No: 25-028

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: West Hanover Township | Surveyor: Honor Engineering | Engineer: Honor Engineering

Plat Title: Scott Disposal

Zoning District: Commercial Mixed-Use (CMU) | Proposed Land Use: General Services

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

# of Lots: 1 | # of New Lots: 1 | # of DUs: 0 | Acreage Subdivided/ Developed: 0.58 | Total Acreage: 1.69

Date Received: 2/13/2025 | Staff Review: 2/20/2025 | Official County Review: 2/20/2025

Reviewed by: BW | Checked by: _____ | Parcel No: *68-018-014*

Project Description: Demo existing house to construct an office building with a pole barn.

- ***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 or Variances Requested: None identified.

Comments:

1. The following certifications, signatures, and approvals (**or** approved waivers) are required prior to plan recording:
   a. Ownership and dedicatory statements (or fee in lieu) with notarization [S-LD §173-15-B-19]
   b. Approval blocks to be signed by the Planning Commission and Board of Supervisors [S-LD § 173-15-B-19]

2. Verify that a valid Highway Occupancy Permit will be obtained for access off Linglestown Road (State Route 39.

3. Verify that the existing well is meant to be maintained and that it has appropriate capacity to serve the proposed office building.

4. The zoning table on the cover sheet lists the height of the principle building as 35'. Is the combination of the office and pole barn considered the single principal structure? Or two principal structures as permitted by Article 3, Section 3.01 General Provisions of the Zoning Ordinance? Or is it one structure and an accessory?

   If the former, verify the height of the accessory structure and that it meets all regulations established in Article 3, Section 4.02 of the zoning ordinance.

5. Determine whether a lighting plan is required (ZO-Article 4-Section 4.15).

6. Is there any potential conflict between the parking stall adjacent to the ADA stall and the outbound driveway lane? It looks as if the parking stall slightly encroaches upon the outbound lane.

7. Determine whether sidewalks and/or curbing is required in accordance with the Subdivision and Land Development Ordinance, Chapter 170, sections 170-5 and 170-07. Show any existing sidewalk or curbing on the plan set.

Plan No. 25-028

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 ( ) well (x)	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		

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

FOR

SCOTT DISPOSAL

WEST HANOVER TOWNSHIP, DAUPHIN COUNTY, PA

TOWNSHIP ID NUMBER 25-001

OWNER'S CERTIFICATION

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF

ON THIS THE _____ DAY OF _____, 2025 BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED:

OWNER(S) _____

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY 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

OWNER(S)_____

OWNER(S)_____

CERTIFICATE OF ACCURACY (SURVEY)

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

7/30/2024
DATE

REGISTERED SURVEYOR'S SIGNATURE

1100 NORTH MOUNTAIN ROAD
HARRISBURG, PA 17112
717-533-9077

JAMES HARTMAN, PLS

WETLANDS CERTIFICATION

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.

DATE

CHRISTINE LAURIELLO

CERTIFICATE OF ACCURACY (ENGINEER)

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN AND IN COMPLIANCE WITH THE REQUIREMENTS OF THE WEST HANOVER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

I HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE TOWNSHIP OF WEST HANOVER STORMWATER MANAGEMENT ORDINANCE CHAPTER 174' (174-20.A.22.d).

DATE

REGISTERED PROFESSIONAL SIGNATURE

1100 NORTH MOUNTAIN ROAD
HARRISBURG, PA 17112
717-533-9077

MARK BOLZE, PE

CERTIFICATE OF ACCURACY (LANDSCAPE)

I HEREBY CERTIFY THAT THIS LANDSCAPE PLAN HAS BEEN PREPARED BY ME AND, TO THE BEST OF MY KNOWLEDGE, IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE WEST HANOVER TOWNSHIP ZONING ORDINANCE.

I HEREBY CERTIFY THAT THE LANDSCAPE MAINTENANCE PLAN, TO THE BEST OF MY KNOWLEDGE, MEETS ALL REQUIREMENTS OF THE TOWNSHIP OF WEST HANOVER ZONING ORDINANCE CHAPTER 195 §403C(8).

DATE

REGISTERED PROFESSIONAL SIGNATURE

1100 NORTH MOUNTAIN ROAD
HARRISBURG, PA 17112
717-533-9077

JOEL MAYESKI, RLA

DAUPHIN COUNTY PLANNING COMMISSION CERTIFICATION

THIS PLAN REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 2025

CHAIRMAN_____

SECRETARY_____

WEST HANOVER TOWNSHIP ENGINEER CERTIFICATION

THIS PLAN REVIEWED BY THE WEST HANOVER TOWNSHIP ENGINEER THIS _____ DAY OF _____, 2025

TOWNSHIP ENGINEER_____

WEST HANOVER TOWNSHIP PLANNING COMMISSION CERTIFICATION

THIS PLAN RECOMMENDED FOR APPROVAL BY THE WEST HANOVER TOWNSHIP PLANNING COMMISSION THIS_____DAY OF _____, 2025

CHAIRMAN_____

SECRETARY_____

WEST HANOVER TOWNSHIP BOARD OF SUPERVISORS CERTIFICATION

THIS PLAN APPROVED BY THE BOARD OF SUPERVISORS OF WEST HANOVER TOWNSHIP THIS_____DAY OF _____, 2025

CHAIRMAN_____

SECRETARY_____

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
1	COVER SHEET
2	PLAN NOTES
3	EXISTING CONDITIONS PLAN
4	DEMOLITION PLAN
5	SITE LAYOUT AND LANDSCAPING PLAN
6	PCSM & GRADING PLAN
7	PCSM EASEMENT PLAN
8	PCSM DETAILS
9	SITE DETAILS
10	EROSION & SEDIMENTATION CONTROL PLAN
11	EROSION & SEDIMENTATION CONTROL NOTES
12	EROSION & SEDIMENTATION CONTROL NOTES
13	EROSION & SEDIMENTATION CONTROL DETAILS

CALL BEFORE YOU DIG!

Dial 8–1–1 or 1–800–242–1776 not less than 3 business days nor more than 10 business days prior to the start of excavation.

SERIAL No.: 20242250524

WEST HANOVER TOWNSHIP WTR & SWR AUTHORITY
7901 JONESTOWN ROAD
HARRISBURG, PA. 17112
CONTACT: JAMIE ASTON
EMAIL: jaston@whtsa.com
PHONE: 717-540-0124

WEST HANOVER TOWNSHIP
7171 ALLENTOWN BLVD
HARRISBURG, PA 17112
CONTACT: CHRISTOPHER MUMMA
EMAIL: CMUMMA@WESTHANOVER.COM
PHONE: 717-724-0334

VERIZON PENNSYLVANIA LLC
40 S MERCER ST
NEW CASTLE, PA 16101
CONTACT: TRICIA JACOBS
EMAIL: TRICIA.L.JACOBS@VERIZON.COM
PHONE: 724-656-5224

FIRST ENERGY CORPORATION
21 S MAIN ST
AKRON, OH 44308
CONTACT MELLYSSA ADAMS
EMAIL: madams@firstenergycorp.com
PHONE: 330-604-4073

ZAYO BANDWIDTH FORMERLY PPL TELCOM LLC
170 ROBBINS RD
DOWNINGTOWN, PA 193335
CONTACT: JOHN HOWELLS
EMAIL: JOHN.HOWELLS@ZAYO.COM
PHONE: 610-476-1634

PPL ELECTRIC UTILITIES CORPORATION
437 BLUE CHURCH RD
PAXINOS, PA 17860
CONTACT: DOUG HAUPT
EMAIL: dlhaupt@pplweb.com
CONTACT: 570-490-5684

UGI UTILITIES INC
1301 AIP DR
MIDDLETOWN, PA 17057-5987
CONTACT: GEOFFREY FERGUSON
EMAIL: GFERGUSON@UGI.COM
PHONE: 610-807-3118



LOCATION MAP
1" = 1,000'

PROJECT ENGINEER

MARK BOLZE, PE
HONOR ENGINEER CO.
1100 N MOUNTAIN RD, SUITE 1
717-533-9077
MBOLZE@HONORENGINEER.COM

OWNER OF RECORD / SOURCE OF TITLE

STEPHEN SCOTT
720 ROWE LANE
HARRISBURG, PA 17112
717-545-1445
SCOTTRFNGCONT@AOL.COM

PARCEL I.D.: 68-018-014
INSTRUMENT NO.: 20150026422

ZONING DATA

ZONING DISTRICT:	CMU - COMMERICAL MIXED USE	
ZONING DISTRICT ADJOINING PROPERTIES:	RR - RURAL RESIDENTIAL & CMU - COMMERICAL MIXED USE	
	REQUIRED	PROPOSED
PROPERTY USE:	COMMERICAL	GENERAL SERVICE - DUMPSTER RENTAL
LOT AREA:	NONE	73,689 S.F. (1.69 AC.)
LOT WIDTH:	20' AT FRONT SETBACK	190.49' FEET
FRONT YARD SETBACK:	10', 20' ACCESSORY	10', 20' ACCESSORY
SIDE YARD SETBACK:	10', 5' ACCESSORY	10', 5' ACCESSORY
REAR YARD SETBACK:	15', 5' ACCESSORY	15', 5' ACCESSORY
MAXIMUM IMPERVIOUS COVERAGE:	75%	13%
BLDG COVERAGE:	10% ACCESSORY	9% TOTAL BLDG COVERAGE
BUILDING HEIGHT:	45' PRINCIPAL, 35' BARN, 20' ACCESSORY	35' PRINCIPAL
WATER SERVICE:	PRIVATE	PRIVATE
SEWER SERVCE:	PUBLIC	PUBLIC

PARKING DATA

REQUIREMENT:	1 PER 1,500 SF OF GFA (OFFICE USE)
PROVIDED:	4 PARKING STALLS INCLUDING 1 ADA

NOTE:

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

CONCEPTUAL PLANS
NOT FOR CONSTRUCTION

HONOR ENGINEER CO.
1100 NORTH MOUNTAIN ROAD
HARRISBURG, PA 17112
WWW.HONORENGINEER.COM
PHONE: 717-533-9077

REV.	DESCRIPTION	DATE

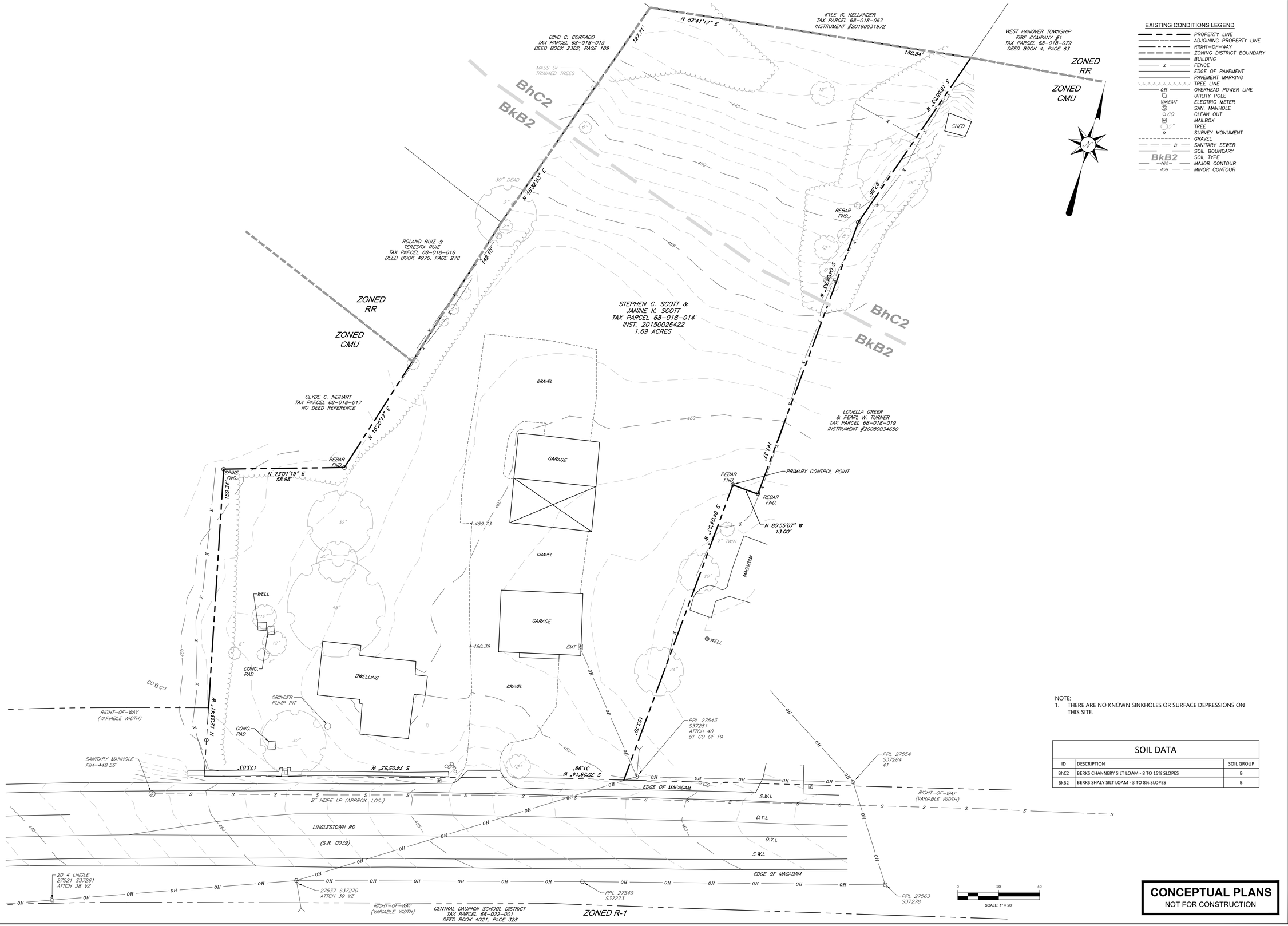
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
FOR
SCOTT DISPOSAL & TRANSPORT, LLC
7020 LINGLESTOWN RD.
WEST HANOVER TOWNSHIP, DAUPHIN COUNTY, PA

COVER SHEET

PROJECT #:	480-2401
DATE:	02/13/2025
DRAWN BY:	CJL
CHECKED BY:	JAM
SCALE:	AS NOTED

SHEET 1 OF 13

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EXISTING CONDITIONS LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- RIGHT-OF-WAY
- ZONING DISTRICT BOUNDARY
- BUILDING
- FENCE
- EDGE OF PAVEMENT
- PAVEMENT MARKING
- TREE LINE
- OVERHEAD POWER LINE
- UTILITY POLE
- ELECTRIC METER
- SAN. MANHOLE
- CLEAN OUT
- MAILBOX
- TREE
- SURVEY MONUMENT
- GRAVEL
- SANITARY SEWER
- SOIL BOUNDARY
- SOIL TYPE
- MAJOR CONTOUR
- MINOR CONTOUR

NOTE:
1. THERE ARE NO KNOWN SINKHOLES OR SURFACE DEPRESSIONS ON THIS SITE.

SOIL DATA

ID	DESCRIPTION	SOIL GROUP
BhC2	BERKS CHANNERY SILT LOAM - 8 TO 15% SLOPES	B
BkB2	BERKS SHALY SILT LOAM - 3 TO 8% SLOPES	B

CONCEPTUAL PLANS
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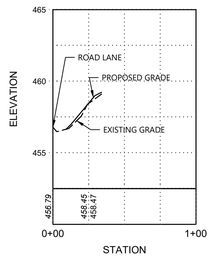
REV.	DESCRIPTION	DATE

PRELIMINARY/FINAL
LAND DEVELOPMENT
FOR
SCOTT DISPOSAL &
TRANSPORT, LLC
7020 LINGLESTOWN RD.
WEST HANOVER TOWNSHIP, DAUPHIN COUNTY, PA

EXISTING CONDITIONS PLAN

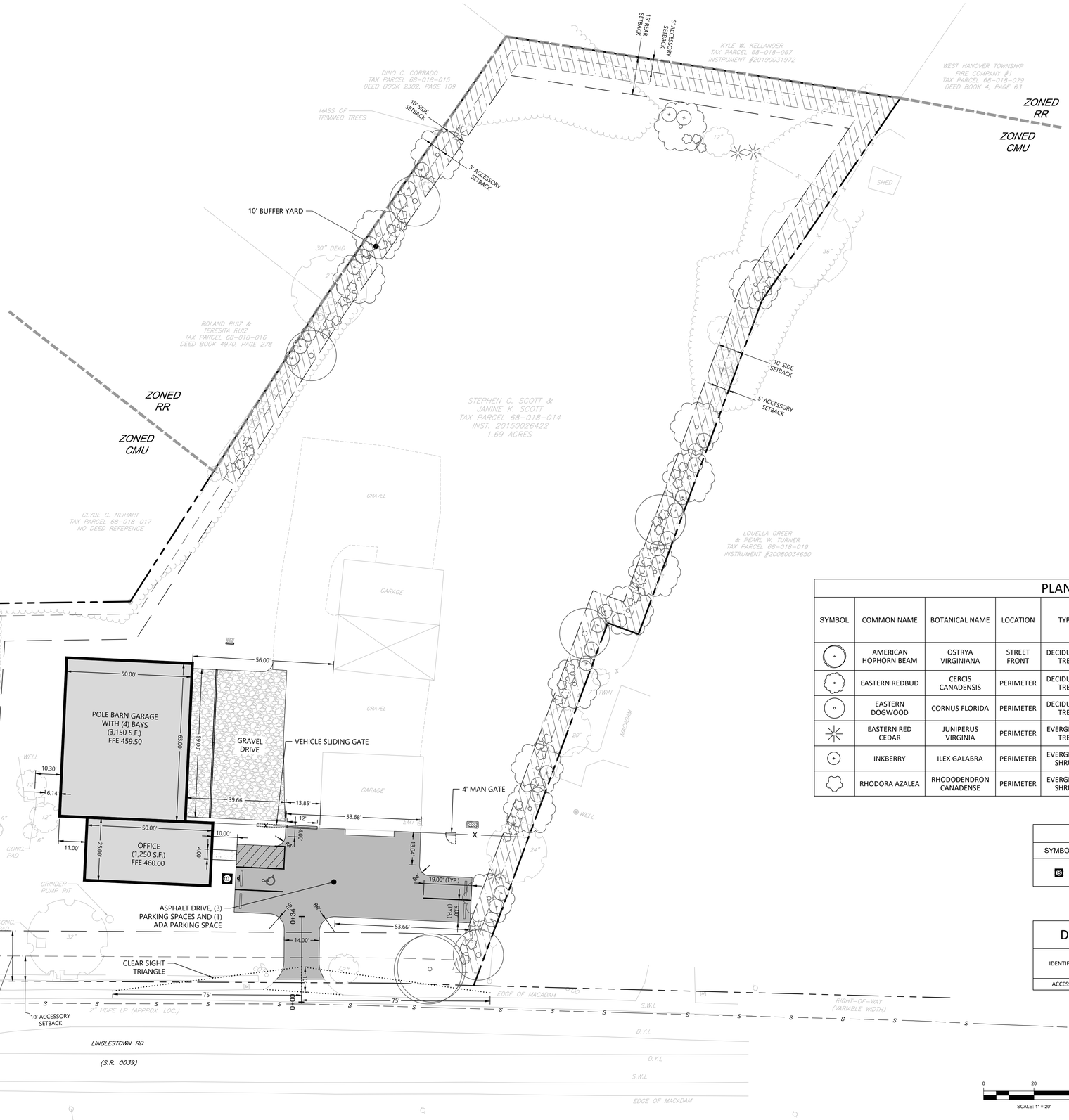
PROJECT #:	480-2401
DATE:	02/13/2025
DRAWN BY:	TAD
CHECKED BY:	JAM
SCALE:	1" = 20'

SHEET 3 OF 13



DRIVEWAY PROFILE

VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 50'





EXISTING CONDITIONS LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- RIGHT-OF-WAY
- ZONING DISTRICT BOUNDARY
- BUILDING
- FENCE
- EDGE OF PAVEMENT
- PAVEMENT MARKING
- TREE LINE
- OVERHEAD POWER LINE
- UTILITY POLE
- ELECTRIC METER
- SAN. MANHOLE
- CLEAN OUT
- MAILBOX
- TREE
- SURVEY MONUMENT

PROPOSED FEATURES LEGEND

- ASPHALT PAVING
- CONCRETE WALK
- BUILDING
- GRAVEL DRIVE
- 4" PAVEMENT MARKING
- BUILDING SETBACK LINE
- ACCESSORY SETBACK LINE

PLANT SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	LOCATION	TYPE	CALIPER SIZE	HEIGHT	SPREAD	SPACING	QTY	TYPE OF LANDSCAPING	CHAPTER 195 ORDINANCE SECTION SATISFIED
	AMERICAN HOPHORN BEAM	OSTRYA VIRGINIANA	STREET FRONT	DECIDUOUS TREE	2.5"	-	-	40-50'	1	STREET TREE	403C(2)
	EASTERN REDBUD	CERCIS CANADENSIS	PERIMETER	DECIDUOUS TREE	2.5"	-	-	20'	13	BUFFER YARD	403.B(3)(F)
	EASTERN DOGWOOD	CORNUS FLORIDA	PERIMETER	DECIDUOUS TREE	2.5"	-	-	20'	5	BUFFER YARD	403.B(3)(F)
	EASTERN RED CEDAR	JUNIPERUS VIRGINIA	PERIMETER	EVERGREEN TREE	-	6'	-	5'	5	BUFFER YARD	403.B(3)(F)
	INKBERRY	ILEX GALABRA	PERIMETER	EVERGREEN SHRUB	-	18"	12"	5'	30	BUFFER YARD	403.B(3)(F)
	RHODORA AZALEA	RHODODENDRON CANADENSE	PERIMETER	EVERGREEN SHRUB	-	18"	12"	4'	51	BUFFER YARD	403.B(3)(F)

SIGN LEGEND

SYMBOL	DESCRIPTION	SIZE	PENNDOT DESIGNATION
	HANDICAPPED PARKING	12"x18" 12"x18" 12"x6"	R 7-8 R7-8F R 7-8P

DRIVEWAY SIGHT DISTANCE MEASUREMENTS

IDENTIFICATION	POSTED SPEED LIMIT	LEFT	RIGHT
		+2.0% GRADE REQUIRED	-2.0% GRADE REQUIRED
ACCESS DRIVE	40 MPH	304'	325'

0 20 40
SCALE: 1" = 20'

CONCEPTUAL PLANS
NOT FOR CONSTRUCTION

HONOR ENGINEER CO.
1100 NORTH MOUNTAIN ROAD
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PHONE: 717-533-9077

REV.	DESCRIPTION	DATE

PRELIMINARY/FINAL
LAND DEVELOPMENT
FOR
SCOTT DISPOSAL & TRANSPORT, LLC
7020 LINGLESTOWN RD.
WEST HANOVER TOWNSHIP, DAUPHIN COUNTY, PA

SITE LAYOUT AND LANDSCAPING PLAN

PROJECT #:	480-2401
DATE:	02/13/2025
DRAWN BY:	TAD
CHECKED BY:	JAM
SCALE:	1" = 20'

SHEET 5 OF 13

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