No: 25-010

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality	West Hanover Township	Surveyor	Burget & Associates, Inc.	Engineer	Mellot Engineering, Inc.
Plat Title	Mayberry Phases 3 & 4				
Zoning District	R1: Residential Low Density	Proposed Land Use	Single Family, detached residential		

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

# of Lots	1	# of New Lots	44	# of DUs	43	Acreage Subdivided/ Developed	37.96	Total Acreage	37.96

Date Received	12/05/2024	Staff Review	12/13/2024	Official County Review	12/13/2024

Reviewed by BW Checked by _____ Parcel No: 68-030-019

Project Description: Phase 3 & 4 consists of 43 dwelling lots and 1 open space lot with no residual tract

- ***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 comment with cited ordinance provisions are based on municipal regulations on file with the *County Planning Commission.*

Comments:

1. The following certifications, signatures, and approvals (**or** approved waivers) are required prior to plan recording:
    a. Ownership and dedicatory statements with notarization [S-LD §173-15-B-19]
    b. Approval blocks to be signed by the Planning Commission and Board of Supervisors [S-LD § 173-15-B-19]
2. A copy of the sewage module for land development or other documentation approved by DEP shall be provided to the Township [S-LD § 173-15-C-2]
3. Have the proper Township Occupancy Permits been obtained for access onto Sterling Road (T-451) from Taylor Drive? If so, General note 18 could be updated to indicate permits exist. [S-LD § 273-15-C]
4. Due to the size of the development, it is assumed a traffic study was completed during the preliminary plan approval process. If there have been any changes or updates to anticipated traffic, it is recommended the Traffic study be updated accordingly [S-LD § 273-15-C-11]
5. Certificates of agreement to provide service from all applicable utilities companies shall be provided if not done so already [S-LD § 273-15-C-16]
6. If the development will eventually be turned over as a Homeowners Association (As mentioned on multiple plan sheets), the HOA is required to be in accordance with *Section 173-34-B titled "Homeowners Association Regulations.*

7. The landscape plan shall be prepared and certified by a landscape architect. [Z.O. § 195-403.C-6]

General Comments

1. When the original preliminary plan was submitted the old township zoning ordinance was in effect. Township staff shall concur the old zoning requirements for the Phases 3 & 4 plan are still applicable for the requirements with this plan.
2. Understanding emergency services might have had the opportunity to review the preliminary plan back in 2001, due to the long-time frame between the preliminary plan and this plan, it is recommended emergency services be given the opportunity to provide any comments on changes that might have occurred since the original plan.

Plan No. 25-010

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**)	✓		
7. Date of plan preparation shown	✓		
8. Certification of surveyor/engineer shown	✓		
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	✓		
14. Lot areas shown	✓		
15. Permanent monuments and markers shown	✓		
16. Building setbacks shown	✓		
17. Existing natural features shown - Wetlands	✓		
Floodplains	✓		
Woodlands, streams, etc.	✓		
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 ()	✓		
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	✓		
25. Sidewalks shown	✓		
26. Existing and proposed coverage shown	✓		
27. Parking schedule provided shown		✓	
28. Traffic study completed	✓		
29. Recreation area shown/fee in-lieu-of provided	✓		
30. Erosion and sedimentation control plan shown	✓		
31. Statement of ownership, signature and notarization shown		✓	
32. Dedicatory statement shown	✓		
33. Approval blocks shown	✓		
34. PADOT Highway Occupancy Permit statement shown			✓
35. Consistency with Future Land Use plans - County plans	✓		
Municipal plans	✓		

West Hanover Township Plan ID #24.006

FINAL SUBDIVISION PLAN

FOR

MAYBERRY

PHASES 3 & 4

LOCATED IN

WEST HANOVER TOWNSHIP, DAUPHIN COUNTY, PA.

INTENT OF PLAN

Mayberry is a residential community consisting of a total of 94 single family detached dwelling lots and three open space lots. Existing Phases 1 & 2 consists of 51 dwelling lots and two open space lots. This Phases 3 & 4 Final Plan consists of 43 dwelling lots and one open space lot with no residual tract. The overall Mayberry property is a 69.95 acre R-1 Zoned tract of land located at the southwest intersection of Clover Lane and Sterling Road. All dwelling lots shall be served with public sewer and water. The public roads proposed with this plan shall be constructed to Township standards and offered for dedication to the township.

ZONING REQUIREMENTS

Zoning District: R-1 Low Density Residential District
Below criteria based on ordinances at time of Preliminary Plan

Permitted Use:	Single Family Detached Dwellings
Minimum lot area:	15,250 sf (per Preliminary Plan)
Minimum lot width:	100 feet at front setback line
Minimum front yard:	30 feet
Minimum side yard:	*10' min (30' Combined)
Minimum rear yard:	35' (current per zoning officer)
Maximum building height:	35' (3 stories)
Maximum Imp. Coverage:	35%
Required parking spaces:	3 spaces per dwelling unit
Maximum Permitted Density:	2 units per acre

* The side setbacks shown on this plan depict just one possible variation (applicable building setbacks will be defined at time of building permit for each lot (the variation is regarding side yards; i.e. 10' minimum 30' combined))

MINIMUM LOT SIZE

The below data is from the approved Preliminary Plan.

Total Site Acreage:	69.95 ac
minus EPOD Area:	3.75 ac
minus Open Space (35%):	24.48 ac
Equals remaining tract Area:	41.72 ac
Divided by maximum # of lots:	119.16 ac
Equals Minimum Lot Size:	15,250 sf

OPEN SPACE

The required 35% open space is provided via three open space lots (OS-1 in Phase 2, OS-2 in Phase 1 and OS-3 in Phases 3-4).
Total Open Space: 1,086,762 sf or 24.50 ac
Open Space OS-1: 91,049 sf or 2.09 ac
Open Space OS-2: 188,062 sf or 4.32 ac
Open Space OS-3: 787,651 sf oe 18.08 ac

SITE DATA NOTES

1. Applicant/Equitable Owner:
   Eastern Communities Limited Partnership
   Tax Parcel 68-030-019-000-0000
   Deed Book 3724, Page 338
   Plan Book No.-20060006236 (Lot R1)
   Phase 3 & 4 Property Area:1,653,521 sq.ft. or 37.960 Acres
   Total Site Area all phases: 3,046,811 sq.ft. or 69.95 Acres
2. Proposed Use: Residential (Single family detached dwelling lots and open space).
3. Proposed Density: 1.34 Dwelling Lots Per Acre (94 units on 69.95 ac)
4. Total Number of Lots/units = 44 lots (94 dwelling lots & 3 open space lots total and this Phase 3 & 4 plan proposed 43 dwelling lots and 1 open space lot)
5. Sanitary Sewer Service: Public (West Hanover Township Water & Sewer Authority)
6. Water Service: Townhouses to be served with Public (Pennsylvania American), single dwelling private well
7. Linear feet of street: 2,393 LF (Taylor Dr. 2,393' & Main St. 525')
8. Linear feet of sanitary sewer: 2,646 LF 8" SDR-35 PVC gravity sewer
9. Impervious lot coverage: 379,000 sf or 8.70 acres; 22.9% of the Phase 3 & 4 tract area (indicated impervious includes 30,015 sf of coverage not shown on the plan although in SWM calculations)
10. Total Parking Proposed: minimum of 3 per dwelling unit

GENERAL NOTES

1. All notes and zoning criteria referenced on this plan is based on the ordinances in place at time of Preliminary Plan approval. Mayberry Preliminary Plan was approved by the Board of Supervisors July 2, 2001. The project was designed as a "Open Space Residential Development" per Article XVII of the Zoning Ordinance. This Final Phase 3 & 4 Plan is consistent with the approved Preliminary Plan.
2. The two public streets proposed with this plan, Main Street and Taylor Drive, shall be constructed to Township specifications and shall be offered for dedication to the Township. All improvements shown on this plan located outside of a public street right of way shall be owned and maintained by the Community' Homeowners Association (HOA) excluding the proposed sanitary sewer system which shall be offered for dedication to the West Hanover Township Water and Sewer Authority; the developer shall be responsible for all maintenance until accepted by the HOA (see standalone note regarding open space maintenance).
3. There are 43 dwelling lots and one open space lot proposed with this plan. The applicant reserves the right to install utilities within the private open space lot(s).
4. All construction shall conform to Township and Penn DOT requirements unless otherwise noted.
5. No building, structure, planting, or other obstruction higher than 3' above the roadway grade shall be permitted within the clear sight triangles; however posts, utility poles and trees not exceeding 1' diameter may be permitted if not obstructing view of traffic.
6. Erosion control measures shall be implemented in accordance with the approved Erosion Control Plan and the associated NPDES Permit Conditions (existing permit #PAC220097). 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. 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.
7. Public Water Service shall be provided to all the proposed dwelling lots via water main extensions from the PA American water system. All construction and materials shall be in accordance with township and PA American requirements. Public fire hydrants shall be installed as shown on this plan.
8. Concrete monuments are proposed with this plan as shown; all other unmarked property corners shall be marked with iron pins in accordance with township requirements. The existing iron pin located at the southeast property corner of the project site has been identified as the primary control point.
9. The survey for the property was performed by Burget and Associates, Inc. The project survey is on the 1988 vertical datum and 1983 horizontal datum.
10. The wetlands shown on this plan are per field delineation performed by Vortex Environmental. A riparian buffer is defined around the wetlands as required by Township Ordinances; no grading is proposed within the buffer. Conservatively the original 25' WPOD has been expanded to 35' in the area of Phase 3 & 4.
11. There is no FEMA delineated 100-year flood plain on this site per FIRM #42043C0355D, effective date August 2, 2012.
12. Soils information shown on this plan was obtained from a NRCS web site.
13. 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. Any future covenants shall be as defined in the Community' HOA documents.
14. 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.
15. The property owner and then eventually the HOA when formed shall be the party responsible for assuring the continued functionality and required maintenance of any easement.
16. The owner/applicant shall be responsible for scheduling all required inspections.
17. All storm pipes entering or exiting inlets shall be cut flush with the inlet wall.
18. A sign permit shall be required if a development sign or any other signage is proposed in the future.
19. Township and occupancy permits shall be obtained for any work proposed within the street right of way.
20. The developer is responsible for the placement of all street and traffic control signs. All required signs shall be installed prior to issuance of occupancy permit for any lot within the Phase.
21. All new utilities shall be underground.
22. No building permit shall be issued until the township engineer has verified applicable sight distances.
23. The maximum posted speed limit will be 25 mph.
24. All known existing utilities have been shown hereon and all utility companies have been contacted via PA One Call System.
25. Street lights shall be provided as shown on this plan. Street lights shall be standard PPL Traditional Style lights. Street lights shall be installed at street intersections and at other locations as shown.
26. There are no covenants proposed with this plan. Any and all future proposed protective covenants associated with this phase shall be detailed in the associated Home Owners Association Documents. HOA documents shall be provided to each future lot owner prior to lot purchase.
27. Domestic waste disposal shall be via standard curb side pick up in accordance with township and hauler requirements.
28. ADA handicap ramps shall be installed where sidewalk meets a curb line.
29. The applicant shall pay a fee in-lieu-of recreation land dedication prior to recording of this plan in the amount of $12,900 ($300 per lot as dictated during the Preliminary Plan process.)

SANITARY SEWER NOTES

1. Sanitary Sewer Service: This Phase 3 & 4 plan includes 43 single family detached dwelling lots. Public gravity sanitary sewer service shall be provided to all 43 dwelling lots via sewer extensions from the sewer system installed with previous phases of Mayberry. All Sanitary Sewer Construction shall be in accordance with Standard Construction and Material Specifications For Sanitary Sewer System Extensions 2003 updated 2022 West Hanover Township Water and Sewer Authority. See Grading & Utility Plan for additional notes.
2. Sewer Planning for the project was approved by DEP on July 31, 2001 (DEP Code No. A3-22937-298-3E). See additional standalone Sanitary Sewer Notes on this sheet.
3. 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.
4. 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.
5. Shop drawings shall be submitted to the Authority for review and approval prior to beginning construction.
6. Sanitary sewer mains shall have a minimum 5-foot depth of cover from finished grade to the top of pipe.
7. Sanitary sewer laterals shall have a minimum 4-foot depth of cover from finished grade to the top of pipe.
8. Sewer lateral cleanouts shall be installed 10' outside of the street right of way.
9. All inspection risers and building sewer cleanouts shall be provided with a cleanout/test tee cap protection casting installed flush with finished grade.
10. 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.
11. 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.
12. 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.
13. Water main design/location is determined by Pennsylvania American after township approval, therefore it is the contractor's 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.
14. 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.
15. Any trench that is unstable when dug shall require installation of geotextile fabric wrap around the bedding stone and initial backfill. Unstable soils are any soil with fines that can migrate into the pipe bedding (ASTM D2321). Soils conditions will be determined by the Engineer/Authority inspector during construction.

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.

DRAWING INDEX

SHEET NO.	TITLE
1 of 19	COVER SHEET
2-3 of 19	EXISTING FEATURES PLAN
4-5 of 19	FINAL SUBDIVISION PLAN
6-7 of 19	GRADING AND UTILITIES PLAN
8-9 of 19	STREET AND UTILITY PROFILES
10-12 of 19	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (PCSM 1-2)
13 of 19	LANDSCAPE PLAN
14 of 19	CONSTRUCTION DETAILS
15 of 19	SANITARY SEWER CONSTRUCTION DETAIL
*16-19 of 19	EROSION CONTROL PLAN (ES 1-3)

*Erosion Control Plan sheets to be added after DCCD coordination.

APPLICANT & OWNER
Eastern Communities Limited Partnership
7300 DERRY STREET
HARRISBURG, PA 17111
(717) 561-2040
john.kerschner@finelinehomes.com

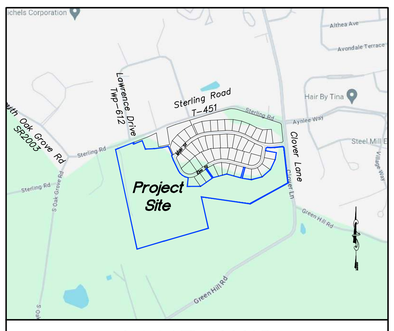
TAX PARCEL IDENTIFERS (UPIs)

(TO BE ADDED)

Lot #	Lot #
1	23
2	24
3	25
4	26
5	27
6	28
7	29
8	30
9	31
10	32
11	33
12	34
13	35
14	36
15	37
16	38
17	90
18	91
19	92
20	93
21	94
22	OS-3

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.



LOCATION MAP
SCALE : 1" = 1,000'

PENNSYLVANIA ONE CALL SYSTEM, INC. 811 STOP! CALL BEFORE YOU DIG!

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

WAIVER REQUESTS

The below waivers were approved during the Preliminary Plan process.

WAIVER SECTION	WAIVER REQUIREMENT	DATE OF WAIVER REQUEST	DATE OF WAIVER APPROVAL
173-13.B.(3)	pertaining to driveway profiles	–	July 2, 2001
173-13.C.(11)	pertaining to school district comments	–	July 2, 2001
173-27.B.(2)	pertaining to sidewalks along existing streets	–	July 2, 2001

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

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 _____ 2025

_____ 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.

_____

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, Craig E. Mellott 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.

_____

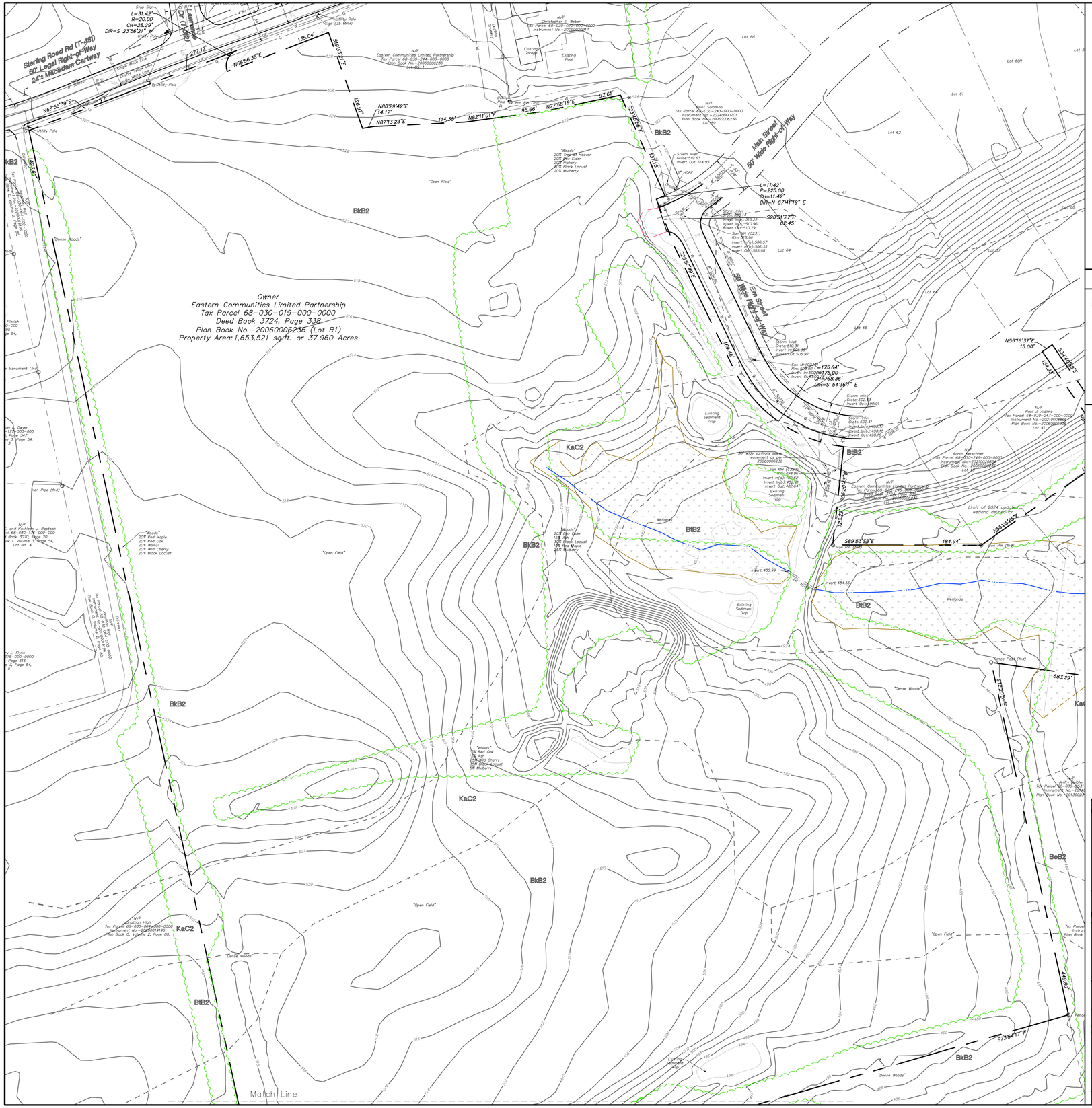
Joe A. Burget, Jr., P.L.S.
Burget & Associates, Inc.
1797 New Bloomfield Rd
New Bloomfield, PA 17068-8038
Phone: 717-582-7011
License Number: 075175

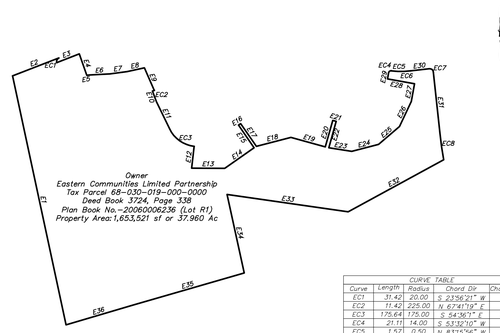
No.	REVISION	DATE
1	-	-
2		
3		
4		

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DRAWING ID	202343COV
DATE:	November 28, 2024
SHEET	1 of 19

M:\Drawings\2023\202343 Mayberry 3-4\202343 cov.dwg 11/26/2024 6:38:17 PM EST





LINE TABLE		
Line	Length	Bearing
E1	1423.69	N 12°8'58" W
E2	277.12	N 68°56'39" E
E3	135.04	N 68°56'38" E
E4	126.97	S 19°33'21" E
E5	14.17	N 80°29'42" E
E6	114.35	N 87°13'23" E
E7	98.66	N 82°11'7" E
E8	97.61	N 77°58'19" E
E9	137.16	S 23°45'56" E
E10	62.45	S 20°51'27" E
E11	163.46	S 25°50'49" E
E12	123.22	S 6°20'43" W
E13	184.94	S 89°53'38" E
E14	199.92	N 55°5'55" E
E15	154.23	N 34°40'59" E
E16	15.00	N 55°16'37" E
E17	154.37	S 34°40'59" E
E18	199.21	N 75°28'8" E
E19	199.86	S 74°35'21" E
E20	153.99	N 15°29'21" E
E21	20.00	S 74°30'39" E
E22	154.00	S 15°29'21" W
E23	129.71	S 8°19'34" E
E24	155.35	N 75°26'24" E
E25	154.07	N 49°16'50" E
E26	154.86	N 23°14'7" E
E27	100.00	N 10°20'16" E
E28	154.00	N 79°39'44" W
E29	34.26	N 10°20'16" E
E30	105.97	N 81°46'57" E
E31	343.97	S 6°13'3" E
E32	608.36	S 61°27'27" W
E33	683.29	N 81°49'0" W
E34	449.80	S 12°20'51" E
E35	644.95	S 73°54'17" W
E36	391.89	S 73°35'57" W

CURVE TABLE				
Curve	Length	Radius	Chord Dir	Chord Len
EC1	31.42	20.00	S 23°56'21" W	28.29
EC2	11.42	225.00	N 67°41'19" E	11.42
EC3	175.64	175.00	S 54°36'31" E	168.36
EC4	21.11	14.00	S 53°32'10" W	19.17
EC5	1.57	0.50	N 83°15'56" W	1.00
EC6	107.38	475.00	S 89°42'29" E	107.15
EC7	31.42	20.00	N 51°3'1" W	28.28
EC8	150.46	2335.00	S 83°49" E	150.44

THE ORIGINAL PROPERTY DESCRIPTION

Scale: 1" = 400'

EXISTING FEATURES PLAN NOTES

The overall Mayberry Property (all phases) is 69.95 acres and this Phases 3 & 4 portion of the property is 37.96 acres. The majority of the project site is in meadow coverage with some wooded areas; the woodlands descriptions shown on this plan are from the original Preliminary Plan. There is a wetland and intermittent stream located within Phases 3 and 4; a new wetland delineation was performed for the wetlands near Phases 3 & 4 construction, No wetland or stream impacts are proposed with this plan.

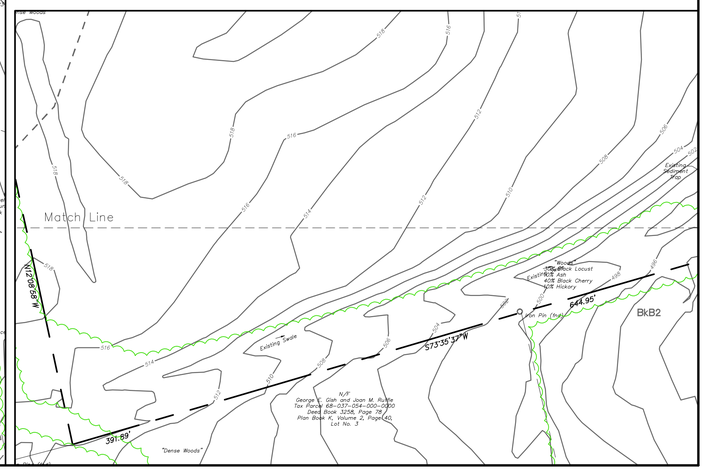
SOILS TABLE

SOIL SYMBOL	SOIL DESCRIPTION	HYDROLOGIC GROUP
BeB2	Bedington Shaly Silt Loam	B
BkB2	Berks shaly silt loam	B
Bta & BtB2	Brinkerton & Armagh silt loam	C/D
KaC2	Klinesville shaly silt loam	D

0 30 60
Scale: 1" = 60'

LEGEND

N66°34'22"E 88.91' — Existing Property Line Descriptions
Existing Property Line
Existing Adjoining Property
Existing Right-of-way
Existing Zoning District Boundary Line
Existing Edge of Pave
BkC2 — Existing Soil Boundary Line & Soil Description
Existing Treeline
Existing Storm Sewer, Inlet, ID#
Existing Sanitary Sewer, MH, ID#
Existing Water Main, Hydrant, Valve
Existing Utility Pole
Existing Wetlands
Existing Fence



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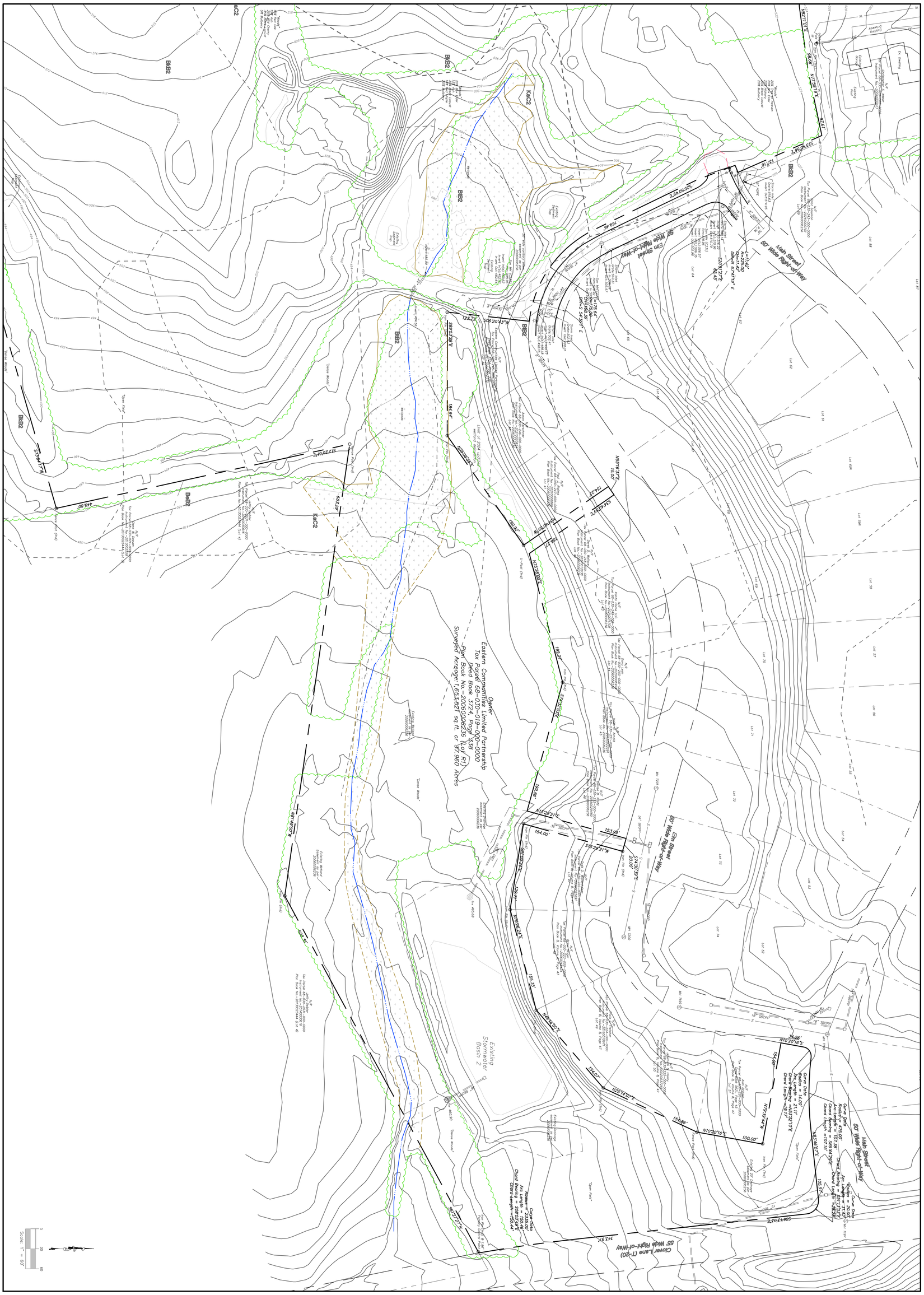
EXISTING FEATURES PLAN
FOR
MAYBERRY PHASES 3 AND 4

Applicant: Eastern Communities, LTD

WEST HANOVER TOWNSHIP DAUPHIN COUNTY PENNSYLVANIA

Project No. 202343
Date November 28, 2024

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EXISTING FEATURES PLAN

FOR

MAYBERRY PHASES 3 AND 4

Applicant: Eastern Communities, LTD

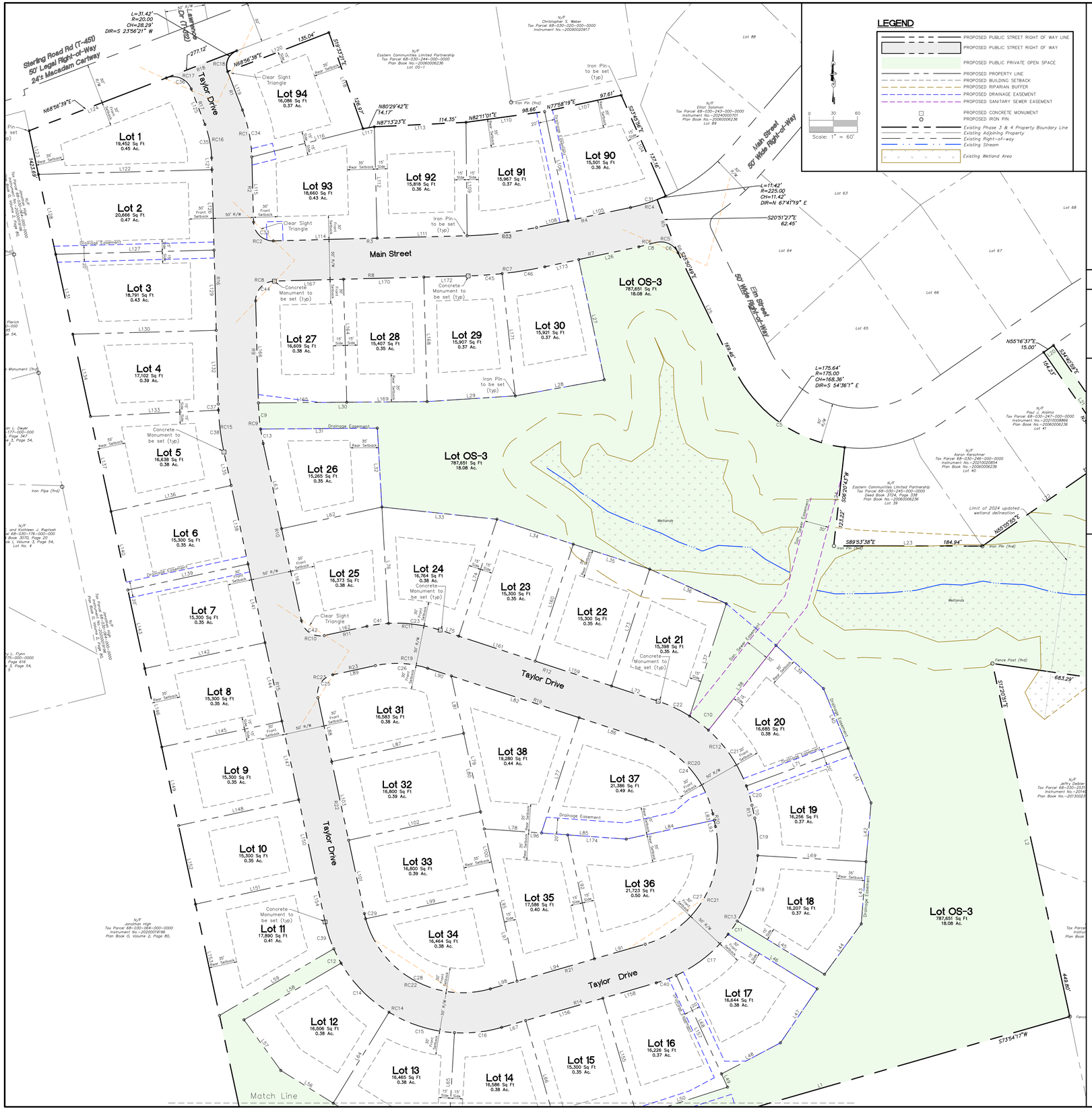
WEST HANOVER TOWNSHIP DAUPHIN COUNTY PENNSYLVANIA

Project No. 202343
Date November 28, 2024
Sheet No. 3 of 18

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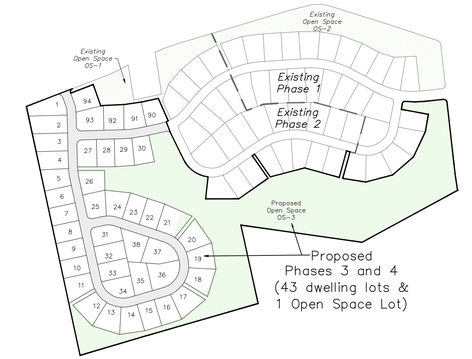
REVISIONS	DATE
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LEGEND

- PROPOSED PUBLIC STREET RIGHT OF WAY LINE
- PROPOSED PUBLIC STREET RIGHT OF WAY
- PROPOSED PUBLIC PRIVATE OPEN SPACE
- PROPOSED PROPERTY LINE
- PROPOSED BUILDING SETBACK
- PROPOSED RIPARIAN BUFFER
- PROPOSED DRAINAGE EASEMENT
- PROPOSED SANITARY SEWER EASEMENT
- PROPOSED CONCRETE MONUMENT
- PROPOSED IRON PIN
- *Existing Phase 3 & 4 Property Boundary Line*
- *Existing Adjoining Property*
- *Existing Right-of-way*
- *Existing Stream*
- *Existing Wetland Area*



PROPOSED CONDITIONS PROPERTY BOUNDARY OVERVIEW PLAN

Scale: 1" = 400'

SUBDIVISION PLAN INTENT NOTE

The Subdivision aspects of the project consist of 42 single family detached dwelling lots and one open space lot (OS–3). The easements associated with the project are as shown on the plan and as defined below. Concrete monuments shall be set as shown; all other unmarked property corners shall be marked with iron pins.

EASEMENT NOTES

The easements associated with the project consist of the following:

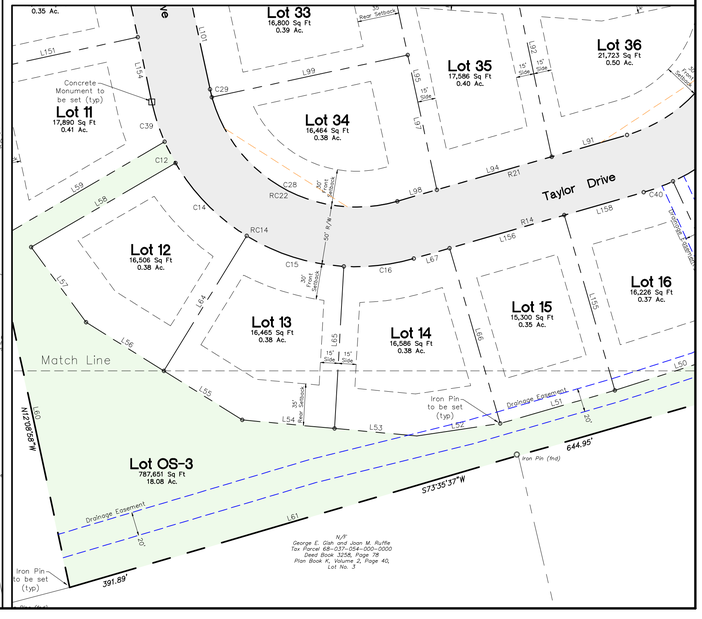
- Drainage Easements: Drainage easements are defined around all stormwater BMPs not located within a public street right of way. The Community's HOA shall be the beneficiary of the onsite drainage easements. All onsite drainage facilities shall be owned and maintained by the Community's HOA. The HOA shall maintain the drainage facilities to the design, dimensions, and elevations indicated on these drawings unless otherwise approved by the township.
- Proposed Sanitary Sewer Easements: The sanitary sewer system proposed with this plan and associated easements shall be offered for dedication to the West Hanover Township Water and Sewer Authority. No permanent structures shall be placed with the easements. The West Hanover Township Water and Sewer Authority shall be the beneficiary of the sewer easements.
- Wetland Riparian Buffer: A riparian buffer easement is defined around the existing onsite wetland extending a minimum of 35' from the wetland boundaries. The Community's HOA shall be the beneficiary of the riparian buffer easements. All onsite drainage facilities shall be owned and maintained by the Community's HOA.
- Clear Sight Triangles: Clear sight triangles are proposed at all street intersections. Nothing shall be placed within the clear sight triangles that would interfere would obscure the vision of a motorist; see Detail sheet for Clear Sight Triangle requirements. The HOA shall be the beneficiary of the clear sight triangle easements.
- 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.
- The HOA shall be the party responsible for assuring the continued functionality and required maintenance of all easements.

ZONING REQUIREMENTS

Zoning District: R–1 Low Density Residential District
Below criteria based on ordinances at time of Preliminary Plan unless otherwise noted

Permitted Use:	Single Family Detached Dwellings
Minimum lot area:	15,250 sf (per Preliminary Plan)
Minimum lot width:	100 feet at front setback line
Minimum front yard:	30 feet
Minimum side yard:	*10' min (30' Combined)
Minimum rear yard:	35' current
Maximum building height:	35' (3 stories)
Maximum Imp. Coverage:	35%
Required parking spaces:	3 spaces per dwelling unit
Maximum Permitted Density:	2 units per acre

* The side setbacks shown on this plan depict just one possible variation (applicable building setbacks will be defined at time of building permit for each lot (the variation is regarding side yards; i.e. 10' minimum 30' combined))



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FINAL SUBDIVISION PLAN

FOR

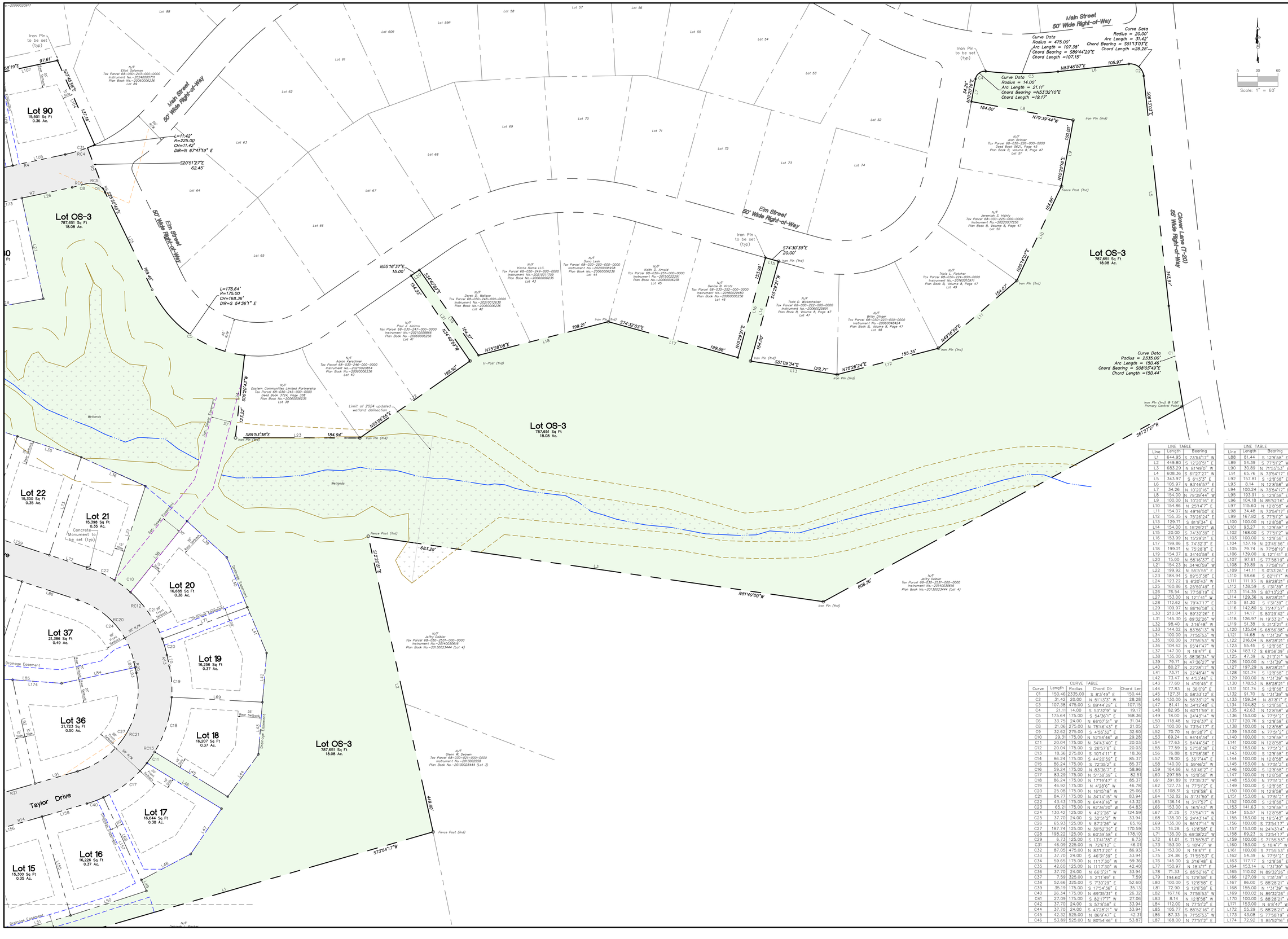
MAYBERRY PHASES 3 AND 4

Applicant: Eastern Communities, LTD

WEST HANOVER TOWNSHIP DAUPHIN COUNTY PENNSYLVANIA

Project No. 202343
Date November 28, 2024

Sheet No.
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LINE TABLE		
Line	Length	Bearing
L1	644.95	S 73°54'17" W
L2	449.80	S 12°20'51" E
L3	683.29	N 81°49'00" W
L4	608.36	S 61°27'27" W
L5	345.97	S 6°13'13" E
L6	105.97	N 83°46'57" E
L7	34.26	N 10°20'16" E
L8	154.00	N 79°39'44" W
L9	100.00	N 10°20'16" E
L10	154.86	N 25°14'7" E
L11	154.07	N 49°16'50" E
L12	155.35	N 75°26'24" E
L13	129.71	S 81°9'34" E
L14	154.00	S 15°29'21" W
L15	20.00	S 74°30'39" E
L16	153.99	N 15°29'21" E
L17	199.86	S 74°32'03" E
L18	199.21	N 75°28'8" E
L19	154.37	S 34°40'59" E
L20	15.00	N 55°16'37" E
L21	154.23	N 34°40'59" W
L22	199.92	N 55°5'55" E
L23	184.94	S 89°53'38" E
L24	123.22	S 6°20'44" W
L25	160.86	S 25°50'49" E
L26	76.54	N 77°58'19" E
L27	153.00	N 12°1'41" W
L28	112.62	N 79°47'17" E
L29	109.97	N 86°16'58" E
L30	210.04	N 89°32'26" E
L31	145.30	S 89°32'26" W
L32	98.40	N 3°16'48" W
L33	144.02	N 83°56'13" W
L34	100.00	N 71°55'53" W
L35	100.00	N 71°55'53" W
L36	104.62	N 65°41'47" W
L37	147.00	N 18°4'7" E
L38	135.00	S 38°16'34" W
L39	79.71	N 47°36'27" W
L40	80.27	N 22°28'17" W
L41	73.71	N 22°48'41" W
L42	73.47	N 4°5'3"46" E
L43	77.60	N 4°19'45" E
L44	77.83	N 36°0'9" E
L45	127.31	S 58°53'12" E
L46	130.00	N 58°33'12" W
L47	81.41	N 34°12'48" E
L48	82.95	N 62°11'59" E
L49	18.00	N 24°43'14" W
L50	118.48	N 72°6'37" E
L51	100.00	N 73°54'17" E
L52	70.70	N 81°28'7" E
L53	69.24	S 84°44'34" E
L54	77.63	S 84°44'34" E
L55	77.59	S 57°58'36" E
L56	76.88	S 57°58'36" E
L57	78.00	S 36°7'46" E
L58	140.00	S 59°46'2" E
L59	164.66	N 59°46'2" E
L60	297.55	N 12°8'58" W
L61	391.89	S 73°35'37" W
L62	127.73	N 77°51'2" E
L63	108.31	S 12°8'58" E
L64	132.82	N 31°31'59" E
L65	136.14	N 3°17'57" E
L66	153.00	N 16°5'43" W
L67	31.25	S 73°54'17" W
L68	135.00	S 24°4'31" E
L69	135.00	N 86°7'14" W
L70	16.28	S 12°8'58" E
L71	135.00	S 69°38'22" E
L72	61.01	S 71°55'53" E
L73	153.00	S 18°4'7" W
L74	153.00	N 18°4'7" E
L75	24.38	S 71°55'53" E
L76	145.00	S 3°16'48" E
L77	150.97	N 18°4'7" E
L78	71.33	S 85°52'16" E
L79	194.60	S 12°8'58" E
L80	100.00	S 12°8'58" E
L81	72.90	S 12°8'58" E
L82	167.16	N 71°55'53" W
L83	8.14	N 12°8'58" W
L84	112.00	N 77°51'2" E
L85	105.77	S 85°52'16" E
L86	87.33	N 71°55'53" W
L87	168.00	N 77°51'2" E

LINE TABLE		
Line	Length	Bearing
L88	81.44	S 12°8'58" E
L89	54.39	S 77°51'2" W
L90	30.89	N 71°55'53" W
L91	65.76	N 73°54'17" E
L92	157.81	S 12°8'58" E
L93	8.14	N 12°8'58" W
L94	100.24	N 73°54'17" E
L95	193.91	S 12°8'58" E
L96	104.18	N 85°52'16" W
L97	115.60	N 12°8'58" W
L98	34.48	N 73°54'17" E
L99	167.82	S 77°51'2" W
L100	100.00	N 12°8'58" W
L101	93.27	S 12°8'58" E
L102	168.00	S 77°51'2" W
L103	100.00	S 12°8'58" E
L104	137.16	N 23°45'56" W
L105	79.74	N 77°58'19" E
L106	139.00	S 12°1'41" E
L107	97.61	S 77°58'19" W
L108	39.89	N 77°58'19" E
L109	141.11	S 6°33'26" E
L110	98.66	S 82°11'1" W
L111	111.93	N 88°28'21" E
L112	138.59	S 1°31'39" E
L113	114.35	S 87°11'23" W
L114	129.36	N 88°28'21" E
L115	81.30	S 1°31'39" E
L116	142.80	S 75°47'57" W
L117	14.17	S 80°29'42" W
L118	126.97	N 19°33'21" W
L119	51.38	S 21°3'21" E
L120	135.04	S 68°56'38" W
L121	14.68	N 1°31'39" W
L122	216.04	N 88°28'21" E
L123	55.45	S 12°8'58" E
L124	183.12	S 68°56'39" W
L125	47.39	N 21°3'21" W
L126	100.00	N 1°31'39" W
L127	197.29	N 88°28'21" E
L128	101.74	S 12°8'58" E
L129	100.00	N 1°31'39" W
L130	178.53	N 88°28'21" E
L131	101.74	S 12°8'58" E
L132	91.70	N 1°31'39" W
L133	159.34	N 8°7'8" E
L134	104.82	S 12°8'58" E
L135	42.63	N 12°8'58" W
L136	153.00	N 77°51'2" E
L137	120.76	S 12°8'58" E
L138	100.00	N 12°8'58" W
L139	153.00	N 77°51'2" E
L140	100.00	S 12°8'58" E
L141	100.00	N 12°8'58" W
L142	153.00	N 77°51'2" E
L143	100.00	S 12°8'58" E
L144	100.00	N 12°8'58" W
L145	153.00	N 77°51'2" E
L146	100.00	S 12°8'58" E
L147	100.00	N 12°8'58" W
L148	153.00	N 77°51'2" E
L149	100.00	S 12°8'58" E
L150	100.00	N 12°8'58" W
L151	153.00	N 77°51'2" E
L152	100.00	S 12°8'58" E
L153	141.63	S 12°8'58" E
L154	55.57	N 12°8'58" W
L155	153.00	N 16°5'43" W
L156	100.00	N 73°54'17" W
L157	153.00	N 24°43'14" W
L158	69.23	S 73°54'17" E
L159	100.00	S 71°55'53" E
L160	153.00	S 18°4'7" W
L161	100.00	S 71°55'53" E
L162	54.39	N 77°51'2" E
L163	117.17	S 12°8'58" E
L164	153.14	N 1°31'39" W
L165	110.02	N 89°32'26" E
L166	127.09	S 1°31'39" E
L167	86.00	S 88°28'21" W
L168	155.00	N 1°31'39" W
L169	100.02	N 89°32'26" E
L170	100.00	S 88°28'21" W
L171	153.00	N 6°8'47" W
L172	55.29	S 88°28'21" W
L173	43.08	S 77°58'19" E
L174	72.92	S 85°52'16" E

CURVE TABLE				
Curve	Length	Radius	Chord Dir	Chord Len
C1	150.46	2335.00	S 8°3'49" E	150.44
C2	31.42	20.00	N 51°13'3" W	28.28
C3	107.38	475.00	S 89°44'29" E	107.15
C4	21.11	14.00	S 53°32'9" W	19.17
C5	175.64	175.00	S 54°36'1" E	168.36
C6	33.75	24.00	N 66°0'7"51" W	31.04
C8	21.06	275.00	N 75°46'43" E	21.05
C9	32.62	275.00	S 4°55'32" E	32.60
C10	29.31	175.00	N 52°5'4"46" W	29.28
C11	20.04	175.00	N 34°43'40" E	20.03
C12	20.04	175.00	S 26°5'7"6" E	20.03
C13	18.36	275.00	S 10°14'11" E	18.36
C14	86.24	175.00	S 44°20'59" E	85.37
C15	86.24	175.00	S 72°35'5"2" E	85.37
C16	59.24	175.00	N 83°36'7" E	58.96
C17	83.29	175.00	N 51°38'39" E	82.51
C18	86.24	175.00	N 17°19'4"7" E	85.37
C19	46.92	175.00	N 4°28'6" W	46.78
C20	25.08	175.00	N 16°15'18" W	25.06
C21	84.77	175.00	N 41°41'51" W	83.94
C22	43.43	175.00	N 64°49'16" W	43.32
C23	65.21	175.00	N 82°36'20" W	64.83
C24	130.42	125.00	N 42°2'26" W	124.59
C25	37.70	24.00	S 32°51'2"6" W	33.94
C26	65.93	125.00	N 87°2'26" W	65.16
C27	187.74	125.00	N 30°52'39" E	170.59
C28	198.22	125.00	S 60°39'58" E	178.10
C29	6.73	125.00	S 13°41'35" E	6.73
C31	46.09	225.00	N 72°6'12" E	46.01
C32	87.05	475.00	N 83°13'20" E	86.93
C33	37.70	24.00	S 46°31'39" E	33.94
C34	59.65	175.00	N 11°17'30" W	59.36
C35	42.60	125.00	N 11°17'30" W	42.40
C36	37.70	24.00	N 66°3'21" W	33.94
C37	7.59	325.00	S 2°11'49" E	7.59
C38	52.66	325.00	S 7°30'29" E	52.60
C39	35.19	175.00	S 17°54'36" E	35.13
C40	26.34	175.00	N 69°35'31" E	26.32
C41	27.09	175.00	S 82°17'7" W	27.06
C42	37.70	24.00	S 57°8'58" E	33.94
C44	37.70	24.00	S 43°28'21" W	33.94
C45	42.32	525.00	N 86°9'47" E	42.31
C46	53.89	525.00	N 80°54'46" E	53.87

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FINAL SUBDIVISION PLAN
FOR
MAYBERRY PHASES 3 AND 4
Applicant: Eastern Communities, LTD

DAUPHIN COUNTY
PENNSYLVANIA
WEST HANOVER TOWNSHIP

Project No. 202343
Date November 28, 2024

Sheet No.
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