No: 25-027

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: East Hanover Township | Surveyor: Weber Surveyors | Engineer: Bitner Engineering, LLC

Plat Title: 656 Manada Bottom Road

Zoning District: Rural Agricultural (R-A) | Proposed Land Use: Agriculture & Residential

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

# of Lots	# of New Lots	# of DUs	Acs Subdiv /Devel	Total Acres
1	2	1	10	33.87

Date Received: 2/11/2025 | Staff Review: 2/18/2025 | Official County Review: 2/18/2025

Reviewed by ARK Checked by _____ Tax Map Parcel # 25-017-196

Project Description: Subdivide 10 acre parcel for use as a single family residential dwelling.

- *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: Stormwater Ordinance - Section 501.A.6 – Limiting Zone; Section 501B.8 – Anti-Seep Collar.

Comments:

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

2. Verify that a Highway Occupancy Permit (HOP) has been or will be filed for Manada Bottom Road and whether an NPDES permit will be required for earth moving activity.

3. Verify the width of the proposed required by the SALD Ordinance Section 1104 (Standards for Driveways). Determine whether the proposed driveway meets all other design standards as laid out in this section.

4. Verify the width of the lot at its road frontage meets the 150’ requirement established in Section 501.A of the Zoning Ordinance to avoid the creation of a flag lot.

5. With both outfalls emptying near the road and no curbing existing, is there any chance of overflowing onto the street?

6. As a note, the well isolation zone encompasses most of the front yard and portions of the driveway. The applicant should be mindful of what chemicals (ice melt, fertilizer, weed killer, etc.) they use that could possibly pose a contamination risk to the well.

Plan No. 25-027

Plat Specifications	**Yes**	**No**	**N/A**
1. Name of proposed subdivision/land development shown	X		
2. Owner/developer name, address & telephone number shown	X		
3. Municipality name shown	X		
4. Tax parcel number/Deed reference shown/Instrument #	X		
5. North point shown	X		
6. Map scale shown (written/graphic)	X		
7. Date of plan preparation shown	X		
8. Certification of surveyor/engineer/landscape architect shown		X	
9. Location map shown	X		
10. Total property map (bearings, distances, area, primary control point) shown	X		
11. Names of adjacent landowners/subdivision shown	X		
12. Lot numbers shown	X		
13. Lot dimensions shown	X		
14. Lot areas shown	X		
15. Permanent monuments and markers shown	X		
16. Building setbacks shown	X		
17. Existing natural features shown - Wetlands	X		
Floodplains	X		
Woodlands, streams, etc.	X		
18. Contours at required interval shown	X		
19. Easements shown and identified	X		
20. Existing man-made features shown - Building (s)	X		
Storm drainage facilities	X		
Sewer mains/Septic	X		
Water mains/Well	X		
21. Proposed man-made features shown – Building (s) / Structure (s)	X		
Storm drainage facilities	X		
Sewer disposal – public () on-lot (X)	X		
Water supply – public () well (X)	X		
22. Existing streets shown - Name	X		
R/W width	X		
Paving width	X		
Dedicated R/W width	X		
23. Proposed streets shown - Name			X
R/W width			X
Paving width			X
Profiles			X
24. Curbs shown			X
25. Sidewalks shown	X		
26. Existing and proposed coverage shown	X		
27. Parking schedule provided shown			X
28. Traffic study completed			X
29. Recreation area shown/fee in-lieu-of provided			X
30. Erosion and sedimentation control plan shown	X		
31. Statement of ownership, signature and notarization shown		X	
32. Dedicatory statement shown	X		
33. Approval blocks shown	X		
34. PADOT Highway Occupancy Permit statement shown		X	
35. Consistency with Future Land Use plans - County plans	X		
Municipal plans	X		

FINAL SIMPLE SUBDIVISION AND MAJOR STORMWATER MANAGEMENT PLAN

FOR

656 MANADA BOTTOM RD.

EAST HANOVER TOWNSHIP, DAUPHIN COUNTY, PA

CERTIFICATE OF SURVEY ACCURACY

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 EAST HANOVER TWP. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

_____, 2025 _____

(SIGNATURE OF REGISTERED SURVEYOR)

CERTIFICATE OF PLAN ACCURACY

I HEREBY CERTIFY, THAT TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE EAST HANOVER TWP. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

_____, 2025 _____

(SIGNATURE OF REGISTERED PROFESSIONAL RESPONSIBLE FOR THE DESIGN IMPROVEMENT)

CERTIFICATE OF STORMWATER MANAGEMENT SITE PLAN

_____ HEREBY CERTIFY THAT THIS STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE EAST HANOVER TOWNSHIP STORMWATER MANAGEMENT ORDINANCE."

_____, 2025 _____

(SIGNATURE OF REGISTERED PROFESSIONAL RESPONSIBLE FOR THE DESIGN IMPROVEMENT)

STORMWATER ACKNOWLEDGEMENT BY OWNER

I (WE) THE UNDERSIGNED OWNER(S) OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO ACKNOWLEDGE THE STORMWATER MANAGEMENT FACILITIES SHOWN AND DESCRIBED HEREON ARE TO BE PERMANENT FIXTURES THAT CANNOT BE ALTERED OR REMOVED UNLESS A REVISED PLAN IS APPROVED BY THE EAST HANOVER TOWNSHIP.

_____ _____

OWNER(S) DATE

CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGMENT OF SUBDIVISION OR LAND DEVELOPMENT PLAN

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

ON THIS, _____DAY OF _____, 20 ____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, BEING THE (INDIVIDUAL'S TITLE) WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE/SHE IS THE OWNER OR EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT THE PLAN IS THE ACT AND DEED OF THE OWNER, WHICH DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.

_____
(SIGNATURE AND SEAL OF NOTARY PUBLIC)

MY COMMISSION EXPIRES _____, 20____

DAUPHIN COUNTY PLANNING COMMISSION

REVIEWED BY THE PLANNING COMMISSION OF DAUPHIN COUNTY THIS _____DAY OF 20__.

_____
CHAIRPERSON

_____
SECRETARY

REVIEWED BY EAST HANOVER TOWNSHIP ENGINEER

THE EAST HANOVER TOWNSHIP ENGINEER REVIEWED THIS PLAN AND PROVIDED COMMENTS TO THE TOWNSHIP

_____,2025 _____

TOWNSHIP ENGINEER

OWNER

DARLENE N. NUTTER
656 MANADA BOTTOM ROAD
HARRISBURG, PA 17112

EQUITABLE OWNER

LOGAN BECKER
643 RIDGEVIEW ROAD SOUTH
ELIZABETHTOWN, PA 17022

SITE ADDRESS

656 MANADA BOTTOM ROAD
HARRISBURG, PA 17112

SOURCE OF TITLE

TAX ID: 25-009-015
DEED REF: 2016002733
GROSS: 33.8745 ACRES (EX. LOT 1)
NET: 33.2736 ACRES (EX. LOT 1)

ZONING/SITE DATA

ZONING DISTRICT	- (RA) RURAL AGRICULTURAL DISTRICT
EXISTING USE:	- SINGLE FAMILY, CROP FARMING
PROPOSED USE:	- SINGLE FAMILY, CROP FARMING
NUMBER OF LOTS:	- 2
WATER:	- PRIVATE WELL
SEWER:	- ON LOT SEPTIC

	REQUIRED	PROVIDED
MINIMUM LOT AREA	1 AC.	1 AC. MIN.
MIN. LOT WIDTH AT FRONT YARD SETBACK	150'	150' MIN.
MAXIMUM BUILDING COVERAGE	30%	<30%
MAXIMUM LOT COVERAGE	40%	<40%
MINIMUM FRONT YARD SETBACK	40'	9.8'± (LOT 1), 40' (LOT 2)
MINIMUM SIDE YARD SETBACK	20'	20'
MINIMUM REAR YARD SETBACK	40'	40'
MAX. BUILDING HEIGHT	40' (OR 3 STORIES)	40' MAX.
PARKING STALL REQUIREMENT	2 PER DWELLING UNIT	>2 PER DWELLING UNIT

PROPOSED LOTS

LOT 1	GROSS: 23.6298 ACRES (P/L)	NET: 23.0908 ACRES (R/W)
LOT 2	GROSS: 10.2447 ACRES (P/L)	NET: 10.0866 ACRES (R/W)

GENERAL NOTES:

1. BOUNDARY AND PARTIAL TOPOGRAPHY SHOWN HEREON OBTAINED FROM A FIELD SURVEY PERFORMED BY WEBER SURVEYORS COMPLETED ON NOVEMBER 20, 2024. 931 STONY BATTERY ROAD, LANDISVILLE, PA (717)-898-9466. FEATURES SHOWN OUTSIDE OF THE AREA OF FIELD SURVEY TAKEN FROM PEMA 2020-2021 ORTHOIMAGERY. LIDAR CONTOURS ARE SHOWN OUTSIDE OF FIELD SURVEY AREA TAKEN FROM THE PAMAP PROGRAM, PA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, BUREAU OF TOPOGRAPHIC AND GEOLOGIC SURVEY, PUBLICATION DATE OF JUNE 29, 2009.
   COORDINATE SYSTEM: PA STATE PLANE, SOUTH ZONE - 3702, REF FRAME: NAD83(2011) EPOCH 2010.00.
   VERTICAL DATUM: NAVD88 (GEIOD18) (ESTABLISHED BY GPS OBSERVATION)
   BENCHMARK: SURVEY CONTROL MAG NAIL IN THE NORTHEASTERLY EDGE OF MANADA BOTTOM ROAD. SEE DRAWING.
   ELEVATION: 449.84
   CONTOUR INTERVAL: 1 FOOT
2. UNDERGROUND UTILITIES HAVE BEEN SHOWN ACCORDING TO SURFACE EVIDENCE, MARKINGS PROVIDED BY OTHERS, AND/OR PLANS PROVIDED BY THE OTHERS. THE ACTUAL LOCATION OF THESE UTILITIES HAVE NOT BEEN FIELD VERIFIED AND THE LOCATIONS ARE APPROXIMATE. WEBER SURVEYORS DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE UNDERGROUND UTILITY LOCATION INFORMATION PROVIDED BY OTHERS AND REFLECTED ON THESE DRAWINGS IS CORRECT OR ACCURATE. WEBER SURVEYORS ASSUMES NO RESPONSIBILITY FOR A ANY DAMAGE AS A RESULT OF UNDERGROUND UTILITIES OMITTED OR INACCURATELY SHOWN.
3. ALL FEATURES SHOWN ARE EXISTING UNLESS OTHERWISE NOTED.
4. THE MARKER DESIGNATION (SET) INDICATES THAT THE DESCRIBED MARKER WILL BE SET AS PART OF THIS SURVEY. THE DESIGNATION (FND) INDICATES THAT THE MARKER WAS FOUND DURING THE FIELD SURVEY. OPEN CIRCLE WITH NO DESIGNATION INDICATES NO MARKER FOUND OR SET AS PART OF THIS SURVEY.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.
6. GROSS LOT AREA IS CALCULATED TO THE TITLE LINE. NET LOT AREA WILL EXCLUDE EXISTING ROAD RIGHT-OF-WAYS AND INCLUDE ANY INTERNAL EASEMENTS.
7. FLOODPLAIN SHOWN HEREON BASED UPON INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA), FLOOD INSURANCE STUDY (FIS) FLOODWAY DATA AND FLOOD PROFILE FOR MANADA CREEK. USE OF THE NATIONAL FLOOD HAZARD LAYER (NFHL) WAS UTILIZED TO ESTABLISH THE BASE FLOOD ELEVATION (BFE) AND ADJUST THE FLOODPLAIN DATUM FROM NGVD 29 TO NAVD 88.
8. ANY REVISIONS MADE TO THESE PLANS AFTER THE DATE OF PLAN PREPARATION OR LATEST REVISION DATE SHALL NOT BE THE RESPONSIBILITY OF WEBER SURVEYORS OR BITNER ENGINEERING.
9. SWM SITE PLANS APPROVED BY THE EAST HANOVER TOWNSHIP, SHALL BE ON SITE THROUGHOUT THE DURATION OF REGULATED ACTIVITIES.
10. THE LANDOWNER SHALL KEEP ON FILE WITH THE EAST HANOVER TOWNSHIP THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE PERSON OR COMPANY RESPONSIBLE FOR MAINTENANCE ACTIVITIES; IN THE EVENT OF A CHANGE, NEW INFORMATION WILL BE SUBMITTED TO THE EAST HANOVER TOWNSHIP WITHIN TEN (10) DAYS OF THE CHANGE.

ENVIRONMENTAL NOTES :

1. VORTEX ENVIRONMENTAL CONDUCTED A FIELD INVESTIGATION ON NOVEMBER 15, 2024 TO DETERMINE THE EXTENTS OF WETLANDS PRESENT ON THE SITE. WETLAND AREAS ARE SHOWN ON THIS PLAN.
2. WETLANDS DELINEATED ON THE PLANS SHALL BE KEPT FREE OF STRUCTURES, FILL AND OTHER ENCROACHMENTS. NO DISTURBANCE SHALL OCCUR WITHIN THE WETLANDS.

MUNICIPALITY NOTES:

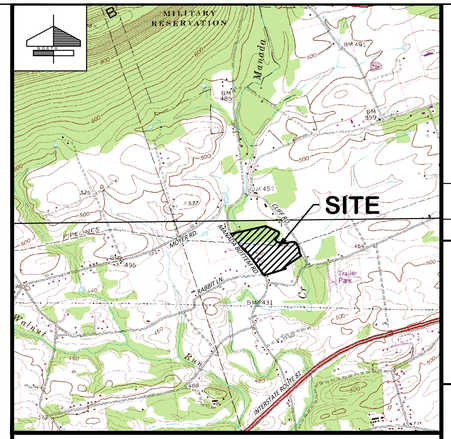
1. THERE ARE NO AREAS ON THIS PLAN WHICH ARE OFFERED FOR DEDICATION TO EAST HANOVER TWP. EAST HANOVER TWP. IS NOT RESPONSIBLE FOR CONSTRUCTION OR MAINTENANCE OF ANY AREA NOT DEDICATED FOR PUBLIC USE.
2. THE EAST HANOVER TOWNSHIP SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSES OF INSPECTING ALL STORMWATER CONVEYANCE, TREATMENT AND STORAGE FACILITIES.
3. THE MUNICIPALITY SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OR MAINTENANCE OF ANY AREA NOT DEDICATED FOR THE PUBLIC USE.
4. ANY SITE LIGHTING MUST COMPLY WITH DARK SKY STANDARDS AND BE SHIELDED.
5. BEFORE DRIVEWAY ACCESS IS PERMITTED, A HIGHWAY OCCUPANCY PERMIT IS REQUIRED IN ACCORDANCE WITH THE ACT OF JUNE 1, 1945, KNOWN AS THE "STATE HIGHWAY LAW."

STORMWATER NOTES:

1. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES.
2. ALL STORM SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND TO THE STANDARDS OF THE MUNICIPAL ORDINANCES.
3. WATERTIGHT JOINTS SHALL BE PROVIDED WHERE PIPE SECTIONS ARE JOINED TO OTHER PIPE SECTIONS AND TO STORMWATER STRUCTURES.
4. NO CORNER ENTRY OF STORM PIPE IS PERMITTED TO ANY CONNECTIONS WITH ANY TYPE OF STORMWATER INLET.
5. NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE OR ALTER SWM FACILITIES AND/OR BMP FACILITIES WHICH MAY HAVE BEEN INSTALLED ON A PROPERTY UNLESS A STORMWATER MANAGEMENT PERMIT HAS BEEN OBTAINED TO PERMIT SUCH MODIFICATION, REMOVAL, FILLING, LANDSCAPING OR ALTERATION. NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING OR VEGETATION INTO A SWM FACILITY, A BMP OR WITHIN DRAINAGE EASEMENTS.
6. AN OPERATION AND MAINTENANCE AGREEMENT SHALL BE RECORDED AND IS PART OF THE STORMWATER SITE PLAN.
7. NOTHING SHALL BE PLACED, PLANTED, SET OR PUT WITHIN THE AREA OF THE EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF AN EASEMENT.
8. RECORD DRAWINGS SHALL BE PROVIDED FOR ALL STORMWATER MANAGEMENT FACILITIES PRIOR TO OCCUPANCY, OR THE RELEASE OF FINANCIAL SECURITY.
9. THE STORMWATER MANAGEMENT FACILITY IS DESIGNED FOR THE BELOW IMPERVIOUS AREAS:

TOTAL IMPERVIOUS AREA MANAGED BY SWMF-1	8,600 SF*

*INCLUDES AN ADDITIONAL 1,000 SF FOR FUTURE IMPROVEMENTS



LOCATION MAP 1"=2000'

0 1000' 2000' 3000'

SHEET LIST TABLE

SHEET TITLE	SHEET NO.
COVER SHEET	1
EXISTING CONDITIONS & DEMOLITION PLAN	2
PLAT PLAN	3
SITE LAYOUT AND EASEMENT PLAN	4
GRADING AND UTILITIES PLAN	5
STORMWATER PROFILES AND DETAILS	6
EROSION AND SEDIMENT CONTROL PLAN	7
EROSION AND SEDIMENT CONTROL NOTES	8
EROSION AND SEDIMENT CONTROL DETAILS	9
PRE-DEVELOPED DRAINAGE AREA MAP	10
POST-DEVELOPED DRAINAGE AREA MAP	11

*ALL PLAN SHEETS ARE TO BE RECORDED.

REQUESTED WAIVERS:

THE FOLLOWING WAIVERS OF THE EAST HANOVER TOWNSHIP STORMWATER MANAGEMENT ORDINANCE ARE REQUESTED:

1. SECTION 501.A.6 - LIMITING ZONE
   ACTION: _____ DATE: _____
2. SECTION 501.B.8 - ANTI-SEEP COLLAR
   ACTION: _____ DATE: _____

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

ACT NO. 287/181:

DATE: 11/08/2024
SERIAL NO. 20243130500
BY: WES

UTILITY LIST:

COMCAST CABLE COMMUNICATIONS INC
C/O USIC LOCATING SERVICES INC
13085 HAMILTON CROSSING BLVD STE 200
CARMEL, IN. 46032
USIC OFFICE PERSONNEL
800-811-7981

EAST HANOVER TOWNSHIP
8848 JONESTOWN RD
GRANTVILLE, PA. 17028
BRYAN ZIEGLER
PUBLICWORKS@EHTDCPA.ORG
717-943-8822 EXT. 101

FIRSTENERGY CORPORATION
21 S MAIN ST
AKRON, OH. 44308
MELLYSSA ADAMS
MADAMS@FIRSTENERGYCORP.COM
330-604-4073

TEXAS EASTERN/ENBRIDGE
SUITE 400
2601 MARKET PLACE
HARRISBURG, PA. 17110
RYAN LUMBATIS
RYAN.LUMBATIS@ENBRIDGE.COM
717-540-8330

NO.	DATE	REVISION

MANAGER: DAVID W. BITNER, PE
DESIGN BY: DWB
DRAWN BY: DWB/JDS
CHKD BY: DWB
SURV. CHIEF: WEBER
DATE 2/10/2025
FIELDBOOK NO.

CLIENT
LOGAN BECKER
643 RIDGEVIEW ROAD SOUTH
ELIZABETHTOWN, PA 17022

SCALE AS NOTED

Bitner Engineering
711 Speedwell Forge Rd • Lititz, PA 17543
717.368.1169 • dave@bitnerengineering.com

TITLE
FINAL SIMPLE SUBDIVISION AND MAJOR STORMWATER MANAGMENT PLAN
FOR
656 MANADA BOTTOM RD.
COVER SHEET
EAST HANOVER TOWNSHIP DAUPHIN COUNTY, PA

SHEET NO. 1 OF 11

JOB. NO. 2024167-001

N O R T H
TRUE

LEGEND:

- Adjoiner Property Line
- Property Line
- Right-of-Way Line
- Centerline
- Easements
- 355 Index Contour
- 352 Intermediate Contour
- X 391.0 Spot Elevation
- Curb Line
- Edge of Pavement (E.O.P.)
- Gas Line (Gas Valve, Gas Meter)
- Sanitary Sewer Line (Clean Out, Manhole)
- Sanitary Force Main (Manhole)
- Water Line (Water Meter, Water Valve, Fire Hydrant)
- Storm Drainage Piping (Headwall, Manhole, Inlet, Endwall, Rip Rap)
- Fence
- Sign
- Light Pole (LP)
- DS Down Spout (DS)
- Bollard
- Deciduous Trees
- Coniferous Tree
- Shrub

EXISTING BOUNDARY LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 49°34'08" E	31.72'
L2	S 08°32'52" E	22.57'
L3	S 05°53'49" W	30.27'
L4	S 26°08'22" W	50.57'
L5	S 39°47'32" W	81.42'
L6	S 30°51'13" W	40.24'
L7	S 04°18'57" E	24.29'
L8	S 40°33'35" E	70.93'
L9	S 80°56'34" E	34.26'
L10	S 82°01'26" E	198.56'
L11	N 78°19'26" E	199.59'
L12	S 83°47'11" E	67.44'
L13	S 50°19'18" E	56.98'
L14	S 28°31'53" E	61.20'
L15	S 23°06'58" E	114.96'
L16	S 09°38'57" E	126.25'
L17	S 34°49'08" E	72.57'

SOIL LEGEND

SYMBOL	UNIT NAME	HYDROLOGIC GROUP
AT	ATKINS SILT LOAM	B/D
BKB2	BERKS SHALY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
BTA	BRINKERTON AND ARMAGH SILT LOAMS, 0 TO 3 PERCENT SLOPES	C/D
COB2	COMLY SILT LOAM, 2 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
PH	PHILO SILT LOAM	B/D

NO.	DATE	REVISION

MANAGER: DAVID W. BITNER, PE
DESIGN BY: DWB
CHKD BY: DWB
DRAWN BY: DWB/JDS
CHKD BY: DWB
SURV. CHIEF: WEBER
DATE 2/10/2025
FIELDBOOK NO.

CLIENT
LOGAN BECKER
643 RIDGEVIEW ROAD SOUTH
ELIZABETHTOWN, PA 17022

SCALE
1"=80'
0' 40' 80' 160' 240'

Bitner Engineering
711 Speedwell Forge Rd • Lititz, PA 17543
717.368.1169 • dave@bitnerengineering.com

TITLE
FINAL SIMPLE SUBDIVISION AND MAJOR STORMWATER MANAGMENT PLAN
FOR
656 MANADA BOTTOM RD.
EXISTING CONDITIONS & DEMOLITION PLAN
EAST HANOVER TOWNSHIP DAUPHIN COUNTY, PA

SHEET NO. 2 OF 11
JOB. NO. 2024167-001

N O R T H
TRUE

PROPOSED LEGEND

PROPOSED STORM DRAINAGE EASEMENT

PROPOSED SANITARY EASEMENT

NO.	DATE	REVISION

MANAGER: DAVID W. BITNER, PE
DESIGN BY: DWB
CHKD BY: DWB
DRAWN BY: DWB/JDS
CHKD BY: DWB
SURV. CHIEF: WEBER
DATE 2/10/2025
FIELDBOOK NO.

CLIENT
LOGAN BECKER
643 RIDGEVIEW ROAD SOUTH
ELIZABETHTOWN, PA 17022

SCALE 1"=80'
0' 40' 80' 160' 240'

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TITLE
FINAL SIMPLE SUBDIVISION AND MAJOR STORMWATER MANAGMENT PLAN FOR
656 MANADA BOTTOM RD.
PLAT PLAN
EAST HANOVER TOWNSHIP DAUPHIN COUNTY, PA

SHEET NO. 3 OF 11

JOB. NO. 2024167-001

EXISTING BOUNDARY LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 49°34'08" E	31.72'
L2	S 08°32'52" E	22.57'
L3	S 05°53'49" W	30.27'
L4	S 26°08'22" W	50.57'
L5	S 39°47'32" W	81.42'
L6	S 30°51'13" W	40.24'
L7	S 04°18'57" E	24.29'
L8	S 40°33'35" E	70.93'
L9	S 80°56'34" E	34.26'
L10	S 82°01'26" E	198.56'
L11	N 78°19'26" E	199.59'
L12	S 83°47'11" E	67.44'
L13	S 50°19'18" E	56.98'
L14	S 28°31'53" E	61.20'
L15	S 23°06'58" E	114.96'
L16	S 09°38'57" E	126.25'
L17	S 34°49'08" E	72.57'