No: 26-051

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: West Hanover Township | Surveyor: Burget & Associates, Inc. | Engineer: none

Plat Title: Preliminary/Final Subdivision Land Development of Robert L Bonitz, Jr. and Leann Bonitz Creamer

Zoning District: C - Conservation | Proposed Land Use: Residential

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: 1 | # of New Lots: 8 | # of DUs: 0 | Acs Subdiv/Devel: 179.08 | Total Acs: 179.08

Date Received: 05/11/2026 | Staff Review: 05/14/2026 | Official County Review: 05/15/2026

Project Description: To subdivide an existing 179.08 acre tract to create seven new building lots, with the residual lands to remain.

Reviewed by KD | Checked by TS | Parcel ID 35-003-014

- *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.*

Waivers Requested:

1. Ch. 173, Section 3.05 – Provide Curbs
2. Ch. 173, Section 3.06 -Provide Sidewalks – It is noted in plan note # 28 that a Fee in Lieu of will be provided.

Comments:

1. The location map on the plan, having a minimum scale of one (1) inch equals one thousand (1,000) feet, is required. (S&LDO §§ 173-2.06.2.b, 173-2.08.B.2)
2. If applicable, a separate drawing having a minimum scale of one (1) inch equals fifty (50) feet horizontal and one (1) inch equals five (5) feet vertical titled "Driveway Profile" depicting the driveway profile, drainage conditions, and entry to the street. (S&LDO §§ 173-2.06.2.c., and 173-2.08.B.3 It is noted that the plan displays 4 new proposed driveway locations.
3. The subdivision and/or land development plan is required to have a drawing of the proposed lots having a minimum scale of one(1) inch equals one hundred (100) feet with lot area, lot number, proposed lot dimensions, proposed lot lines, existing street right-of-way, dedicated right-of-way, proposed street name and number, and building setback lines. (S&LDO §§173-2.06.A.2.d, and 173-2.08.B.4)
4. All signatures, notarizations, and certifications must be obtained prior to the plan being brought in for signing.
    a. Surveyor/engineer name, seal, and signature (S&LDO §173-2.08-B-16)

b. Ownership & dedicatory statements with notarization (S&LDO §173-2.08-B-17)
c. Erosion and sedimentation control (S&LDO §173-2.08-C-1)
d. Stormwater management plan (S&LDO §173-2.08-C-6)
e. DEP sewage planning module (S&LDO §173-2.08-C-2)

5. Location of existing buildings, streets, septic systems, stormwater facilities, culverts, fire hydrants, sanitary sewers, wells, and other significant man-made features located on or adjacent to the proposed lots are required to be displayed. (S&LDO §173-206.2.A.v, and 173-2.08.B.20)
6. Easements are required to be displayed (S&LDO §§ 173-2.06.A.aa, and 208.B.25) This includes existing utilities and streams.
7. Once obtained, provide a copy of the Township Occupancy Permit and clear sight distances certified by the Township Roadmaster (S&LDO §173-2.08-C-4)
8. Provide a copy of the final wetlands study in accordance with S&LDO §173-3.09 (S&LDO §173-2.08-C-8)
9. Location and description of all survey monuments are required to be displayed on the plan (S&LDO §173-2.06.2.A.x)
10. Existing and proposed driveway locations depicting sight distance and Clear Site Triangles in accordance with Section 3.04.E and 3.04.L.10 of Chapter 173 are required to be displayed and certified by the Township Engineer. (S&LDO §173-2.06.2.A.ff, §173-2.06.3.c.2, and §173-2.08.C.3.c)
11. When any portion of the tract proposed for Subdivision or Land Development is located within an identified flood district or floodplain area, the information required in Section 3.03 shall be provided as part of the preliminary plan. (S&LDO §173-2.06.A.3.e, §173-2.08.C.20, and §173-2.08.C.5) Proposed Lots 6,7, and 8 appear to contain floodway areas as determined by GIS mapping data from FEMA's National Flood Layer. This should be reviewed by the Township Engineer for compliance.
12. A preliminary/final wetlands study in accordance with Section 3.09 is required. (S&LDO §173.2.06.3.h, §2.08-C.8)
13. A Traffic Impact Study, if required, in accordance with Article 6 of Chapter 173. (S&LDO §173-2.08-C.11)
14. Certificates of agreement to provide service from applicable utility companies (S&LDO §2.08.C.16).
15. A hydrologic and hydraulic engineering analysis as required by S&LDO §173-206.A.3.n.
16. The Final Plan shall be accompanied by all required permits and documentation from the PA DEP and any other permitting federal or state authority and local municipality where any alteration or relocation of a stream or watercourse is proposed. (S&LDO §2.08.C.18)
17. The plan must fulfill the requirements of the Flood Plain Overlay (FPO) District. (ZO Article 2, Section 2.16)
18. The plan must fulfill the requirements of the Riparian Buffer Overlay (RPO) District (ZO Article 2, Section 2.17)
19. Vehicular access to the proposed lots must fulfill the requirements of ZO Section 4.33.
20. Provide documentation of coordination with Lower Paxton Township.
21. Driveways are required to be in accordance with S&LDO §3.04.L.
22. Monuments and markers are required to be in compliance with S&LDO §3.07.
23. A Water Facilities Feasibility Report is required. (S&LDO §3.11)

24. A fee in lieu of for exemption from Dedicating Land for Public Recreation is required. (S&LDO §3.16.B.2)

25. Where existing trees are removed along the street right-of-way, supplemental planting of Street trees shall be required in accordance with §195-403.C.2, Street Trees, of the Code of West Hanover Township. (S&LDO §3.18.B.4) The plan displays trees being cleared along Compton Drive, for Proposed Lot 8, along a stream/wetland designated area.

General Comments:

1. The plan displays on Sheet 2 that the line of sight for Proposed Lot 8's actual site distance to the left is 188' and the stated required site distance is 280'.
2. The location of the proposed dwellings would be helpful, if known.
3. Emergency services should be given an opportunity to review the plan for safety concerns.
4. The proposed cul-de-sac shall provide a vehicular turnaround having a right-of-way diameter of not less than one hundred sixteen (116) feet and a cartway diameter of not less than ninety-six (96) feet. (S&LDO §173-3.04.G.2.g) The proposed cul-de-sac on sheet 3 displays 80'.
5. It is noted on sheet 3 that there is a proposed widening of the street north of Fox Hill Road. The proposed dimensions and specifications of the widening should be displayed on the plan.
6. The proposed shared access to proposed lots 7 and 8 is located in Lower Paxton Township. It is noted that the proposed access location is located in a designated Floodway AE area (as displayed on the plan).

Plan No. 26-051

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 the 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			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				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 (see comment)		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		