No: 26-081

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: East Hanover Township | Surveyor: N/A | Engineer: BL Companies

Plat Title: Preliminary/Final Subdivision & Land Development Plan Pennsylvania State Police Headquarters

Zoning District: Highway Commercial & Neighborhood Commercial | Proposed Land Use: Government Facility

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

# of Lots	# of New Lots	# of DUs	Acs Subdiv /Devel	Total Acres
1	0	0	0	20.517

Date Received	Staff Review	Official County Review
08/06/2026	08/12/2026	08/12/2026

Project Description: The purpose of the plan is to consolidate 3 existing lots into one parcel and to construct a 34,526 sqft Headquarters for the Pennsylvania State Police and a 14,000 sqft Indoor Firing Range.

Reviewed by BS Checked by _____ Tax Map Parcel # 25-011-085, 25-011-030, 25-011-027

- *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.*

Comments:

1. The total acreage shown on plan sheet V1.01 in the Zoning Information tables does not match the total acreage shown on the lot consolidation plan.
2. All signatures and notarizations must be obtained before the plan is brought in for signing.
3. The signature block for the Dauphin County Planning Commission needs to be corrected to include the correct language.
4. The signature blocks for East Hanover Township need to be reviewed to ensure they are formatted properly.
5. The proposed combined lot has split zoning. The Township should consider amending the zoning map to show this parcel in either the Highway Commercial or the Neighborhood Commercial district.
6. There needs to be clarification on the status of the existing water feature identified on plan sheet V1.00. The Dauphin County Conservation District may need to be contacted to determine what permits, if any, are required to fill it in.

7. §1105 of the East Hanover Township Zoning Ordinance needs to be reviewed to determine if a Fire Lane is required to access the proposed Indoor Shooting Range.

8. The proposed access drive onto SR 743 is currently a Right-In Only Drive. This should be changed to a full-access drive to allow vehicles to exit and travel South on SR 743, instead of having to travel onto US 22 and then making a U-turn. In addition, emergency situations may warrant vehicles to leave the proposed development and head South on SR 743.

9. The total area of disturbance needs to be shown to determine if an NPDES permit is required.

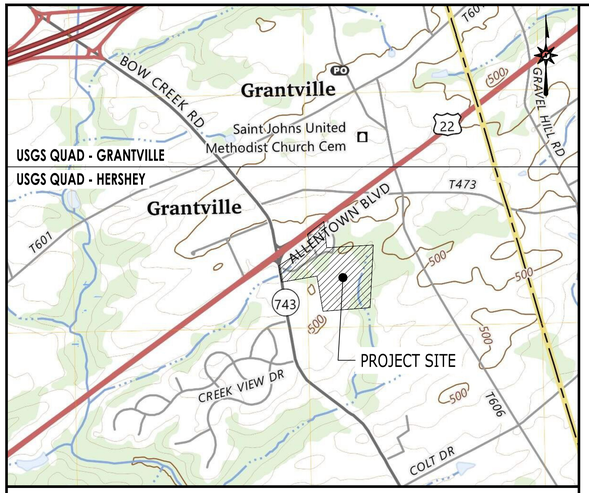
10. It needs to be determined if the proposed location of the Sewer Pump Station is too close in proximity to the proposed well.

Plan No. 26-081

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/Instrument #	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/landscape architect shown	X		
9. Location map shown	X		
10. Total property map (bearings, distances, area, primary control point) shown	X		
11. Names of adjacent landowners/subdivision shown	X		
12. Lot numbers shown	X		
13. Lot dimensions shown	X		
14. Lot areas shown	X		
15. Permanent monuments and markers shown	X		
16. Building setbacks shown	X		
17. Existing natural features shown - Wetlands	X		
Floodplains	X		
Woodlands, streams, etc.	X		
18. Contours at required interval shown	X		
19. Easements shown and identified	X		
20. Existing man-made features shown - Building (s)	X		
Storm drainage facilities			X
Sewer mains/Septic			X
Water mains/Well	X		
21. Proposed man-made features shown – Building (s) / Structure (s)	X		
Storm drainage facilities	X		
Sewer disposal – public (X) on-lot ()	X		
Water supply – public () well (X)	X		
22. Existing streets shown - Name	X		
R/W width	X		
Paving width	X		
Dedicated R/W width	X		
23. Proposed streets shown - Name			X
R/W width			X
Paving width			X
Profiles			X
24. Curbs shown	X		
25. Sidewalks shown	X		
26. Existing and proposed coverage shown	X		
27. Parking schedule provided shown	X		
28. Traffic study completed			X
29. Recreation area shown/fee in-lieu-of provided			X
30. Erosion and sedimentation control plan shown	X		
31. Statement of ownership, signature and notarization shown	X		
32. Dedicatory statement shown	X		
33. Approval blocks shown	X		
34. PADOT Highway Occupancy Permit statement shown	X		
35. Consistency with Future Land Use plans - County plans	X		
Municipal plans	X		

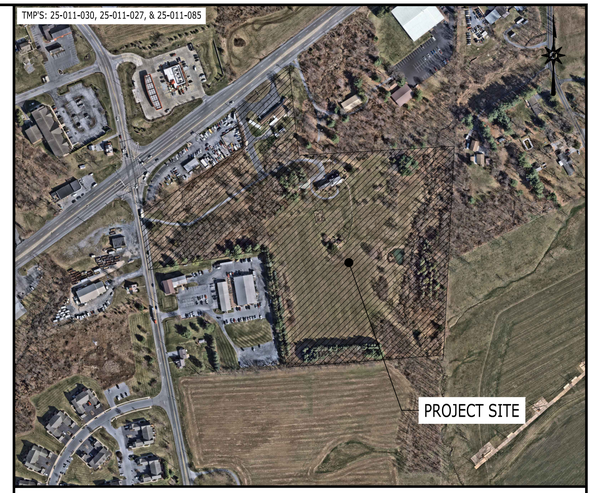
PRELIMINARY / FINAL SUBDIVISION
AND
LAND DEVELOPMENT PLAN
PENNSYLVANIA STATE POLICE HEADQUARTERS

9969 ALLENTOWN BOULEVARD
EAST HANOVER TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA



LOCATION MAP

1" = 1000'



VICINITY MAP

SCALE: 1" = 300'

ACT 287 LIST OF UTILITIES

THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996 FOR NOTIFICATION OF UTILITIES BEFORE EXCAVATION IN CONTRACT AREA. THE ONE UNDERGROUND UTILITIES LOCATION CALL NUMBER IS 1-800-242-1776. SERIAL NUMBER IS 20261252778.

ELECTRIC:
PENNSYLVANIA ELECTRIC CO
341 WHITE POND DRIVE
AKRON, OH 44320
CONTACT: MELLYSSA ADAMS
EMAIL: madams@firstenergycorp.com

MUNICIPAL:
EAST HANOVER TOWNSHIP MUNICIPAL AUTHORITY
DAUPHIN COUNTY
8848 JONESTOWN ROAD
GRANTVILLE, PA 17028
CONTACT: NICHOLAS YINGST
EMAIL: twpmanager@ehtdcpa.org

COMMUNICATIONS:
COMCAST
CONTACT: ASHLEY DONALDSON
EMAIL: ashley_donaldson@comcast.com

GAS:
UGI UTILITIES INC
1301 AIRPORT DRIVE
MIDDLETOWN, PA 17057
CONTACT: GEOFFREY FERGUSON
EMAIL: GFERGUSON@UGI.COM

COMMUNICATION:
CABLE PROTECTION SERVICES INC
PO BOX 4816
MIDLOTHIAN, VA 23112
CONTACT: DEBBIE KING
EMAIL: debbie_king@cableps.com

COMMUNICATION:
VERIZON NORTH
31 S BEAVER STREET
YORK, PA 17401
CONTACT: DAVID NEWMISTER
EMAIL: dave.newmister@verizon.com

COMMUNICATION:
COMCAST
CONTACT: JAMES SANTRY
EMAIL: james_santry@cable.comcast.com

COMMUNICATION:
VERIZON NORTH
37 W 8TH STREET
WYOMING, PA 18644
CONTACT: RONALD SILINSKIE
EMAIL: RONALD.SILINSKIE@VERIZON.COM

COUNTY:
EAST HANOVER TOWNSHIP DAUPHIN COUNTY
8848 JONESTOWN ROAD
GRANTVILLE, PA 17028
CONTACT: BRYAN ZIEGLER
EMAIL: PUBLICWORKS@EHTDCPA.ORG

Sheet List Table

G0.00	COVER SHEET	C4.00	OVERALL EROSION AND SEDIMENT CONTROL PLAN
G1.00	GENERAL NOTES	C4.01	EROSION AND SEDIMENT CONTROL PLAN
V1.00	EXISTING CONDITIONS PLAN	C4.02	EROSION AND SEDIMENT CONTROL PLAN
V1.01	LOT CONSOLIDATION PLAN	C4.03	EROSION AND SEDIMENT CONTROL PLAN
C0.00	DEMOLITION PLAN	C4.00	OVERALL EROSION AND SEDIMENT CONTROL PLAN
C1.00	OVERALL SITE PLAN	C4.01	EROSION AND SEDIMENT CONTROL PLAN
C1.01	SITE PLAN	C4.02	EROSION AND SEDIMENT CONTROL PLAN
C1.02	SITE PLAN	C4.03	EROSION AND SEDIMENT CONTROL PLAN
C1.03	SITE PLAN	C4.100	EROSION AND SEDIMENT CONTROL NOTES
C1.100	SITE DETAILS	C4.101	EROSION AND SEDIMENT CONTROL DETAILS
C1.101	SITE DETAILS	C4.102	EROSION AND SEDIMENT CONTROL DETAILS
C1.102	SITE DETAILS	C5.00	OVERALL LANDSCAPING PLAN
C2.00	OVERALL GRADING AND DRAINAGE PLAN	C5.01	LANDSCAPING PLAN
C2.01	GRADING AND DRAINAGE PLAN	C5.02	LANDSCAPING PLAN
C2.02	GRADING AND DRAINAGE PLAN	C5.03	LANDSCAPING PLAN
C2.03	GRADING AND DRAINAGE PLAN	C5.100	LANDSCAPING DETAILS
C2.20	PROFILES	C6.00	OVERALL LIGHITNG PLAN
C2.21	PROFILES	C6.01	LIGHTING PLAN
C2.22	PROFILES	C6.02	LIGHTING PLAN
C2.23	PROFILES	C6.03	LIGHTING PLAN
C2.24	PROFILES	C6.100	LIGHTING NOTES AND DETAILS
C2.25	PROFILES	C7.100	PCSM DETAILS
C2.100	GRADING AND DRAINAGE DETAILS		
C2.101	GRADING AND DRAINAGE DETAILS		
C2.30	EASEMENT PLAN		
C3.00	OVERALL SITE UTILITY PLAN		
C3.01	SITE UTILITY PLAN		
C3.02	SITE UTILITY PLAN		
C3.03	SITE UTILITY PLAN		
C3.100	SITE UTILITY DETAILS		

PREPARED FOR:

Lobar ASSOCIATES
MASTER BUILDERS

PSP Dauphin Pad Site Development, LLC
Lobar Associates
4 Barlo Circle
Dillsburg, PA 17019

PREPARED BY:

BL Companies
ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING

2601 Market Place
Suite 350
Harrisburg, PA 17110
(717) 651-9850

ENGINEER CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE FINAL LAND DEVELOPMENT PLAN SHOWN AND DESCRIBED HEREON ARE DESIGNED IN CONFORMANCE WITH THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF EAST HANOVER TOWNSHIP.

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JOSHUA B. WEIDLER ENGINEER No. PE075258

AUGUST 4, 2026

JOSH WEIDLER, PE 075258

PLAN PREPARER STATEMENT

I HEREBY JOSH WEIDLER, A REGISTERED SURVEYOR, REGISTERED LANDSCAPE ARCHITECT OR LICENSED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE ACCOMPANYING APPLICATION, PLANS AND SUPPORTING DOCUMENTATION ARE TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE.

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JOSHUA B. WEIDLER ENGINEER No. PE075258

AUGUST 4, 2026

2601 MARKET PL. SUITE 350,
HARRISBURG, PA 17110

JOSH WEIDLER, PE 075258

PLAN PREPARER STATEMENT - SURVEY DATA

I, RON L. LEWIS, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE PLAN, PREPARED FROM A FIELD SURVEY ON _____ ,20 _____ , CORRECTLY REPRESENTS THE PROPERTY BOUNDARY OF THE PROPOSED SUBDIVISION OR LAND DEVELOPMENT.

2601 MARKET PL. SUITE 350,
HARRISBURG, PA 17110

RON L. LEWIS, PLS SU61596075258

WAIVER / MODIFICATION REQUESTS

THE FOLLOWING WAIVERS ARE REQUESTED FROM THE EAST HANOVER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

ACTION / DATE

1. § 304: MAJOR SUBDIVISIONS AND/OR LAND DEVELOPMENT PRELIMINARY APPROVAL: FINAL MAJOR SUBDIVISIONS AND/OR LAND DEVELOPMENT PLANS ONLY _____ / _____
2. § 721.A.3): GENERAL LANDSCAPE STANDARDS: NO LANDSCAPING ALONG BUILDING PERIMETER AND WITHIN 30' OF BUILDING FACADE (INCLUDING PARKING) _____ / _____
3. § 721.D.3): GENERAL LANDSCAPE STANDARDS: 1 PER 4000 S.F. OF TOTAL SITE AREA - CLARIFICATION FROM ZONING OFFICER/ENGINEER THAT EXISTING VEGETATION FOR PRESERVATION INCLUDES SUFFICIENT PLANTINGS FOR THIS REQUIREMENT). 721.M.1)a) _____ / _____
4. § 721.F.1): GENERAL LANDSCAPE STANDARDS: SIXTEEN SHRUBS PER 100 LINEAL FEET OF FRONTAGE AND SIDES OF THE PRINCIPAL STRUCTURE. (LOCATION) _____ / _____
5. § 722: BUFFER YARD AND PLANTING SCREEN STANDARDS: BUFFER YARD PROVIDED BY EXISTING WOODED VEGETATION (SUBJECT TO PC RECOMMENDATION.) _____ / _____
6. § 723.C.1 LANDSCAPING OF PARKING AREAS: INTERIOR ISLANDS REQUIREMENT TO INCLUDE ONE TREE PER ISLAND - MODIFICATION TO LOCATE REQUIRED TREES OUTSIDE OF FENCED IN PARKING LOT _____ / _____

REVIEWED BY THE TOWNSHIP ENGINEER

TOWNSHIP ENGINEER _____ DATE _____

REVIEWED BY THE EAST HANOVER TOWNSHIP PLANNING COMMISSION

CHAIR SECRETARY _____ DATE _____

APPROVED BY THE EAST HANOVER TOWNSHIP BOARD OF SUPERVISORS & ACCEPTED FOR RECORDING

CHAIR SECRETARY _____ DATE _____

REVIEWED BY COUNTY PLANNING COMMISSION

COUNTY PLANNING COMMISSION STAFF PERSON _____ DATE _____

RECORDER OF DEEDS CERTIFICATE

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND FOR DAUPHIN COUNTY, PENNSYLVANIA, BY

INSTRUMENT NUMBER _____ .

OWNER'S STATEMENT

I/WE MAKE THIS STATEMENT BEING DULY SWORN ACCORDING TO LAW. I/WE STATE THAT FOR THE LAND INVOLVING THE ACCOMPANYING PLANS, WE ARE THE MAJORITY OWNERS OF THIS PROPERTY OR THE AUTHORIZED OFFICERS OF THE CORPORATION THAT OWNS THIS PROPERTY, AND ARE IN PEACEFUL POSSESSION OF IT, AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF SAME, AND THAT I/WE ACKNOWLEDGE AND ENDORSE THE ACCOMPANYING PLANS AND THAT WE WILL PROPOSED A RECORD PLAN FOR RECORDING (AS APPLICABLE), AFTER RECEIVING ALL REQUIRED MUNICIPAL APPROVALS.

OWNER'S OR AUTHORIZED CORPORATE OFFICER'S SIGNATURES

PRINTED NAME _____ PRINTED NAME _____

SWORN AND SUBSCRIBED BEFORE THIS _____ DAY OF _____, 20_____.

DEVELOPMENT SCHEDULE

CONSTRUCTION IS EXPECTED TO BEGIN SPRING OF 2027 AND BE COMPLETED BY SUMMER OF 2028

PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS THE CONSTRUCTION OF A ±34,500 SF PENNSYLVANIA STATE POLICE HEADQUARTERS FACILITY. PLUS SUPPORTIVE FACILITIES AND ALL ASSOCIATED SITE IMPROVEMENTS.

DATES

ISSUE DATE: AUGUST 4, 2026

OWNER / DEVELOPER

PSP DAUPHIN PAD SITE DEVELOPMENT, LLC
LOBAR ASSOCIATES
4 BARLO CIRCLE
DILLSBURG, PA 17019
CONTACT: PAUL HEDIN
PHONE: 717-432-3429
EMAIL: phedin@lobarassoc.com

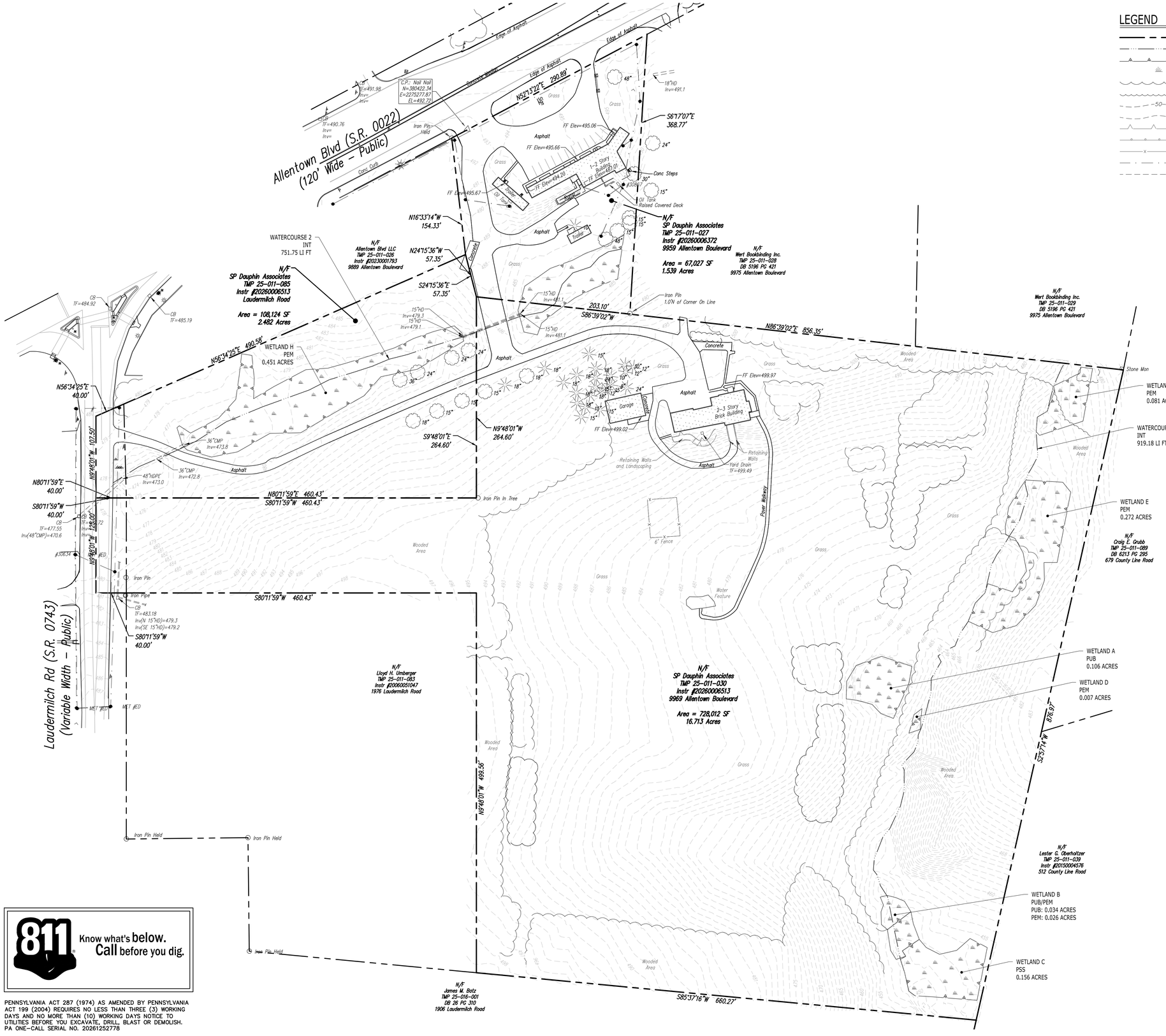
G0.00

CAD FILE: G2501564-00

BL PROJECT NUMBER: 2501564

© 2026 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

FOR PERMITTING PURPOSES ONLY NOT RELEASED FOR CONSTRUCTION



LEGEND

Property Line	Electric Meter
Delineation Intermittent Stream	Utility Pole
Limit of Delineated Wetlands	Guy Wire
Wetlands/Marsh	Light Pole
Treeline	Cleanout
Brushline	Catch Basin
Major Contour	Sign
Minor Contour	Bollard
Retaining Wall	Mail Box
Guide Rail	Deciduous Tree
Fence	
Overhead Wires	Coniferous Tree
Storm Sewer	
(N28°45'00"E)	Record Bearing
N19°54'25"E	NAD83 Bearing
C.P.	Control Point
	Traverse Point

GENERAL NOTES

1. NORTH ARROW AND BEARINGS BASED ON NAD83 PER GPS READINGS BY BL COMPANIES IN MAY, 2026 UTILIZING THE KEYNET VRS NETWORK.
2. ELEVATIONS AND CONTOURS ARE BASED ON NAVD88 (GEOID 18) PER GPS READINGS BY BL COMPANIES IN MAY, 2026 UTILIZING THE KEYNET VRS NETWORK.
3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS DEPICTED ON F.I.R.M. MAP NUMBER 42043C0357D, EFFECTIVE ON 8/2/2012.
4. WETLAND DELINEATION WAS PERFORMED BY BL WETLAND SCIENTISTS IN MAY, 2026.

UTILITY NOTE

INFORMATION FROM AVAILABLE EXISTING PLANS AND/OR REPORTS IS COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. CONTRACTORS SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION.

MAP REFERENCES

A. "SURVEY OF LAND FOR PAUL WERT, FINAL PLAN" SCALE 1"=50', DATE MAY, 1984, DWG. NO. 225, PREPARED BY CIVIL ENGINEERING ASSOCIATES, INC., HERSHEY, PA, RECORDED IN THE DAUPHIN COUNTY RECORDER OF DEEDS OFFICE IN PLAN BOOK W VOLUME 3 PAGE 19.

811 Know what's below. Call before you dig.

PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 199 (2004) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH. PA ONE-CALL SERIAL NO. 20261252778

©2026 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

8/4/2026, JHONES, G:\2025\2514\2501564\DWG\V2501564-01.DWG,V1.00,24X36 60SC,

Architecture
Engineering
Environmental
Land Surveying
BL Companies
2601 Market Place
Suite 350
Harrisburg, PA 17110
(717) 651-9850

PENNSYLVANIA STATE POLICE TROOPER

PRELIMINARY / FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN

PENNSYLVANIA STATE POLICE HEADQUARTERS

9969 ALLENTOWN BOULEVARD, GRANTVILLE, PA 17028
EAST HANOVER TOWNSHIP, DAUPHIN COUNTY, PA

REVISIONS

No.	Date	Desc.

Designed	G.J.H.
Drawn	E.R.K.
Reviewed	A.J.B.
Scale	1" = 60'
Project No.	2501564
Date	08/04/2026
CAD File:	V2501564-01

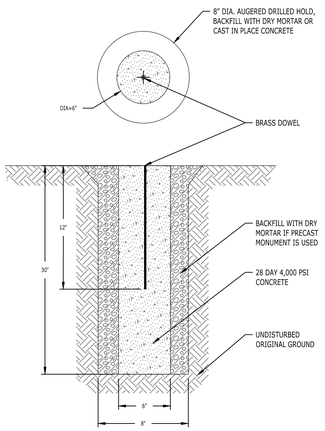
Title

EXISTING CONDITIONS PLAN

Sheet No.

V1.00

Xref (s): ; XB-00 ; XV01 ; XB-02 ; XB-01



MONUMENT DETAIL

N.T.S

LEGEND

- PROPERTY LINE
- INTERIOR PROPERTY LINE
- RIGHT OF WAY LINE
- ADJACENT PROPERTY LINE
- TOWNSHIP ZONING BOUNDARY
- PROPOSED CONCRETE MONUMENT
- PROPOSED IRON PIN

ZONING INFORMATION

LOCATION: EAST HANOVER TOWNSHIP, DAUPHIN COUNTY
ZONE: HIGHWAY COMMERCIAL (HC)
USE: PUBLIC /SEMI-PUBLIC USES - GOVERNMENT FACILITY (PERMITTED USE)

ITEM	REQUIREMENTS	PROPOSED	VARIANCE
MINIMUM LOT AREA	1 ACRE	20.734 ACRES	NO
MINIMUM LOT WIDTH	150 FEET	>245 FEET	NO
MINIMUM FRONT SETBACK	40 FEET**	40 FEET	NO
MINIMUM SIDE SETBACK	20 FEET	20 FEET	NO
MINIMUM REAR SETBACK	40 FEET	40 FEET	NO
MAXIMUM BUILDING HEIGHT	65 FEET / 4 STORIES *	N/A	NO
MAXIMUM BUILDING COVERAGE	40 PERCENT	N/A	NO
MAXIMUM LOT COVERAGE	60 PERCENT	N/A	NO

* WHICHEVER IS MORE RESTRICTIVE, PROVIDED THAT FOR EVERY 1 FT OF HEIGHT GREATER THAN 35 FT, THE MIN. SIDE AND REAR YARDS SHALL EACH BE INCREASED BY ONE ADDITIONAL FOOT.
** 30 FT ALONG THE 2ND FRONT YARD.

LOCATION: EAST HANOVER TOWNSHIP, DAUPHIN COUNTY
ZONE: NEIGHBORHOOD COMMERCIAL (NC)
USE: PUBLIC /SEMI-PUBLIC USES - GOVERNMENT FACILITY (PERMITTED USE)

ITEM	REQUIREMENTS	PROPOSED	VARIANCE
MINIMUM LOT AREA	1 ACRE	20.743 ACRES	NO
MINIMUM LOT WIDTH	150 FEET	>245 FEET	NO
MINIMUM FRONT SETBACK	40 FEET	40 FEET	NO
MINIMUM SIDE SETBACK	40 FEET	40 FEET	NO
MINIMUM REAR SETBACK	40 FEET	40 FEET	NO
MAXIMUM BUILDING HEIGHT	40 FEET / 3 STORIES *	N/A	NO
MAXIMUM BUILDING COVERAGE	40 PERCENT**	N/A	NO
MAXIMUM LOT COVERAGE	60 PERCENT	N/A	NO

* WHICHEVER IS MORE RESTRICTIVE.
** 40%, EXCEPT 50% IF A LOT IS SERVED BY BOTH CENTRAL WATER AND PUBLIC SEWAGE SERVICES.

LOT INFORMATION

PARCEL	AREA
EXISTING	
TMP 25-011-085 Instr #20260006513	108,124 SF (GROSS) 2.482 Acres 103,683 SF (NET)
TMP 25-011-027 Instr #20260006372	67,027 SF (GROSS) 1.539 Acres 57,554 SF (NET)
TMP 25-011-030 Instr #20260006513	728,012 SF 16.713 Acres
PROPOSED	
PROPOSED LOT	893,722 SF 20.517 Acres

GRAPHIC SCALE
60 30 0 60
SCALE IN FEET

811 Know what's below. Call before you dig.

PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 199 (2004) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH. PA ONE-CALL SERIAL NO. 20261252778

© 2026 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

8/4/2026, JBOWES, G:\JOBS\2501\14\2501564\DWGS\2501564-00.DWG,V1.01 24X36 ARCH D

Architecture
Engineering
Environmental
Land Surveying
BL Companies
2601 Market Place
Suite 350
Harrisburg, PA 17110
(717) 651-9850

PRELIMINARY / FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
PENNSYLVANIA STATE POLICE HEADQUARTERS
9969 ALLENTOWN BOULEVARD, GRANTVILLE, PA 17028
EAST HANOVER TOWNSHIP, DAUPHIN COUNTY, PA

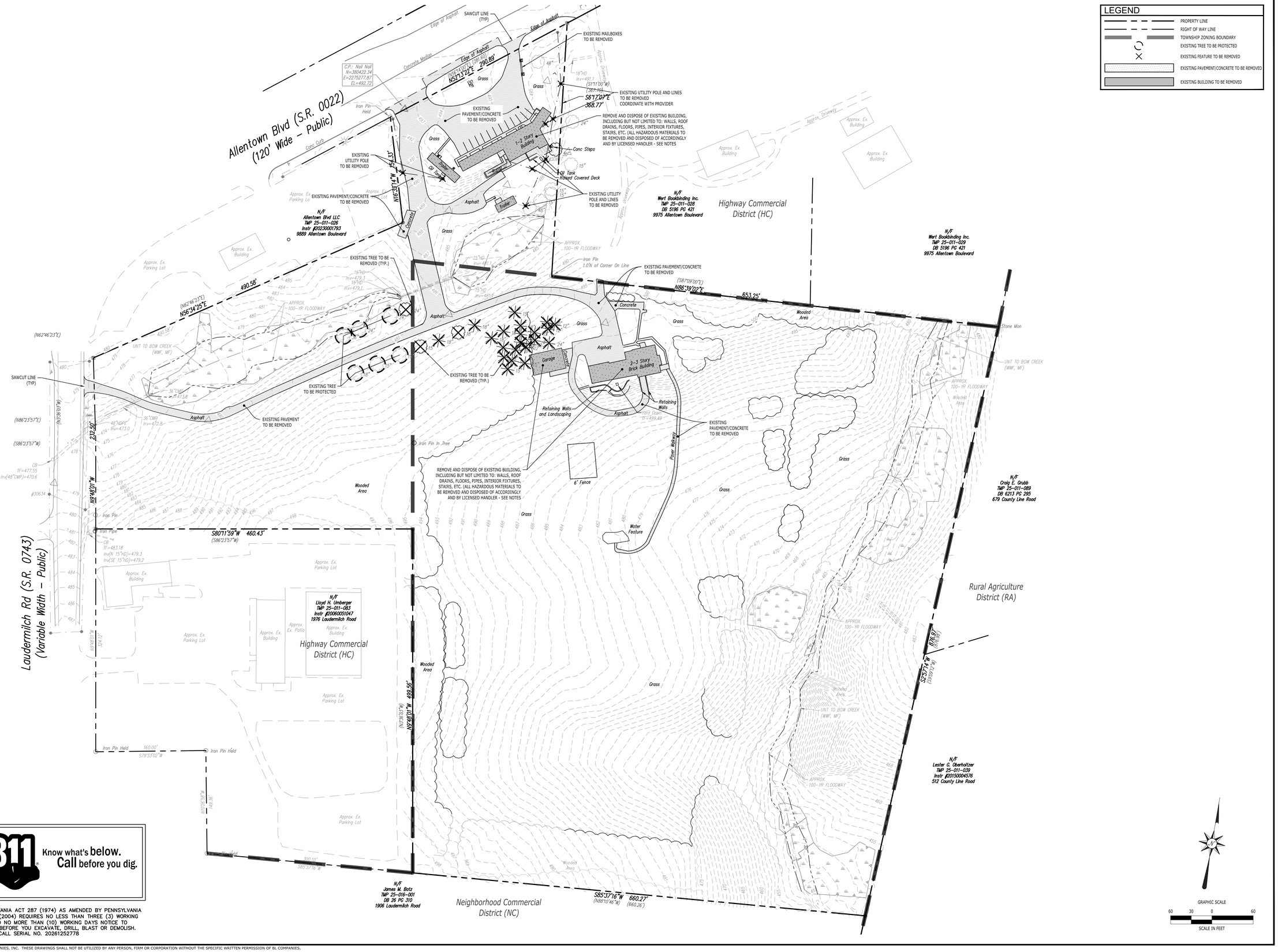
REVISIONS
No. | Date | Desc.

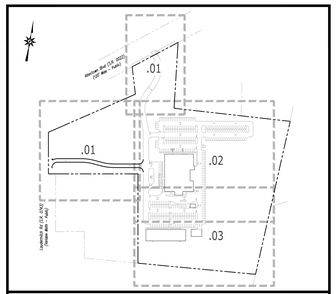
Designed	G.J.H.
Drawn	E.R.K.
Reviewed	A.J.B.
Scale	1" = 60'
Project No.	2501564
Date	08/04/2026
CAD File:	SD2501564-00

Title
LOT CONSOLIDATION PLAN

Sheet No.
V1.01

Xref (S): - XB-00', XV02', XC-10


LEGEND
PROPERTY LINE
RIGHT OF WAY LINE
TOWNSHIP ZONING BOUNDARY
EXISTING TREE TO BE PROTECTED
EXISTING FEATURE TO BE REMOVED
EXISTING PAVEMENT/CONCRETE TO BE REMOVED
EXISTING BUILDING TO BE REMOVED
Allentown Blvd (S.R. 0022)
(120' Wide - Public)
Laudermilch Rd (S.R. 0743)
(Variable Width - Public)
SAWCUT LINE (TYP)
EXISTING MAILBOXES TO BE REMOVED
EXISTING UTILITY POLE AND LINES TO BE REMOVED COORDINATE WITH PROVIDER
REMOVE AND DISPOSE OF EXISTING BUILDING, INCLUDING BUT NOT LIMITED TO: WALLS, ROOF DRAINS, FLOORS, PIPES, INTERIOR FIXTURES, STAIRS, ETC. (ALL HAZARDOUS MATERIALS TO BE REMOVED AND DISPOSED OF ACCORDINGLY AND BY LICENSED HANDLER - SEE NOTES
EXISTING UTILITY POLE TO BE REMOVED
EXISTING PAVEMENT/CONCRETE TO BE REMOVED
EXISTING TREE TO BE REMOVED (TYP.)
EXISTING TREE TO BE PROTECTED
EXISTING PAVEMENT TO BE REMOVED
Retaining Walls and Landscaping
Retaining Walls
6' Fence
Water Feature
Power Rotary
Conc Steps
Oil Tank
Raised Covered Deck
APPROX 100-YR FLOODWAY
UNT TO BOW CREEK (WWF, MF)
Highway Commercial District (HC)
Neighborhood Commercial District (NC)
Rural Agriculture District (RA)
N/F Allentown Blvd LLC TMP 25-011-026 Instr #20230001793 9889 Allentown Boulevard
N/F Wert Bookbinding Inc. TMP 25-011-028 DB 5196 PG 421 9975 Allentown Boulevard
N/F Wert Bookbinding Inc. TMP 25-011-029 DB 5196 PG 421 9975 Allentown Boulevard
N/F Craig E. Grubb TMP 25-011-089 DB 6213 PG 295 679 County Line Road
N/F Lloyd H. Umberger TMP 25-011-083 Instr #20060051047 1976 Laudermilch Road
N/F James M. Batz TMP 25-016-001 DB 28 PG 310 1906 Laudermilch Road
N/F Lester G. Oberholtzer TMP 25-011-039 Instr #20150004576 512 County Line Road
C.P.: Nail Nail N=180422.34 E=227277.87 EL=492.72
Iron Pin Held
Iron Pin
Iron Pipe
Iron Pin Held
Iron Pin In Tree
Iron Pin 1.0'N of Corner On Line
Stone Mon
Approx. Ex. Building
Approx. Ex. Parking Lot
Approx. Ex. Parking Lot
Approx. Ex. Patio
Approx. Driveway
Wooded Area
Grass
Asphalt
Concrete
Garage
2-3 Story Brick Building
1-2 Story Building
Trailer
Oil Tank
Shed
Gazebo
Curb Cuts
Edge of Asphalt
Concrete Median
Inlet
Utility Pole
Light
Fire Hydrant
Guide Rail
Sign
Tree
Bush
Fence
Gate
Utility Box
Mailbox
Flag Pole
Bench
Trash Can
Bollard
Parking Meter
Handicap Ramp
Manhole
Storm Sewer
Sanitary Sewer
Water Line
Gas Line
Underground Electric
Underground Telephone
Overhead Utility
Gas Meter
Electric Meter
Water Meter
Telephone Pedestal
Cable TV Box
Air Conditioning Unit
Satellite Dish
Antenna
Flood Light
Basketball Hoop
Picnic Table
Grill
Swing Set
Slide
Sandbox
Tennis Court
Baseball Field
Soccer Field
Football Field
Track
Pool
Pool House
Pool Fence
Pool Deck
Pool Ladder
Pool Diving Board
Pool Slide
Pool Filter
Pool Pump
Pool Heater
Pool Cover
Pool Reel
Pool Skimmer
Pool Drain
Pool Light
Pool Steps
Pool Handrail



KEY MAP
SCALE: 1"=400'

PARKING INFORMATION

ITEM	REQUIREMENTS	REQUIRED	CLIENT REQUEST	PROPOSED	VARIANCE
BUILDING SIZE	NONE REQUIRED		51,358 S.F.	51,358 S.F.	NO
PARKING REQUIRED	OFFICE: 1 SPACE PER EVERY 400 S.F. OF TOTAL FLOOR AREA (51,358 S.F.)	129 SPACES	PUBLIC 14 SPACES EMP. 247 SPACES TOTAL 262 SPACES	262 SPACES	NO
MINIMUM ADA PARKING SPACES REQUIRED	8 SPACES	8 SPACES	9 SPACES	9 SPACES	NO
MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET	N/A	10 FEET X 20 FEET	NO
MINIMUM AISLE WIDTH	24 FEET - 2-WAY 20 FEET - 1-WAY	24 FEET - 2 WAY 20 FEET - 1 WAY	N/A	24 FEET - 2-WAY 24 FEET - 1-WAY	NO
MINIMUM PLANTING STRIP	15 FEET	15 FEET	N/A	>15 FEET	NO
MINIMUM RESIDENTIAL BUFFER YARD (SIDE AND REAR)	20 FEET	20 FEET	N/A	N/A	NO
IMPOUND STORAGE LOT	NONE	-	66 SPACES	66 SPACES	NO

LEGEND

- PROPERTY LINE
- SAWCUT LINE
- CONCRETE CURB
- CONCRETE CURB CUT
- BOLLARD
- SIGN
- LIGHT POLE
- 8' HIGH CHAIN LINK FENCE
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE

ZONING INFORMATION

LOCATION: EAST HANOVER TOWNSHIP, DAUPHIN COUNTY
ZONE: HIGHWAY COMMERCIAL (HC)
USE: PUBLIC /SEMI-PUBLIC USES - GOVERNMENT FACILITY (PERMITTED USE)

ITEM	REQUIREMENTS	PROPOSED	VARIANCE
MINIMUM LOT AREA	1 ACRE	±20.5 ACRES	NO
MINIMUM LOT WIDTH	150 FEET	>240 FEET	NO
MINIMUM FRONT SETBACK	40 FEET**	>40 FEET	NO
MINIMUM SIDE SETBACK	20 FEET	>20 FEET	NO
MINIMUM REAR SETBACK	40 FEET	>40 FEET	NO
MAXIMUM BUILDING HEIGHT	65 FEET / 4 STORIES *	2 STORIES	NO
MAXIMUM BUILDING COVERAGE	40 PERCENT	±5.7 PERCENT	NO
MAXIMUM LOT COVERAGE	60 PERCENT	±28.2 PERCENT	NO

* WHICHEVER IS MORE RESTRICTIVE, PROVIDED THAT FOR EVERY 1 FT OF HEIGHT GREATER THAN 35 FT, THE MIN. SIDE AND REAR YARDS SHALL EACH BE INCREASED BY ONE ADDITIONAL FOOT.
** 30 FT ALONG THE 2ND FRONT YARD.

LOCATION: EAST HANOVER TOWNSHIP, DAUPHIN COUNTY
ZONE: NEIGHBORHOOD COMMERCIAL (NC)
USE: PUBLIC /SEMI-PUBLIC USES - GOVERNMENT FACILITY (PERMITTED USE)

ITEM	REQUIREMENTS	PROPOSED	VARIANCE
MINIMUM LOT AREA	1 ACRE	±20.5 ACRES	NO
MINIMUM LOT WIDTH	150 FEET	>240 FEET	NO
MINIMUM FRONT SETBACK	40 FEET	>40 FEET	NO
MINIMUM SIDE SETBACK	40 FEET	>40 FEET	NO
MINIMUM REAR SETBACK	40 FEET	>40 FEET	NO
MAXIMUM BUILDING HEIGHT	40 FEET / 3 STORIES *	2 STORIES	NO
MAXIMUM BUILDING COVERAGE	50 PERCENT**	±5.7 PERCENT	NO
MAXIMUM LOT COVERAGE	60 PERCENT	±28.2 PERCENT	NO

* WHICHEVER IS MORE RESTRICTIVE.
** 40%, EXCEPT 50% IF A LOT IS SERVED BY BOTH CENTRAL WATER AND PUBLIC SEWAGE SERVICES.

SIGN LEGEND

NO.	DOT NO./ SIGN SIZE	LEGEND
A	R1-1 30"x30"	STOP
B	R7-8 12"x18"	RESERVED PARKING
C	R7-8B 9"x18"	VAN ACCESSIBLE
D	R7-8F 12"x18"	VIOLATORS SUBJECT TO FINE AND TOWING MIN. FINE $50 MAX. FINE $200
E	R5-1 24"x24"	DO NOT ENTER

GRAPHIC SCALE
60 30 0 60
SCALE IN FEET

811 Know what's below. Call before you dig.

PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 199 (2004) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH. PA ONE–CALL SERIAL NO. 20261252778

© 2026 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

Architecture
Engineering
Environmental
Land Surveying
BL Companies
2601 Market Place
Suite 350
Harrisburg, PA 17110
(717) 651-9850

PENNSYLVANIA STATE POLICE TROOPER

PRELIMINARY / FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
PENNSYLVANIA STATE POLICE HEADQUARTERS
9969 ALLENTOWN BOULEVARD, GRANTVILLE, PA 17028
EAST HANOVER TOWNSHIP, DAUPHIN COUNTY, PA

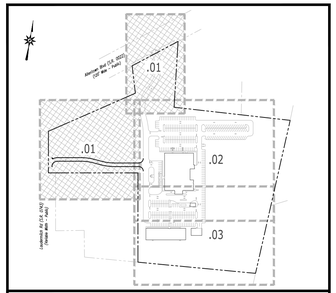
REVISIONS
No. Date Desc.

Designed	G.J.H.
Drawn	E.R.K.
Reviewed	A.J.B.
Scale	1" = 60'
Project No.	2501564
Date	08/04/2026
CAD File:	C2501564-10

Title
OVERALL SITE PLAN

Sheet No.
C1.00

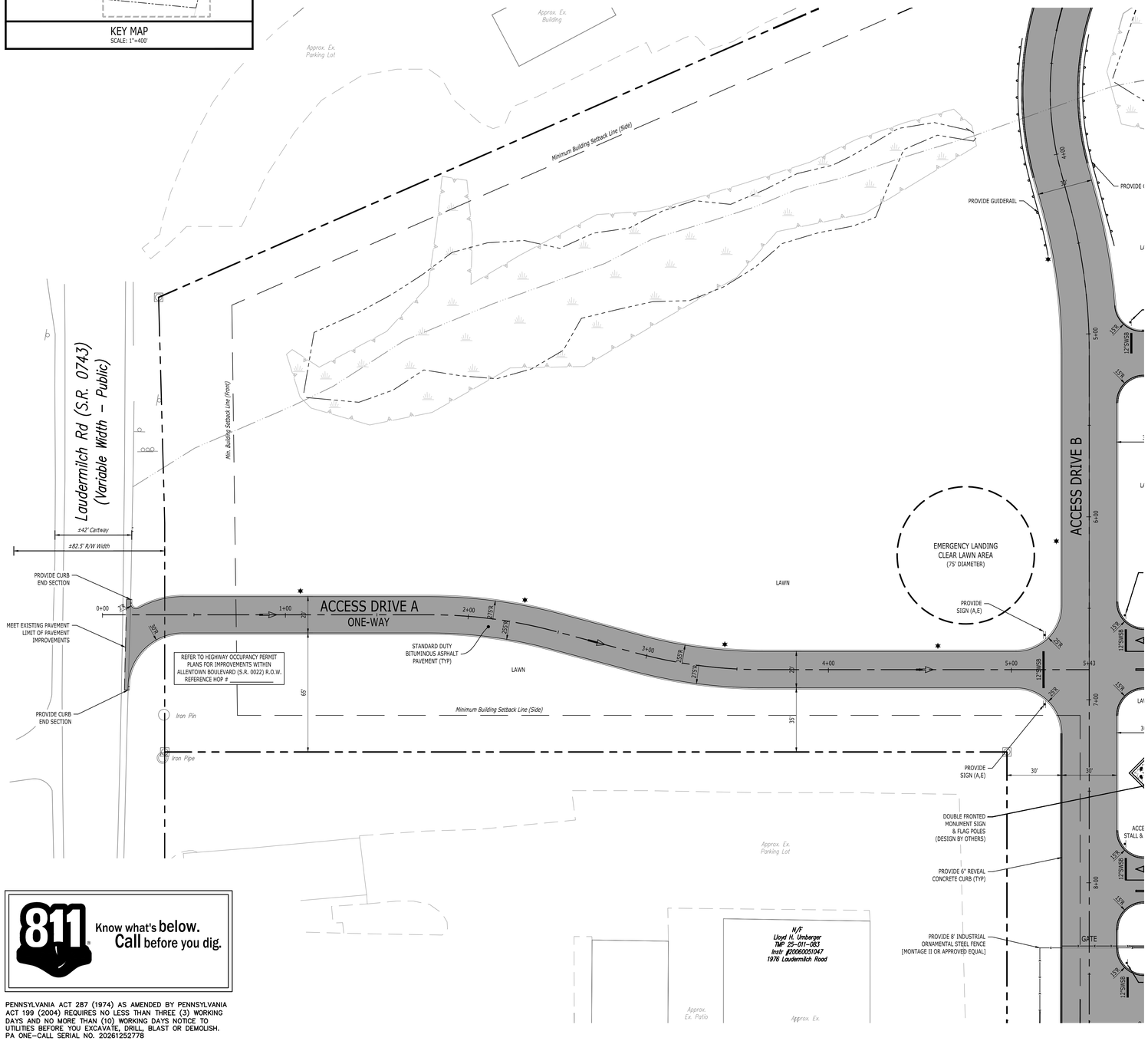
8/4/2026, JROMES, G:\2025\2501564\10WGS\C2501564-10.DWG,C1.00 24X36 60SC.
Xref (s): , XB-01 , XY-02 , XC-01 , XC-05-KEYMAP



KEY MAP
SCALE: 1"=400'

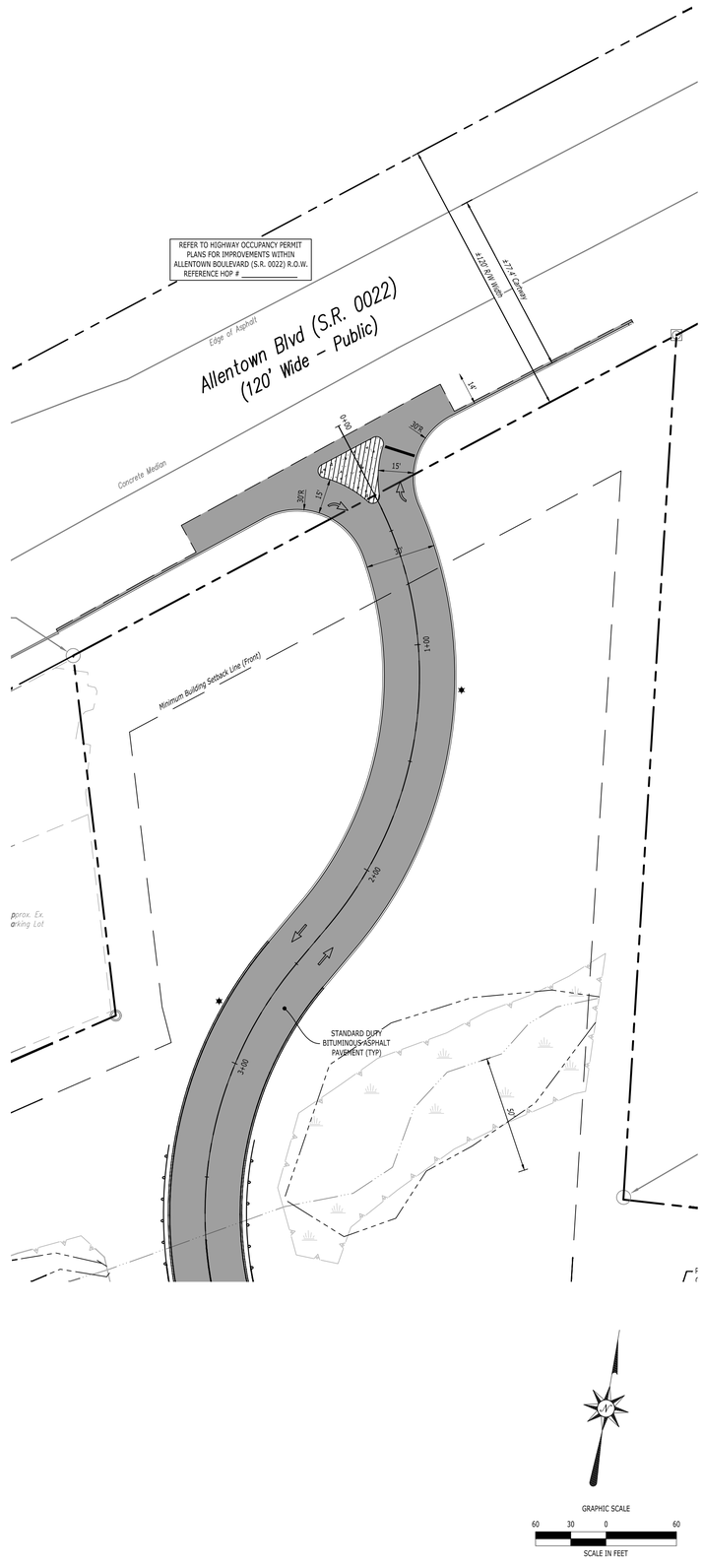
LEGEND

- PROPERTY LINE
- SAWCUT LINE
- CONCRETE CURB
- CONCRETE CURB CUT
- BOLLARD
- SIGN
- LIGHT POLE
- 8' HIGH CHAIN LINK FENCE
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE



811 Know what's below. Call before you dig.

PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 199 (2004) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH. PA ONE-CALL SERIAL NO. 20261252778



GRAPHIC SCALE
60 30 0 60
SCALE IN FEET

Architecture
Engineering
Environmental
Land Surveying

BL Companies

2601 Market Place
Suite 350
Harrisburg, PA 17110
(717) 651-9850

PENNSYLVANIA STATE POLICE TROOPER

PRELIMINARY / FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN

PENNSYLVANIA STATE POLICE HEADQUARTERS

9969 ALLENTOWN BOULEVARD, GRANTVILLE, PA 17028
EAST HANOVER TOWNSHIP, DAUPHIN COUNTY, PA

REVISIONS

No.	Date	Desc.

Designed	G.J.H.
Drawn	E.R.K.
Reviewed	A.J.B.
Scale	1" = 60'
Project No.	2501564
Date	08/04/2026
CAD File: C2501564-10	

Title

SITE PLAN

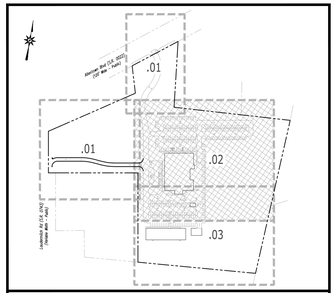
Sheet No.

C1.01

8/4/2026, JBOMER, G:\JOBS\2501\14\2501564\DWG\C2501564-10.DWG,C1.01 24X36 ARCH

Xref (S): ; XB-1D ; XY-02 ; XC-1D ; XC-0A-EXHMAP

© 2026 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.



KEY MAP
SCALE: 1"=400'

LEGEND

- PROPERTY LINE
- SAWCUT LINE
- CONCRETE CURB
- CONCRETE CURB CUT
- BOLLARD
- SIGN
- LIGHT POLE
- 8' HIGH CHAIN LINK FENCE
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE

PROPOSED OFFICE
(2 STORY BUILDING)
±34,526 SF
330 TOTAL SPACES

ACCESS DRIVE B

EMERGENCY LANDING
CLEAR LAWN AREA
(75' DIAMETER)

PROVIDE GUIDERAIL

PROVIDE 8' INDUSTRIAL ORNAMENTAL STEEL FENCE [MONTAGE II OR APPROVED EQUAL]

Iron Pin
1.0'N of Corner On Line

Minimum Building Setback Line (Side)

PROVIDE 8' HIGH CHAIN LINK FENCE WITH (3) STRANDS OF BARB-WIRE

PROVIDE 6" REVEAL CONCRETE CURB (TYP)

STANDARD DUTY BITUMINOUS ASPHALT PAVEMENT (TYP)

PROVIDE YELLOW STRIPING AT 2' O.C. PAINTED AT 45° (TYP)

PROVIDE TRASH ENCLOSURE (SEE DETAIL)

PROVIDE SIGN (A)

PROVIDE CONCRETE TRANSFORMER PAD

PROVIDE 5' CONCRETE SIDEWALK

PROVIDE CONCRETE CURB STOP

LIMITS OF FLUSH CONCRETE CURB

ACCESSIBLE STALL & SIGNS (B,D)

VAN ACCESSIBLE STALL & SIGNS (B,C,D)

PROVIDE SIGN (A,E)

DOUBLE FRONTED MONUMENT SIGN & FLAG POLES (DESIGN BY OTHERS)

VAN ACCESSIBLE STALL & SIGNS (B,C,D)

ACCESSIBLE STALL & SIGNS (B,D) (TYP OF 6)

PROVIDE 6" REVEAL CONCRETE CURB (TYP)

PROVIDE 8' INDUSTRIAL ORNAMENTAL STEEL FENCE [MONTAGE II OR APPROVED EQUAL]

PROVIDE 10' WIDE GATE OPENING FOR MAINTENANCE ACCESS TO STORMWATER MANAGEMENT POND

PROVIDE 8' INDUSTRIAL ORNAMENTAL STEEL FENCE [MONTAGE II OR APPROVED EQUAL]

PROVIDE CONCRETE PAVEMENT

CONCRETE/ASPHALT TRANSITION SEE DETAIL (TYP)

PROP. RADIO SHELTER AREA*

6' HIGH FENCE

FUELING STATION

FUEL TANK

STORAGE SHED (20' x 30')

LAWN

GATE

MAN GATE

Wooded Area

GRAPHIC SCALE
60 30 0 60
SCALE IN FEET

811 Know what's below. Call before you dig.

PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 199 (2004) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH. PA ONE-CALL SERIAL NO. 20261252778

© 2026 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

Architecture
Engineering
Environmental
Land Surveying

BL Companies

2601 Market Place
Suite 350
Harrisburg, PA 17110
(717) 651-9850

PENNSYLVANIA STATE POLICE TROOPER

PRELIMINARY / FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
PENNSYLVANIA STATE POLICE HEADQUARTERS
9969 ALLENTOWN BOULEVARD, GRANTVILLE, PA 17028
EAST HANOVER TOWNSHIP, DAUPHIN COUNTY, PA

REVISIONS
No. | Date | Desc.

Designed	G.J.H.
Drawn	E.R.K.
Reviewed	A.J.B.
Scale	1" = 60'
Project No.	2501564
Date	08/04/2026
CAD File:	C2501564-10

Title
SITE PLAN

Sheet No.
C1.02

8/4/2026, JBOWES, G:\JOBS\2501\41\2501564\DWG\C2501564-10.DWG,C1.02 24X36 305C.

Xref (S): - ,XB-10 , XY-02 , XC-10 , XC-06-EXHMAP