

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality	West Hanover Township		Surveyor	James C. Hockenberry		Engineer	Williams Site Civil LLC		
Plat Title	South Oak Grove Road Light Industrial Building								
Zoning District	LC: Light Industrial Commercial			Proposed Land Use	Light Industrial Building				
Plat Status:	Preliminary		Plat Type:	Subdivision		Regulations:	County		
	Final		☒	Land Development		☒	Municipal		
	☒	P/F		Combined		☒	Zoning		
	Minor					☒	S&LD		
# of Lots	1	# of New Lots	1	# of DUs		Acreage Subdivided/ Developed	5.10	Total Acreage	13.24
Date Received	10/03/2024		Staff Review	10/17/2024		Official County Review	10/17/2024		
Reviewed by	BW		Checked by			ParcInel No:	68-028-118-000		

Project Description: Construct a light industrial building with an office component

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

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

Comments:

- The following certifications, signatures, and approvals (**or** approved waivers) are required prior to plan recording:
 - Ownership and dedicatory statements with notarization [S-LD §173-15-B-19]
 - Waiver request approval of sidewalks along Allentown Blvd. and South Oak Grove Road [S-LD § 173-27]
- A separate drawing titled "Driveway Profile" depicting the driveway profile, drainage conditions and entry to the street shall be included on the plan [S-LD §173-15-B-3]
- The existing or proposed easements for the streams and wetlands shall be clearly displayed and labeled on the plan along with location of any public utilities [S-LD § 173-15-B-25]
- Proposed Driveway locations depicting sight distance and clear sight triangles shall be displayed and in accordance with § 173-25L(10) [S-LD § 173-15-B-29]
- A copy of the sewage module for land development or other documentation approved by DEP shall be provided to the Township [S-LD § 173-15-C-2]
- The following note pertaining the State Highway Occupancy Permit shall be added to the plan on Sheet 3 "No building permit will be issued for any lot or parcel which will require access to a state highway until authorized by a Pennsylvania Department of Transportation highway occupancy permit." [S-LD § 173-15-C-3-a-2]

- a. In addition, the Township engineer shall certify, in writing, that the clear sight distance standards have been met. [S-LD § 173-15-C-3-b]
7. A final wetlands study in accordance with Article VI, § 173-30 shall be prepared if not done so already [S-LD § 173-15-C-8]
8. Certificates of agreement to provide service from all applicable utility companies (Electric,gas,etc) shall be provided if not done so already [S-LD § 273-15-C-16]
9. The landscape plan shall be prepared and certified by a landscape architect. [Z.O. § 195-403.C-6]
10. Where feasible on the site, existing trees and natural preservation shall be preserved in order to protect the Twp's water and soil resources [S-LD § 173-38-A]
11. The applicant is required to submit a written computation of the required off-street parking based on the estimated parking demand for the proposed use. [Z.O. § 195-418-D-1].
12. A parking analysis report shall be prepared and include the following information stated in Section 195-418-D-2 of the West Hanover Township Zoning Ordinance.
13. All lighting used to illuminate off-street parking or loading areas shall be in accordance with § 195-415 of this chapter. [Z.O. § 195-418-E-8-b]
14. All landscaping related to off street parking shall be in accordance with Section 195-418-E-9 of the West Hanover Township Zoning Ordinance.
15. All dead-end parking lots shall be designed to provide sufficient backup area for the end parking spaces of the parking area. [Z.O. § 195-418 – F-1-c]

General Comments

1. Have emergency services had the opportunity to review the plan and provide comments?
2. Have any type of truck turning movement studies been completed for internal lot circulation? It appears there could be some difficulty for trucks to get turned around and backed into the loading space that is closest to the office area.
3. Has a lot circulation plan been completed to ensure there will be no conflict between passenger vehicles attempting to access the office space while trucks are attempting to utilize the loading spaces?

Plan No. 24-103

Plat Specifications	Yes	No	N/A
1. Name of proposed subdivision/land development shown	✓		
2. Owner/developer name, address & telephone number shown	✓		
3. Municipality name shown	✓		
4. Tax parcel number/Deed reference shown	✓		
5. North point shown	✓		
6. Map scale shown (written/ graphic)	✓		
7. Date of plan preparation shown	✓		
8. Certification of surveyor/engineer shown	✓		
9. Location map shown	✓		
10. Total property map (bearings, distances, area, primary control point) shown	✓		
11. Names of adjacent landowners/subdivision shown	✓		
12. Lot numbers shown	✓		
13. Lot dimensions shown	✓		
14. Lot areas shown	✓		
15. Permanent monuments and markers shown	✓		
16. Building setbacks shown	✓		
17. Existing natural features shown - Wetlands	✓		
Floodplains			✓
Woodlands, streams, etc.	✓		
18. Contours at required interval shown	✓		
19. Easements shown and identified		✓	
20. Existing man-made features shown - Building (s)			✓
Storm drainage facilities			✓
Sewer mains			✓
Water mains			✓
21. Proposed man-made features shown – Building (s)	✓		
Storm drainage facilities	✓		
Sewer disposal – public () on-lot (X)	✓		
Water supply – public (✓) well ()	✓		
22. Existing streets shown - Name	✓		
R/W width	✓		
Paving width	✓		
Dedicated R/W width	✓		
23. Proposed streets shown - Name	✓		
R/W width	✓		
Paving width	✓		
Profiles	✓		
24. Curbs shown	✓		
25. Sidewalks shown			✓
26. Existing and proposed coverage shown	✓		
27. Parking schedule provided shown		✓	
28. Traffic study completed		✓	
29. Recreation area shown/fee in-lieu-of provided			✓
30. Erosion and sedimentation control plan shown	✓		
31. Statement of ownership, signature and notarization shown	✓		
32. Dedicatory statement shown	✓		
33. Approval blocks shown	✓		
34. PADOT Highway Occupancy Permit statement shown	✓		
35. Consistency with Future Land Use plans - County plans	✓		
Municipal plans	✓		

PRELIMINARY / FINAL

LAND DEVELOPMENT PLANS

SOUTH OAK GROVE ROAD LIGHT INDUSTRIAL BUILDING

West Hanover Township

Dauphin County, PA

SHEET INDEX:

SHEET	DESCRIPTION
TS-1	TITLE SHEET
EX-1	TOPOGRAPHIC & BOUNDARY SURVEY PLAN
SP-1	SITE PLAN
GU-1	GRADING / UTILITIES PLAN
ES-1	SOIL EROSION & SEDIMENTATION CONTROL PLAN
ES-2	SOIL EROSION & SEDIMENTATION CONTROL NOTES
ES-3A	SOIL EROSION & SEDIMENTATION CONTROL DETAILS
ES-3B	SOIL EROSION & SEDIMENTATION CONTROL DETAILS
PCSM-1	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
PCSM-2	POST CONSTRUCTION STORMWATER MANAGEMENT NOTES
PCSM-3A	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS
PCSM-3B	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS
LS-1	SITE LANDSCAPING PLAN
LT-1	SITE LIGHTING PLAN
MD-1	MISCELLANEOUS DETAILS & OTHER INFORMATION

EQUITABLE OWNER / APPLICANT:

GODDARD REALTY, LLC

(c/o BRADLEY GODDARD)
322 DRY RUN ROAD
GRANTVILLE, PA 17028
Telephone: 717-982-7795

OWNER:

H. KENNETH MYHRE

7105 MARSTON COURT
UNIVERSITY PARK, FL 34201
Telephone: 941-925-4830



7251 ALLENTOWN BOULEVARD
HARRISBURG, PA 17112

LOT / OWNER INFORMATION:

OWNER: H. Kenneth Myhre
SITE ADDRESS: Allentown Boulevard & South Oak Grove Road
SOURCE OF TITLE: Instrument Number 20210041968
TAX REFERENCE: Tax Map 68-028, Parcel 118
LOT AREA: 576,784.94 S.F. or 13.24 Acres

REQUESTED WAIVERS:

CHAPTER 173, SECTION 27
Waiver pertaining to the installation of sidewalk along Allentown Boulevard & South Oak Grove Road

STATEMENT OF INTENT / USE:

THE INTENT OF THIS SET OF PRELIMINARY/FINAL LAND DEVELOPMENT DRAWINGS IS TO SECURE APPROVAL FOR A SINGLE LIGHT INDUSTRIAL BUILDING ON AN EXISTING PROPERTY WHICH LIES WITHIN WEST HANOVER TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

EMAIL CONTACT INFORMATION:

DEVELOPER / EQUITABLE OWNER: Goddard Realty, LLC; email: Brad.goddard@comcast.net
DESIGN FIRM: Williams Site Civil, LLC; email: cmader@willamssitecivil.com
OWNER: H. Kenneth Myhre; email: myhreken@yahoo.com

WEST HANOVER TOWNSHIP
IDENTIFICATION NUMBER

24-005

Wetlands exist as accurately shown hereon and as delineated in the wetlands delineation report prepared by Brady J. Gochmayer of Vortex Environmental, Inc. in April 2024.

Brady J. Gochmayer 10-3-24
Brady J. Gochmayer
Vortex Environmental, Inc. - President
Date

TAX OFFICE UPI CERTIFICATION	RECORDER OF DEEDS THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR DAUPHIN COUNTY THIS _____ DAY OF _____, 2024.	<i>I hereby certify this plan to be correct as shown and in compliance with the requirements of the West Hanover Township Subdivision and Land Development Ordinance.</i> <i>Douglas S. Gosik</i> Douglas S. Gosik, P.E. 10-3-24 Date	STORMWATER CERTIFICATION <i>I, Douglas S. Gosik, P.E., hereby certify that the stormwater management plan meets all design standards and criteria of the West Hanover Township's Stormwater Management Ordinance.</i> <i>Douglas S. Gosik</i> Douglas S. Gosik, P.E. 10-3-24 Date	<i>I hereby certify that, to the best of my knowledge, the survey and plan shown and described hereon is true and correct as shown.</i> <i>James C. Hockenberry</i> James C. Hockenberry, P.L.S. 48 Bucks Valley Road Newport, PA 17074 Telephone: (717) 567-6770 10-3-24 Date
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THIS PLAN RECOMMENDED FOR APPROVAL BY THE WEST HANOVER TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 2024. CHAIRMAN: _____ SECRETARY: _____	THIS PLAN REVIEWED BY THE WEST HANOVER TOWNSHIP ENGINEER THIS _____ DAY OF _____, 2024. TOWNSHIP ENGINEER: _____	COMMONWEALTH OF PENNSYLVANIA COUNTY OF DAUPHIN ON THIS, THE _____ DAY OF _____, 2024 BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED _____ NOTARY PUBLIC EQUITABLE OWNER: _____ GODDARD REALTY, LLC BRADLEY GODDARD, MEMBER	COMMONWEALTH OF PENNSYLVANIA COUNTY OF DAUPHIN ON THIS, THE _____ DAY OF _____, 2024 BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED _____ NOTARY PUBLIC OWNER: _____ H. KENNETH MYHRE OWNER
THIS PLAN REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 2024. CHAIRMAN: _____ SECRETARY: _____	THIS PLAN APPROVED BY THE BOARD OF SUPERVISORS OF WEST HANOVER TOWNSHIP THIS _____ DAY OF _____, 2024. CHAIRMAN: _____ SECRETARY: _____	WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY ARE THE OWNER(S) OR EQUITABLE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAN AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND DEED, THAT ALL STREETS OR PARTS THEREOF AND OTHER LANDS INTENDED TO BE OFFERED FOR PUBLIC USE, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY OFFERED FOR DEDICATION TO PUBLIC USE AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW. WITNESS MY HAND AN NOTORIAL SEAL THE DAY AND THE DATE ABOVE WRITTEN. _____ MY COMMISSION EXPIRES	WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY ARE THE OWNER(S) OR EQUITABLE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAN AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND DEED, THAT ALL STREETS OR PARTS THEREOF AND OTHER LANDS INTENDED TO BE OFFERED FOR PUBLIC USE, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY OFFERED FOR DEDICATION TO PUBLIC USE AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW. WITNESS MY HAND AN NOTORIAL SEAL THE DAY AND THE DATE ABOVE WRITTEN. _____ MY COMMISSION EXPIRES

Williams

SITE CIVIL, LLC

WE ENGINEER SAVINGS

2325 PAXTON CHURCH ROAD
HARRISBURG, PA 17110

PH: 717-412-0142
FAX: 717-540-7956



SOUTH OAK GROVE ROAD LIGHT INDUSTRIAL BUILDING

TITLE SHEET

OWNER:
H. KENNETH MYHRE
7105 MARSTON COURT
UNIVERSITY PARK, FL 34201
TELEPHONE: 941-925-4830

CLIENT (EQUITABLE OWNER):
GODDARD REALTY, LLC
(c/o BRADLEY GODDARD)
322 DRY RUN ROAD
GRANTVILLE, PA 17028
TELEPHONE: 717-982-7795

DAUPHIN COUNTY, PA
WEST HANOVER TOWNSHIP

ALL PLANS, DOCUMENTS AND COMPUTER FILES RELATED TO THIS PROJECT ARE THE PROPERTY OF WILLIAMS SITE CIVIL, LLC. WILLIAMS SITE CIVIL, LLC RETAINS ALL COMMON LAW, STATUTE AND OTHER RESERVED RIGHTS INCLUDING THE COPYRIGHT THEREON.

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REVISIONS

WSC PROJECT NUMBER:
20240AKGRO

DATE: OCTOBER 3, 2024

SHEET 1 OF 15
TS-1

LEGEND:

- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- APPROXIMATE LOCATION OF EXISTING STORM INLET & PIPE
- APPROXIMATE LOCATION OF EXISTING WATER LINE
- APPROXIMATE LOCATION OF OVERHEAD ELEC. & TELE. LINE
- EXISTING FENCE
- EXISTING GUIDE RAIL
- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING TREE CANOPY
- EXISTING WETLAND AREA
- ZONING DISTRICT BOUNDARY LINE

N/F LANDS OF
HENRY A. CASSEL
INSTRUMENT #0109600461
LIGHT INDUSTRIAL COMMERCIAL (LIC)
ZONING DISTRICT

U.S. HIGHWAY 22
ALLENTOWN BOULEVARD (S.R. 0022)
120' RIGHT-OF-WAY

N/F LANDS OF
7300 REAL ESTATE LLC
INSTRUMENT #2015008853
LIGHT INDUSTRIAL COMMERCIAL (LIC)
ZONING DISTRICT

N/F LANDS OF
INSTRUMENT #20230018043
LIGHT INDUSTRIAL COMMERCIAL (LIC)
ZONING DISTRICT

N/F LANDS OF
KENNETH H. MYHRE
INSTRUMENT #20210041968
LIGHT INDUSTRIAL COMMERCIAL (LIC)
ZONING DISTRICT

N/F LANDS OF
THE REALTY LLC
INSTRUMENT #20090029625
LIGHT INDUSTRIAL COMMERCIAL (LIC)
ZONING DISTRICT

N/F LANDS OF
WEST HANOVER TOWNSHIP
BOARD OF SUPERVISORS
DEED BOOK 55-M-37
LIGHT INDUSTRIAL COMMERCIAL (LIC)
ZONING DISTRICT

N/F LANDS OF
ROMAN CATHOLIC DIOCESE
OF HARRISBURG
DEED BOOK 49-1-124
LOW DENSITY RESIDENTIAL (R-1)
ZONING DISTRICT

N/F LANDS OF
BRIAN CASSEL
DEED BOOK #377-517

N/F LANDS OF
ROMAN CATHOLIC DIOCESE
OF HARRISBURG
DEED BOOK 45-H-142
LOW DENSITY RESIDENTIAL (R-1)
ZONING DISTRICT

GENERAL NOTES:

- EXISTING CONDITIONS AND TOPOGRAPHY, AS DEPICTED HEREON, HAVE BEEN ESTABLISHED THROUGH AN APRIL, 2024 FIELD SURVEY COMPLETED BY WILLIAMS SITE CIVIL, LLC. THE TOPOGRAPHIC & BOUNDARY SURVEY IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM AND NAVD 88.
- THE SOURCE OF TITLE FOR THE SUBJECT PROPERTY IS INSTRUMENT NUMBER 20210041968, TAX PARCEL ID NUMBER 68-028-118-000-0000.
- PURSUANT TO THE PROVISIONS OF PENNSYLVANIA LEGISLATIVE ACT NO. 121 OF OCTOBER 9, 2008, WILLIAMS SITE CIVIL, LLC HAS COMPLIED WITH DESIGNER'S DUTIES IN PREPARING DRAWINGS WHICH DEPICT EXCAVATION OR DEMOLITION WORK. WILLIAMS SITE CIVIL, LLC MAKES NO REPRESENTATION, WARRANTY, ASSURANCE, OR GUARANTEE THAT UTILITY LOCATIONS PROVIDED PURSUANT TO OUR PA ACT 287 (PA ONE CALL) REQUEST, AS REFLECTED ON THESE DRAWINGS, IS CORRECT OR COMPLETE. PENNSYLVANIA LAW REQUIRES THREE (3) WORKING DAYS ADVANCE NOTICE FOR LOCATING UTILITIES PRIOR TO EXCAVATION WORK, AND TEN (10) WORKING DAYS ADVANCE NOTICE PRIOR TO DESIGN WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULFILLING THEIR OBLIGATIONS RELATED TO LOCATING UNDERGROUND UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION ACTIVITIES.
- ALL RIGHT-OF-WAYS HAVE BEEN SHOWN ON THE PLAN, AND ALL UTILITIES HAVE BEEN CONTACTED PER PENNSYLVANIA ONE CALL (WEST HANOVER TOWNSHIP SERIAL NUMBER: 20240653473).
- THE FOLLOWING TWO (2) EASEMENTS ARE LOCATED WITHIN THE SUBJECT PROPERTY:
A) RIGHTS GRANTED TO METROPOLITAN EDISON COMPANY AS SET FORTH IN RECORD BOOK 2448, PAGE 566
B) AN ACCESS EASEMENT AS SET FORTH IN INSTRUMENT NUMBER 20210041076
- PER CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR DAUPHIN COUNTY, PA - MAP 4204300355D, PANEL 355 OF 501 (EFFECTIVE DATE - AUGUST 2, 2012), THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A 100 YEAR OR 500 YEAR FLOODPLAIN.
- NATURAL WETLAND AREAS, AS DEPICTED HEREON, WERE IDENTIFIED THROUGH AN APRIL 2024 WETLAND INVESTIGATION PERFORMED BY VORTEX ENVIRONMENTAL, INC.

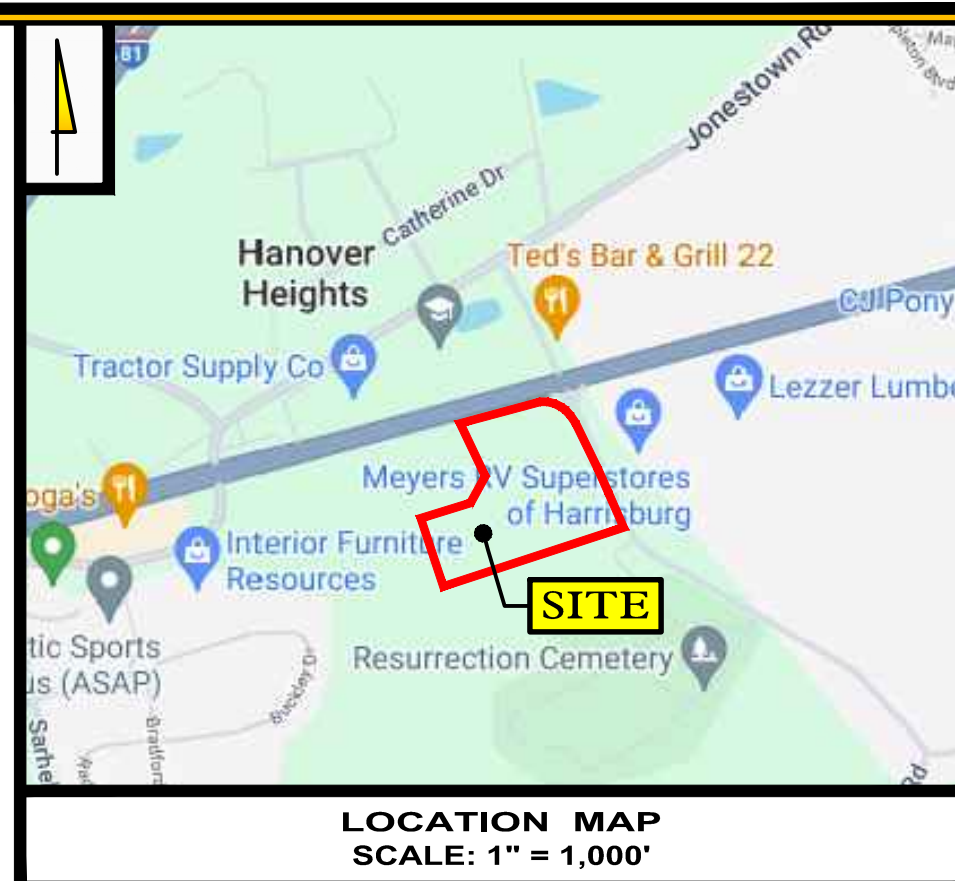
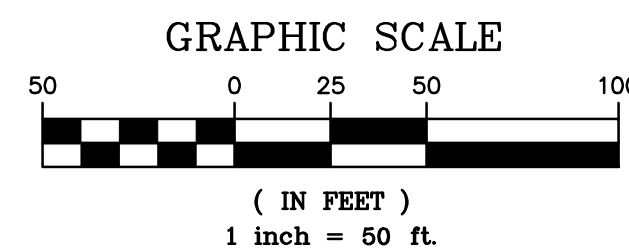
LIST OF AREA UTILITY PROVIDERS (PER PA ONE CALL SERIAL NUMBER 20240653473)

TELEPHONE: VERIZON PENNSYLVANIA, LLC CONTACT: DEBORAH BARUM 1026 HAY STREET PITTSBURGH, PA 15221 EMAIL: DEBORAH.D.DELIA@VERIZON.COM	ELECTRIC: MET ED FIRST ENERGY CONTACT: PETE HACHEM 2800 POTTSVILLE PIKE READING, PA 19605 EMAIL: PHACHEM@FIRSTENERGYCORP.COM
WATER: PENNSYLVANIA AMERICAN WATER CONTACT: ANGELA MARCUS 200 E. CANAL STREET HUMMELSTOWN, PA 17036 EMAIL: ANGELA.MARCUS@AMWATER.COM	INTERNET: ZAYO BANDWIDTH CONTACT: GEORGE HUSS 1060 HARDEES DRIVE, UNIT H ABERDEEN, MD 21001 EMAIL: GEORGE.HUSS@ZAYO.COM
ELECTRIC: PPL ELECTRIC UTILITIES CORPORATION CONTACT: MARK SANTAYANA 503 NEW MARKET STREET WILKES BARRE, PA 18702 EMAIL: MCSANTAYANA@PPLWEB.COM	AUTHORITY: WEST HANOVER TOWNSHIP WATER & SEWER AUTHORITY CONTACT: JAMIE ASTON 7901 JONESTOWN ROAD HARRISBURG, PA 17112 EMAIL: JASTON@WHTSA.COM
GAS: UGI UTILITY HARRISBURG CONTACT: GEOFFREY FERGUSON 1301 AIP DRIVE MIDDLETOWN, PA 17057 EMAIL: GFERGUSON@UGI.COM	MUNICIPAL: WEST HANOVER TOWNSHIP CONTACT: HAROLD HARMAN SR. 7171 ALLENTOWN BOULEVARD HARRISBURG, PA 17112 EMAIL: HHARMAN@WESTHANOVER.COM

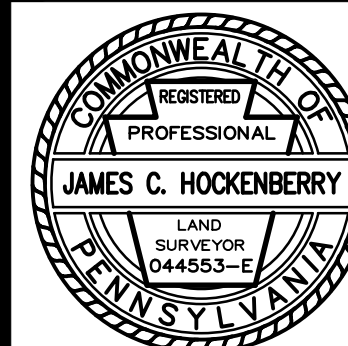
LOT / OWNER INFORMATION:

OWNER: H. Kenneth Myhre
SITE ADDRESS: Allentown Boulevard & South Oak Grove Road
SOURCE OF TITLE: Instrument Number 20210041968
TAX REFERENCE: Tax Map 68-028, Parcel 118
LOT AREA: 576,784.94 S.F. or 13.24 Acres

BENCHMARK:
TOP OF STORM INLET NEAR THE
NORTHEASTERN PROPERTY CORNER
OF SUBJECT SITE.
ELEVATION - 487.38 (NAVD 88)



WILLIAMS
SITE CIVIL, LLC
WE ENGINEER SAVINGS
PH: 717-412-0142
2325 PAXTON CHURCH ROAD
HARRISBURG, PA 17110
FAX: 717-540-7958



James C. Hockenberry
JAMES C. HOCKENBERRY, P.L.S.
SURVEYOR

OWNER:
H. KENNETH MYHRE
7105 MARSTON COURT
HARRISBURG, PA 17112
TELEPHONE: 941-925-4830
DAUPHIN COUNTY, PA

CLIENT (EQUITABLE OWNER):
GODDARD REALTY, LLC
160 BRADLEY GODDARD
HARRISBURG, PA 17112
TELEPHONE: 717-982-7795
WEST HANOVER TOWNSHIP

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COMPUTER FILES RELATED TO THIS
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SITE CIVIL, LLC RETAINS ALL COMMON
LAW, STATUTE AND OTHER RESERVED
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THEREON.

REPRODUCTION OF THE MATERIAL
HEREON OR SUBSTANTIAL USE
WITHOUT WRITTEN PERMISSION OF
WILLIAMS SITE CIVIL, LLC VIOLATES
THE COPYRIGHT LAWS OF THE
UNITED STATES AND WILL BE
SUBJECT TO LEGAL PROSECUTION.

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REVISIONS	DATE	BY	DESCRIPTION

DESIGN BY: X.X.X. DRAWN BY: W.L.G. CHECKED BY: J.C.H.

WSC PROJECT NUMBER:
20240AKGRO

SCALE: 1" = 50'

DATE: OCTOBER 3, 2024

SHEET
EX-1

SITE DATA:

1. ZONING DISTRICT: LIGHT INDUSTRIAL COMMERCIAL (LIC)
2. EXISTING USE: VACANT LOT
3. PROPOSED USE: LIGHT INDUSTRIAL BUILDING (PERMITTED)
4. MINIMUM LOT AREA: NONE
5. EXISTING LOT AREA: 576,784.94 S.F. OR 13.24 ACRES
6. PROPOSED LOT AREA: 554,337.30 S.F. OR 12.72 ACRES
7. MINIMUM LOT WIDTH: 75 FEET @ FRONT BUILDING SETBACK LINE
8. PROPOSED LOT WIDTH: 776± FEET (SOUTH OAK GROVE ROAD)
9. MAXIMUM BUILDING HEIGHT: 55 FEET
10. PROPOSED BUILDING HEIGHT: 28.83 FEET
11. MAXIMUM IMPERVIOUS COVERAGE: 75%
12. PROPOSED IMPERVIOUS COVERAGE: FRONT - 50 FEET
SIDE - 15 FEET
REAR - 15 FEET
13. MINIMUM BUILDING SETBACKS: ON-LOT SEPTIC SYSTEM
PUBLIC
14. SANITARY SEWER SERVICE: ON-LOT SEPTIC SYSTEM
15. WATER SERVICE: PUBLIC

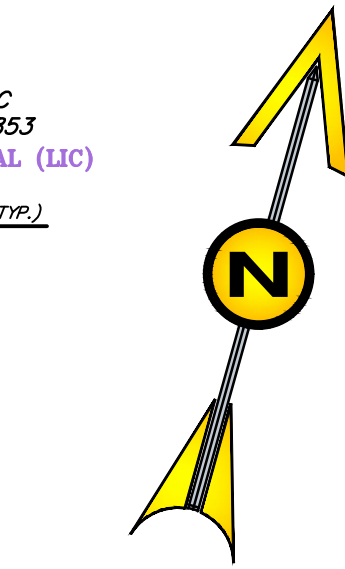
PARKING DATA:

1. PARKING REQUIREMENT (LIGHT INDUSTRIAL): 1 SPACE PER EACH EMPLOYEE ON MAXIMUM SHIFT
+ 1 SPACE PER EACH 300 S.F. OF OFFICE AREA
2. REQUIRED PARKING SPACES: 9 EMPLOYEES + 3,468 S.F. / 300 S.F. = 21 SPACES
3. PROVIDED PARKING SPACES: 21 SPACES

U.S. HIGHWAY 22 ALLENTOWN BOULEVARD (S.R. 0022)

N/F LANDS OF
HENRY A. CASSEL
INSTRUMENT #0109600461
LIGHT INDUSTRIAL COMMERCIAL (LIC)
ZONING DISTRICT

N/F LANDS OF
7300 REAL ESTATE LLC
INSTRUMENT #2015000853
LIGHT INDUSTRIAL COMMERCIAL (LIC)
ZONING DISTRICT



GENERAL NOTES:

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3. PURSUANT TO THE PROVISIONS OF PENNSYLVANIA LEGISLATIVE ACT NO. 121 OF OCTOBER 9, 2008, WILLIAMS SITE CIVIL, LLC HAS COMPLIED WITH DESIGNER'S DUTIES IN PREPARING DRAWINGS WHICH DEPICT EXCAVATION OR DEMOLITION WORK. WILLIAMS SITE CIVIL, LLC MAKES NO REPRESENTATION, WARRANTY, ASSURANCE, OR GUARANTEE THAT UTILITY LOCATIONS PROVIDED PURSUANT TO OUR PA ACT 287 (PA ONE CALL) REQUEST, AS REFLECTED ON THESE DRAWINGS, IS CORRECT OR COMPLETE. PENNSYLVANIA LAW REQUIRES THREE (3) WORKING DAYS ADVANCE NOTICE FOR LOCATING UTILITIES PRIOR TO EXCAVATION WORK, AND TEN (10) WORKING DAYS ADVANCE NOTICE PRIOR TO DESIGN WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULFILLING THEIR OBLIGATIONS RELATED TO LOCATING UNDERGROUND UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION ACTIVITIES.
4. ALL RIGHT-OF-WAYS HAVE BEEN SHOWN ON THE PLAN, AND ALL UTILITIES HAVE BEEN CONTACTED PER PENNSYLVANIA ONE CALL (WEST HANOVER TOWNSHIP SERIAL NUMBER: 20240653473).
5. PER CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR DAUPHIN COUNTY, PA - MAP 42043C0355D, PANEL 355 OF 501 (EFFECTIVE DATE - AUGUST 2, 2012), THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A 100 YEAR OR 500 YEAR FLOODPLAIN.
6. NATURAL WETLAND AREAS, AS DEPICTED HEREON, WERE IDENTIFIED THROUGH AN APRIL 2024 WETLAND INVESTIGATION PERFORMED BY VORTEX ENVIRONMENTAL, INC.
7. NO CONSTRUCTION SHALL BEGIN UNTIL AFTER A PRE-CONSTRUCTION MEETING BETWEEN THE DEVELOPER, THE CONTRACTOR, THE MUNICIPAL ENGINEER/INSPECTOR, AND OTHERS AS MAY BE REQUESTED TO ATTEND.
8. ALL ELEVATIONS ARE REFERENCED TO THE BENCHMARK SHOWN AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO GROUND BREAKING. ALL PROPOSED ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE FINISH GROUND SURFACE UNLESS OTHERWISE INDICATED.
9. THE CONTRACTOR SHALL ESTABLISH AND MAINTAIN TEMPORARY BENCHMARKS WITHIN THE PROJECT AREA, AND SHALL BE RESPONSIBLE FOR THE TRANSFER OF THE BENCHMARK IDENTIFIED HEREON.
10. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE PRIOR TO CONSTRUCTION, AND BY DOING SO, SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AT THE PROJECT SITE.
11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PENNDOT SPECIFICATIONS, PUBLICATION 408, CURRENT EDITION, PUBLICATION #72, CURRENT EDITION, AND ALL WEST HANOVER TOWNSHIP ORDINANCES AND CONSTRUCTION SPECIFICATIONS, UNLESS OTHERWISE INDICATED OR DIRECTED BY THE ENGINEER.
12. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
13. ALL DIMENSIONS ARE TO FACE OF BUILDING OR FACE OF CURB/EDGE OF PAVEMENT UNLESS OTHERWISE INDICATED.
14. THE CONTRACTOR SHALL SAW-CUT ALL JOINTS WHERE PROPOSED CONSTRUCTION MEETS EXISTING PAVEMENT OR CURBING.
15. ALL LINE STRIPING WITHIN THE SITE SHALL BE A 4 INCH WIDE WHITE STANDARD TRAFFIC PAINT, UNLESS INDICATED OTHERWISE.
16. ALL AREAS THAT DO NOT RECEIVE PAVEMENT OR LANDSCAPING SHALL RECEIVE A MINIMUM OF FOUR INCHES (4") OF TOPSOIL (SEE SOIL EROSION & SEDIMENTATION CONTROL PLAN FOR RECOMMENDED SEED MIXTURE).
17. ALL SITE ACCESSIBILITY FEATURES SHALL COMPLY WITH "ICC/ANSI A 117.1-2009" AND "2012 INTERNATIONAL BUILDING CODE" OR MOST CURRENT.
18. THESE DRAWINGS HAVE BEEN PREPARED IN COMPLIANCE WITH THE WEST HANOVER TOWNSHIP ZONING ORDINANCE AND THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
19. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. No. 426), KNOWN AS THE "STATE HIGHWAY LAW", BEFORE DRIVEWAY ACCESS OR MODIFICATION TO AN EXISTING DRIVEWAY ENTRANCE TO A STATE HIGHWAY IS PERMITTED.

N/F LANDS OF
WEST HANOVER TOWNSHIP
BOARD OF SUPERVISORS
DEED BOOK 55-M-37
LIGHT INDUSTRIAL COMMERCIAL (LIC)
ZONING DISTRICT

N/F LANDS OF
ROMAN CATHOLIC DIOCESE
OF HARRISBURG
DEED BOOK 49-I-124
LOW DENSITY RESIDENTIAL (R-1)
ZONING DISTRICT

N/F LANDS OF
BRIAN CASSEL
DEED BOOK #377-517

N/F LANDS OF
ROMAN CATHOLIC DIOCESE
OF HARRISBURG
DEED BOOK 45-H-142
LOW DENSITY RESIDENTIAL (R-1)
ZONING DISTRICT

LIGHT INDUSTRIAL COMMERCIAL (LIC)
ZONING DISTRICT
PROPOSED LOT
554,337.30 S.F.
12.72 ACRES

PROPOSED DEDICATED
RIGHT-OF-WAY TO WEST
HANOVER TOWNSHIP
5,671.03 S.F.
0.13 ACRES

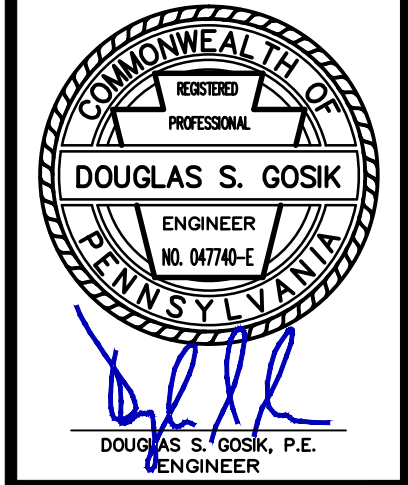
N/F LANDS OF
JMM&P LP
INSTRUMENT #20230018043
LIGHT INDUSTRIAL COMMERCIAL (LIC)
ZONING DISTRICT

REFER TO HIGHWAY OCCUPANCY PERMIT PLANS
PREPARED BY HB ENGINEERING, INC. FOR
DETAILED INFORMATION RELATIVE TO PROPOSED
IMPROVEMENTS WITHIN SOUTH OAK GROVE ROAD
(S.R. 2003) RIGHT-OF-WAY

BENCHMARK:
TOP OF STORM INLET NEAR THE
NORTHEASTERN PROPERTY CORNER
OF SUBJECT SITE.
ELEVATION = 487.38 (NAVD 88)

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

WILLIAMS
SITE CIVIL, LLC
WE ENGINEER SAVINGS
2325 PAXTON CHURCH ROAD
HARRISBURG, PA 17110
PH: 717-412-0142
FAX: 717-540-7958



**SOUTH OAK GROVE ROAD LIGHT INDUSTRIAL BUILDING
SITE PLAN**
OWNER:
H. KENNETH MYHRE
7105 MARSTON COURT
DAUPHIN COUNTY, PA 17028
TELEPHONE: 941-955-4630
CLIENT (EQUITABLE OWNER):
GODDARD REALTY, LLC
C/O BRADLEY GODDARD
1000 N. 10TH STREET
DAUPHIN, PA 17028
TELEPHONE: 717-982-7795
WEST HANOVER TOWNSHIP

ALL PLANS, DOCUMENTS AND
COMPUTER FILES RELATED TO THIS
PROJECT ARE THE PROPERTY OF
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THEREON.

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HEREON OR SUBSTANTIAL USE
THEREOF WITHOUT PERMISSION OF
WILLIAMS SITE CIVIL, LLC VIOLATES
THE COPYRIGHT LAWS OF THE
UNITED STATES AND WILL BE
SUBJECT TO LEGAL PROSECUTION.

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REVISIONS	DESIGN BY:	DRAWN BY:	CHECKED BY:
	X.X.X.	B.E.R.	D.S.G.
	WSC PROJECT NUMBER:		
	20240AKGRO		
	SCALE: 1" = 50'		
	DATE: OCTOBER 3, 2024		

SHEET 3 OF 15
SP-1