

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality	West Hanover & East Hanover Township		Surveyor	James C. Hockenberry, P.L.S.		Engineer	Williams Site Civil LLC	
Plat Title	Preliminary Major Subdivision & Land Development Plans-Oakvale Planned Community							
Zoning District	Commercial Mixed Use (CMU)				Proposed Land Use	Residential - townhouses		
Plat Status:	<u>X</u>	Preliminary	Plat Type:	<u> </u>	Subdivision	Regulations:	<u> </u>	County
	<u> </u>	Final		<u> </u>	Land Development		<u>X</u>	Municipal
	<u> </u>	P/F		<u>X</u>	Combined		<u>X</u>	Zoning
	<u> </u>	Minor		<u> </u>			<u>X</u>	S&LD
# of Lots	<u>9</u>	# of New Lots	<u>1</u>	# of DUs	<u>253</u>	Acs Subdiv/Devel	S-45.29; D-33.18	Total Acs <u>45.29</u>
Date Received	<u>8/8/2025</u>		Staff Review	<u>8/14/25</u>		Official County Review	<u>8/14/25</u>	

Project Description: To obtain preliminary approvals for the subdivision and land development of a 253-unit residential planned community.

Reviewed by RW Checked by ARK Parcel ID 68-024-102, 68-024-101, 68-024-224, 68-024-103, 68-024-228, 68-024-104, 68-024-242, 68-024-113, 68-024-212, 68-024-211

- When applicable, streets, sewer, water, storm drainage, and other infrastructure elements to be verified as adequate by municipal staff/engineer. Any improvement guarantees shall be posted prior to final plat approval.
- Registered PA Land Surveyor is required to certify all lot/tract boundary descriptions.
- When applicable, zoning compliance to be verified by Municipal Zoning Officer.
- Appropriate sewage module component should be processed prior to final plat approval.
- Final plats must be recorded within 90 days of approval.

Review comments with cited ordinance provisions are based on municipal regulations on file with the County Planning Commission.

Waivers Requested:

1. Ch.173, Section 27.B(2): Partial waiver from the installation of sidewalk along interior streets (+/-330 feet on east side of Street B, immediately north of the Street D intersection)
2. Ch.173, Section 28.C: Partial waiver from the installation of concrete monuments (reduction of required concrete monuments to be set)
3. Ch.173, Section 37.G: Waiver from the methodology used to calculate fee-in-lieu of recreation land.

Deferrals Requested:

1. Ch.173, Section 26.A(1): Deferral from the installation of curb along perimeter streets (Allentown Boulevard & Hershey Road/S.R. 0039)
2. Ch.173, Section 27.B(2): Deferral from the installation of sidewalk along perimeter streets (Allentown Boulevard & Hershey Road/S.R. 0039)

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 §173-13-B-18)
 - b. Ownership and dedicatory statements with notarization (S&LDO §173-13-B-19)
 - c. Erosion and sedimentation control (S&LDO §173-13-C-1)

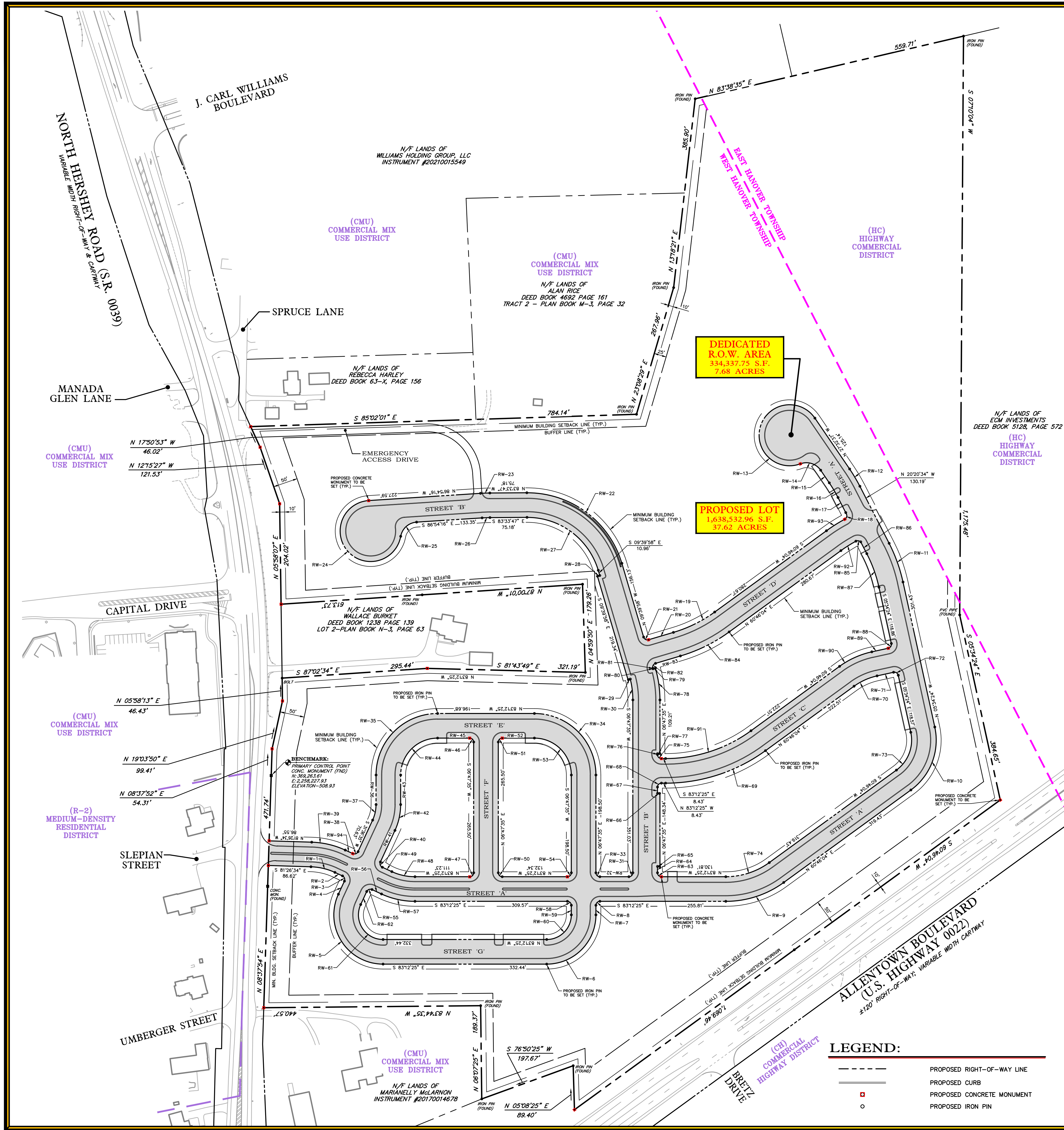
- d. Stormwater management plan (S&LDO §173-13-C-6)
 - e. DEP sewage planning module (S&LDO §173-13-C-2)
 - f. Lighting plan (S&LDO §173-13-B-33)
 - g. Landscaping plan certified by a landscape architect (ZO §195-403-C-6)
2. Once obtained, provide a copy of the Highway Occupancy Permit and clear sight distances certified by Township Engineer (S&LDO §173-13-C-3)
 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 §173-13-C-7)
 4. Review and comments of the plan from the school district (S&LDO §173-13-C-11)
 5. Provide a copy of the completed Traffic Impact Study along with the plan (S&LDO §173-13-C-12)
 6. Certification letter from Township Water and Sewer Authority indicating that there is sufficient capacity available for the subdivision and land development (S&LDO §173-13-C-13)
 7. 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. Will the single access and the emergency access be enough to provide proper access for EMS to service the development in the event of an emergency?

General Comments:

1. Discrepancy between LC-1, SUB-1, (and developed land acreage on application submitted to the County) of proposed lot acreage
 - a. Also, show lot areas of each parcel pre-Subdivision?
2. Depict (in more detail) ROW and Paving Widths of Allentown Boulevard (US Highway 22) and North Hershey Rd. (SR 39).
3. For a development of this size, will a single access point (along with an emergency access drive) be enough to provide proper access?
 - a. Specifically, in relation to peak traffic hours and emergency management services.
4. In this instance, is the cul-de-sac included on the plan a practical addition to the development's street system (S&LDO §173-25-G-2-a)
 - 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)

Plan No. 25-087

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 (see comment)		X	
15. Permanent monuments and markers shown (Partial Waiver Requested)	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 (Deferral Requested)	X		
25. Sidewalks shown (Partial Waiver and Deferral Requested)	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 (Waiver Requested)		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		



PROPOSED RIGHT-OF-WAY DATA:

LINE/CURVE	LINE BEARING	LINE LENGTH	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
RW-1	---	125.00'	50.29'	---	S 69°50'00" E	49.95'
RW-2	S 58°23'25" E	16.98'	---	---	S 13°23'25" E	11.13'
RW-3	---	8.00'	12.57'	---	S 25°47'55" E	168.51'
RW-4	S 31°36'35" W	29.20'	100.00'	200.39'	N 51°47'35" E	141.42'
RW-5	---	100.00'	157.08'	---	---	---
RW-6	N 06°47'35" E	19.47'	8.00'	12.57'	N 51°47'35" E	11.31'
RW-7	---	---	---	---	---	---
RW-8	---	---	---	---	---	---
RW-9	---	---	---	---	---	---
RW-10	---	---	---	---	---	---
RW-11	---	---	---	---	---	---
RW-12	---	---	---	---	---	---
RW-13	---	---	---	---	---	---
RW-14	---	---	---	---	---	---
RW-15	S 27°32'37" E	31.11'	---	---	S 23°56'36" E	34.54'
RW-16	---	---	---	---	---	---
RW-17	S 20°20'34" E	37.54'	---	---	---	---
RW-18	---	---	---	---	---	---
RW-19	---	---	---	---	---	---
RW-20	S 80°20'02" W	52.71'	---	---	S 24°24'32" W	97.40'
RW-21	---	---	---	---	---	---
RW-22	---	---	---	---	---	---
RW-23	---	---	---	---	---	---
RW-24	---	---	---	---	---	---
RW-25	---	---	---	---	---	---
RW-26	---	---	---	---	---	---
RW-27	---	---	---	---	---	---
RW-28	S 80°20'02" W	5.00'	---	---	S 65°41'08" E	42.23'
RW-29	N 80°20'02" E	4.84'	---	---	---	---
RW-30	---	---	---	---	---	---
RW-31	---	---	---	---	---	---
RW-32	N 83°12'25" W	59.00'	---	---	S 24°05'47" W	11.20'
RW-33	---	---	---	---	S 70°33'03" W	93.45'
RW-34	---	---	---	---	---	---
RW-35	---	---	---	---	---	---
RW-36	S 06°47'35" W	60.00'	---	---	N 54°30'58" W	11.31'
RW-37	---	---	---	---	---	---
RW-38	---	---	---	---	---	---
RW-39	---	---	---	---	---	---
RW-40	---	---	---	---	---	---
RW-41	N 31°36'35" E	70.63'	---	---	N 46°36'53" W	240.44'
RW-42	---	---	---	---	---	---
RW-43	N 06°47'35" E	60.00'	---	---	N 85°14'02" W	18.89'
RW-44	---	---	---	---	S 35°02'46" E	97.52'
RW-45	S 83°12'25" E	65.34'	---	---	N 54°57'14" E	43.23'
RW-46	---	---	---	---	S 85°14'02" E	16.03'
RW-47	---	---	---	---	S 46°36'53" E	180.33'
RW-48	---	---	---	---	---	---
RW-49	N 58°23'25" W	21.36'	---	---	---	---
RW-50	---	---	---	---	---	---
RW-51	---	---	---	---	---	---
RW-52	S 83°12'25" E	65.34'	---	---	S 00°14'48" E	42.58'
RW-53	---	---	---	---	S 51°47'35" W	11.31'
RW-54	---	---	---	---	---	---
RW-55	---	---	---	---	---	---
RW-56	S 58°23'25" E	21.36'	---	---	N 38°12'25" W	11.31'
RW-57	---	---	---	---	---	---
RW-58	---	---	---	---	---	---
RW-59	S 06°47'35" W	19.47'	---	---	N 38°12'25" W	176.78'
RW-60	---	---	---	---	S 51°47'35" E	176.78'
RW-61	---	---	---	---	---	---
RW-62	N 31°36'35" E	29.20'	---	---	---	---
RW-63	---	---	---	---	---	---
RW-64	N 06°47'35" E	12.82'	---	---	---	---
RW-65	S 83°12'25" E	5.00'	---	---	---	---
RW-66	N 83°12'25" W	5.00'	---	---	---	---
RW-67	N 06°47'35" E	12.82'	---	---	---	---
RW-68	---	---	---	---	---	---
RW-69	---	---	---	---	---	---
RW-70	---	---	---	---	---	---
RW-71	---	---	---	---	---	---
RW-72	N 84°25'36" E	34.36'	---	---	---	---
RW-73	---	---	---	---	---	---
RW-74	---	---	---	---	---	---
RW-75	---	---	---	---	---	---
RW-76	N 06°47'35" E	1.83'	---	---	---	---
RW-77	S 83°12'25" E	5.00'	---	---	---	---
RW-78	---	---	---	---	---	---
RW-79	S 82°31'30" W	5.00'	---	---	N 01°21'31" W	63.23'
RW-80	---	---	---	---	---	---
RW-81	N 09°39'58" W	0.80'	---	---	N 09°36'40" W	0.43'
RW-82	N 80°20'02" E	52.71'	---	---	---	---
RW-83	---	---	---	---	---	---
RW-84	---	---	---	---	---	---
RW-85	---	---	---	---	---	---
RW-86	S 20°20'34" E	24.71'	---	---	N 70°03'03" E	110.45'
RW-87	---	---	---	---	S 66°02'32" E	11.45'
RW-88	---	---	---	---	---	---
RW-89	S 84°25'36" W	34.36'	---	---	S 17°09'12" E	72.60'
RW-90	---	---	---	---	S 39°25'36" W	11.31'
RW-91	---	---	---	---	---	---
RW-92	---	---	---	---	---	---
RW-93	---	---	---	---	---	---
RW-94	N 58°23'25" W	16.98'	---	---	S 64°30'06" W	44.03'

LEGEND:

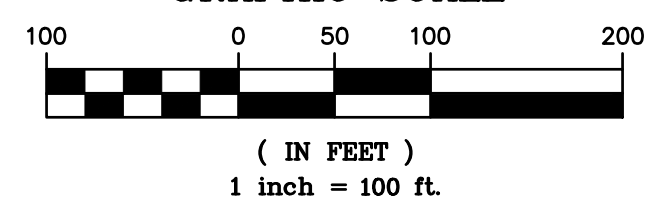
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED CURB
- PROPOSED CONCRETE MONUMENT
- PROPOSED IRON PIN



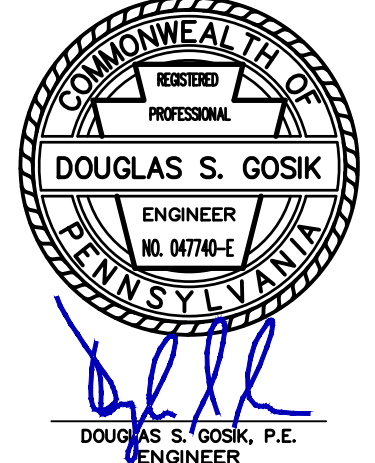
BENCHMARK:

CONCRETE MONUMENT FOUND AT THE NORTHWESTERN PROPERTY CORNER OF ADJOINING LANDS N/E OF DOMINIC VSCONTI ELEVATION - 508.93 (NAVD 88)

GRAPHIC SCALE



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SUBDIVISION PLAN
EQUITABLE OWNER:
BRH HOMES IN PA SOUTH CENTRAL, LLC
3335 MORGANTOWN ROAD
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TELEPHONE: (610) 842-7641
OWNER / APPLICANT:
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WEST & EAST HANOVER TOWNSHIPS
DAUPHIN COUNTY, PA

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DESIGN BY:	DRAWN BY:	CHECKED BY:
G.R.S.	W.L.G.	D.S.G.
WSC PROJECT NUMBER:	2023RVGWHA	
SCALE:	1" = 100'	
DATE:	AUGUST 7, 2025	

