No: 25-058

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: West Hanover Township | Surveyor: Light Heigel & Associates, Inc. | Engineer: Light-Heigel & Associates, Inc.

Plat Title: Kenneth and Carol Tyndale

Zoning District: Commercial Highway (CH) | Proposed Land Use: Commercial

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

# of Lots 2 | # of New Lots 1 | # of DUs 0 | Acreage Subdivided/ Developed 1.427/ 1.239 | Total Acreage 2.66

Date Received 5/12/2025 | Staff Review 5/14/2025 | Official County Review 5/14/2025

Reviewed by ARK | Checked by _____ | Parcel No: 68-024-119; 68-035-021

Purpose of the Plan: To transfer annexation of land to an existing lot.

- ***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.*

Deferral Requested: SALDO SECTION 173.27.A SIDEWALK

Comments:

1. All signatures and notarizations must be obtained before the plan is brought in for signing.
2. Verify that the width of the final lot at the building setback is 50' (Zoning Ordinance – Figure 2.09.C.4).
3. According to the Impervious Table on the cover sheet, the overall impervious lot of coverage is slightly above the 35% maximum.
4. In the case of future development, consider verifying the distance between the site's gravel driveway and the existing driveway on the other side of Carlson Road. The driveways are close yet not aligned, which depending on the amount of traffic may be a potential safety issue.

Plan No. 25-058

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 () on-lot ()			X
Water supply – public ( ) 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 Deferral requested		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 ***In notes***	X		
31. Statement of ownership, signature and notarization shown	X		
32. Dedicatory statement shown Need signature	X		
33. Approval blocks shown	X		
34. PADOT Highway Occupancy Permit statement shown ***In notes***	X		
35. Consistency with Future Land Use plans - County plans	X		
Municipal plans	X		

GENERAL NOTES

1. THIS PLAN IS NOT TO BE CONSTRUED AS AN ENVIRONMENTAL AUDIT/ASSESSMENT PLAN. THIS SURVEY MAKES NO WARRANTY OR GUARANTEE EITHER EXPRESSED OR DESCRIBED I.E., THE DETECTION OF SUBSURFACE CONTAMINANTS AS DEFINED IN D.E.P. TITLE 25–PA CODES 75, 101, 271, 273, 277, 279, 281, AND 285, AS AMENDED.
2. THE INFORMATION SHOWN ON THIS DRAWING MAY HAVE ALSO BEEN PROVIDED IN A DIGITAL DRAWING FORMAT. ONCE A DRAWING IS RELEASED FROM LIGHT–HEIGEL AND ASSOCIATES, INC. IN A DIGITAL FORMAT, WE HAVE NO CONTROL OVER THE MANIPULATION OR MISUSE OF THE DATA CONTAINED IN THAT FILE. THE VIEWER IS THEREFORE CAUTIONED TO COMPARE ANY SUBSEQUENT REPRODUCTIONS OR MANIPULATIONS OF THIS DATA WITH THE ORIGINAL HARD COPY SEALED PLAN PROVIDED BY LIGHT–HEIGEL AND ASSOCIATES, INC. THE USER IS ALSO CAUTIONED THAT ANY USE OF THE DATA CONTAINED IN THE DIGITAL FILE THAT IS NOT SHOWN ON THE HARD COPY DRAWING, SHALL BE AT THE RISK OF THE USER.
3. NO WETLANDS EXIST ON SITE PER THE UNITED STATES FISH AND WILDLIFE SERVICE – NATIONAL WETLANDS INVENTORY MAPPING.
4. CONTOURS ON THIS PLAN ARE SHOWN FROM PAMAP PROGRAM TOPOGRAPHIC CONTOURS (2FT INTERVAL) OF PENNSYLVANIA, PROVIDED BY PAMAP PROGRAM, PA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, BUREAU OF TOPOGRAPHIC AND GEOLOGIC SURVEY, PANEL ID NO. 37002250PAS.
5. CLEAR SITE TRIANGLE IN ACCORDANCE WITH PLANBOOK D VOLUME 7 PAGE 59.
6. THE SUBDIVIDERS HAVE REQUESTED WAIVERS FROM THE PROVISIONS OF THE WEST DONEGAL TOWNSHIP STORM WATER MANAGEMENT ORDINANCE CODIFIED AS CHAPTER 190 OF THE CODE OF ORDINANCES. THE GRANTING OF SUCH DEFERMENTS ARE CONDITIONED UPON THE OWNER OF EACH LOT CREATED BY THIS PLAN FILING AN APPLICATION UNDER THE STORM WATER MANAGEMENT ORDINANCE IN EFFECT ON THE DATE SUCH OWNER PROPOSES DEVELOPMENT OF THE LOT. WEST DONEGAL TOWNSHIP SHALL HAVE NO OBLIGATION TO ISSUE ANY PERMITS TO ENABLE CONSTRUCTION OF A DWELLING OR A DRIVEWAY OR ANY IMPERVIOUS SURFACE UNTIL SUCH LOT OWNER HAS (1) FILED AND OBTAINED APPROVAL OF ITS APPLICATION UNDER THE STORM WATER MANAGEMENT ORDINANCE; (2) POSTED FINANCIAL SECURITY TO SECURE INSTALLATION OF REQUIRED STORM WATER MANAGEMENT FACILITIES AND EROSION AND SEDIMENTATION CONTROLS AND (3) ENTERED INTO AN AGREEMENT WITH THE TOWNSHIP FOR THE LONG–TERM OPERATIONS AND MANAGEMENT OF THE STORM WATER MANAGEMENT FACILITIES IN A RESTORABLE FORM ACCEPTABLE TO THE TOWNSHIP SOLICITOR.
7. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428)
8. NO BUILDING PERMIT WILL BE ISSUED FOR ANY LOT PARCEL WHICH WILL REQUIRE ACCESS TO A STATE HIGHWAY UNTIL AUTHORIZED BY A PENNSYLVANIA DEPARTMENT OF TRANSPORTATION HIGHWAY OCCUPANCY PERMIT.
9. NO BUILDING PERMIT WILL BE ISSUED UNTIL THE TOWNSHIP ENGINEER HAS VERIFIED THE SIGHT DISTANCE.
10. THE AREA DEPICTED IS NOT WITHIN A FLOODPLAIN AS PER FEMA FLOOD MAP PANEL 42043C0355D EFFECTIVE 08/02/2012.
11. A SEPARATE AND EXISTING NPDES PLAN HAS BEEN APPROVED FOR THE REMOVAL OF THE EXISTING STOCK PILE.
12. NO BUILDING PERMIT WILL BE ISSUED UNTIL THE TOWNSHIP ENGINEER HAS VERIFIED THE SIGHT DISTANCE.
13. A COVENANT WITH THE LAND ASSURING THE IMPLEMENTATION OF THE LOT OWNERS OF THE EROSION AND SEDIMENTATION CONTROL PLAN AND APPROVED D/SWM PLAN, AS MAY BE REQUIRED BY ARTICLE 4, STORMWATER MANAGEMENT, OF HIS CHAPTER AND CHAPTER 168 STORMWATER MANAGEMENT OF THE TOWNSHIP CODE OF ORDINANCES. ANY APPROVED OPERATIONS AND MAINTENANCE PLANS AND AGREEMENTS REQUIRED UNDER ARTICLE 4 SHALL BE PROVIDED TO THE TOWNSHIP PRIOR TO RECORDING AND BE RECORDED AT THE DAUPHIN COUNTY RECORDER OF DEEDS WITH THE PLAN. SECTION 2.08(C) 17
14. A STORMWATER MANAGEMENT PLAN WILL BE REQUIRED UPON FUTURE DEVELOPMENT OF SITE.
15. AN EROSION AND SEDIMENT PLAN WILL BE REQUIRED UPON FURTHER DEVELOPMENT OF SITE.
16. SITE DISTANCE FOR THE EXISTING DRIVEWAY EXCEED SITE DISTANCE REQUIREMENTS OF WEST HANOVER TOWNSHIP. RIGHT AND LEFT TURNS FROM DRIVEWAY BOTH EXCEED 300', VEHICLES APPROACHING DRIVEWAY FROM EITHER DIRECTION EXCEED 300' OF SITE DISTANCE.

LOT ADDITION NOTES:

1. THE SOLE PURPOSE OF THIS PLAN IS TO TRANSFER FOR ANNEXATION OF LAND TO AN EXISTING LOT, AND NOT FOR THE PURPOSE OF CREATING A NEW BUILDING LOT. THE COMBINED TRACTS SHALL HEREAFTER BE TREATED AS ONE LOT FOR ALL PURPOSES UNDER THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AND ALL OTHER ORDINANCES, OF WEST HANOVER TOWNSHIP.
2. THIS PLAN INTENDS TO CONVEY "LOT 1", AN AREA OF 1.427 ACRES OF LANDS N/F OF KENNETH L. AND CAROL I. TYNDALE AS DESCRIBED IN INSTRUMENT #20150026379 TO OTHER LANDS N/F KENNETH L. AND CAROL I. TYNDALE. AS DESCRIBED IN DEED BOOK T VOL. 60 PAGE 694.

PLANNING WAIVER & NON-BUILDING DECLARATION

AS OF THE DATE OF THIS PLOT PLAN NOTICE RECORDING, THE LOTS OF THIS SUBDIVISION ARE DEDICATED FOR THE EXPRESS PURPOSE OF RESIDENTIAL USE. NO PORTION OF THIS SUBDIVISION HAS BEEN APPROVED BY THE MUNICIPALITY OR THE APPROVING AGENCY FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE 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 APPROVING AGENCY HAVE APPROVED ANY REQUIRED SEWAGE FACILITIES PLANNING FOR LOT ADDITION A OF THE SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE SEWAGE FACILITIES ACT (35 P.S. SECTION 750.1 ET SEQ.) 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 LOT ADDITION SHOULD CONTACT THE MUNICIPALITY WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT TYPE OF SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS. SAID LOT ADDITION MUST BE LEGALLY MERGED WITH THE TRACT/LOT TO WHICH IT IS BEING ADDED TO. THEY MUST BE COMBINED INTO ONE TRACT/LOT AND MAY NOT HAVE MULTIPLE TRACTS ON THE SAME DEED. ANY FUTURE PROPOSAL TO SUBDIVIDE ANY PORTION OF THE NEWLY CREATED TRACT MUST OBTAIN ALL APPROVALS FROM THE MUNICIPALITY AND ALL APPROVING AGENCIES. LOT ADDITION AREA A MAY NOT BE USED AS SEPARATE BUILDING LOTS.

ZONING DATA

ZONED COMMERCIAL HIGHWAY

	REQUIRED
MINIMUM LOT AREA	NONE
MINIMUM LOT WIDTH	50'
MINIMUM FRONT YARD DEPTH	20'
MINIMUM SIDE YARD DEPTH	10'
MINIMUM REAR YARD DEPTH	5'
IMPERVIOUS COVERAGE	35%
MAXIMUM BUILDING HEIGHT	20'

SITE DATA

LOT 1	
SITE OWNER	KENNETH L. AND CAROL I. TYNDALE
DEED REFERENCE	INST.# 20150026379
PROPERTY ID	68–024–119–000–0000
PROPERTY ADDRESS	8049 ALLENTOWN BLVD, HARRISBURG
ORIGINAL LOT AREA	62,185 S.F. OR 1.427 ACRES
FINAL LOT AREA	116,160 S.F. OR 2.666 ACRES
WATER SUPPLY	PUBLIC
SEWAGE DISPOSAL	PUBLIC
EXISTING LAND USE	COMMERCIAL
PROPOSED LAND USE	COMMERCIAL
LOT 2	
SITE OWNER	KENNETH L. AND CAROL I. TYNDALE
DEED REFERENCE	D.B. T, VOL. 60, PG. 694
PROPERTY ID	68–035–021–000–0000
PROPERTY ADDRESS	8009 BRETZ DRIVE, HARRISBURG
ORIGINAL LOT AREA	53,975 S.F. OR 1.239 ACRES
FINAL LOT AREA	116,160 S.F. OR 2.666 ACRES
WATER SUPPLY	PUBLIC
SEWAGE DISPOSAL	PUBLIC
EXISTING LAND USE	COMMERCIAL
PROPOSED LAND USE	COMMERCIAL

WAIVERS/DEFERMENT REQUESTED, WEST HANOVER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

SALDO SECTION 173.27.A SIDEWALK

A DEFERMENT IS REQUESTED TO INSTALL SIDEWALK ALONG BRETZ DRIVE, AND CARLSON ROAD. SIDEWALK INSTALLATION SHALL BE PART OF FUTURE DEVELOPMENT. NO CONSTRUCTION OR EARTH MOVING ACTIVITIES ARE PROPOSED AS PART OF THIS SUBMISSION.

STORMWATER MANAGEMENT NOTICE

ANY OWNER, CURRENT OR FUTURE, OF ANY SUBJECT LOT SHOWN ON THIS PLAN SHALL BE REQUIRED TO FILE AND OBTAIN APPROVAL OF AN APPLICATION UNDER THE STORMWATER MANAGEMENT ORDINANCE, POST FINANCIAL SECURITY, AND ENTER INTO AN AGREEMENT FOR THE LONG–TERM OPERATION AND MAINTENANCE OF THE STORM WATER MANAGEMENT FACILITIES PRIOR TO CONSTRUCTION OF ANY DWELLING. STORMWATER SOIL TESTING WILL BE REQUIRED AS PART OF OVERALL STORMWATER DESIGN.

IMPERVIOUS TABLE

LOT 1 = 1.427 ACRES +/– (62,185 SF)
IMPERVIOUS AREA = 0.924 ACRES +/– (40,275 SF)
GREEN AREA = 0.503 ACRES +/– (21,910 SF)
BUILDING AREA = 0 AC (0 SF)

LOT 2 = 1.239 ACRES +/– (53,975 SF)
IMPERVIOUS AREA = 0.028 ACRES +/– (1,230 SF) 2.2%
GREEN AREA = 1.210 ACRES +/– (52,745 SF) 97.8%
BUILDING AREA = 0 AC (0 SF)

FINAL = 2.666 ACRES +/– (116,130 SF)
IMPERVIOUS AREA = 0.952 ACRES +/– (41,505) 35.7%
GREEN AREA = 1.713 ACRES +/– (74,655 SF) 64.3%
BUILDING AREA = 0 AC (0 SF)

LOT ADDITION AREA INFORMATION

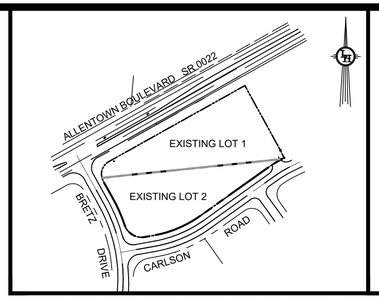
EXISTING AREAS:

LOT 1
EXISTING (KENNETH L. AND CAROL I. TYNDALE)
TO TITLE LINE 62,185 SF 1.427 AC

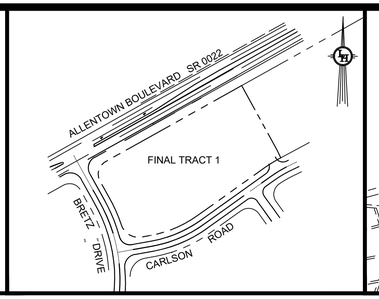
LOT 2
EXISTING (KENNETH L. AND CAROL I. TYNDALE)
TO TITLE LINE 53,975 SF 1.239 AC

FINAL LOT AREAS:

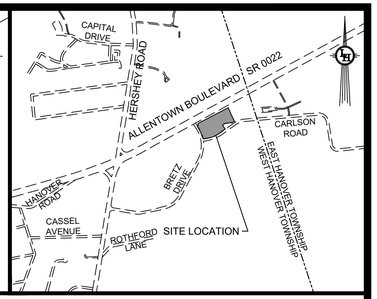
FINAL (KENNETH L. AND CAROL I. TYNDALE)
TO TITLE LINE 116,160 SF 2.666 AC



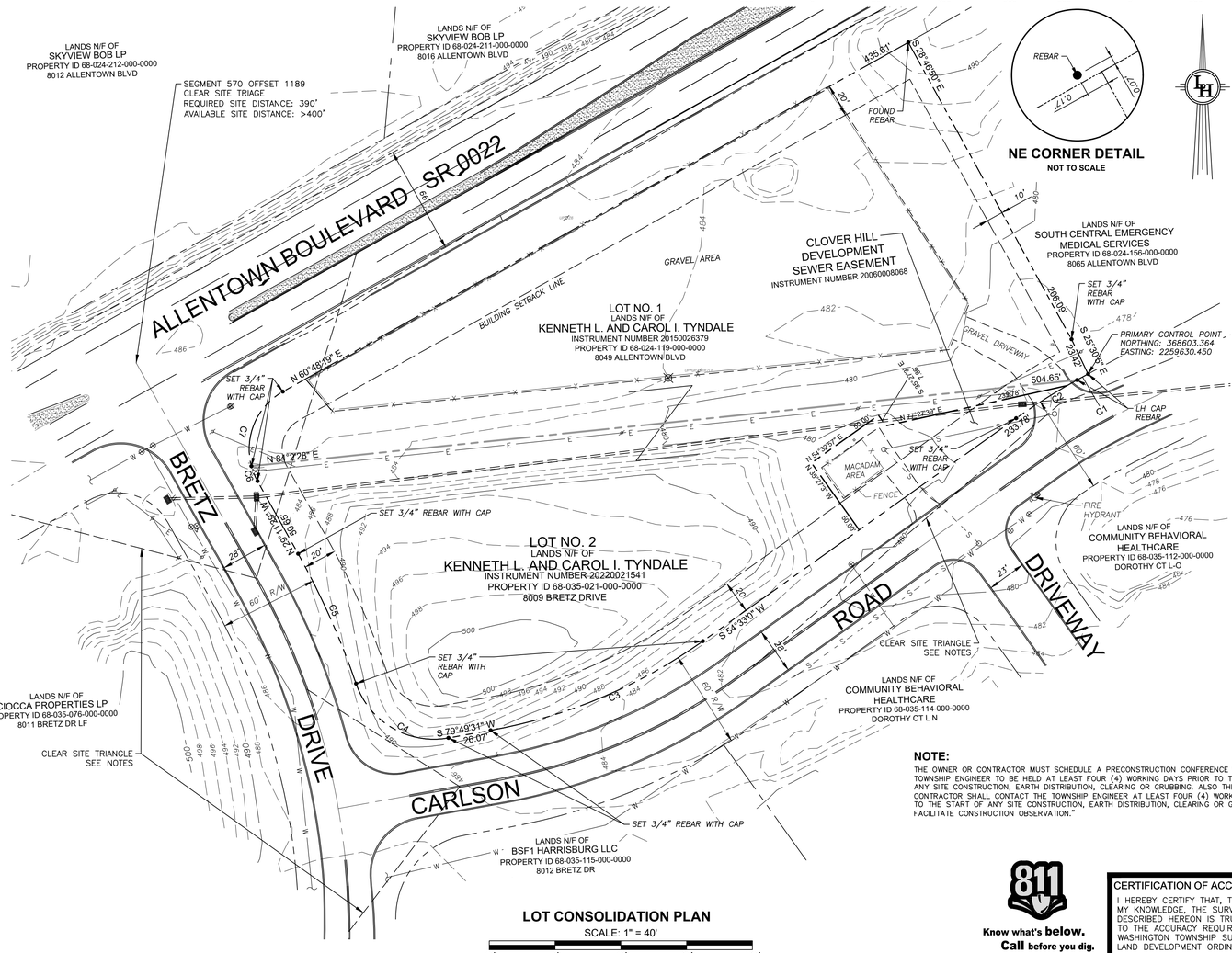
EXISTING TRACT CONFIGURATION KEY
SCALE: 1" = 200'



FINAL TRACT CONFIGURATION KEY
SCALE: 1" = 200'



LOCATION MAP
SCALE: 1" = 1,000'



LOT CONSOLIDATION PLAN
SCALE: 1" = 40'

NE CORNER DETAIL
NOT TO SCALE

BOUNDARY CURVE PLAN

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	380.00'	7.68'	1°09'29"	S 61°43'11" W	7.68'
C2	380.00'	43.73'	6°35'37"	S 57°50'48" W	43.71'
C3	320.00'	141.16'	25°16'30"	S 67°11'14" W	140.02'
C4	50.00'	70.96'	81°18'51"	N 59°31'03" W	65.15'
C5	480.00'	86.58'	10°20'05"	N 24°01'26" W	86.46'
C6	40.00'	9.86'	14°07'24"	N 22°08'47" W	9.84'
C7	40.00'	52.97'	75°53'18"	N 22°52'35" E	49.18'

EXISTING CONDITIONS LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- RIGHT–OF–WAY/EASEMENT LINE
- BUILDING SETBACK LINE
- CONCRETE CURB
- EXISTING CONTOUR
- E — E EXISTING OVERHEAD ELECTRIC LINE
- W — W EXISTING WATER LINE
- S — S EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER PIPE
- EXISTING EDGE OF GRAVEL
- X — X EXISTING FENCE
- ⊗ WATER VALVE
- WM WATER METER
- UTILITY POLE
- EB ELECTRIC BOX
- SANITARY SEWER MANHOLE
- CO SANITARY SEWER CLEANOUT
- STORM SEWER MANHOLE
- STORM SEWER INLET

NOTE:

THE OWNER OR CONTRACTOR MUST SCHEDULE A PRECONSTRUCTION CONFERENCE WITH THE TOWNSHIP ENGINEER TO BE HELD AT LEAST FOUR (4) WORKING DAYS PRIOR TO THE START OF ANY SITE CONSTRUCTION, EARTH DISTRIBUTION, CLEARING OR GRUBBING. ALSO THE OWNER OR CONTRACTOR SHALL CONTACT THE TOWNSHIP ENGINEER AT LEAST FOUR (4) WORKING DAYS PRIOR TO THE START OF ANY SITE CONSTRUCTION, EARTH DISTRIBUTION, CLEARING OR GRUBBING TO FACILITATE CONSTRUCTION OBSERVATION."

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

I, HEREBY CERTIFY THAT THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY, THE PROPOSED PROJECT WILL NOT IMPACT OFF–SITE WETLANDS, AND WETLAND PERMITS ARE NOT REQUIRED FROM THE STATE OR FEDERAL GOVERNMENT."

JOHN POFF P.E. DATE
JPOFF@LIGHT–HEIGEL.COM 717–838–1351

RECOMMENDED FOR APPROVAL BY THE WEST HANOVER TOWNSHIP PLANNING COMMISSION THIS_____DAY OF_____,20____.

CHAIRMAN SECRETARY

APPROVED BY THE WEST HANOVER TOWNSHIP BOARD OF SUPERVISORS THIS_____DAY OF_____,20____.

CHAIRMAN SECRETARY

THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR DAUPHIN COUNTY THIS_____DAY OF_____,20____.

PLAN BOOK_____ VOLUME_____ PAGE_____

DAUPHIN COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

THIS PLAN REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION THIS ____DAY OF_____, 20 .

CHAIRMAN SECRETARY

CERTIFICATION OF ACCURACY (SURVEY)

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

KEITH L. HEIGEL, P.L.S.

DATE: _____

306 TAXIWAY RD. ANNVILLE, PA 17003
KHEIGEL@LIGHT–HEIGEL.COM 717.838.1351

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN, AND OFFER OF DEDICATION (INDIVIDUAL)

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

ON THIS, THE _____DAY OF _____, 20 ____ BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED: KENNETH L. & CAROL I. TYNDALE, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

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

MY COMMISSION EXPIRES NOTARY PUBLIC

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED ARE THE EQUITABLE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN AND THAT ALL STREETS OR PARTS THEREOF, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.

OWNER(S)_____
KENNETH L. TYNDALE

OWNER(S)_____
CAROL I. TYNDALE

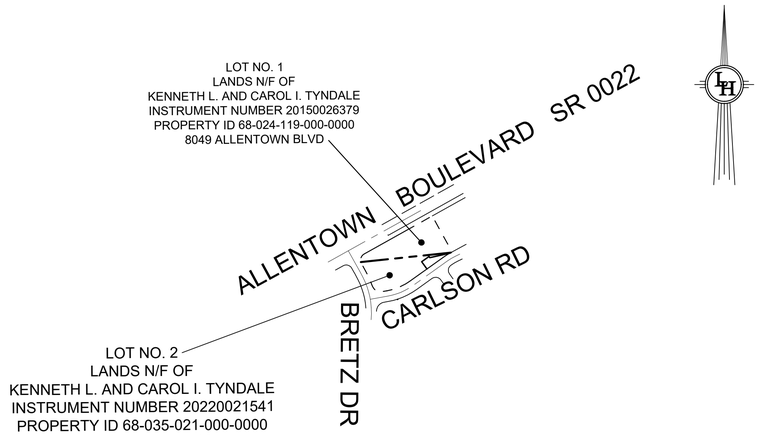
CONSOLIDATION PLAN
FOR
KENNETH L. AND CAROL I. TYNDALE
LOCATED IN
WEST HANOVER TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA
OWNER
KENNETH L. AND CAROL I. TYNDALE
101 DORLEE COURT
GRANTVILLE, PA 17028
717–525–2180
KENT@KLTYNDALEINC.COM

ENGINEERS SURVEYORS BUILDING CODE INSPECTORS MUNICIPAL SERVICES
LIGHT–HEIGEL & ASSOCIATES, INC.
306 TAXIWAY ROAD, ANNVILLE, PA 17003
(717) 838-1351 1-800-257-2190 www.LIGHT-HEIGEL.COM
REGIONAL OFFICES
LANCASTER SCHUYLKILL HAVEN HALIFAX SINKING SPRING LEWISBURG

DATE: 4/30/2025 CHECKED BY: SML JOB NO: PA25–0047
SCALE: 1"=40' DRAWN BY: GSA MAPCHECK: GSA
COMP'D BY: TC FIELD: TC SHEET NO:1 OF 3

X:\PROJECTS\2025\25-0047 TYNDALE, LOT ADDITION\PA\2025-0047 LOT ADDITION.DWG 4/30/2025 1:11 PM

© 2025 LIGHT–HEIGEL AND ASSOCIATES, INC.



THE ORIGINAL PROPERTY DESCRIPTION

SCALE: 1" = 400'

400' 0' 400' 800' 1,200'

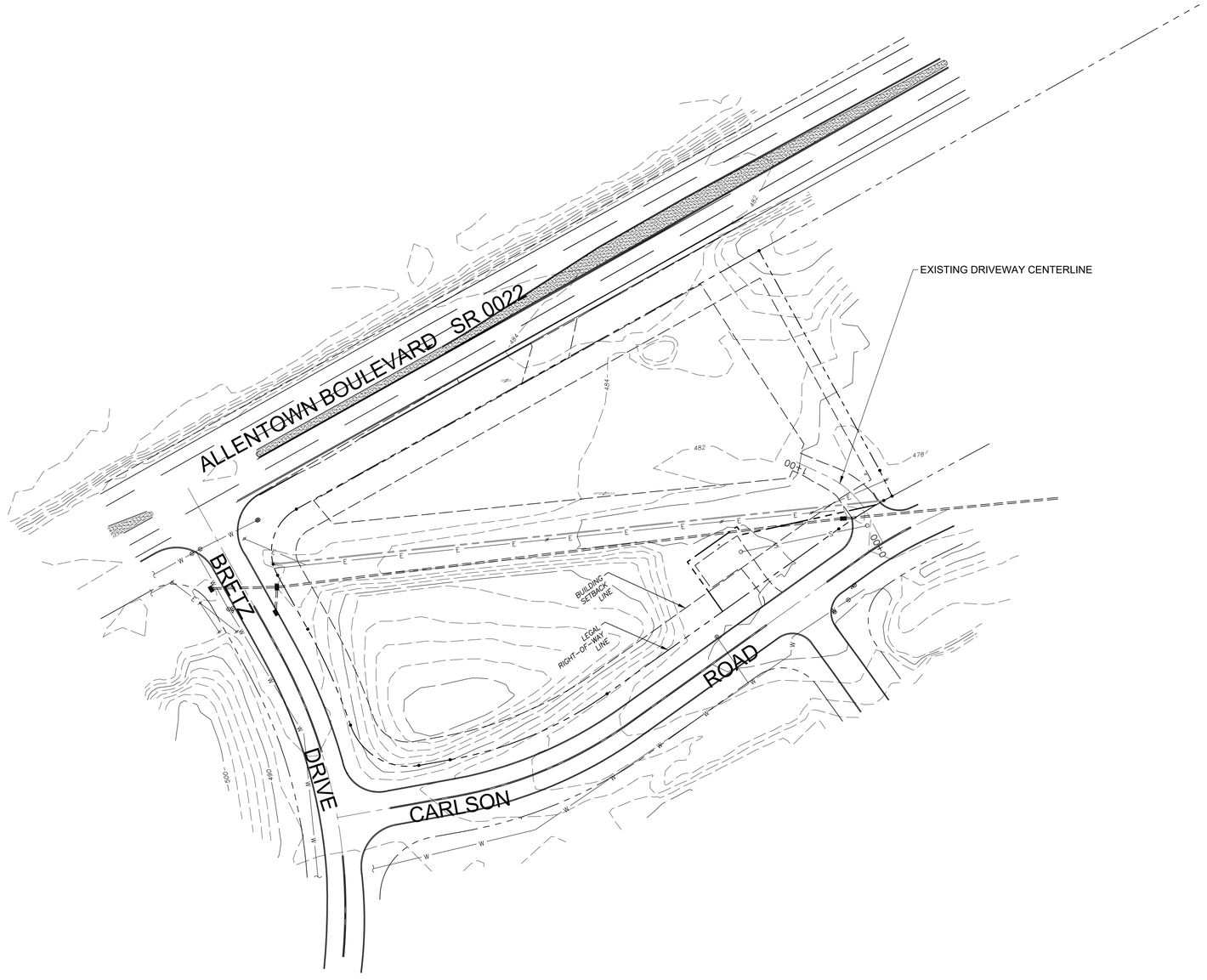
THE ORIGINAL PROPERTY DESCRIPTION
FOR
KENNETH L. AND CAROL I. TYNDALE
LOCATED IN
WEST HANOVER TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA
OWNER
KENNETH L. AND CAROL I. TYNDALE
101 DORLEE COURT
GRANTVILLE, PA 17028
717-525-2180
KENT@KLTYNDALEINC.COM

ENGINEERS SURVEYORS BUILDING CODE INSPECTORS MUNICIPAL SERVICES
LIGHT-HEIGEL & ASSOCIATES, INC.
306 TAXIWAY ROAD, ANNVILLE, PA 17003
(717) 838-1351 1-800-257-2190 WWW.LIGHT-HEIGEL.COM
REGIONAL OFFICES
LANCASTER SCHUYLKILL HAVEN HALIFAX SINKING SPRING LEWISBURG

DATE: 4/30/2025 CHECKED BY: SML JOB NO: PA25-0047
SCALE: 1"=400' DRAWN BY: GSA MAPCHECK: GSA
COMP'D BY: TC FIELD: TC SHEET NO: 2 OF 3

© 2025 LIGHT-HEIGEL AND ASSOCIATES, INC.

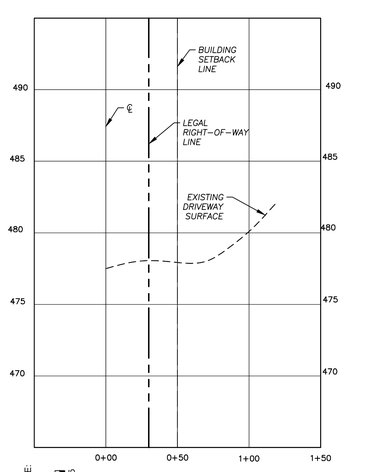
X:\PROJECTS\2025\25-0047 TYNDALE LOT ADDITION\PLANS\PA25-0047 PROPERTY DESCRIPTION.DWG 4/28/2025 1:43 PM



PLAN VIEW

SCALE: 1" = 50'

50' 0' 50' 100' 150'



VERTICAL SCALE: 1" = 5'

0 1 2 3 4 5

EXISTING DRIVEWAY PROFILE

HORIZONTAL SCALE: 1" = 50'

50 0 50 100 150

811

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

DRIVEWAY PROFILE
FOR
KENNETH L. AND CAROL I. TYNDALE
LOCATED IN
WEST HANOVER TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA
OWNER
KENNETH L. AND CAROL I. TYNDALE
101 DORLEE COURT
GRANTVILLE, PA 17028
717-525-2180
KENT@KLTYNDALEINC.COM

ENGINEERS SURVEYORS BUILDING CODE INSPECTORS MUNICIPAL SERVICES
LIGHT-HEIGEL & ASSOCIATES, INC.
306 TAXIWAY ROAD, ANNVILLE, PA 17003
(717) 838-1351 1-800-257-2190 WWW.LIGHT-HEIGEL.COM
REGIONAL OFFICES
LANCASTER SCHUYLKILL HAVEN HALIFAX SINKING SPRING LEWISBURG

DATE: 4/30/2025
SCALE: AS SHOWN
COMP'D BY: TC
CHECKED BY: SML
DRAWN BY: GSA
FIELD: TC
JOB NO: PA25-0047
MAPCHECK: GSA
SHEET NO: 3 OF 3

© 2025 LIGHT-HEIGEL AND ASSOCIATES, INC.

X:\PROJECTS\2025\25-0047 TYNDALE, LOT ADDITION\LANDPAD-SAP DWI PROFILE.DWG 4/29/2025 4:57 PM