No: 25-095

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality	West Hanover Township	Surveyor	Todd Lyons, PLS	Engineer	Mellott Engineering, Inc.
Plat Title	Briar Creek Phase IV				
Zoning District	R2 &R3 applicable zoning district criteria (zoning in place at time of Preliminary Plan approval)	Proposed Land Use	Single Family Attached (Townhouses)		

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

# of Lots	# of New Lots	# of DUs	Acs Subdiv/Devel	Total Acs
1	1	21	22.43	22.43

Date Received	Staff Review	Official County Review
9/8/2025	9/18/2025	9/18/2025

Project Description: Briar Creek Phase IV consists of 21 townhouse units to be served by public sewer and water.

Reviewed by RW Checked by ARK Parcel ID 68-024-034

- *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 Approved During the Preliminary Plan Process:

1. S&LDO §173-37-B-2 (Related to parkland dedication)
2. S&LDO §173-13-B-3 (Related to individual driveway profiles)
3. S&LDO §173-27-B-2 (Related to sidewalks along portion of Briarwood Drive)
4. S&LDO §173-25-G-2-g (Related to cul-de-sac design)
5. S&LDO §173-25-H-4 (Related to boulevard island width)
6. S&LDO §173-25-E-3-a (Minimum street intersection curb radii)

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 §173-15-B-16)
   b. Ownership and dedicatory statements with notarization (S&LDO §173-15-B-17)
   c. Erosion and sedimentation control (S&LDO §173-15-C-1)
   d. Stormwater management plan (S&LDO §173-15-C-6)
   e. DEP sewage planning module (S&LDO §173-15-C-2)
   f. Lighting plan (S&LDO §173-15-B-30)
   g. Landscaping plan certified by a landscape architect (ZO §195-403-C-6)

2. Once obtained, provide a copy of the Township Occupancy Permit and clear sight distances certified by Township Engineer (S&LDO §173-15-C-4)

3. Applicant is planning to connect to public water and must provide evidence that the site is to be supplied by a certified public utility (S&LDO §173-15-C-7)
4. Provide a copy of the final wetlands study in accordance with Article VI §173-30 (S&LDO §173-15-C-8)
5. Review and comments of the plan from the school district (S&LDO §173-15-C-10)
6. Provide a copy of the final traffic impact study in accordance with Article IX (S&LDO § 173-15-C-11)
    a. It is assumed a traffic study was completed with the original preliminary plan in 2021. If there have been any changes to anticipated traffic, it is recommended the traffic study be updated to be.
7. Certification letter from Township Water and Sewer Authority indicating that there is sufficient capacity available for the subdivision and land development (S&LDO §173-15-C-12)
8. Certificates of agreement to provide services from applicable utility companies (S&LDO §173-15-C-16)
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. Is the cul-de-sac designed to adequately maneuver emergency vehicles, maintenance vehicles, school buses, and moving van vehicles? (S&LDO §173-25-G-2-d)

General Comments:

1. When the original preliminary plan was submitted the old township zoning ordinance was in effect. Township staff shall concur with the old zoning requirements for the Phase 4 plan are still applicable for the requirements with this plan.
2. It seems like only one streetlight is proposed for Phase 4 (at the limit of the cul-de-sac), should any streetlights be placed along the sidewalks near the proposed buildings? (S&LDO §173-15-B-30)

Plan No. 25-095

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	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	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	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 *(Partial waiver approved during preliminary plan)*	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 *(Signature req.)*	X		
32. Dedicatory statement shown	X		
33. Approval blocks shown *(Signatures required)*	X		
34. PADOT Highway Occupancy Permit statement shown			X
35. Consistency with Future Land Use plans - County plans	X		
Municipal plans	X		

West Hanover Township Plan ID #25.004

FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

FOR

THE TOWNES AT BRIAR CREEK PHASE IV

LOCATED IN

WEST HANOVER TOWNSHIP, DAUPHIN COUNTY, PA.

PLAN INTENT NOTE

The Townes at Briar Creek is a partially constructed 91 unit residential townhouse community on a 22.4 acre tract located off Dewey Drive. The project is a four phase project with this Phase IV Final Plan being the last phase of the community. Phase IV consists of 21 units and associated infrastructure; Phases I, II & III infrastructure is complete with unit construction ongoing. Public water and sewer shall serve the project and fire protection shall be provided via fire hydrant(s) and internal building sprinklers. The streets proposed with this plan shall be offered for dedication to the Township. The applicant proposes to pay a fee in-lieu-of land dedication to satisfy township recreation requirements.

ZONING REQUIREMENTS

Zoning District: Current land zoning is NMU Neighborhood Mixed Use although the below zoning criteria is defined per the zoning in place at time of Preliminary Plan approval
R-3 Suburban Residential District (based on ordinance at time of Preliminary Plan approval)

Minimum lot area:	10,000 sf
Minimum lot width at front building setback line:	20 feet (single family attached dwellings)
Minimum front yard:	25 feet
Minimum side yard:	0' feet
Minimum rear yard:	35 feet
Maximum principal building height:	35 feet
Interior Building Separations	
Front: 25 feet	
Side: 10 feet	
Rear: 35 feet	
Maximum lot coverage:	35%
Required number of parking spaces:	3 spaces per unit
Open Space required =	4.486 ac (20% open space of 22.431 ac gross)
Maximum Density:	91 units as per the Settlement Agreement between The McNaughton Company and West Hanover Twp. dated November 2, 2020

Zoning District: R-2 Medium-Density Residential District (provided for reference although no units in R2)

Minimum lot area:	15,000 sf, single-family
Minimum lot width at front building setback line:	100 feet
Minimum front yard:	35 feet
Minimum side yard:	15' feet
Minimum rear yard:	35 feet
Interior Building Separations	
Front: 35 feet	
Side: 15 feet	
Rear: 35 feet	
Maximum principal building height:	35 feet
Maximum lot coverage:	35%
Required number of parking spaces:	3 spaces per unit

SITE DATA NOTES

1. Owner and applicant:
   Mid Penn Holdings at Briar Creek, LLC
   4400 Deer Path Road, Suite 201
   Harrisburg, PA 17110
   (717) 234-4000
   email: jmcnaughton@mcnaughtonco.com
2. Source Of Title: Mid Penn Holdings at Briar Creek, LLC
   Current Deed Instrument: 20220015388, recorded May 19, 2022
   (below data is based on original subject properties)
   Tract #1 - Deed Book 5911, Page 234-239, Tax Parcel Parcel 68-024-034
   Tract #2 - Deed Book 5911, Page 234-239, Tax Parcel 68-042-032
3. Tract Area: Total Area = 977,106 sf or 22.431 ac
   Tract #1 (Northern tract) 958,987 sf or 22.015 ac (R-3 Zoning)
   Tract #2 (Southern tract) 18,119 sf or 0.416 ac (R-2 Zoning) No units proposed in the R-2 section
4. Proposed Density: 4.1 Units Per Acre (91 units on 22.43 ac)
5. Private Open Space proposed: 288,247 sf or 6.617 ac (29.5% of total tract, only 20% required)
   Method of Ownership of the Open Space shall be in compliance with section 195-90.B. (Planned Community Ownership) which shall also be subject to requirements set forth in section 195-90.A7. A Planned Community Association is proposed. Maintenance requirements shall be defined in the Community Documents for the Development.
6. Total Number of Proposed Lots/units = 21 units in Phase IV on single lot (see Phasing Plan)
7. Sanitary Sewer Service: Public (West Hanover Township Water & Sewer Authority)
8. Water Service: Public (Pennsylvania American)
9. Linear feet of new street: 2,680 LF total project, 373' Phase IV & 2,241' previous Phases I-III
10. Linear feet of sanitary sewer: 2,660 LF total project, 225' Phase IV & 2,435' previous Phases I-III
11. Approximate impervious coverage: 6.29 acres shown on plan for total project or 28.0% of total tract area (22.43 ac); stormwater design conservatively accounted for 290,790 sf of impervious coverage
12. Recreation Fee = $2,747 per dwelling (fee to be paid prior to recording of each Final Plan)
13. Total Parking Proposed: 402 spaces (334 in driveways and garages + 68 in parking areas)

GENERAL NOTES

1. All construction shall conform to Township and Penn DOT requirements unless otherwise noted.
2. Erosion control measures shall be implemented in accordance with the approved Erosion Control Plan and the associated NPDES Permit Conditions (Permit: PAC220091); permit expires December 7, 2029. The property owner shall be responsible for the implementation of the Erosion Control Plan. In addition, the property owner is responsible for operation maintenance of all stormwater facilities located outside the street right of way; see PCSM Plans for detailed Stormwater Operation and Maintenance requirements.
3. Public Water Service shall be provided to the project via connection to the existing water main stub installed with Phase III construction. All construction and materials shall be in accordance with township and PA American requirements. All previously proposed fire hydrants shall be public although there are no additional hydrants proposed with this Phase IV Plan; the hydrant shown at the Phase IV cul-de-sac intersection is associated with previous Phase III construction.
4. Concrete monuments shall be installed as shown on this plan, all other unmarked property corners shall be marked with iron pins in accordance with township requirements.
5. No building, structure, planting, or other obstruction higher than three (3') above the roadway grade shall be permitted within the driveways clear sight triangle; street tree limbs to be trimmed if needed.
6. Soils information shown on this plan was obtained from a NRCS web site.
7. There is no FEMA delineated 100 year flood plain on this site per FIRM #42043C0355D, effective date August 2, 2012.
8. All known existing easements and all proposed easements have been shown on this plan. There are no known applicable covenants running with the land; not the result of a title search.
9. All earthwork operations including but not limited to suitability of material, placement and compaction shall be in accordance with Penn DOT Pub. 408 Section 200 Earthwork.
10. Nothing shall be planted or placed within any easement which would adversely affect the function of the easement, or conflict with any conditions associated with such easement.
11. The property owner shall be the party responsible for assuring the continued functionality and required maintenance of any easement.
12. The applicant/owner shall be responsible for scheduling all required inspections.
13. All storm pipes entering or exiting inlets shall be cut flush with the inlet wall.
14. Township road occupancy permits shall be required for any work proposed inside a public street right of way.
15. Township road occupancy permits shall be required for this plan. This plan design has verified proper sight distance is available for each proposed driveway and street intersection in accordance with Article VI, § 173-25L(10).

ENVIRONMENTAL PROTECTION OVERLAY DISTRICTS

Environmental Protection Overlay Districts (EPODs) have been provided around wetlands, and around the perennial stream that traverses the property (no slopes exceeding 25% exist on the site). The wetlands EPOD wetlands boundaries are as approved during the Preliminary Plan process. Environmental Protection Overlay Districts have been identified and delineated on this plan with bearings and distances. The area of the property being developed is located within the previous active farming area; no stream or wetland impacts are proposed with this plan.

DEWEY DRIVE IMPROVEMENTS NOTE

Dewey Drive shall be improved from the western limit of the proposed Briarwood Drive intersection extending east to the Dewey Drive/Jonestown Road intersection. The improvements shall consist of road widening to render a 24' paved cartway and full street width overlay (1 ½" wearing course). The Developer is responsible for the improvements described above in accordance with agreement with Township.

SANITARY SEWER NOTES

1. Sanitary Sewer Service: Briar Creek overall project consists of 91 townhouse units to be served by public sewer service; 21 units are proposed with this Phase IV Final Plan. Gravity sanitary sewer service shall be provided to Phase IV units via a proposed sewer extension from the existing public sewer mains installed with Phase III (there is only one sewer run with one new manhole proposed with Phase IV). All proposed manholes and piping shall be tested in accordance with Authority requirements. All proposed sewer mains shown on this plan shall be offered for dedication to the West Hanover Township Water & Sewer Authority. See Grading-Utilities-Profiles Plan and Sanitary Sewer Construction Detail sheet for sewer system design detailing.
2. All Sanitary Sewer Construction shall be in accordance with Standard Construction and Material Specifications For Sanitary Sewer System Extensions 2003 West Hanover Township Water and Sewer Authority.
3. Sewer Planning for the project was approved by DEP on February 2, 2006 (DEP Code No. A3-22937-359-3E).
4. Sanitary Sewer As-Built drawings (including depths) of the sanitary sewer system extension and the sanitary sewer laterals to the inspection riser shall be submitted to the Authority for review. Following review and approval of the As-Built drawings by the Authority, a PDF version and an electronic version in AutoCAD or GIS shall be provided to the Authority for use in incorporating into the Authority's GIS database.
5. Trees and shrubs should not be planted directly over sanitary sewer laterals to prevent the potential for damage to the lateral by the tree roots. No permanent structures can be constructed in the sanitary sewer easements.
6. Shop drawings shall be submitted to the Authority for review and approval prior to beginning construction.
7. Sanitary sewer mains shall have a minimum 5-foot depth of cover from finished grade to the top of pipe.
8. Sanitary sewer laterals shall have a minimum 4-foot depth of cover from finished grade to the top of pipe. Initial sewer lateral installation shall extend minimum 10' beyond the street right of way.
9. Sewer lateral cleanouts shall be installed in the 1' space between the sidewalk and street right of way unless otherwise shown. Sewer cleanout standpipes shall be initially extended above grade to provide clear visual of location.
10. All inspection riser and building sewer cleanouts shall be provided with a cleanout/test tee cap protection casting installed flush with finished grade.
11. Contractor shall notify the Authority a minimum of 3 days in advance of work on the sanitary sewer system in order to coordinate inspection observation.
12. Contractor shall test pit all utility crossings prior to installing any sanitary sewer pipe to verify existing horizontal and vertical elevations to assure no conflict with new sewer.
15. Earth dams are to be constructed in all sewer main trenches at intervals of not more than 100 feet, with at least one dam per run, and in trenches for the service laterals at a point not less than three (3) feet from the main trench. Dams to be constructed per Authority's Standard Specifications.
16. Water main design/location is determined by Pennsylvania American after township approval, therefore it is the contractors responsibility to verify required isolation distances between sanitary sewers and water mains is maintained. If separations are not maintained the contractor shall concrete encase piping in conformance with West Hanover Township Water and Sewer Authority Standards.
17. Construction of the public sanitary sewer system shall be at the developer's own expense and shall not commence until application has been made to, and written authorization to proceed with such construction has been obtained from the Township Water and Sewer Authority and the DEP, when applicable. All construction shall be in conformance with such approved plans and specifications.

STORMWATER MANAGEMENT NOTES

The owner or contractor must schedule a preconstruction conference with the Township Engineer to be held at least four 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 working days prior to the start of any site construction, earth disturbance, clearing or grubbing to facilitate construction observation."

This project and property owner are subject to the terms and conditions of the property's SWM operation and maintenance (O&M) agreement and the O&M agreement is part of the SWM site plan.

As-Built Record drawings shall be provided for all stormwater management facilities prior to occupancy or the release of financial security.

See Post Construction Stormwater Plan sheet for the proposed stormwater management plan and associated operation and maintenance requirements.

PRE-CONSTRUCTION CONFERENCE NOTE

The owner or contractor must schedule a preconstruction conference with the Township Engineer to be held at least four 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 working days prior to the start of any site construction, earth disturbance, clearing or grubbing to facilitate construction observation.

DRAWING INDEX

SHEET NO.	TITLE
1 of 10	COVER SHEET
2 of 10	EXISTING FEATURES PLAN
3 of 10	FINAL SUBDIVISION PLAN
4 of 10	GRADING-UTILITIES-PROFILES PLAN
5 of 10	LANDSCAPE PLAN
6 of 10	CONSTRUCTION DETAILS
7 of 10	SANITARY SEWER CONSTRUCTION DETAILS
8-10 of 10	EROSION CONTROL PLAN (ESI-3)

PREVIOUSLY APPROVED WAIVER REQUESTS

The below waivers were approved during the preliminary plan process.

WAIVER SECTION	WAIVER REQUIREMENT	DATE OF WAIVER REQUEST	DATE OF WAIVER APPROVAL
173-37.B.2	related to parkland dedication	2-4-2021	4-5-2021
173-13.B.3	related to individual driveway profiles	2-4-2021	4-5-2021
173-27(B)(2)	related to sidewalks along portion of Briarwood Drive	2-4-2021	4-5-2021
173-25.G(2)(g)	related to cul-de-sac design	2-4-2021	4-5-2021
173-25.H(4)	related to boulevard island width	2-4-2021	4-5-2021
173-25.E.3.a	Minimum street intersection curb radii	3-4-2021	4-5-2021

MELLOTT ENGINEERING, INC.
CIVIL ENGINEERING • LAND PLANNING & DESIGN • WATER RESOURCES
7500 DEVONSHIRE HEIGHTS ROAD • HUMMELSTOWN, PA 17036
mellotteng@comcast.net
(717)-566-6533

APPLICANT/OWNER
MID PENN HOLDINGS AT BRIAR CREEK, LLC
4400 DEER PATH ROAD, SUITE 201
HARRISBURG, PA 17110
jmcnaughton@mcnaughtonco.com
(717) 234-4000

Tax Parcel UPIs

68-024-423-000-0000UT-E1
68-024-424-000-0000UT-E2
68-024-425-000-0000UT-E3
68-024-426-000-0000UT-E4
68-024-427-000-0000UT-E5
68-024-428-000-0000UT-E6
68-024-429-000-0000UT-F1
68-024-430-000-0000UT-F2
68-024-431-000-0000UT-F3
68-024-432-000-0000UT-F4
68-024-433-000-0000UT-F5
68-024-434-000-0000UT-G1
68-024-435-000-0000UT-G2
68-024-436-000-0000UT-G3
68-024-437-000-0000UT-G4
68-024-438-000-0000UT-G5
68-024-439-000-0000UT-G6
68-024-440-000-0000UT-H1
68-024-441-000-0000UT-H2
68-024-442-000-0000UT-H3
68-024-443-000-0000UT-H4
68-024-034 Lot 1



Prior to Phase I

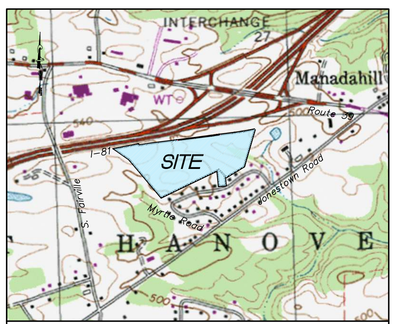
ORIGINAL PROPERTY DESCRIPTION
SCALE : 1" = 400'



Plan Submission Schedule

Existing Phase I	*2021*	*22 Units*
Existing Phase II	*2022*	*22 Units*
Existing Phase III	*2024*	*26 Units*
Phase IV	2025	21 Units

PHASING PLAN
SCALE : 1" = 500'



LOCATION MAP
SCALE : 1" = 1,000'

Before You Dig Anywhere
In . . . PENNSYLVANIA
STOP! Call 811 Toll Free
PA Law requires 3 working days before you excavate
PA One Call System, Inc.
One Call Serial #:

PENNSYLVANIA ACT 199 (2004) AS AMENDED REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

COMCAST CABLE COMMUNICATIONS, INC.
4601 SMITH STREET
HARRISBURG, PA 17109
JOHN DETWEILER

FIRSTENERGY CORP
C/O CENTRAL LOCATING SERVICE
401 EAST LOUTHER ST SUITE 302
CARLISLE, PA 17013
DWAYNE STUPP

PENNSYLVANIA AMERICAN WATER COMPANY
852 WESLEY DRIVE
MECHANICSBURG, PA. 17055
TED MOHN

PPL ELECTRIC UTILITIES CORPORATION
2021 GREENWOOD STREET
HARRISBURG, PA. 171042222
GENE LYALL**

U G I UTILITIES INCORPORATED
1500 PAXTON STREET
HARRISBURG, PA. 17104
JARED STEVENS

VERIZON NORTH
C/O CENTRAL LOCATING SERVICE
401 E LOUTHER STREET SUITE 302
CARLISLE, PA. 17013
CLS PERSONNEL

VERIZON PENNSYLVANIA INC
11TH FLOOR STRAWBERRY SQUARE
HARRISBURG, PA. 17101
THERESA BEATTY

WEST HANOVER TWP WTR & SWR AUTHORITY
7901 JONESTOWN RD
HARRISBURG, PA. 17112
MARK SALISBURY

ZAYO BANDWIDTH

COUNTY PLANNING COMMISSION

THIS PLAN REVIEWED BY DAUPHIN COUNTY PLANNING COMMISSION
THIS _____ DAY OF _____ 202_

_____ ATTEST _____
CHAIRMAN SECRETARY

TOWNSHIP PLANNING COMMISSION

THIS PLAN RECOMMENDED FOR APPROVAL BY THE WEST HANOVER TOWNSHIP PLANNING COMMISSION
THIS _____ DAY OF _____ 202_

_____ ATTEST _____
CHAIRMAN SECRETARY

TOWNSHIP SUPERVISORS

THIS PLAN APPROVED BY THE BOARD OF SUPERVISORS OF WEST HANOVER TOWNSHIP THIS _____ DAY OF _____ 202_

_____ ATTEST _____
CHAIRMAN SECRETARY

TOWNSHIP ENGINEER

THIS PLAN REVIEWED BY THE WEST HANOVER TOWNSHIP ENGINEER

THIS _____ DAY OF _____ 202_

_____
TOWNSHIP ENGINEER

OWNER CERTIFICATION/DEDICATORY STATEMENT

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF DAUPHIN

ON THIS, THE _____ DAY OF _____ 202_, BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED.

OWNER(S)_____
Title

WHO, BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN THIS PLAN AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND AND NOTORIAL 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)_____
Title

PROPERTY OWNER STORMWATER BMP STATEMENT

I, _____, HEREBY ACKNOWLEDGE THAT ALL STORMWATER BMPS ARE FIXTURES THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL BY THE TOWNSHIP.

STORMWATER PLAN CERTIFICATION

I, Craig E. Mellott, HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE WEST HANOVER TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

ENGINEERS PLAN CERTIFICATION

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN.

Craig E. Mellott
ENGINEER
Mellott Engineering, Inc.
7500 Devonshire Heights Road
Hummelstown, PA 17036
PH: 717-566-6533
FAX: 717-427-2700
mellotteng@comcast.net

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
TIMOTHY L. MELLOTT
ENGINEER
No. 056207-E

WETLANDS CERTIFICATION

"I, Bradley J. Gell (Bradly J. Gouchnauer), HEREBY CERTIFY THAT A WETLANDS STUDY WAS CONDUCTED IN ACCORDANCE WITH TOWNSHIP, STATE AND FEDERAL REQUIREMENTS AND THIS PLAN ACCURATELY DEPICTS THE EXTENT OF THOSE WETLANDS."

"I, _____, HEREBY CERTIFY THAT I AM IN RECEIPT AND AWARE OF THE RESULTS OF THE WETLANDS STUDY."

SURVEYOR CERTIFICATION

I HEREBY CERTIFY THIS SURVEY TO BE CORRECT.

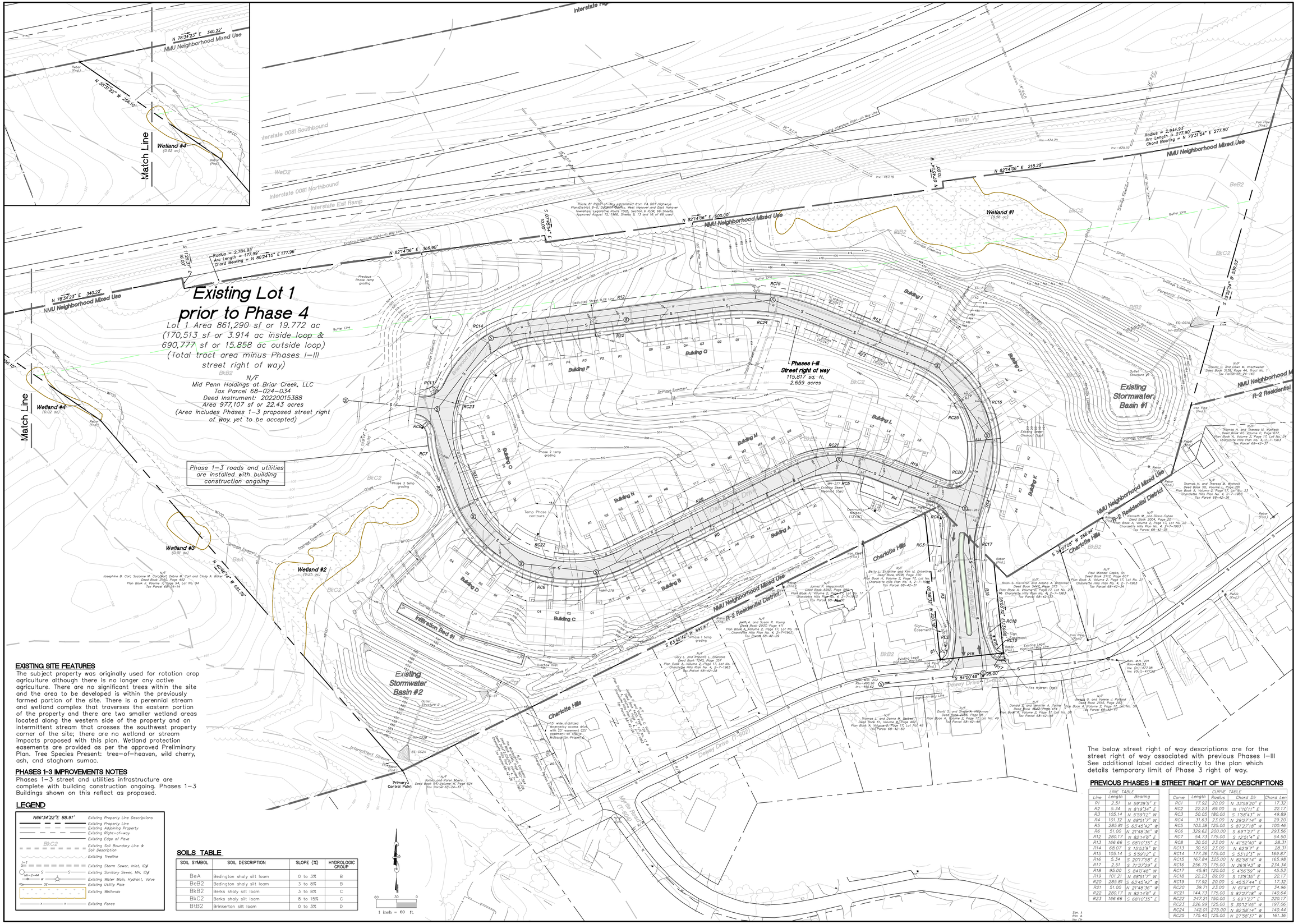
Todd A. Lyons
SURVEYOR
Todd Lyons, P.L.S., 30 213
Glenwood Road
Dillsburg, PA 17019,
717-432-1105

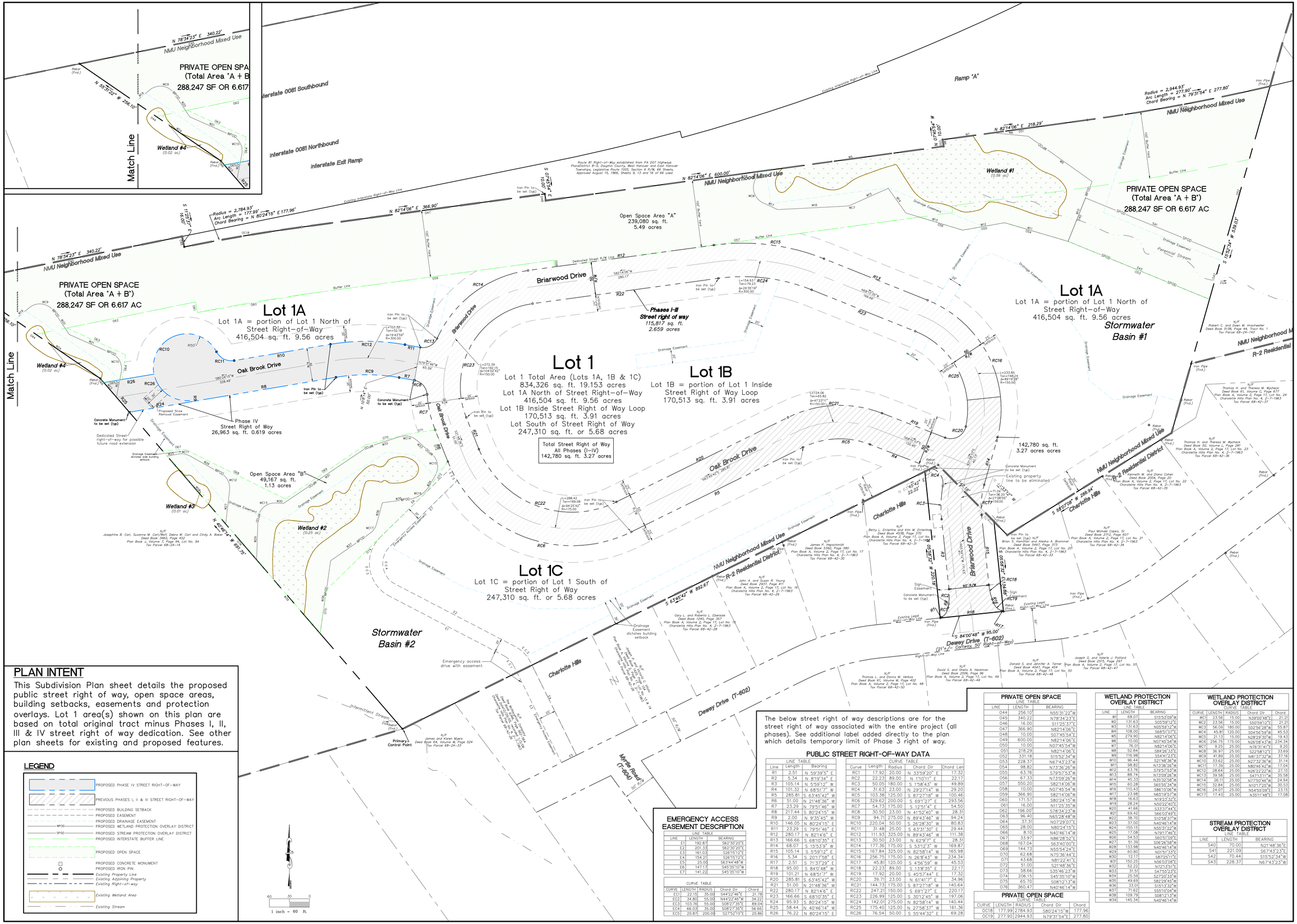
COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
TODD ALLEN LYONS
LAND SURVEYOR
SU054342

No.	REVISION	DATE
1	-	-
2		
3		
4		

MELLOTT ENGINEERING, INC.
Copyright © 2025

DRAWING ID	202526cov
DATE:	September 4, 2025
SHEET	1 of 10


Existing Lot 1
prior to Phase 4
Lot 1 Area 861,290 sf or 19.772 ac
(170,513 sf or 3.914 ac inside loop &
690,777 sf or 15.858 ac outside loop)
(Total tract area minus Phases I–III
street right of way)
N/F
Mid Penn Holdings at Briar Creek, LLC
Tax Parcel 68-024-034
Deed Instrument: 20220015388
Area 977,107 sf or 22.43 acres
(Area includes Phases 1-3 proposed street right
of way yet to be accepted)
Phases I-III
Street right of way
115,817 sq. ft.
2.659 acres
Existing
Stormwater
Basin #1
Existing
Stormwater
Basin #2
Infiltration Bed #1
Phase 1-3 roads and utilities
are installed with building
construction ongoing
Wetland #1
(0.56 ac)
Wetland #2
(0.01 ac)
Wetland #3
(0.01 ac)
Wetland #4
(0.02 ac)
Match Line
Interstate 0081 Southbound
Interstate 0081 Northbound
Interstate Exit Ramp
Ramp "A"
Oak Ridge Drive
Dewey Drive (T-602)
Charlotte Hills
Myrtle Road (T-601)
NMU Neighborhood Mixed Use
R-2 Residential District
Building A
Building B
Building C
Building D
Building I
Building J
Building K
Building L
Building M
Building N
Building O
Building P
Building Q
Primary Control Point
Temp Phase contours
Phase 1 temp grading
Phase 2 temp grading
Phase 3 temp grading
Previous Phase temp grading
Existing Interstate Right-of-Way Line
Buffer Line
Drainage Easement
Dedicated Street R/W Line
Existing Legal Right-of-Way Line
Right-of-Way Line
Sign Easement
Intermittent Stream
Perennial Stream
Existing Sanitary Sewer Manhole
Existing Sanitary Sewer Cleanout
Existing Storm Sewer Inlet
Existing Storm Sewer Manhole
Existing Storm Sewer Cleanout
Existing Water Valve
Existing Fire Hydrant
Existing Utility Pole
Existing Guy Wire
Existing Light Pole
Existing Sign
Existing Mailbox
Existing Fence
Existing Treeline
Existing Edge of Pave
Existing Wetlands
Existing Soil Boundary Line & Soil Description
Existing Property Line Descriptions
Existing Property Line
Existing Adjoining Property
Existing Right-of-way
Existing Water Main, Hydrant, Valve
Existing Sanitary Sewer, MH, ID#
Existing Storm Sewer, Inlet, ID#
Phase 1 Overflow Inlet
Phase 1 Outlet Structure
Phase 2 Outlet Structure
Phase 3 Outlet Structure
Overflow Inlet
Outlet Structure #1
Outlet Structure #2
Outlet Structure #3
Rebar (Found)
Iron Pipe (Found)
Iron Pin (Found)
Concrete Monument (Found)
Rebar (Set)
Iron Pipe (Set)
Iron Pin (Set)
Concrete Monument (Set)
Temporary Turnaround Easement
Temporary Access Easement
Temporary Slope Easement
Temporary Grading Easement
Temporary Drainage Easement
Temporary Utility Easement
Temporary Sanitary Sewer Easement
Temporary Storm Sewer Easement
Temporary Water Easement
Temporary Gas Easement
Temporary Electric Easement
Temporary Telephone Easement
Temporary Cable Easement
Temporary Fiber Optic Easement
Temporary Communication Easement
Temporary Power Easement
Temporary Light Easement
Temporary Sign Easement
Temporary Buffer Easement
Temporary Landscape Easement
Temporary Open Space Easement
Temporary Recreation Easement
Temporary Parking Easement
Temporary Loading Easement
Temporary Pedestrian Easement
Temporary Bicycle Easement
Temporary Vehicular Easement
Temporary Ingress Easement
Temporary Egress Easement
Temporary Ingress, Egress & Regress Easement
Temporary Public Access Easement
Temporary Private Access Easement
Temporary Public Utility Easement
Temporary Private Utility Easement
Temporary Public Drainage Easement
Temporary Private Drainage Easement
Temporary Public Sanitary Sewer Easement
Temporary Private Sanitary Sewer Easement
Temporary Public Storm Sewer Easement
Temporary Private Storm Sewer Easement
Temporary Public Water Easement
Temporary Private Water Easement
Temporary Public Gas Easement
Temporary Private Gas Easement
Temporary Public Electric Easement
Temporary Private Electric Easement
Temporary Public Telephone Easement
Temporary Private Telephone Easement
Temporary Public Cable Easement
Temporary Private Cable Easement
Temporary Public Fiber Optic Easement
Temporary Private Fiber Optic Easement
Temporary Public Communication Easement
Temporary Private Communication Easement
Temporary Public Power Easement
Temporary Private Power Easement
Temporary Public Light Easement
Temporary Private Light Easement
Temporary Public Sign Easement
Temporary Private Sign Easement
Temporary Public Buffer Easement
Temporary Private Buffer Easement
Temporary Public Landscape Easement
Temporary Private Landscape Easement
Temporary Public Open Space Easement
Temporary Private Open Space Easement
Temporary Public Recreation Easement
Temporary Private Recreation Easement
Temporary Public Parking Easement
Temporary Private Parking Easement
Temporary Public Loading Easement
Temporary Private Loading Easement
Temporary Public Pedestrian Easement
Temporary Private Pedestrian Easement
Temporary Public Bicycle Easement
Temporary Private Bicycle Easement
Temporary Public Vehicular Easement
Temporary Private Vehicular Easement
Temporary Public Ingress Easement
Temporary Private Ingress Easement
Temporary Public Egress Easement
Temporary Private Egress Easement
Temporary Public Ingress, Egress & Regress Easement
Temporary Private


Match Line
Match Line
Wetland #4
(0.02 ac)
Wetland #3
(0.01 ac)
Wetland #2
(0.25 ac)
Wetland #1
(0.56 ac)
PRIVATE OPEN SPACE
(Total Area "A + B")
288,247 SF OR 6.617 AC
Open Space Area "A"
239,080 sq. ft.
5.49 acres
Open Space Area "B"
49,167 sq. ft.
1.13 acres
Lot 1A
Lot 1A = portion of Lot 1 North of
Street Right-of-Way
416,504 sq. ft. 9.56 acres
Stormwater
Basin #1
Stormwater
Basin #2
Lot 1
Lot 1 Total Area (Lots 1A, 1B & 1C)
834,326 sq. ft. 19.153 acres
Lot 1A North of Street Right-of-Way
416,504 sq. ft. 9.56 acres
Lot 1B Inside Street Right of Way Loop
170,513 sq. ft. 3.91 acres
Lot South of Street Right of Way
247,310 sq. ft. or 5.68 acres
Total Street Right of Way
All Phases (I–IV)
142,780 sq. ft. 3.27 acres
Lot 1B
Lot 1B = portion of Lot 1 Inside
Street Right of Way Loop
170,513 sq. ft. 3.91 acres
Lot 1C
Lot 1C = portion of Lot 1 South of
Street Right of Way
247,310 sq. ft. or 5.68 acres
Phases I-III
Street right of way
115,817 sq. ft.
2.659 acres
Phase IV
Street Right of Way
26,963 sq. ft. 0.619 acres
142,780 sq. ft.
3.27 acres acres
Briarwood Drive
Oak Brook Drive
Dewey Drive (T-602)
Myrtle Road (T-604)
Charlotte Hills
Interstate 0081 Southbound
Interstate 0081 Northbound
Interstate Exit Ramp
Ramp "A"
NMU Neighborhood Mixed Use
R-2 Residential District
Existing Interstate Right-of-Way Line
Route 81 Right-of-Way established from PA DOT Highways
PlanDistrict 8-0, Dauphin County, West Hanover and East Hanover
Townships, Legislative Route 1005, Section 6 R/W, 66 Sheets,
Approved August 15, 1966, Sheets 9, 13 and 16 of 66 used
Existing Legal Right-of-Way Line
Dedicated Street R/W Line
Butler Line
Drainage Easement
Emergency Access Easement
Intermittent Stream
Perennial Stream
Flow
Concrete Monument to be set (typ)
Iron Pin to be set (typ)
Existing Iron Pin
Rebar (Fnd.)
Iron Pipe (Fnd.)
Existing property line to be eliminated
Proposed Snow Removal Easement
Dedicated Street right-of-way for possible future road extension
Drainage Easement dictates side building setback
Emergency access drive with easement
Primary Control Point
Sign Easement
Concrete Monument to be set (typ)
Sign Assignment
Existing Legal Right-of-Way Line
Phase I-III Street right of way
115,817 sq. ft.
2.659 acres
Phase IV Street Right of Way
26,963 sq. ft. 0.619 acres
142,780 sq. ft.
3.27 acres acres
N/F Robert C. and Dawn M. Imschweiler Deed Book 5138, Page 44, Tract No. 1 Tax Parcel 68-24-14J
N/F Thomas H. and Theresa M. Wycheck Deed Book 851, Volume C, Page 417 Plan Book A, Volume 2, Page 17, Lot No. 24 Charolette Hills Plan No. 4, 2-7-1963 Tax Parcel 68-42-37
N/F Thomas H. and Theresa M. Wycheck Deed Book 50, Volume L, Page 287 Plan Book A, Volume 2, Page 17, Lot No. 23 Charolette Hills Plan No. 4, 2-7-1963 Tax Parcel 68-42-36
N/F Kenneth M. and Diana Cohen Deed Book 2004, Page 20 Plan Book A, Volume 2, Page 17, Lot No. 22 Charolette Hills Plan No. 4, 2-7-1963 Tax Parcel 68-42-35
N/F Paul Michael Copko, Sr. Deed Book 2772, Page 607 Plan Book A, Volume 2, Page 17, Lot No. 21 Charolette Hills Plan No. 4, 2-7-1963 Tax Parcel 68-42-34
N/F Brian S. Hamilton and Aleshia A. Brommer Deed Book 5447, Page 373 Plan Book A, Volume 2, Page 17, Lot No. 20 Charolette Hills Plan No. 4, 2-7-1963 Tax Parcel 68-42-33
N/F Betty L. Enterline and Kim M. Enterline Deed Book 4538, Page 370 Plan Book A, Volume 2, Page 17, Lot No. 19 Charolette Hills Plan No. 4, 2-7-1963 Tax Parcel 68-42-31
N/F James P. Hepschmidt Deed Book 5392, Page 580 Plan Book A, Volume 2, Page 17, Lot No. 17 Charolette Hills Plan No. 4, 2-7-1963 Tax Parcel 68-42-30
N/F John A. and Susan R. Young Deed Book 2937, Page 411 Plan Book A, Volume 2, Page 17, Lot No. 16 Charolette Hills Plan No. 4, 2-7-1963 Tax Parcel 68-42-29
N/F Gary L. and Roberta L. Ebersole Deed Book 1240, Page 357 Plan Book A, Volume 2, Page 17, Lot No. 15 Charolette Hills Plan No. 4, 2-7-1963 Tax Parcel 68-42-28
N/F Joseph A. and Jennifer L. Hoffman Deed Book 5138, Page 44, Tract No. 2 Tax Parcel 68-24-14J
N/F James and Karen Myers Deed Book 454, Volume W, Page 524 Tax Parcel 68-24-33
N/F Josephine B. Cori, Suzanne M. Cori/Wolf, Debra M. Cori and Cindy A. Baker Deed Book 3463, Page 432 Plan Book J, Volume 7, Page 94, Lot No. 9A Tax Parcel 68-24-14
N/F Thomas L. and Donna M. Verbos Deed Book 4744, Volume W, Page 402 Plan Book A, Volume 2, Page 17, Lot No. 48 Tax Parcel 68-42-50
N/F David S. and Sheila A. Heckman Deed Book 2006, Page 96 Plan Book A, Volume 2, Page 17, Lot No. 49 Tax Parcel 68-42-49
N/F Donald S. and Jennifer A. Tarner Deed Book 4547, Page 454 Plan Book A, Volume 2, Page 17, Lot No. 50 Tax Parcel 68-42-48
N/F Joseph G. and Valerie J. Pollard Deed Book 2515, Page 297 Plan Book A, Volume 2, Page 17, Lot No. 51 Tax Parcel 68-42-47
N/F Paul Michael Copko, Sr. Deed Book 2772, Page 607 Tax Parcel 68-42-52
N/F Brian S. Hamilton and Aleshia A. Brommer Deed Book 5447, Page 373 Tax Parcel 68-42-53
N/F Betty L. Enterline and Kim M. Enterline Deed Book 4538, Page 370 Tax Parcel 68-42-54
N/F James P. Hepschmidt Deed Book 5392, Page 580 Tax Parcel 68-42-55
N/F John A. and Susan R. Young Deed Book 2937, Page 411 Tax Parcel 68-42-56
N/F Gary L. and Roberta L. Ebersole Deed Book 1240, Page 357 Tax Parcel 68-42-57
N/F Joseph A. and Jennifer L. Hoffman Deed Book 5138, Page 44, Tract No. 2 Tax Parcel 68-24-14J
N/F James and Karen Myers Deed Book 454, Volume W, Page 524 Tax Parcel 68-24-33
N/F Josephine B. Cori, Suzanne M. Cori/Wolf, Debra M. Cori and Cindy A. Baker Deed Book 3463, Page 432 Plan Book J, Volume 7, Page 94, Lot No. 9A Tax Parcel 68-24-14
N/F Thomas L. and Donna M. Verbos Deed Book 4744, Volume W, Page 402 Plan Book A, Volume 2, Page 17, Lot No. 48 Tax Parcel 68-42-50
N/F David S. and Sheila A. Heckman Deed Book 2006, Page 96 Plan Book A, Volume 2, Page 17, Lot No. 49 Tax Parcel 68-42-49
N/F Donald S. and Jennifer A. Tarner Deed Book 4547, Page 454 Plan Book A, Volume 2, Page 17, Lot No. 50 Tax Parcel 68-42-48
N/F Joseph G. and Valerie J. Pollard Deed Book 2515, Page 297 Plan Book A, Volume 2, Page 17, Lot No. 51 Tax Parcel 68-42-47
N/F Robert C. and Dawn M. Imschweiler Deed Book 5138, Page 44, Tract No. 1 Tax Parcel 68-24-14J
N 78°34'23" E 340.22'
N 59°37'22" W 286.10'
S 07°42'54" E 10.00'
N 82°14'06" E 366.90'
N 82°14'06" E 600.00'
N 82°14'06" E 218.29'
N 07°45'54" W 10.00'
S 07°45'54" E 16.00'
S 07°45'54" W 639.03'
S 65°45'42" W 892.67'
S 84°00'48" W 95.00'
N 40°46'14" W 697.75'
S 65°37'08" W 286.94'
Radius = 2,784.93'
Arc Length = 177.93'
Chord Bearing = N 80°24'15" E 177.96'
Radius = 2,944.95'
Arc Length = 277.90'
Chord Bearing = N 79°31'54" E 277.80'
S 78°34'23" W 340.22'
N 78°34'23" E 340.22'
S 82°14'06" W 280.17'
N 82°14'06" E 280.17'
N 79°31'46" W 65.39'
S 79°51'46" E 65.39'
N 10°27'42" E 50.00'
S 10°27'42" W 50.00'
N 82°14'06" E 280.17'
S 82°14'06" W 280.17

INTENT OF PLAN

The intent of this plan is to detail the proposed grading, streets and utilities associated with this Phase IV Final Plan. Phase IV consists of 21 total units (Buildings E, F, G, & H) and construction of Oak Brook Drive and associated infrastructure. There are no stormwater control measures (SCMs) associated with this Phase IV Plan excluding storm sewer installation; Phase IV stormwater shall be managed/treated in Stormwater Basin 2 which was installed with previous Phase I construction. See the cover sheet for reference to other specific plan sheets.

GENERAL NOTES

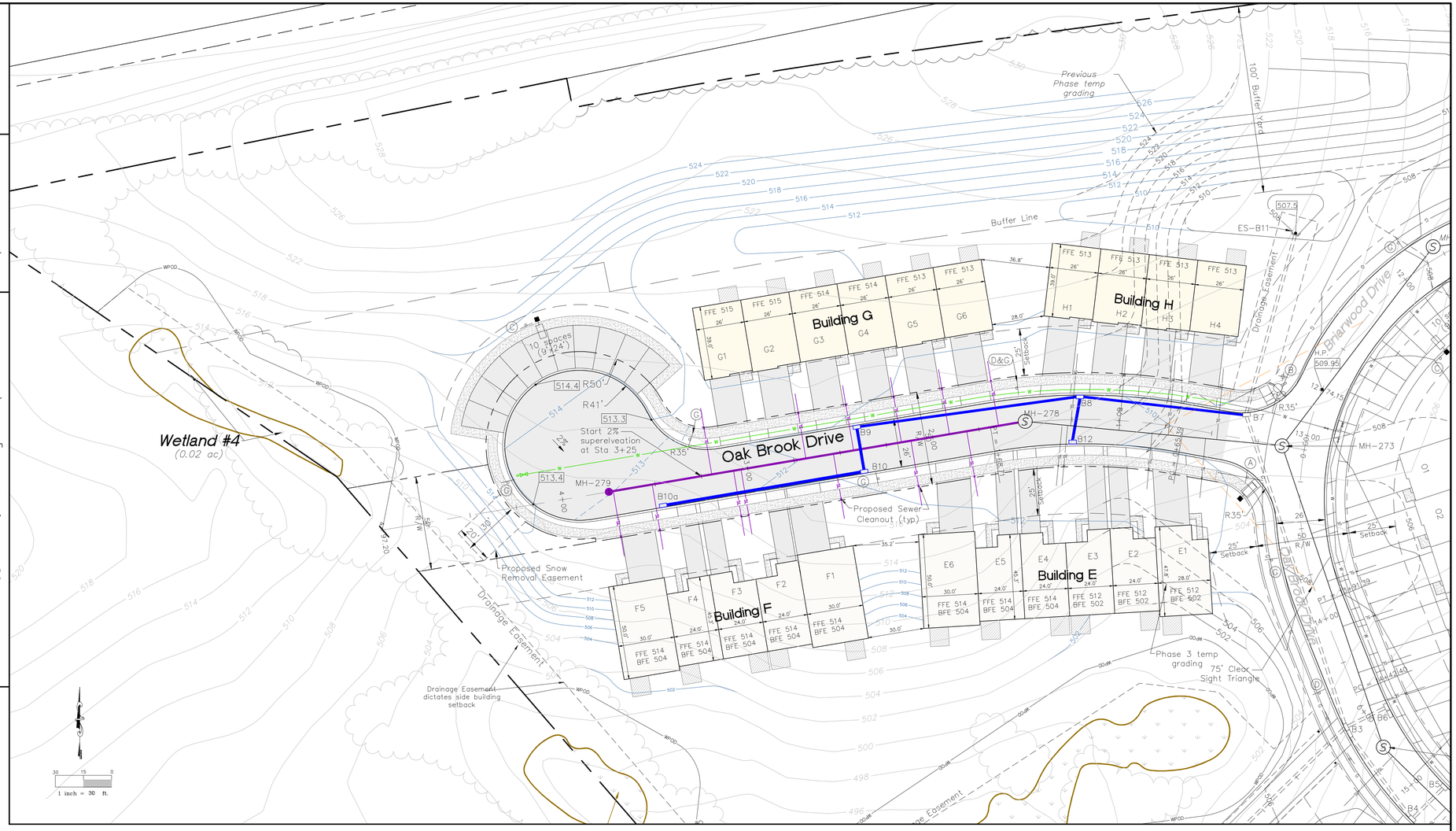
1. The proposed public street shown on this plan shall be constructed to Township requirements. Oak Brook Drive shall be constructed with a 26' wide paved cartway with slant curbing and 82' diameter cul-de-sac bulb.
2. Sidewalks shall be installed as shown; all sidewalks shall maintain minimum 5' width. There are no ADA curb ramps associated with this plan; ADA ramps at street intersection are to be installed as detailed on the previous Phase III Plan.
3. Post lights (lamp style-traditional) shall be installed as shown on the plan. Street lights shall be installed at all street intersections, limit of cul-de-sac, at off street parking areas and as otherwise shown; see Construction Detail sheet for Street Light Fixture and Lamp Post Details. This note is provided for consistency with the approved Preliminary Plan although please note the only additional street light proposed with this Phase IV Plan is at the limit of cul-de-sac.

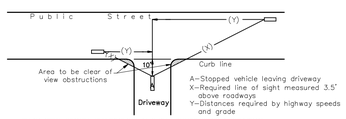
UTILITY NOTES

1. Sanitary Sewer Service: Briar Creek overall project proposes 91 townhouse units to be served by public sewer service; 21 units are proposed with this Phase IV Plan. Gravity sanitary sewer service shall be provided to Phase IV units via a proposed sewer extension from the existing public sewer mains installed with Phase III (there is only one sewer run with one new manhole proposed with Phase IV). All proposed manholes and piping shall be tested in accordance with Authority requirements. All proposed sewer mains shown on this plan shall be offered for dedication to the West Hanover Township Water & Sewer Authority. See Grading & Utility Plan, Profile Plans and Sanitary Sewer Construction Detail sheet for sewer system design detailing. See Cover sheet for detailed Sanitary Sewer Notes and Sanitary Sewer Construction Detail sheet for details. Initial sewer lateral installations shall extend a minimum of 10' beyond right of way and cleanout standpipes shall extend vertically above grade.
2. The water main design shown on this plan is a preliminary design; Pennsylvania American Water Company shall review and approve the final water system design for the project after Township conditional plan approval. Public Water Service shall be provided to the project via connection to the existing water main stub installed with Phase III construction. All construction and materials shall be in accordance with township and PA American requirements. All previously proposed fire hydrants shall be public although there are no additional hydrants proposed with this Phase IV Plan; the hydrant shown at the Phase IV cul-de-sac intersection is associated with previous Phase III construction.
3. Electric and telecommunication service shall be provided by the applicable utility provider. Contractor shall coordinate with each applicable utility company prior to start of any construction.
4. All proposed storm sewers shall be HDPE smooth lined pipe.
5. All construction shall be in accordance with township and Penn DOT requirements unless otherwise indicated.
6. See Erosion Control Plan and associated NPDES Permit conditions prior to earth disturbance. Erosion Control Plan was previously reviewed and approved by DCCD for the entire project. The two sediment basins were previously installed with with Phase I construction.
7. All on site stormwater management facilities located outside of a public street right of way shall be owned and maintained by the Planned Community.
8. All stormwater inlets in paved areas shall have heavy-duty bicycle-safe grating consistent with PennDOT Publication 72M
9. Stormwater inlets greater than five feet in depth shall be equipped with ladder rungs consistent with PennDOT Publication 72M; this note is provided for consistency with the approved Preliminary Plan although note there are no inlets greater than five feet in depth associated with this Phase IV Plan.

PCSM PLAN NOTE

There are no proposed PCSM Stormwater Control Measures (SCMs) associated with Phase IV construction excluding street storm sewer installation. Phase IV stormwater shall be managed/treated in Stormwater Basin 2 which was installed with previous Phase I construction See previously approved plans for Stormwater Operation and Maintenance requirements. All on site stormwater management facilities located outside of a public street right of way shall be owned and maintained by the Planned Community.

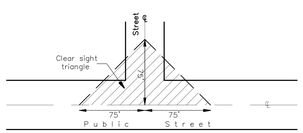




CLEAR-SIGHT TRIANGLE REQUIREMENTS AT STREET INTERSECTIONS & DRIVEWAYS:
1. NO BUILDING OR OBSTRUCTION SHALL BE PERMITTED IN THIS AE THAT WOULD OBSCURE THE VISION OF A MOTORIST.
2. GRADING AND / OR PLANTINGS (EXISTING THROUGH MATURE GROWTH) LESS THAN THREE (3) FEET ABOVE THE STREET GRADE ARE PERMITTED IN THE CLEAR-SIGHT TRIANGLE.

TYPICAL DRIVEWAY CLEAR SIGHT TRIANGLE

N.T.S.



Clear Sight Triangle Easement
A Clear sight triangle is proposed at the street intersection associated with this plan. No building or other obstructions (except for utility poles, street lights, street signs, and traffic signals) that would obscure the vision of the motorist shall be permitted in these areas. Grading and/or plantings (existing through mature growth) less than three (3) feet and greater than ten (10) feet above the street grade shall be permitted in the clear sight triangle. Trim lower trims as needed to maintain proper sight distance.

TYPICAL STREET CLEAR SIGHT TRIANGLE

NTS

Street Name	Speed Limit (mph)	Street Grade (Avg. slope)		Required Sight Distance (Y)		Measureded Sight Distance (Y)	
		Left	Right	Left	Right	Left	Right
Oak Brook & Briarwood	20	+6%	0%	111'	118'	>173'	>226'

STREET INTERSECTION SIGHT DISTANCE TABLE

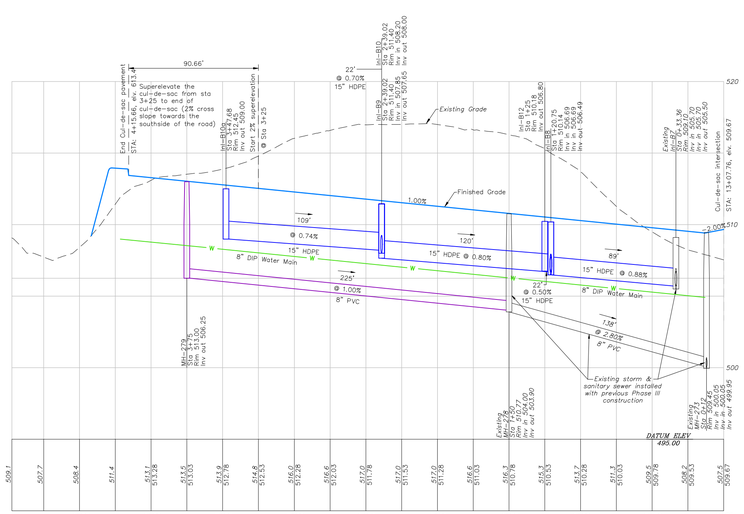
SIGN LEGEND

NO.	DOT NO.	LEGEND	QTY. Total	QTY. PH-1	QTY. PH-2	QTY. PH-3	QTY. PH-4
A	R1-1 B1-24	STOP 24"	3	2	0	0	1
B	D3-1	STREET NAME Sign Height = 9" 6" Lettering, 3" Suffix White legend & border with Green background	3	2	0	1	0
C	No Ref.	PULL VEHICLES TO FRONT OF PARKING STALL	7	1	3	2	1
D	R2-1	SPEED LIMIT 20	5	2	1	1	1
E	R5-1 B3-750	DO NOT ENTER 30"	1	1	0	0	0
F	R4-7-8	KEEP RIGHT 24"x30"	2	2	0	0	0
G	R7-302 B5-1218	12"x18"	17	2	3	6	4

Note:
1. Signs shall be installed at locations shown on the plan unless alternative locations are approved by the township.

LEGEND

PROPOSED STORM SEWER, INLET
PROPOSED END SECTION W/ RIPRAP
PROPOSED SANITARY SEWER, MH, ID#
PROPOSED SANITARY SEWER LATERAL
PROPOSED WATER MAIN, VALVE, HYDRANT
PROPOSED CURB/EDGE OF PAVE
PROPOSED PROPERTY LINE
PROPOSED STREET LIGHT
PROPOSED CONTOUR
Existing Previous Phases permanent contour
Existing Previous Phases temporary contours
Existing Stream Protection Overlay District
Existing Wetland Protection Overlay District
Existing 2' Contour
Existing Property Line
Existing Adjoining Property
Existing Right-of-way
Existing Edge of Pave
Existing Storm Sewer, Inlet, ID#
Existing Water Main, Hydrant, Valve
Existing Sanitary Sewer
Existing Utility Pole
Existing Wetland Area
Existing Treeline



OAK BROOK DRIVE PROFILE

SCALE: HORZ. 1" = 50'
VERT. 1" = 5'

DATE
REVISIONS
1.
2.
3.
4.
5.
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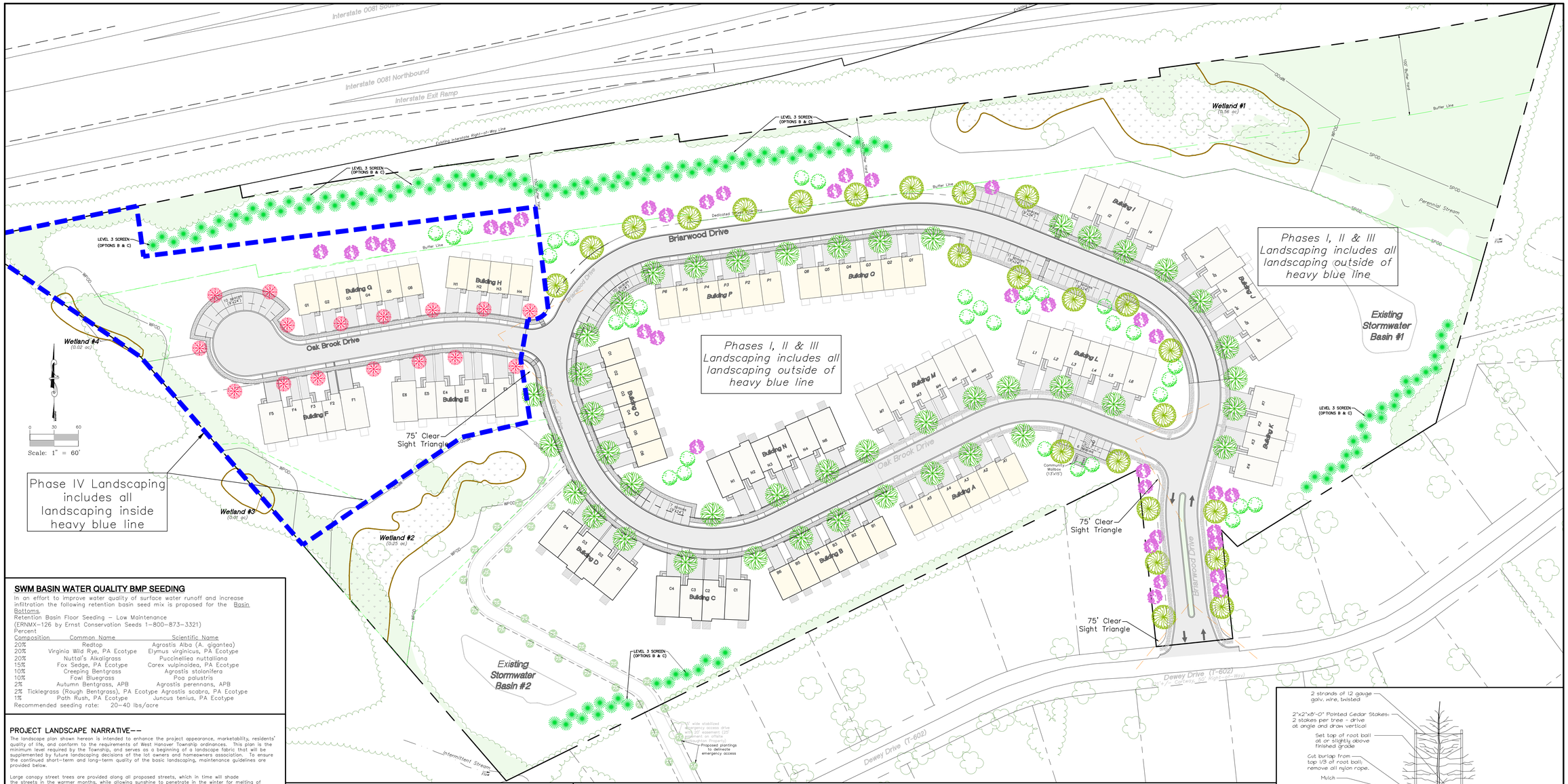
MELLOTT ENGINEERING, INC.
Civil Engineering • Land Planning & Development • Water Resources
7500 Devonshire Heights Road • Hummelstown, PA 17036
mellottengr@comcast.net
717-566-6533

GRADING-UTILITIES-PROFILES PLAN
FOR
THE TOWNES AT BRIAR CREEK - Phase IV

Land Developer: Mid Penn Holdings, LLC
WEST HANOVER TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

Project No. 202526
Date September 4, 2025

Sheet No.
4 of 10



SWM BASIN WATER QUALITY BMP SEEDING

In an effort to improve water quality of surface water runoff and increase infiltration the following retention basin seed mix is proposed for the Basin Bottoms.
Retention Basin Floor Seeding – Low Maintenance
(ERNMX-126 by Ernst Conservation Seeds 1-800-873-3321)

Percent Composition	Common Name	Scientific Name
20%	Redtop	Agrostis Alba (A. giganteo)
20%	Virginia Wild Rye, PA Ecotype	Elymus virginicus, PA Ecotype
20%	Nuttal's Alkaligrass	Puccinelliea nuttalliana
15%	Fox Sedge, PA Ecotype	Carex vulpinoidea, PA Ecotype
10%	Creeping Bentgrass	Agrostis stolonifera
10%	Fowl Bluegrass	Poa palustris
2%	Autumn Bentgrass, APB	Agrostis perennans, APB
2%	Tickle grass (Rough Bentgrass), PA Ecotype	Agrostis scabra, PA Ecotype
1%	Path Rush, PA Ecotype	Juncus tenius, PA Ecotype

Recommended seeding rate: 20-40 lbs/acre

PROJECT LANDSCAPE NARRATIVE--

The landscape plan shown hereon is intended to enhance the project appearance, marketability, residents' quality of life, and conform to the requirements of West Hanover Township ordinances. This plan is the minimum level required by the Township, and serves as a beginning of a landscape fabric that will be supplemented by future landscaping decisions of the lot owners and homeowners association. To ensure the continued short-term and long-term quality of the basic landscaping, maintenance guidelines are provided below.

Large canopy street trees are provided along all proposed streets, which in time will shade the streets in the warmer months, while allowing sunshine to penetrate in the winter for melting of snow and ice. The trees will also provide a psychological separation of the street from the dwelling units.

Sensitive area of wetlands and low area along the small stream shall be allowed to remain in a natural vegetative state. Succession shall continue as the young woods and brush give way to a mature woodland in time.

GENERAL LANDSCAPE NOTES--

1. All disturbed soil areas not indicated to be covered with buildings, paving, planting beds, or mitigated wetlands shall be permanently seeded and maintained with turfgrass.
2. If there is a planting conflict with utilities, bedrock, existing tree roots, poor drainage area, or other obstacle to planting, the contractor shall adjust the tree spacing and/or arrangement to complete the planting in accordance with the landscape design intent.
3. All planting areas, including turfgrass areas, shall receive a minimum of 4" topsoil before planting..
4. No trees shall be planted within 10 feet of any sanitary sewer main.
5. During construction, no clearing should be permitted on a site beyond the minimal necessary for the specific construction activity to be undertaken.
6. No construction activity, grading or disturbance shall be permitted beyond the limit of disturbance line.
7. Limit of disturbance lines shall be clearly noted in the field prior to the start of construction activities. The lines may be indicated by use of snow fencing, flagged stakes or other means acceptable to the Township for the specific condition or feature to be protected. The lines shall be maintained throughout the period of construction activity.

PERMANENT SEEDING SCHEDULE--

All soil areas after proposed development which are not covered with impervious surfaces, gravel surfacing, mulched planting beds, mitigated wetlands, or native vegetation to remain permanently, shall be planted and maintained with turfgrass per the following schedule:

Species:	40% Kentucky Bluegrass 40% Pennlawn Creeping Red Fescue 20% Norlea Perennial Ryegrass
% Pure live seed:	98%
Application rate:	6 lbs./1000 sq. ft.
Fertilizer type:	general purpose granular, 10-20-20
Fertilizer application rate:	4 tons per acre
Liming rate:	50 lbs./1000 sq. yds.
Seeding dates:	Between 4/1 and 10/15
Strawbale mulching rate:	1200 lbs./1000 sq. yds.

All slopes greater than 3:1 shall have erosion control matting installed immediately after seeding. Matting can be jute, North American Green S75, or approved equal.

MAINTENANCE PROCEDURE--
1) Maintain a minimum 70% uniform soil surface coverage with grass and/or mulch.
2) If a washout, slope failure or similar disturbance occurs, correct drainage problem if necessary, then reapply soil to the proper grade, reapply soil amendments, seed and mulch.

CONSTRUCTION NOTES:

1. DURING CONSTRUCTION, NO CLEARING SHALL BE PERMITTED BEYOND THAT MINIMALLY NECESSARY FOR THE SPECIFIC CONSTRUCTION ACTIVITY TO BE UNDERTAKEN.
2. NO CONSTRUCTION ACTIVITY, GRADING OR DISTURBANCE SHALL BE PERMITTED BEYOND THE LIMIT OF THE DISTURBANCE LINE. THE LIMIT OF DISTURBANCE LINES SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. BY USE OF SNOW FENCING, SILT FENCE, OR PLASTIC ORANGE CONSTRUCTION FENCE. THE LIMIT OF DISTURBANCE FENCE LINES SHALL BE MAINTAINED THROUGHOUT THE PERIOD OF CONSTRUCTION ACTIVITY.

LANDSCAPING MAITENANCE NOTES

Maintenance plan. Landscaping required in this section shall be maintained in a healthy, growing condition at all times. It shall be the responsibility of the property owner to properly maintain and care for all landscaping as shown on this plan.

SHORT TERM LANDSCAPE MAINTENANCE PLAN (for 18 months following installation)

1. The landscape contractor and/or lot owner shall be responsible for watering plant material and lawn areas before, during and after installation.
2. Lawn areas shall be watered once weekly during dry periods of the first growing season to establish a healthy turfgrass. Watering should occur during the early part of the day to an even saturation depth of one inch.
3. Newly planted trees and shrubs shall be watered regularly during the dry periods to completely saturate the root ball during the first growing season.
4. Disease, insect and weed control and prevention should be performed in accordance with manufacturers recommendations for newly planted landscapes during the first season.
5. Newly installed plantings shall be selectively pruned if necessary to provide a neat, uniform appearance. Any dead or broken branches shall be removed. All noticeably diseased or damaged plant material shall be removed and replaced prior to final acceptance.
6. All guying and staking shall be maintained regularly to assure plant stabilization and straight, uniform growth for at least the first year following the date of planting.
7. All plant material shall be true to species and variety and shall conform to measurements and minimum standards as set forth in the plant schedule.
8. All plant materials and lawn areas are to be guaranteed by the contractor for a period of 18 months from date of installation.

LONG TERM LANDSCAPE MAINTENANCE PLAN

1. Maintenance of trees, shrubs and turfgrass shall be the responsibility of the property owner.
2. The lot owner shall be responsible for regular mowing, clean-up, and grooming of all lawn and planted areas within their respective lots; Home Owners Associaiton shall be responsible for the Open Space areas accordingly.
3. Any specific plant material shown on this approved landscape plan which does not survive or is damaged shall be replaced in kind within a six month period.
4. Trash and tree debris shall be removed and disposed of properly.

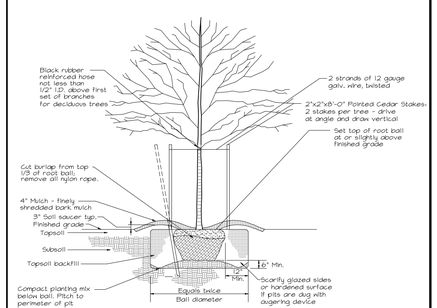
The below landscape table is consistent with the approved Preliminary Plan.

SCHEDULE FOR REQUIRED PLANTINGS

Note: The developer reserves the right to substitute approved species at the time of planting based upon plant availability at that time

SYMBOL	QTY. Total	QTY. Phase 1	QTY. Phase 2	QTY. Phase 3	QTY. Phase 4	COMMON NAME	BOTANICAL NAME	NATIVE (if X)	MIN. SIZE (at planting time)	SPACING & LOCATION	APPLICABLE LANDSCAPE REQUIREMENTS
	44	13	13	18	0	HONEYLOCUST	GLEDITSIA TRICANTHOS INERMIS cultivars may include 'Impcole' and 'Skycole' and the like	X	2.5" CALIPER (measured 6" above soil level)	50' - 70' O.C.; SEE PLAN	STREET TREES PER ZONING ORDINANCE SECTION 115-123.1 -- LARGE TREE SIZE
	24	9	13	2	0	SUGER MAPLES	ACER SACCHARUM	X	2.5" CALIPER (measured 6" above soil level)	50' - 70' O.C.; SEE PLAN	STREET TREES PER ZONING ORDINANCE SECTION 115-123.1 -- LARGE TREE SIZE
	16	0	0	0	16	Armstrong Columnar Maple	ACER RUBRUM	X	2.5" CALIPER (measured 6" above soil level)	50' - 70' O.C.; SEE PLAN	STREET TREES PER ZONING ORDINANCE SECTION 115-123.1 -- LARGE TREE SIZE
	34	12	12	3	7	REDBUD	CERCIS CANADENSIS	X	3-4' HIGH AT TIME OF PLANTING	SEE PLAN	TREES PER ZONING ORDINANCE SECTION 115-123.A.(2) CALCULATION: TOTAL GRASS LOT AREA = 19.92 ACRES; TOTAL IMPERVIOUS COVERAGE =-5.01 ACRES; SUBTOTAL = 14.95 ACRES; ENVIRONMETAL OVERLAY AREA =-6.02 ACRES; REMAINING AREA = 8.93 ACRES; REQUIRED LANDSCAPING (20% X 8.93) = 1.71 ACRES; 12 TREES/ACRE X 1.71 ACRES = 21 LARGE TREES REQUIRED; SMALLER TREE SIZED SUBSTITUTION 15 USED; 21 X 2 = 42 SMALLER TREES REQUIRED
	127	127	0	0	0	WHITE PINE	PINUS STROBUS	X	5' HIGH	30' O.C.; SEE PLAN	LEVEL ONE EVERGREEN TREE SCREENING PER ZONING ORDINANCE SECTION 115-124.A.(1)(a)
	33	10	11	9	3	MAIDEN GRASS	MISCANTHUS 'GRACILLIMUS'		N/A	6' O.C.; SEE PLAN	PART OF LEVEL THREE DETENTION BASIN SCREENING

EVERGREEN TREE PLANTING
N.T.S.



DECIDUOUS TREE PLANTING
N.T.S.

DATE

REVISIONS

1. 2. 3. 4. 5. 6. 7. 8. 9.

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LANDSCAPE PLAN
FOR
THE TOWNES AT BRIAR CREEK - Phase IV
Land Developer: Mid Penn Holdings, LLC
WEST HANOVER TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

Project No. 202526
Date September 4, 2025

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