

**DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT**

Municipality	West Hanover Township		Surveyor	Act One & Associates		Engineer	Integrated Consulting		
Plat Title	Manor Drive Development								
Zoning District	R-1 Low-Density Residential; R-2 Medium-Density Residential				Proposed Land Use	Residential			
<b>Plat Status:</b>	Preliminary	<b>Plat Type:</b>	Subdivision	<b>Regulations:</b>	County				
	Final		Land Development		X	Municipal			
	X P/F		X Combined		X	Zoning			
	Minor				X	S&LD			
# of Lots	2	# of New Lots	32	# of DUs	29	Acs Subdiv/Devel	S: 49.27 D: +/-24	Total Acs	49.27
Date Received	10-02-2025	Staff Review	10/16/2025		Official County Review	10/16/2025			

**Project Description:** Subdivision of land for residential development.

Reviewed by RW Checked by ARK Parcel ID #68-022-087; #68-022-060

- 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. §173-3.04 (E)(4)-Table 3.04.9-Distance Between Intersections
2. §173-6.02 (A)-Traffic Study Required for 25 or more Dwelling Units
3. §173-3.04 (D)(1)(a)-Table 3.04.3-Street Horizontal Curvature Minimum Radius
4. §173-3.06 (C)(2)-Sidewalk Replacement

**Plan Comments:**

1. All signatures, notarizations, and certifications must be obtained prior to the plan being brought in for signing.
  - a. Surveyor/engineer name, seal, and signature (S&LDO §173-2.08-B-16)
  - b. Ownership & dedicatory statements with notarization (S&LDO §173-2.08-B-17)
  - c. Erosion and sedimentation control (S&LDO §173-2.08-C-1)
  - d. Stormwater management plan (S&LDO §173-2.08-C-6)
  - e. DEP sewage planning module (S&LDO §173-2.08-C-2)
  - f. Lighting plan (S&LDO §173-2.08-B-30)
  - g. Landscaping plan certified by a landscape architect (ZO §195-403-C-6)
2. It says on the cover sheet (beneath the Sheet Index table) that there is a supplemental Lighting Plan. Provide a copy of the Lighting Plan (S&LDO §173-2.08-B-30)
3. Provide a copy of the final Erosion and Sedimentation Control Plan (S&LDO §173-2.08-C-1)

4. Once obtained, provide a copy of the Township Occupancy Permit and clear sight distances certified by Township Roadmaster (S&LDO §173-2.08-C-4)
5. Provide a copy of the final wetlands study in accordance with S&LDO §173-3.09 (S&LDO §173-2.08-C-8)
6. Review and comments of the plan from the school district (S&LDO §173-2.08-C-10)
  - a. Specifically Central Dauphin High School, whose property is directly adjacent to the proposed development.
7. Certificates of agreement to provide services from applicable utility companies (S&LDO §173-2.08-C-16)
8. All required permits and documentation from PADEP, any other permitting federal or state authority and local municipality where any alteration or relocation of a stream or watercourse is proposed (S&LDO §173-2.08-C-18)
  - a. Do you need extra permits and documentation to build a culvert for the stream running through the property?
9. Have the emergency services (EMS, Fire) that will be servicing the site in case of an emergency have the opportunity to comment on the plan to ensure they have sufficient equipment to service the site
  - a. Are the cul-de-sacs designed to adequately maneuver emergency vehicles, maintenance vehicles, school buses, and moving van vehicles? (S&LDO §173-3.04-G-2-d)
10. The plan must fulfill the requirements of the Riparian Buffer Overlay (RPO) District (Zoning Ordinance §195-217)

General Comments:

1. Has there been any consideration for having a pedestrian access easement, sidewalks, etc. that connect to the Central Dauphin High School property to the west?
2. It seems like the sidewalks are placed non-continuously throughout the development.
  - a. Consider having a more continuous sidewalk network throughout the development.
3. Is there a planned emergency access drive?
4. Is a pedestrian easement required for the walking path the runs south from Country Manor Road and subsequently connects to what I assume is an existing walking path.
5. Additional permits may be required for the proposed roads to traverse wetlands and streams on the property.
6. Lot 29 looks as though it has a large portion of the lot is covered by wetland. Is any of the space going to be usable to them?

**Plan No. 25-107**

<b>Plat Specifications</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>
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 <i>(Signatures required)</i>		X	
9. Location map shown	X		
10. Total property map (bearings, distances, area, <b>primary control point</b> ) 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 <i>(See comment)</i>	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 <i>(Signature req.)</i>		X	
32. Dedicatory statement shown	X		
33. Approval blocks shown <i>(Signatures required)</i>	X		
34. PADOT Highway Occupancy Permit statement shown			X
35. Consistency with Future Land Use plans - County plans	X		
Municipal plans	X		











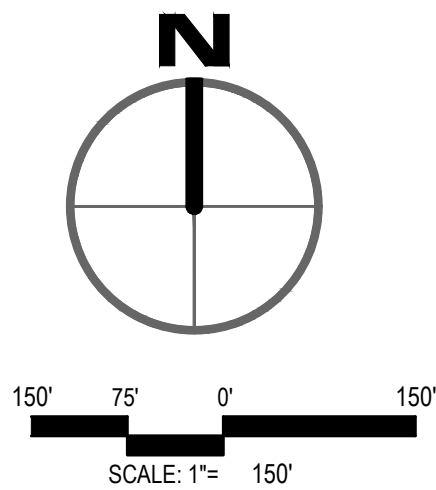


PARCEL SITE TABLE		
LINE #	LENGTH	DIRECTION
L1	80.20	S1° 18' 50"W
L2	67.82	S2° 20' 09"E
L3	73.23	S81° 44' 33"W
L4	20.11	S81° 44' 33"W
L5	165.77	N8° 15' 27"W
L6	120.98	N84° 29' 29"E
L7	190.25	N8° 15' 27"W
L8	93.26	N84° 29' 29"E
L9	73.04	S81° 44' 33"W
L10	20.11	S81° 44' 33"W
L11	194.62	N8° 15' 27"W
L12	91.11	N84° 29' 29"E
L13	70.89	S81° 44' 33"W
L14	20.11	S81° 44' 33"W
L15	198.89	N8° 15' 27"W
L16	89.10	N84° 29' 29"E
L17	68.88	S81° 44' 33"W
L18	20.11	S81° 44' 33"W
L19	203.07	N8° 15' 27"W
L20	87.22	N84° 29' 29"E
L21	67.00	S81° 44' 33"W
L22	20.11	S81° 44' 33"W
L23	207.17	N8° 15' 27"W
L24	85.44	N84° 29' 29"E
L25	65.23	S81° 44' 33"W
L26	20.11	S81° 44' 33"W
L27	211.20	N8° 15' 27"W
L28	84.10	N84° 29' 29"E
L29	63.57	S81° 44' 33"W
L30	20.43	S81° 44' 33"W
L31	195.76	N84° 29' 29"E
L32	61.86	S81° 44' 33"W











PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L86	105.89	N79° 09' 15"E
L87	20.07	S17° 29' 58"W
L89	88.13	S6° 30' 16"E
L90	128.37	N39° 31' 57"W
L91	86.13	S6° 30' 16"E
L92	213.72	S83° 29' 44"W
L93	108.63	N16° 38' 54"W
L94	99.91	S6° 30' 16"E
L95	176.71	S83° 29' 44"W
L96	101.50	N16° 38' 54"W
L97	3.28	S6° 30' 16"E
L99	8.73	S48° 42' 27"E
L100	49.33	S16° 31' 23"E
L101	265.79	S73° 23' 24"W
L102	150.17	N16° 38' 54"W
L120	140.05	S1° 07' 53"W
L121	34.72	S1° 07' 53"W
L122	10.61	S79° 01' 42"W
L123	124.81	S3° 59' 43"W
L124	87.35	S84° 29' 21"W
L125	110.35	S33° 32' 45"W
L126	244.48	S5° 22' 29"E
L127	149.18	S84° 27' 05"W
L128	208.36	N1° 56' 23"W
L129	208.36	N80° 12' 52"E
L130	738.49	N15° 38' 34"W
L131	315.12	N73° 24' 01"E
L132	481.41	N73° 24' 01"E
L133	230.89	S16° 54' 02"E
L137	84.16	N85° 52' 38"E
L139	218.95	S16° 54' 02"E
L140	84.03	S70° 05' 28"W

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L184	95.72'	S73° 24' 01"W
L185	25.09'	N16° 35' 59"W
L186	125.28'	S4° 53' 58"E
L187	50.00'	S27° 09' 55"E
L188	166.45'	S1° 37' 32"W
L189	177.91'	S88° 51' 50"W
L190	34.87'	S0° 23' 06"W
L191	195.48'	S19° 29' 50"E
L192	140.05'	S1° 07' 53"W
L194	194.59'	S83° 29' 44"W

PARCEL CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	TANGENT LENGTH	CHORD DIRECTION	CHORD LENGTH
C30	8.51'	177.57'	4.29'	S5° 06' 01"E	8.51'
C31	133.74'	588.00'	130.63'	S72° 38' 57"E	106.62'
C43	72.52'	629.01'	36.30'	N82° 34' 28"E	72.46'
C46	1.60'	538.25'	0.85'	N85° 47' 31"E	1.60'
C47	84.93'	538.25'	42.05'	N81° 11' 10"E	84.84'
C48	72.64'	538.25'	36.38'	N72° 47' 57"E	72.59'
C49	2.21'	433.30'	1.11'	N69° 04' 45"E	2.21'
C50	75.98'	433.30'	38.09'	N44° 14' 54"E	75.86'
C52	94.81'	95.00'	51.78'	N72° 08' 15"W	90.93'
C53	164.00'	75.00'	144.96'	N19° 05' 53"E	133.23'
C57	61.79'	679.01'	30.92'	S81° 52' 42"W	61.77'
C58	150.18'	275.33'	77.01'	S82° 06' 23"E	148.33'
C59	28.29'	14.00'	22.48'	S21° 11' 13"W	23.77'
C61	87.31'	483.31'	43.73'	S74° 06' 08"W	87.09'
C63	144.39'	488.25'	72.72'	S74° 24' 18"W	143.87'
C65	16.50'	679.01'	8.25'	S85° 51' 53"W	16.50'
C66	139.59'	58.00'	150.57'	N23° 38' 32"W	138.23'
C67	12.58'	8.00'	8.01'	N51° 31' 48"W	11.02'
C68	53.24'	157.80'	26.88'	N5° 30' 48"E	52.99'
C69	86.15'	170.34'	74.02'	N3° 59' 46"E	85.23'
C70	12.54'	8.00'	8.08'	N34° 21' 22"E	11.30'
C71	72.52'	629.01'	36.30'	N82° 34' 28"E	72.48'
C75	108.92'	275.22'	55.18'	S73° 41' 03"W	108.91'
C77	115.31'	225.21'	58.95'	N76° 54' 30"E	470.07'



# LEGEND

	PROPOSED PROPERTY LINE
	PROPOSED RIGHT-OF-WAY LINE
	PROPOSED YARD SETBACK LINE
	PROPERTY CORNER PIN
	PROPOSED CONCRETE MONUMENT
	PROPOSED PUBLIC RIGHT-OF-WAY TO BE DEDICATED
	PROPOSED OPEN SPACE
	PROPOSED ACCESS EASEMENT
	PROPERTY LINE TO BE EXTINGUISHED
	PROPOSED LANDHOOK



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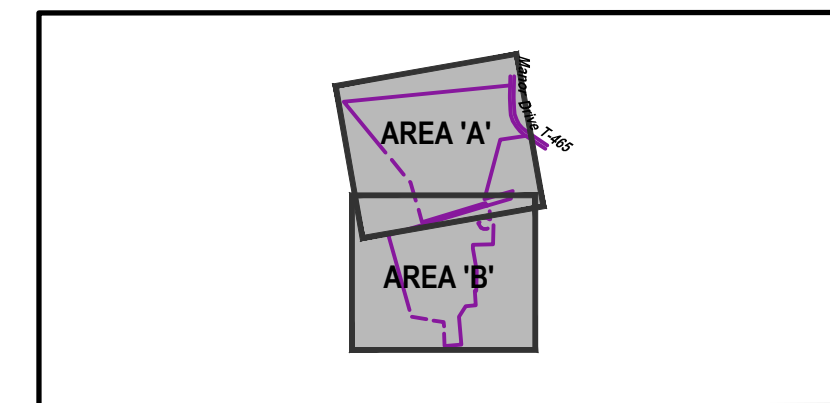
PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

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**MANOR DRIVE DEVELOPMENT**  
FOR  
TRIPLE CROWN CORPORATION

WEST HANOVER TOWNSHIP      DAUPHIN COUNTY

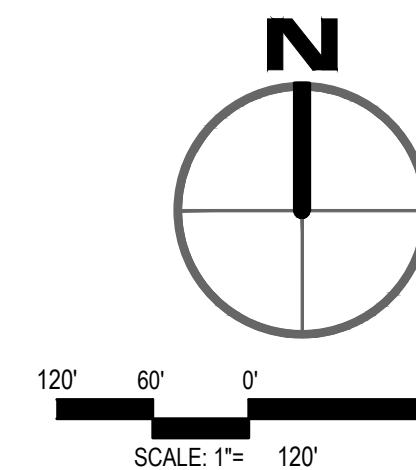




**KEY MAP**  
NOT TO SCALE

## SITE PLAN NOTES

**CONSERVATION NOTES**



DRAWN	MRM
REVIEWED	APW
SCALE	AS NOTED
DATE	10/02/2025
PROJECT NO.	25-0447
CAD FILE:	
06 - SITE PLAN	

[illegible]

TITLE

**SITE PLAN -  
OVERALL**

SHEET NO.



