No: 26-002

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: East Hanover Township | Surveyor: Burget & Associates, Inc. | Engineer: N/A

Plat Title: Minor Subdivision Plan – Overlands of Vincent & Veronica Pronio

Zoning District: | Proposed Land Use:

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

# of Lots	# of New Lots	# of DUs	Acs Subdiv /Devel	Total Acres
1	2	0	18.540	144.22

Date Received	Staff Review	Official County Review
12/5/2025	12/10/2025	12/10/2025

Project Description: The purpose of the plan is to subdivide an existing 144-acre tract (Existing Lot 1) to create a new lot (Proposed Lot 3). Proposed Lot 3 will contain the existing dwelling and multiple outbuildings, and its use will remain the same (Agricultural/Conservancy). The residual vacant land (Reconfigured Lot 1) will also retain its existing agricultural/conservancy use.

Reviewed by ARK Checked by _____ Tax Map Parcel # 68-035-010

- *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: None identified.

Comments:

1. All signatures and notarizations must be obtained before the plan is brought in for signing.

2. Who holds the conservation easements? Are there any regulations and/or limitations on subdivision within the easement contract?

3. As Douglas Road is listed in the Township SALDO as a Collector street, determine whether a waiver for Curbs (Section 715) and Sidewalks (Section 719).

4. Section 410 of the SALDO requires a submittal of a Utility Plan. Determine whether this requirement is still applicable for a non-building plan.

5. It appears that all existing impervious areas will be in West Hanover Township. As both East and West Hanover levy a stormwater fee, is it correct to assume that West Hanover will be the sole fee collector, and that the fee will be calculated according to their standards.

6. County data shows an unnamed tributary of Manada Creek intersecting the site to the north.

Plan No. 26-002

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/Instrument #	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/landscape architect 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) / Structure (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		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		

No: 26-002

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality	West Hanover Township	Surveyor	Burget & Associates, Inc.	Engineer	
Plat Title	Minor Subdivision Plan/Simple Subdivision Over Lands of Vincent & Veronica Pronio				
Zoning District	Rural Agriculture (RA)			Proposed Land Use	Residential, Agricultural, Conservancy

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

# of Lots	# of New Lots	# of DUs	Acs Subdiv/Devel	Total Acs
1	2	0	18.540	144.22

Date Received	Staff Review	Official County Review
12/5/2025	12/11/2025	12/11/2025

Project Description: The purpose of this plan is to subdivide an existing 144-acre tract (existing lot 1) to create one new lot (Proposed lot 3). Proposed lot 3 will contain the existing dwelling and multiple outbuildings, and its use will remain the same (agriculture/conservancy). The residual vacant land (reconfigured lot 1) will also retain its existing agricultural/conservancy use.

Reviewed by RW Checked by ARK Parcel ID 68-035-010

- *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. Section 2.08-C-8: Wetland Study

Plan Comments:

1. All signatures, notarizations, and certifications must be obtained prior to the plan being brought in for signing.
2. It looks as though the primary dwelling unit as well as the accessory barn structure in Proposed Lot #3 violate the Front Yard Setback Line (FYSB). Non-conforming structures and recorded as such?
3. Who holds the conservation easements? Are there any regulations and/or limitations on subdivision within the easement contract?
    a. Private open space conservation easement agreement with the Township and on file with the Dauphin County recorder of deeds? (§195-419-J-6)
4. It appears that all existing impervious areas will be in West Hanover Township. As both East and West Hanover levy a stormwater fee, is it correct to assume that West Hanover will be the sole fee collector, and that the fee will be calculated according to their standards?
5. County data shows an unnamed tributary of Manada Creek intersecting the site to the north.

Plan No. 26-002

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)	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			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		

RECORDER OF DEEDS CERTIFICATE

DAUPHIN CO

(Seal)
Recorder of Deeds

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

STATEMENT OF OWNERSHIP

OWNER(S) CERTIFICATION: FOX

Commonwealth of Pa, County of _____.
On this, _____ da_____, 20___, before me, the undersigned officer, personally appeared.

Owner _____

Who being duly sworn according to law, disposes and says 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 the _____ day of _____ , 20__.

(Seal) _____,
Notary Public

It is hereby certified that the undersigned are the owners of the property shown on this plat and that all streets or parts thereof, if not previously dedicated, are hereby tendered for dedication to public use.

I also hereby certify that I am in receipt and aware of the wetlands studies.

FORM B - REQUEST FOR NON-BUILDING WAIVER

AS OF THE DATE OF THIS PLOT PLAN, THE SUBDIVISION DESCRIBED HEREIN AS PROPOSED LOT 1 SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF A AGRICULTURE/CONSERVANCY LOT AND NO PORTION OF THESE LOTS HAVE BEEN APPROVED AT THIS TIME BY THE TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY FUTURE SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM UNLESS THE MUNICIPALITY AND DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. SECTIONS 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 PROPERTY SHOULD CONTACT APPROPRIATE OFFICIALS OF THE TOWNSHIP WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

WEST HANOVER TOWNSHIP PLAN REVIEW & APPROVAL CERTIFICATES

BY THE DAUPHIN COUNTY PLANNING COMMISSION.

This plan reviewed by the Dauphin Co. 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____.

WEST HANOVER TOWNSHIP PLANNING COMMISSION

_____ Secretary — _____ Chairman

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____.

WEST HANOVER TOWNSHIP BOARD OF SUPERVISORS

_____ Secretary — _____ President

BY THE WEST HANOVER TOWNSHIP ENGINEER.

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

WEST HANOVER TOWNSHIP ENGINEER

_____ Township Engineer

WEST HANOVER TOWNSHIP ZONING / DESIGN DATA REQUIREMENTS

Zoning District: RA – Rural Agriculture

Min. Lot Area: 2 acres
Min. Lot Width: 200' @ Front Setback Line
Max. Impervious Coverage: 20%
Max. Principal Building Height: 35'
Max. Accessory Building Height: 20'
Max. Accessory Barn Height: 35'

Principal Building Setbacks:
Front Yard: 40'
Secondary Street: 40'
Rear Yard: 50'
Side Yard: 20'

WEST HANOVER TOWNSHIP WAIVER REQUEST(S)

WAIVER AND SECTION REQUESTING WAIVER FROM	APPROVED
1. Section 2.08(C)8 & Section 3.09.D–Wetland Study	_____

WEST HANOVER TOWNSHIP PROPOSED FEE IN-LIEU OF CALCULATION

per Section 173–37C

CALCULATION OF REQUIRED ACRES OF DEDICATION

OF UNITS/DWELLING X 0.06 = ACRES REQUIRED FOR DEDICATION

1 UNITS X 0.06 = 0.06 ACRES

CALCULATION OF FEE IN–LIEU OF DEDICATION

OF REQUIRED ACRES FOR DEDICATON X APPRAISAL OF 1 ACRE LOT:

0.06 X $_____ = $_____

EAST HANOVER TOWNSHIP PLAN REVIEW & APPROVAL CERTIFICATES

BY THE DAUPHIN COUNTY PLANNING COMMISSION.

This plan reviewed by the Dauphin Co. Planning Commission on this _____ day of _____, 20__.

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

BY THE EAST HANOVER TOWNSHIP PLANNING COMMISSION.

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

EAST HANOVER TOWNSHIP PLANNING COMMISSION

_____ Secretary — _____ Chairman

BY THE EAST 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____.

EAST HANOVER TOWNSHIP BOARD OF SUPERVISORS

_____ Secretary — _____ President

BY THE EAST HANOVER TOWNSHIP ENGINEER.

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

EAST HANOVER TOWNSHIP ENGINEER

_____ Township Engineer

EAST HANOVER TOWNSHIP ZONING / DESIGN DATA REQUIREMENTS

Zoning District: RA – Rural Agriculture

Min. Lot Area: 1 acres
Min. Lot Width: 150' @ Minimum Setback Line
Max. Building Coverage: 30%
Max. Lot Coverage: 40%
Max. Building Height: 40' or 3 stories, whichever is more restrictive

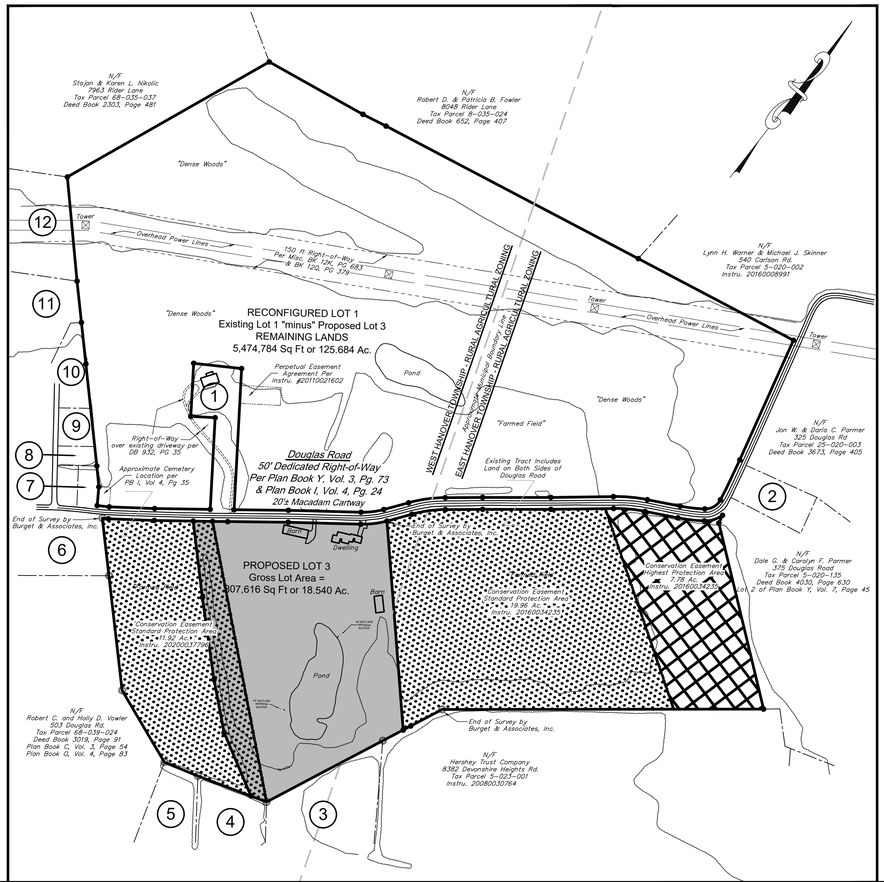
Principal Building Setbacks:
Front Yard: 40'
Rear Yard: 40'
Side Yard: 20', except 15' for existing lot with a lot area of less than 30,000 sq ft

EAST HANOVER TOWNSHIP WAIVER REQUEST(S)

WAIVER AND SECTION REQUESTING WAIVER FROM	APPROVED
1.	_____

"ORIGINAL PROPERY DESCRIPTION" MAP

SCALE: 1"=300'



PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES
THREE WORKING DAYS NOTICE
PRIOR TO EARTH MOVING ACTIVITIES

PPL ELECTRIC UTIL CORP.
503 NEW MARKET ST
WILKES BARRE, PA. 18702
MARK SANTAYANA
MCSANTAYANA@PPLWEB.COM

UGI UTILITIES INC.
1301 AIP DRIVE
MIDDLETOWN, PA. 17057
STEPHEN BATEMAN
SBATEMAN@UGI.COM

VERIZON PENNSYLVANIA LLC
1026 HAY ST
PITTSBURGH, PA. 15221
DEBORAH BARUM
DEBORAH.D.DELIA@VERIZON.COM

WEST HANOVER TWP
7171 ALLENTOWN BLVD
HARRISBURG, PA. 17112
SHARMAINE HARMAN
SHARMAN@WESTHANOVER.COM

EAST HANOVER TWP
8848 JONESTOWN ROAD
GRANTVILLE, PA 17028
NICHOLAS YINGST
PHONE: 717-469-0833 ext. 204

GRAPHIC SCALE

300 0 150 300 600 1200

(IN FEET)
1 inch = 300 ft.

RECORDED SUBDIVISIONS WITHIN 1000'

PB V, Vol 1, Pg 90 – Koons – 03/04/1958
PB W, Vol 1, Pg 128 – Koons – 03/16/1959
PB C, Vol 3, Pg 54 – Kohlhaas – 08/21/1978
PB H, Vol 3, Pg 77 – Yeager – 02/08/1980
PB O, Vol 4, Pg 83 – Kohlhaas – 05/05/1988
PB E, Vol 6, Pg 86 – Wagner – 01/30/1996
PB G, Vol 6, Pg 50 – Gilbert – 05/31/1996
PB Y, Vol 7, Pg 45 – Parmer – 06/27/2001

SOILS LEGEND

BhC2: Berks channery silt loam, 8–15% slopes
BkB2: Berks shaly silt loam, 3–8% slopes
BkD2: Berks channery silt loam, 15–25 slopes
CoB2: Comly silt loam, 2–8% slopes
KaD2: Klinesville shaly silt loam, 15–25% slopes
KaE2: Klinesville shaly silt loam, 25–50% slopes
Ph: Philo silt loam
WeD2: Weikert shaly silt loam, 15–25% slopes
WeE2: Weikert shaly silt loam, 25–40% slopes

MAP NUMBER	TAX PARCEL #	OWNER	ADDRESS	DEED BOOK / PAGE INSTRUMENT NO.	PLAN BOOK / PAGE	LOT NUMBER
1	68-035-065	Michael W. & Mary Jo Pronio	412 Douglas Rd.	Deed Book 932, Page 35	Plan Book I, Vol. 4, Page 24	Lot 2
2	25-020-134	Dale G. & Carolyn F. Parmer	Douglas Rd. L3	Deed Book 4030, Page 630	Plan Book Y, Vol. 7, Page 45	Lot 3
3	25-023-015	Todd D. & Sharon K. Brewer	8052 Devonshire Heights Rd.	Deed Book 2642, Page 310	Plan Book G, Vol. 6, Page 60	Lot 2
4	68-039-089	Jay Jajich	8074 Devonshire Heights Rd.	Instru. 20220013396	Plan Book C, Vol. 3, Page 54	Lot 8
5	68-039-088	Daryl F. Bloom & Melissa M. Whalen	8072 Devonshire Heights Rd.	Instru. 20130003356	Plan Book C, Vol. 3, Page 54	Lot 7
6	68-039-087	Mark A. & Jennifer A. Laudenslager	445 Douglas Rd.	Instru. 20190023878	Plan Book C, Vol. 3, Page 54	Lot 2 & 3
7	68-036-030	Good's Rents LLC	444 Douglas Rd.	Instru. 20250026643	Plan Book V, Vol. 1, Page 90	Lot 17
8	68-036-028	Michael Zachary Follweiler & Tiffany Mae Carter	428 Maple St.	Instru. 20210010472	Plan Book W, Vol. 1, Page 128	Lot 18
9	68-036-027	Tracy A. Werner	434 Maple St.	Instru. 20230010169	Plan Book E, Vol. 6, Page 86	Lot 4
10	68-036-023	Robert J. & Carolyn K Koons	448 Maple St.	Deed Book 2600, Page 213	Plan Book E, Vol. 6, Page 86	Lot 3
11	68-035-068	Marlin E. & M. Arlene Wagner	501 South Hershey Rd.	Deed Book 2663, Page 254		
12	68-030-182	Augustine R. Sinadinos	465 South Hershey Rd.	Deed Book 4621, Page 58	Plan Book H, Vol. 3, Page 77	Lot 6

EXISTING SITE DATA

– Tax Parcel 68–035–010

Gross Lot Area: 6,282,645.4848 sq ft or 144.2296 Ac
Existing Use: Agriculture/Conservancy with Existing Dwelling and outbuildings

FINAL SITE DATA

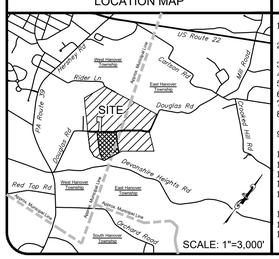
Reconfigured Lot 1
Gross Surveyed Area: 87,592 Sq Ft or 2.012 Acres
Lot Width: 1000+ Ft
Proposed Use: Agriculture/Conservancy – Vacant Land
Assigned Address: _____ Douglas Road Hummelstown, PA 17036

Proposed Lot 3
Gross Surveyed Area: 807,616 Sq Ft or 18.540 Acres
Lot Width: 700+ Ft
Proposed Use: Agriculture/Conservancy with Existing Dwelling and outbuildings
Assigned Address: 601 Douglas Road Hummelstown, PA 17036

PROPOSED LOT UPI IDENTIFICATION(S)

Reconfigured Lot 1 will retain 68–035–010
Proposed Lot 3 will be 68–035–173

LOCATION MAP



PLAN GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE AN EXISTING 144–ACRE TRACT (EXISTING LOT 1) TO CREATE ONE NEW LOT (PROPOSED LOT 3). PROPOSED LOT 3 WILL CONTAIN THE EXISTING DWELLING AND MULTIPLE OUTBUILDINGS, AND ITS USE WILL REMAIN THE SAME (AGRICULTURAL/CONSERVANCY). THE RESIDUAL VACANT LAND (RECONFIGURED LOT 1) WILL ALSO RETAIN ITS EXISTING AGRICULTURAL/CONSERVANCY USE.
2. BOTH RECONFIGURED LOT 1 AND PROPOSED LOT 3 CONTAIN LAND THAT IS BOUND AND SUBJECT TO THE TERMS AND CONDITIONS OF THE CONSERVATION EASEMENT GRANTED TO MANADA CONSERVANCY, RECORDED IN DAUPHIN COUNTY INSTRUMENT 20160034235, AND AMENDED IN INSTRUMENT 20200037796.
3. THIS SURVEY & PLAN WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
4. ALL INFORMATION ON THIS PLAN UNLESS OTHERWISE NOTED IS A RESULT FROM AN ACTUAL FIELD SURVEY PERFORMED BY BURGET & ASSOCIATES, INC. IN 2025.
5. EXISTING LOT 1 CONTAINS AN EXISTING DWELLING, MULTIPLE OUTBUILDINGS WITH ON–LOT SEPTIC, AND WELL.
6. A HIGHWAY OCCUPANCY PERMIT FROM THE TOWNSHIP SHALL BE REQUIRED PRIOR TO ANY FUTURE CONSTRUCTION/ACCESS TO A PUBLIC ROADWAY.
7. THE EXISTING SITE IS MIX OF OPEN & WOODED LANDS.
8. FRESH WATER POND (PUBHh) WETLANDS AND RIVERINE (R4UBH & R5UBH) WETLANDS EXIST WITHIN PROPOSED LOT 3 AS DETERMINED BY THE NATIONAL WETLANDS INVENTORY MAPPING. THESE AREAS ARE SHOWN ON SHEET 2 OF THE SUBDIVISION PLAN
9. THE SITE IS OUTSIDE ANY FLOOD HAZARD BOUNDARY, ZONE X–AREA OF MINIMAL FLOOD HAZARD", AS DETERMINED BY THE NATIONAL FLOOD INSURANCE MAP(S) FOR EAST HANOVER AND WEST HANOVER TOWNSHIPS, DAUPHIN COUNTY (PANEL 42043C0355D, EFFECTIVE DATE: 8/2/2012.
10. CONTOUR DATA TAKEN FROM LIDAR DATA.
11. ALL EXISTING OVERHEAD UTILITY LINES ARE COVERED BY A PROPOSED 20' WIDE UTILITY EASEMENT (UNLESS OTHERWISE NOTED) CENTERED ABOUT THE EXISTING LINES.
12. NO PROPOSED IMPROVEMENTS OR EARTHMOVING ACTIVITIES ARES PROPOSED BY THIS PLAN.
13. ALL PROPOSED PERMANENT MARKERS & MONUMENTS WILL BE SET AND INSPECTED BY TOWNSHIP ENGINEER PRIOR TO FINAL PLAN RECORDING.
14. NO DISTURBANCE IS PROPOSED WITHIN ANY KNOWN WETLANDS, ANY FUTURE DISTURBANCE (FILLING, DRAINING, OR EARTH MOVING ACTIVITIES) WITHIN KNOWN WETLANDS SHALL REQUIRE NECESSARY PERMITS & APPROVALS OBTAINED FROM THE APPROPRIATE FEDERAL, STATE, & LOCAL AGENCIES.
15. ANY FUTURE PROPOSED DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 173.25(L) OF THE TOWNSHIP ORDINANCE.
16. NO BUILDING, STRUCTURE, PLANTING, OR OTHER OBSTRUCTION HIGHER THAN THREE (3') ABOVE THE ROADWAY GRADE SHALL BE PERMITTED WITHIN THE CLEAR SIGHT TRIANGLE.
17. ANY FUTURE CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE WEST HANOVER TOWNSHIP ORDINANCES.

REVISIONS

SOURCE OF TITLE

Deed Book 55V Page 414

SHEET NUMBER

1 OF 2

TAX MAP NUMBER

Tax Parcel 68–035–010

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
Joe Allen Burget, Jr. PLS: jburget@burgetassociatesinc.com
1797 N.B. Road, New Bloomfield, Pennsylvania 17068
Phone: 717-582-7011 Fax: 717-582-3557

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

OWNER(S)/DEVELOPER(S)

Applicant: Vincent & Veronica Pronio
401 Douglas Road
HUMMELSTOWN, PA 17036
Phone: 216–577–1025 & 717–566–0216
lmthomas123@gmail.com

Site Address:
401 Douglas Road
HUMMELSTOWN, PA 17036

MINOR SUBDIVISION PLAN / SIMPLE SUBDIVISION

OVER LANDS OF

Vincent & Veronica

Pronio

EAST HANOVER & WEST HANOVER TOWNSHIP DAUPHIN COUNTY, PA

WEST HANOVER TOWNSHIP PLAN ID NUMBER: 25.007

JOB NUMBER: 25257
DRAWING NUMBER: 25257–001 Date: NOVEMBER 26th, 2025

LINE TABLE								
L1	N58° 01' 22"E	25.51'	L10	N32° 54' 39"W	79.02'	RB4	N34° 09' 35"W	133.21'
L2	N52° 54' 36"E	162.81'	L11	N43° 37' 16"W	88.02'	RB5	N44° 37' 06"E	68.92'
L3	N52° 54' 36"E	80.96'	L12	S10° 26' 09"E	59.27'	RB6	S75° 11' 54"E	215.65'
L4	N52° 37' 46"E	63.65'	L13	N55° 03' 49"E	101.92'	RB7	S40° 04' 26"E	82.43'
L5	N36° 43' 47"E	107.82'	L14	N24° 14' 28"E	311.23'	RB8	S30° 08' 59"E	232.51'
L6	N51° 32' 15"E	156.17'	L15	S24° 14' 28"W	99.28'	RB9	S09° 13' 15"E	132.69'
L7	S13° 26' 56"E	35.81'	RB1	N19° 17' 15"W	139.96'	RB10	S32° 11' 09"W	34.14'
L8	S72° 40' 28"W	69.83'	RB2	N88° 20' 01"W	167.72'	RB11	S27° 37' 33"E	117.89'
L9	S58° 01' 22"W	50.99'	RB3	N18° 22' 58"W	437.84'	RB12	N24° 14' 28"E	140.62'

CURVE	CHORD BEARING	RADIUS	ARC LENGTH	CHORD LENGTH
C1	N45° 08' 34"E	378.15	111.05'	110.65'
C2	N44° 08' 01"E	552.00'	142.66'	142.26'
C3	N57° 10' 33"E	643.00'	132.92'	132.68'
C4	N58° 29' 15"E	694.50'	111.76'	111.64'
C5	N34° 48' 52"E	121.00'	80.52'	79.04'
C6	S21° 43' 15"W	71.00'	79.70'	75.58'
C7	S58° 29' 15"W	644.50'	103.71'	103.60'
C8	S57° 10' 33"W	693.00'	143.26'	142.99'
C9	S44° 08' 01"W	602.00'	155.58'	155.15'
C10	S45° 08' 34"W	328.15'	96.37'	96.02'

RECONFIGURED LOT 1
Existing Lot 1 "minus" Proposed Lot 3
REMAINING LANDS
5,474,784 Sq Ft or 125.684 Ac.
Retains Tax Parcel ID: 68-035-010
Source of Title
401 Douglas Road
Tax Parcel 68-035-010
Vincent Pronio and Veronica Pronio
Deed Book V, Vol. 55, Page 415
Existing Lot 1 of Plan Book I, Vol. 4, Page 24
Acreage = 6,282,645.4848 sq ft or 144.2296 Ac

PROPOSED LOT 3
Gross Lot Area =
807,616 Sq Ft or 18.540 Ac.
Proposed Tax Parcel ID: 68-035-173
Source of Title
401 Douglas Road
Tax Parcel 68-035-010
Vincent Pronio and Veronica Pronio
Deed Book V, Vol. 55, Page 415
Existing Lot 1 of Plan Book I, Vol. 4, Page 24
Acreage = 6,282,645.4848 sq ft or 144.2296 Ac

Douglas Road (T-516)
50' Dedicated Right-of-Way
(Plan Book Y, Vol. 3, Page 73 & Plan Book I, Vol. 4, Page 24)
20'± Macadam Cartway

PROPOSED PROPERTY LINE TO FOLLOW EXISTING CONSERVATION EASEMENT

35' WETLAND RIPARIAN BUFFER

WEST HANOVER TOWNSHIP - RURAL AGRICULTURAL ZONING
EAST HANOVER TOWNSHIP - RURAL AGRICULTURAL ZONING

CONC. MONU. TO BE SET (PRIMARY CONTROL POINT)

End of Survey by Burget & Associates, Inc.

All required clear sight triangles fall within the street right of way of the road and therefore no sight line easement are referenced on any of the lots. See below notes regarding matinenance of vegetation along abutting roadways.

Public Street
Area to be clear of view obstructions
Curb line
Driveway
A-Stopped vehicle leaving driveway
X-Required line of sight measured 3.5' above roadways
Y-Distances required by highway speeds and grade

CLEAR-SIGHT TRIANGLE REQUIREMENTS AT STREET INTERSECTIONS & DRIVEWAYS:
1. NO BUILDING OR OBSTRUCTION SHALL BE PERMITTED IN THIS AREA THAT WOULD OBSCURE THE VISION OF A MOTORIST.
2. GRADING AND / OR PLANTINGS (EXISTING THROUGH MATURE GROWTH) LESS THAN THREE (3) FEET ABOVE THE STREET GRADE ARE PERMITTED IN THE CLEAR-SIGHT TRIANGLE.

PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776
STOP! CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES THREE WORKING DAYS NOTICE PRIOR TO EARTH MOVING ACTIVITIES

SOILS LEGEND

BhC2: Berks channery silt loam, 8–15% slopes
BkB2: Berks shaly silt loam, 3–8% slopes
BkD2: Berks channery silt loam, 15–25 slopes
CoB2: Comly silt loam, 2–8% slopes
KaD2: Klinesville shaly silt loam, 15–25% slopes
KaE2: Klinesville shaly silt loam, 25–50% slopes
Ph: Philo silt loam
WeD2: Weikert shaly silt loam, 15–25% slopes
WeE2: Weikert shaly silt loam, 25–40% slopes

EXISTING LINETYPE LEGEND

Property Line
Existing Right-of-Way Line
560 Existing Contour (LIDAR)
Building Setback Line
Soil Boundary Line
Existing Edge of Stone or Gravel
Existing Overhead Utility Line
Neighboring Property Line

EXISTING SYMBOL LEGEND

CbB Soil Label
Existing Property Marker
IPS Iron Pin/Cap Set
(fnd) "found"
Ex. Sewer Manhole
Co Existing Cleanout
Existing Utility Pole
FYSB Front Yard Setback
RYSB Rear Yard Setback
SYSB Side Yard Setback

WEST HANOVER TOWNSHIP ZONING / DESIGN DATA REQUIREMENTS

Zoning District: RA – Rural Agriculture

Min. Lot Area: 2 acres
Min. Lot Width: 200' @ Front Setback Line
Max. Impervious Coverage: 20%
Max. Principal Building Height: 35'
Max. Accessory Building Height: 20'
Max. Accessory Barn Height: 35'

Principal Building Setbacks:
Front Yard: 40'
Secondary Street: 40'
Rear Yard: 50'
Side Yard: 20'

EAST HANOVER TOWNSHIP ZONING / DESIGN DATA REQUIREMENTS

Zoning District: RA – Rural Agriculture

Min. Lot Area: 1 acres
Min. Lot Width: 150' @ Minimum Setback Line
Max. Building Coverage: 30%
Max. Lot Coverage: 40%
Max. Building Height: 40' or 3 stories, whichever is more restrictive

Principal Building Setbacks:
Front Yard: 40'
Rear Yard: 40'
Side Yard: 20', except 15' for existing lot with a lot area of less than 30,000 sq ft

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

WAIVER REQUEST(S)

WAIVER AND SECTION REQUESTING WAIVER FROM — APPROVED
1.

OWNER(S)/DEVELOPER(S)

Applicant: Vincent & Veronica Pronio
401 Douglas Road
HUMMELSTOWN, PA 17036
Phone: 216-577-1025 & 717-566-0216
lmthomas123@gmail.com

Site Address:
401 Douglas Road
HUMMELSTOWN, PA 17036

REVISIONS	SOURCE OF TITLE	SHEET NUMBER
	Deed Book 55V Page 414	2 OF 2

TAX MAP NUMBER
Tax Parcel 68-035-010-000-0000

BURGET & ASSOCIATES, INC.
"Professional Land Surveyors"
- CADD Training and Support
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- Major and Minor Subdivisions

Web Site: www.burgetassociatesinc.com
Joe Allen Burget, Jr. PLS: jburget@burgetassociatesinc.com
1797 N.B. Road, New Bloomfield, Pennsylvania 17068
Phone: 717-582-7011 Fax: 717-582-3557
Joe Allen Burget, Jr. P.L.S.

MINOR SUBDIVISION PLAN
OVER LANDS OF
Vincent & Veronica
Pronio

EAST HANOVER & WEST HANOVER TOWNSHIP
DAUPHIN COUNTY, PA

WEST HANOVER TOWNSHIP PLAN ID NUMBER: 25.007

JOB NUMBER: 25257
DRAWING NUMBER: 25257-001
Date: NOVEMBER 26th, 2025