No: 26-099

# DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality Conewago Township Surveyor Stauser Engineer Shaffer

Plat Title Jessica Conway – 2665 Chestnut Road

Zoning District Residential Country (RC) Proposed Land Use Residential

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

Existing # of Lots 1 Proposed # of Lots 2 Proposed # of New DUs 1 Subdivided/ Developed Acres 10.49 Total Acs 18.37

Date Received 09/25/26 Staff Review 09/29/26 Official County Review 09/29/26

Reviewed by DMK Checked by _____ Parcel 22-005-174

- *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.***

1. The following certifications, signatures and approvals (or waivers) are required prior to plan recording:
   a. Surveyor and engineer seals and signatures [S-LD §407-1A(4); 405-1A(7)]
   b. Ownership and dedication statements with notarization [S-LD §407-1A(5, 6); 405-1A(5)]
   c. Sewage module/non-building waiver [S-LD §407-1A(20)(f); 405-1B]
   d. Erosion and sedimentation control plan [S-LD §407-1A(17)]
   e. Final stormwater management plan [S-LD §407-1A(20)(i)]
2. Adjust acreages stated on Sheet 1 in Note 1 and the Site Data table to be consistent.
3. Provide a written request to waive preliminary plan requirements [S-LD §403-1].
4. Provide a written request for exemption from recreation/open space land dedication [S-LD §510(2b)].
5. It appears the proposed septic is within the 100' separation distance of the proposed well [S-LD §403-1A(2-d)].
6. Provide a shared driveway agreement.

Plan No. 26-099

| 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) *(waiver requested)* | | ✓ | | |
| 7. Date of plan preparation shown | | ✓ | | |
| 8. Certification of surveyor/engineer shown *(need seals, signatures)* | | ✓ | | |
| 9. Location map shown | | ✓ | | |
| 10. Total property map (bearings, distances, area, primary control point) shown | | ✓ | | |
| 11. Names of adjacent landowners/subdivision shown | | ✓ | | |
| 12. Lot numbers shown | | ✓ | | |
| 13. Lot dimensions shown *(as surveyed)* | | ✓ | | |
| 14. Lot areas shown | | ✓ | | |
| 15. Permanent monuments and markers shown *(waiver requested)* | | ✓ | | |
| 16. Building setbacks shown | | ✓ | | |
| 17. Existing natural features shown - | Wetlands | | | ✓ |
| | Floodplains | | | ✓ |
| | Woodlands, ~~streams~~ | ✓ | | |
| 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 (✓) | *(waiver requested)* | | |
| | Water supply – public ( ) well (✓) | ✓ | | |
| 22. Existing streets shown - | Name | ✓ | | |
| | R/W width | ✓ | | |
| | Paving width | ✓ | | |
| | Dedicated R/W width | ✓ | | |
| 23. Proposed streets shown - | Name | | | ✓ |
| | R/W width | | | ✓ |
| | Paving width | | | ✓ |
| | Profiles | | | ✓ |
| 24. Curbs shown *(waiver requested)* | | | ✓ | |
| 25. Sidewalks shown *(waiver requested)* | | | ✓ | |
| 26. Existing and proposed coverage shown | | ✓ | | |
| 27. Parking schedule provided shown | | | | ✓ |
| 28. Traffic study completed | | | | ✓ |
| 29. Recreation area shown/fee in-lieu-of provided *(exemption noted)* | | | ✓ | |
| 30. Erosion and sedimentation control plan shown | | | ✓ | |
| 31. Statement of ownership, signature and notarization shown *(needs sign/not.)* | | ✓ | | |
| 32. Dedicatory statement shown *(needs to be signed and notarized)* | | ✓ | | |
| 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 for Jessica Conway to subdivide 10.76 acres from the original tract (Lot #1) located at 2665 Chestnut Road Elizabethtown PA, 17022 to create a new lot #2. On lot #2 the construction of a single-family dwelling, driveway, and other on-site improvements will take place. Any new impervious areas that is greater than 5,000 square feet requires rate controls, volume controls, stormwater management site plan & report, and record drawings.
2. According to the FEMA Flood Insurance Rate Map Number 42043C0460D effective August 2nd 2012, no portion of the property, as shown hereon, is located in the 100-year flood plain. (https://msc.fema.gov/portal/home).
3. All boundary information shown hereon is the result of a site survey performed by, ACT ONE & Associates performed on July 13th & July 16th 2026. All proposed boundary markers to be set prior to plan recording.
5. Contours are based on Pennsylvania Department of Conservation and Natural Resources (DCNR) high resolution light detection and ranging (LIDAR) data. All data is in units of feet, NAVD88 vertical datum (https://maps.psiee.psu.edu/ImageryNavigator/).
6. All existing, natural, and man-made features on the property and extending a minimum of one hundred (100) feet beyond the property's boundary have been shown.
7. Wetlands have not been 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. In accordance with the U.S. Fish & Wildlife Service, National Wetlands Inventory mapper, wetlands have been designated on, or directly adjacent to this parcel (https://www.fws.gov/wetlands/Data/Mapper.html). No wetland delineation report has been performed by ACT ONE & Associates.
8. There are no proposed protective covenants, all existing easements and right-of-ways are shown hereon.
9. All known utilities have been contacted via the Pennsylvania One Call system. All utilities shown hereon are approximate. Contractor is required to contact the Pennsylvania One Call System in accordance with Act 287. Dial 811, or 1-800-242-1776 to place a dig notification, and field verify the utilities exact location before any excavation.
10. It shall be the developer's (property owners) responsibility to inspect and maintain the stormwater management facilities and assuring the continued functionality and required maintenance of the easement.
11. 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. The Conewago Township Operation & Maintenance (O&M) Agreement which has been executed by the landowners hereon is to be considered a part of this plan whether or not it appears hereon.
12. Township officials and their agents or employees have the right of access to all easements via the nearest public right-of-way for inspection of and, in cases of construction default, construction of the stormwater management facilities.
13. Nothing shall be placed, stored, erected, constructed over, or otherwise located within a stormwater easement other than the SWM facilities within the easements.
14. No person shall modify, remove, fill, landscape, or alter any existing stormwater BMP, facilities, areas, or structures unless it is part of an approved maintenance program, without the written approval of the municipality.
15. The approved SWM site plan shall be on file at the project site throughout the duration of the construction activity.
16. All roof leaders shall be directed to the storm water infiltration facility, as shown hereon.
17. Record Drawings will be provided for all permanent stormwater management facilities prior to occupancy, or the release of financial security for said facilities.
18. The stormwater BMPS depicted on this plan are designed to allow 10,000 square feet of impervious area on the lot #2 (a reserve of 473 cubic feet of storage is available if required. A separate approval is required for any impervious area proposed beyond the design limit or otherwise not in conformance with this plan.
19. Site is mapped in the following soils (*https://websoilsurvey.nrcs.usda.gov/app/*):
    - Brecknock channery silt loam BrB2), 3 to 8 percent slopes, moderately eroded, depth to seasonal water table more than 80 inches. (Hydrologic Group: B)
    - Brecknock channery silt loam (BrC2), 8 to 20 percent slopes, moderately eroded, depth to seasonal water table more than 80 inches. (Hydrologic Group: B)
    - Neshaminy gravelly silt loam (NeC2), 3 to 12 percent slopes, moderately eroded, depth to seasonal water table more than 80 inches. (Hydrologic Group: C)
    - Neshaminy very stony silt loam, 0 to 8 percent slopes (NsB), depth to seasonal water table more than 80 inches. (Hydrologic Group: C)
20. The total limit of disturbance (LOD) will be 42,000 ft², or 0.96 acres. Entire LOD is mapped in Brecknock channery silt loam (BrC2)
21. All electric, telephone, cable television, and other communication facilities, both main and service lines servicing new subdivisions or land developments, shall be provided by underground wiring within utility easements or within dedicated public rights-of-way unless special conditions require otherwise. Utilities shall be installed in accordance with the prevailing standards and practices of the utility or other companies providing such services.
22. No additional right-of-way area is proposed to be dedicated as part of this land development plan.
23. The sanitary sewer facilities proposed hereon are to remain private.
24. If the BMP(s) does not function as intended additional soil testing may be necessary and a modified design and repair required to be approved by the township engineer.The source of protecting the BMP hereon from sediment laden runoff is compost filter socks.
25. The owner or contractor must schedule a pre-construction conference with the Township Engineer to be held at least four working days prior to to start of any site construction, earth disturbance, clearing or grubbing. Also, the owner or contractor shall contact the Township Engineer at least four working days prior to the start of any site construction, earth disturbance, clearing or grubbing to facilitate construction observation.
26. All sites receiving fill material hauled from this site shall have an approved erosion and sediment pollution control plan.
27. A sewer planning exemption has been approved by the Department of Environmental Protection. DEP Code No _____.
28. Ingress and egress and maintenance agreement upon the existing 8-10 foot wide stone driveway for Lot #2 and Lot #1 granted and conveyed by Instrument No._____.
29. If, at any point during the construction of the project, the total limit of disturbance is 1 acre, or greater, a NPDES Permit shall be applied for and approved through the Dauphin County Conservation District (DCCD).
30. No building permits will be issued until a Township highway occupancy permit has been issued.

UPI CERTIFICATION

UNIFORM PARCEL IDENTIFIER
Lot #1 - 22-005-174
Lot #2 - 22-005-282

SOURCE OF TITLE / APPLICANT
Jessica Conway (Applicant)
1881 Creek View Drive
Palmyra, PA 17022
Deborah M. Robbins (Owner)
2665 Chestnut Road
Elizabethtown PA, 17022
717-395-7750 (Applicant)
jmrobbins0@gmail.com (Applicant)
Tax Parcel Id. 22-005-174
BK.2646 PG.457
Being lot #1 as shown on the Final Subdivision Plan of Sherwood Forest, recorded in Plan Book W, Volume 4, Page 55

ADJOINING SUBDIVISIONS
Plan Book T, Volume 2 Page 85, Section B Sherwood Forest (1975).
Plan Book T, Volume 2, Page 1, Collier, Roseri, Richabaugh and Koch (1975).
Plan Book R, Volume 2, Page 72, Basler, Albright, Rhoads (1974).
Instrument No. 20080037295, Donald E. & Deborah Parmer, 2501 Chestnut Road, 2008.

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.

FILE PATH: \\ACTONE2024\COMPANY\2026\26-073 2665 CHESTNUT RD ROBBINS CONEWAGO DAUPHIN\DRAWING\26-073 2665 CHESTNUT RD ROBBINS CONEWAGO DAUPHIN.DWG
LAST SAVED: 9/14/2026 11:45 AM PLOTTED: 9/14/2026 11:53 AMPLOTTED BY: ACTONE0358

## Zoning Data: "R-C" Residential Country

| Regulation | | Description | Required | Lot #1 Existing | Lot #1 Proposed | Lot #2 Proposed |
|---|---|---|---|---|---|---|
| Width Regulations | | Minimum Lot Width | The minimum building set back line shall be not less than 125 feet. Corner lots shall have a lot width of not less than 150 feet | 519 feet | 125 feet | 394 feet |
| Yard Regulations (Setbacks) | Principle Structure | Minimum Front Yard | 50 feet | 50 feet | 50 feet | 50 feet |
| | | Minimum Side Yard (each) | 20 feet each on an interior lot; on a corner lot the side yard abutting the street shall be not less than 50 feet. | 20 feet | 20 feet | 20 feet |
| | | Minimum Rear Yard | 35 feet | 35 feet | 35 feet | 35 feet |
| | Accessory Structure | Minimum Front Yard | 50 feet | 50 feet | 50 feet | 50 feet |
| | | Minimum Side Yard | 10 feet | 10 feet | 10 feet | 10 feet |
| | | Minimum Rear Yard | 10 feet | 10 feet | 10 feet | 10 feet |
| Coverage Regulations | | Minimum Vegetative Cover | 50% | 97.6% | 96% | 97.2% |
| | | Maximum Impervious Cover | 50% | 1.2% | 2.8% | 2.2% |
| | | Maximum Building Cover* | 25% | 0.4% | 1% | 0.6% |
| Height Regulations (Maximum) | | Principal Use | 35 feet the height of a dwelling shall not be less than one story | As per regulation | As per regulation | As per regulation |
| | | Detached Accessory Use | 15 feet | As per regulation | As per regulation | As per regulation |
| Area Regulations | | Minimum Residential Lot Area | 1.5 acres | 18.36 acres | 7.87 acres | 10.49 |
| Parking Requirements | | Single-Family Detached Dwelling | 2 per dwelling unit | 2 per dwelling unit | 2 per dwelling unit | 2 per dwelling unit |

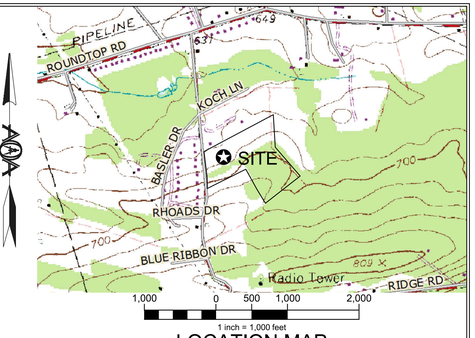
*All buildings, including accessory structures, shall not cover more than 25% of the area of the lot, and at least 50% of each lot shall be maintained with a vegetative cover.

## Site Data

| Lot | Existing | | Proposed | | Proposed | |
|---|---|---|---|---|---|---|
| | Lot #1 | | Lot 2 | | Lot #1 | |
| Use | Residential | | Residential | | Residential | |
| Area | 18.3664 | acres | 10.4913 | acres | 7.8751 | acres |
| | 800,040 | ft² net area | 457,002 | ft² net area | 343,038 | ft² net area |
| | 18.7240 | acres | 10.7601 | acres | 7.9639 | acres |
| | 815,616 | ft² gross area | 468,709 | ft² gross area | 346,907 | ft² gross area |
| Impervious Cover | 9,606 | ft² | 10,000 | ft² | 9,606 | ft² |
| | 1.2% | | 2.2% | | 2.8% | |
| Building Cover | 3,339 | ft² | 2,811 | ft² | 3,339 | ft² |
| | 0.4% | | 0.6% | | 1.0% | |
| Vegetative Cover | 787,095 | ft² | 444,191 | ft² | 330,093 | ft² |
| | 98.4% | | 97.2% | | 96.2% | |
| Water Service | On-Lot Well | | On-Lot Well | | On-Lot Well | |
| Sewer Service | On-Lot | | On-Lot | | On-Lot | |
| Parking | 4 Spaces | | 2 Spaces | | 4 Spaces | |

## Impervious Coverage Tabulation Lot 2

| Component | Coverage (ft²) |
|---|---|
| House | 2,280 |
| Covered Porches | 531 |
| Sidewalk | 100 |
| Driveway | 2,983 |
| Reserve for Future Improvements (Pool/Patio) | 4,106 |
| Total | 10,000 |




LOCATION MAP

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. # 20261693677 DATE: 6/18/2026

Request for Modification of Requirements from Conewago Township Consolidated Ordinances, Chapter 22 - Subdivision and Land Development
1. §403.1.A.(2)(e) A Separate 100 Scale Drawing
   Waiver Approved on: _____
2. §404. Preliminary Plat; Procedure.
   Waiver Approved on: _____
3. §602.1 Monuments and Markers.
   Waiver Approved on: _____
4. §604.1.A. Sewers.
   Waiver Approved on: _____
5. §606. Curbs.
   Waiver Approved on: _____
6. §607. Sidewalks.
   Waiver Approved on: _____
7. §613. Existing Road Improvements.
   Waiver Approved on: _____
8. §601.B. Stormwater Management Facilities Greater Than or Equal to 3 Feet in Depth
   Waiver Approved on: _____

Request for Exemption of Requirements
1. §510.2.B Recreation and Open Space Requirements Fee in Lieu.
   Exemption Approved on: _____

# FINAL PLAT, STORMWATER MANAGEMENT PLAN & EROSION AND SEDIMENT POLLUTION CONTROL PLAN FOR JESSICA CONWAY 2665 CHESTNUT ROAD

## CONEWAGO TOWNSHIP, DAUPHIN COUNTY COMMONWEALTH OF PENNSYLVANIA

## DRAWING INDEX

to be recorded

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

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

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

Owner(s) _____.
Deborah M. Robbins

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 deed, that all streets or parts thereof and other lands intended to be offered for public use, if not previously dedicated, are hereby offered for dedication to public use 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

It is hereby certified that the undersigned are the legal/equitable 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.

Owner(s) _____.
Deborah M. Robbins

This plan reviewed by the Dauphin County Planning Commission this _____day of _____2026.

Chairman _____.

Secretary _____.

This plan reviewed by the Conewago Township Engineer this _____day of _____2026.

Township Engineer _____.

This plan recommended for approval by the Conewago Township Planning Commission this _____day of _____2026.

Chairman _____.

Secretary _____.

This plan approved by the Conewago Township Board of Supervisors, and all conditions imposed with respect to such approval were completed on this _____day of _____20___.

Chairman _____.

Secretary _____.

This plan recorded in the Office of the Recorder of Deeds in and for Dauphin County this ____ day of _____, 2026.

Instrument Number _____.

I, _____, hereby certify that I have conducted a wetlands investigation on _____, in accordance with the requirements of this ordinance and have determined that there are no regulatory wetlands on the subject property; that the proposed project will not impact any off-site wetlands and that no wetland permits are required from any state or federal governmental agency having jurisdiction.

_____ _____,
Signature Date

DAUPHIN COUNTY RECORDER OF DEEDS CERTIFICATION

"I,_____, hereby certify
Robert E. Shaffer, Jr.
that the Stormwater Management Site Plan meets all design standards and criteria of the Conewago Township Stormwater Management Ordinance.

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

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

I hereby certify that, to the best of my knowledge, the survey and plan shown and described hereon is true and correct to the accuracy required by the Conewago Township Subdivision and Land Development Ordinance

_____
Professional Land Surveyor

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

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

_____
Professional Engineer

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

FINAL PLAT, STORMWATER MANAGEMENT PLAN & EROSION SEDIMENT POLLUTION CONTROL SITE PLAN FOR
JESSICA CONWAY
2665 CHESTNUT ROAD
CONEWAGO 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: September 11, 2026 | REVISIONS: | DRAWN BY: | RES |
| SCALE: As Shown | | CHECKED BY: | RES |
| SHEET 1 OF 6 | | JOB NO.: | 26-073 |

# EXISTING CONDITIONS

1 inch = 60 feet

## EXISTING LEGEND

*Existing Feature Labeling Uses Lower Case Slanted Text*

- Boundary Line
- Right-of-Way
- 360 Contours
- Edge of Paving
- Curb
- Edge of Gravel
- Minimum Building Setbacks
- S Sewer Line
- UC Underground Communication
- UGE Underground Electric
- Sewer Manhole
- Storm Drainage Pipe
- Fence Line
- Soil Boundary
- Treeline
- Light Standard
- W Well
- T Telephone Box
- Electric Meter
- C Cable Box
- E Electric Box
- Zoning District Boundary
- Double-Ring Infiltration Test

| Curve Table | | | | | |
|---|---|---|---|---|---|
| | Length | Radius | Delta | Chord Direction | Chord Length |
| C1 | 208.33' | 1275.80' | 9° 21' 22" | N2° 11' 17"W | 208.10' |

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.

FILE PATH: \\ACTONE2024\COMPANY\2026\26-073 2665 CHESTNUT RD ROBBINS CONEWAGO DAUPHIN\DRAWING\26-073 2665 CHESTNUT RD ROBBINS CONEWAGO DAUPHIN.DWG
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FINAL PLAT, STORMWATER MANAGEMENT PLAN &
EROSION SEDIMENT POLLUTION CONTROL SITE PLAN
FOR

# JESSICA CONWAY
# 2665 CHESTNUT ROAD

CONEWAGO 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: September 11, 2026 | REVISIONS: | DRAWN BY: | RES |
| SCALE: As Shown | | CHECKED BY: | RES |
| SHEET 2 OF 6 | | JOB NO.: | 26-073 |

# EXISTING LEGEND

*Existing Feature Labeling Uses Lower Case Slanted Text*

- Boundary Line
- Right-of-Way
- 360 Contours
- Edge of Paving
- Curb
- Edge of Gravel
- Minimum Building Setbacks
- S — S — S — Sewer Line
- UC — UC — UC — Underground Communication
- UGE — UGE — UGE — Underground Electric
- Sewer Manhole
- Storm Drainage Pipe
- —x—x—x—x—x— Fence Line
- Soil Boundary
- Treeline
- Light Standard
- W Well
- T Telephone Box
- Electric Meter
- C Cable Box
- E Electric Box
- Zoning District Boundary
- Double-Ring Infiltration Test

# PROPOSED LEGEND

PROPOSED FEATURE LABELING USES UPPER CASE STRAIGHT TEXT

- BOUNDARY LINE
- PRIVATE RIGHT-OF-WAY
- 360 CONTOURS
- EDGE OF PAVING
- MINIMUM BUILDING SETBACKS
- W — W — WATER LINE
- S — S — SEWERLINE
- UGE — UGE — UNDERGROUND ELECTRIC
- UC — UC — UNDERGROUND COMMUNICATIONS
- E — E — OVERHEAD ELECTRIC
- CO — CO — OVERHEAD COMMUNICATIONS
- G — G — GAS LINE
- FLOW PATH
- W WELL
- CONCRETE MONUMENT
- IRON REBAR (§" Ø)
- x−500.0 SPOT ELEVATION (FINISHED GRADE)
- STORMWATER EASEMENT
- STORM SEWER PIPE
- 6" ROOF LEADER
- DOWNSPOUT
- IMPERVIOUS AREA
- INFILTRATION FACILITY
- STONE SCOUR PROTECTION
- CFS — CFS — COMPOST FILTER SOCK
- LOD — LOD — LIMITS OF DISTURBANCE
- ROCK CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKETS

# PROPOSED CONDITIONS

| DRIVEWAY SIGHT DISTANCE SPEED LIMIT 35 MPH | |
|---|---|
| Left | Right |
| Required: 274'* | Required: 230'* |
| Measured: 460' | Measured: 500+' |
| Slope: -6.0% | Slope: +6.0% |
| *Per Pa.Code, Title 67, Chapter 441 | |

| Property Line Table | | |
|---|---|---|
| | Direction | Length |
| L1 | N65° 19' 57"E | 85.50' |
| L2 | S25° 20' 24"E | 34.54' |
| L3 | N65° 19' 57"E | 53.35' |

| Curve Table | | | | | |
|---|---|---|---|---|---|
| | Length | Radius | Delta | Chord Direction | Chord Length |
| C2 | 129.94' | 1275.80' | 5° 50' 08" | S0° 25' 40"E | 129.88' |
| C3 | 78.39' | 1275.80' | 3° 31' 14" | N5° 06' 21"W | 78.38' |

FINAL PLAT, STORMWATER MANAGEMENT PLAN &
EROSION & SEDIMENT POLLUTION CONTROL SITE PLAN
FOR
JESSICA CONWAY
2665 CHESTNUT ROAD
CONEWAGO TOWNSHIP
DAUPHIN COUNTY
COMMONWEALTH OF PENNSYLVANIA


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Email: aoa@actoneassociates.com, Website: actoneassociates.com


DATE: September 11, 2026
SCALE: As Shown
SHEET 3 OF 6
REVISIONS:
DRAWN BY: RES
CHECKED BY: RES
JOB NO.: 26-073


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60 0 30 60 120
1 inch = 60 feet


FILE PATH: L:\ACTONE2024\COMPANY\2026\26-073 2665 CHESTNUT RD ROBBINS CONEWAGO DAUPHIN\DRAWING\26-073 2665 CHESTNUT RD ROBBINS CONEWAGO DAUPHIN.DWG
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| Drainage Easement Table | | |
|---|---|---|
| | Direction | Length |
| E1 | S66° 55' 07"W | 97.57' |
| E2 | S78° 25' 57"W | 81.95' |
| E3 | N11° 34' 03"W | 20.00' |
| E4 | N78° 25' 57"E | 79.94' |
| E5 | N66° 55' 07"E | 95.55' |
| E6 | S23° 04' 53"E | 20.00' |

LOT 2
NEW LOT

RESERVED SEPTIC ABSORPTION AREA

500 GALLON DOSING TANK

1,500 GALLON SEPTIC TANK

FUTURE POOL

FOUR BEDROOM DWELLING FINISHED FLOOR ELEVATION= 688
GARAGE FLOOR 687

COVERED PORCH

COVERED PORCH

SIDEWALK

686.5-x

22'

5'

R=100'

TOPSOIL STOCKPILE

DRIVEWAY

COMPOST SOCK WASHOUT

INTERCEPTION BERM 6" HIGH

INFILTRATION BED (BED-1)

CFS-1

CFS-2

CFS-3

CFS-4

L1 L2 L3

E1 E2 E3 E4 E5 E6

Linford D. & Parcel Ia. Instrument

Residential Country Zoning

1/2" Rebar Found

3/4" Iron Pipe Found

N10° 52' 54"W 141.32'

S29° 47' 40"E 164.45'

N58° 42' 18"E 227.84'

R=100'

AC Unit

Deck

Field

Driveway

Wooded

50' RIGHT OF WAY FOR INGRESS AND EGRESS FOR LOTS 1 & 2

## EXISTING LEGEND

*Existing Feature Labeling Uses Lower Case Slanted Text*

- Boundary Line
- Right-of-Way
- 360 Contours
- Edge of Paving
- Curb
- Edge of Gravel
- Minimum Building Setbacks
- S Sewer Line
- UC Underground Communication
- UGE Underground Electric
- Sewer Manhole
- Storm Drainage Pipe
- x Fence Line
- Soil Boundary
- Treeline
- Light Standard
- W Well
- T Telephone Box
- Electric Meter
- C Cable Box
- E Electric Box
- Zoning District Boundary
- Double-Ring Infiltration Test

## PROPOSED LEGEND

PROPOSED FEATURE LABELING USES UPPER CASE STRAIGHT TEXT

- BOUNDARY LINE
- PRIVATE RIGHT-OF-WAY
- 360 CONTOURS
- EDGE OF PAVING
- MINIMUM BUILDING SETBACKS
- W WATER LINE
- S SEWERLINE
- UGE UNDERGROUND ELECTRIC
- UC UNDERGROUND COMMUNICATIONS
- E OVERHEAD ELECTRIC
- CO OVERHEAD COMMUNICATIONS
- G GAS LINE
- FLOW PATH
- W WELL
- CONCRETE MONUMENT
- IRON REBAR (#" Ø)
- x-500.0 SPOT ELEVATION (FINISHED GRADE)
- STORMWATER EASEMENT
- STORM SEWER PIPE
- 6" ROOF LEADER
- DOWNSPOUT
- IMPERVIOUS AREA
- INFILTRATION FACILITY
- STONE SCOUR PROTECTION
- CFS COMPOST FILTER SOCK
- LOD LIMITS OF DISTURBANCE
- ROCK CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKETS

# STORMWATER MANAGEMENT (LOT 2)

20 0 10 20 40
1 inch = 20 feet

FINAL PLAT, STORMWATER MANAGEMENT PLAN &
EROSION SEDIMENT POLLUTION CONTROL SITE PLAN
FOR
JESSICA CONWAY
2665 CHESTNUT ROAD
CONEWAGO TOWNSHIP
DAUPHIN COUNTY
COMMONWEALTH OF PENNSYLVANIA

ACT ONE & Associates
Consulting Engineers & Surveyors
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(717) 236-7500, fax (717) 236-3314
Email: aoa@actoneassociates.com, Website: actoneassociates.com

| | | | |
|---|---|---|---|
| DATE: September 11, 2026 | REVISIONS: | DRAWN BY: | RES |
| SCALE: As Shown | | CHECKED BY: | RES |
| SHEET 4 OF 6 | | JOB NO.: | 26-073 |

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