No: 25-107

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality	We	est Hanover Tow	nship	Surveyor	Act One Associate	Fn	annor	Integrated Consulting
Plat Title N	/lano	r Drive Developi	ment					
Zoning District		R-1 Low-Densi R-2 Medium-De	-		Pr	oposed Land Use	Reside	ntial
Plat Status:		Preliminary	Plat Type:	Subd	ivision	Regulation	1S:	County
		Final		Land	Development	t		ζ Municipal
	X	P/F		X Comb	oined			Zoning
		Minor						X S&LD
# of Lots	2	# of New Lots	32	# of DUs 2	Acs Subo	S: 49.27 div/Devel D: +/-24		otal Acs 49.27
Date Received		10-02-2025	Staff Review	10/1	6/2025	Official Count	y Review	10/16/2025

Project Description:	Subdivision	of land for	residential	develo	pment
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Reviewed by <u>RW</u> Checked by <u>ARK</u> Parcel ID <u>#68-022-087</u>; #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)

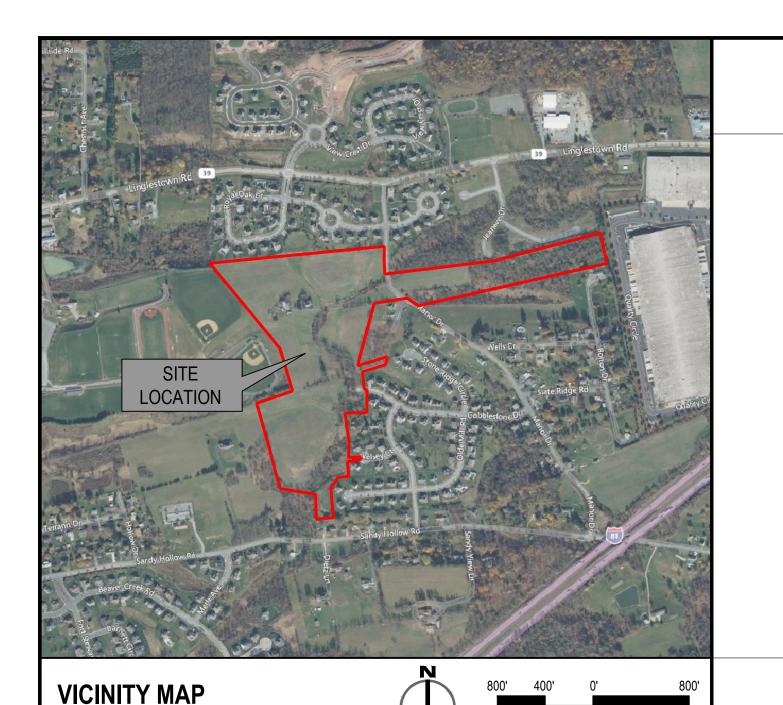
- 4. Once obtained, provide a copy of the Township Occupancy Permit and clear sight distances certified by Township Roadmaster (S&LDO §173-2.08-C-4)
- 5. Provide a copy of the final wetlands study in accordance with S&LDO §173-3.09 (S&LDO §173-2.08-C-8)
- 6. Review and comments of the plan from the school 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
 - 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. <u>25-107</u>

Plat Specifications		Yes	No	N/A
1. Name of proposed subdivision/land de	evelopment shown	X		
2. Owner/developer name, address & tele	X			
3. Municipality name shown	•	X		
4. Tax parcel number/Deed reference she	own	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 sho	wn (Sianatures required)		X	
9. Location map shown	(1.9)	X		
10. Total property map (bearings, distance	es, area, primary control point) shown	X		
11. Names of adjacent landowners/subd		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		
11. Emoung natural leatures shown -	Floodplains	Λ		X
	Woodlands, streams, etc.	X		Λ
18. Contours at required interval shown	woodiands, streams, etc.	X		
19. Easements shown and identified		X		
	Building (s)			
20. Existing man-made features shown -	Storm drainage facilities)	X		
		X		
	Sewer mains	X		
01 D 1 1 C 1	Water mains	X		
21. Proposed man-made features shown		X		
	Storm drainage facilities	X		
	Sewer disposal– public (x) on-lot ()	X		
00 P.I.I.	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 (See comment)		X		
26. Existing and proposed coverage show	n	X		
27. Parking schedule provided shown			X	
28. Traffic study completed		X		
29. Recreation area shown/fee in-lieu-of		X		
30. Erosion and sedimentation control pl	lan shown		X	
31. Statement of ownership, signature ar	nd notarization shown (Signature req.)		X	
32. Dedicatory statement shown		X		
33. Approval blocks shown (Signatures re	equired)	X		
34. PADOT Highway Occupancy Permit s	tatement shown			X
35. Consistency with Future Land Use pl	lans - County plans	X		
-	Municipal plans	X		



THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996 FOR NOTIFICATION OF UTILITIES BEFORE EXCAVATION IN CONTRACT AREA. THE ONE UNDERGROUND UTILITIES LOCATION CALL NUMBER IS 1-800-242-1776. DESIGN

COMPANY: PPL ELECTRIC UTILITIES CORPORATION

MIDDLETOWN, PA. 17057-5987

ADDRESS: 437 BLUE CHURCH RD

EMAIL: DLHAUPT@PPLWEB.COM

CONTACT: GEOFFREY FERGUSON

EMAIL: GFERGUSON@UGI.COM

ADDRESS: 402 N FAIRVILLE AVENUE

ADDRESS: 7901 JONESTOWN RD

EMAIL: JASTON@WHTSA.COM

HARRISBURG, PA. 17112

EMAIL: RSHRADLEY@WESTHANOVER.COM

HARRISBURG, PA. 17112

CONTACT: DOUG HAUPT

COMPANY: UGI UTILITIES INC

ADDRESS: 1301 AIP DR

ACT 287 LIST OF UTILITIES

ADDRESS: 9045 N RIVER RD SUITE 300

CONTACT: JEFFREY TRUMBOWER

ADDRESS: 1050 VIRGINIA DR

CONTACT: DIANE REDILLA

ADDRESS: 341 WHITE POND DR

EMAIL:MADAMS@FIRSTENERGYCORP.COM

ADDRESS: 200 CANAL ST

CONTACT: MICHAEL RAGER

AKRON, OH. 44320

HUMMELSTOWN PA 170

EMAIL: MICHAEL.RAGER@AMWATER.COM

INDIANAPOLIS, IN. 46240

EMAIL: JEFFTRUMBOWER@USICLLC.COM

FORT WASHINGTON, PA. 19034

EMAIL: DIANE.C.REDILLA@VERIZON.COM

PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

MANOR DRIVE DEVELOPMENT TWP ID 25.005 TRIPLE CROWN CORPORATION

WEST HANOVER TOWNSHIP DAUPHIN COUNTY, PENNSYLVANIA

PLAN PREPARERS

WORMLEYSBURG | PA | 17043

LANDOWNER AND APPLICANT

6385 FLANK DRIVE, SUITE 100 HARRISBURG, PA, 17112

LANDOWNERS (OTHER)

COMPANY: WEST HANOVER TWP WTR & SWR AUTH 6385 FLANK DRIVE, SUITE 100

> TELEPHONE: CENTRAL DAUPHIN SCHOOL DISTRICT 600 RUTHERFORD ROAD

HOWARD KRESSLEY, DIRECTOR OF BUILDINGS & GROUNDS TELEPHONE: 717-545-4703 EMAIL ADDRESS: HKRESSLEY@CDSCHOOLS.ORG

ADAM WHALEN, P.E. No. 087818

HARRISBURG, PA 17109

		On the second		IR.			SHEET INDEX
	TERRANGI DR É	SANDY HOLLOW RD	SANDY HOLLOW RD			#	SHEET TITLE
1	SWIDN ROLLON RD	Diff.	1615 14	MANOR OR		01	COVER SHEET
	THE CONTRACT OF THE CONTRACT O	-V-9-08/00/9-1	An State of	Response	40.404.040.0	02	EXISTING CONDITIONS PLAN - OVERALL
CDC	Member Name	Response	Notes	Date	Initials	03	EXISTING CONDITIONS PLAN - AREA A
		DID NOT RESPOND				04	EXISTING CONDITIONS PLAN - AREA E
AQ1	COMCAST	THROUGH PA ONE				05	EXISTING CONDITIONS PLAN - AREA C
		CALL.				06	DEMOLITION PLAN - AREA A
-		DID NOT				07	DEMOLITION PLAN - AREA B
	VERIZON	DID NOT RESPOND				08	DEMOLITION PLAN - AREA C
HC	PENNSYLVANIA	THROUGH				09	INITIAL SUBDIVISION PLAN
	LLC	PA ONE				10	FINAL SUBDIVISION PLAN
		CALL.				11	SITE PLAN - OVERALL
		DID NOT	1	(1)	10	12	SITE PLAN - AREA A
ME	METROPOLITAN EDISON	RESPOND THROUGH				13	SITE PLAN - AREA B
0,000	CO/FIRSTENERGY	PA ONE				14	GRADING & DRAINAGE PLAN - OVERALL
		DID NOT				15	GRADING & DRAINAGE PLAN - AREA A
PH	PENNSYLVANIA AMERICAN	RESPOND THROUGH				16	GRADING & DRAINAGE PLAN - AREA B
5-55	WATER	PA ONE				17	UTILITY PLAN - OVERALL
		CALL.				18	UTILITY PLAN - AREA A
100		DID NOT				19	UTILITY PLAN - AREA B
	PPL ELECTRIC	RESPOND				20	EASEMENT PLAN - AREA A
PRD	UTILITIES	THROUGH				21	EASEMENT PLAN - AREA B
	CORPORATION	PA ONE				22	LANDSCAPE PLAN - AREA A
		CALL.				23	LANDSCAPE PLAN - AREA B
		DID NOT				24	LANDSCAPE DETAILS
UI	UGI UTL HARRISBURG	THROUGH				25	ROAD PROFILES - AREA A
	13.11.01.000.01.10	PA ONE CALL.				26	ROAD PROFILES - AREA B
	*					1	i

π	OHEET THEE	
01	COVER SHEET	DEVELOPER
02	EXISTING CONDITIONS PLAN - OVERALL	TRIPLE CROWN CORPORATION
03	EXISTING CONDITIONS PLAN - AREA A	6385 FLANK DRIVE, SUITE 100 HARRISBURG, PA, 17112 Triple Crown Corporation Developers ■ Builders ■ Managers
04	EXISTING CONDITIONS PLAN - AREA B	CONTACT: NIC DISANTO TELEPHONE: 717-657-5729 X 133 DEVELOPERS BUILDERS MANAGERS Providing excellence in real estate services
05	EXISTING CONDITIONS PLAN - AREA C	EMAIL ADDRESS: DISANTON@TRIPLECROWN.COM
06	DEMOLITION PLAN - AREA A	
07	DEMOLITION PLAN - AREA B	DI AN DUDDOSE
08	DEMOLITION PLAN - AREA C	PLAN PURPOSE
09	INITIAL SUBDIVISION PLAN	THE PURPOSE OF THIS PLAN IS TO PROPOSE A RESIDENTIAL SUBDIVISION FOR SINGLE-FAMILY DWELLINGS, NEW STREETS, STORMWATER
10	FINAL SUBDIVISION PLAN	MANAGEMENT FACILITIES, UTILITIES, LANDSCAPING, AND MISCELLANEOUS IMPROVEMENTS
11	SITE PLAN - OVERALL	WAIVER REQUEST
12	SITE PLAN - AREA A	WAIVER REQUEST
13	SITE PLAN - AREA B	THE APPLICANT IS HEREBY REQUESTING THE FOLLOWING WAIVER(S) FROM THE WEST HANOVER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:
14	GRADING & DRAINAGE PLAN - OVERALL	WAIVER TYPE: 1. CH 173 SECTION 3.04 (E)(4) TABLE 3.04.09 - STREET SEPARATION
15	GRADING & DRAINAGE PLAN - AREA A	2. CH 173 SECTION 6.02 (A) - TRAFFIC STUDY REQUIRED 3. CH 173 SECTION 3.04 (D)(1)(a) TABLE 3.04.03 - STREET HORIZONTAL CURVATURE MINIMUM
16	GRADING & DRAINAGE PLAN - AREA B	4. CH 173 SECTION 3.06 (C)(2) - SIDEWALK PLACEMENT
17	UTILITY PLAN - OVERALL	
18	UTILITY PLAN - AREA A	
19	UTILITY PLAN - AREA B	LAND SURVEYOR'S CERTIFICATION
20	EASEMENT PLAN - AREA A	LAND CORVETOR COLITIII TO ATTOR
21	EASEMENT PLAN - AREA B	I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAN IS ACCURATE AND CORRECT AS INDICATED.
22	LANDSCAPE PLAN - AREA A	
23	LANDSCAPE PLAN - AREA B	
24	LANDSCAPE DETAILS	
25	ROAD PROFILES - AREA A	SCOTT STRAUSER, PLS DATE
26	ROAD PROFILES - AREA B	
27	SANITARY PROFILES - AREA A	
28	SANITARY PROFILES - AREA B	
29	STORMWATER PROFILES - AREA A	CIVIL ENGINEER'S CERTIFICATION
30	STORMWATER PROFILES - AREA B	I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAN IS ACCURATE AND CORRECT AS INDICATED.
31	SITE DETAILS	
32	SWM DETAILS	

ZONING DATA, AREA, AND BULK REGULATIONS

LOCATION:	7317 MANOR DRIVE, HARRISBURG, PA 17112						
PARCEL(S):	68-022-087						
ZONE:	LOW-DENSITY RESIDENTIAL (R-1) ZONING DISTRIC	CT & RIPARIAN BUFFER OVERLAY WITHIN	WEST HANOVER TOWNSHIP				
USE:	SINGLE FAMILY DWELLINGS (PROPOSED USE)						
#	ITEM	SECTION	REQUIREMENTS	PROPOSED			
1	MINIMUM FRONT YARD	§195-207-C-2-D	30 FT	30 FT			
2	MINIMUM SIDE YARD	§195-207-C-2-D	15 FT	15 FT			
3	MINIMUM REAR YARD	§195-207-C-2-D	35 FT	35 FT			
4	MINIMUM LOT AREA	§195-207-C-2-C	1/2 ACRE (195-419.F MODIFICATION 0.40 AC)	0.40 AC. MIN.			
5	MINIMUM LOT WIDTH	§195-207-C-2-C	100 FT AT FRONT SETBACK (195-419.F MODIFICATION 80 FT)	80 FT AT FRONT SETBACK MIN.			
6	MAXIMUM IMPERVIOUS COVERAGE	§195-207-C-2-C	35%	35%			
7	MAXIMUM BUILDING COVERAGE	§195-207-C-2-C	10%	10%			
8	MAXIMUM BUILDING HEIGHT	§195-207-C-2-B	35 FT	35 FT			
9	OPEN SPACE	§195-419-D (TABLE 4.12)	35%	24.67 AC * 35% = 8.63 AC			

GENERAL NOTES

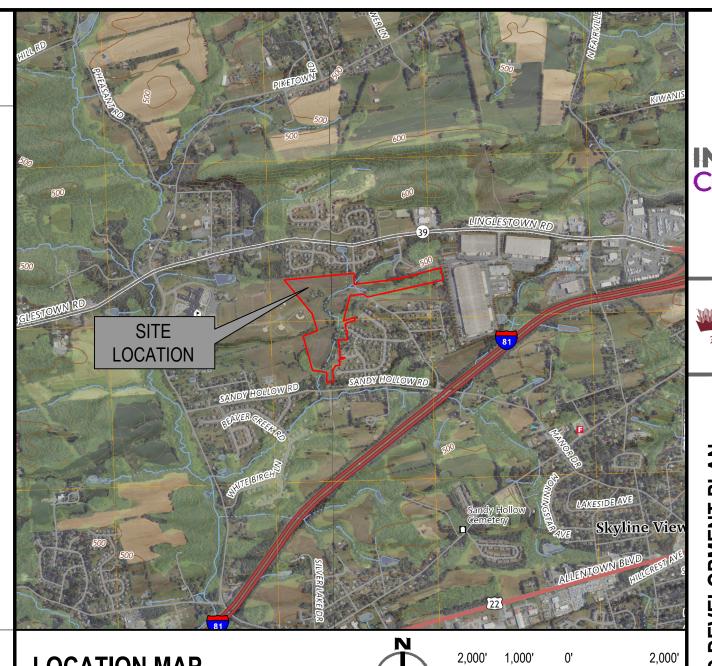
- STANDARDS AND SPECIFICATIONS, 2010 ADA STANDARDS, AND STATE BUILDING CODE IN THE ABOVE REFERENCED INCREASING HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
- THE CONTRACTOR SHALL VERIFY ALL SITE AND BUILDING CONDITIONS IN THE FIELD AND CONTACT THE CIVIL ENGINEER AND ARCHITECT IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS, SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE CONFIRMED
- 3. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
- 4. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORD DRAWINGS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES AND STORMWATER SYSTEM) TO THE OWNER AT THE END OF CONSTRUCTION.
- 5. THE ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION, TRENCHING, AND TRENCH
- INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL OR COUNTY OR STATE RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION. THE CONTRACTOR SHALL CONTACT PA PENNSYLVANIA811 72 HOURS BEFORE COMMENCEMENT OF WORK AT PA (800) 242-1776 OR AT 811 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS. THE CONTRACTOR SHALL EMPLOY THE USE OF A UTILITY LOCATING COMPANY TO PROVIDE SUBSURFACE UTILITY ENGINEERING CONSISTING OF DESIGNATING UTILITIES AND STORM PIPING ON PRIVATE PROPERTY WITHIN THE CONTRACT LIMIT AND CONSISTING OF DESIGNATING AND LOCATING WHERE PROPOSED UTILITIES AND STORM PIPING CROSS EXISTING UTILITIES AND STORM PIPING WITHIN THE CONTRACT LIMITS. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
- 7. IF PLANS AND OR SPECIFICATIONS ARE IN CONFLICT, THE MOST STRINGENT SHALL APPLY.
- 8. ALL NOTES AND DIMENSIONS DESIGNATED "TYPICAL" APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PROJECT.
- 0. CONTRACTOR(S) TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK AND BE RESPONSIBLE FOR COORDINATION OF SAME. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.
- 10. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
- 11. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT AND OBTAIN FROM DAUPHIN COUNTY AND WEST HANOVER TOWNSHIP ALL CONSTRUCTION PERMITS, INCLUDING ANY PENNDOT PERMITS, SEWER AND WATER CONNECTION PERMITS, AND ROADWAY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
- 12. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, SWALE, PAVEMENT MARKINGS, OR SIGNAGE DISTURBED DURING DEMOLITION AND/OR CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE CIVIL ENGINEER, AND TO THE SATISFACTION OF THE OWNER AND WEST HANOVER TOWNSHIP. 13. THE SITE IS CURRENTLY SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
- 14. NO PART OF THE PROJECT PARCEL IS LOCATED WITHIN ANY FEMA DESIGNATED FLOOD HAZARD AREAS.
- 15. THERE ARE WETLANDS LOCATED ON THE SITE AS INDICATED BY VORTEX ENVIRONMENTAL MAPPING.
- 16. THE OWNER OR CONTRACTOR MUST SCHEDULE A PRECONSTRUCTION CONFERENCE WITH THE TOWNSHIP ENGINEER TO BE HELD AT LEAST FOUR (4) WORKING DAYS PRIOR TO THE START OF ANY SITE CONSTRUCTION, EARTH DISTURBANCE, CLEARING OR GRUBBING. ALSO, THE OWNER OR CONTRACTOR SHALL CONTACT THE TOWNSHIP ENGINEER AT LEAST FOUR (4) WORKING DAYS PRIOR TO THE START OF ANY SITE CONSTRUCTION, EARTH DISTURBANCE, CLEARING OR GRUBBING TO FACILITATE CONSTRUCTION OBSERVATION.
- 17. NO BUILDING PERMIT WILL BE ISSUED UNTIL THE TOWNSHIP ENGINEER HAS VERIFIED THE SIGHT DISTANCE.
- 8. THE PROPOSED ROADWAYS, DESIGNATED AS COUNTRY MANOR DRIVE, BROOK STONE COURT, AND HILL TOP HAVEN, ARE PLANNED FOR DEDICATION TO THE TOWNSHIP FOLLOWING CONSTRUCTION AND
- 19. THE PROPOSED SANITARY SEWER MAIN HAS BEEN DESIGNED AND WILL BE CONSTRUCTED IN ACCORDANCE WITH TOWNSHIP SPECIFICATIONS AND IS HEREBY OFFERED FOR DEDICATION TO THE TOWNSHIP UPON SATISFACTORY COMPLETION, INSPECTION, AND FORMAL ACCEPTANCE BY THE TOWNSHIP.
- 20. THE APPLICANT AGREES TO PAY A FEE IN LIEU OF (FILO) DEDICATION OF PUBLIC PARK AND RECREATION LAND.

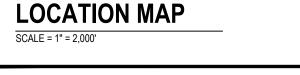
WELANDS CERTIFICATION

APPLICANT

I HEREBY CERTIFY THAT A WETLANDS STUDY WAS CONDUCTED IN ACCORDANCE WITH THE WEST HANOVER TOWNSHIP, STATE, AND FEDERAL REQUIREMENTS AND THIS PLAN ACCURATELY DEPICTS THE EXTENT OF THOSE WETLANDS.

CONSULTANT	DATE
I HEREBY CERTIFY THAT I AM IN RECEIPT AND AWARE OF THE RESU	ULTS OF THE WETLAND STUDY.





CERTIFICATION OF OWNERSHIP

ACKNOWLEDGEMENT OF PLAN AND OFFER OF DEDICATION

COUNTY OF DAUPHIN
ON THIS, THE DAY OF, 20, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED
, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE/SHE IS THE OWNER OF THE PROPERTY
SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS/HER DIRECTION, THAT HE/SHE ACKNOWLEDGES THE SAME TO BE HIS/HER
ACT AND PLAN, THAT HE/SHE DESIRES THE SAME TO BE RECORDED, AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS
PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO PUBLIC USE.

OWNER:	_(PRINT)	OWNER:	_(PRINT)

TOWNSHIP PI	ANNING	COMMISS	ION

HIS PLAN RECOMMENDED FOR APPROVAL BY THE TOWNSHIP PLANNING COMMISSION THIS	DAY OF	, 20

CHAIRMAN:	(PRINT)
SECRETARY:	(PRINT)

TOWNSHIP BOARD OF SUPERVISORS

•	_	

TOWNSHIP ENGINEER

IIS PLAN REVIEWED BY	THE WEST HANOVER TOWNSHIP ENGINEER THIS	SDAY OF	, 20 .

THIS PLAN APPROVED BY THE BOARD OF SUPERVISORS OF WEST HANOVER TOWNSHIP THIS _____ DAY OF __

COUNTY PLANNING COMMISSION

HIS PLAN REVIEWED BY THE DAUPHIN COUNTY F	LANNING COMMISSION THIS DAY OF, 20
CHAIRMAN:	(PRINT)
SECRETARY:	

RECORDER OF DEEDS

THIS PLAN RECORDE	D IN THE OFFICE F	FOR RECORDING	OF DEEDS, IN AND FO	OR DAUPHIN COUNTY, PENNSYLVANIA, IN
PLAN BOOK	_, PAGE	_, THIS	_DAY OF	_, 20

PI AN DATE	

AN D	AIE
DATE:	OCTOBER 02, 2025

CONSULTING **430 NORTH FRONT STREET** WORMLEYSBURG | PA | 17043

Triple Crown Corporatio DEVELOPERS ■ BUILDERS ■ MANAGE

www.IntegratedConsultingLLC.c

LOPMENT

DRIVE MANOR

PROFESSIONAL SEAL

DRAWN	MR
REVIEWED	AP
SCALE	AS NOTE
DATE	10/02/202
PROJECT NO.	25-044

CAD FILE: 01 - LD COVERSHEET

COVER SHEET

33 SWM DETAILS

34 UTILITY DETAILS

RESPOND

THROUGH

DID NOT

RESPOND

THROUGH

PA ONE

CALL.

PA ONE CALL.

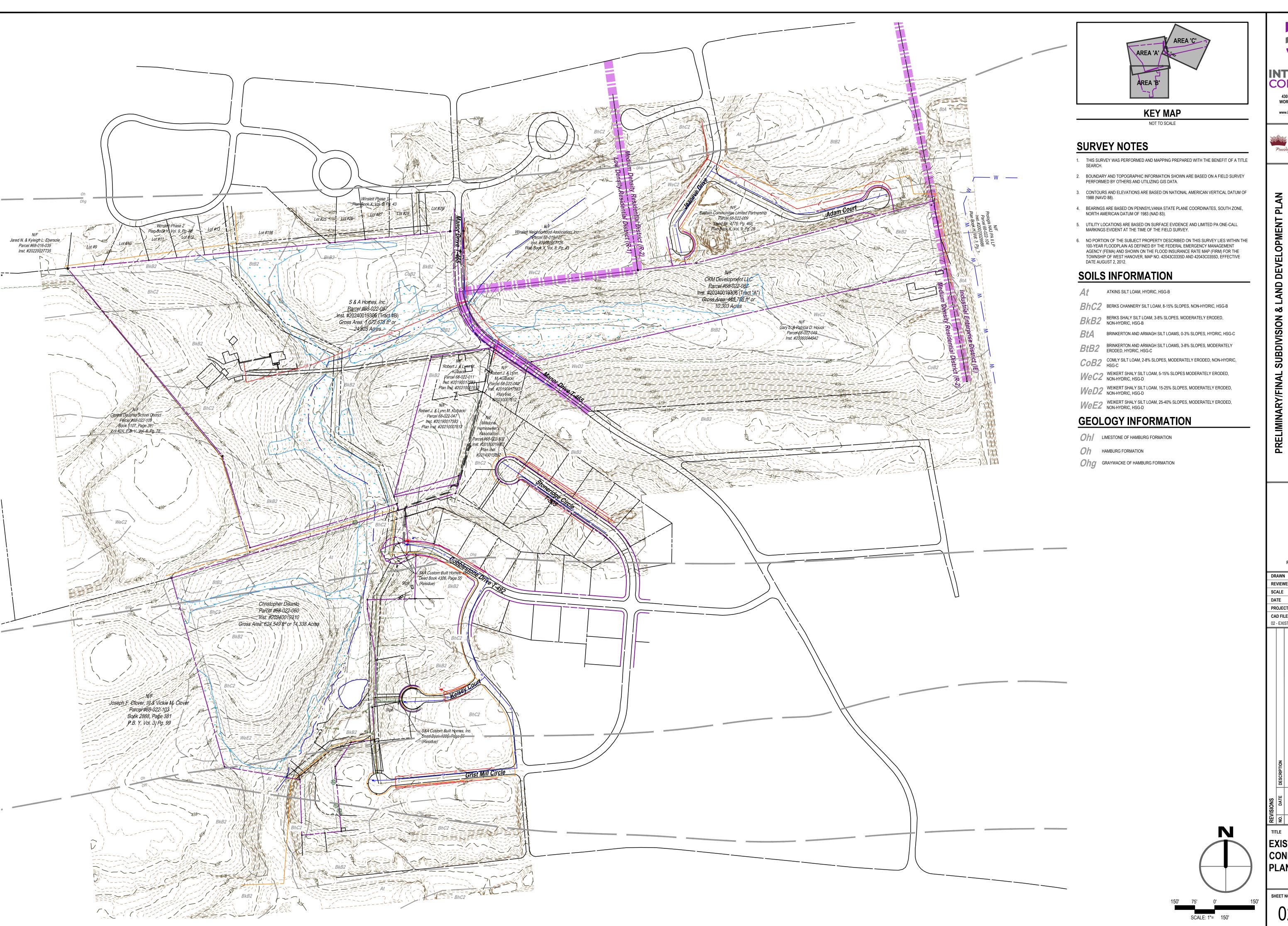
WEST HANOVER

WEST HANOVER

SWR AUTH

WHN TWP WTR &

TOWNSHIP





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Triple Crown Corporation

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DEVELOPMENT

DRIVE MANOR

PROFESSIONAL SEAL

PROJECT NO.

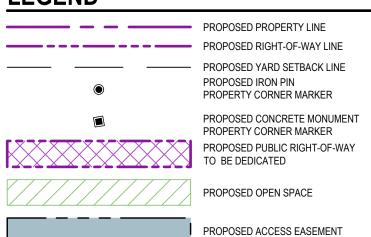
CAD FILE: 02 - EXISTING CONDITIONS

EXISTING CONDITIONS PLAN - OVERALL

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LEGEND



PROPERTY LINE TO BE EXTINGUISHED

SUBDIVISION PLAN NOTES

THE EXISTING TWO (2) TRACTS ARE PROPOSED TO BE SUBDIVIDED INTO THIRTY ONE (31) NEW RESIDENTIAL LOTS.

PROPOSED LANDHOOK

- 2. REFER TO SITE PLAN FOR PROPOSED LOT AREAS AND DETAILED SITE LAYOUT.
- SUFFICIENT MONUMENTS SHALL BE SET TO ENSURE THAT RELIABLE SURVEY POINTS
 ARE AVAILABLE FOR ALL PARTS OF THE SUBDIVISION.
 THE MONUMENT SHALL CONSIST OF A CONCRETE MONUMENT 4" X 4" X 30", SET
- LEVEL WITH FINISHED GRADE.

 3.2. ALL LOT CORNERS AND CHANGES IN DIRECTION SHALL BE IDENTIFIED WITH 3/4"
 DIAMETER X 15" STEEL BARS.

PARCEL LINE TABLE

LINE # LENGTH DIRECTION

L189 177.91' S88° 51' 50"W

L191 195.48' S9° 29' 50"E L192 140.05' S1° 07' 53"W

L194 194.59' S83° 29' 44"W

95.72' S73° 24' 01"W

S4° 53' 58"E

S27° 09' 55"E

S0° 23' 06"W

PARCEL LINE TABLE			RCEL LINE TABLE PARCEL LINE TABLE				PARCEL LINE TABLE				PARCEL LINE TABLE			
LINE#	LENGTH	DIRECTION		LINE#	LENGTH	DIRECTION	LINE#	LENGTH	DIRECTION		LINE#	LENGTH	DIRECTION	
L1	80.20'	S1° 18' 50"W		L35	220.59'	N8° 15' 27"W	L86	105.89'	N79° 09' 15"E		L142	220.14'	S16° 54' 22"E	
L2	67.83'	S2° 20' 09"E		L36	195.76'	N84° 29' 29"E	L87	20.07'	S17° 29' 58"W		L143	84.00'	S73° 05' 38"W	
L3	73.23'	S81° 44' 33"W		L37	133.85'	S81° 44' 33"W	L89	88.13'	S6° 30' 16"E		L145	9.23'	N68° 55' 58"E	
L4	20.11'	S81° 44' 33"W		L38	169.23'	N20° 11' 10"E	L90	128.37'	N39° 31' 57"W		L147	31.87'	S73° 05' 38"W	
L5	185.77'	N8° 15' 27"W		L39	58.00'	N84° 29' 29"E	L91	88.13'	S6° 30' 16"E		L149	82.97'	N79° 16' 17"E	
L6	120.98'	N84° 29' 29"E		L40	40.06'	S81° 44' 33"W	L92	213.72'	S83° 29' 44"W		L150	6.36'	S10° 43' 43"E	
L7	190.25'	N8° 15' 27"W		L44	74.78'	N2° 30' 54"W	L93	108.63'	N16° 38' 54"W		L151	239.13'	S14° 49' 55"W	
L8	93.26'	N84° 29' 29"E		L45	207.02'	N84° 29' 29"E	L94	99.91'	S6° 30' 16"E		L152	143.89'	S10° 43' 43"E	
L9	73.04'	S81° 44' 33"W		L47	56.32'	N77° 58' 46"W	L95	176.71'	S83° 29' 44"W		L153	14.63'	S79° 16' 17"W	
L10	20.11'	S81° 44' 33"W		L51	229.21'	N84° 23' 02"W	L96	101.50'	N16° 38' 54"W		L154	51.70'	N43° 32' 47"W	
L11	194.62'	N8° 15' 27"W		L52	93.08'	N39° 31' 57"W	L97	3.28'	S6° 30' 16"E		L155	56.28'	N81° 44' 33"E	
L12	91.11'	N84° 29' 29"E		L53	340.78'	N84° 29' 29"E	L99	8.73'	S48° 42' 27"E		L156	56.22'	S10° 43' 43"E	
L13	70.89'	S81° 44' 33"W		L55	145.13'	S46° 14' 46"W	L100	49.33'	S16° 31' 23"E		L157	122.60'	N79° 16' 17"E	
L14	20.11'	S81° 44' 33"W		L56	218.53'	N39° 31' 57"W	L101	265.79'	S73° 23' 34"W		L158	143.89'	S10° 43' 47"E	
L15	198.89'	N8° 15' 27"W		L58	110.88'	S6° 01' 57"E	L102	150.17'	N16° 38' 54"W		L159	122.60'	S79° 16' 17"W	
L16	89.10'	N84° 29' 29"E		L59	109.41'	S50° 38' 37"W	L120	140.05'	S1° 07' 53"W		L160	73.06'	N79° 16' 17"E	
L17	68.88'	S81° 44' 33"W		L60	125.55'	N39° 31' 57"W	L121	34.72'	S1° 07' 53"W		L161	70.78'	S65° 18' 28"E	
L18	20.11'	S81° 44' 33"W		L61	126.25'	N82° 53' 24"W	L122	10.61'	S79° 01' 42"W		L162	105.68'	S10° 35' 22"E	
L19	203.07'	N8° 15' 27"W		L64	56.32'	S77° 58' 46"E	L123	124.35'	S3° 59' 43"E		L163	800.89'	N81° 44' 33"E	
L20	87.22'	N84° 29' 29"E		L69	173.66'	S65° 30' 11"W	L124	87.81'	S84° 29' 21"W		L165	68.78'	S79° 16' 17"W	
L21	67.00'	S81° 44' 33"W		L70	98.91'	N39° 31' 57"W	L125	110.35'	S33° 32' 45"W		L166	224.14'	S79° 16' 17"W	
L22	20.11'	S81° 44' 33"W		L73	35.85'	S43° 32' 47"E	L126	244.46'	S5° 29' 22"E		L167	9.23'	S68° 55' 58"W	
L23	207.17'	N8° 15' 27"W		L74	166.66'	S46° 27' 13"W	L127	149.18'	S84° 27' 05"W		L168	84.16'	S85° 52' 38"W	
L24	85.44'	N84° 29' 29"E		L75	133.65'	N39° 31' 57"W	L128	208.36'	N1° 56' 23"W		L171	232.13'	N6° 29' 02"W	
L25	65.23'	S81° 44' 33"W		L76	118.88'	N39° 31' 57"W	L129	288.47'	N80° 12' 52"W		L173	20.07'	N17° 29' 58"E	
L26	20.11'	S81° 44' 33"W		L77	15.85'	S43° 32' 47"E	L130	738.49'	N15° 38' 34"W		L176	33.91'	N79° 16' 17"E	
L27	211.20'	N8° 15' 27"W		L79	119.62'	S25° 19' 19"W	L131	315.12'	N73° 24' 01"E		L178	299.05'	S14° 49' 55"W	
L28	84.10'	N84° 29' 29"E		L80	73.52'	S40° 43' 45"W	L132	481.41'	N73° 24' 01"E		L179	8.35'	S17° 39' 17"W	
L29	63.57'	S81° 44' 33"W		L81	139.01'	S3° 16' 39"E	L133	230.89'	S16° 54' 22"E		L180	247.01'	N78° 15' 05"E	
L30	20.43'	S81° 44' 33"W		L82	177.63'	S86° 16' 43"W	L137	84.16'	N85° 52' 38"E		L181	37.58'	S14° 24' 35"W	
L32	195.76'	N84° 29' 29"E		L83	0.21'	N39° 31' 57"W	L139	218.95'	S16° 54' 22"E		L182	198.82'	S73° 24' 01"W	
L33	61.68'	S81° 44' 33"W		L85	106.51'	S84° 46' 19"W	L140	84.00'	S73° 05' 38"W		L183	24.94'	S73° 24' 01"W	

C29 65.79' 177.57' 33.28' S6° 53' 09"W 65.41'

٠.	00 10 00 L	L 100	200.00	010 34 22	_	L100	247.01	1470 13 00	, _			
63'	S86° 16' 43"W	L137	84.16'	N85° 52' 38"	E	L181	37.58'	S14° 24' 35	5"W			
1'	N39° 31' 57"W	L139	218.95'	S16° 54' 22"	E	L182	198.82	' S73° 24' 01	"W			
51'	S84° 46' 19"W	L140	84.00'	S73° 05' 38"\	N	L183	24.94'	S73° 24' 01	"W			
PARCEL CURVE TABLE								PAF	RCEL C	URVE TAI	BLE	
CURVI	E# ARC LENGTH	RADIUS	TANGENT LENGTH	CHORD DIRECTION	CHORE LENGTH		CURVE#	ARC LENGTH	RADIUS	TANGENT LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	31.02'	486.95'	15.51'	S0° 30' 39"E	31.01'		C30	8.51'	177.57'	4.25'	S5° 06' 01"E	8.51'
C2	4.40'	3.00'	2.70'	S39° 42' 12"W	4.02'		C31	133.74'	58.00'	130.63'	S72° 38' 57"E	106.02'
C3	20.24'	124.74'	10.14'	S77° 06' 11"W	20.22'		C45	72.52'	629.01'	36.30'	N82° 34' 28"E	72.48'
C4	9.97'	8.00'	5.75'	N71° 59' 08"W	9.34'		C46	1.60'	538.25'	0.80'	N85° 47' 31"E	1.60'
C5	101.99'	167.76'	52.63'	N52° 23' 48"W	100.43'		C47	84.93'	538.25'	42.55'	N81° 11' 10"E	84.84'
C6	26.72'	167.76'	13.39'	N74° 22' 39"W	26.70'		C48	72.64'	538.25'	36.38'	N72° 47' 57"E	72.59'
C7	8.37'	8.00'	4.62'	N47° 59' 32"W	8.00'		C49	2.21'	433.31'	1.11'	N69° 04' 45"E	2.21'
C8	75.36'	57.95'	44.07'	N55° 15' 36"W	70.16'		C50	75.98'	433.30'	38.09'	N74° 14' 54"E	75.88'
C9	82.80'	57.95'	50.26'	S46° 33' 02"W	75.94'		C52	94.81'	95.00'	51.78'	N72° 08' 15"W	90.93'
C10	49.93'	57.95'	26.63'	S19° 04' 08"E	48.40'		C53	164.00'	75.00'	144.96'	N19° 05' 53"E	133.23'
C11	52.96'	57.95'	28.49'	S69° 56' 09"E	51.14'		C57	61.79'	679.01'	30.92'	S81° 52' 42"W	61.77'
C12	42.31'	57.95'	22.15'	N62° 57' 52"E	41.38'		C58	150.18'	275.33'	77.01'	S22° 06' 23"E	148.33'
C13	8.37'	8.00'	4.62'	N72° 02' 01"E	8.00'		C59	28.39'	14.00'	22.48'	S21° 11' 13"W	23.77'
C14	87.71'	116.70'	46.04'	S57° 56' 27"E	85.66'		C61	87.21'	483.31'	43.72'	S74° 06' 08"W	87.09'
C15	10.78'	8.00'	6.39'	S4° 56' 43"W	9.99'		C63	144.39'	488.25'	72.73'	S77° 24' 18"W	143.87'
C16	0.01'	125.02'	0.01'	S43° 36' 47"W	0.01'		C65	16.50'	679.01'	8.25'	S85° 10' 53"W	16.50'
C17	88.94'	125.00'	46.44'	S23° 13' 38"W	87.07'		C66	139.56'	58.00'	150.57'	N27° 38' 32"W	108.25'
C18	59.65'	125.00'	30.40'	S10° 49' 35"E	59.09'		C67	12.58'	8.00'	8.01'	N51° 31' 48"W	11.32'
C19	41.56'	125.00'	20.97'	S34° 01' 18"E	41.37'		C68	53.24'	157.80'	26.88'	N5° 30' 48"E	52.99'
C20	53.48'	145.00'	27.05'	S54° 06' 44"E	53.18'		C69	86.15'	170.34'	44.02'	N3° 55' 46"E	85.23'
C22	72.38'	145.00'	36.96'	S78° 58' 40"E	71.63'		C70	12.54'	8.00'	7.98'	N34° 21' 22"E	11.30'
C24	18.86'	145.00'	9.44'	N82° 59' 49"E	18.84'		C71	72.52'	629.01'	36.30'	N82° 34' 28"E	72.48'
C26	12.59'	8.00'	8.02'	S55° 45' 36"E	11.33'		C75	108.92'	275.22'	55.18'	S73° 41' 03"W	108.21'
C27	61.56'	129.69'	31.37'	S3° 55' 48"W	60.98'		C77	115.31'	225.21'	58.95'	N76° 54' 30"E	470.00'

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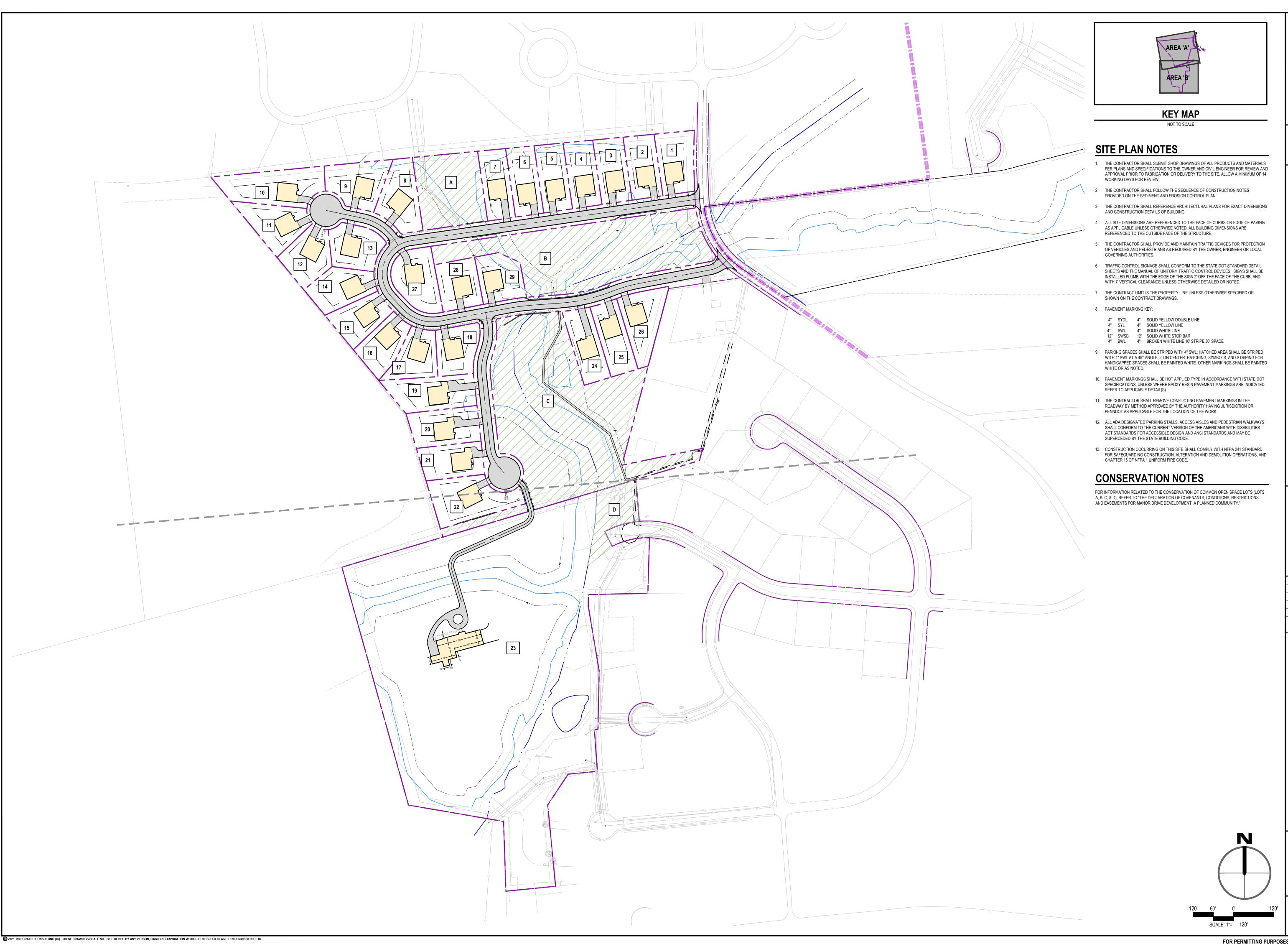
DRIVE MANOR

PROFESSIONAL SEAL

AS NOTED PROJECT NO. 05 - SUBD PLAN

FINAL SUBDIVISION

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PROFESSIONAL SEAL

AS NOTED

PROJECT NO. CAD FILE: 06 - SITE PLAN

SITE PLAN -**OVERALL**

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