No: 26-022

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality	West Hanover Township	Surveyor	Burget & Associates, Inc.	Engineer	Hartech Engineering & Consulting, LLC
Plat Title	Final SD Plan for Robert Fowler				
Zoning District	Suburban Residential (R-3) /Neighborhood Commercial (NC)	Proposed Land Use	Undeveloped		

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

# of Lots	# of New Lots	# of DUs	Acs Subdiv/Devel	Total Acs
1	2	0	8.14	43.32

Date Received	Staff Review	Official County Review
2/5/2026	2/10/2026	2/10/2026

Project Description: Subdivide recently consolidated lot into two parcels along the R-3/NC Zoning Boundary.

Reviewed by RW Checked by ARK Parcel ID 68-035-005

- *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.*

Plan Comments:

1. All signatures, notarizations, and certifications must be obtained prior to the plan being brought in for signing.
2. They are subdividing the property along the "Suburban Residential" (R-3) and "Neighborhood Commercial" (NC) zoning district.
    a. According to Dauphin County records, however, the area depicted on the plan as the NC district is zoned "Commercial Mixed Use (CMU)" and there is no NC zoning district.
    b. I believe the plan may have been prepared using an outdated zoning map (the Township's current zoning map was adopted in November 2023).
    c. Along with this, some of the zoning requirements listed on page 1 of the plan are incorrect.
3. Depict building setbacks and existing easements on the plan
4. Need to show existing structures on the plan.
    a. According to Dauphin County records, there is a shed along the proposed property line that is not depicted on the plan—that shed, may ultimately violate the setback requirements.
5. Depict right of way width and paving width of Hershey Rd. (S.R. 0039) and paving width of Rider Lane (T-465).
6. If sidewalks are required in this instance, a fee in lieu of will need to be provided, or waiver/deferral will need to be requested. (S&LDO §173-3.06-B-1)

Plan No. 26-022

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 *(Signatures required)*	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) (see comment)		X	
Storm drainage facilities)	X		
Sewer mains	X		
Water mains	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 (see comment)		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 *(Signature req.)*	X		
32. Dedicatory statement shown			X
33. Approval blocks shown *(Signatures required)*	X		
34. PADOT Highway Occupancy Permit statement shown			X
35. Consistency with Future Land Use plans - County plans	X		
Municipal plans	X		

FINAL SUBDIVISION PLAN

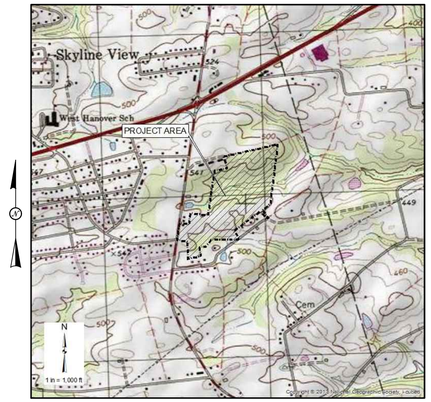
FOR

ROBERT D. & PATRICIA B. FOWLER

WEST HANOVER TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

GENERAL SUBDIVISION NOTES

1. PROPOSED SUBDIVISION PLAN. THE PURPOSE OF THIS PLAN IS TO ESTABLISH A NEW PROPERTY LINE ON THE LANDS OWNED BY ROBERT D. & PATRICIA D. FOWLER.
2. NO CONSTRUCTION OR EARTHMOVING ACTIVITY IS PROPOSED AT THE TIME OF SUBMISSION.
3. 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.
4. THE INFORMATION SHOWN ON THESE DRAWINGS MAY HAVE ALSO BEEN PROVIDED IN A DIGITAL DRAWING FORMAT. AND 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.
5. ALL FUTURE SITE CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE APPROVED PLANS. NO BUILDING OR OTHER STRUCTURE SHALL BE ERECTED, MOVED, ADDED TO, ALTERED OR THE USE THEREIN CHANGED WITHOUT A PERMIT THEREFORE ISSUED BY THE ADMINISTRATION OFFICIAL. NO BUILDING PERMIT SHALL BE ISSUED BY THE ADMINISTRATIVE OFFICIAL EXCEPT IN CONFORMITY WITH THE PROVISION OF THE MUNICIPAL ZONING ORDINANCE, UNLESS THE APPLICANT RECEIVES A WRITTEN ORDER FROM THE MUNICIPAL ZONING HEARING BOARD IN THE FORM OF AN ADMINISTRATIVE REVIEW, SPECIAL EXCEPTION, OR VARIANCE AS REQUIRED BY THE MUNICIPAL ZONING ORDINANCE.
6. WETLANDS EXIST ON THIS SITE AND ARE SHOWN PER WETLAND DELINEATION BY A WETLAND SCIENTIST PROFESSIONAL.
7. NO PORTION OF THE PROPERTY EXISTS WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN PER FEMA MAPPING PANEL NUMBER: 42043C0460D, EFFECTIVE:AUGUST 02, 2012.
8. CONTOURS SHOWN ARE FROM A FIELD SURVEY AND THE PAMAP PROGRAM TOPOGRAPHIC CONTOURS (2FT INTERVAL) OF PENNSYLVANIA.
9. ALL COORDINATE AND ELEVATION INFORMATION PROVIDED ON THIS PLAN IS LOCATED ON NAD83 AND NAVD88 DATUM, PENNSYLVANIA STATE PLANE SOUTH ZONE 3702.
10. AT THE TIME OF CONSTRUCTION, THE DEVELOPER SHALL SUBMIT AN EROSION AND SEDIMENTATION CONTROL PLAN AS REQUIRED BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
11. ALL REGULATED ACTIVITIES AND ALL ACTIVITIES THAT MAY AFFECT STORMWATER RUNOFF, INCLUDING LAND DEVELOPMENT AND EARTH DISTURBANCE ACTIVITY THAT ARE SUBJECT TO REGULATION SHALL BE THE RESPONSIBILITY OF THE FUTURE OWNERS AND/OR DEVELOPER AT TIME OF PROPOSED CONSTRUCTION.
12. NOTHING SHALL BE PLACED, PLANTED, SET, OR PUT WITHIN THE AREA OF AN EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH AN EASEMENT AGREEMENT.
13. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING EASEMENTS ON THE PROPERTY.
14. 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 DISTURBANCE, CLEARING OR GRUBBING.



SOURCE:
BASE MAP FROM THE HERSHEY, PA, 7.5 MINUTE USGS TOPOGRAPHIC QUADRANGLE

LOCATION MAP

SCALE: 1"=1000'

1000' 0 1000'

SCALE IN FEET

PARCEL AND PROPERTY INFORMATION	
TAX ID NUMBER	ID INFO
68-035-071	Deed Book: 3839-410
68-035-072	Deed Book: 1856-520
68-035-005	Deed Book: 3438-250
68-035-069	Deed Book: 1856-520

OWNER / APPLICANT

ROBERT D. AND PATRICIA B. FOWLER
8048 RIDER LANE
HUMMELSTOWN, PA 17036
PHONE: (717) 566-3620
EMAIL: rfowler8048@verizon.net

ENGINEER INFORMATION

HARTECH ENGINEERING & CONSULTING, LLC
6025 CHARLTON WAY
MECHANICSBURG, PA 17050
(717) 919-0385

SURVEYOR INFORMATION

BURGET & ASSOCIATES, INC.
"PROFESSIONAL LAND SURVEYORS"

- CADD TRAINING AND SUPPORT
- ALTA SURVEYS
- TOPOGRAPHICAL SURVEYS
- PROPERTY SURVEYS
- FEMA ELEVATION CERTIFICATES
- GPS MAPPING AND CONTROL SURVEYS
- MAJOR AND MINOR SUBDIVISIONS

WEB SITE: WWW.BURGETASSOCIATESINC.COM

1797 N.B. ROAD
PHONE: 717-582-7011

NEW BLOOMFIELD PA 17068
FAX: 717-582-3557

I HEREBY CERTIFY THAT THIS PLAN AND THE RELATED SURVEY WORK WAS PREPARED AND PERFORMED BY ME UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA. THIS CERTIFICATION IS NEITHER A WARRANTY NOR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

LICENSE # 075175
FOR AND ON BEHALF OF
BURGET & ASSOCIATES, INC.
(717) 582-7011

ENGINEER

LICENSE # PA 058874-E
FOR AND ON BEHALF OF
HARTECH ENGINEERING & CONSULTING, LLC
(717) 919-0385

OWNER'S CERTIFICATION

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF DAUPHIN

ON THIS_____DAY OF_____, 20___

BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED

_____

WHO BEING DULY SWORN ACCORDING TO LAW DEPOSES AND SAYS THAT THEY ARE THE HERETOFORE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

_____

WITNESS MY HAND AND SEAL THE DAY AND DATE WRITTEN
MY COMMISSION EXPIRES: NOTARY PUBLIC

FINAL PLAN SIGNATURE BLOCK

REVIEWED BY DAUPHIN COUNTY PLANNING COMMISION

THIS_____ DAY OF _____ , 20___.

CHAIRMAN _____

SECRETARY _____

THIS PLAN APPROVED BY THE WEST HANOVER TOWNSHIP SUPERVISORS

THIS_____ DAY OF _____ , 20___.

CHAIRMAN _____

SECRETARY _____

REVIEWED BY WEST HANOVER TOWNSHIP PLANNING COMMISION

THIS_____ DAY OF _____ , 20___.

CHAIRMAN _____

SECRETARY _____

WEST HANOVER TOWNSHIP - ZONING REQUIREMENTS		
CATEGORY	REQUIREMENT (WEST HANOVER TOWNSHIP)	REQUIREMENT (WEST HANOVER TOWNSHIP)
ZONING DISTRICT	SUBURBAN RESIDENTIAL (R-3) ZONING DISTRICT	NEIGHBORHOOD COMMERCIAL ZONING DISTRICT
PERMITTED PRINCIPAL USES	ALL PERMITTED USES AS LISTED IN SECTION 195-41	ALL PERMITTED USES AS LISTED IN SECTION 195-46
MINIMUM / MAXIMUM LOT AREA:	8,000 SF TO 10,000 SF DEPENDING ON USE	8,000 SF (SINGLE-FAMILY DETACHED DWELLINGS)
MINIMUM LOT WIDTH:	VARIES WITH USE	20 FEET
MAXIMUM BUILDING COVERAGE:	35 PERCENT	75 PERCENT
MAXIMUM PERMITTED STRUCTURAL HEIGHT:	35 FEET	35 FEET
MINIMUM SETBACK REQUIREMENTS:		
FRONT YARD:	25 FEET	10 FEET
SIDE YARD:	8 FEET ONE SIDE BUT 20 FEET BOTH TOTAL BOTH YARDS	10 FEET
REAR YARD:	35 FEET	30 FEET
SEWER SUPPLY:	PRIVATE OR PUBLIC	PRIVATE OR PUBLIC
WATER SUPPLY:	PRIVATE OR PUBLIC	PRIVATE OR PUBLIC
OFF-STREET PARKING:	THREE (3) SPACES PER DWELLING UNIT	THREE (3) SPACES PER LOT

PA ONE CALL AND UTILITY LISTING

811

COMCAST CABLE COMMUNICATIONS, INC.
C/O: CENTRAL LOCATING SERVICE
13085 HAMILTON CROSSING BLVD.
CARMEL, IN 46032
PHONE: 1-800-266-2278

VERIZON PA, LLC.
15 E. MONTGOMERY AVENUE
PITTSBURGH, PA 15212
PHONE: 1-800-652-0550

FIRST ENERGY CORPORATION
76 S. MAIN STREET
AKRON, OH 44308
PHONE: 1-717-866-4771

UGI UTILITIES, INC.
1301 AIP DRIVE
MIDDLETOWN, PA 17057
CONTACT: 1-800-652-0550

WEST HANOVER TOWNSHIP
WATER AND SEWER AUTHORITY
7901 JONESTOWN ROAD
HARRISBURG, PA 17033
CONTACT: 1-717-540-0124

EAST HANOVER TOWNSHIP
8848 JONESTOWN ROAD
GRANTVILLE, PA 17028
CONTACT: 1-717-469-0833

WEST HANOVER TOWNSHIP
7171 ALLENTOWN BOULEVARD
HARRISBURG, PA 17112
CONTACT: 1-717-540-0124

PA AMERICAN WATER CO.
800 HERSHEYPARK DRIVE
HERSHEY, PA 17033
PHONE: 1-717-533-5000

ZAYO BANDWIDTH
(FORMERLY PPL TELECOM, LLC)
C/O: STAKE CENTER LOCATING
2920 W. DIRECTORS ROW
SALT LAKE CITY, UT 84104
CONTACT: 1-866-364-6033

FRONTIER COMM. CTSI, LLC
3864 COURTNEY ST., SUITE 240
BETHLEHEM, PA 18017
CONTACT: 1-610-317-4400

PP&L ELECTRIC UTILITIES
827 HAUSMAN ROAD
ALLENTOWN, PA 18104
CONTACT: 1-800-342-5775

UTILITIES INFORMATION

HARTECH ENGINEERING OR ITS SURVEY CONSULTANT DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE INFORMATION RECEIVED PURSUANT TO SAID REQUEST AND AS REFLECTED ON THESE DRAWINGS IS CORRECT OR ACCURATE, BUT HARTECH ENGINEERING IS REFLECTING SAID INFORMATION ON THESE DRAWINGS ONLY DUE TO THE REQUIREMENTS OF SAID ACT 187 OF DECEMBER 16, 1996.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MARK DANIEL JONES
ENGINEER
No.058874-E

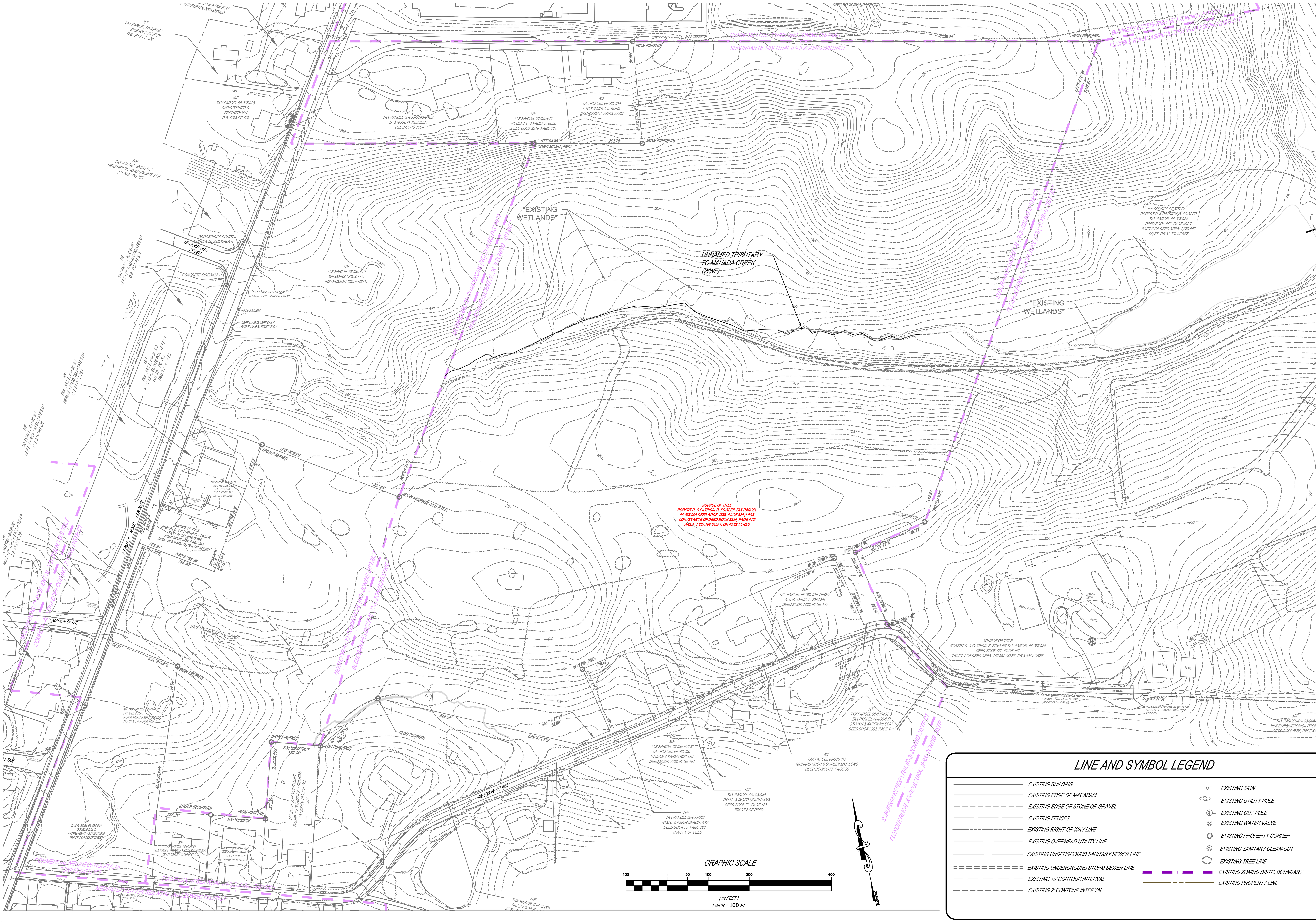
S:\Document Templates\Seal_Sign_BW.tif

REVISIONS		
DATE	DESCRIPTION	BY

Hartech Engineering & Consulting, LLC
THE SCIENCE OF DESIGN
6025 Charlton Way (717) 919-0385
Mechanicsburg, PA 17050 (717) 828-1018

JOB NUMBER: 1125-001
DRAWN BY: MDJ
CHECKED BY: MDJ
SCALE: N/A
DATE: FEB 2026
DRAWING FILE: 1125-001_LD3WG
SHEET: SD-1
SHEET 1 OF 3

Dec 12,2025-2:29pm by kevin.w. on 24.00W x 11in



LINE AND SYMBOL LEGEND

EXISTING BUILDING	EXISTING SIGN
EXISTING EDGE OF MACADAM	EXISTING UTILITY POLE
EXISTING EDGE OF STONE OR GRAVEL	EXISTING GUY POLE
EXISTING FENCES	EXISTING WATER VALVE
EXISTING RIGHT-OF-WAY LINE	EXISTING PROPERTY CORNER
EXISTING OVERHEAD UTILITY LINE	EXISTING SANITARY CLEAN-OUT
EXISTING UNDERGROUND SANITARY SEWER LINE	EXISTING TREE LINE
EXISTING UNDERGROUND STORM SEWER LINE	EXISTING ZONING DISTR. BOUNDARY
EXISTING 10' CONTOUR INTERVAL	EXISTING PROPERTY LINE
EXISTING 2' CONTOUR INTERVAL	

Hartech Engineering & Consulting, LLC
THE SCIENCE OF DESIGN
6025 Charlton Way
Mechanicsburg, PA 17050
(717) 919-0385
(717) 828-1018

DATE	REVISIONS	BY

EXISTING CONDITIONS PLAN

FINAL SUBDIVISION PLAN

FOR

ROBERT D. & PATRICIA B. FOWLER

WEST HANOVER TOWNSHIP

DAUPHIN COUNTY

JOB NUMBER: 1125-001

DRAWN BY: MDJ

CHECKED BY: MDJ

SCALE: 1"=40'

DATE: FEB 2026

DRAWING FILE: 1125-001_LD.DWG

SHEET: **SD-2**

SHEET 2 OF 3

Hartech Engineering & Consulting, LLC
CIVIL ENGINEERING SURVEYING
4525 Charlton Way (717) 919-0366
HARRISBURG, PA 17050 (717) 919-1018

BY	REVISIONS	DATE

SUBDIVISION PLAN
FINAL SUBDIVISION PLAN
FOR
ROBERT D. & PATRICIA B. FOWLER

DAUPHIN COUNTY
WEST HANOVER TOWNSHIP

JOB NUMBER:	1125-001
DRAWN BY:	MDJ
CHECKED BY:	MDJ
SCALE:	1"=40'
DATE:	FEB 2026
DRAWING FILE:	1125-001_LD.DWG
SHEET:	**SD-3** SHEET 2 OF 3

LOT 1
AREA: 354,466 SQ.FT. OR 8.14 ACRES

LOT 2
AREA: 1,887,198 SQ.FT. OR 43.32 ACRES

PROPOSED PROPERTY LINE

UNNAMED TRIBUTARY TO MANADA CREEK (WWF)

BUSINESS ENTERPRISE (BE) ZONING DISTRICT
SUBURBAN RESIDENTIAL (R-3) ZONING DISTRICT
FLEXIBLE RURAL AGRICULTURE (FRA) ZONING DISTRICT
NEIGHBORHOOD COMMERCIAL (NC) ZONING DISTRICT
COMMERCIAL NEIGHBORHOOD (CN) ZONING DISTRICT
MEDIUM DENSITY RESIDENTIAL (R-4) ZONING DISTRICT

LINE AND SYMBOL LEGEND

- EXISTING BUILDING
- EXISTING EDGE OF MACADAM
- EXISTING EDGE OF STONE OR GRAVEL
- EXISTING FENCES
- EXISTING RIGHT-OF-WAY LINE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING UNDERGROUND SANITARY SEWER LINE
- EXISTING UNDERGROUND STORM SEWER LINE
- EXISTING 10' CONTOUR INTERVAL
- EXISTING 2' CONTOUR INTERVAL
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING GUY POLE
- EXISTING WATER VALVE
- EXISTING PROPERTY CORNER
- EXISTING SANITARY CLEAN-OUT
- EXISTING TREE LINE
- EXISTING ZONING DISTR. BOUNDARY
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 INCH = 100 FT.