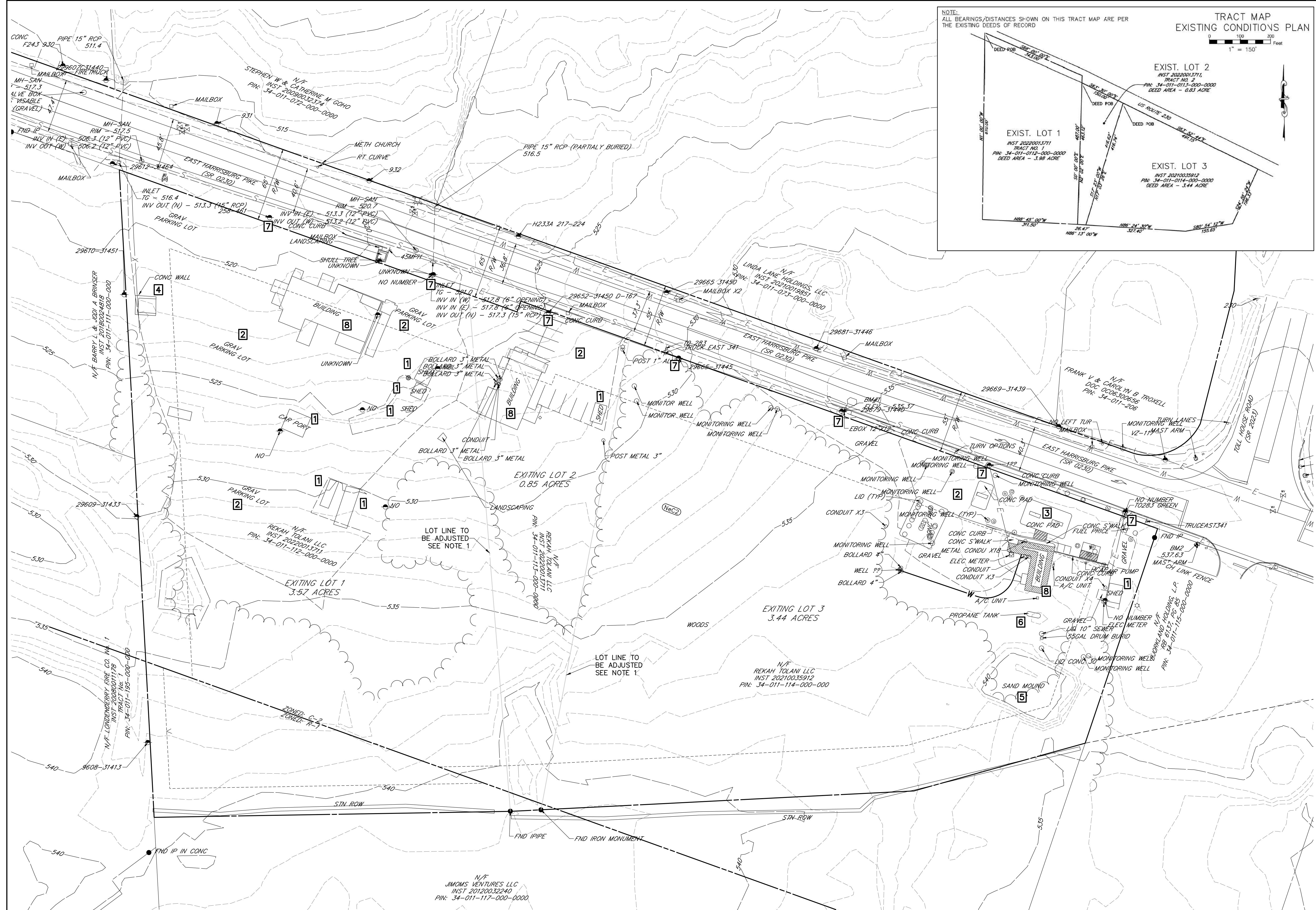
14. THE PROJECT SITE IS LOCATED WITHIN THE TRIBUTARY AREAS OF AN UNNAMED TRIBUTARY TO IRON RUN AND AN UNNAMED TRIBUTARY TO CONEWAGO CREEK. THE UNIT TO IRON RUN IS CLASSIFIED AS WWF, MF, AND IS IMPAIRED FOR SILTATION BY AN AGRICULTURAL SOURCE AND PATHOGENS. THE UNIT TO CONEWAGO CREEK IS CLASSIFIED AS TSF, MF AND IS IMPAIRED BY NUTRIENTS AND SILTATION BY AN AGRICULTURAL SOURCE AND HABITAT MODIFICATION/ALTERATION.

15. THE FOLLOWING PERMITS/APPROVALS ARE REQUIRED FOR THE PROJECT:

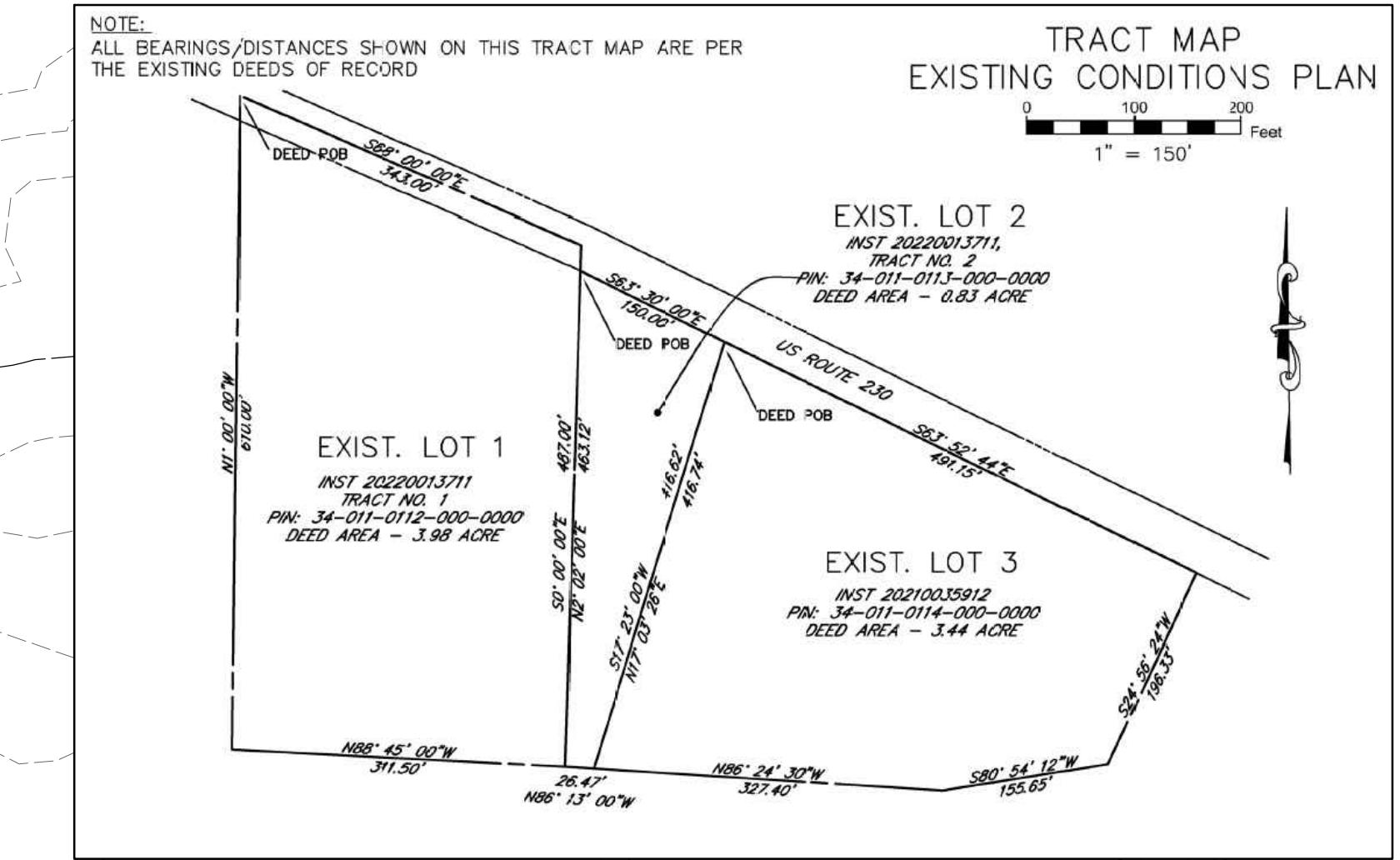
PADEP NPDES PERMIT/E&S APPROVAL
PADEP SEWAGE PLANNING APPROVAL
PA DOT HOP
TOWNSHIP LAND DEVELOPMENT APPROVAL

16. 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.

REKHA TOLANI, LLC			
PRELIMINARY/FINAL LAND DEVELOPMENT			
TOLANI - MIDDLETOWN			
LONDONDERRY TOWNSHIP, DAUPHIN COUNTY PENNSYLVANIA			
LAND DEVELOPMENT NOTES			
REKHA TOLANI, LLC			
Drawn By CJC	Checked By CJC	Approved By TJR	Date 2023-08-29
Scale: AS NOTED			Sheet No. 2
<p>Reilly Associates, Inc. Since 1990 49 South Main Street Suite 200 Pittston, PA 18640 tel: 570.654.2473 fax: 570.654.8860 www.reillyengineering.com</p>			
Project No. 21082.00			
Sheet No. 2			



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



LEGEND

- EXISTING CONTOUR MINOR
- 1380 - EXISTING CONTOUR MAJOR
- EXISTING CURB
- W - EXISTING WATER LINE/VALVE
- S - EXISTING SANITARY LINE/ SANITARY MANHOLE
- EXISTING OVERHEAD ELECTRIC TELEPHONE/CABLE UTILITY POLE
- EXISTING STORM LINE/STORM INLET
- EXISTING EDGE OF PAVE
- X - EXISTING FENCE
- RIGHT-OF-WAY
- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- NeC2 - SOIL TYPE
- EXISTING TREELINE

DEMOLITION NOTES:

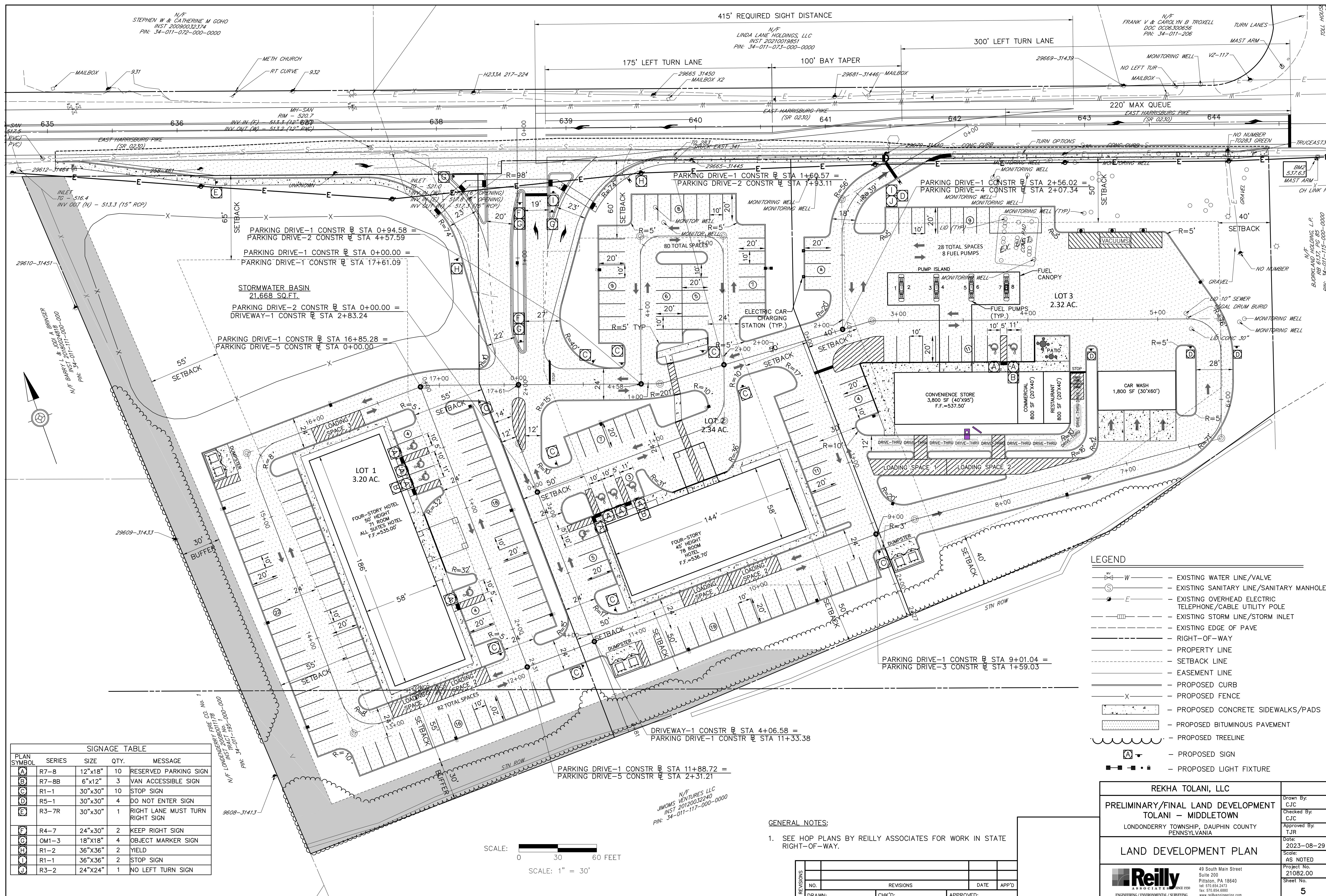
- 1 REMOVE STRUCTURE
- 2 REMOVE GRAVEL/PAVEMENT SURFACE
- 3 REMOVE CANOPY
- 4 REMOVE WALL
- 5 REMOVE SAND MOUND
- 6 REMOVE PROPANE TANK
- 7 UTILITY POLE TO BE REMOVED/RELOCATED (BY UTILITY)
- 8 REMOVE BUILDING. DISCONNECT ALL UTILITIES AND CAP PER UTILITY COMPANY RECOMMENDATION.

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

REKHA TOLANI, LLC		Drawn By CJC	
PRELIMINARY/FINAL LAND DEVELOPMENT		Checked By CJC	
TOLANI - MIDDLETON		Approved By TJR	
LONDONDERRY TOWNSHIP, DAUPHIN COUNTY		Date 2023-08-29	
PENNSYLVANIA		Scale: AS NOTED	
EXISTING SITE AND DEMO PLAN		Project No. 21082.00	
Reilly		Sheet No. 4	
ASSOCIATES SINCE 1990		49 South Main Street Suite 200 Pittston, PA 18640 tel: 570.654.2473 fax: 570.654.8860 www.reillyengineering.com	

SCALE: 0 40 80 FEET
SCALE: 1" = 40'

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



LE