No: 25-059

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: South Hanover Township | Surveyor: Act One & Associates | Engineer: Act One & Associates

Plat Title: Lot Add-On Final Plat & SWM Site Plan for Diane S Baker & John J Rissinger, IV 57 & 65 Orchard Road

Zoning District: RA – Residential Agriculture | Proposed Land Use: Proposed Dwelling, driveway and improvements

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

# of Lots: 2 | # of New Lots: 0 | # of DUs: 1 | Acs Subdiv/Devel: 1.97 | Total Acs: 19.48

Date Received: 05/14/25 | Staff Review: 05/19/2025 | Official County Review: 5/19/25

Reviewed by: KD | Checked by: GD | Parcel ID: 56-003-030 and 56-003-198.

Project Description: Depict proposed dwelling, driveway, and other improvements

- *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.*

1. Seeking the following Modifications / Waivers / Deferment:
    a. Preliminary Plan Submission (Section 22-303) – The applicant uses specifications outlined in Section 301.1.A. A required condition in Section 22- 301.1.A.4 states that "where no improvements are involved." Improvements are defined as "those physical additions and changes to the land that may be necessary to produce usable and desirable lots". A dwelling and other infrastructure are being proposed. Are these considered improvements?
    b. Street width Design (Section 401.4.A)
    c. Monuments and Markers (Section 503)
    d. Sidewalks (22-507.1)
    e. Fee-in-lieu/Park and Recreation Fee (Section 901.8.A & 1001.2)
2. Owner Signature required (Section 22-305.6.15.B.2)
3. Signature and Seal of Engineer required (Section 22- 305.15.B.3)
4. All existing utility and drainage easements are required to be displayed (Section 22-305.C.5). *Utility easements for Lot 2 are not displayed (Section 22-402).*
5. The minimum width of easements shall be 10 feet for underground, overhead, and drainage facilities (Section 22-402.1).
6. New driveways are required to comply with sight distance requirements (Section 22-401.2.D.2.). *This should be reviewed by the Township Engineer for compliance.*

7. GIS aerial imagery indicates a minor stream on Lot 2 that is not displayed (southeastern corner by drainage easement). *This should be displayed for reference.*
8. The minimum cartway for minor streets is 22' (Section 22- 401.4.A). *The applicant is requesting a modification to this requirement.*
9. The applicant is required to comply with the requirements for monuments and markers (Section 22-503). *The applicant is requesting a modification to this requirement.*
10. Driveway entrances are required to comply with Section 22-506. *This should be reviewed by the Township Engineer for compliance.*
11. The applicant is required to comply with the requirements for sidewalks, lights, and paths in Section 22-507. *The applicant is requesting a modification to the requirements of Section 22-507.1.*
12. The subdivider shall provide public water supply if service is available and is within the ERC distance as determined in Section 22-509. *GIS mapping indicates that public water supply is available within 200 feet of Lot 1.*
13. The applicant is required to comply with the requirements of Section 22-510 for stormwater drainage. *This should be reviewed by the Township Engineer for compliance.*\
14. A landscaping plan is required and should be reviewed by the Township Engineer for compliance (Section 22-512).
15. The applicant is required to comply with the recreation requirements as set forth in Section 22-901. *The applicant is requesting a modification to Section 22-901.8. for the fee-in-lieu of dedication.*
16. Township to determine the applicability of the sidewalk requirement and recreation fee(Section 22-1001.2). *The applicant is requesting a modification to this requirement.*

Plan No. 25-059

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	✓		
5. North point shown	✓		
6. Map scale shown (written/graphic)	✓		
7. Date of plan preparation shown	✓		
8. Certification of surveyor/engineer shown		✓	
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	✓		
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 (X)	✓		
Water supply – public () well (X)	✓		
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 *(Signature req.)*	✓		
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	✓		

NOTES:

1. The purpose of this plan is to subdivide interim Lot #2A from existing Lot #2. Interim Lot #2A will be added to existing Lot #1 by unified deed. A proposed dwelling and driveway is proposed on Lot #1. Deeds for final Lot #1 and Lot #2 shall be prepared and recorded with this plan.

2. There are no wetlands on this property based on information found on the U.S. Fish and Wildlife National Wetland Inventory Map (https://www.fws.gov/wetlands/Data/Mapper.html). No wetlands were observed within the limits of disturbance as defined in accordance with the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Eastern Mountains and Piedmont Region (hereafter called the Corps Manual). This Regional Supplement is designed for use with the current version of the Corps Manual (Environmental Laboratory 1987) and all subsequent versions.The date of the field observation was March 18th, 2025.

3. According to the FEMA Flood Insurance Rate Map Numbers 42043C0355D effective August 2nd, 2012, no portion of the property, as shown hereon, is located in the FEMA regulated flood plain.

4. All known utilities have been contacted via PA One-Call. All existing utilities shall be contacted and the contractor must field verify their exact location before all excavations. All utilities shown hereon are approximate.

5. This plan prepared in accordance with the Code of Ordinances of the Township of South Hanover, Dauphin County, Pennsylvania. Adopted September 12, 1995. Revised through June 27, 2023. Prior to construction of any building or driveway, a building and zoning permit must be applied for and approved.

6. There are no proposed protective covenants.

7. There are no known archaeological resources, historical features, and/or important natural habitats located on this property.

8. Proposed property monuments and markers will be set prior to the plan being recorded.

9. All boundary information shown hereon is the result of a boundary survey performed by ACT ONE & Associates.

10. Contours shown hereon are based on a field survey completed by ACT ONE & Associates within limits of disturbance and the Pennsylvania Department of Conservation and Natural Resources (DCNR) high resolution light detection and ranging (LIDAR) data for all other remaining lot area. All data is in units of feet, NAVD88 vertical datum (http://www.pamap.dcnr.state.pa.us/pamap/data_source.aspx).

11. The distance from the Primary Control Point to Hershey Road is 3,000 feet.

12. "Warning" The dwelling lot proposed by this Lot Add-on Final Plat is adjacent to an agricultural district. The primary use of such district is agricultural and residents must expect such things as the smell of farm animals and the manure they produce, toxic chemical sprays, slow-moving agricultural machinery on local roads and other by-products of agricultural activity.

13. Lot No. 1 existed prior to May 15, 1972 (see Deed Book B, Volume 65, Page 545 Recorded August 19th, 1970). This Lot qualifies as an exception to the requirements to revise the official plan. Both Lots #1 & #2 soils have been tested and passed for primary and secondary on-lot sewage absorption areas. Lot No. 2 Sewage Facilities Planning was part of an Exemption approval dated June 10th, 2013, DEP Code No. A3-22930-186-2E. No new building lots are being created on this plan.

14. It shall be the responsibility of the landowner (developer) of Lot #1 to provide and install all stormwater management facilities. Final ownership and maintenance of all stormwater management facilities beyond the subdivision right-of-way or within established easements shall be the responsibility of the landowner of Lot #1. It shall be the responsibility of the landowner (developer) of Lot #1 to inspect and maintain the stormwater management facilities and assuring the continued functionality and required maintenance of all easements. Regulated activities that create new impervious areas greater than 5,000 square feet are required to submit rate controls, volume controls, stormwater management site plan & report, and record drawings.

15. Prior to construction of any building or driveway, a building and zoning permit must be applied for and approved.

16. The stormwater management facility (SWMF) shown hereon on proposed Lot 1 was designed based on existing soil conditions and the results of soil infiltration testing. If the SWMF does not function as intended or infiltration areas are compacted by the contractor(s) additional soils testing may be necessary and a modified design and repair required to be approved by the township engineer.

17. The contractor shall notify the Township Engineer at least 48 hours prior to the start of construction.

18. The final observation/inspection must be conducted by the Township Engineer.

19. The Applicant/Landowner may choose to have all observations, other than the final observation, conducted by the Design Engineer or the Township Engineer. If the required observations are conducted by the Design Engineer, the Design Engineer shall provide the Township Engineer with observation reports, documents, and certifications, ensuring all work was performed in accordance with the Official Documents. All observation reports, documents and certifications shall be in a form acceptable to the Township Engineer and submitted to the Township Engineer no more than 48 hours following the observation. The Township Engineer shall be informed within 12 hours of any work which was not performed in accordance with the Official Documents.

20. At the completion of construction, and prior to permit close-out, the Applicant/Landowner shall provide an as-built plan certified by the Design Engineer that the on-lot stormwater management facilities were constructed in accordance with Official Documents and will operate as designed. This may require contours, elevations, volumes, pipe sizes, pipe locations, material types, stone size, stone type, stone depth, infiltration rates, details, etc. Record drawings will be provided for all stormwater management facilities prior to occupancy, or release of financial security.

21. The contractor shall protect areas proposed for infiltration facilities from compaction and protect infiltration areas from receiving sediment laden runoff.

22. Post-construction infiltration testing is required for facilities, other than pervious pavements and patios, to confirm that the on-lot stormwater management facilities were constructed in accordance with the Official Documents, will operate as designed and the construction means and methods did not adversely affect site conditions.

23. It shall be the developer's (property owners) responsibility to include an agreement containing a description of the stormwater management facility and a description of its required maintenance. South Hanover Township's Operation & Maintenance Agreement Stormwater Facilities Best Management Practices (BMP) which has been executed by the landowners hereon is part of this plan & shall be recorded with this plan as such.

24. Township officials and their agents or employees have the right of access to the property from the public right-of-way for the sole purpose of inspecting the stormwater management facilities.

25. Nothing shall be placed, planted, or set within an easement or right-of-way which would adversely affect the function of the easement or right-of-way, or conflict with any conditions associated with such easement or right-of-way.

26. No person shall place any structure, fill, landscaping, or vegetation into a stormwater bmp, facilities, areas, structures, or within a drainage easement that would limit or alter the functioning of the BMP without the written approval of the township.

27. The approved SWM site plan shall be on file at the project site throughout the duration of the construction activity.

28. The stormwater BMP depicted on this plan is designed to control 8,009 square feet of impervious area (a reserve of 113 and 215 cubic feet of storage is available for berm-1 and berm-2, respectively, if required). A separate approval is required for any impervious area proposed beyond the design limit or otherwise not in conformance with this plan.

29. If, at any point during the construction of the project, the total limit of disturbance exceeds 1 acre, a NPDES Permit shall be applied for and approved through the Dauphin County Conservation District (DCCD)

30. The total limit of disturbance (LOD) will be 43,103 ft² (0.9895 acres). The following soils exist on the site:

- BhC2: Berks channery silt loam, 8 to 15 percent slopes; depth to restrictive feature is 20 to 40 inches to lithic bedrock; well drained; runoff class: medium; depth to seasonal water table is more than 80 inches, Hydrologic Soil Group (HSG) B.
- BkB2: Berks shaly silt loam, 3 to 8 percent slopes; moderately eroded; depth to restrictive feature is 20 to 40 inches to lithic bedrock; well drained; runoff class: low; depth to seasonal water table is more than 80 inches, Hydrologic Soil Group (HSG) B.
- BkD2: Berks channery silt loam, 15 to 25 percent slopes; depth to restrictive feature is 20 to 40 inches to lithic bedrock; well drained; runoff class: medium; depth to seasonal water table is more than 80 inches, Hydrologic Soil Group (HSG) B.

MODIFICATION OF REQUIREMENTS
(Chapter 22 Subdivision and Land Development)

1. Section 303 - Preliminary Plat submission, approved on _____.
2. Section 401.4.A - Street width design, approved on _____.
3. Section 503 - Placing monuments at all points, approved on _____.
4. Section 507.1 - Sidewalks, approved on _____.
5. Section 1001.2 - Park and recreation fee _____.

THE CONTRACTOR SHALL CONTACT THE TOWNSHIP AT LEAST TWO BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION OF THE STORMWATER FACILITIES.

DRAWING INDEX

to be recorded

1 of 6 Cover Sheet
2 of 6 Existing Conditions
3 of 6 Lot Add-On & Final Subdivision Plan
4 of 6 Stormwater Management & E & SPC Plan for Lot #1
5 of 6 Stormwater Management Details
6 of 6 Erosion and Sediment Pollution Control Details



LOCATION MAP

LOT ADD-ON FINAL PLAT & STORMWATER MANAGEMENT SITE PLAN FOR DIANE S. BAKER & JOHN J. RISSINGER, IV 57 & 65 ORCHARD ROAD SOUTH HANOVER TOWNSHIP, DAUPHIN COUNTY

Zoning Data: "R-A" Residential Agriculture			
Regulation		Description	Required
Width Regulations		Minimum Lot Width at the Minimum Building Setback Line	150 feet
Yard Regulations (Setbacks)	Principle Structure	Minimum Front Yard	50 feet
		Minimum Side Yard (each)	25 feet
		Minimum Rear Yard	50 feet
Coverage Regulations		Maximum Impervious Cover	20%
Height Regulations (Maximum)		Principal Use	35 feet
		Accessory Building	14 feet
Lot Area Regulations		Minimum Residential Lot Size	1 acre
Parking Requirements		Single-Family Detached Dwelling	2 spaces per each dwelling, plus 1 space for each additional bedroom in any dwelling with 4 or more bedrooms
Density		Maximum Residential Density	1 dwelling unit per acre

Site Data						
		Existing	Existing	Interim	Proposed	Proposed
Lot		Lot #1	Lot #2	Lot #2A	Lot #1	Lot #2
Use		Residential	Residential	Residential	Residential	Residential
Area	Gross	1.2551 acres	18.2498 acres	0.7187 acres	1.9738 acres	17.5310 acres
		54,671 ft²	794,960 ft²	31,307 ft²	85,979 ft²	763,652 ft²
	Net	1.1901 acres	18.1777 acres	0.7187 acres	1.8492 acres	17.4590 acres
		51,843 ft²	791,820 ft²	31,307 ft²	✳ 80,551 ft²	760,512 ft²
Impervious Cover		1,130 ft²	38,108 ft²	0 ft²	8,009 ft²	38,108 ft²
		2.2%	4.8%	0.0%	9.9%	5.0%
Vegetative Cover		50,713 ft²	753,712 ft²	31,307 ft²	72,542 ft²	722,404 ft²
		97.8%	95.2%	100.0%	90.1%	95.0%
Water Service		N/A	Well	N/A	Well	Well
Sewer Service		N/A	Septic	N/A	Septic	Septic
Parking		N/A	4 Spaces	N/A	2 Spaces	4 Spaces

✳ This Plan proposes a 30' Dedicated Right-of-Way for proposed Lot 1 resulting in 2,599 SF being removed from the net area.

Impervious Coverage Tabulation (Lot 1)	
Component	Coverage (ft²)
Driveway	1,130
Existing Total	1,130
Proposed House & Covered Porches	3,711
Proposed Driveway	3,949
Proposed Sidewalk	65
Proposed Deck	284
Impervious Cover Removed or Overlapped	1,130
Total Impervious Cover	8,009

Impervious Coverage Tabulation (Lot 2)	
Component	Coverage (ft²)
House & Covered Porches	3,460
Sidewalk	302
Asphalt Driveway	7,633
Gravel Driveway	12,942
Barn	10,891
Pole Building	1,440
Animal Shelter	1,440
Total	38,108

UNIFORM PARCEL IDENTIFIER
Lot 1 - 56-003-030
Lot 2 - 56-003-198
Interim Lot 2A - 56-003-207

UPI CERTIFICATION

ADJOINING SUBDIVISIONS
Plan Book K, Volume 4, Page 1
Plan Book W, Volume 7, Page 32
Inst. No. 20110017292
Inst. No. 20130023941
Inst. No. 20080040547
Inst. No. 20200004749

APPLICANT
Michael Scott Brulo
112 Peregrine Lane
Hummelstown, PA 17036
717-329-4021
mbrulo@gmail.com

SOURCE OF TITLE
Diane S. Baker & John J. Rissinger, IV
57 & 65 Orchard Road
Hummelstown, PA 17036
717-329-7738
diane@dianebakerlaw.com
Tax Parcel Id. Lot #1: 56-003-030
Instrument No. 20170020978
Tax Parcel Id. Lot #2: 56-003-198
Instrument No. 20150003940

This drawing is and shall remain the property of ACT ONE & Associates. Any reuse on project extensions, any other project, or alterations or additions to this project shall be at the user's sole risk, and without liability to ACT ONE & Associates.

"I,_____, hereby
LANDOWNER
acknowledge that the stormwater BMPs are fixtures that cannot be altered or removed without prior approval by South Hanover Township.

The O & M agreement between South Hanover Township and the property owner(s) hereon, as executed on _____is part of this plan.

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

On this, the ____ day of _____, 20___, before me, the undersigned officer, personally appeared

Owner(s) _____,
Diane S. Baker

Owner(s) _____,
John J. Rissinger, IV

Who being duly sworn according to law, deposes and says 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 plan and desire the same to be recorded as such according to law.

Witness my hand and seal the day and date above written

_____ My Commission Expires

_____ Notary Public

KNOW ALL MEN BY THESE PRESENTS, that we _____(Owner Name) of South Hanover Township, Dauphin County, Pennsylvania for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this as our plan of lots for property owned by us in South Hanover township, Dauphin County, Pennsylvania, and for divers advantages occurring to us do hereby dedicate for public use for highway purposes, the streets shown upon this plan with the same force and effect as if the same had been opened through legal proceedings, and we further do hereby covenant and agree to and by these presents to release and discharge the said South Hanover Township, its successors or assigns, from liability for damages arising or to arise form liability for dames arising or to arise from the appropriations of said ground for public highways and physical grading thereof and any grades that may be establish.

This adoption, dedications and release shall be binding upon us, our heirs, executors, administrators, assigns and purchasers of lots in this plan.

In witness whereof, we have affixed to those presents this day of _____, 20___.

_____ Diane S. Baker

_____ John J. Rissinger, IV

Approved by the South Hanover Township Board of Supervisors, Dauphin County, Pennsylvania, by motion adopted this____ day of _____, 20____.

_____ Secretary

_____ Chairman

Approved and recommended by the South Hanover Township Planning Commission this ____ day of _____, 20____.

_____ Secretary

_____ Chairman

Approved and recommended by the South Hanover Township Engineer this ___ day of _____, 20 _____.

_____

Reviewed by the Dauphin County Planning Commission this ___ day of _____, 20___.

_____ Secretary

_____ Chairman

This Plat is recorded in the Dauphin County Courthouse, Harrisburg, Pennsylvania this ___ day of _____, 20___.
Instrument Number: _____

The South Hanover Township Board of Supervisors hereby give public notice that in approving this plan for recording purposes only, the municipality assumes no obligations, legal or otherwise, expressed or implied, either to accept said streets official streets or roads or garde, pave and curb the streets in said plan or to construct sewers therein or to install any other such service ordinarily installed in official streets or roads.

ATTEST:

_____ Secretary

_____ Chairman

I, Robert E. Shaffer, Jr., hereby certify that the Stormwater Management Site Plan meets all applicable design standards and criteria of the of South Hanover Township's Stormwater Management Ordinance.

I, Robert E. Shaffer, Jr., hereby certify that there are no wetlands located within the limit of disturbance shown hereon, and the proposed project, when constructed in accordance with this approved plan, will not impact off-site wetlands, and permits are not required form the state or federal government.

I hereby certify this plan to be correct as shown and in compliance with the requirements of the South Hanover Township Subdivision and Land Development Ordinance.

_____
Robert E. Shaffer, Jr., P.E.
4701 North Front Street
Harrisburg, PA 17110
(717) 236-7500

I, Scott Strauser, a Registered Surveyor registered in the Commonwealth of Pennsylvania, do hereby certify that this plan is true and correctly represents the lots, lands, streets, alleys and highways as surveyed and plotted by me for the owners or agents.

_____
Scott A. Strauser, PLS
4701 North Front Street
Harrisburg, PA 17110
(717) 236-7500

LOT ADD-ON FINAL PLAT &
STORMWATER MANAGEMENT PLAN
FOR
DIANE S. BAKER & JOHN J. RISSINGER, IV
57 & 65 ORCHARD ROAD
SOUTH HANOVER TOWNSHIP
DAUPHIN COUNTY
COMMONWEALTH OF PENNSYLVANIA

ACT ONE & Associates
Consulting Engineers & Surveyors
4701 N. Front Street, Harrisburg, PA 17110
(717) 236-7500, fax (717) 236-3314
Email: aoa@actoneassociates.com, Website: actoneassociates.com

DATE: May 12, 2025	REVISIONS:	DRAWN BY:	RES
SCALE: As Shown		CHECKED BY:	RES
SHEET 1 OF 6		JOB NO.:	25-026

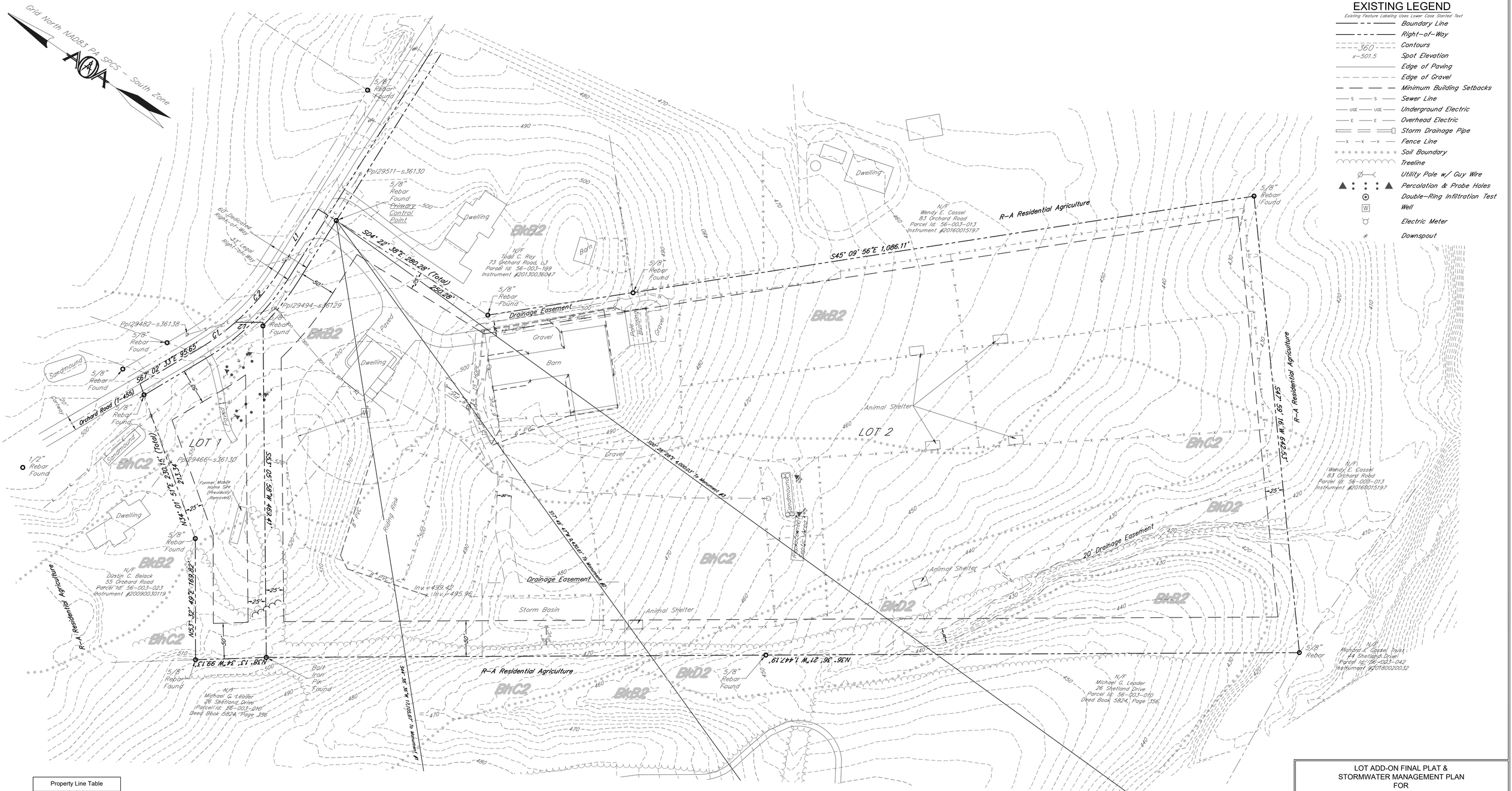
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LAST SAVED: 5/13/2025 2:24 PM PLOTTED: 5/13/2025 3:06 PM PLOTTED BY: AOA-5

Grid North NAD83 PA SPCS - South Zone

EXISTING LEGEND

Existing Feature Labeling Uses Lower Case Slanted Text

- Boundary Line
- Right-of-Way
- Contours (360)
- Spot Elevation (x=501.5)
- Edge of Paving
- Edge of Gravel
- Minimum Building Setbacks
- Sewer Line
- Underground Electric
- Overhead Electric
- Storm Drainage Pipe
- Fence Line
- Soil Boundary
- Treeline
- Utility Pole w/ Guy Wire
- Percolation & Probe Holes
- Double-Ring Infiltration Test
- Well
- Electric Meter
- Downspout



Property Line Table		
	Direction	Length
L1	N85° 48' 21"E	99.72'
L2	N36° 11' 17"W	38.64'

Curve Table					
	Length	Radius	Delta	Chord Direction	Chord Length
C1	63.49'	339.35'	10° 43' 11"	S72° 24' 09"E	63.40'
C2	97.32'	339.35'	16° 25' 54"	S85° 58' 42"E	96.99'

This drawing is and shall remain the property of ACT ONE & Associates. Any reuse on project extensions, any other project, or alterations or additions to this project shall be at the user's sole risk, and without liability to ACT ONE & Associates.

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

The contractor shall verify all dimensions and existing conditions at the site before construction.

The contractor shall comply with the provisions of act 287 notification of utilities before excavation in the project area in order to determine the existence and location of all utilities. prior to any construction, the contractor will be required to contact all utilities and request them to mark their locations in the field. the one call system telephone number is (800) 242-1776

PA ONE CALL DESIGN I.D. # 20250640856 DATE: MARCH 2025

UTILITY COMPANY LISTINGS Design Contact Information
AS PER PA ONE CALL:

COMPANY: South Hanover Township Authority
ADDRESS: 161 Patriot Way, Hershey, PA. 17033
CONTACT: Greg Walters
EMAIL: gwalters@southhanover.org
PHONE: 717-566-0224

COMPANY: Verizon Pennsylvania INC.
ADDRESS: 201 Stanwix Street, 4th Floor, Pittsburgh, PA 15222
CONTACT: Office Personnel
PHONE: 717-777-4319

COMPANY: PPL Electric Utilities Corporation
ADDRESS: 642 South 20th Street, Harrisburg, PA 171042222
CONTACT: Jeanette Anderson
EMAIL: jlanderson@pplweb.com
PHONE: 717-257-5600

COMPANY: Comcast Cable Communications Inc.
ADDRESS: 4601 Smith Street, Harrisburg, PA 17109
CONTACT: Construction Coordinator
PHONE: 717-540-8900

COMPANY: UGI Utilities Inc.
ADDRESS: 1301 AIP Drive, Middletown, PA 170575987
CONTACT: Tom Witt
EMAIL: twitt@ugi.com
PHONE: 717-234-5951

COMPANY: XO Communications Inc.
ADDRESS: 1220 Broadcasting Road, Wyomissing, PA 19610 CONTACT: Scott Dreiling
EMAIL: scott.j.dreiling@xo.com

COMPANY: FirstEnergy Corp.
ADDRESS: 76 South Main Street, Akron OH 443081890
CONTACT: Office Personnel

EXISTING CONDITIONS

60 0 30 60 120
1 inch = 60 feet

LOT ADD-ON FINAL PLAT &
STORMWATER MANAGEMENT PLAN
FOR

DIANE S. BAKER & JOHN J. RISSINGER, IV
57 & 65 ORCHARD ROAD
SOUTH HANOVER TOWNSHIP
DAUPHIN COUNTY
COMMONWEALTH OF PENNSYLVANIA

ACT ONE & Associates
Consulting Engineers & Surveyors
4701 N. Front Street, Harrisburg, PA 17110
(717) 236-7500, fax (717) 236-3314
Email: aoa@actoneassociates.com, Website: actoneassociates.com

DATE: May 12, 2025	REVISIONS:	DRAWN BY: RES
SCALE: As Shown		CHECKED BY: RES
SHEET 2 OF 6		JOB NO.: 25-026

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Grid North NAD83 PA SPCS - South Zone

EXISTING LEGEND

Existing Feature Labeling Uses Lower Case Slanted Text

- Boundary Line
- Right-of-Way
- 360 Contours
- x-501.5 Spot Elevation
- Edge of Paving
- Edge of Gravel
- Minimum Building Setbacks
- S Sewer Line
- UGE Underground Electric
- E Overhead Electric
- Storm Drainage Pipe
- x Fence Line
- Soil Boundary
- Treeline
- Utility Pole w/ Guy Wire
- Percolation & Probe Holes
- Double-Ring Infiltration Test
- W Well
- Electric Meter
- Downspout

PROPOSED LEGEND

PROPOSED FEATURE LABELING USES UPPER CASE STRAIGHT TEXT

- BOUNDARY LINE
- 360 CONTOURS
- EDGE OF PAVING
- MINIMUM BUILDING SETBACKS
- W WATER LINE
- S SEWERLINE
- E OVERHEAD ELECTRIC
- x FENCE LINE
- FLOW PATH
- Ⓦ WELL
- TREELINE
- CONCRETE MONUMENT (TO BE SET PRIOR TO RECORDING)
- x-500.0 SPOT ELEVATION (FINISHED GRADE)
- STORMWATER EASEMENT
- 6" ROOF LEADER W/ CLEANOUT
- DOWNSPOUT
- IMPERVIOUS AREA
- SPILLWAY LINER
- CFS COMPOST FILTER SOCK
- LOD LIMITS OF DISTURBANCE
- ROCK CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKETS
- TO BE COMBINED

DRIVEWAY SIGHT DISTANCE SPEED LIMIT 35 MPH	
Left	Right
Required: 239'	Required: 260'
Measured: 340'	Measured: 448'
Slope: 3.0%	Slope: -3.0%

Property Line Table		
	Direction	Length
L1	N85° 48' 21"E	99.72'
L2	N36° 11' 17"W	38.64'

Property Line Table		
	Direction	Length
L3	N52° 53' 27"E	5.01'

Curve Table					
	Length	Radius	Delta	Chord Direction	Chord Length
C1	63.49'	339.35'	10° 43' 11"	S72° 24' 09"E	63.40'
C2	97.32'	339.35'	16° 25' 54"	S85° 58' 42"E	96.99'

INTERIM LOT CONFIGURATION

60 0 30 60 120

1 inch = 60 feet

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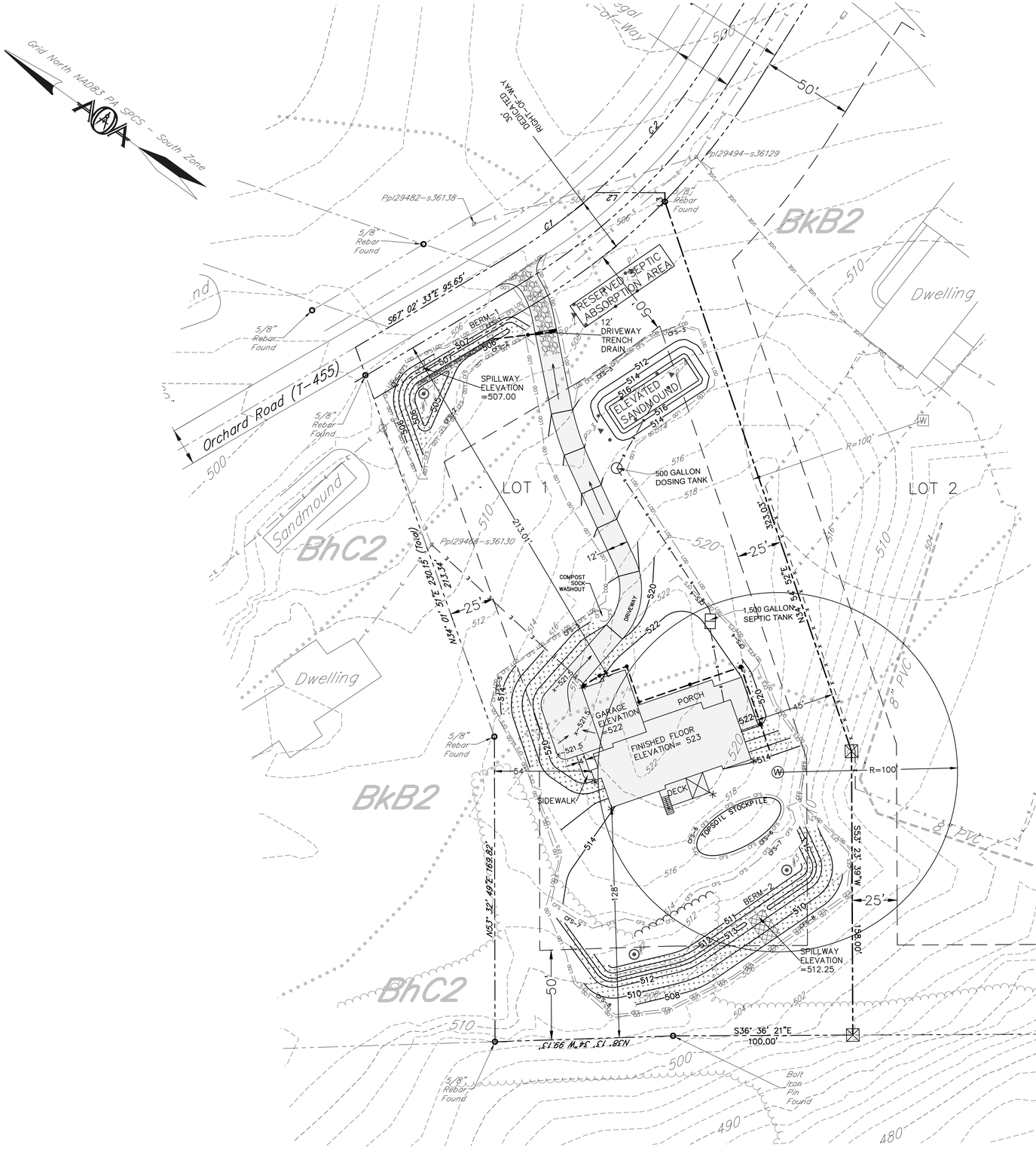
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LOT ADD-ON FINAL PLAT &
STORMWATER MANAGEMENT PLAN
FOR

DIANE S. BAKER & JOHN J. RISSINGER, IV
57 & 65 ORCHARD ROAD
SOUTH HANOVER TOWNSHIP
DAUPHIN COUNTY
COMMONWEALTH OF PENNSYLVANIA

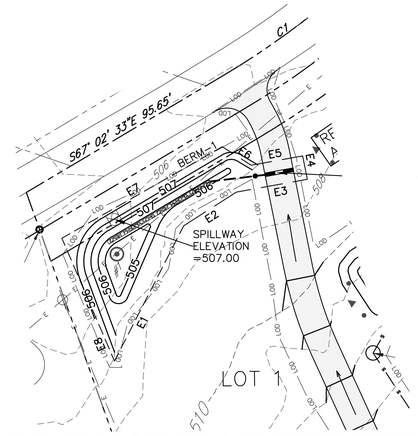
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DATE: May 12, 2025	REVISIONS:	DRAWN BY: RES
SCALE: As Shown		CHECKED BY: RES
SHEET 3 OF 6		JOB NO.: 25-026



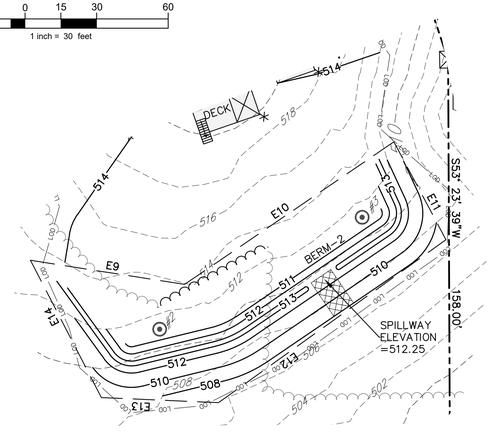
STORMWATER MANAGEMENT (LOT 1)

30 0 15 30 60
1 inch = 30 feet



DRAINAGE EASEMENT (BERM-1)

30 0 15 30 60
1 inch = 30 feet



DRAINAGE EASEMENT (BERM-2)

30 0 15 30 60
1 inch = 30 feet

Property Line Table		
	Direction	Length
L1	N85° 48' 21"E	99.72'
L2	N36° 11' 17"W	38.64'

Property Line Table		
	Direction	Length
L3	N52° 53' 27"E	5.01'

Drainage Easement Table		
	Direction	Length
E1	N80° 45' 47"E	63.70'
E2	S68° 59' 16"E	26.11'
E3	S46° 35' 16"E	30.30'
E4	N42° 19' 25"E	10.00'
E5	N46° 35' 16"W	21.92'
E6	S3° 47' 05"E	14.40'
E7	N66° 03' 58"W	77.38'
E8	S30° 28' 32"W	55.99'
E9	S27° 27' 50"E	65.42'
E10	S70° 36' 40"E	106.12'
E11	S25° 37' 30"W	46.47'
E12	N71° 58' 32"W	117.28'
E13	N33° 51' 39"W	49.16'
E14	N26° 19' 46"E	64.79'

Curve Table					
	Length	Radius	Delta	Chord Direction	Chord Length
C1	63.49'	339.35'	10° 43' 11"	S72° 24' 09"E	63.40'
C2	97.32'	339.35'	16° 25' 54"	S85° 58' 42"E	96.99'

EXISTING LEGEND

Existing Feature Labeling Uses Lower Case Slanted Text

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- UGE — UGE — Underground Electric
- E — E — Overhead Electric
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- Soil Boundary
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PROPOSED FEATURE LABELING USES UPPER CASE STRAIGHT TEXT

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- X — X — X — FENCE LINE
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- DOWNSPOUT
- IMPERVIOUS AREA
- SPILLWAY LINER
- CFS — CFS — COMPOST FILTER SOCK
- LOD — LOD — LIMITS OF DISTURBANCE
- ROCK CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKETS

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SCALE: As Shown		CHECKED BY: RES
SHEET 4 OF 6		JOB NO.: 25-026

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