No: 26-050

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: South Hanover Township | Surveyor: Michael Kreiger | Engineer: none

Plat Title: Lot Add-On Plan Final Plat for Shiffler Properties

Zoning District: RA – Residential Agriculture/V - Village | Proposed Land Use: Residential

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

# of Lots: 2 | # of New Lots: 0 | # of DUs: 0 | Acs Subdiv/Devel: 2.31 | Total Acs: 9.14

Date Received: 05/06/2026 | Staff Review: 05/11/2026 | Official County Review: 5/12/2026

Reviewed by: KD | Checked by: BS | Parcel ID: 56-008-065 and 56-008-072

Project Description: Subdivide/Consolidate

- *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.*

1. Seeking the following Modifications / Waivers / Deferment:
   a. Preliminary Plan Submission (Section 22-301.1.B) – The applicant uses specifications outlined in Section 301.1.B. For this review, the reviewer has reviewed the plan in accordance with S&LDO §22-304 plan requirements for Lot add-on plat submissions.
2. The name, address, and telephone number for the record owner and any equitable owners of the tract are required to be displayed. (S&LDO §22-304.C.3) The contact information for Nathalie Ortenzi and Christine Thompson is required to be displayed on the plan.
3. The name and address of all adjacent landowners are required to be displayed on the plan. (S&LDO §304.C.4)
4. The location, size, and dimensions of existing rights-of-way, easements, and utilities on or adjacent to both the conveying or receiving tract are required to be displayed (Section 22-304.C.9).
5. A statement setting forth any modification of requirements granted by the Board of Supervisors is required to be displayed on the plan. (S&LDO §22-304.C.15)
6. A statement indicating that Non-Building Waiver Form B has been approved by the Pennsylvania Dept of Environmental Protection is required to be displayed on the plan. (S&LDO §22-304.C.16)
7. The plan is required to reference three fixed monuments established in South Hanover Township (Ordinance No. 2007-1, §1,4/24/2007). (S&LDO §306)
8. The minimum width of easements shall be 10 feet for underground, overhead, and drainage facilities (Section 22-402.1).
9. The applicant is required to comply with the requirements for monuments and markers (Section 22-503).

10. Driveway entrances are required to comply with Section 22-506. The Township Engineer should review this for compliance.
11. The applicant is required to comply with the requirements for sidewalks, lights, and paths in Section 22-507. The applicant is required to comply with the requirements of Section 22-510 for stormwater drainage. It is noted that aerial imagery indicates that there are no existing sidewalks along Pine Hill Road. The Township Engineer should review this for compliance.
12. To assist with the review, it is recommended that the existing wells and associated wellhead protection areas be shown for each lot. Existing Lot 1A appears to have limited space for a backup septic absorption area; therefore, identifying the wellhead protection areas would help demonstrate that an alternative septic field location can be accommodated if necessary.
13. A landscaping plan is required and should be reviewed by the Township Engineer for compliance (Section 22-512).
14. The applicant is required to comply with the recreation requirements as outlined in Section 22-901.
15. Township to determine the applicability of the sidewalk requirement and recreation fee (Section 22-1001.2).

Plan No. 26-050

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	✓		
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, etc.	✓		
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 (X)			✓
Water supply – public () well (X)			✓
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	✓		
32. Dedicatory statement shown	✓		
33. Approval blocks shown	✓		
34. PADOT Highway Occupancy Permit statement shown		✓	
35. Consistency with Future Land Use plans - County plans	✓		
Municipal plans	✓		

LOT ADD-ON PLAN FINAL PLAT
FOR
SHIFFLER PROPERTIES
SOUTH HANOVER TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA
APRIL 01, 2026

SOUTH HANOVER TOWNSHIP ENGINEER

APPROVED AND RECOMMENDED BY THE SOUTH HANOVER TOWNSHIP ENGINEER THIS DAY OF _____, 2026.

TOWNSHIP ENGINEER _____

SOUTH HANOVER TOWNSHIP PLANNING COMMISSION

APPROVED AND RECOMMENDED BY THE SOUTH HANOVER TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 2026.

SECRETARY_____ CHAIRMAN _____

SOUTH HANOVER TOWNSHIP BOARD OF SUPERVISORS FINAL PLAN APPROVAL CERTIFICATE

APPROVED BY THE SOUTH HANOVER TOWNSHIP BOARD OF SUPERVISORS BY MOTION ADOPTED THIS _____ DAY OF _____, 2026.

SECRETARY_____ CHAIRMAN _____

DAUPHIN COUNTY PLANNING COMMISSION

APPROVED AND RECOMMENDED BY THE DAUPHIN COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 2026.

SECRETARY_____ CHAIRMAN _____

DAUPHIN COUNTY RECORDER OF DEEDS

DATE OF THIS PLAN _____
THIS PLAN IS RECORDED IN THE DAUPHIN COUNTY COURTHOUSE, RECORDER OF DEEDS OFFICE, HARRISBURG, PENNSYLVANIA.
INSTRUMENT NUMBER _____

RECORDER OF DEEDS _____



LOCATION MAP
SCALE: 1"=2000'

INDEX OF DRAWINGS

SHEET NO.	TITLE
1.	TITLE SHEET
2.	EXISTING CONDITION/ LOT ADD-ON PLAN

CLIENT

SHAWN M. SHIFFLER
165 SOUTH HOERNERSTOWN ROAD
HUMMELSTOWN, PA 17036
(717) 919-0583

HRG
Herbert, Rowland & Grubic, Inc.
Engineering & Related Services
AN EMPLOYEE-OWNED COMPANY

369 East Park Drive
Harrisburg, PA 17111
(717) 564-1121
Fax (717) 564-1158
hrg@hrg-inc.com
www.hrg-inc.com

OWNERSHIP CERTIFICATION AND DEDICATORY STATEMENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

ON THIS THE 1st DAY OF April 2026, BEFORE ME, THE UNDERSIGNED OWNER(S) PERSONALLY APPEARED WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY ARE THE OWNER'S AND/OR EQUITABLE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

OWNER_____
SHAWN M. SHIFFLER, AN ADULT INDIVIDUAL

OWNER_____
NATHALIE ORTNEZI, AN ADULT INDIVIDUAL

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND THE DATE ABOVE WRITTEN

Wendy Jewell
NOTARY PUBLIC

July 9, 2027
MY COMMISSION EXPIRES

Commonwealth of Pennsylvania - Notary Seal
Wendy Jewell, Notary Public
Dauphin County
My commission expires July 9, 2027
Commission number 1078869
Member, Pennsylvania Association of Notaries

OWNERSHIP CERTIFICATION AND DEDICATORY STATEMENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

ON THIS THE 1st DAY OF April 2026, BEFORE ME, THE UNDERSIGNED OWNER(S) PERSONALLY APPEARED WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY ARE THE OWNER'S AND/OR EQUITABLE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

OWNER_____
SHAWN M. SHIFFLER

OWNER_____
CHRISTINE L. THOMPSON, JOINTS TENANTS WITH RIGHT OF SURIVORSHIP

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND THE DATE ABOVE WRITTEN

Wendy Jewell
NOTARY PUBLIC

July 9, 2027
MY COMMISSION EXPIRES

Commonwealth of Pennsylvania - Notary Seal
Wendy Jewell, Notary Public
Dauphin County
My commission expires July 9, 2027
Commission number 1078869
Member, Pennsylvania Association of Notaries

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SOUTH HANOVER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MICHAEL D. KREIGER, JR.
SURVEYOR
SU053387

4.1.2026

MICHAEL D. KREIGER, PLS, AGENT
REGISTERED SURVEYOR, COMMONWEALTH OF PENNSYLVANIA
REGISTRATION NO. SU053387

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PROPERTY INFO

1. OWNER:

LOT 1 PARCEL 56-008-065	SHAWN M. SHIFFLER & CHRISTINE L. THOMPSON INSTR. NO. 20180023538 (DEED) DB N VOL. 53, PG 24 (DEED) PB N VOL 4 PG 91 (PLAN) 828 PINE HILL ROAD HUMMELSTOWN, PA 17036 7.1211 ACRES VILLAGE & R-A ZONING
LOT 2 PARCEL 56-008-072	SHAWN M. SHIFFLER & NATHALIE ORTENZI INSTR. NO. 20210026278 (DEED) INSTR. NO. 20160034418 (PLAN) 165 SOUTH HOERNERSTOWN ROAD HUMMELSTOWN, PA 17036 2.0228 ACRES R-A ZONING

SITE DATA

1. ZONING DISTRICT:	R-A ZONING THE CURRENT USE IS CONSIDERED A PERMITTED USE – SINGLE FAMILY RESIDENTIAL WITH ON LOT SEWER AND WATER
2. MINIMUM LOT SIZE:	1 ACRE
PROPOSED LOT SIZE:	LOT 1A – 2.3123 ACRES LOT 2A – 6.8316 ACRES
3. MINIMUM LOT WIDTH: (AT FRONT SETBACK)	150' (AT FRONT SETBACK) LOT 1A – 441' LOT 2A – 159'
4. MINIMUM YARD REQUIREMENTS:	50' FRONT 25' SIDE 50' REAR
5. MAXIMUM BUILDING HEIGHT:	35'
6. MAXIMUM COVERAGE:	20% LOT 1A CALCULATED 13% (NET ACREAGE) LOT 2A CALCULATED 3.0% (NET ACREAGE)
7. SEWAGE DISPOSAL:	PRIVATE (EXISTING)
8. WATER SUPPLY:	PRIVATE (EXISTING)

CONTINUED SITE DATA

1. ZONING DISTRICT:	VILLAGE THE CURRENT USE IS CONSIDERED A PERMITTED USE – SINGLE FAMILY RESIDENTIAL WITH ON LOT SEWER AND WATER
2. MINIMUM LOT SIZE:	7200 SQ. FT. (0.165 ACRE)
PROPOSED LOT SIZE:	LOT 1A – 2.3123 ACRES
MINIMUM LOT WIDTH: (AT FRONT SETBACK)	50' (AT FRONT SETBACK) LOT 1A – 441'
3. MINIMUM YARD REQUIREMENTS:	20' FRONT 5' SIDE (20' FOR CORNER LOTS) 20' REAR
4. MAXIMUM BUILDING HEIGHT:	35'
5. MAXIMUM COVERAGE:	30% LOT 1A CALCULATED 13% (NET ACREAGE)
6. SEWAGE DISPOSAL:	PRIVATE (EXISTING)
7. WATER SUPPLY:	PRIVATE (EXISTING)

GEODETIC CONTROL DATA TABLE	
DATUM: HORIZONTAL: NAD83–2011 VERTICAL: NAVD88 UNITS: US SURVEY FOOT	
MONUMENT	FROM PRIMARY CONTROL POINT
1	N75°45'12"W 3,280.62'
2	N56°05'56"E 7,171.86'
3	N44°39'51"E 12,623.12'

SURVEY NOTES

1. SUBJECT PROPERTY LINES DEPICTED ON THIS PLAN HAVE BEEN ESTABLISHED BASED UPON EVIDENCE OBTAINED THROUGH THE PERFORMANCE OF A FIELD RUN BOUNDARY RETRACEMENT SURVEY BY HERBERT, ROWLAND AND GRUBIC, INC. ON FEBRUARY 8, 2021.
2. THIS SURVEY HORIZONTALLY REFERENCES NORTH AMERICAN DATUM OF 1983 (NAD83 – CORS 2011) PENNSYLVANIA STATE PLANE COORDINATE SYSTEM SOUTH ZONE DERIVED THROUGH THE KEYNETGPS GNSS VRS NETWORK.
3. TOPOGRAPHIC EXISTING CONDITIONS ARE DERIVED FROM A FIELD RUN TOPOGRAPHIC SURVEY DATED FEBRUARY 8, 2021.
4. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS, EITHER RECORDED OR UNRECORDED. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE OTHER THAN WHAT IS SHOWN ON THIS PLAN.
5. ACCORDING TO NATIONAL WETLAND INVENTORY MAPPING THERE ARE NO WETLANDS LOCATED ON THE SUBJECT PROPERTY.
6. THE PROPERTY LIES WITHIN AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE OF FLOOD PLAIN.
7. 12' WIDE PUBIC ACCESS EASEMENT IS BASED ON A PLAN TITLED "SUBDIVISION PLAN FOR 155 HOERNERSTOWN ROAD RECORDED AT INSTR.# 20160034418.

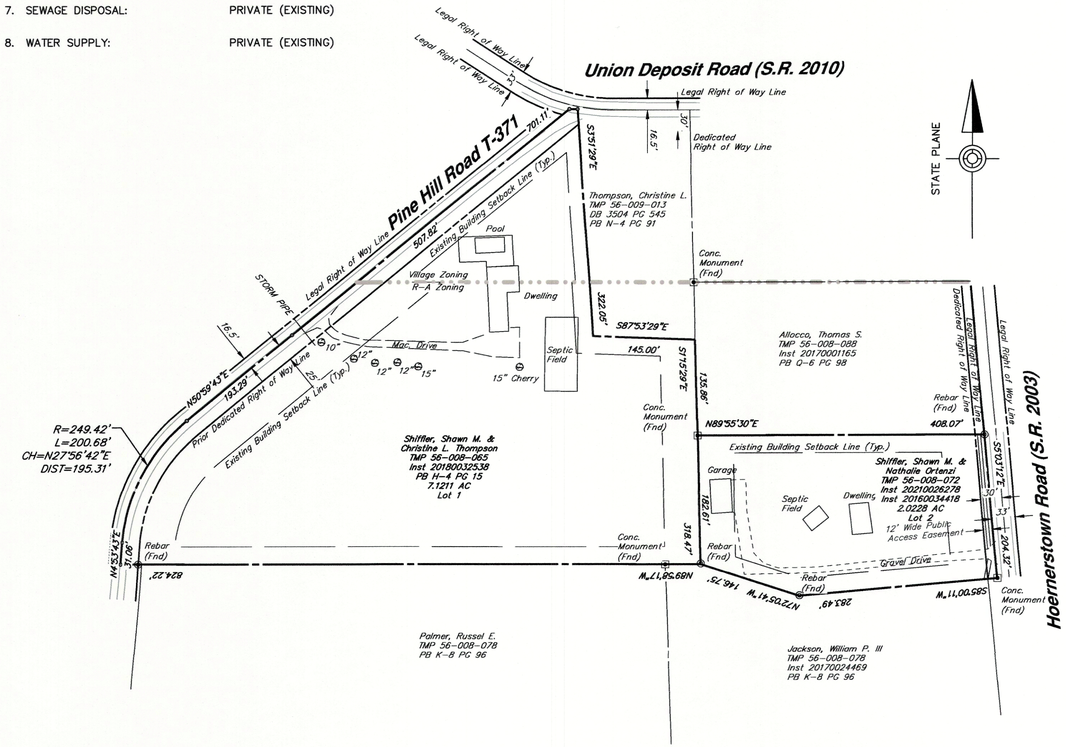
PLAN NOTES:

1. THIS PLAN DOES NOT PROPOSE ANY IMPROVEMENTS OR CONSTRUCTION, THEREFORE THE FOLLOWING PLANS HAVE NOT BEEN PREPARED: EROSION AND SEDIMENTATION CONTROL, GRADING AND UTILITIES AND STORMWATER MANAGEMENT PLAN AND THEREFORE DOES NOT REQUIRE OR DEVELOP PERMITS OR MODULES.
2. AN EROSION AND SEDIMENTATION CONTROL PLAN IS REQUIRED AND MUST BE APPROVED BY THE DAUPHIN COUNTY CONSERVATION DISTRICT PRIOR TO ANY EARTH MOVING ACTIVITIES ON FUTURE LOTS OR FUTURE IMPROVEMENTS.

   AS OF THE DATE OF THIS DEED/PLOT PLAN RECORDING, THE PROPERTY/SUBDIVISION DESCRIBED HEREIN IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF A LOT ADD-ON PLAN USE. NO PORTION OF THIS PROPERTY/SUBDIVISION (PARCELS 56-008-065 AND 56-008-072) ARE APPROVED BY SOUTH HANOVER TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) FOR THE INSTALLATION OF ANY SEWAGE DISPOSAL FACILITY. NO PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. §750.1 ET SEQ.) (ACT) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS PROPERTY SHOULD CONTACT APPROPRIATE OFFICIALS OF SOUTH HANOVER TOWNSHIP, WHO ARE CHARGED WITH ADMINISTERING THE ACT TO DETERMINE THE FORM OF SEWAGE FACILITIES PLANNING REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.
3. THERE ARE NO PROTECTIVE COVENANTS FOR THIS SUBDIVISION.
4. THERE ARE NO STREETS PROPOSED FOR THIS SUBDIVISION. EXISTING ACCESS IS PROVIDED BY EXISTING DRIVES AND EXISTING ROADS.
5. MONUMENTS AND MARKERS WILL BE SET AT LOCATION SHOWN HEREON UPON APPROVAL OF THIS PLAN.

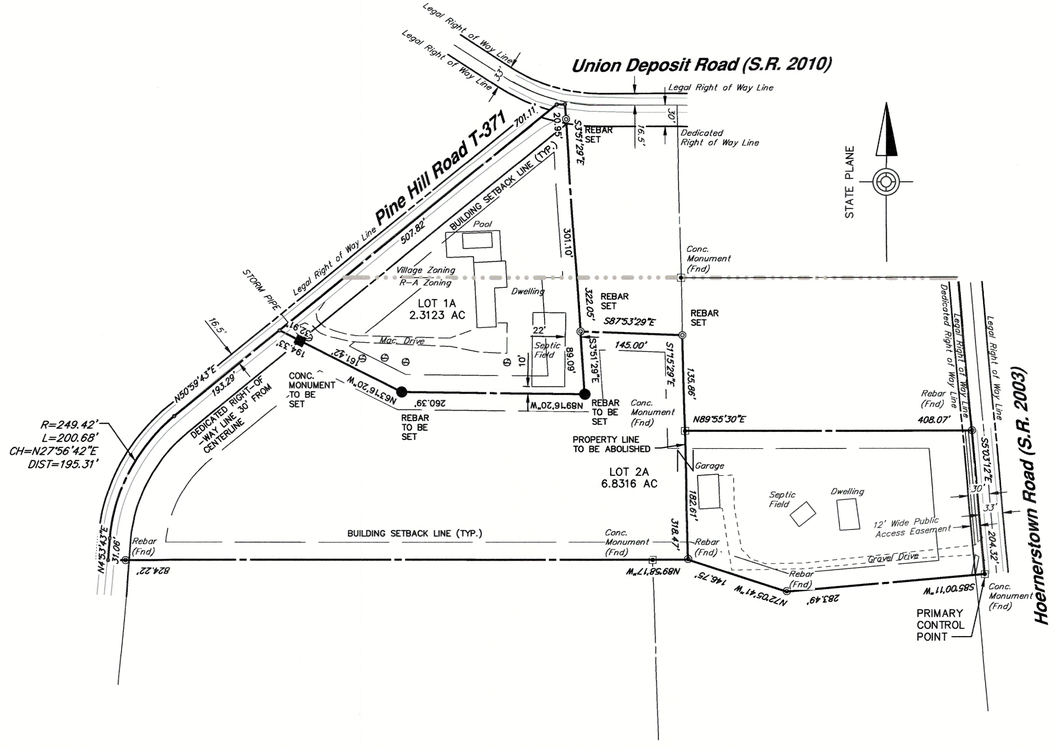
INTENT OF PLAN

1. IT IS THE INTENT OF THIS PLAN TO SUBDIVIDE PROPOSED LOT 1A (2.3123 ACRES) FROM EXISTING LOT 1 (7.1211 ACRES) WHILE ADDING THE REMAINDER OF LOT 1 TO EXISTING LOT 2 (2.0228 ACRES) (PARCEL 56-008-072) TO CREATE PROPOSED LOT 2A (6.8316 ACRES).



EXISTING CONDITIONS PLAN

GRAPHIC SCALE
100' 50' 0' 100'
SCALE: 1"=100'



SUBDIVISION & LOT ADD-ON PLAN

GRAPHIC SCALE
100' 50' 0' 100'
SCALE: 1"=100'

NO.	REVISION	DATE	BY

HRG
Herbert, Rowland & Grubic, Inc.
Engineering & Related Services
AN EMPLOYEE-OWNED COMPANY
369 East Park Drive
Harrisburg, PA 17111
(717) 564-1121
Fax (717) 564-1158
hrg@hrg-inc.com
www.hrg-inc.com

SHAWN M. SHIFFLER
155 HOERNERSTOWN ROAD
HUMMELSTOWN, PA 17036

PRELIMINARY/FINAL
MINOR SUBDIVISION & LOT ADD-ON PLAN
FOR
SHAWN M. SHIFFLER
SOUTH HANOVER TOWNSHIP DAUPHIN COUNTY PENNSYLVANIA

PROJ. MGR. – MDK	
DESIGN–	
CADD–	DRZ
CHECKED–	MDK
SCALE–	1" = 100'
DATE–	APRIL 2026

DRAWING NO.
SB-1
SHEET NO.
2 OF 2
PROJECT R007495.0426

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