No: 26-043

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Lower Paxton Township | Surveyor: Burget & Associates | Engineer/RLA:

Plat Title: Bonitz Subdivision

Zoning District: Agricultural Residential (AR) | Proposed Land Use: Residential

Plat Status: ___ Preliminary; ___ Final; X P/F; ___ Minor

Plat Type: X Subdivision; ___ Land Development; ___ Combined

Regulations: ___ County; X Municipal; X Zoning; X S&LD

Existing # of Lots	Proposed # of Lots	Proposed # of New DUs	Acreage of New Lots	Total Acres
1	8	0	179.08	179.08

Date Received: 4/16/26 | Staff Review: 4/30/26 | Official County Review: 4/30/26

Reviewed by: AWB | Checked by: | 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 comment with cited ordinance provisions are based on municipal regulations on file with the *County Planning Commission.*

Purpose: Subdivide existing 179.08 acre tract to create seven new building lots with residual lands to remain

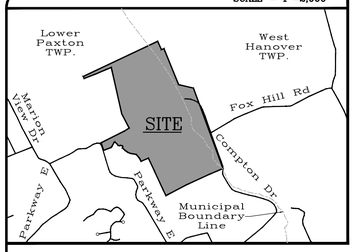
Comments

1. Ensure lot width for Lot 2 is consistent with Township's interpretation of minimum lot width requirements and flag lot provisions.
2. Clarify whether additional easement is needed for gravel driveway to Residual Lot 1 across Lots 2 & 3.
3. Provide documentation of coordination with West Hanover Township.
4. Show primary control point. (Section 180-404.C.3)
5. Show all utilities that will serve lots, including proposed and existing well and septic locations. (Sections 180-404.C.5 & 180-404.C.17)
6. Plan sheets are shown at scale of 1"=80'. Ordinance states plan scale shall not exceed 1"=60'. (Section 180-404C.9)
7. Add required regulatory wetland note to plan. (Section 180-518)
8. Address recreation land and fee requirements. (Section 180-522)
9. All signatures, certifications, dedications, and notarizations required by the subdivision and land development ordinance should be in place before final approval. (Section 180-404.E)

Plan No. 26-043

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/Instrument #		✓		
5. North point shown		✓		
6. Map scale shown (written/graphic)		✓		
7. Date of plan preparation shown		✓		
8. Certification of surveyor/engineer/landscape architect shown *(need sign/seal)*			✓	
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 *(as surveyed)*		✓		
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(✓)		✓	
	Water supply – public ( ) well (✓)		✓	
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 *(need sign/notar.)*			✓	
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	✓		

SCALE = 1"=2,000'



STATEMENTS OF OWNERSHIP

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF _____

On this the __ day of _____, 20___, before me the undersigned personally appeared.

Owner Robert L. Bonitz, Jr. (Trustee) _____
Printed Name Signature

Who being duly sworn according to law, depose and say that they are the owner(s) or equitable owner(s) of the property shown on this plan and that they acknowledge the same to be their act and deed, that all streets or parts thereof and other lands intended to be offered for public use, if not previously dedicated, are hereby offered for public use and desire the same to be recorded as such according to law.

witness my hand and notorial seal
the day and the date above written.

_____
Notary Public My commission expires

STATEMENTS OF OWNERSHIP

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF _____

On this the __ day of _____, 20___, before me the undersigned personally appeared.

Owner Leann Bonitz Creamer (Trustee) _____
Printed Name: Signature

Who being duly sworn according to law, depose and say that they are the owner(s) or equitable owner(s) of the property shown on this plan and that they acknowledge the same to be their act and deed, that all streets or parts thereof and other lands intended to be offered for public use, if not previously dedicated, are hereby offered for public use and desire the same to be recorded as such according to law.

witness my hand and notorial seal
the day and the date above written.

_____
Notary Public My commission expires

UPI CERTIFICATE

Assessment Office

RECORDER OF DEEDS CERTIFICATE

Recorded in the office of the Recorder of Deeds of the County of Dauphin, Commonwealth of Pennsylvania, in Plan Instrument # _____
Given under my hand and seal this _____ day of _____, 20__

(Seal)
Recorder of Deeds

PLAN REVIEW AND APPROVAL CERTIFICATES (LOWER PAXTON TWP)

BY THE DAUPHIN COUNTY PLANNING COMMISSION.

This plan reviewed by the Dauphin County Planning Commission on this _____ day of _____ 20___.

Secretary, Dauphin County Planning Commission — Chairman, Dauphin County Planning Commission

BY THE LOWER PAXTON TOWNSHIP PLANNING COMMISSION.

This plan recommended for approval by the Lower Paxton Township, Planning Commission this _____ day of _____, 20__.

Secretary, Planning Commission Lower Paxton Township — Chairman, Planning Commission, Lower Paxton Township

BY THE LOWER PAXTON TOWNSHIP SUPERVISORS.

This plan approved by the Lower Paxton Township Board of Supervisors & all conditions imposed with respect to such approval were completed on this _____ day of _____, 20__.

Secretary, Lower Paxton Township (Seal) — Chairman, Board of Supervisors, Lower Paxton Township

BY THE LOWER PAXTON TOWNSHIP ENGINEER.

This plan reviewed by the Lower Paxton Township Engineer on this _____ day of _____ 20___.

Township Engineer .

PLAN REVIEW AND APPROVAL CERTIFICATES (WEST HANOVER TWP)

BY THE DAUPHIN COUNTY PLANNING COMMISSION.

This plan reviewed by the Dauphin County Planning Commission on this _____ day of _____ 20___.

Secretary, Dauphin County Planning Commission — Chairman, Dauphin County Planning Commission

BY THE WEST HANOVER TOWNSHIP PLANNING COMMISSION.

This plan recommended for approval by the West Hanover Township Planning Commission, this _____ day of _____, 20___.

Secretary

BY THE WEST HANOVER TOWNSHIP BOARD OF SUPERVISORS.

This plan approved by the West Hanover Township Board of Supervisors, and all conditions imposed with respect to such approval were completed on this _____ day of _____, 20___.

Secretary

BY THE WEST HANOVER TOWNSHIP ENGINEER.

This plan reviewed by the West Hanover Township Engineer, this _____ day of _____, 20__.

Township Engineer .

SITE DATA

Existing Lot Information

Existing Lot 1
Gross Surveyed Lot Area: 7,800,721 Sq Ft or 179.080 Acres
Existing Use: Agricultural/Residential

Final Lot Information (after subdivision)

Reconfigured Lot 1 (Residual)
Gross Lot Area: 1,092,630 Sq Ft or 70.449 Acres
Lot Width: 300'+
Water: On-Lot (Existing)
Septic: On-Lot (Existing)
Proposed Use: Residential

Proposed Lot 2
Gross Lot Area: 959,780 Sq Ft or 22.034 Acres
Lot Width: 600'+
Water: On-Lot (Proposed)
Septic: On-Lot (Proposed)
Proposed Use: Residential

Proposed Lot 3
Gross Lot Area: 1,092,630 Sq Ft or 25.083 Acres
Lot Width: 170'+
Water: On-Lot (Proposed)
Septic: On-Lot (Proposed)
Proposed Use: Residential

Proposed Lot 4
Gross Lot Area: 438,227 Sq Ft or 10.060 Acres
Lot Width: 300'+
Water: On-Lot (Proposed)
Septic: On-Lot (Proposed)
Proposed Use: Residential

Proposed Lot 5
Gross Lot Area: 438,227 Sq Ft or 10.060 Acres
Lot Width: 300'+
Water: On-Lot (Proposed)
Septic: On-Lot (Proposed)
Proposed Use: Residential

Proposed Lot 6
Gross Lot Area: 658,407 Sq Ft or 15.115 Acres
Lot Width: 600'+
Water: On-Lot (Proposed)
Septic: On-Lot (Proposed)
Proposed Use: Residential

Proposed Lot 7
Gross Lot Area: 708,457 Sq Ft or 16.264 Acres
Lot Width: 200'+
Water: On-Lot (Proposed)
Septic: On-Lot (Proposed)
Proposed Use: Residential

Proposed Lot 8
Gross Lot Area: 436,069 Sq Ft or 10.011 Acres
Lot Width: 250'+
Water: On-Lot (Proposed)
Septic: On-Lot (Proposed)
Proposed Use: Residential

PLAN INFORMATION

Development Type
Residential Development (Existing)
Zoning District (Lower Paxton Township)
AR: Agricultural Residential Zone
Zoning District (West Hanover Township)
C: Conservation Zone
Total Tract Area/Area to be Developed:
Existing Lot 1
Gross Surveyed Lot Area: 179.080 Acres
Total Area of Recreation:
N/A
Total Number of Lots/Dwelling Units:
Existing: 1 Lots/Units
Proposed: 8 Lots/Units
Minimum Proposed Lot Size:
10.01 Acres
Water Supply:
Existing/Proposed: On-Lot (Existing)
Sewage Disposal:
Existing/Proposed: On-Lot (Existing)
New Street(s):
N/A
New Stormwater/Inlets/Manholes/Endwalls:
N/A
Street Widening:
N/A

ZONING DATA (LOWER PAXTON TWP.)

District:
AR: Agricultural Residential Zone

Lot Requirements:
Min. Lot Area:
65,340 Sq Ft (1.5 acres)
Min. Lot Width:
at Min. Bldg Setback Line: 140 Ft

Principal Building Setbacks
Min. Front Yard: 40 Ft (From ROW Line)
Min. Side Yard(Each): 20 Ft
35 Ft (Principal Non-residential Use)
Min. Rear Yard: 50 Ft

Max. Building Coverage: 10%
Max. Impervious Coverage: 15%

Max. Building Height: 3 Stories or 40'
(Whichever is more restrictive)

ZONING DATA (WEST HANOVER TWP.)

District:
C: Conservation Zone

Lot Requirements:
Min. Lot Area: 5 acres
Min. Lot Width:
at Min. Bldg Setback Line: 200 Ft

Principal Building Setbacks:
Min. Front Yard: 50 Ft
Min. Side Yard: 40 Ft
Min. Rear Yard: 50 Ft

Max. Impervious Coverage: 10%

Max. Building Height: 35' (Principal)

SUBDIVISIONS IN AREA

Plan Book G, Vol. 5, Page 95 – Baker – 09/20/1991
Plan Book T, Vol. 8, Page 20 – Strauss – 10/21/2003
Instrument 20160013033 – Sertoma Estates – 05/31/2016
Instrument 20250022043 – Parkway Estates East – 09/23/2025

SOIL LEGEND

*AoB: Andover very stony loam, 0 to 8 percent slopes
*/**At: Atkins silt loam
**BhC2: Berks channery silt loam, 8 to 15 percent slopes
**BkB2: Berks shaly silt loam, 3 to 8 percent slopes, moderately eroded
BkD2: Berks channery silt loam, 15 to 25 percent slopes
*BtB2: Brinkerton and Armagh silt loams, 3 to 8 percent slopes, moderately eroded
*/**CaB2: Comly silt loam, 2 to 8 percent slopes, moderately eroded
**DcC2: Dekalb channery sandy loam, 8 to 15 percent slopes, moderately eroded
DlF: Dekalb and Lehew very stony sandy loams, 25 to 80 percent slopes
**LaB2: Laidig gravelly loam, 3 to 8 percent slopes, moderately eroded
LdD: Laidig very stony loam, 8 to 25 percent slopes
*/**Ph: Philo silt loam
W: Water
*WeC2: Weikert shaly silt loam, 5 to 15 percent slopes, moderately eroded
*WeE2: Weikert shaly silt loam, 25 to 40 percent slopes, moderately eroded

*: Hydric Soils
**: Prime Farmland/Statewide Importance

WAIVER(S) REQUESTED (LOWER PAXTON TWP.)	APPROVED
1. Section 403 (Preliminary Plan Requirements) 2. Section 404.C.5/8 (Features/Contours 100' Beyond Site) 3. Section 404.C.8 (Contours 100' Beyond Site) 4. Section 508.A.1 (Provide Sidewalks) 5. Section 509.A (Provide Curbs) 6. Section 503.A.9 (Street Widening) 7. Section 515.E.1.a (Street Trees)	

WAIVER(S) REQUESTED (WEST HANOVER TWP.)	APPROVED
1. SLDO 715– Provide Curb 2. SLDO 719– Provide Sidewalk	

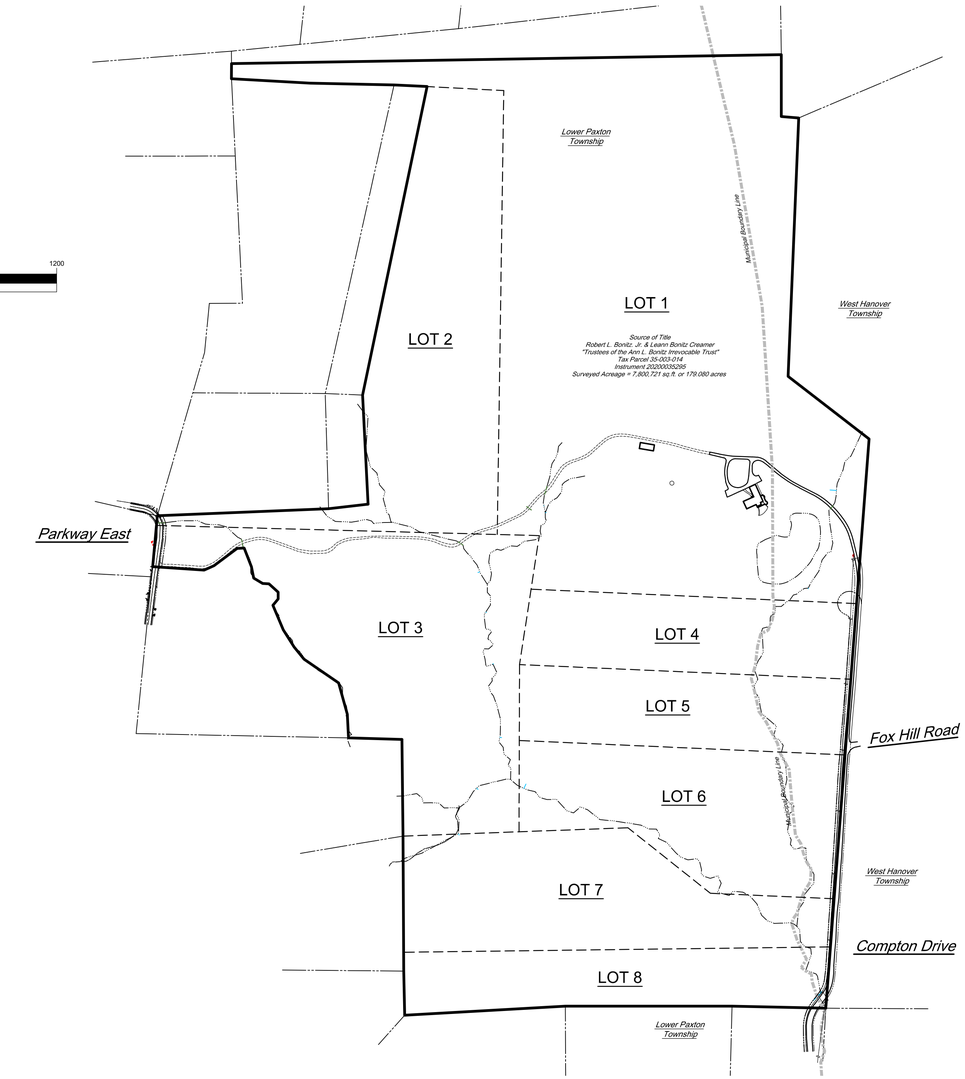
GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE AN EXISTING 179.080 ACRE TRACT (EX. LOT 1) TO CREATE SEVEN NEW BUILDING LOTS (PR. LOTS 2–8), WITH THE RESIDUAL LANDS TO REMAIN (RECONFIG. LOT 1).
2. ALL INFORMATION (EXCEPT CONTOURS) ON THIS PLAN IS A RESULT FROM AN ACTUAL FIELD SURVEY PERFORMED BY BURGET & ASSOCIATES, INC IN 2026.
3. EXISTING LOT 1 CONTAINS AN EXISTING DWELLING WITH ON-LOT WELL AND ON-LOT SEPTIC FACILITIES.
4. EXISTING CONTOURS TAKEN FROM COUNTY GIS MAPPING (LIDAR). ALL CONTOURS ARE REFERENCED TO THE NAVD–88 VERTICAL DATUM.
5. THIS SURVEY WAS PERFORMED WITHOUT THE USE OF A TITLE SEARCH.
6. NO IMPROVEMENTS NOR EARTHMOVING ACTIVITIES ARE BEING PROPOSED AS PART OF THIS PLAN.
7. FUTURE IMPROVEMENTS MAY REQUIRE FURTHER APPROVALS FROM LOWER PAXTON TOWNSHIP, & WEST HANOVER TOWNSHIP, & DAUPHIN COUNTY CONSERVATION DISTRICT, & THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP).
8. ANY FUTURE EARTHMOVING ACTIVITIES ON ANY LOT OF THIS PLAN MAY REQUIRE THE SUBMITTAL & APPROVAL BY THE DAUPHIN COUNTY CONSERVATION DISTRICT PRIOR TO ANY EARTHMOVING ACTIVITIES OCCUR.
9. ANY FUTURE EARTH DISTURBANCES, IMPLEMENTATION OF ANY EROSION & SEDIMENTATION CONTROL MEASURES IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER.
10. WHERE AREAS OF EARTH DISTURBANCE WILL EXCEED 1 ACRE AN NPDES PERMIT WILL BE REQUIRED.
11. WETLANDS EXIST ON THE PROPERTY AS PER WETLAND DELINEATION, DELINEATED BY BRADLY GOCHNAUER AT VORTEX ENVIRONMENTAL.
12. ANY FUTURE DISTURBANCES (FILLING, DRAINING, OR EARTH MOVING ACTIVITIES) WITHIN KNOWN WETLANDS SHALL REQUIRE NECESSARY PERMITS AND APPROVALS BE OBTAINED FROM THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCIES.
13. ACCORDING TO FEMA FLOOD MAPPING; THE SITE FALLS WITHIN ZONE A (AREAS WITHOUT BASE FLOOD ELEVATION).
14. ALL PAGES OF THIS SUBDIVISION PLAN SHALL BE RECORDED AT THE RECORDERS OFFICE IN THE DAUPHIN COUNTY COURTHOUSE IN ACCORDANCE WITH ALL TOWNSHIP REGULATIONS CURRENTLY IN EFFECT.
15. NO PROTECTIVE COVENANTS (OTHER THAN THOSE SHOWN ON THIS PLAN: I.E. RIGHT–OF–WAY'S, EASEMENTS, SETBACKS, ETC.) EXIST ON THIS PROPERTY OR ARE BEING PROPOSED BY THIS SUBDIVISION PLAN.
16. ALL NEW PROPERTY CORNERS SHALL BE SET PRIOR TO FINAL APPROVAL/RECORDING OF THIS PLAN.
17. ALL KNOWN EASEMENTS AND RIGHT–OF–WAYS HAVE BEEN SHOWN. UNLESS OTHERWISE NOTED, A 20' WIDE UTILITY EASEMENT (CENTERED ABOUT THE UTILITY LINE) IS PROPOSED OVER ALL EXISTING OVERHEAD & UNDERGROUND UTILITY LINE FOR THE BENEFIT OF THE UTILITY.
18. AS PER SECTION 180–404.D.6 OF THE LOWER PAXTON TOWNSHIP SALDO, THE APPLICANT SHALL COMPLY WITH ALL TOWNSHIP REGULATIONS IN EFFECT AT THE TIME OF THE FILING OF THE FINAL PLAN.
19. A HIGHWAY OCCUPANCY PERMIT FROM WEST HANOVER TOWNSHIP SHALL BE REQUIRED PRIOR TO ANY FUTURE CONSTRUCTION/ACCESS TO A PUBLIC ROADWAY.
20. ANY FUTURE PROPOSED DRIVEWAYS WITHIN WEST HANOVER TOWNSHIP SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 173.25(L) OF THE WEST HANOVER TOWNSHIP ORDINANCE.
21. NO BUILDING, STRUCTURE, PLANTING, OR OTHER OBSTRUCTION HIGHER THAN THREE (3') ABOVE THE ROADWAY GRADE SHALL BE PERMITTED WITHIN THE CLEAR SIGHT TRIANGLE.
22. ANY FUTURE CONSTRUCTION WITHIN WEST HANOVER TOWNSHIP SHALL CONFORM TO ALL APPLICABLE WEST HANOVER TOWNSHIP ORDINANCES.

GRAPHIC SCALE

300 0 150 300 600 1200

(IN FEET)
1 inch = 300 ft.



SUBJECT PROPERTY LINE
ADJOINING PROPERTY LINE
RIGHT OF WAY LINE
PROPOSED PROPERTY LINE
STREAM
EDGE OF MACADAM
EDGE OF STONE DRIVE
MUNICIPAL BOUNDARY LINE

SURVEY STATEMENT OF ACCURACY

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 Lower Paxton Township Subdivision and Land Development Ordinance.

_____, 20__.

Professional Surveyor JOE ALLEN BURGET, JR., P.L.S.

LAND OWNERS / DEVELOPERS

Owners: Robert L. Bonitz, Jr. and Leann Bonitz Creamer
"Trustees of the Ann L. Bonitz Irrevocable Trust"
5107 Mountain Ridge Lane, Harrisburg, PA 17112

Prepared For: Fox Hill Land Co. LLC
Phone: 717-649-2094

Site Location: 1900 Compton Drive
Harrisburg, PA 17112

SOURCE OF TITLE	SHEET NUMBER
Instrument 20200035295	1 OF 5

TAX MAP NUMBER

Tax Parcel 35-003-014

REVISIONS

.

Joe Allen Burget, Jr., P.L.S.
Surveyor Seal

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 Pennsylvania 17068 Fax: 717-582-3557

PRELIMINARY / FINAL SUBDIVISION PLAN
OVER LANDS OF

ROBERT L. BONITZ, JR.

AND

LEANN BONITZ CREAMER

"TRUSTEES OF THE ANN L. BONITZ IRREVOCABLE TRUST"

LOWER PAXTON TOWNSHIP, WEST HANOVER TOWNSHIP,
DAUPHIN COUNTY, PA
JOB NUMBER: 26119
DRAWING NUMBER: 26119–001
DATE: APRIL 8th, 2026

MATCH LINE (SEE SHEET #3)

MATCH LINE (SEE SHEET #3)

PROPOSED LOT 5
GROSS SURVEYED ACREAGE = 438,421 sq.ft. or 10.065 acres

PROPOSED LOT 6
GROSS SURVEYED ACREAGE = 658,407 sq.ft. or 15.115 acres

PROPOSED LOT 7
GROSS SURVEYED ACREAGE = 708,457 sq.ft. or 16.264 acres

PROPOSED LOT 8
GROSS SURVEYED ACREAGE = 436,069 sq.ft. or 10.011 acres

PROPOSED 30-WIDE ACCESS EASEMENT FOR THE BENEFOT OF LOT 7 AND 8 (SHARED ACCESS)

Source of Title
Robert L. Bonitz Jr. & Leann Bonitz Creamer
"Trustees of the Ann L. Bonitz-Irrevocable Trust"...
Tax Parcel 35-003-014
Instrument 20200035295
Surveyed Acreage = 7,800,721 sq.ft. or 179.080 acres

Fox Hill Road

Compton Drive

Agricultural Residential (AR) Zoning District

Conservation (C) Zoning District

Flexible Rural Agricultural (FRA) Zoning District

"Lower Paxton Township"

"West Hanover Township"

N/F Melvin H. Fyneman, Jr. Tax Parcel 35-003-034 Deed Book 1292, Page 456

N/F Ruth Koup Tax Parcel 35-025-037 Instrument 20210004858

N/F Kenneth R. Kleinmanns Tax Parcel 35-005-124 Instrument 20250022627

N/F Glenn Geeting Tax Parcel 35-005-008 Instrument 20250025114

N/F Carmela S. Weisleder Tax Parcel 35-007-081 Instrument 20250025114

N/F Carmela Weisleder Tax Parcel 35-007-070 Instrument 20120020491

N/F Rustrum Realty Incorporated Tax Parcel 68-013-011 Deed Book Q, Volume 55, Page 571

N/F Amy Baker Tax Parcel 35-007-078 Instrument 20210042098

LINETYPE LEGEND
- NEIGHBORING PROPERTY LINE
- SUBJECT PROPERTY PROPERTY LINE
- LIDAR CONTOUR LINES
- BUILDING SETBACK LINES
- CENTERLINE OF STREAM OF DRAINAGE WAY
- EXISTING RIGHT OF WAY LINE
- PROPOSED RIGHT OF WAY LINE
- EDGE OF GRAVEL ROADWAY
- PROPOSED EASEMENT
- SOILS BOUNDARY LINE
- APPROXIMATE MUNICIPAL BOUNDARY LINE
- ZONING BOUNDARY BOUNDARY LINE
- EXISTING OVERHEAD UTILITY LINE
- 100 YEAR FLOODPLAIN LINE "ZONE A"
- EXISTING TREELINE
- 620 EXISTING CONTOUR LINE (LIDAR)

SYMBOL LEGEND
- At SOILS TYPE
- PROPERTY CORNER FOUND
- Iron Pin(fnd) EXISTING UTILITY POLE
- WETLANDS
- EXISTING UTILITY POLE
- IPS PROPOSED PROPERTY CORNER SET BY BUGET & ASSOC'S, INC.

LINE TABLE

LINE	LENGTH	BEARING
RL1	30.01	S19°18'58"E
RL2	207.98	N69°25'45"E
RL3	34.22	N41°25'44"E
RL4	122.25	N28°37'00"E
RL5	89.21	N45°03'39"E
RL6	57.10	N67°02'37"E
RL7	40.66	N24°17'52"E
RL8	44.16	N67°05'18"E
RL9	84.81	N24°17'52"E
RL10	63.01	N67°02'37"E
RL11	79.05	N45°03'39"E
RL12	16.79	N20°06'05"W
RL13	52.48	N66°49'33"E
RL14	44.07	S81°48'43"W
RL15	64.57	S77°40'53"W
RL16	70.25	S78°30'41"W
RL17	303.70	N71°08'02"W
RL18	43.16	N64°49'51"E
RL19	264.54	N71°08'02"W
RL20	61.90	S78°30'41"W
RL21	65.44	S77°40'53"W
RL22	92.38	S81°48'43"W

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

SHEET 2 OF 5

REVISIONS

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, New Bloomfield Pennsylvania 17068
Phone: 717-582-7011, Fax: 717-582-3557

PRELIMINARY / FINAL SUBDIVISION PLAN
OVER LANDS OF
ROBERT L. BONITZ, JR.
AND
LEANN BONITZ CREAMER
"TRUSTEES OF THE ANN L. BONITZ IRREVOCABLE TRUST"
LOWER PAXTON TOWNSHIP, WEST HANOVER TOWNSHIP, DAUPHIN COUNTY, PA
JOB NUMBER: 26119
DRAWING NUMBER: 26119-001
DATE: APRIL 8th, 2026

MATCH LINE (SEE SHEET #4)

PROPOSED LOT 2

GROSS SURVEYED ACREAGE = 959,780 sq.ft. or 22.034 acres

MATCH LINE (SEE SHEET #5)

MATCH LINE (SEE SHEET #4)

Stone Pile(fnd)

457.85'

Stone Pile(fnd)

N/F
Kathryn O. Armstrong
Tax Parcel 35-003-015
Deed Book 827, Page 217

N 27°17'18" W

166.46'
N 58°56'29" E

718.86'

Iron Pin(fnd)

Stone Pile(fnd)

N 23°36'25" W
419.18'

RYSL

AoB

Existing Gravel Drive

Existing Garage

LaB2

Existing Macadam Drive

Existing Concrete Pad

Municipal Boundary Line

Ex. Storm Pipe

Stream

Existing Building

Ex. Conc.

BtB2

BkB2

429.04'

Iron Pin(fnd)

S 20°06'05" E
692.37'

"Lower Paxton Township"

"West Hanover Township"

Existing Pond

W

BhC2

DcC2

Believed to be the end of the Township Roadway

13' Wide Roadway

Compton Drive

13' Wide Legal Right of Way

50' RADIUS

PROPOSED CUL-D-SAC TO BE INSTALLED AND ADDITIONAL RIGHT OF WAY TO BE DEDICATED TO WEST HANOVER TOWNSHIP.

PR DW

80'

30'

318.16'

Existing Macadam Drive

PROPOSED ROADWAY WIDENING TO MEET TOWNSHIP ROADWAY CONSTRUCTION SPECIFICATIONS.

Conservation (C) Zoning District

13' Wide Roadway

Fox Hill Road

Existing Macadam Roadway

Flexible Rural Agricultural (FRA)

S 67°05'18" W
1429.45'

176.25'

S 67°05'18" W

IPS

N 67°05'18" E
176.25'

IPS

S 15°44'24" E
227.21'

N 15°44'24" W
227.21'

IPS

1365.90'
N 68°05'14" E

S 68°05'14" W
1365.90'

S 15°44'24" E
319.85'

N 15°44'24" W
319.85'

IPS

1390.24'
N 68°05'14" E

S 68°05'14" W
1390.24'

S 24°15'51" E
318.27'

N 24°15'51" W
318.27'

IPS

1367.13'
N 68°05'14" E

S 68°05'14" W
1367.13'

MATCH LINE (SEE SHEET #3)

N 72°35'23" W 51.92'

N 63°33'33" W
65.32'

N 80°00'02" W
176.13'

N 27°12'15" W
99.20'

223.83'

S 67°06'14" W

Iron Pipe(fnd)

N/F
Melvin H. Fureman, Jr
Tax Parcel 35-003-034

PROPOSED LOT 3

GROSS SURVEYED ACREAGE = 1,092,630 sq.ft. or 25,083 acres

PROPOSED LOT 4

GROSS SURVEYED ACREAGE = 438,227 sq.ft. or 10.060 acres

Source of Title
Robert L. Bonitz, Jr. & Leann Bonitz Creamer
"Trustees of the Ann L. Bonitz Irrevocable Trust"
Tax Parcel 35-003-014
Instrument 20200035295
Surveyed Acreage = 7,800,721 sq.ft. or 179.080 acres

PROPOSED LOT 5

GROSS SURVEYED ACREAGE = 438,421 sq.ft. or 10.065 acres

PROPOSED LOT 6

GROSS SURVEYED ACREAGE = 658,407 sq.ft. or 15.115 acres

WeE2

LINE TABLE		
LINE	LENGTH	BEARING
RL1	30.01	S19°18'58"E
RL2	207.98	N69°25'45"E
RL3	34.22	N41°25'44"E
RL4	122.25	N28°37'00"E
RL5	89.21	N45°03'39"E
RL6	57.10	N67°02'37"E
RL7	40.66	N24°17'52"E
RL8	44.16	N67°05'18"E
RL9	84.81	N24°17'52"E
RL10	63.01	N67°02'37"E
RL11	79.05	N45°03'39"E
RL12	16.79	N20°06'05"W
RL13	52.48	N66°49'33"E
RL14	44.07	S81°48'43"W
RL15	64.57	S77°40'53"W
RL16	70.25	S78°30'41"W
RL17	303.70	N71°08'02"W
RL18	43.16	N64°49'51"E
RL19	264.54	N71°08'02"W
RL20	61.90	S78°30'41"W
RL21	65.44	S77°40'53"W
RL22	92.38	S81°48'43"W

LINETYPE LEGEND

- NEIGHBORING PROPERTY LINE
- SUBJECT PROPERTY PROPERTY LINE
- LIDAR CONTOUR LINES
- BUILDING SETBACK LINES
- CENTERLINE OF STREAM OF DRAINAGE WAY
- EXISTING RIGHT OF WAY LINE
- PROPOSED RIGHT OF WAY LINE
- EDGE OF GRAVEL ROADWAY
- PROPOSED EASEMENT
- SOILS BOUNDARY LINE
- APPROXIMATE MUNICIPAL BOUNDARY LINE
- ZONING BOUNDARY BOUNDARY LINE
- EXISTING OVERHEAD UTILITY LINE
- 100 YEAR FLOODPLAIN LINE "ZONE A"
- EXISTING TREELINE
- 620 EXISTING CONTOUR LINE (LIDAR)

SYMBOL LEGEND

- At SOILS TYPE
- PROPERTY CORNER FOUND
- Iron Pin(fnd) EXISTING UTILITY POLE
- WETLANDS
- EXISTING UTILITY POLE
- IPS PROPOSED PROPERTY CORNER SET BY BUGET & ASSOC'S, INC.

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

SHEET 3 OF 5

REVISIONS

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 Pennsylvania 17068
Fax: 717-582-3557

PRELIMINARY / FINAL SUBDIVISION PLAN
OVER LANDS OF

ROBERT L. BONITZ, JR.

AND

LEANN BONITZ CREAMER

"TRUSTEES OF THE ANN L. BONITZ IRREVOCABLE TRUST"

LOWER PAXTON TOWNSHIP, WEST HANOVER TOWNSHIP,
DAUPHIN COUNTY, PA
JOB NUMBER: 26119
DRAWING NUMBER: 26119-001
DATE: APRIL 8th, 2026



"Lower Paxton Township"
"West Hanover Township"
N/F Charles M. Fogarty Tax Parcel 35-003-012 Instrument 20240020072
Stone Pile(fnd)
N 64°37'44" E
2305.41'
N 24°22'55" W 63.45'
Iron Pipe(fnd)
330.13'
S 68°44'12" W
Vert.Stone(fnd)
352.19'
S 66°50'11" W
S 68°17'09" W 138.46'
322.02'
N 68°33'19" E
S 68°33'19" W
IPS
S 24°30'15" E
259.16'
N 70°23'51" E 72.77'
Vert.Stone(fnd)
N/F Terri & Frey Deborah Strow Tax Parcel 68-013-021 Deed Book 1461, Page 1
N/F Nicolas Giadrito Tax Parcel 35-003-043 Instrument 2018000231
N/F Paul R. Sorrels, Jr. Tax Parcel 35-003-010 Instrument 2025000124
N/F Kathryn O. Armstrong Tax Parcel 35-003-011 Deed Book 827, Page 217
1321.67'
S 23°36'25" E 1981.61'
S 22°06'53" E 1094.08'
N 12°39'13" W
457.85'
S 76°42'45" E
LdD
SYSL
RYSL
FYSL
Agricultural Residential (AR) Zoning District
Conservation (C) Zoning District
RESIDUAL LOT 1
GROSS SURVEYED ACREAGE = 3,068,728 sq.ft. or 70.448 acres
Source of Title
Robert L. Bonitz, Jr. & Leann Bonitz Creamer
"Trustees of the Ann L. Bonitz Irrevocable Trust"
Tax Parcel 35-003-014
Instrument 20200035295
Surveyed Acreage = 7,800,721 sq.ft. or 179.080 acres
PROPOSED LOT 2
GROSS SURVEYED ACREAGE = 959,780 sq.ft. or 22.034 acres
N/F Kathryn O. Armstrong Tax Parcel 35-003-015 Deed Book 827, Page 217
MATCH LINE (SEE SHEET #3)
MATCH LINE (SEE SHEET #3)
MATCH LINE (SEE SHEET #3)
GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.
LINETYPE LEGEND
NEIGHBORING PROPERTY LINE
SUBJECT PROPERTY PROPERTY LINE
LIDAR CONTOUR LINES
BUILDING SETBACK LINES
CENTERLINE OF STREAM OF DRAINAGE WAY
EXISTING RIGHT OF WAY LINE
PROPOSED RIGHT OF WAY LINE
EDGE OF GRAVEL ROADWAY
PROPOSED EASEMENT
SOILS BOUNDARY LINE
APPROXIMATE MUNICIPAL BOUNDARY LINE
ZONING BOUNDARY BOUNDARY LINE
EXISTING OVERHEAD UTILITY LINE
100 YEAR FLOODPLAIN LINE "ZONE A"
EXISTING TREELINE
EXISTING CONTOUR LINE (LIDAR)
SYMBOL LEGEND
SOILS TYPE
PROPERTY CORNER FOUND
Iron Pin(fnd) EXISTING UTILITY POLE
WETLANDS
EXISTING UTILITY POLE
IPS PROPOSED PROPERTY CORNER SET BY BUGET & ASSOC'S, INC.
SHEET 4 OF 5
REVISIONS
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 New Bloomfield Pennsylvania 17068
Phone: 717-582-7011 Fax: 717-582-3557
PRELIMINARY / FINAL SUBDIVISION PLAN
OVER LANDS OF
ROBERT L. BONITZ, JR.
AND
LEANN BONITZ CREAMER
"TRUSTEES OF THE ANN L. BONITZ IRREVOCABLE TRUST"
LOWER PAXTON TOWNSHIP, WEST HANOVER TOWNSHIP, DAUPHIN COUNTY, PA
JOB NUMBER: 26119
DRAWING NUMBER: 26119-001
DATE: APRIL 8th, 2026

LINETYPE LEGEND

- NEIGHBORING PROPERTY LINE
- SUBJECT PROPERTY PROPERTY LINE
- LIDAR CONTOUR LINES
- BUILDING SETBACK LINES
- CENTERLINE OF STREAM OF DRAINAGE WAY
- EXISTING RIGHT OF WAY LINE
- PROPOSED RIGHT OF WAY LINE
- EDGE OF GRAVEL ROADWAY
- PROPOSED EASEMENT
- SOILS BOUNDARY LINE
- APPROXIMATE MUNICIPAL BOUNDARY LINE
- ZONING BOUNDARY BOUNDARY LINE
- EXISTING OVERHEAD UTILITY LINE
- 100 YEAR FLOODPLAIN LINE "ZONE A"
- EXISTING TREELINE
- 620 EXISTING CONTOUR LINE (LIDAR)

SYMBOL LEGEND

- At SOILS TYPE
- PROPERTY CORNER FOUND
- *Iron Pin(fnd)* EXISTING UTILITY POLE
- WETLANDS
- EXISTING UTILITY POLE
- ● IPS PROPOSED PROPERTY CORNER SET BY BUGET & ASSOC'S, INC.

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

MATCH LINE (SEE SHEET #4)

LdD

N 12°39'13" W

Stone Pile(fnd)

457.85'

Stone Pile(fnd)

FYSL

RYSL

PROPOSED LOT 2

GROSS SURVEYED ACREAGE = 959,780 sq.ft. or 22.034 acres

RESIDUAL LOT 1

GROSS SURVEYED ACREAGE = 3,068,728 sq.ft. or 70.448 acres

Source of Title
Robert L. Bonitz, Jr. & Leann Bonitz Creamer
"Trustees of the Ann L. Bonitz Irrevocable Trust"
Tax Parcel 35-003-014
Instrument 20200035295
Surveyed Acreage = 7,800,721 sq.ft. or 179.080 acres

MATCH LINE (SEE SHEET #4)

LaB2

Existing Gravel Drive

Existing Garage

Existing Concrete Pad

Existing Mod

Existing

"Lower Paxton To

AoB

BhC2

BkB2

WeE2

N/F
William R. Hauenstein
Tax Parcel 35-003-024
Deed Book 4321, Page 580

N/F
Kathryn G. Armstrong
Tax Parcel 35-003-015
Deed Book 827, Page 217

N/F
Mark R. Salak
Tax Parcel 35-003-124
Deed Book 6351, Page 64

166.46'
N 58°56'29" E

718.86'

Iron Pin(fnd)

Stone Pile(fnd)

N 63°12'14" E

RR Spike(fnd)

40.45'

1429.45'

N 67°05'18" E

Parkway East

33' Wide Legal Right of Way
24' Wide Roadway

N/F
Gloss V. Beck
Tax Parcel 35-003-017
Deed Book 3286, Page 468

214.24'

N 19°19'59" W

173.79'

PROPOSED 30' WIDE ACCESS EASEMENT FOR THE BENEFOT OF LOT 2 AND 3 (SHARED ACCESS)

104.4'

N 63°13'11" E 29.73'

RL1 RL2 RL3 RL4 RL5 RL6 RL7 RL8 RL9 RL10

Iron Pin(fnd)

Existing Gravel Drive

216.11'

S 69°25'45" W

Iron Pin(fnd)

S 41°25'44" W 45.07'

S 26°37'40" W 121.26'

N 15°45'58" W 64.41'

Iron Pin(fnd)

N 35°33'58" W 48.19'

N 72°35'23" W 51.92'

N 83°33'24" W 43.51'

S 69°27'33" W 26.76'

N 24°27'53" W 28.67'

S 15°25'07" W 34.75'

N 47°30'48" W 115.61'

N 39°32'14" W 85.04'

N 63°33'33" W 65.32'

N 60°10'02" W 176.13'

N 59°32'14" W 136.69'

Existing Mendelton Roadway

Ex. Storm Pipe

Stream

SYSL

PROPOSED LOT 3

GROSS SURVEYED ACREAGE = 1,092,630 sq.ft. or 25.083 acres

MATCH LINE (SEE SHEET #2)

N 23°36'25" W 1961.81'

S 67°05'18" W 1429.45'

176.25'

IPS

N 67°05'18" E 176.25'

S 67°05'18" W

IPS

N 15°44'24" E 227.21'

N 15°44'24" W 227.21'

1365.90'

N 68°05'14" E

S 68°05'14" W 1365.90'

IPS

S 15°44'24" E 319.85'

N 15°44'24" W 319.85'

1390.24'

N 68°05'14" E

IPS

Source of Title
Robert L. Bonitz, Jr. & Leann Bonitz Creamer
"Trustees of the Ann L. Bonitz Irrevocable Trust"
Tax Parcel 35-003-014
Instrument 20200035295
Surveyed Acreage = 7,800,721 sq.ft. or 179.080 acres

PROPOSED LOT 4

GROSS SURVEYED ACREAGE = 438,227 sq.ft. or 10.060 acres

MATCH LINE (SEE SHEET #3)

SHEET 5 OF 5

REVISIONS

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 Pennsylvania 17068
Fax: 717-582-3557

PRELIMINARY / FINAL SUBDIVISION PLAN
OVER LANDS OF

ROBERT L. BONITZ, JR.

AND

LEANN BONITZ CREAMER

"TRUSTEES OF THE ANN L. BONITZ IRREVOCABLE TRUST"

LOWER PAXTON TOWNSHIP, WEST HANOVER TOWNSHIP,
DAUPHIN COUNTY, PA
JOB NUMBER: 26119
DRAWING NUMBER: 26119-001
DATE: APRIL 8th, 2026