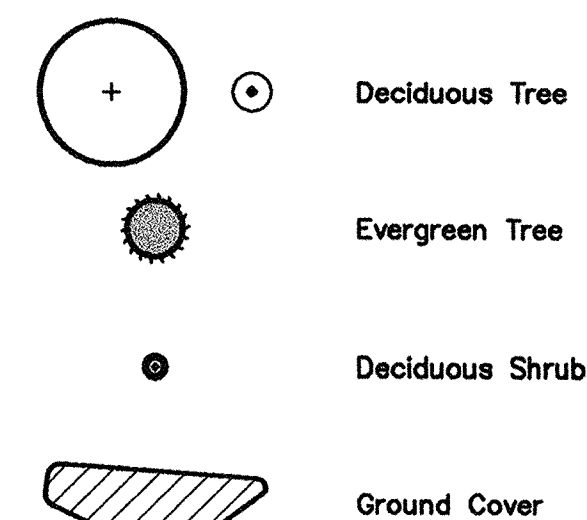




PROPERTY LINE CURVE DATA				
NUMBER	CD	LC	R	L
C1	S 37°00'46" W	4.76	150.00	4.76
C2	S 26°06'04" E	61.92	35.00	76.00
C3	N 54°42'27" E	42.08	35.00	45.15
C4	N 27°50'13" E	70.05	200.00	70.41

DRIVEWAY SIGHT DISTANCE DATA				
LOT NO.	SIGHT DISTANCE REQUIRED		SIGHT DISTANCE PROVIDED	
	RIGHT	LEFT	RIGHT	LEFT
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'
Ex. Lot	112'	241'	Intersection	241'

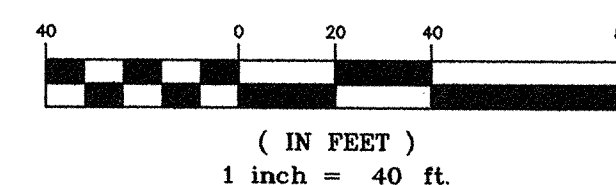
LEGEND



NOTES:

Refer To Sheet 19 Of 19 For The Plant Description Table.
In All Ground Cover Areas (Slopes In Excess Of 3:1)
* Install Ground Cover Plants
* Install Jute Netting Around Plants On Slopes In Excess Of 3:1; Pin Jute In Places
* Place 3" Depth Of Mulch Over Jute

GRAPHIC SCALE



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

HERSHEY ROAD ASSOCIATES, LP
(Owner & Developer)

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PHONE: (717) 901-9311

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

PHASE II
FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

LANDSCAPE PLAN

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

Dauphin Engineering Company
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THE TOWNES AT HERSHEY ROAD
SITE ADDRESS: PA ROUTE 39 & MANOR DRIVE
WEST HANOVER TOWNSHIP

PHASE II
FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

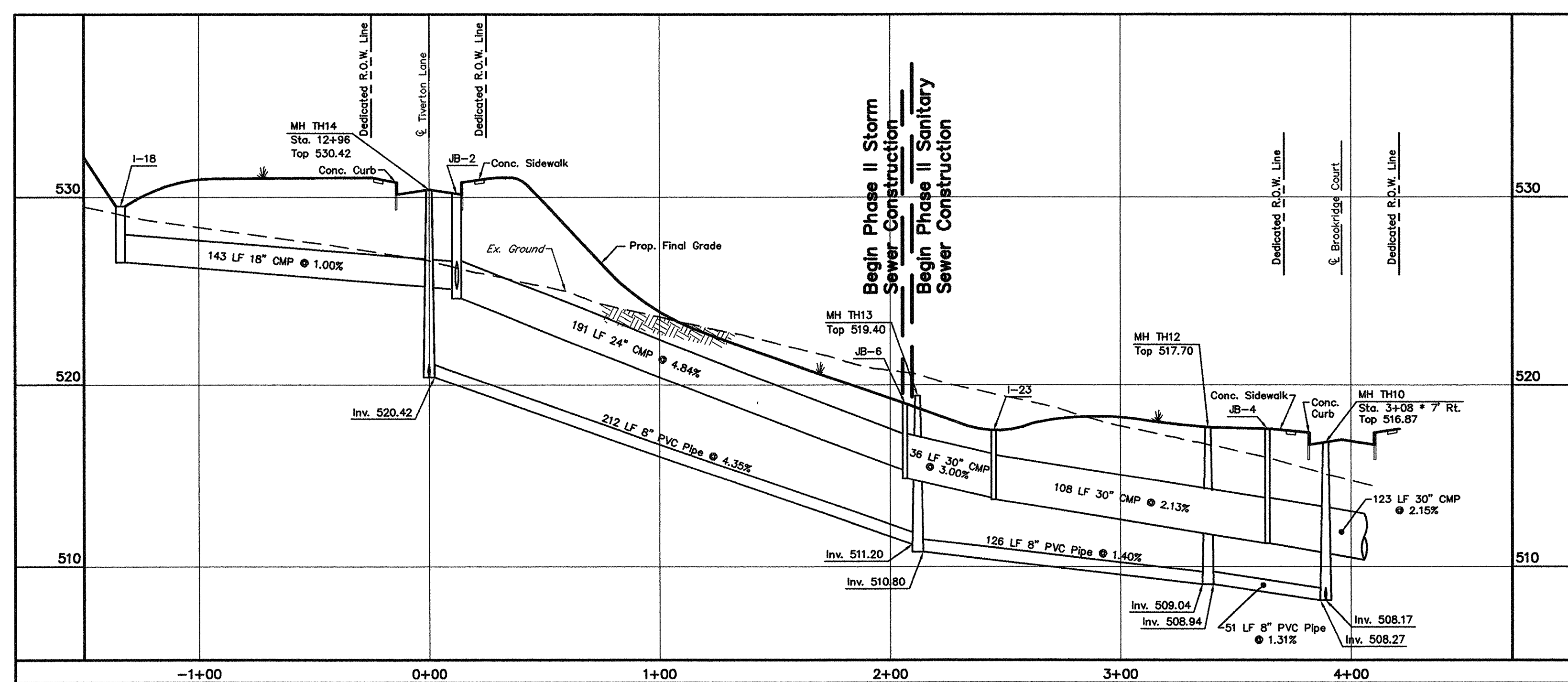
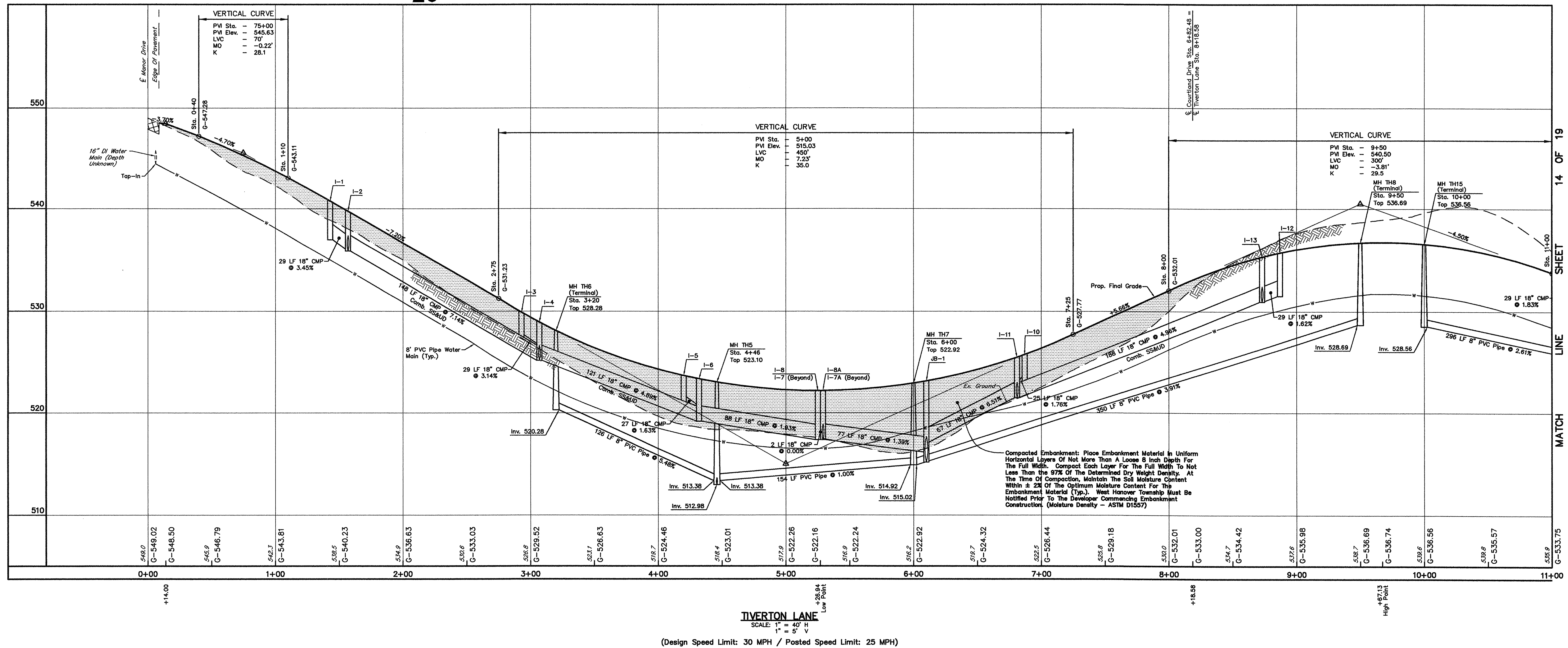
LANDSCAPE PLAN

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



PHASE II FINAL SUBDIVISION & LAND DEVELOPMENT PLAN		HERSHEY ROAD ASSOCIATES, LP (Owner & Developer) 2151 LINGLESTOWN ROAD, SUITE 300 HARRISBURG, PA 17110 PHONE: (717) 901-8311		DAUPHIN ENGINEERING Company  ENGINEERS • CONSULTANTS • PLANNERS 940 East Park Drive, Suite 300 • Harrisburg, PA 17111 PHONE: (717) 559-9400 FAX: (717) 559-8058 E-MAIL: DCC@MELODDAUPHINENGINEERING.COM															
LANDSCAPE PLAN		THE TOWNES AT HERSHEY ROAD SITE ADDRESS: PA ROUTE 39 & MANOR DRIVE WEST HANOVER TOWNSHIP DAUPHIN COUNTY, PA				11/21/06		TOWNSHIP COMMENTS - 5/2/06		D.E.C.									
						4/3/06		TOWNSHIP ENGINEER COMMENTS - 12/15/05		M.D.S.									
						12/12/05		TOWNSHIP COMMENTS - 11/9/05		M.D.S.									
						DATE		REVISIONS		BY									
DRAWN BY:		M.D.S.		CHECKED BY:		J.W.S.		SCALE:		1" = 40'		CONTOUR INT:		N/A		DATE:		11/3/05	
SHEET NO.		12		OF		19													

20



STORM WATER INLET & PIPE CHART

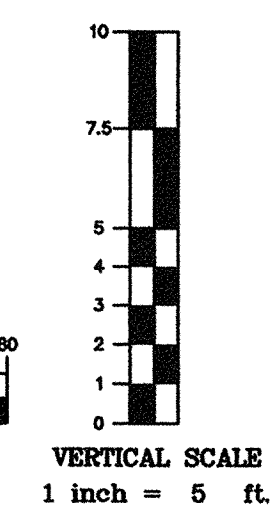
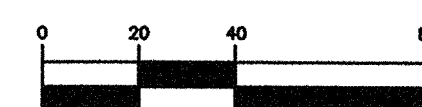
TIVERTON LANE									
STA.	INLET NO.	INLET TYPE	TOP	INV. IN	INV. OUT	PIPE LENGTH	PIPE SIZE	SLOPE	
1+43 LT	I-1	C	540.44	-	536.94	29 LF	18" CMP	3.45%	
1+57 RT	I-2	C	538.44	535.94	535.84	148 LF	18" CMP	7.14%	
3+07 RT	I-4	C	528.78	525.28	525.18	121 LF	18" CMP	4.89%	
4+32 RT	I-6	C	523.16	519.26	518.16	88 LF	18" CMP	1.93%	
5+25 RT	I-8	M	521.87	517.46	517.36	2 LF	18" CMP	1.93%	
5+29 RT	I-8A	M	521.87	517.32	517.22	77 LF	18" CMP	1.34%	
6+10 RT	JB-1	Junction Box	522.88	516.19	515.19				
6+87 LT	I-12	C	535.36	-	531.48	29 LF	18" CMP	1.62%	
8+73 RT	I-13	C	534.95	531.01	530.91	188 LF	18" CMP	4.96%	
6+81 RT	I-11	C	525.28	521.59	521.49	67 LF	18" CMP	6.51%	
6+10 RT	JB-1	Junction Box	522.88	517.13	515.19				
11+19 LT	I-14	C	532.66	-	529.16	29 LF	18" CMP	1.83%	
11+33 RT	I-15	C	532.13	528.63	528.53	120 LF	18" CMP	2.16%	
12+56 RT	I-17	M	529.92	525.94	525.84	2 LF	18" CMP	2.16%	
12+60 RT	I-17A	M	529.92	525.80	525.70	24 LF	18" CMP	2.63%	
12+88 RT	JB-2	Junction Box	530.07	525.07	524.57				
15+17 RT	I-22	C	536.72	-	533.22	24 LF	18" CMP	1.00%	
15+17 LT	I-21	C	536.72	532.98	532.88	63 LF	18" CMP	2.05%	
14+58 LT	JB-3	Junction Box	535.09	531.59	531.49	74 LF	18" CMP	3.81%	
13+83 LT	I-20	C	532.17	528.67	528.57	91 LF	18" CMP	3.85%	
12+88 RT	JB-2	Junction Box	530.07	525.07	524.57				
2+93 LT	I-3	C	529.69	-	526.19	29 LF	18" CMP	3.14%	
3+07 RT	I-4	C	528.78	525.28	525.18	29 LF	18" CMP	3.14%	
4+20 LT	I-5	C	523.50	-	520.00	27 LF	18" CMP	1.28%	
4+32 RT	I-6	C	523.16	519.66	518.16	2 LF	18" CMP	2.00%	
5+25 LT	I-7	M	521.87	-	518.37	2 LF	18" CMP	2.00%	
5+29 LT	I-7A	M	521.87	518.33	518.23	24 LF	18" CMP	2.00%	
5+29 RT	I-8A	M	521.87	517.75	517.22				

COURTLAND DRIVE									
STA.	INLET NO.	INLET TYPE	TOP	INV. IN	INV. OUT	PIPE LENGTH	PIPE SIZE	SLOPE	
1+67 RT	I-39	C	525.26	-	522.25				

MISCELLANEOUS INLETS									
STA.	INLET NO.	INLET TYPE	TOP	INV. IN	INV. OUT	PIPE LENGTH	PIPE SIZE	SLOPE	
6+10 RT (Tiverton Lane)	I-9	M	521.50	-	519.00	137 LF	18" CMP	1.36%	
6+10 RT (Tiverton Lane)	JB-1	Junction Box	522.88	517.13	515.19	141 LF	30" CMP	1.58%	
6+10 RT (Tiverton Lane)	I-31	M	516.10	512.95	512.85				
12+88 RT (Tiverton Lane)	I-18	M	529.50	-	528.50				
12+88 RT (Tiverton Lane)	JB-2	Junction Box	530.07	525.07	524.57	143 LF	18" CMP	1.00%	
12+88 RT (Tiverton Lane)	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.



PHASE II FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

PROFILES

DRAWN BY: M.D.S.
CHECKED BY: J.W.S.
SCALE: AS NOTED
CONTOUR INT: N/A
DATE: 11/3/05
SHEET NO. 13 OF 19

HERSHEY ROAD ASSOCIATES, LP
(Owner & Developer)

2151 LINGLESTOWN ROAD, SUITE 300 HARRISBURG, PA 17110
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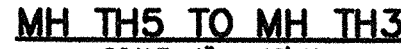
THE TOWNES AT HERSHEY ROAD
SITE ADDRESS: PA ROUTE 39 & MANOR DRIVE
WEST HANOVER TOWNSHIP DAUPHIN COUNTY, PA

Dauphin Engineering Company
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E-MAIL: DCOM@DAUPHINENGINEERING.COM

REVISIONS
DATE
TOWNSHIP COMMENTS - 11/9/05
M.D.S.
BY



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.

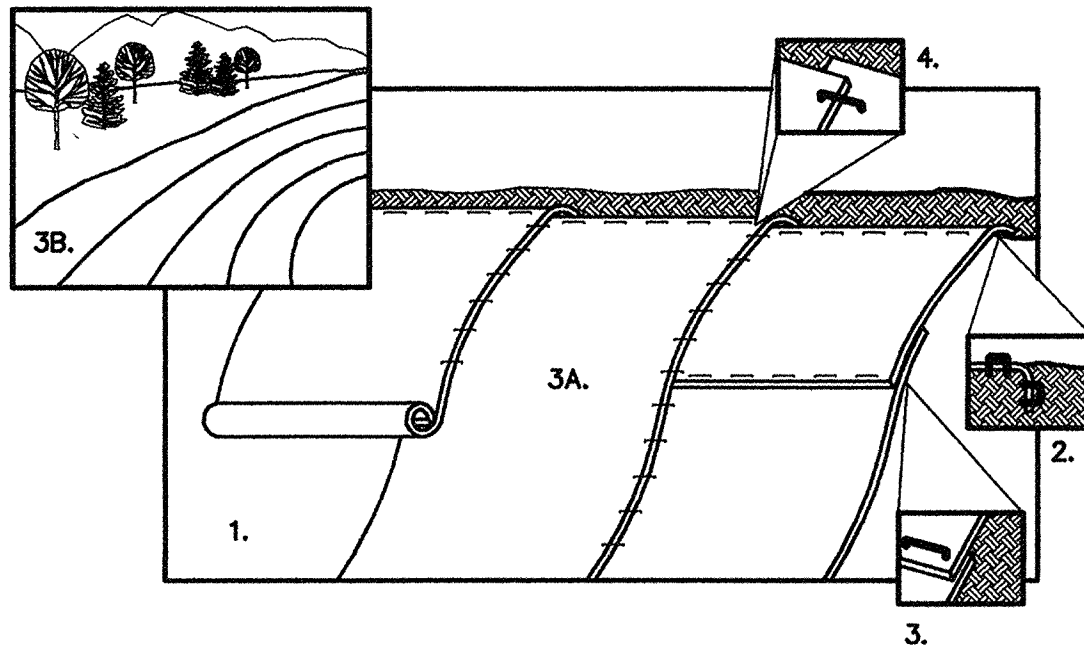


For Storm Sewer Inlet Top, Invert And Pipe Information
See Sheet 13 Of 19.

20

SLOPE STABILIZATION DESIGN TABLE			
SLOPE REFERENCE	SLOPE (Ratio)	MAXIMUM LENGTH OF SLOPE (ft.)	RECOMMENDED EROSION CONTROL BLANKET PROTECTION (*)
ECB-1	2:1	15	S75
ECB-2	2:1	25	S75
ECB-3	3:1	35	S75
ECB-4	2:1	30	S75
ECB-5	3:1	25	S75
ECB-6	3:1	33	SC150

* Reference to erosion control blanket by North American Green (Or Equal).



Notes:

1. Prepare Soil Before Installing Blankets, including Application Of Lime, Fertilizer, And Seed. Note: When Using Call-O-Seed Do Not Seed Prepared Area. Call-O-Seed Must Be Installed With Paper Side Down.

2. Begin At The Top Of The Slope By Anchoring The Blanket In 6" Deep x 6" Wide Trench. Backfill And Compact The Trench After Stapling.

3. Roll Blankets (A) Down Or (B) Horizontally Across The Slope. 4. The Edges Of Parallel Blankets Must Be Stapled With Approximately 2" Overlap. 5. When Blankets Must Be Spliced Down The Slope, Place Blankets End Over End (Shingle Style) With Approximately 4" Overlap. Staple Through Overlapped Area, Approximately 12" Apart.

Refer To Erosion Control Blanket Staple Anchoring Detail For Correct Staple Pattern Recommendations For Slope Installations.

North American Green Or Equal.

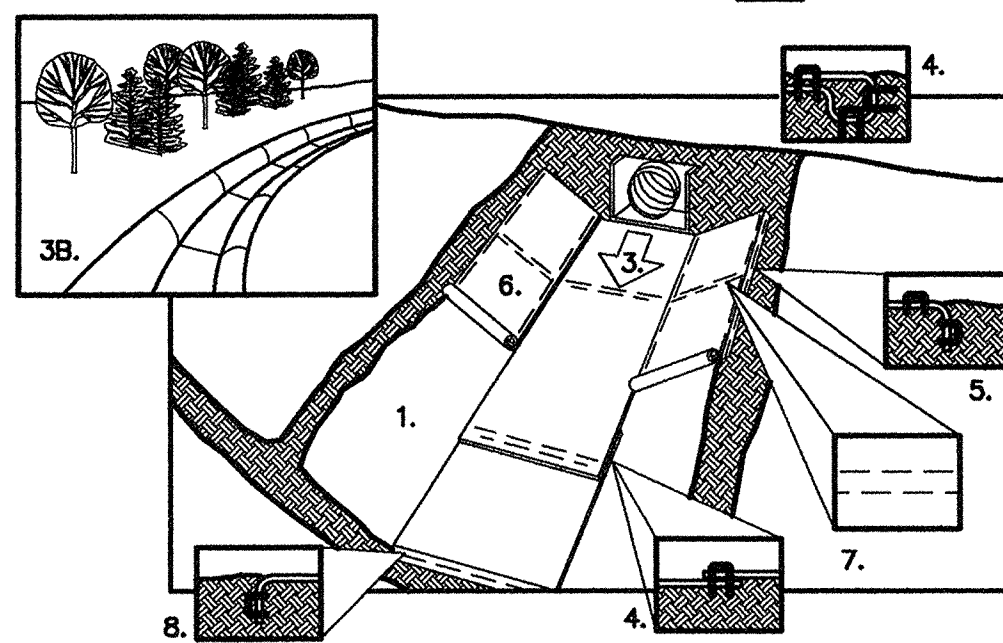
(Slope Stabilization) EROSION CONTROL BLANKET INSTALLATION

NOT TO SCALE

Critical Points

A. Overlap And Seams
B. Projected Water Line
C. Channel Bottom/Side Slope Vertices.

Note: Horizontal Staple Spacing Should Be Aligned If Necessary To Allow Staples To Secure The Critical Points Along The Channel Surface.



Notes:

1. Prepare Soil Before Installing Blankets, including Application Of Lime, Fertilizer, And Seed. 2. Begin At The Top Of The Channel By Anchoring The Blanket In A 6" Deep x 6" Wide Trench. Backfill And Compact The Trench After Stapling. 3. Roll Center Blanket In Direction Of Water Flow On Bottom Of Channel. 4. Place Blanket End Over End (Shingle Style) With A 6" Overlap. Use A Double Row Of Staggered Staples 4" Apart To Secure Blankets. 5. Full Length Edge Of Blankets At Top Of Side Slopes Must Be Anchored In 6" Deep x 6" Wide Trench. Backfill And Compact The Trench After Stapling.

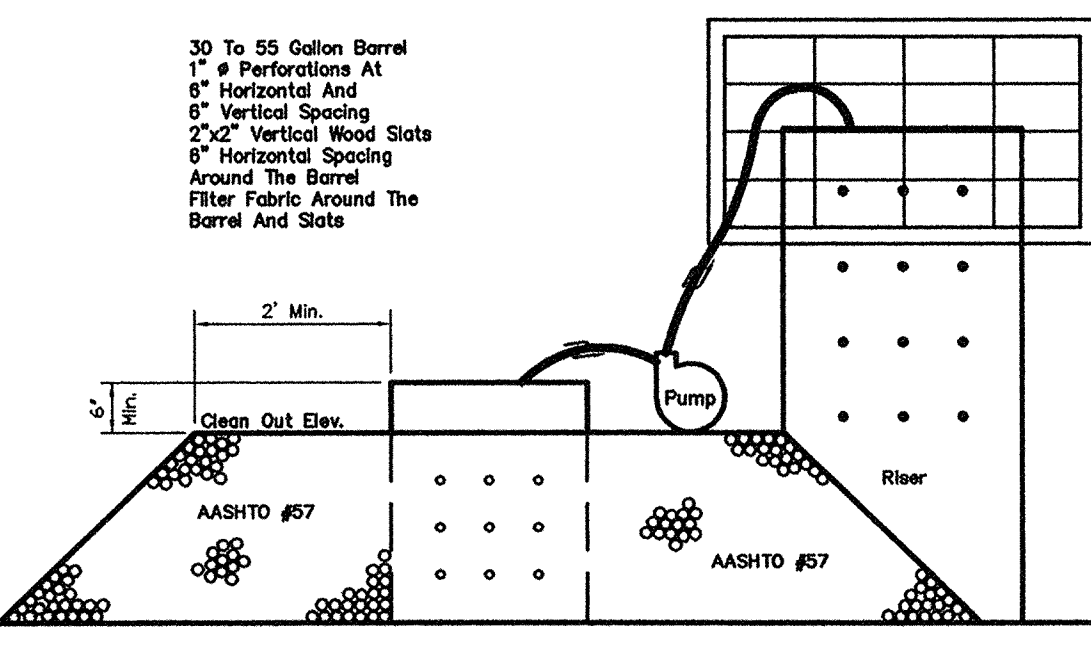
6. Blankets On Side Slopes Must Be Overlapped 4" Over The Center Blanket And Stapled [2" For CS50 Matting]. 7. In High Flow Channel Applications, A Staple Check Slot Is Recommended At 30 To 40 Foot Intervals. Use A Row Of Staples 4" Apart Over Entire Width Of The Channel. Place A Second Row 4" Below The First Row In A Staggered Pattern. 8. The Terminal End Of The Blankets Must Be Anchored In A 6" Deep x 6" Wide Trench. Backfill And Compact The Trench After Stapling.

Refer To Erosion Control Blanket Staple Anchoring Detail For Correct Staple Pattern Recommendations For Channels Installation.

North American Green Or Equal.

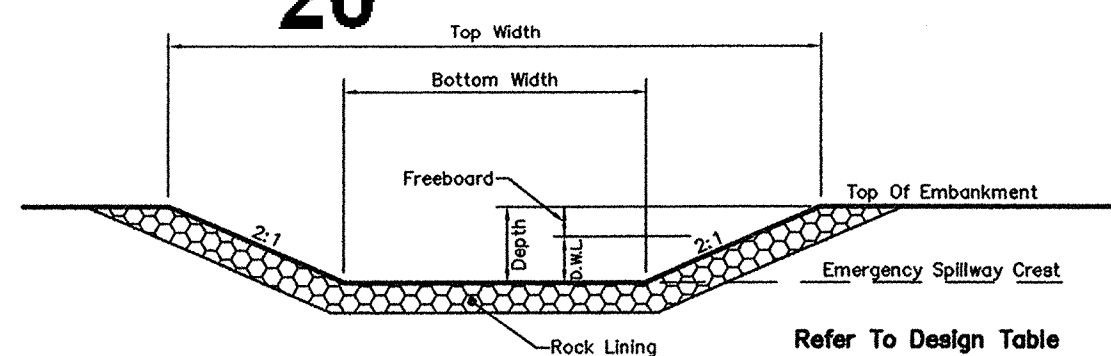
(Channel Stabilization) EROSION CONTROL BLANKET INSTALLATION

NOT TO SCALE



SEDIMENT BASIN/TRAP DEWATERING FACILITY

NOT TO SCALE



NOTES:

A compacted and stabilized earthen plug should be left in place on the inner side of the spillway to prevent water from discharging through the emergency spillway before the water level reaches the emergency spillway crest.

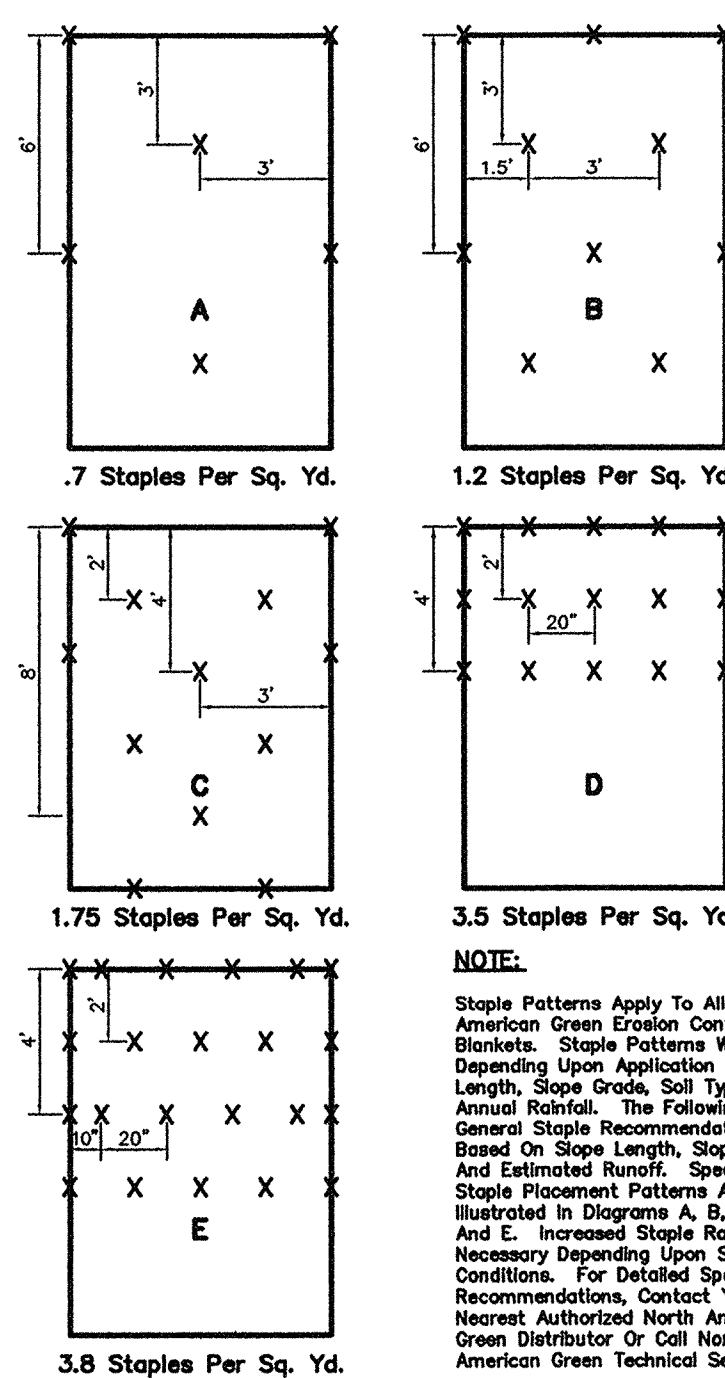
EMERGENCY SPILLWAY SECTION

NOT TO SCALE

EMERGENCY SPILLWAY DESIGN TABLE								
REFERENCE	D.A. (Acres)	DESIGN Q (cfs)	TOTAL DEPTH (ft.)	D.W.L. (ft.)	TOP WIDTH (ft.)	BOTTOM WIDTH (ft.)	SIDE SLOPE	COMMENTS
Detention Basin 'A'	—	139.5	1.5	0.50	144	138	2:1	Governing Design Criteria
Sediment Basin 'A'	24.71	49.42	1.5	0.50	144	138	2:1	R-4 Rock

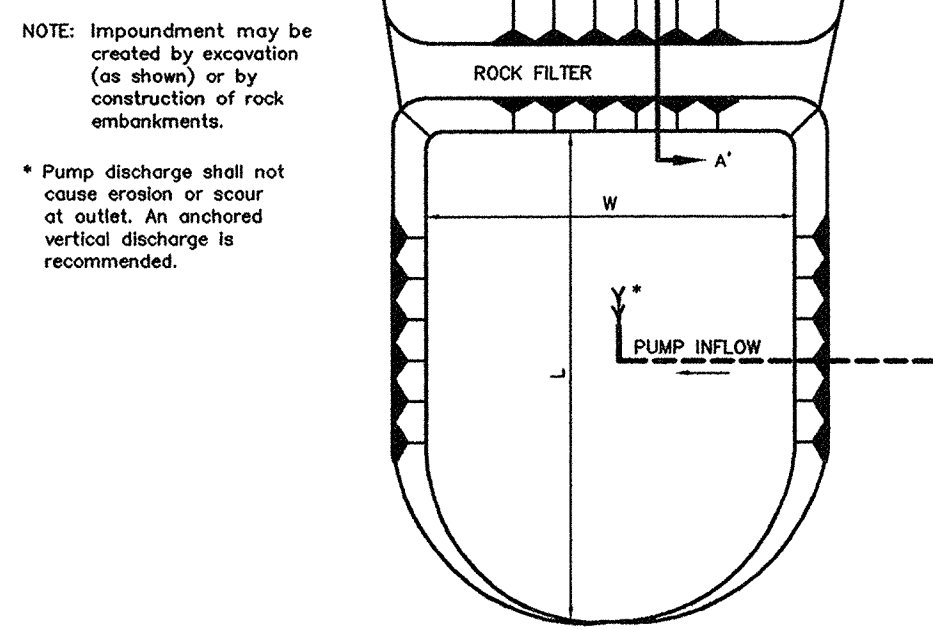
Notes: Design: $Q_{100}(\text{in})$ Stormwater = 139.5 cfs // $Q_{25} = 49.4$ cfs (2.0 cfs/drainage acre).

The sediment basin has been designed to discharge the required 2.0 cfs/drainage acre through the principal spillway, therefore the emergency spillway would only function if the principal spillway becomes blocked.

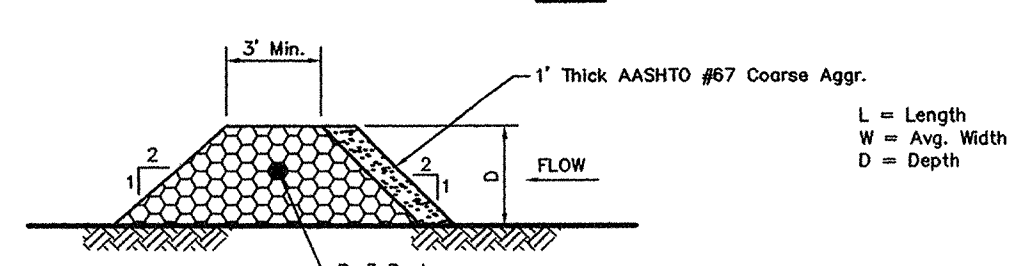


EROSION CONTROL BLANKET STAPLE ANCHORING

NOT TO SCALE



PLAN



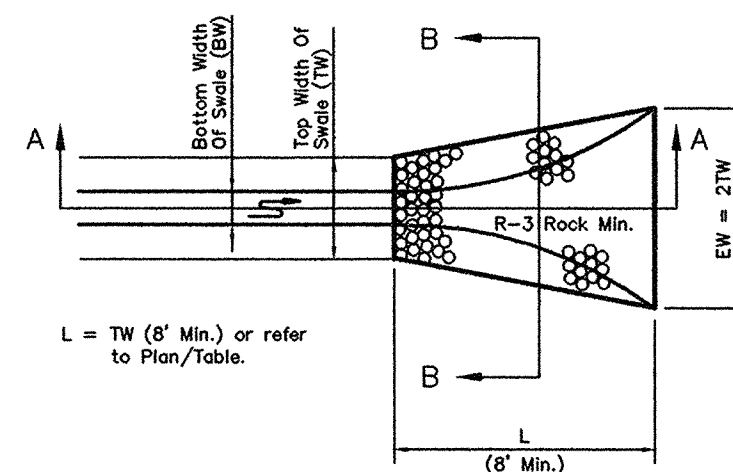
SECTION A-A'

PUMPED WATER SEDIMENT REMOVAL FACILITY

NOT TO SCALE

SWALE DISCHARGE ENERGY DISSIPATOR TABLE

SWALE REFERENCE	MAXIMUM DISCHARGE Q (cfs)	VELOCITY AT SWALE DISCHARGE V (fps)	TOP WIDTH TW (ft.)	BOTTOM WIDTH BW (ft.)	DEPTH D (ft.)	LENGTH L (ft.)	ENDING WIDTH EW (ft.)	ROCK PLACEMENT THICKNESS RPT (ft.)	ROCK SIZE	COMMENTS
D-1	2.88	5.29	6.0	0	1.5	12.0	12.0	0.75	R-3	Temporary
C-1	1.28	2.06	6.0	0	1.5	18.0	12.0	0.75	R-3	Temporary
C-2	3.52	2.37	6.0	0	1.5	50.0	12.0	0.75	R-3	Temporary
C-3	7.20	2.50	8.0	0	2.0	40.0	16.0	0.75	R-3	Temporary
C-4	4.68	1.64	13.0	3.0	1.25	18.0	Blend	0.75	R-3	During Construction (Direct Toward Diversion Dike)
C-11	1.65	2.63	6.0	3.0	1.0	12.0	Blend	0.75	R-3	During Construction

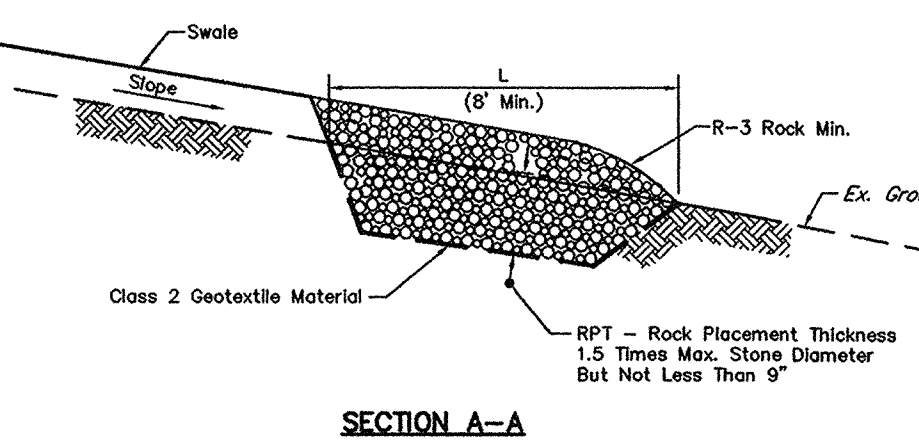


NOTE:

Where collection swales discharge into detention/sediment basin/trap extend rock energy dissipator beyond bottom of the basin. Refer to Plan or Table for dimensions & rock size.

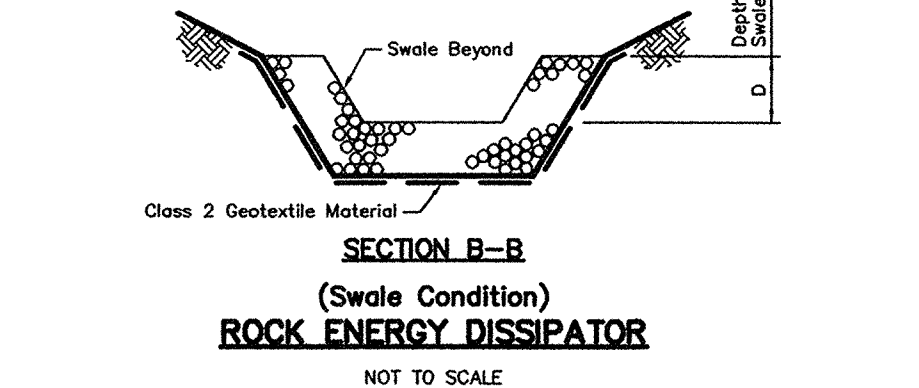
PLAN

NOT TO SCALE



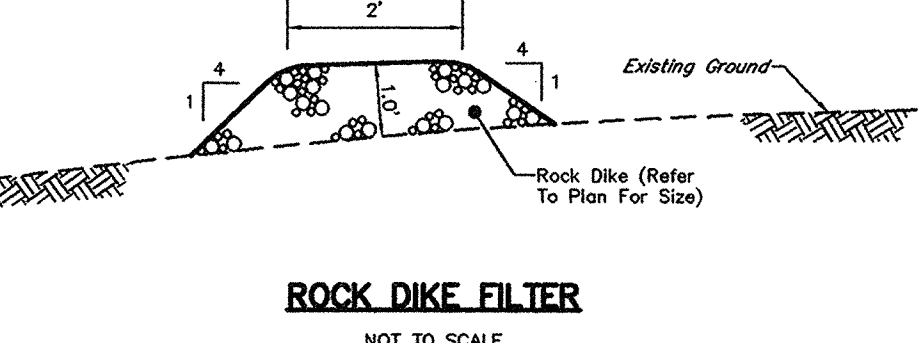
SECTION A-A'

NOT TO SCALE



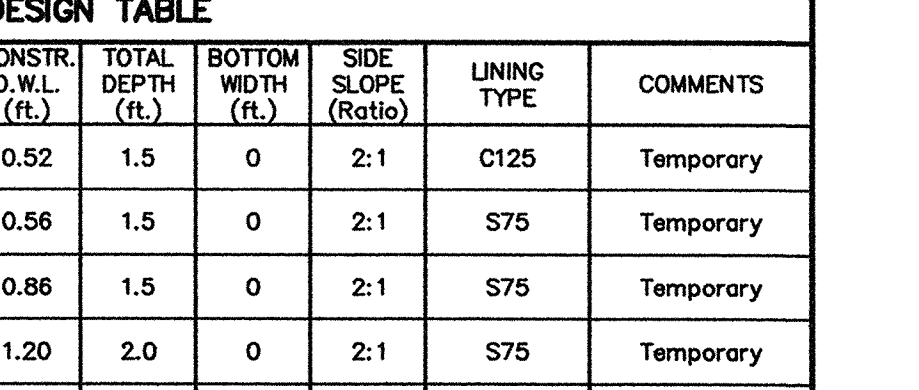
SECTION B-B

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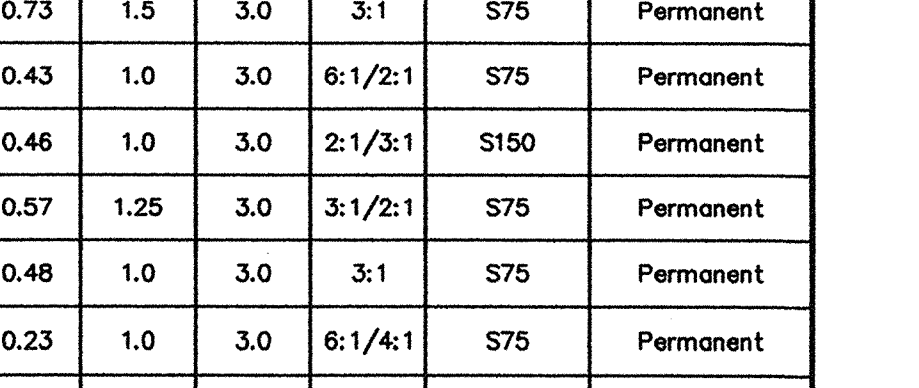
SECTION C-C'

NOT TO SCALE



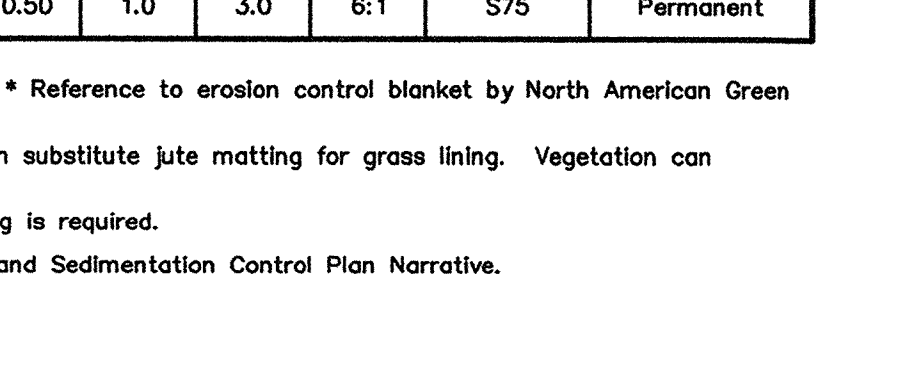
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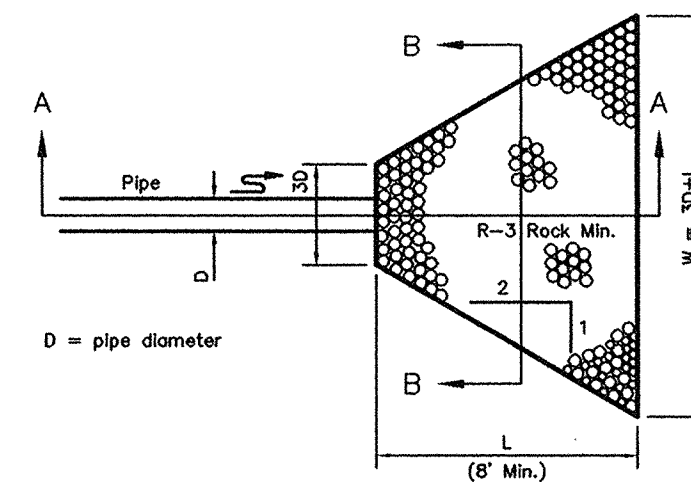
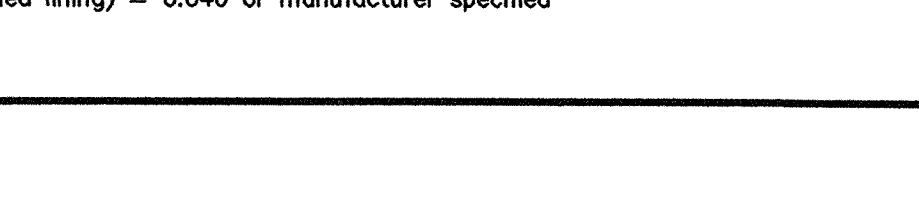
SECTION E-E'

NOT TO SCALE



SECTION F-F'

NOT TO SCALE

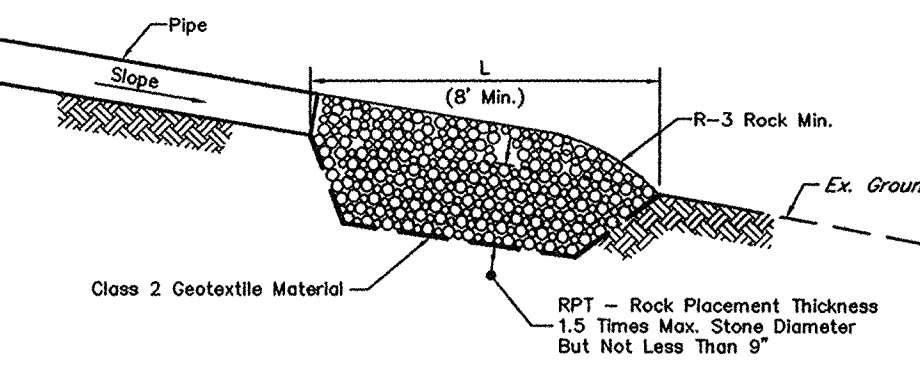


NOTE:

Where pipes discharge into detention/sediment basin/trap extend rock energy dissipator beyond bottom of the basin. Refer to Plan or Table for dimensions & rock size.

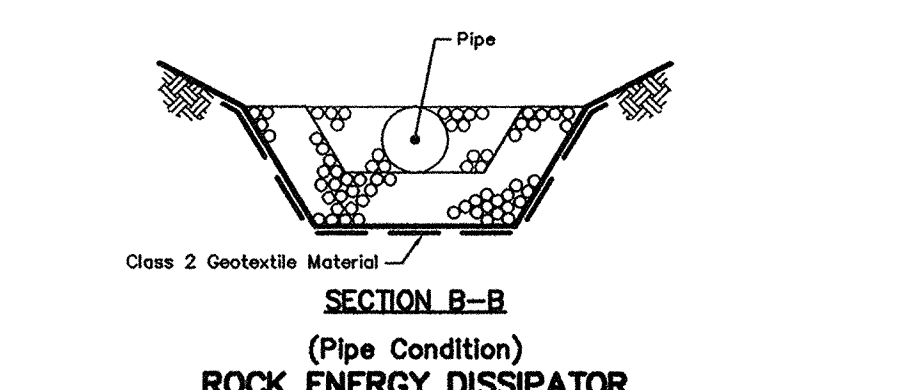
PLAN

NOT TO SCALE



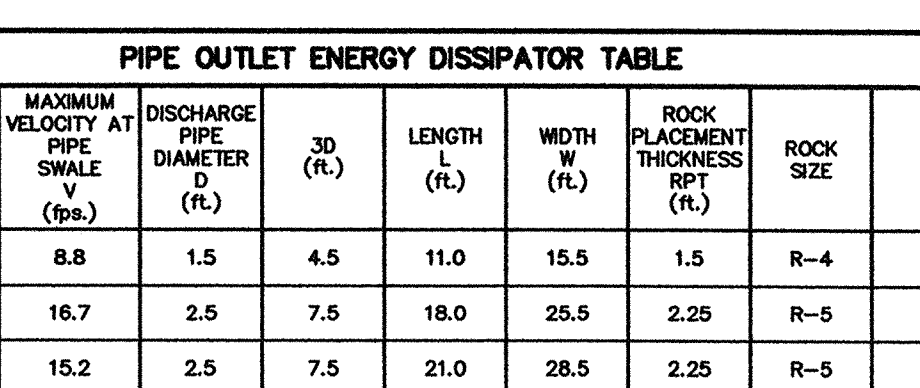
SECTION A-A'

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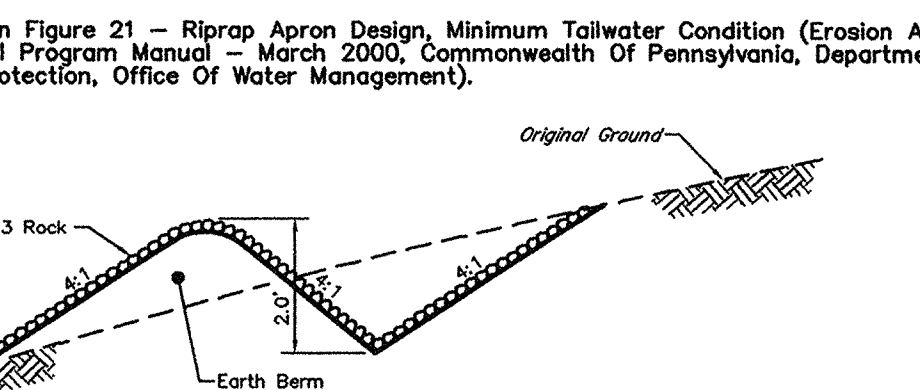
SECTION B-B

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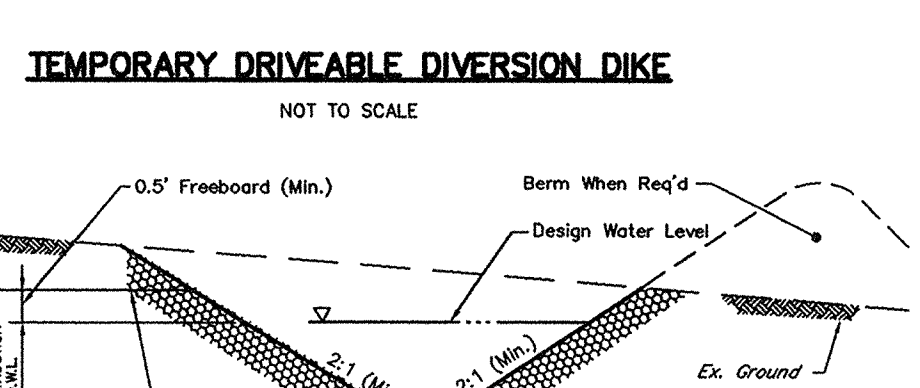
SECTION C-C'

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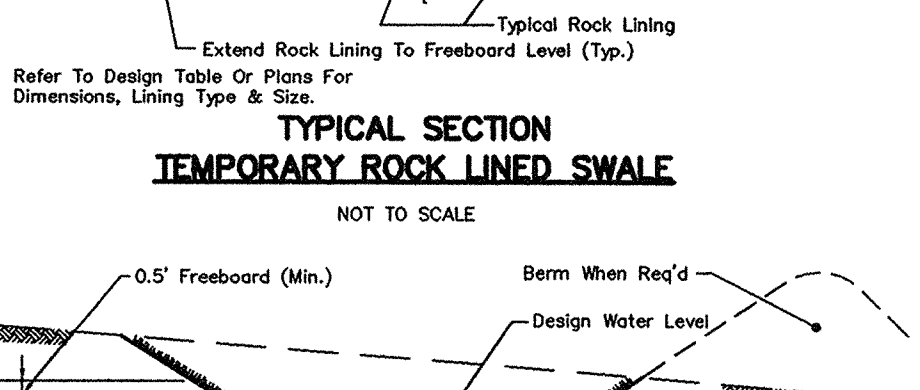
SECTION D-D'

NOT TO SCALE



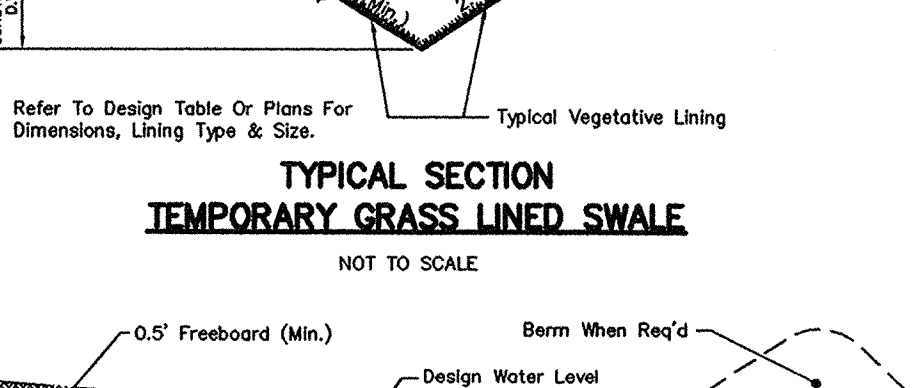
SECTION E-E'

NOT TO SCALE



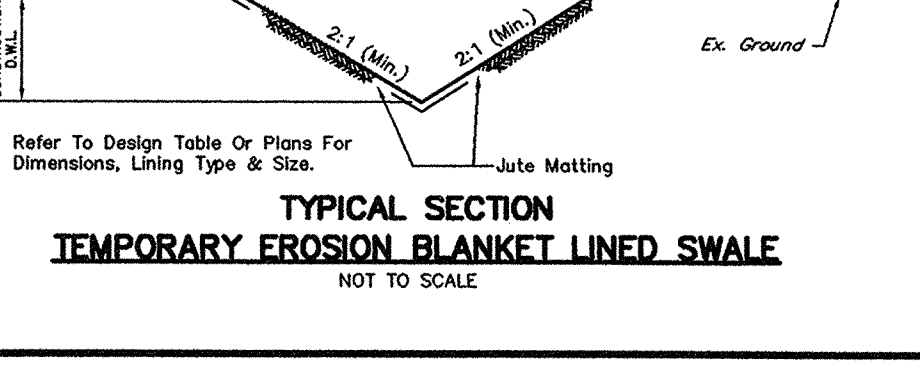
SECTION F-F'

NOT TO SCALE



SECTION G-G'

NOT TO SCALE



SECTION H-H'

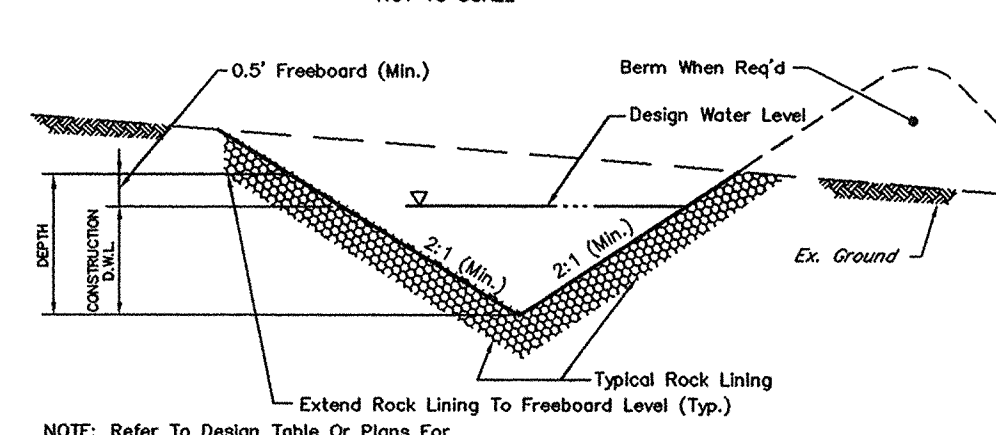
NOT TO SCALE

PIPE OUTLET ENERGY DISSIPATOR TABLE									
OUTLET REFERENCE	MAXIMUM DISCHARGE Q (cfs)	MAXIMUM VELOCITY AT PIPE SWALE V (fps)	DISCHARGE PIPE DIAMETER D (ft.)	3D (ft.)	LENGTH L (ft.)	WIDTH W (ft.)	ROCK PLACEMENT THICKNESS RPT (ft.)	ROCK SIZE	COMMENTS
EW-1	11.47	8.8	1.5	4.5	11.0	15.5	1.5	R-4	Permanent
EW-2	40.12	16.7	2.5	7.5	18.0	25.5	2.25	R-5	Permanent
EW-3	48.3	15.2	2.5	7.5	21.0	28.5	2.25	R-5	Permanent
EW-4	59.8	14.8	3.0	9.0	25.0	35.0	3.0	R-6	Permanent

Note: Design Based On Figure 21 - Riprap Apron Design, Minimum Tailwater Condition (Erosion And Sediment Pollution Control Program Manual - March 2000, Commonwealth Of Pennsylvania, Department Of Environmental Protection, Office Of Water Management).

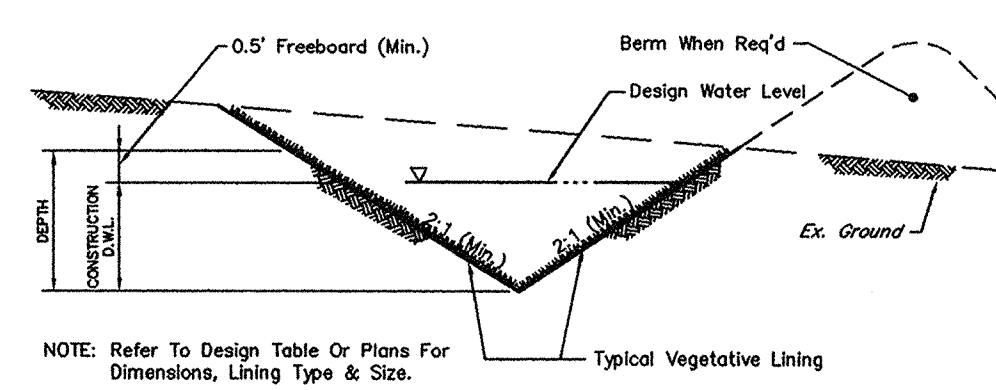
TEMPORARY DRIVEABLE DIVERSION DIKE

NOT TO SCALE



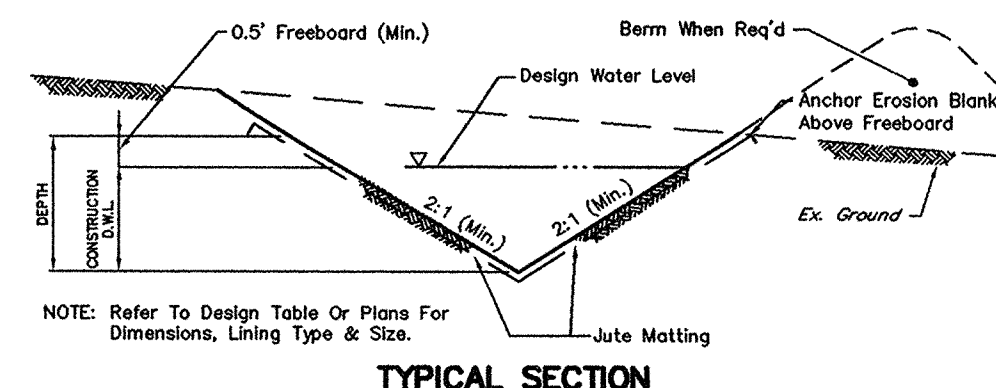
TYPICAL SECTION TEMPORARY ROCK LINED SWALE

NOT TO SCALE



TYPICAL SECTION TEMPORARY GRASS LINED SWALE

NOT TO SCALE

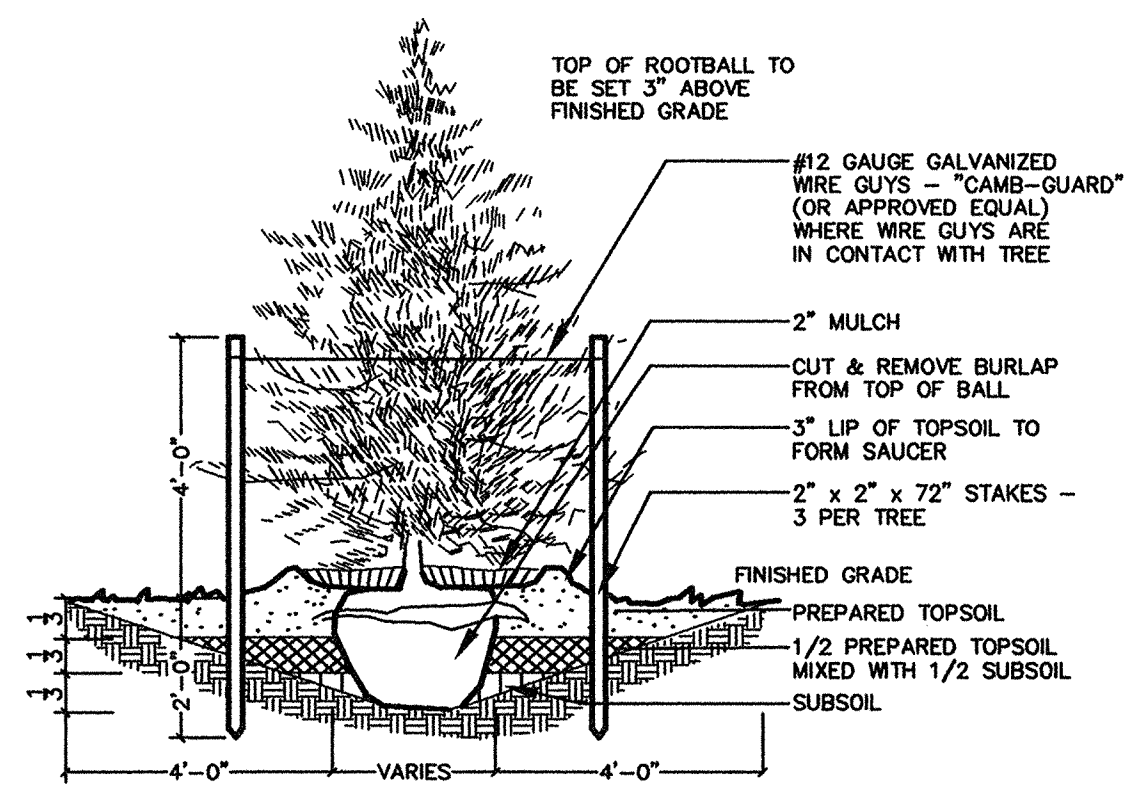


TYPICAL SECTION TEMPORARY EROSION BLANKET LINED SWALE

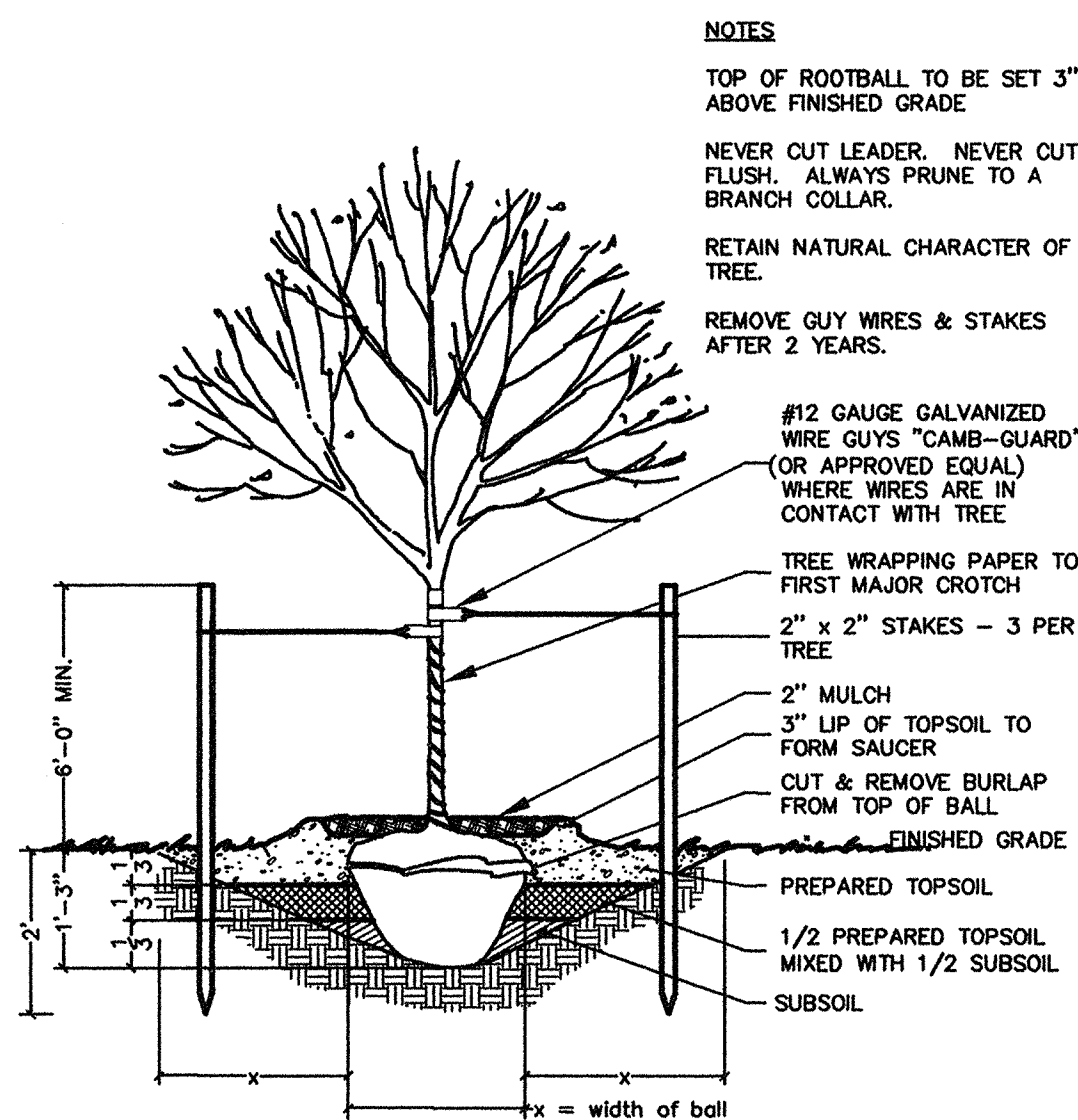
NOT TO SCALE



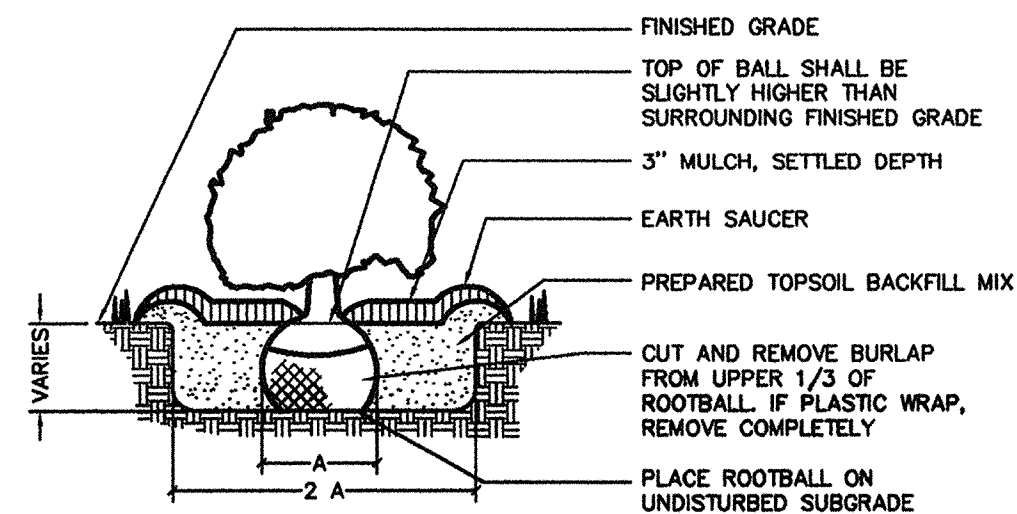
DAUPHIN ENGINEERING COMPANY		HERSHEY ROAD ASSOCIATES, LP		PHASE II		FINAL SUBDIVISION & LAND DEVELOPMENT PLAN		MISCELLANEOUS CONSTRUCTION DETAILS	
ENGINEERS & CONSULTANTS • PLANNERS 940 East Park Drive, Suite 300 • Harrisburg, PA 17111 PHONE: (717) 558-9400 FAX: (717) 558-0056 E-MAIL: DORMEL@DAUPHINENGINEERING.COM		2151 LINGLESTOWN ROAD, SUITE 300 HARRISBURG, PA 17110 (Owner & Developer) PHONE: (717) 901-9311		THE TOWNE AT HERSHEY ROAD SITE ADDRESS: PA ROUTE 39 & MANOR DRIVE WEST HANOVER TOWNSHIP		DAUPHIN COUNTY, PA		DAUPHIN COUNTY, PA	
TOWNSHIP ENGINEER COMMENTS - 12/15/05		DATE		DATE		DATE		DATE	
REVISIONS		DATE		DATE		DATE		DATE	
BY		DATE		DATE		DATE		DATE	
M.D.S.		DATE		DATE		DATE		DATE	
17		OF		19					



EVERGREEN PLANTING DETAIL
NOT TO SCALE



DECIDUOUS TREE PLANTING SECTION
NOT TO SCALE



SHRUB PLANTING SECTION
NOT TO SCALE

LANDSCAPING NOTES

1. The Contractor shall furnish, deliver and install plant material. The term plant material shall mean trees, shrubs, and other growing plants to the extent of the Planting Schedule shown on the Drawing. All plant material shall conform to the American Association of Nurserymen's American Standard for Nursery Stock (latest edit).
2. The Contractor shall inspect all planting areas before any topsoil is placed or planting begins to ensure adequate drainage exists. If any areas to be planted show evidence of poor drainage, the Contractor shall notify the Landscape Architect immediately for corrective action. Any plant material that dies due to poor or inadequate drainage shall be the responsibility of the Landscape Contractor.
3. The Contractor shall notify the Landscape Architect to approve all plant material and staked locations prior to installation.
4. All trees and shrubs shall be placed in a continuously mulched bed. Mulch shall be 3 inches deep and shall be shredded hardwood bark.
5. All trees and shrubs shall be as specified and installed in accordance with the details and comments noted on the Drawing.
6. All plant material shall be guaranteed for one (1) calendar year from date of completion and final acceptance by Owner.
7. Planting beds in areas where extensive weed elimination is necessary shall have the following measures of bed preparation in addition to the stripping of all turf and the filling of bed area.
 - A. Prior to disturbing the area of the planting bed, a spray application of a post-emergent herbicide shall be applied to all proposed plant bed area per manufacturer's instructions. Care must be taken so that overspray does not extend beyond the bed areas. Plants to be eliminated must be in an active growing state.
 - B. After a seven (7) day waiting period, a determination shall be made if a repeat application of the post-emergent herbicide is required. If weeds are evident, a second application should be made.
 - C. Prior to mulching the finished areas of the planting bed, a pre-emergent herbicide shall be applied to all areas per the manufacturer's instruction. Care shall be taken to ensure the pre-emergent is placed only in planting areas.

8. Prior to beginning any planting, topsoil shall be tested by the Contractor to determine chemical and mechanical analysis. Test results shall be submitted to the Landscape Architect for approval. The contractor is to provide additional topsoil as needed for planting operations.
9. Prepared topsoil material around root balls shall be a mixture of the following materials in quantities specified: 1/5 peat moss, 4/5 topsoil. Backfill material by analysis shall have at least 15% organic matter.
10. The Contractor shall maintain all plantings prior to the beginning of the guarantee period by watering, fertilizing, disease control, pruning, and weeding to keep the completed work and/or uncompleted work in a clean and neat condition at all times.
11. Inspection of the work to determine its completion for beginning the one-year guarantee period will be made by the Owner and Landscape Architect upon written notice requesting such inspection submitted by the Contractor at least five (5) days prior to the anticipated date.
12. After inspection, the Contractor will be notified of the date that the work has been approved for beginning the guarantee period or, if there are any deficiencies, the Contractor will be given a list of items to be corrected prior to beginning the guarantee period.
13. During the time between the installation of plants and the beginning of the guarantee period, the Contractor shall be fully responsible for the superintendent of the plantings. Should any plant be stolen or otherwise removed, any such plant shall be replaced by the Contractor at the Contractor's expense. The guarantee period will begin when all plants are installed as shown and specified in these plans.
14. The Contractor shall guarantee that plants shall be in vigorous and thriving condition at the end of the guarantee period. Should any plants appear to be in poor health or lack normal growth habit, they shall be removed at once and replaced in a manner and time as herein before specified.
15. Within the guarantee period, the Contractor shall notify the Owner of any maintenance practices being followed or omitted which would be detrimental to the healthy vigorous growing conditions of the plant.
16. The Contractor shall notify the Owner and Landscape Architect at the time of plant completion and request a final inspection prior to issuance of the final payment for the work.
17. The contractor shall remove wire baskets and nylon rope from the root ball of all plant material.
18. All areas other than planting bed areas shall be considered lawn areas.
19. Contractor must verify all utility locations prior to start of construction and shall assume all responsibilities for damages to utilities and property as a result of his work. Proof of PA one call is required.
20. The landscape contractor shall be responsible to clean and remove/dispose from the site all debris that is a part of the landscape contractor's operation.
21. Permanent seed shall be Team Mate Mixture by Lesco Inc. or approved equal. Mixture shall be 80.0% of three Turf-Type Tall Fescues which may include Lancer, Stetson, Bravo, Lancer-E, Laramie, or Trailblazer II and 20% Allsport, Line Drive, or Legacy II Perennial Ryegrass.

PROJECT NARRATIVE:

THE LANDSCAPING ASSOCIATED WITH THE PROPOSED TOWNHOUSES FOR TMM ASSOCIATES, INC. IS SENSITIVE TO ISSUES ENVIRONMENTALLY, SOCIALLY, AND COMPLIES WITH THE ORDINANCE REQUIREMENTS SET FORTH BY WEST HANOVER TOWNSHIP. THIS IS DONE BY SELECTING PLANT MATERIAL THAT PROVIDES A VISUAL BUFFER, AESTHETICALLY ENHANCES THE SITE, AND UTILIZES VEGETATION THAT IS INDIGENOUS TO THE REGION. PLANT MATERIAL SELECTED FOR THIS SITE IS NATIVE PLANT MATERIAL (GREATER THAN 60%), WHICH SATISFIES THE REQUIREMENT SET FORTH BY WEST HANOVER TOWNSHIP. DECIDUOUS AND ORNAMENTAL TREES ARE INTENDED TO PROVIDE INTEREST DURING ALL SEASONS OF YEAR. EVERGREEN SPECIES ARE TO PROVIDE SCREENING AND ADDITIONAL WINTER INTEREST TO THE PROJECT SITE. THE PLANT MATERIAL USED FOR THIS PROJECT WAS CHOSEN TO FIT THE CONDITION AND THE NATURAL ENVIRONMENT OF THE SITE. TREES SUCH AS: MAPLE, OAK, ASH, HEMLOCK, SPRUCE, SERVICEBERRY, DOGWOOD, ETC. ARE FOUND ON OR NEARBY, MAKING THE PROJECT SITE PART OF THE SURROUNDING ENVIRONMENT.

LONG TERM MAINTENANCE

1. ANNUAL LANDSCAPE MAINTENANCE SHALL BE PERFORMED BY A QUALIFIED LANDSCAPE CONTRACTOR KNOWLEDGEABLE IN PRUNING TECHNIQUES, FERTILIZER APPLICATION, PEST CONTROL, AND LAWN CARE.
2. THE OWNER SHALL BE RESPONSIBLE FOR REGULAR MOWING OF ALL LAWN AREAS.
3. ANY PLANT MATERIAL SHOWN ON THE APPROVED LANDSCAPE PLAN, WHICH DOES NOT SURVIVE OR IS DAMAGED, SHALL BE REPLACED IN BY THE OWNER WITHIN A SIX MONTH PERIOD.

SHORT-TERM MAINTENANCE:

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING PLANT MATERIAL AND LAWN AREAS BEFORE, DURING AND AFTER INSTALLATION UNTIL ACCEPTANCE OF PLANTINGS BY WEST HANOVER TOWNSHIP AND THE OWNER.
2. NEWLY INSTALLED PLANTINGS SHALL BE SELECTIVELY PRUNED, IF NECESSARY TO PROVIDE A NEAT, HEALTHY, UNIFORM APPEARANCE.
3. ANY DEAD OR BROKEN BRANCHES SHALL BE REMOVED.
4. ALL NOTICEABLY DISEASED OR DAMAGED PLANT MATERIAL SHALL BE REMOVED AND REPLACED PRIOR TO FINAL ACCEPTANCE.
5. MAINTAIN AN EARTH SAUCER AROUND ALL TREES FOR ONE YEAR TO HELP INCREASE WATER INTAKE BY PLANT.
6. MAINTAIN HARDWOOD MULCH TO A DEPTH OF 3" TO HELP HOLD MOISTURE DURING THE SUMMER MONTHS AND INSULATE DURING THE WINTER MONTHS.
7. NEWLY PLANTED TREES AND SHRUBS SHALL BE WATERED REGULARLY DURING THE DRY PERIODS TO COMPLETELY SATURATE THE ROOT BALL DURING THE FIRST GROWING SEASON.
8. 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.
9. ALL PRUNING 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.
10. MAINTAIN TREE-WRAP TO A MAJOR CROTCH FOR FIRST YEAR TO INSURE AGAINST TREE DAMAGE BY WILDLIFE.
11. THE LANDSCAPE CONTRACTOR UNTIL FINAL ACCEPTANCE SHALL MAINTAIN NEW LAWN AREAS.
12. LAWN AREAS SHALL BE WATERED ONCE WEEKLY DURING DRY PERIODS OF THE FIRST GROWING SEASON TO ESTABLISH A HEALTHY TURFGRASS.
13. WATERING SHOULD OCCUR DURING THE EARLY PART OF THE DAY TO AN EVEN SATURATION DEPTH OF ONE INCH TO ESTABLISH A DEEP HEALTHY ROOT SYSTEM.
14. DISEASE, INSECT, AND WEED CONTROL AND PREVENTION SHOULD BE PERFORMED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS FOR NEWLY PLANTED LANDSCAPES DURING THE FIRST SEASON.
15. ALL PLANT MATERIAL IS TO BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF INSTALLATION AND THE ACCEPTANCE BY WEST HANOVER TOWNSHIP AND THE OWNER.

LANDSCAPE REQUIREMENTS:

Z.O. ARTICLE 19, SECTION 179-3.B (STREET TREES)

-TIVERTON LANE AND COURTLAND DRIVE STREET TREE SPACING AT 50'-70' O.C. (MAX.)=58 TREES

REQUIRED

-TIVERTON LANE AND COURTLAND DRIVE STREET TREE SPACING AT 50'-70' O.C. (MAX.)=58 TREES

PROPOSED

-TIVERTON LANE AND COURTLAND DRIVE STREET TREE SPACING AT 50'-70' O.C. (MAX.)=58 TREES

Z.O. ARTICLE 19, SECTION 179-3.A (REQUIRED 20% LANDSCAPING)

-20% OF THE GROSS LOT AREA EXCLUDING BUILDING FLOOR AREA, IMPERVIOUS SURFACE AND SENSITIVE ENVIRONMENTAL FEATURES SHALL BE LANDSCAPED
-REQUIRED LANDSCAPING

-MIN. 12 TREES FOR EACH 1 ACRE
-5 DECIDUOUS SHRUBS MAY BE SUBSTITUTED FOR 1 DECIDUOUS (MAX. 20% OF TREES REQUIRED)

CALCULATIONS:

TOTAL TRACT AREA =11.4061 ACRES
IMPERVIOUS AREA =4.4927 ACRES
(INCLUDES STREETS, BLDGS, AND DRIVEWAYS)

NET AREA =6.9134 ACRES
X 20% =1.38 ACRES

REQUIRED

1.38 ACRE X 12 TREE/ACRE = 17 TREES (2 1/2" CAL.)

PROVIDED

TOTAL DECIDUOUS 2 1/2" CAL. TREES = 17

LANDSCAPE REQUIREMENTS:

Z.O. ARTICLE 19, SECTION 195-123 LANDSCAPING C(8)

SHRUBS TO BE USED ON SLOPES GREATER THAN 3:1 SHALL BE CHOSEN FROM PLANT LIST SET FORTH BY WEST HANOVER TOWNSHIP ZONING ORDINANCE SECTION 195-123 LANDSCAPING E(1):

PROPOSED VEGETATION- WEEPING FORSYTHIA, CANDLES OF HEAVEN, RED TWIG DOGWOOD, NORTHERN BAYBERRY, CRANBERRY COTONEASTER, GROUND COTONEASTER, SHORE JUNIPER AND CREEPING JUNIPER (SEE PLANT DESCRIPTION TABLE).

Z.O. ARTICLE 19, SECTION 195-123 LANDSCAPING A(1)

AT LEAST 60% OF ALL TREES, SHRUBS, AND GROUND COVER REQUIRED BY THIS SECTION SHALL BE NATIVE PLANT MATERIAL.

TOTAL QUANTITY OF PLANTS UTILIZED (EXCLUSIVE OF GROUND COVER PLANTS FOR EROSION CONTROL) IS:

587
180% REQUIRED BY ZONING ORD. SEC. 195-123 LANDSCAPING A(1)
= 352 PLANTS REQUIRED AS NATIVE
357 NATIVE PLANTS PROVIDED

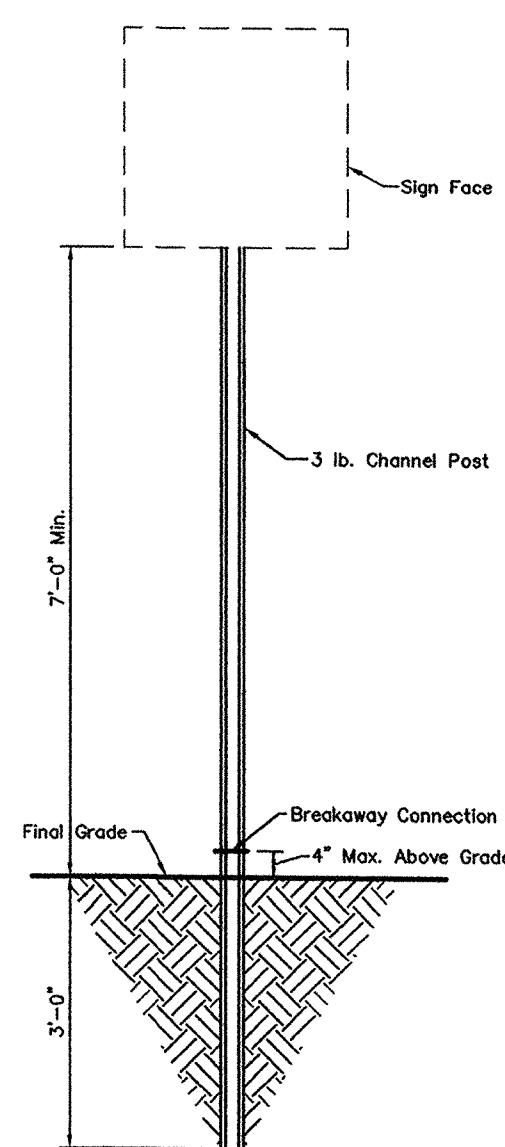
TOTAL QUANTITY OF GROUND COVER PLANTS UTILIZED FOR EROSION CONTROL IS:

1480
130% REQUIRED BY ZONING ORD. SEC. 195-123 LANDSCAPING A(1) NATIVE GROUND COVER
=444 GROUND COVER PLANTS AS NATIVE
770 NATIVE GROUND COVER PLANTS PROVIDED

PLANT DESCRIPTION TABLE

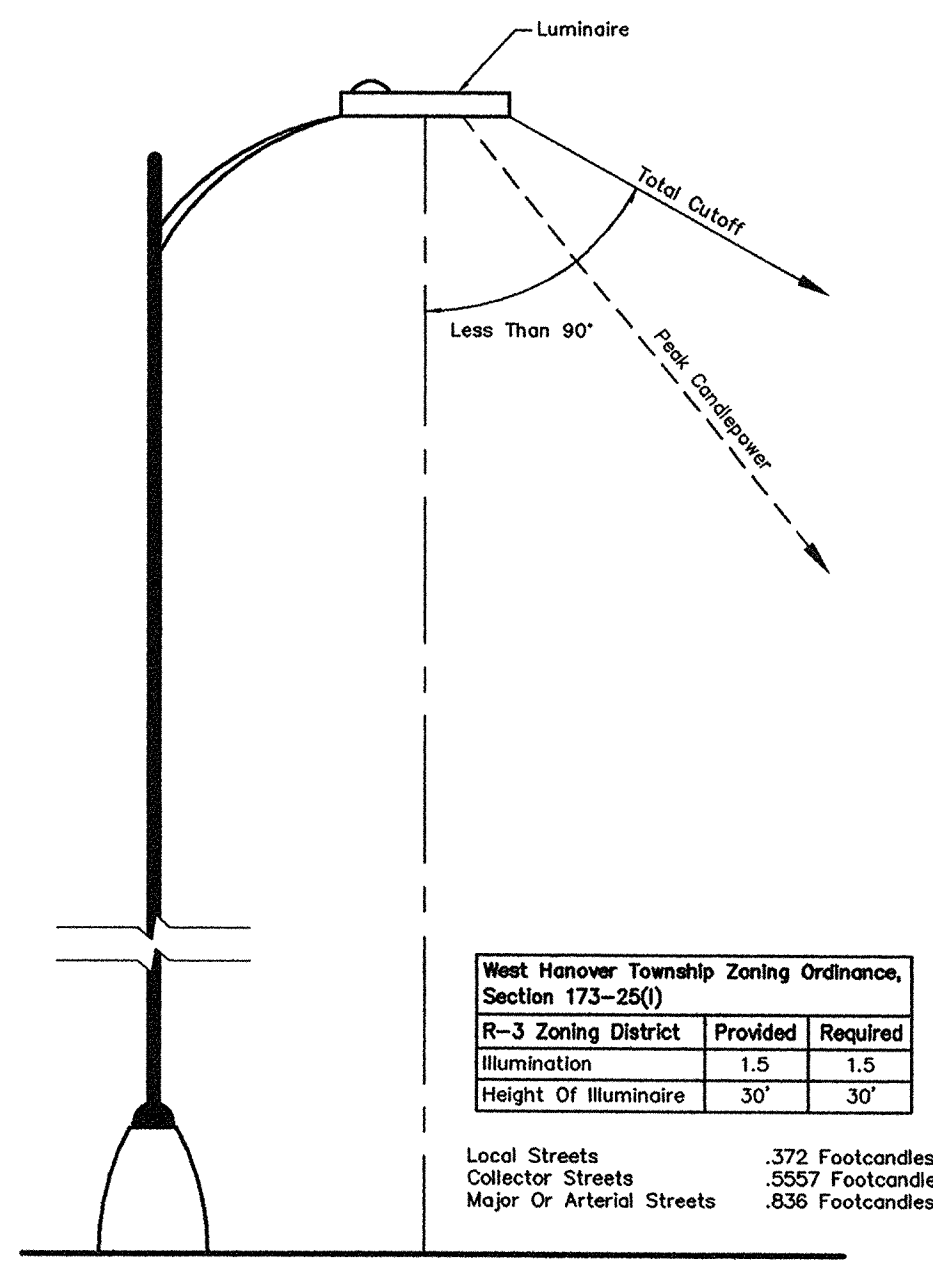
N-Native

USE REQUIREMENT	KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REFERENCE
DECIDUOUS TREE							
N Buffer Planting	1	Ar	38	Red Maple	Acer rubrum	2-2 1/2" cal.	BP-1
Street Tree	21						ST-21
20% Landscape	16						20%-16
N Street Tree	19	As	19	Sugar Maple	Acer saccharum	2-2 1/2" cal.	ST-19
N Buffer Planting	19	Ac	19	Downy Serviceberry	Amelanchier canadensis	7'-8'	BP-19
N Buffer Planting	21	Hv	21	Vernal Witchhazel	Hammalis vernalis	7'-8'	BP-21
N Buffer Planting	13	Cr	13	Washington Hawthorn	Crataegus phaenopyrum	7'-8'	BP-13
N Street Tree	18	Fp	18	Green Ash	Fraxinus pennsylvanica	2-2 1/2" cal.	ST-18
N Buffer Planting	11	Cf	11	Flowering Dogwood	Cornus florida	7'-8'	BP-11
N Buffer Planting	14	Qp	14	Pin Oak	Quercus palustris	2 1/2" cal.	BP-14
N Buffer Planting	11	Qr	11	Red Oak	Quercus rubrum	2 1/2" cal.	BP-11
DECIDUOUS SHRUB							
S Buffer Planting	52	Vd	52	Weeping Forsythia	Forsythia suspensa	24"-30"	BP-52
S Buffer Planting	69	Aa	69	Candles of Heaven	Yucca filamentosa	24"-30"	BP-69
N Buffer Planting	49	Cs	46	Redtwig Dogwood	Cornus sericea	24"-30"	BP-49
N Buffer Planting	99	Mp	99	Northern Bayberry	Myrica pennsylvanica	24"-30"	BP-99
S Buffer Planting	54	Ca	54	Cranberry Cotoneaster	Cotoneaster apiculata	24"-30"	BP-54
EVERGREEN TREE							
ET Buffer Planting	22	Pa	22	Norway Spruce	Picea abies	5'-6'	BP-22
ET Buffer Planting	33	Pm	33	Douglas Fir	Pseudotsuga menziesii	5'-6'	BP-33
N Buffer Planting	45	Te	45	Eastern Hemlock	Tsuga canadensis	5'-6'	BP-45
GROUND COVER FOR EROSION CONTROL (PLANT LIST FROM ZONING ORD. SECTION 195-123 E(1))							
GC Buffer Planting	410	Ch	410	Ground Cotoneaster	Cotoneaster horizontalis	15"-18"	GC-410
GC Buffer Planting	300	Jc	300	Shore Juniper	Juniperus conferta	15"-18"	GC-300
GC,N Buffer Planting	770	Jh	770	Prostrate Chenault Coralberry	Symphoricarpos x chenaultii "Hancock"	15"-18"	GC,N-770



TYPICAL SIGN

NOT TO SCALE



LUMINAIRE WITH LESS THAN 90 DEGREE CUTOFF

NOT TO SCALE

West Hanover Township Zoning Ordinance, Section 173-25(1)		
R-3 Zoning District	Provided	Required
Illumination	1.5	1.5
Height Of Luminaire	30'	30'

Local Streets	.372 Footcandles
Collector Streets	.557 Footcandles
Major Or Arterial Streets	.836 Footcandles

PHASE II
FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

LANDSCAPE PLAN NOTES &
MISCELLANEOUS CONSTRUCTION DETAILS

CHECKED BY:

J.W.S.

DRAWN BY:

D.E.C.

SCALE:

AS NOTED

CONTOUR INT:

N/A

DATE:

11/3/05

SHEET NO.

19 OF 19

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

HERSHEY ROAD ASSOCIATES, LP
(Owner & Developer)
2151 LINGLESTOWN 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 COUNTY, PA

CHECKED BY:

J.W.S.

DRAWN BY:

D.E.C.

SCALE:

AS NOTED

CONTOUR INT:

N/A

DATE:

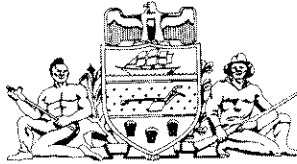
11/3/05

SHEET NO.

19 OF 19

James M. Zugay, Esq.
Recorder of Deeds
(717) 780-6560

Candace E. Meck
First Deputy



Location:
Dauphin County Courthouse
Room 102
Front & Market Streets
Harrisburg, PA 17101

Recorder of Deeds

Harrisburg, Pennsylvania

CERTIFIED END PAGE

INSTRUMENT #: 20070000557
RECORD DATE: 1/4/2007 11:11:08 AM
RECORDED BY: JSTAZNIK
DOC TYPE: PLAN
AGENT: HERSHEY ROAD ASSOCIATES, LP
DIRECT NAME: HERSHEY ROAD ASSOCIATES, LP
INDIRECT NAME:

RECORDING FEES - State: \$0.50

ACT 8 OF 1998: \$5.00

WEST HANOVER TWP

I Certify This Document To Be Recorded
In Dauphin County, Pennsylvania.



James M. Zugay, Recorder of Deeds

THIS IS A CERTIFICATION PAGE

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT