

THE TOWNES AT HERSHEY ROAD

(PHASE II)

PA ROUTE 39 & MANOR DRIVE

HERSHEY ROAD ASSOCIATES, LP

(Owner & Developer)



Instrument # 20070000557
Jim Zugay, Recorder of Deeds
Dauphin, PA
Record Date & Time: 01/04/2007 at
11:11 AM
Cashier By: JSTAZNIK

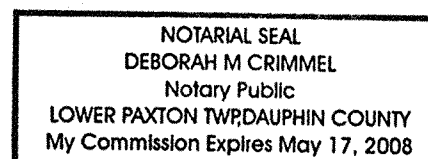
COMMONWEALTH OF PENNSYLVANIA)

SS
COUNTY OF DAUPHIN)
ON THIS THE 22 DAY of November 2005 BEFORE ME THE
UNDERSIGNED PERSONALLY APPEARED
OWNER(S) Deborah M. Criminel

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY
THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON
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 NOTARIAL SEAL THE DAY AND DATE
ABOVE WRITTEN.

NOTARY PUBLIC Deborah M. Criminel



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) Douglas E. Hobert, Vice President

THIS PLAN REVIEWED BY THE DAUPHIN COUNTY PLANNING
COMMISSION THIS 10 DAY OF November 2005.

CHAIRMAN Robert R. Deane
SECRETARY Robert R. Deane

THIS PLAN RECOMMENDED FOR APPROVAL BY THE WEST
HANOVER TOWNSHIP PLANNING COMMISSION THIS 17 DAY
OF November 2005.

CHAIRMAN James R. Zito
SECRETARY Mark L. Moye

THIS PLAN APPROVED BY THE WEST HANOVER TOWNSHIP BOARD
OF SUPERVISORS THIS 5 DAY OF December 2005.

CHAIRMAN Robert R. Deane
SECRETARY Robert R. Deane

THIS PLAN REVIEWED BY THE WEST HANOVER TOWNSHIP
ENGINEER THIS 10 DAY OF December 2005.

TOWNSHIP ENGINEER And T. Bul

RECORDED IN DAUPHIN CO. COURTHOUSE.

ON _____ INST # _____

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS NOTICE IN DESIGN STAGE - STOP CALL
Pennsylvania One Call System, Inc.
1 (800) 242 - 1776

The Contractor shall verify all dimensions and
existing conditions at the site before construction.

The Contractor shall comply with the provisions of Act 287
Notification of Utilities before excavation in the project
area in order to determine the existence and location
of all utilities. Prior to any construction, the Contractor
will be required to contact all utilities and request them to
mark their locations in the field. The One Call System
telephone number is 1 (800) 242-1776.
PA One Call Design ID: # 2705674

SITE DATA

Type of Development: Multi-Family, Townhouses.
Zoning of Tract: R-3, Suburban Residential District.
Total Tract Area: 23.2995 acs. (Overall).
Total Tract Area: 11.4268 acs. (Phase I).
Total Number of Existing Lots: 1.
Total Number of New Lots: 81: 79 townhouse lots and 2 recreation/open space lots (Overall).
Total Number of New Lots: 49: 49 townhouse lots (Phase II).
Proposed Lot Size: See Lot Area Tabulation.
Proposed Density: 3.39 units/acre (Overall).
Proposed Minimum Lot Size: 4,500 sq. ft.
Proposed Minimum Lot Width at R.O.W. Line: 24.21 feet.
Proposed Minimum Lot Width at Setback Line: 36 feet.
Existing Impervious Coverage: 0.0 acs., 0.0% (Overall).
Proposed Impervious Coverage: 6.6 acs., 28.34% (Overall).
Allowable Impervious Coverage (R-3 Zone): 35% Maximum.
Open Space Required: 4.42 Acres.
Total Area Proposed for Open Space/Recreation: 4.4883 acres plus fee in lieu of recreation area
in the amount of \$60,000.00 for the entire site. (Paid in full as part of Phase I development).
Lineal Feet of Storm Sewer: 1,929 ft (Phase II).
Lineal Feet of Streets: 1,778 ft (Phase II).
Maximum Proposed Building Height: 30 ft.
Proposed Water Supply System: Existing Public.
Proposed Sewage Disposal System: Existing Public.
Building Setback Requirements: R-3
Front Yard - 25 ft.
Side Yard - 20 ft. each for end units.
Rear Yard - 35 ft.
Buffer Yard Requirements: Level One Screening.

GENERAL NOTES

- The owner/developer shall comply with all applicable Township ordinances in effect at the time of the submission of the Preliminary Plan.
- Owner: Hershey Road Associates, LP, 2151 Linglestown Road, Suite 300, Harrisburg, PA 17110.
- Recording Information and Tax Map Information: Record Book 5757, Page 239, Tax Map Parcel Number: 68-038-002.
- The purpose of this plan is to subdivide the parent tract into 49 fee simple townhouse lots.
- Original boundary survey and topographic survey performed by Biscon Land Surveying Co., Inc., 60 Maplewood Drive, Elfers, PA 17819, dated October 20, 1999.
- All known existing easements and right-of-ways and proposed easements and right-of-ways have been shown on the plan. The plan was prepared without the benefit of a title report and is subject to easements (recorded and unrecorded).
- All existing utilities have been shown in accordance with the best available information. The contractor shall verify all existing conditions prior to commencing any work.
- Benchmark for this project is a PK nail #195 located at the northwest corner of the intersection of Rider Lane and PA Route 39: BM Elev. = 604.710.
- The developer is responsible for the placement of all street signs and traffic control devices. Such signs shall conform to PENNDOT and West Hanover Township specifications and shall be installed at the option of the Township. Street name signs to be 5' high, 6" lettering, 3" Suffix (St., Ave., etc.) with white legend and border on green background.
- Final location of water lines and fire hydrants to be determined by Pennsylvania American Water Company and the West Hanover Township Fire Chief.
- Unless otherwise noted or existing, all property corners shall be set with 3/4" iron pins.
- Concrete monuments shall be installed prior to new streets being accepted by the Township.
- A PENNDOT Highway Occupancy Permit is not required for Phase II of this project.
- A minimum of two off-street parking spaces, (9x20' minimum size), shall be provided for each lot. Each townhouse will be constructed with a 2-car garage and a double width driveway.
- Required parking is two parking spaces per dwelling.
- Handicap ramps shall be provided at all street intersections.
- All public improvements including materials, workmanship and methods shall comply with the current PENNDOT Publication 408 Specifications and Publication 72 Roadway Construction Standards.
- There are no wetlands present within the project area.
- There are no 100 year floodplain areas delineated within the project area either by FEMA panels or by the West Hanover Township Zoning Map.
- No lot shall be altered so as to have an adverse impact on the approved storm water management plan.
- Street lighting is to be provided by the developer for the project. Said lighting shall be installed in accordance with West Hanover Township and PPI, Utilities specifications and requirements.
- The developer shall implement the Erosion and Sedimentation Control Plan and Storm Water Management Plan.
- All proposed utilities will be located underground.
- Maintenance of drainage facilities and a covenant shall run with each new lot stating it is the responsibility of the lot owner to implement the erosion and sedimentation control plan at the time construction commences.
- No buildings or other obstructions, such as shrubbery, over three (3) feet in height shall be permitted within the clear sight triangles.
- Lot owners are responsible for their own Erosion & Sedimentation once the lot is purchased.
- No building permit will be issued until the Township Engineer has verified the sight distance and roadway access safety.
- The developer must adhere to Section 173-38 (Existing Tree and Vegetation Preservation) which states that existing vegetation will be preserved to the maximum extent possible.
- Covenants are included in The Townes at Hershey Road - Declaration of Covenants and Easements.
- Installation of sanitary sewers shall be in accordance with the West Hanover Township Water and Sewer Authority Standard Construction and Material Specifications.

WAIVERS GRANTED

- Waiver of the final drainage and stormwater management plan requirement. [173-15(c)(6)]
- Waiver of the final traffic impact study requirement. [173-15(d)(1)]
- Waiver of the minimum radius (250-feet) for a subcollector road (Hiverton Lane). [173-25(d)(1)(a)]

I hereby certify, to the best of my knowledge,
that the proposed Landscape Plan meets or
exceeds the minimum requirements of Section 1,
Article 19 of the West Hanover Township Zoning
Ordinance - Landscape Requirements.

H. Edward Black, R.L.A. Reg. No.
H. Edward Black & Associates, P.C. (717) 233-1026

I hereby certify this plan to be correct
and accurate to the best of my knowledge.

Jeffrey W. Staub, P.E. (717) 558-9400

PUBLIC UTILITIES

Verizon Communications
Corporate Switchboard, (800) 621-9900
Strawberry Sq. 11th Floor, Harrisburg, PA 17101

PPI Electric Utilities Inc.
Corporate Switchboard, (800) 348-5775
1801 Brookwood Street, Harrisburg, PA 17104

Buckeye-Laurel Pipeline System
Don Hankey, (800) 623-9420
Senior District Engineer
5002 Buckeye Road, Emmaus, PA 18049

West Hanover Township Water And Sewer Authority
Stephen I. Millard, (717) 540-0124
Chairman
7901 Jonestown Road, Harrisburg, PA 17112

U.O.I. Corporation
General Office, (717) 234-5951
1500 Paxton Street, P.O. Box 3565, Harrisburg, PA 17105

Comcast Cable
Dave Molackie, (717) 651-1913
Construction Manager
4801 Smith Street, Harrisburg, PA 17109

Hershey Electric Co.
749 E. Chocolate Ave., Hershey, PA 17033
Phone: (717) 533-7090

American Telephone and Telegraph Co.
Operations Manager, (800) 222-0400
210 Pine Street, 5th Floor, Harrisburg, PA 17101

Metropolitan Edison Co.
P.O. Box 16001, Reading, PA 19640
Phone: 1-800-646-7738

Pennsylvania American Water Co.
Corporate Office, (717) 533-5000
800 West Hersheypark Drive, Hershey, PA 17033

WAIVERS (Previously Approved w/ the Preliminary Plan)

- Section 173-15.B.(3) Driveway Profiles.
Section 173-25.D.(2)(a) Crest Vertical Curve 'K' Values of 30 for crest vertical curve and 40 for sag vertical curve.
Section 173-25.D.(3)(a) Maximum Centerline Grade of 7%
Section 173-13.C.(1) School District comments.
Section 173-25.D.(1)(a) Horizontal curve radius at 2+08 of Brookridge Court of 250 feet.

DENSITY CALCULATION

Total Tract Area 23.4185 Acs.
Environmental Overlay District 0.0 Acs.
Remaining Buildable Area 23.4185 Acs.
10% For Streets 2.3418 Acs.
Net Buildable Area 21.0766 Acs.
Net Buildable Area 21.0766 Acs.
0.1818 Acs. (5.5 Units Per Acre) + 0.1818 Acs.
Allowable Lot Density 115.93 Lots

OPEN SPACE CALCULATION

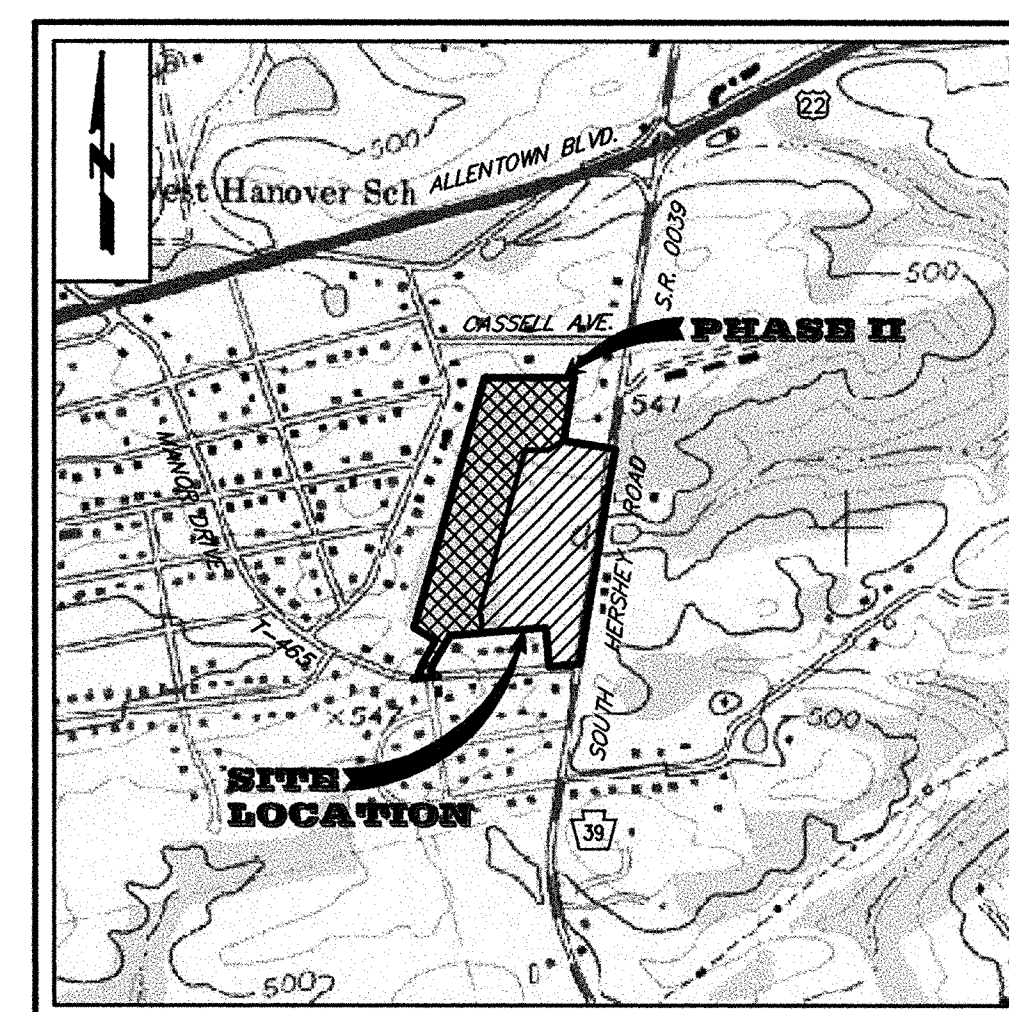
18.5232 Acres (R-3 Zone) x 20% = 3.65 Acs.
5.1653 Acres (V Zone) x 15% = 0.77 Acs.
Total Open Space Required: 4.42 Acs.
Total Open Space Provided: 4.48 Acs.

APPROVALS

DEP Planning Module Approved: August 15, 2002.
DEP Code No.: A3-22937-307-3
PENNDOT Highway Occupancy Permit Approved: June 14, 2002.
Permit No.: 05051982
Erosion & Sediment Pollution Control Plan Approved: October 15, 2001.
Permit No.: PAR101261/437-01-01. (Renewed) Permit No.: PAR101261/437-01-01 Dated: August 31, 2005.
DEP Part II Permit No.: 2202406, Auth. ID 475195, Issued on September 30, 2002 For Aboveground Pump Station.

I hereby certify this boundary survey to be
correct and accurate to the best of my knowledge.

Gregory L. Condon, P.L.S. (717) 938-3591



SITE LOCATION

SCALE: 1" = 1000'

INST#: 20070000557 Recorded: 01/04/2007 at 11:11:08 AM

20 PAGES

JAMES M. ZUGAY, RECORDER OF DEEDS, DAUPHIN
COUNTY, PA.

RECORDED BY DEPUTY CLERK: JSTAZNIK

FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

(FINAL SUBDIVISION PLAN #05.018 F/SB)

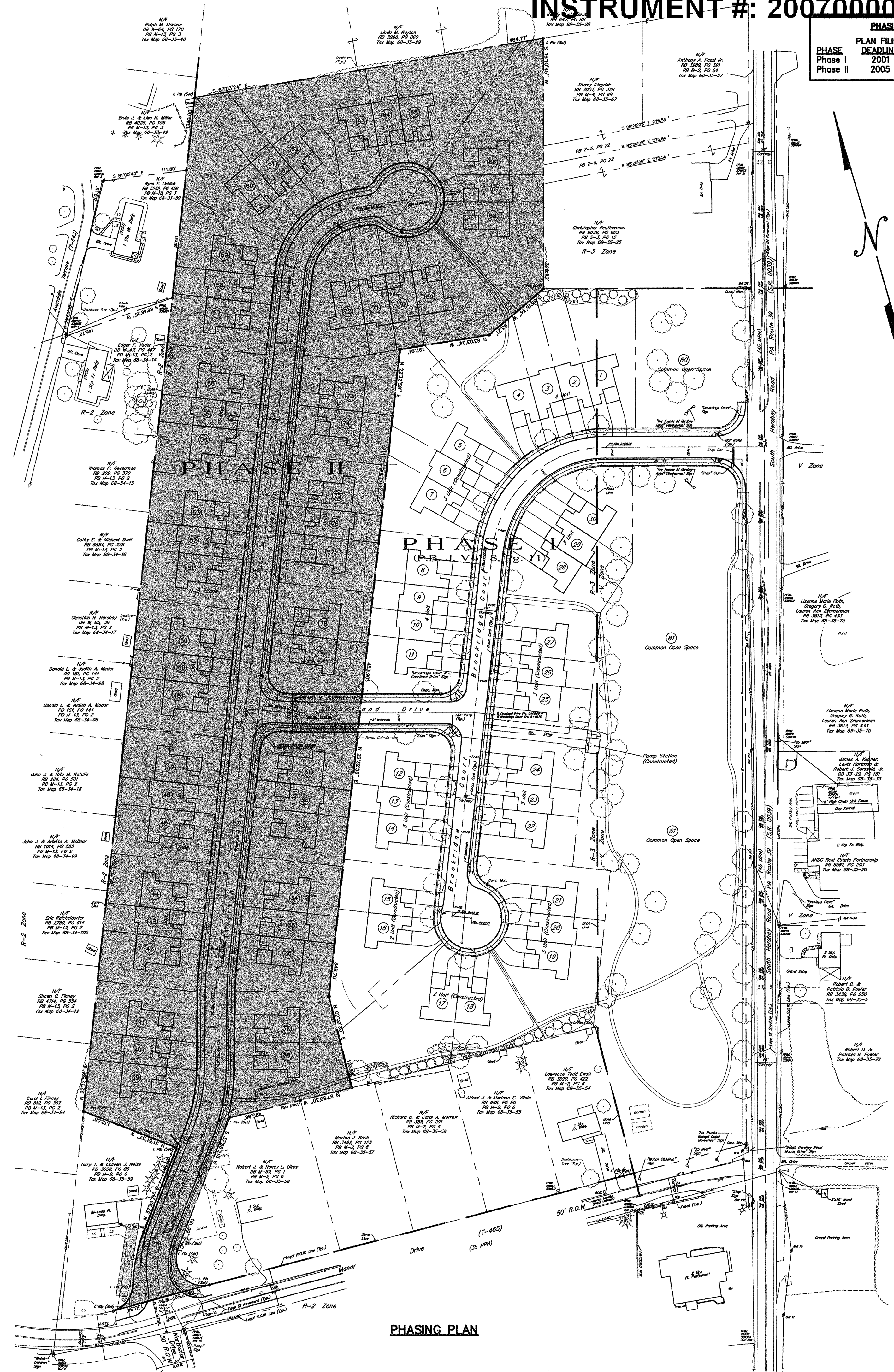
WEST HANOVER TOWNSHIP DAUPHIN COUNTY PENNSYLVANIA

11 / 3 / 05

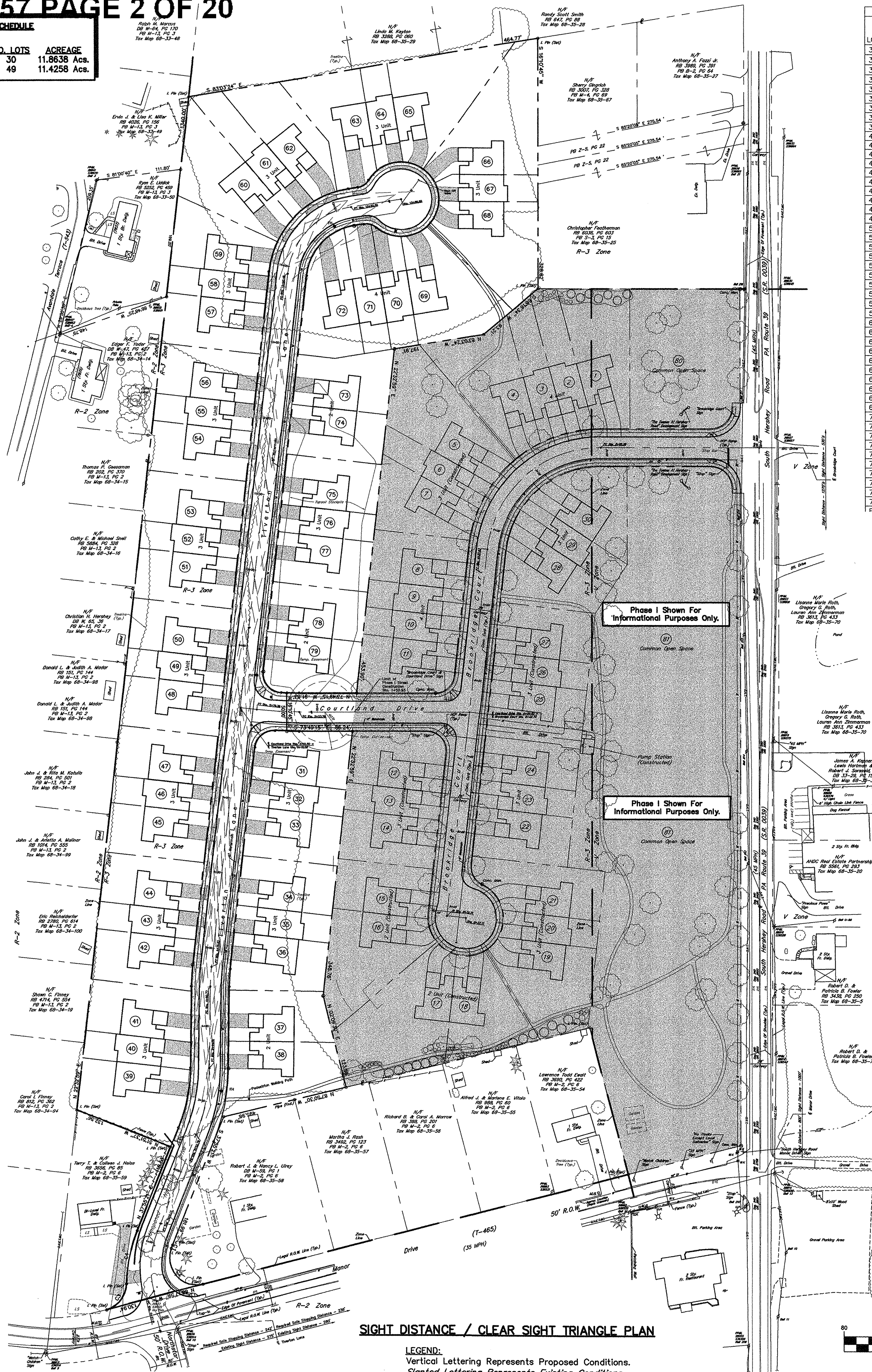
Dauphin
Engineering
Company
ENGINEERS • CONSULTANTS • PLANNERS
940 East Park Drive, Suite 300 • Harrisburg, PA 17111
PHONE: (717) 558-9400
FAX: (717) 558-9056
E-MAIL: DCRIMMEL@DAUPHINENGINEERING.COM

Owner:
Hershey Road Associates, LP
2151 Linglestown Road, Suite 300
Harrisburg, PA 17110
Phone: (717) 901-9311
Contact: Robert W. Bardell

PHASING SCHEDULE			
PHASE	DEADLINE	NO. LOTS	ACREAGE
Phase I	2001	30	11.8638 Acs.
Phase II	2005	49	11.4258 Acs.



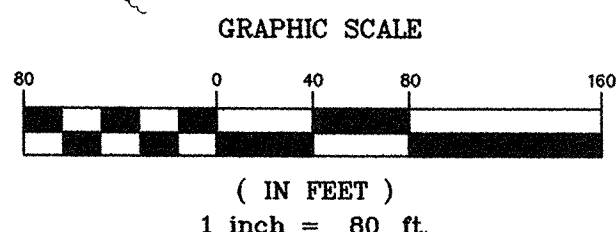
PHASING PLAN



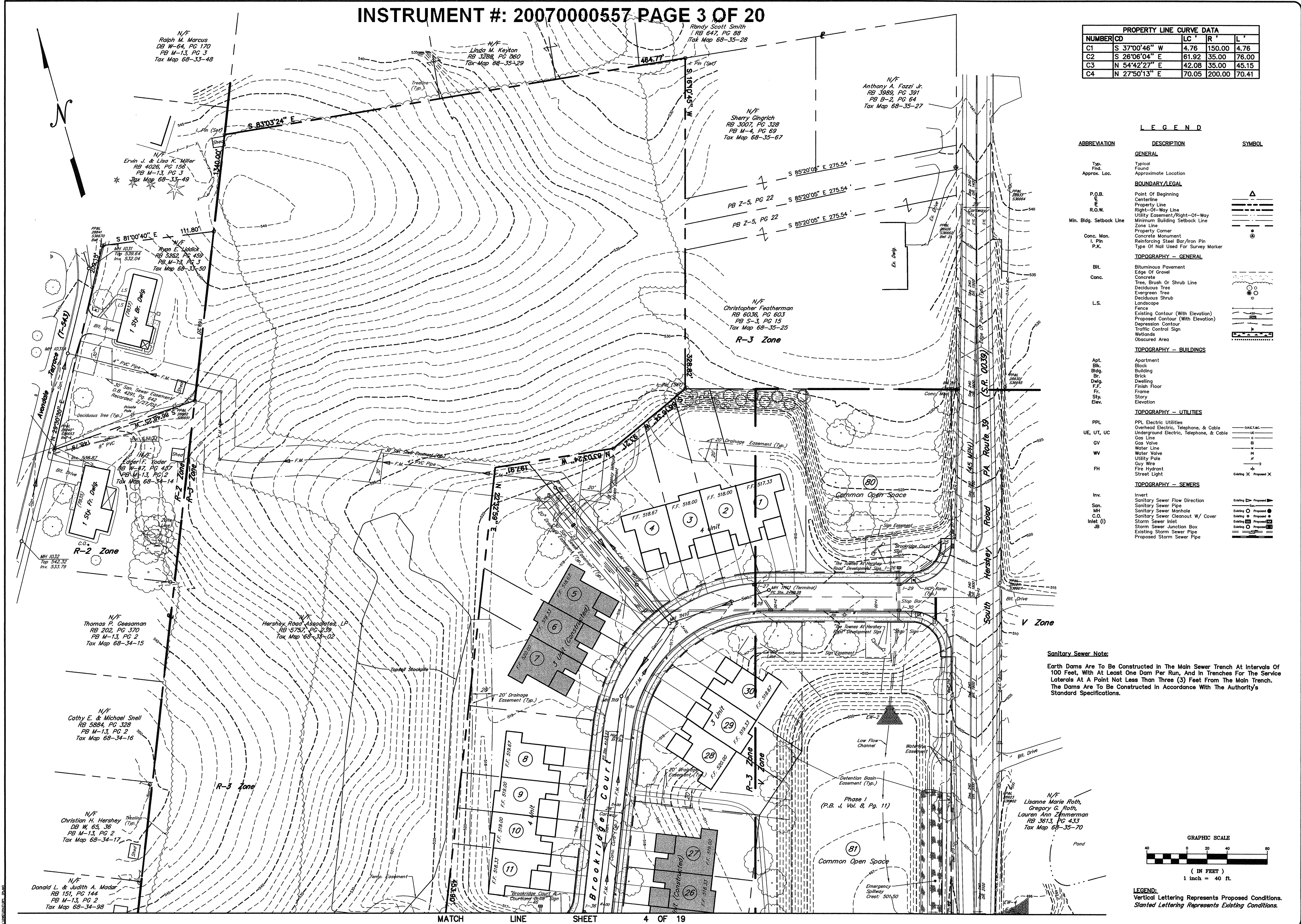
SIGHT DISTANCE / CLEAR SIGHT TRIANGLE PLAN

LEGEND:
Vertical Lettering Represents Proposed Conditions.
Slanted Lettering Represents Existing Conditions.

DRIVEWAY SIGHT DISTANCE DATA			
LOT NO.	RIGHT	LEFT	RIGHT
31	194'	235'	194' + 235'
32	194'	235'	194' + 235'
33	194'	235'	194' + 235'
34	194'	235'	194' + 235'
35	194'	235'	194' + 235'
36	241'	191'	241' + 191'
37	241'	191'	241' + 191'
38	241'	191'	241' + 191'
39	191'	241'	191' + 241'
40	191'	241'	191' + 241'
41	191'	241'	191' + 241'
42	191'	241'	191' + 241'
43	235'	194'	235' + 194'
44	235'	194'	235' + 194'
45	235'	194'	235' + 194'
46	235'	194'	235' + 194'
47	235'	194'	235' + 194'
48	235'	194'	235' + 194'
49	110'	131'	110' + 131'
50	110'	131'	110' + 131'
51	112'	127'	112' + 127'
52	112'	127'	112' + 127'
53	112'	127'	112' + 127'
54	112'	127'	112' + 127'
55	112'	127'	112' + 127'
56	112'	127'	112' + 127'
57	125'	113'	125' + 113'
58	125'	113'	125' + 113'
59	125'	113'	125' + 113'
60	125'	113'	125' + 113'
61	125'	113'	125' + 113'
62	125'	113'	125' + 113'
63	119'	N/A	119' + N/A
64	N/A	N/A	N/A + N/A
65	N/A	N/A	N/A + N/A
66	N/A	N/A	N/A + N/A
67	N/A	N/A	N/A + N/A
68	N/A	N/A	N/A + N/A
69	N/A	N/A	N/A + N/A
70	119'	N/A	119' + N/A
71	119'	N/A	119' + N/A
72	113'	125'	113' + 125'
73	127'	112'	127' + 112'
74	127'	112'	127' + 112'
75	127'	112'	127' + 112'
76	127'	112'	127' + 112'
77	127'	112'	127' + 112'
78	127'	112'	127' + 112'
79	127'	112'	127' + 112'



DAUPHIN Engineering Company		HERSHEY ROAD ASSOCIATES, LP		PHASE II		FINAL SUBDIVISION & LAND DEVELOPMENT PLAN		DRAWN BY:		M.D.S.	
ENGINEERS • CONSULTANTS • PLANNERS		2151 LINGLESTOWN ROAD, SUITE 300 HARRISBURG, PA 17110		PHASING & SIGHT		CHECKED BY:		J.W.S.		SCALE:	
940 East Park Drive, Suite 300 • Harrisburg, PA 17110		PHONE: (717) 901-9311		DISTANCE PLANS		CONTOUR INT:		N/A		DATE:	
PHONE: (717) 558-9400		THE TOWNS AT HERSHEY ROAD		SITE ADDRESS: PA ROUTE 39 & MANOR DRIVE		SHEET NO.		11/3/05		2 OF 19	
FAX: (717) 558-9056		WEST HANOVER TOWNSHIP		DAUPHIN COUNTY, PA							
E-MAIL: DORMIER@DAUPHINENGINEERING.COM											



PROPERTY LINE CURVE DATA				
NUMBER	CD	LC	R	L
C1	S 37°00'46" W	4.76	150.00	4.76
C2	S 26°06'04" E	61.92	35.00	76.00
C3	N 54°42'27" E	42.08	35.00	45.15
C4	N 27°50'13" E	70.05	200.00	70.41

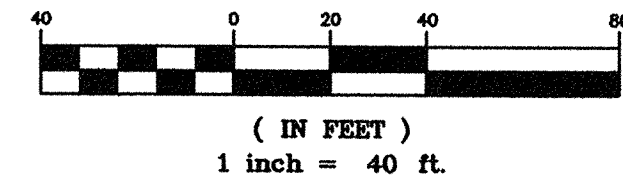
LEGEND

ABBREVIATION	DESCRIPTION	SYMBOL
GENERAL		
Typ. Found	Typical Found	
Approx. Loc.	Approximate Location	
BOUNDARY/LEGAL		
P.O.B.	Point Of Beginning	
E	Centerline	
R.O.W.	Right-Of-Way Line	
Min. Bldg. Setback Line	Utility Easement/Right-Of-Way Minimum Building Setback Line	
Conc. Mon.	Property Corner	
L. Pin	Concrete Monument	
P.K.	Reinforcing Steel Bar/Iron Pin Type Of Nail Used For Survey Marker	
TOPOGRAPHY - GENERAL		
Bit.	Bituminous Pavement	
Conc.	Edge Of Gravel Concrete	
	Tree, Brush Or Shrub Line	
	Deciduous Tree	
	Evergreen Tree	
L.S.	Deciduous Shrub Landscape	
	Fence	
	Existing Contour (With Elevation)	
	Proposed Contour (With Elevation)	
	Depression Contour	
	Traffic Control Sign	
	Wetlands	
	Obscured Area	
TOPOGRAPHY - BUILDINGS		
Apt.	Apartment	
Blk.	Block	
Bldg.	Building	
Br.	Brick	
Dwlg.	Dwelling	
F.F.	Finish Floor	
Fr.	Frame	
Sty.	Story	
Elev.	Elevation	
TOPOGRAPHY - UTILITIES		
PPL	PPL Electric Utilities	
UE, UT, UC	Overhead Electric, Telephone, & Cable	
	Underground Electric, Telephone, & Cable	
GV	Gas Valve	
	Water Valve	
WV	Water Valve	
	Utility Pole	
FH	Guy Wire	
	Fire Hydrant	
	Street Light	
TOPOGRAPHY - SEWERS		
Invert	Invert	
	Sanitary Sewer Flow Direction	
San.	Sanitary Sewer Pipe	
MH	Sanitary Sewer Manhole	
C.O.	Sanitary Sewer Cleanout W/ Cover	
Inlet (I)	Storm Sewer Inlet	
JB	Storm Sewer Junction Box	
	Existing Storm Sewer Pipe	
	Proposed Storm Sewer Pipe	

Sanitary Sewer Note:

Earth Dams Are To Be Constructed In The Main Sewer Trench At Intervals Of 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. The Dams Are To Be Constructed In Accordance With The Authority's Standard Specifications.

GRAPHIC SCALE



LEGEND:
Vertical Lettering Represents Proposed Conditions.
Slanted Lettering Represents Existing Conditions.

DAUPHIN
Engineering
Company

ENGINEERS & CONSULTANTS - PLANNERS
240 East 10th Street, Suite 200
Harrisburg, PA 17101
PHONE: (717) 558-9400
FAX: (717) 558-9036
E-MAIL: DCM@DAUPHINENGINEERING.COM

HERSHEY ROAD ASSOCIATES, LP
(Owner & Developer)
2151 LINGLESTOWN ROAD, SUITE 300
HARRISBURG, PA 17110
PHONE: (717) 901-9311

THE TOWNS AT HERSHEY ROAD
SITE ADDRESS: PA ROUTE 39 & MANOR DRIVE
DAUPHIN COUNTY, PA
WEST HANOVER TOWNSHIP

PHASE II
FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

ORIGINAL PROPERTY
DESCRIPTION MAP

DRAWN BY: M.D.S.

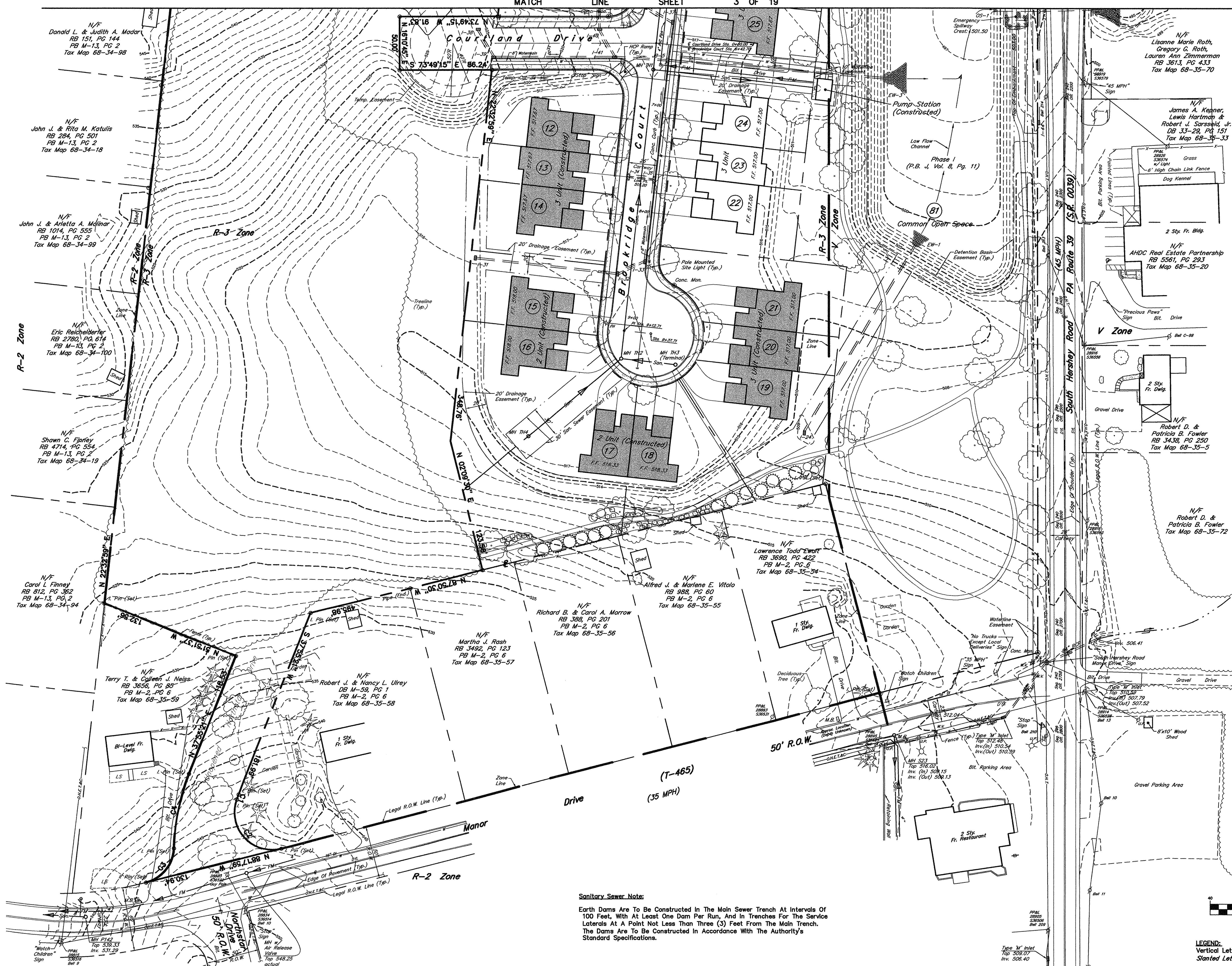
CHECKED BY: J.W.S.

SCALE: 1" = 40'

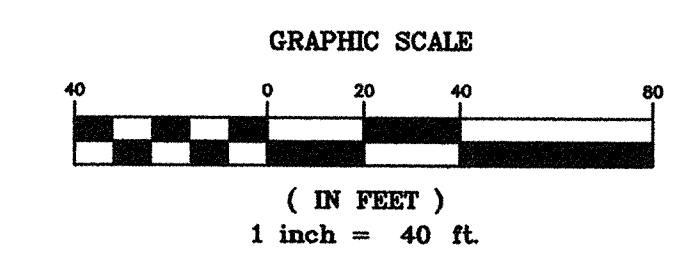
CONTOUR INT: 1'

DATE: 11/3/05

SHEET NO. 3 OF 19



Sanitary Sewer Notes:
 Earth Dams Are To Be Constructed In The Main Sewer Trench At Intervals Of 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. The Dams Are To Be Constructed In Accordance With The Authority's Standard Specifications.



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HERSHEY ROAD ASSOCIATES, LP (Owner & Developer) 2151 LINGESTOWN ROAD, SUITE 300 HARRISBURG, PA 17110 PHONE: (717) 901-9311 THE TOWNES AT HERSHEY ROAD SITE ADDRESS: PA ROUTE 39 & MANOR DRIVE WEST HANOVER TOWNSHIP		Dauphin Engineering Company ENGINEERS • CONSULTANTS • PLANNERS 940 East Park Drive, Suite 300 • Harrisburg, PA 17111 PHONE: (717) 558-8008 FAX: (717) 558-8008 E-MAIL: DCOMME@DAUPHINENGINEERING.COM		DATE 12/12/05	REVISIONS M.D.S.
		PHASE II FINAL SUBDIVISION & LAND DEVELOPMENT PLAN ORIGINAL PROPERTY DESCRIPTION MAP		DRAWN BY: M.D.S.	CHECKED BY: J.W.S.
SCALE: 1" = 40'		CONTOUR INT: 1'		DATE: 11/3/05	
SHEET NO. 4 OF 19					



PROPERTY LINE CURVE DATA				
NUMBER	CD	LC	R	L
C1	S 37°00'46" W	4.76	150.00	4.76
C2	S 26°06'04" E	61.92	35.00	76.00
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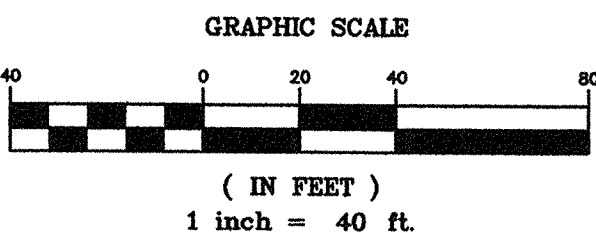
PROPERTY LINE CURVE DATA				
NUMBER	CD	LC	R	L
C10	N 72°24'45" W	23.35	475.00	23.35
C11	N 24°33'38" W	36.43	25.00	40.82
C12	N 59°44'47" E	90.68	75.00	97.36
C13	S 58°03'33" E	16.90	20.00	17.45
C14	N 06°56'36" E	64.29	50.00	244.34
C15	S 71°58'45" W	16.90	20.00	17.45
C16	S 59°44'47" W	151.14	125.00	162.30
C17	S 19°41'47" W	27.38	275.00	27.39
C18	S 27°22'58" W	82.31	225.00	82.78
C19	N 27°22'58" E	100.80	275.00	101.17
C20	N 19°41'47" E	22.40	225.00	22.41
C21	N 85°05'05" E	34.45	25.00	38.00
C22	S 72°05'21" E	31.73	525.00	31.74
C40	S 27°43'09" W	79.71	225.00	80.14
C41	S 17°10'46" W	2.64	225.00	2.64
C42	S 31°54'55" W	40.68	125.00	40.67
C43	S 49°49'27" W	37.14	125.00	37.28
C44	S 66°38'48" W	36.00	125.00	36.13
C45	S 82°33'20" W	33.19	125.00	33.29
C46	S 56°44'54" W	17.02	50.00	17.10
C47	N 66°28'09" W	14.74	125.00	14.74
C48	S 87°55'32" W	36.45	50.00	37.31
C49	N 54°15'13" W	28.31	50.00	28.70
C50	N 23°56'24" W	23.97	50.00	24.21
C51	N 04°08'09" E	24.54	50.00	24.79
C52	N 39°36'58" E	35.29	50.00	37.13
C53	N 63°41'30" E	38.75	50.00	39.79
C54	S 44°09'52" E	7.70	20.00	7.75
C55	S 53°17'05" E	34.57	50.00	35.30
C56	S 88°19'19" E	13.77	75.00	13.78
C57	S 69°02'42" E	9.61	20.00	9.70
C58	N 54°28'52" E	79.34	75.00	83.60

LOT AREA TABULATION		
DESCRIPTION	SQ FT	
Lot 31	8684	
Lot 32	4500	
Lot 33	8250	
Lot 34	8250	
Lot 35	4500	
Lot 36	8529	
Lot 37	8633	
Lot 38	12028	
Lot 39	12394	
Lot 40	5053	
Lot 41	8926	
Lot 42	8603	
Lot 43	4680	
Lot 44	8580	
Lot 45	8580	
Lot 46	4680	
Lot 47	8580	
Lot 48	8580	
Lot 49	4680	
Lot 50	8580	
Lot 51	5580	
Lot 52	4680	
Lot 53	8580	
Lot 54	8580	
Lot 55	4680	
Lot 56	8580	
Lot 57	8580	
Lot 58	4680	
Lot 59	9284	
Lot 60	13016	
Lot 61	7192	
Lot 62	10713	
Lot 63	10761	
Lot 64	4740	
Lot 65	13958	
Lot 66	16294	
Lot 67	4639	
Lot 68	13687	
Lot 69	13051	
Lot 70	5446	
Lot 71	8003	
Lot 72	10173	
Lot 73	9055	
Lot 74	8250	
Lot 75	8250	
Lot 76	4500	
Lot 77	8250	
Lot 78	9016	

PROPERTY LINE DATA		
NUMBER	DIRECTION	DISTANCE
L1	S 83°03'24" E	12.97'
L2	N 83°03'24" W	12.97'
L3	S 37°55'21" W	27.47'
L5	N 16°50'36" E	4.24'
L6	S 22°32'59" W	5.57'
L7	S 16°50'36" E	8.15'
L8	S 22°32'59" W	6.26'
L9	S 83°03'24" E	2.01'
L10	S 79°55'49" W	25.00'
L11	N 71°39'51" W	25.00'

CENTERLINE CURVE DATA				
NUMBER	CD	LC	R	L
Curve 64	N 70°38'08" W	55.56	500.00	55.59
Curve 65	N 19°48'41" E	177.71	125.00	178.78
Curve 66	N 27°22'58" E	91.46	250.00	91.88
Curve 67	N 19°41'47" E	24.89	250.00	24.90
Curve 68	N 59°44'47" E	120.91	100.00	128.84

Sanitary Sewer Note:
Earth Dams Are To Be Constructed In The Main Sewer Trench At Intervals Of 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. The Dams Are To Be Constructed In Accordance With The Authority's Standard Specifications.



LEGEND:
Vertical Lettering Represents Proposed Conditions.
Slanted Lettering Represents Existing Conditions.

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THE TOWNS AT HERSHEY ROAD
SITE ADDRESS: PA ROUTE 39 & MANOR DRIVE
WEST HANOVER TOWNSHIP DAUPHIN COUNTY, PA

PHASE II
FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

SITE PLAN PROPOSED CONDITION

DRAWN BY: M.D.S.

CHECKED BY: J.W.S.

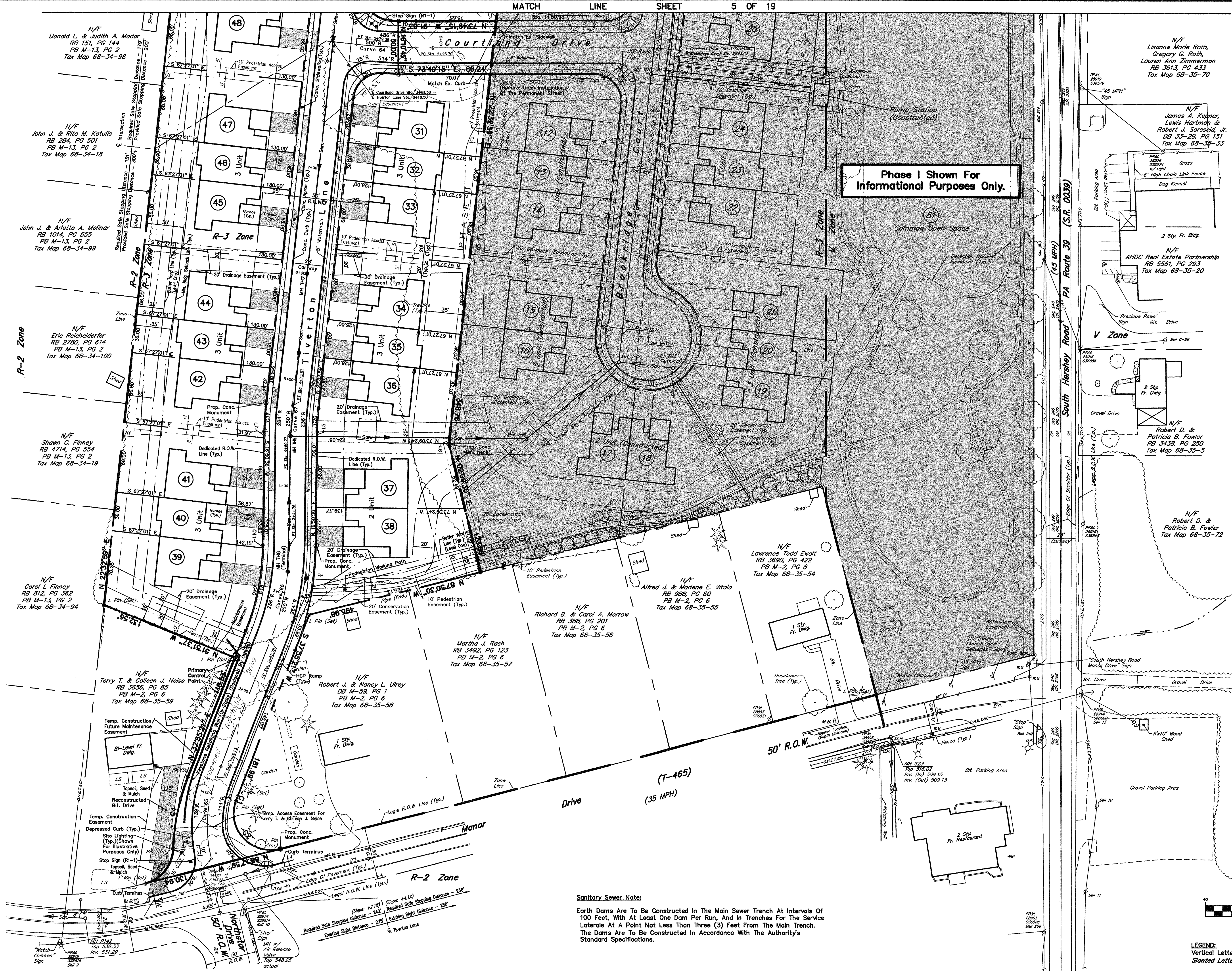
SCALE: 1" = 40'

CONTOUR INT: N/A

DATE: 11/3/05

SHEET NO. 5 OF 19

REVISIONS
DATE
TOWNSHIP COMMENTS - 11/9/05



DATE	REVISIONS	BY
11/2/06	TOWNSHIP COMMENTS - 5/2/06	D.C.S.
4/2/06	TOWNSHIP ENGINEER COMMENTS - 12/15/05	M.D.S.
12/12/05	TOWNSHIP COMMENTS - 11/9/05	M.D.S.

Dauphin Engineering Company ENGINEERS • CONSULTANTS • PLANNERS 940 East Park Drive, Suite 300 • Harrisburg, PA 17111 PHONE: (717) 558-8808 FAX: (717) 558-8808 E-MAIL: DAUPHIN@DAUPHINENGINEERING.COM	HERSHEY ROAD ASSOCIATES, LP (Owner & Developer) 2151 LINGSTOWN ROAD, SUITE 300 HARRISBURG, PA 17110 PHONE: (717) 801-9311 THE TOWNES AT HERSHEY ROAD SITE ADDRESS: PA ROUTE 39 & MANOR DRIVE WEST HANOVER TOWNSHIP DAUPHIN COUNTY, PA
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PHASE II FINAL SUBDIVISION & LAND DEVELOPMENT PLAN SITE PLAN PROPOSED CONDITION	DRAWN BY: M.D.S. CHECKED BY: J.W.S. SCALE: 1" = 40' CONTOUR INT: N/A DATE: 11/3/05 SHEET NO. 6 OF 19
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PROPERTY LINE CURVE DATA				
NUMBER	CD	LC	R	L
C1	S 37°00'46" W	4.76	150.00	4.76
C2	S 26°06'04" E	61.92	35.00	76.00
C3	N 54°42'27" E	42.08	35.00	45.15
C4	N 27°50'13" E	70.05	200.00	70.41

STORM WATER INLET & PIPE CHART

TIVERTON LANE									
STA.	INLET NO.	INLET TYPE	TOP	INV. IN	INV. OUT	PIPE LENGTH	PIPE SIZE	SLOPE	
1+43 LL	I-1	C	540.44	-	536.94	29 LF	18" CMP	3.40%	
1+57 RL	I-2	C	539.44	535.94	535.84	148 LF	18" CMP	7.14%	
3+07 RL	I-4	C	528.78	525.28	525.18	121 LF	18" CMP	4.89%	
4+32 RL	I-6	C	523.16	518.26	518.16	88 LF	18" CMP	1.93%	
5+25 RL	I-8	M	521.87	517.46	517.36	2 LF	18" CMP	1.93%	
5+29 RL	I-8A	M	521.87	517.32	517.22	77 LF	18" CMP	1.34%	
6+10 RL	JB-1 Junction Box		522.88	516.19	515.19				
8+87 LL	I-12	C	531.46	-	531.46	29 LF	18" CMP	1.62%	
8+73 RL	I-13	C	534.95	531.01	530.91	188 LF	18" CMP	4.96%	
6+81 RL	I-11	C	525.28	521.59	521.49	67 LF	18" CMP	6.91%	
6+10 RL	JB-1 Junction Box		522.88	517.13	515.19				
11+19 LL	I-14	C	532.66	-	529.16	29 LF	18" CMP	1.83%	
11+33 RL	I-15	C	532.13	528.63	528.53	120 LF	18" CMP	2.16%	
12+56 RL	I-17	M	529.92	525.94	525.84	2 LF	18" CMP	2.16%	
12+60 RL	I-17A	M	529.92	525.80	525.70	24 LF	18" CMP	2.63%	
12+68 RL	JB-2 Junction Box		530.07	525.07	524.57				
15+17 RL	I-22	C	536.72	-	533.22	24 LF	18" CMP	1.00%	
15+17 LL	I-21	C	536.72	532.88	532.88	63 LF	18" CMP	2.05%	
14+58 LL	JB-3 Junction Box		535.09	531.59	531.49	74 LF	18" CMP	3.81%	
13+83 LL	I-20	C	532.17	528.67	528.57	91 LF	18" CMP	3.85%	
12+88 RL	JB-2 Junction Box		530.07	525.07	524.57				
2+93 LL	I-3	C	528.99	-	528.99	29 LF	18" CMP	3.14%	
3+07 RL	I-4	C	528.78	525.28	525.18	29 LF	18" CMP	3.14%	
4+20 LL	I-5	C	523.50	-	520.00	27 LF	18" CMP	1.28%	
4+32 RL	I-6	C	523.16	519.66	519.16	2 LF	18" CMP	2.00%	
5+25 LL	I-7	M	521.87	-	518.37	2 LF	18" CMP	2.00%	
5+29 RL	I-7A	M	521.87	518.33	518.23	24 LF	18" CMP	2.00%	
5+29 RL	I-8A	M	521.87	517.75	517.22	24 LF	18" CMP	2.00%	
6+87 LL	I-10	C	525.53	-	522.03	25 LF	18" CMP	1.76%	
6+81 RL	I-11	C	525.28	521.59	521.49	25 LF	18" CMP	1.76%	
12+56 LL	I-16	C	529.92	-	528.42	2 LF	18" CMP	2.00%	
12+60 LL	I-16A	C	529.92	526.38	526.28	24 LF	18" CMP	2.00%	
12+60 RL	I-17A	M	529.92	525.80	525.70	24 LF	18" CMP	2.04%	
13+94 LL	I-19	C	532.58	-	529.20	26 LF	18" CMP	2.04%	
13+83 LL	I-20	C	532.17	528.67	528.57				

COURTLAND DRIVE

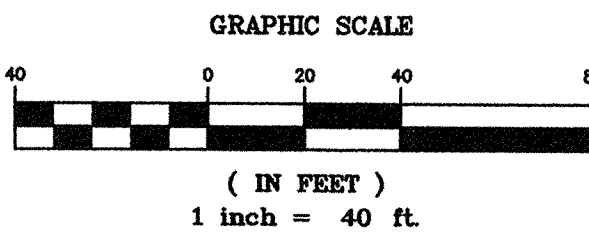
STA.	INLET NO.	INLET TYPE	TOP	INV. IN	INV. OUT	PIPE LENGTH	PIPE SIZE	SLOPE
1+67 RL	I-38	C	525.28	-	522.25			

MISCELLANEOUS INLETS

STA.	INLET NO.	INLET TYPE	TOP	INV. IN	INV. OUT	PIPE LENGTH	PIPE SIZE	SLOPE
6+10 RL (Thorton Lane)	JB-1	M	521.50	-	518.00	137 LF	18" CMP	1.36%
-	I-31	M	516.10	512.95	512.85	141 LF	30" CMP	1.56%
-	I-18	M	529.50	-	526.50			
12+68 RL (Thorton Lane)	JB-2 Junction Box		530.07	525.07	524.57	143 LF	18" CMP	1.00%
-	JB-6 Junction Box		519.00	515.33	514.83	191 LF	24" CMP	4.84%

Sanitary Sewer Note:

Earth Dams Are To Be Constructed In The Main Sewer Trench At Intervals Of 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. The Dams Are To Be Constructed In Accordance With The Authority's Standard Specifications.



LEGEND:
Vertical Lettering Represents Proposed Conditions.
Slanted Lettering Represents Existing Conditions.

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THE TOWNS AT HERSHEY ROAD
SITE ADDRESS: PA ROUTE 39 & MANOR DRIVE
WEST HANOVER TOWNSHIP
DAUPHIN COUNTY, PA

PHASE II
FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

SITE GRADING, DRAINAGE &
UTILITY PLAN

DRAWN BY: M.D.S.

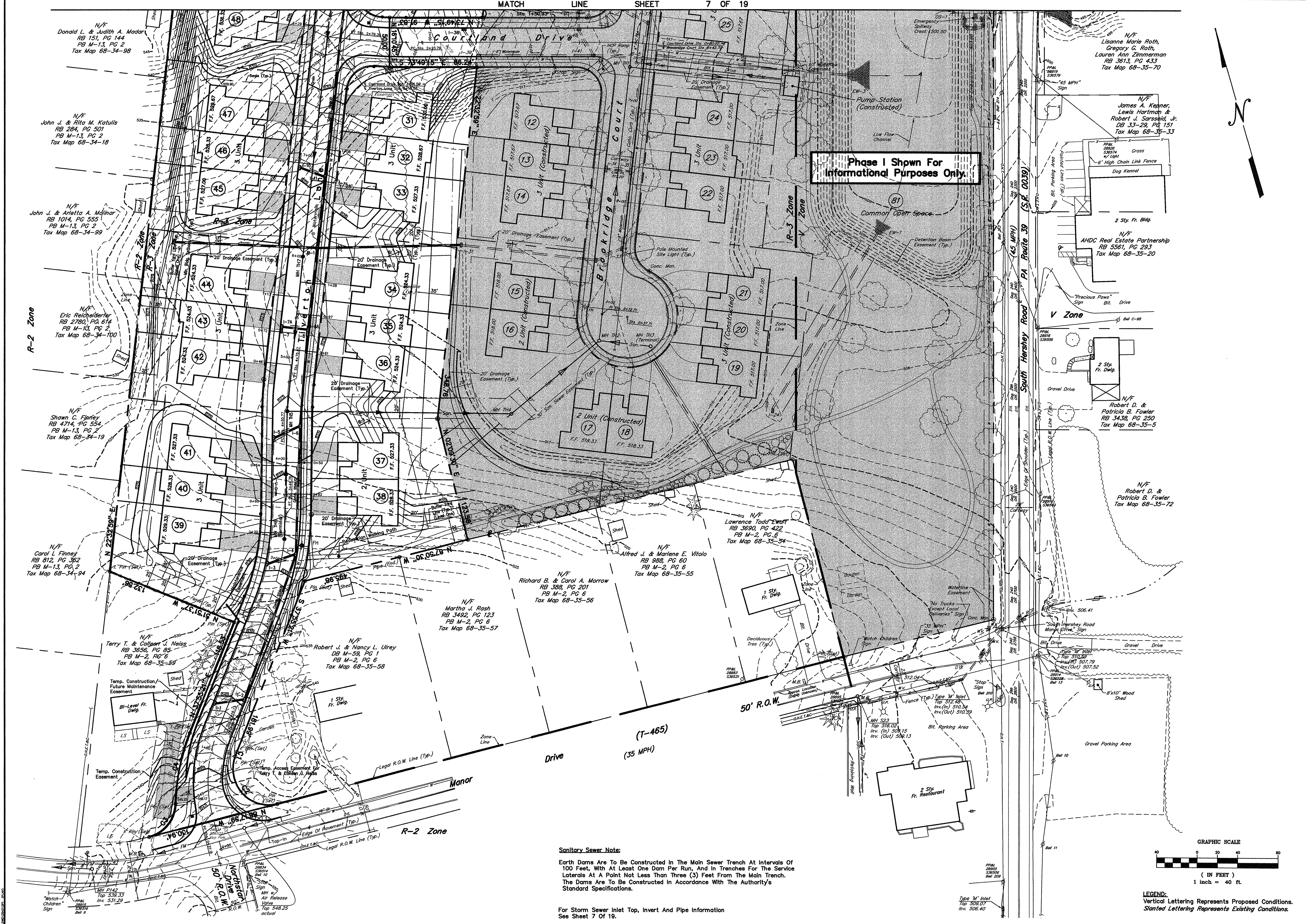
CHECKED BY: J.W.S.

SCALE: 1" = 40'

CONTOUR INT: 1'

DATE: 11/3/05

SHEET NO. 7 OF 19



Sanitary Sewer Note:
Earth Dams Are To Be Constructed In The Main Sewer Trench At Intervals Of 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. The Dams Are To Be Constructed In Accordance With The Authority's Standard Specifications.

For Storm Sewer Inlet Top, Invert And Pipe Information See Sheet 7 Of 19.

DAUPHIN ENGINEERING COMPANY ENGINEERS • CONSULTANTS • PLANNERS 940 East Park Drive, Suite 200 • Harrisburg, PA 17111 PHONE: (717) 558-9400 FAX: (717) 558-9056 E-MAIL: DCEMAIL@DAUPHINENGINEERING.COM		DAUPHIN ENGINEERING COMPANY ENGINEERS • CONSULTANTS • PLANNERS 940 East Park Drive, Suite 200 • Harrisburg, PA 17111 PHONE: (717) 558-9400 FAX: (717) 558-9056 E-MAIL: DCEMAIL@DAUPHINENGINEERING.COM	
HERSHEY ROAD ASSOCIATES, LP (Owner & Developer) 2151 LINGLESTOWN ROAD, SUITE 300 HARRISBURG, PA 17110 PHONE: (717) 901-9311		DAUPHIN ENGINEERING COMPANY ENGINEERS • CONSULTANTS • PLANNERS 940 East Park Drive, Suite 200 • Harrisburg, PA 17111 PHONE: (717) 558-9400 FAX: (717) 558-9056 E-MAIL: DCEMAIL@DAUPHINENGINEERING.COM	
PHASE II FINAL SUBDIVISION & LAND DEVELOPMENT PLAN		PHASE I SITE GRADING, DRAINAGE & UTILITY PLAN	
DRAWN BY: M.D.S.		CHECKED BY: J.W.S.	
SCALE: 1" = 40'		CONTOUR INT: 1'	
DATE: 11/3/05		SHEET NO. 8 OF 19	

PROPERTY LINE CURVE DATA				
NUMBER	CD	LC	R'	L'
C1	S 37°00'46" W	4.76	150.00	4.76
C2	S 26°06'04" E	61.92	35.00	76.00
C3	N 54°42'27" E	42.08	35.00	45.15
C4	N 27°50'13" E	70.05	200.00	70.41

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SOILS SURVEY LINE & DESIGNATION
- STABILIZED CONSTRUCTION ENTRANCE
- FILTER FABRIC FENCE
- ROCK DAM FILTER
- ROCK BARRIER FILTER
- COLLECTION SWALE
- DIVERSION SWALE
- LIMIT OF CONSTRUCTION
- OFF-SITE DRAINAGE AREA (DIVERSED AROUND SITE)
- OFF-SITE DRAINAGE AREA (AREA CONTRIBUTING TO E/S FACILITIES)
- TEMPORARY TOPSOIL STORAGE AREA

NOTES:

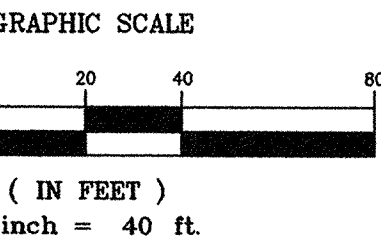
All Inlets Shall Be Protected With Rock Dam Filters Or In-Line Inlet Filters (Siltlocks®)

Max. Disturbed Area: 23.6 Acs.

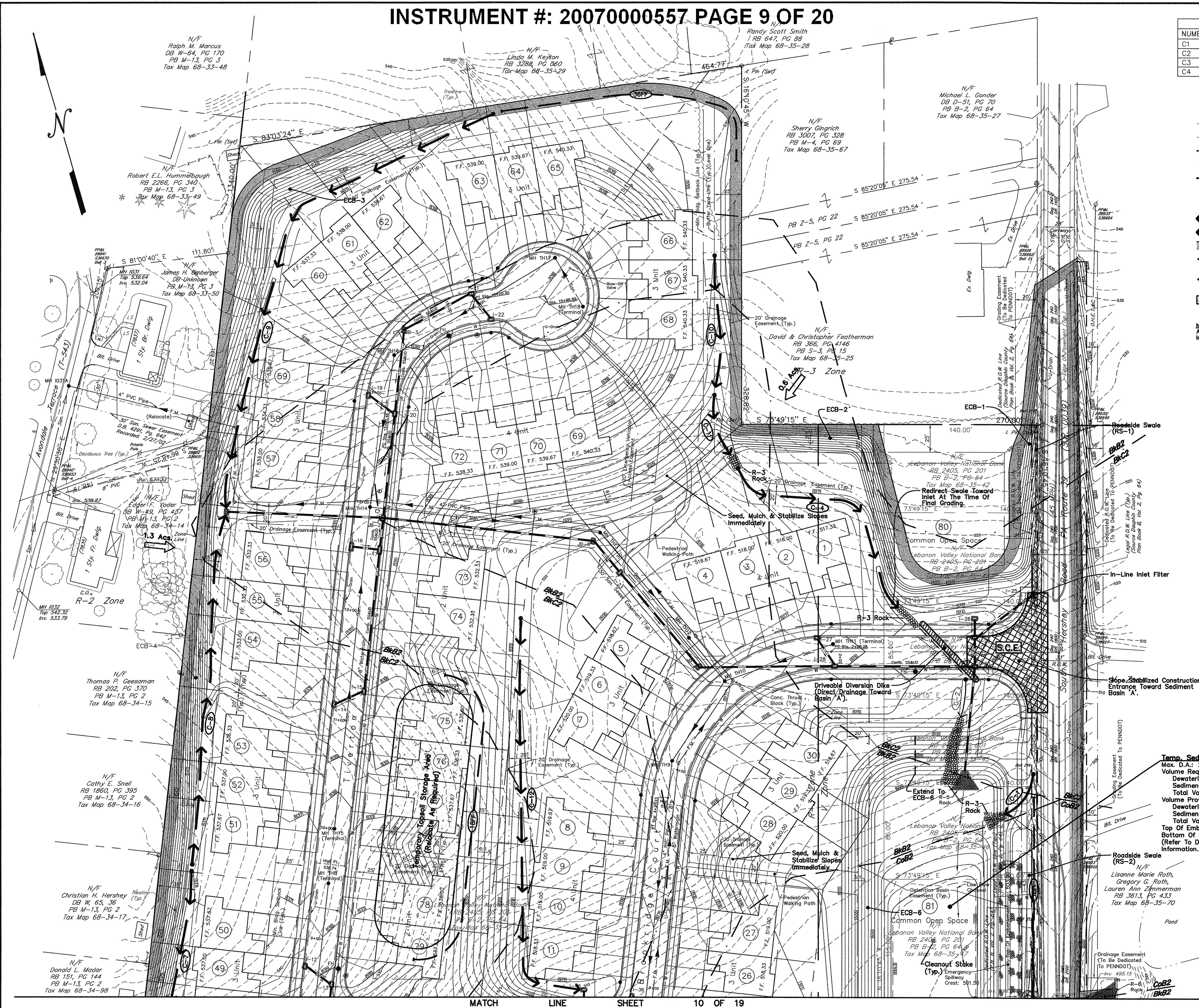
Total Drainage Area Contributing To All Erosion And Sediment Pollution Control Facilities (Off-Site & Disturbed): 27.1 Acs.

Total Drainage Area Diverted Through The Site: 1.8 Acs.

Temp. Sediment Basin 'A'
Max. D.A.: 24.71 Acs.
Volume Required:
Dewatering Zone: 88,956 c.f.
Sediment Storage Zone: 24,710 c.f.
Total Volume Required: 113,666 c.f.
Volume Provided:
Dewatering Zone: 103,041 c.f.
Sediment Storage Zone: 27,694 c.f.
Total Volume Provided: 130,735 c.f.
Top Of Embankment: 503.0
Bottom Of Basin: 494.5
(Refer To Details And Tables For More Information.)



LEGEND:
Vertical Lettering Represents Proposed Conditions.
Slanted Lettering Represents Existing Conditions.



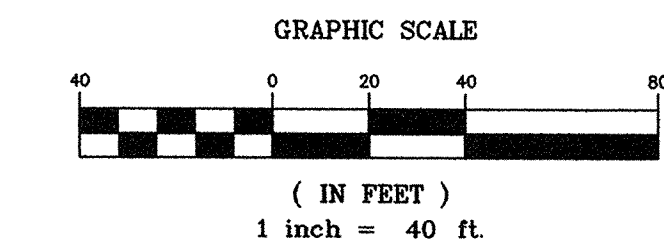
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THE TOWNES AT HERSHEY ROAD
SITE ADDRESS: PA ROUTE 39 & MANOR DRIVE
WEST HANOVER TOWNSHIP DAUPHIN COUNTY, PA

PHASE II
FINAL SUBDIVISION & LAND DEVELOPMENT PLAN
EROSION & SEDIMENT POLLUTION
CONTROL PLAN

DRAWN BY: M.D.S.
CHECKED BY: J.W.S.
SCALE: 1" = 40'
CONTOUR INT: 1'
DATE: 11/3/05
SHEET NO. 9 OF 19

BY: REVISIONS: DATE



LEGEND:
Vertical Lettering Represents Proposed Conditions.
Slanted Lettering Represents Existing Conditions.

PHASE II FINAL SUBDIVISION & LAND DEVELOPMENT PLAN	HERSHEY ROAD ASSOCIATES, LP (Owner & Developer) 2151 LINGLETOWN ROAD, SUITE 300 HARRISBURG, PA 17110 PHONE: (717) 901-9311		Dauphin Engineering Company  ENGINEERS • CONSULTANTS • PLANNERS 940 East Park Avenue Harrisburg, PA 17111 PHONE: (717) 558-9400 FAX: (717) 558-8056 E-MAIL: DORIMEL@DAUPHINENGINEERING.COM						
	THE TOWNES AT HERSHEY'S ROAD SITE ADDRESS: PA ROUTE 39 & MANOR DRIVE WEST HANOVER TOWNSHIP DAUPHIN COUNTY, PA								
EROSION & SEDIMENT POLLUTION CONTROL PLAN									
DRAWN BY:		M.D.S.							
CHECKED BY:		J.W.S.							
SCALE:		1" = 40'							
CONTOUR INT:		1'							
DATE:		11/3/05							
SHEET NO.		10 OF 19							