

No: 25-016**DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT**

Municipality East Hanover Township Surveyor James Hockenberry,
PLS Engineer Williams Site
Civil LLC

Plat Title Construction Company Office at S. Mill Road

Zoning District Neighborhood Commercial (NC) Proposed Land Use Construction
Company Office

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

of Lots 1 # of New Lots 0 # of DUs 0 Acs Subdiv /Devel 9.97 Total Acres 16.02

Date 1/7/2025 Received _____ Staff Review 1/16/2025 Official County Review 1/16/2025

Reviewed by ARK Checked by _____ Tax Map Parcel # 25-017-196

Project Description: Obtain approval for the construction of a construction company office with accessory buildings.

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

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

Waivers Requested: Section 719: Installation of Sidewalks

Comments:

1. All signatures and notarizations must be obtained before the plan is brought in for signing.
2. Verify the distance between the proposed driveway and the existing intersection. There is to be some tree line preserved around the curve of the intersection. Could that potentially affect line of sight?
3. For the sake of the impervious coverage calculations, is the gravel area considered impervious coverage?
4. Is there any outdoor storage proposed on the site? Per the Zoning Ordinance, a maximum of 25% of the lot shall be used for outdoor storage (Zoning Ordinance - Article 4 – Non-Residential Uses-Note 1).
5. It is noted that the three (3) accessory structures have both a combined and individual square footage that is larger than that of the principal use (the office building). What exactly are the proposed uses of these accessory structures? How do they fit into the Permitted Non-Residential Accessory Use table in Article 4?
6. Verify that hours of operation are in accordance with the limits of the Neighborhood Commercial District established in Article 4, Section 405 of the Zoning Ordinance.

7. Verify the location of proposed well (Section 406.C.10).
8. Is there any curbing proposed? If not, a waiver of Section 715 of the SALD may be required.
9. Will there be business signage present? If so, determine its compatibility with Article 12 of the Zoning Ordinance.

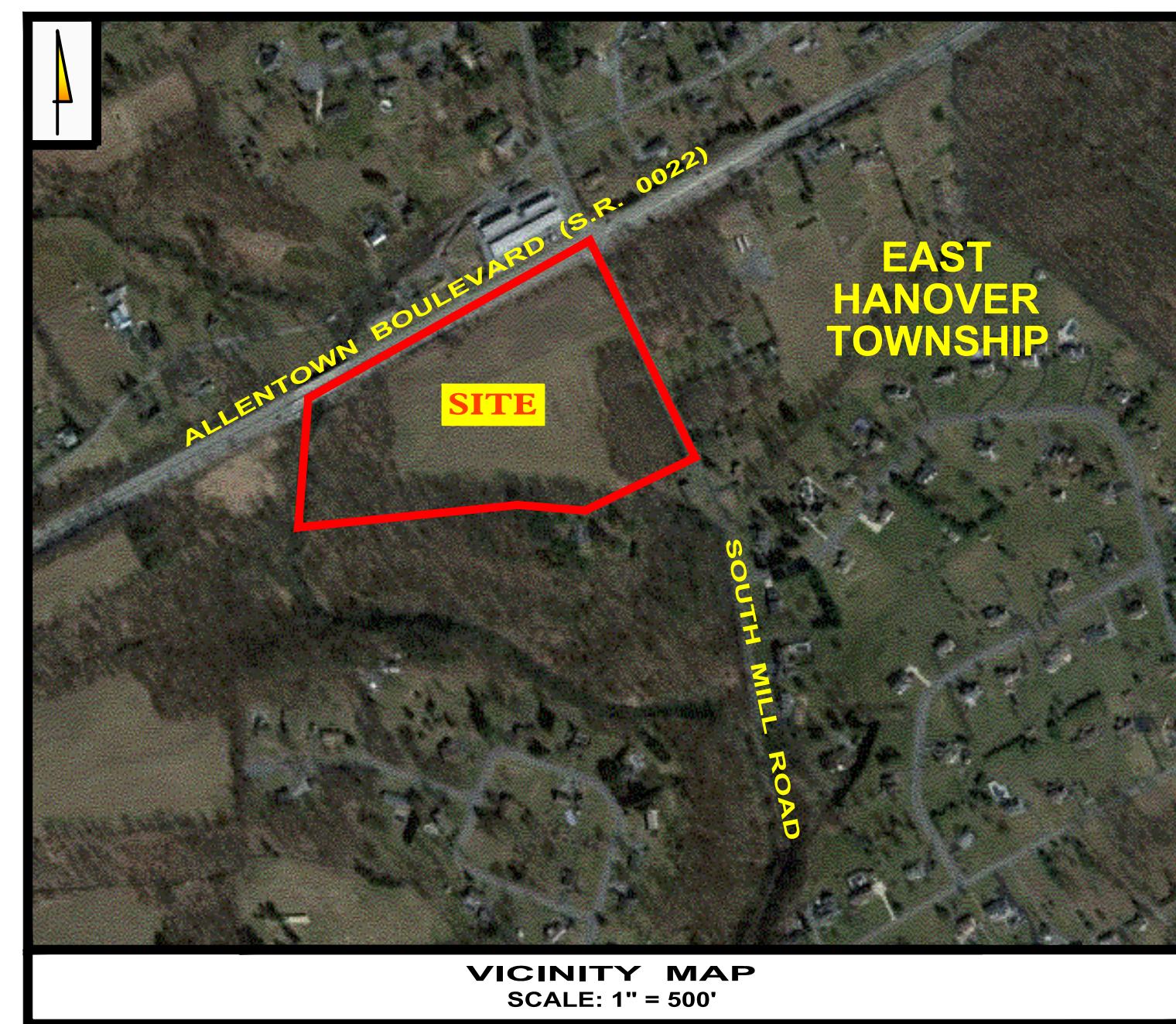
| Plat Specifications | Yes | No | N/A |
|---|-----|----|-----|
| 1. Name of proposed subdivision/land development shown | X | | |
| 2. Owner/developer name, address & telephone number shown | X | | |
| 3. Municipality name shown | X | | |
| 4. Tax parcel number/Deed reference shown/Instrument # | X | | |
| 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 - | | | X |
| 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 () on-lot (X) | 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 - | | | X |
| Name | | | X |
| R/W width | | | X |
| Paving width | | | X |
| Profiles | | | X |
| 24. Curbs shown | | | X |
| 25. Sidewalks shown Waiver requested | | | X |
| 26. Existing and proposed coverage shown | X | | |
| 27. Parking schedule provided shown | X | | |
| 28. Traffic study completed | | | X |
| 29. Recreation area shown/fee in-lieu-of provided | | | 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 LAND DEVELOPMENT PLANS

PROPOSED CONSTRUCTION COMPANY OFFICE @ SOUTH MILL ROAD East 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 |



ALLENTOWN BOULEVARD & SOUTH MILL ROAD
HUMMELSTOWN, PA 17036

EQUITABLE OWNER / APPLICANT:

AMZ UNLIMITED, LLC
(ATTENTION: STEPHEN C. BURKHOLDER, MEMBER)
4785 LINGLESTOWN ROAD, SUITE 200
HARRISBURG, PA 17112
TELEPHONE: 717-652-3080

OWNER:

EH PARTNERS, LLC
(ATTENTION: JEFF BONAWITZ, MEMBER)
4309 LINGLESTOWN ROAD, SUITE 208
HARRISBURG, PA 17112
TELEPHONE: 717-534-9044

W:\\2021 Land Projects\\Mill Road\\CADD\\Mill Road-TITLE.dwg 1/6/2025 4:42:40 PM brieley

THIS PLAN REVIEWED BY THE EAST HANOVER TOWNSHIP
ENGINEER THIS ____ DAY OF _____, 2025.
TOWNSHIP ENGINEER: _____

THIS PLAN APPROVED BY THE EAST HANOVER TOWNSHIP
BOARD OF SUPERVISORS AND ALL CONDITIONS IMPOSED
WITH RESPECT TO SUCH APPROVAL WERE COMPLETED
ON THIS ____ DAY OF _____, 2025.
CHAIRMAN: _____
SECRETARY: _____

THIS PLAN REVIEWED BY THE DAUPHIN COUNTY PLANNING
COMMISSION THIS ____ DAY OF _____, 2025.
CHAIRMAN: _____
SECRETARY: _____

THIS PLAN RECOMMENDED FOR APPROVAL BY THE EAST HANOVER
TOWNSHIP PLANNING COMMISSION THIS ____ DAY OF _____, 2025.
CHAIRMAN: _____
SECRETARY: _____

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN
ON THIS, THE ____ DAY OF _____, 2025 BEFORE ME
THE UNDERSIGNED PERSONALLY APPEARED
EQUITABLE OWNER :
STEPHEN C. BURKHOLDER, MEMBER
AMZ UNLIMITED, LLC
WHO BEING DULY SWEORN 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.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN
ON THIS, THE ____ DAY OF _____, 2025 BEFORE ME
THE UNDERSIGNED PERSONALLY APPEARED
OWNER :
JEFF BONAWITZ, MEMBER
EH PARTNERS, LLC
WHO BEING DULY SWEORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY
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WITNESS MY HAND AN NOTORIAL SEAL THE DAY AND THE DATE ABOVE
WRITTEN.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

REVISIONS
WSC PROJECT NUMBER: 2024MILLRD
DATE: JANUARY 7, 2025
SHEET
TS-1

WAIVERS REQUESTED:

SECTION 719
Installation of sidewalk along Allentown Boulevard & South Mill Road

STATEMENT OF INTENT / USE:

THE INTENT OF THIS SET OF PRELIMINARY/FINAL LAND DEVELOPMENT DRAWINGS IS TO SECURE APPROVAL FOR A PROPOSED CONSTRUCTION COMPANY OFFICE BUILDING WITH ACCESSORY BUILDINGS ON THE CURRENTLY VACANT LOT AT THE SOUTHWESTERN CORNER OF THE INTERSECTION OF ALLENTOWN BOULEVARD (S.R. 0022) & SOUTH MILL ROAD IN EAST HANOVER TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

PROPOSED CONSTRUCTION COMPANY OFFICE @ SOUTH MILL ROAD
TITLE SHEET
OWNER:
EH PARTNERS, LLC
(c/o JEFF BONAWITZ)
4309 LINGLESTOWN ROAD, SUITE 208
HARRISBURG, PA 17112
TELEPHONE: 717-534-9044
DAUPHIN COUNTY, PA

EQUITABLE OWNER/APPLICANT:
AMZ UNLIMITED, LLC
(c/o STEPHEN C. BURKHOLDER)
4785 LINGLESTOWN ROAD, SUITE 200
HARRISBURG, PA 17112
TELEPHONE: 717-652-3080
EAST HANOVER TOWNSHIP

I, Brady J. Gochnauer, hereby certify that I have conducted a wetlands delineation study on April 20, 2023 in accordance with the requirements of this chapter and have determined that regulatory wetlands exist on the subject site and this plan accurately depicts the extent of all wetlands.

Brady J. Gochnauer 1-7-25
Brady J. Gochnauer Date

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 THERETO.

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W:\\2021 Land Projects\\Mill Road\\CADD\\Mill Road-TITLE.dwg 1/6/2025 4:42:40 PM brieley

811
Call 811
Before You Dig

STORMWATER CERTIFICATION
I, Douglas S. Gosik, P.E., hereby certify that the stormwater management plan meets all design standards and criteria of the East Hanover Township's Stormwater Management Ordinance.

Douglas S. Gosik 1-7-25
Douglas S. Gosik, P.E. Date

STORMWATER CERTIFICATION
I, Douglas S. Gosik, P.E., hereby certify that the stormwater management plan meets all design standards and criteria of the East Hanover Township's Stormwater Management Ordinance.

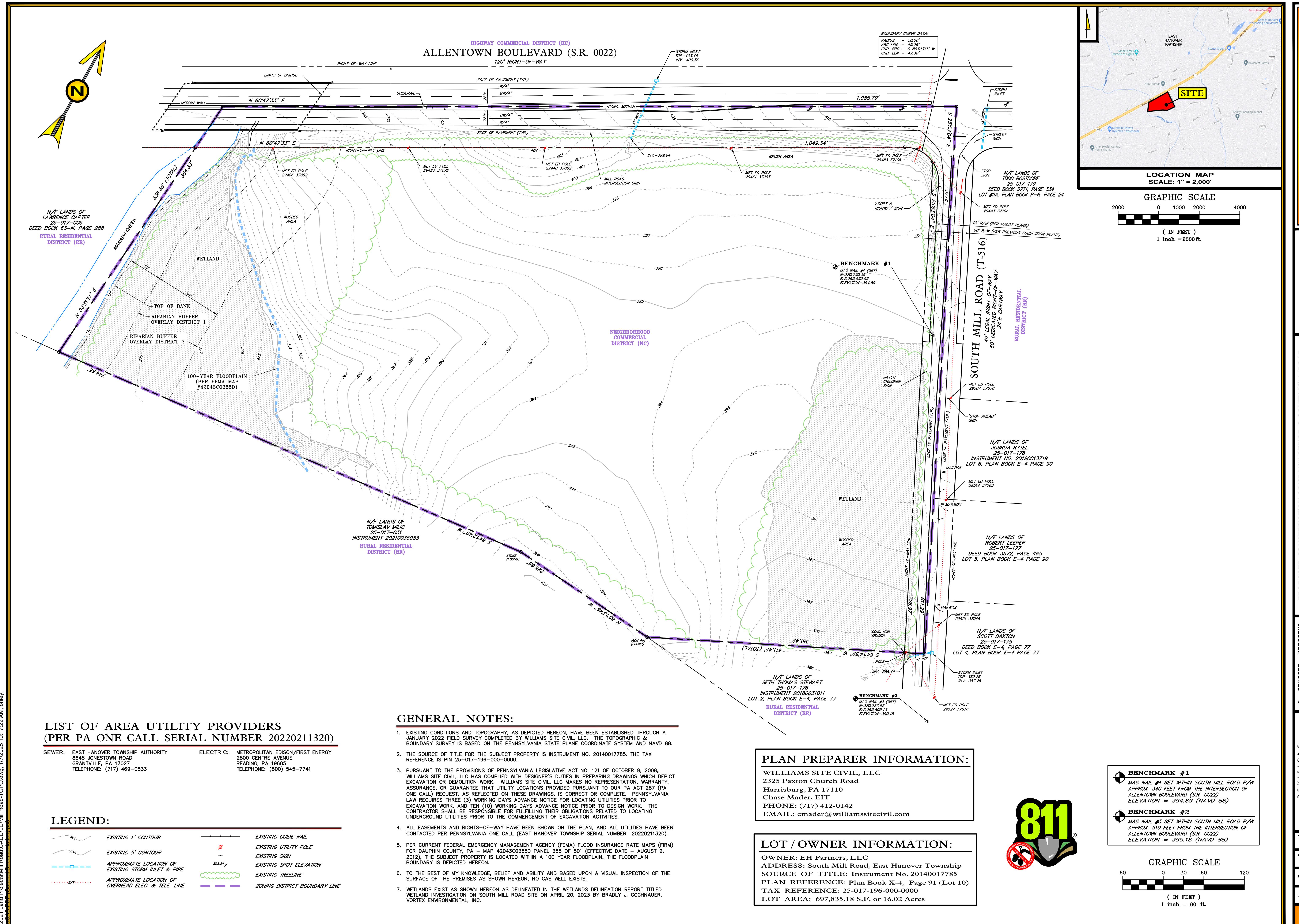
Douglas S. Gosik 1-7-25
Douglas S. Gosik, P.E. Date

I hereby certify that, to the best of my knowledge, the survey and plan shown and described herein is true and correct to the accuracy required by the East Hanover Township Subdivision and Land Development Ordinance.

James C. Hockenberry 1-7-25
James C. Hockenberry, P.L.S. Date

I hereby certify that, to the best of my knowledge, the survey and plan shown and described herein is true and correct to the accuracy required by the East Hanover Township Subdivision and Land Development Ordinance.

James C. Hockenberry 1-7-25
James C. Hockenberry, P.L.S. Date



A circular registration stamp. The outer ring contains the text "COMMONWEALTH OF" at the top and "VIRGINIA" at the bottom. The inner circle contains "REGISTERED" at the top and "PROFESSIONAL" below it. At the bottom, it reads "JAMES C. HOCKENBERRY", "LAND SURVEYOR", and "044553-E".

CHILL
ES C. HOCKENBERRY, P.L.S.
SURVEYOR

SURVEY LINE

NER:
PARTNERS, LLC
EFF BONAWITZ,
LINGLESTOWN ROAD, SUITE 208
RISBURG, PA 17112
PHONE: 717-534-9044
DAUPHIN COUNTY, PA

EQUITABLE OWNER / APPLICANT:
AMZ UNLIMITED, LLC
(c/o STEPHEN C. BURKHOLDER)
44785 LINGLESTOWN ROAD, SUITE 200
HARRISBURG, PA 17112
TELEPHONE: 717-652-3080

EAST HANOVER TOWNSHIP

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ER FILES RELATED TO THIS
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OR SUBSTANTIAL USE
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PYRIGHT LAWS OF THE
STATES AND WILL BE
T TO LEGAL PROSECUTION.

WILLIAMS SITE CIVIL, LLC

LIST OF AREA UTILITY PROVIDERS (PER PA ONE CALL SERIAL NUMBER 20220211320)

SEWER: EAST HANOVER TOWNSHIP AUTHORITY
8848 JONESTOWN ROAD
GRANTVILLE, PA 17027
TELEPHONE: (717) 462-3255

ELECTRIC: METROPOLITAN EDISON/FIRST ENERGY
2800 CENTRE AVENUE
READING, PA 19605
TELEPHONE: (610) 757-7741

LEGEND:

EXISTING 1' CONTOUR (dashed line with '396')

EXISTING 5' CONTOUR (wavy line with '395')

APPROXIMATE LOCATION OF EXISTING STORM INLET & PIPE (blue dashed line with square)

E/T (dotted line)

EXISTING GUIDE RAIL (horizontal line with three dots)

EXISTING UTILITY POLE (red circle with 'Ø')

EXISTING SIGN (horizontal line with a short vertical line)

EXISTING SPOT ELEVATION (text '393.24' with 'X')

EXISTING TREELINE (green wavy line)

ZONING DISTRICT BOUNDARY LINE (purple line)

GENERAL NOTES:

1. EXISTING CONDITIONS AND TOPOGRAPHY, AS DEPICTED HEREON, HAVE BEEN ESTABLISHED THROUGH A JANUARY 2022 FIELD SURVEY COMPLETED BY WILLIAMS SITE CIVIL, LLC. THE TOPOGRAPHIC & BOUNDARY SURVEY IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM AND NAVD 88.
2. THE SOURCE OF TITLE FOR THE SUBJECT PROPERTY IS INSTRUMENT NO. 20140017785. THE TAX REFERENCE IS PIN 25-017-196-000-0000.
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 EASEMENTS AND RIGHTS-OF-WAY HAVE BEEN SHOWN ON THE PLAN, AND ALL UTILITIES HAVE BEEN CONTACTED PER PENNSYLVANIA ONE CALL (EAST HANOVER TOWNSHIP SERIAL NUMBER: 20220211320).
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 LOCATED WITHIN A 100 YEAR FLOODPLAIN. THE FLOODPLAIN BOUNDARY IS DEPICTED HEREON.
6. TO THE BEST OF MY KNOWLEDGE, BELIEF AND ABILITY AND BASED UPON A VISUAL INSPECTION OF THE SURFACE OF THE PREMISES AS SHOWN HEREON, NO GAS WELL EXISTS.
7. WETLANDS EXIST AS SHOWN HEREON AS DELINEATED IN THE WETLANDS DELINEATION REPORT TITLED WETLAND INVESTIGATION ON SOUTH MILL ROAD SITE ON APRIL 20, 2023 BY BRADLY J. GOCHNAUER, VORTEX ENVIRONMENTAL, INC.

PLAN PREPARER INFORMATION

WILLIAMS SITE CIVIL, LLC
2325 Paxton Church Road
Harrisburg, PA 17110
Chase Mader, EIT
PHONE: (717) 412-0142
EMAIL: cmader@williamssitecivil.com

LOT / OWNER INFORMATION:

OWNER: EH Partners, LLC
ADDRESS: South Mill Road, East Hanover Township
SOURCE OF TITLE: Instrument No. 20140017785
PLAN REFERENCE: Plan Book X-4, Page 91 (Lot 10)
TAX REFERENCE: 25-017-196-000-0000
LOT AREA: 697.835 18 S.F. or 16.02 Acres

BENCHMARK #1
MAG NAIL #4 SET WITHIN SOUTH MILL ROAD R/W
APPROX. 340 FEET FROM THE INTERSECTION OF
ALLENTOWN BOULEVARD (S.R. 0022)
ELEVATION = 394.89 (NAVD 88)

BENCHMARK #2
MAG NAIL #3 SET WITHIN SOUTH MILL ROAD R/W
APPROX. 910 FEET FROM THE INTERSECTION OF
ALLENTOWN BOULEVARD (S.R. 0022)
ELEVATION = 390.18 (NAVD 88)

GRAPHIC SCALE

(IN FEET)

1 inch = 60 ft

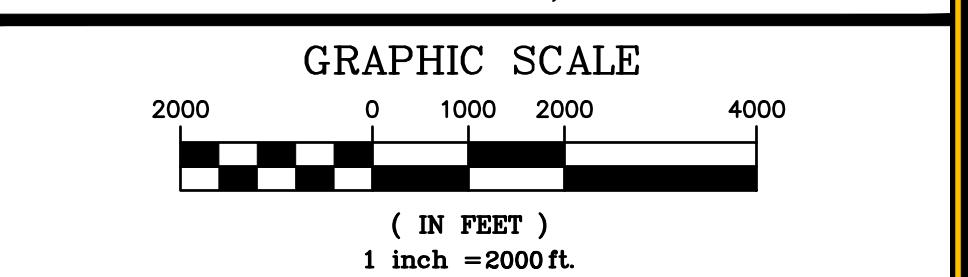
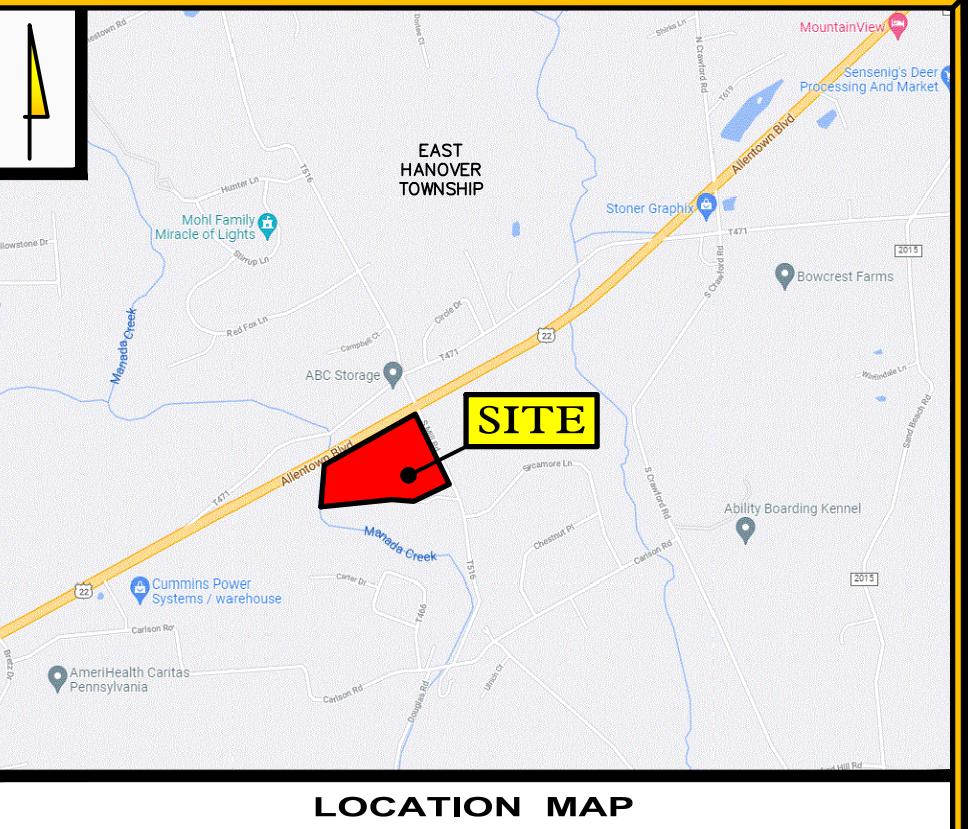
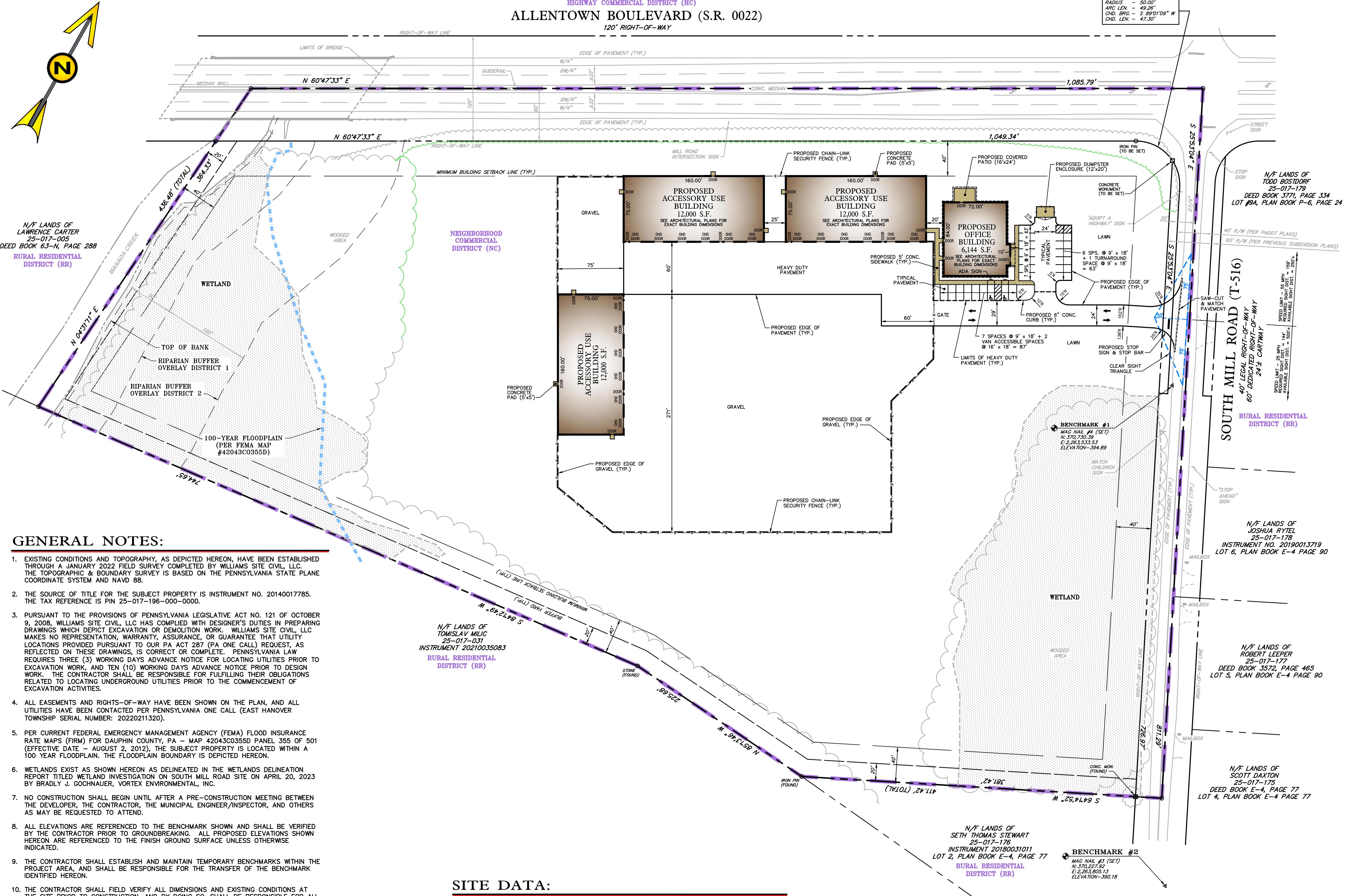
| | | |
|-------------------------------------|---------------------|-----------------------|
| BY: | DRAWN BY: B.E.R. | CHECKED BY: J.C.H. |
| OBJECT NUMBER: 2024MILLRD | | |
| 1" = 60' | | |
| JANUARY 7, 2025 | | |

SHEET EX-1

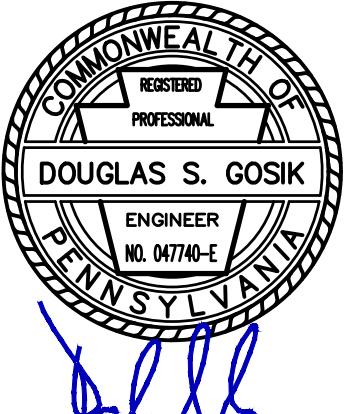
HIGHWAY COMMERCIAL DISTRICT (HC)
ALLENTOWN BOULEVARD (S.R. 0022)

120' RIGHT-OF-WAY

BOUNDARY CURVE DATA:
RADIUS = 50.00'
ARC LEN. = 49.26'
CHD. ANG. = 48° 19' 09" W
CHD. LEN. = 47.30'



Williams, LLC
WE ENGINEER SAVINGS
2325 PAXTON CHURCH ROAD
HARRISBURG, PA 17110
PH: 717-540-7958
FAX: 717-540-7958



PROPOSED CONSTRUCTION COMPANY OFFICE @ SOUTH MILL ROAD
SITE PLAN
EQUITABLE OWNER/APPLICANT:
AMZ UNLIMITED, LLC
(C/O STEPHEN C. BURKHOLDER)
4785 LINGLESTOWN ROAD, SUITE 200
HARRISBURG, PA 17112
TELEPHONE: 717-552-3080
EAST HANOVER TOWNSHIP

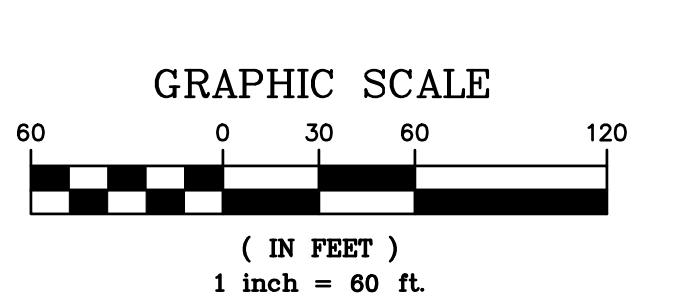
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| REVISIONS | | |
|-----------|--|--|
| | | BENCHMARK #1 |
| | | MAG NAIL #4 SET WITHIN SOUTH MILL ROAD R/W APPROX. 340 FEET FROM THE INTERSECTION OF ALLENTOWN BOULEVARD (S.R. 0022). Elevation = 394.89 (NAVD 88) |
| | | BENCHMARK #2 |
| | | MAG NAIL #3 SET WITHIN SOUTH MILL ROAD R/W APPROX. 910 FEET FROM THE INTERSECTION OF ALLENTOWN BOULEVARD (S.R. 0022). Elevation = 390.18 (NAVD 88) |



| DESIGN BY: | DRAWN BY: | CHECKED BY: |
|-----------------------|-----------|-------------|
| X.X.X. | B.E.R. | D.S.G. |
| WSC PROJECT NUMBER: | | |
| 2024MILLRD | | |
| SCALE: 1" = 60' | | |
| DATE: JANUARY 7, 2025 | | |

SHEET SP-1