

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

Final

X

P/F

Minor

Plat Type:

Subdivision

X

Land Development

Regulations:

County

X

Municipal

X

Zoning

X

S&LD

of Lots

1

of New Lots

0

of
DUs

0

Acs Subdiv /Devel

9.97

Total
Acres

16.02

Date
Received

1/7/2025

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:

- All signatures and notarizations must be obtained before the plan is brought in for signing.
- 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?
- For the sake of the impervious coverage calculations, is the gravel area considered impervious coverage?
- 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).
- 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?
- 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.

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

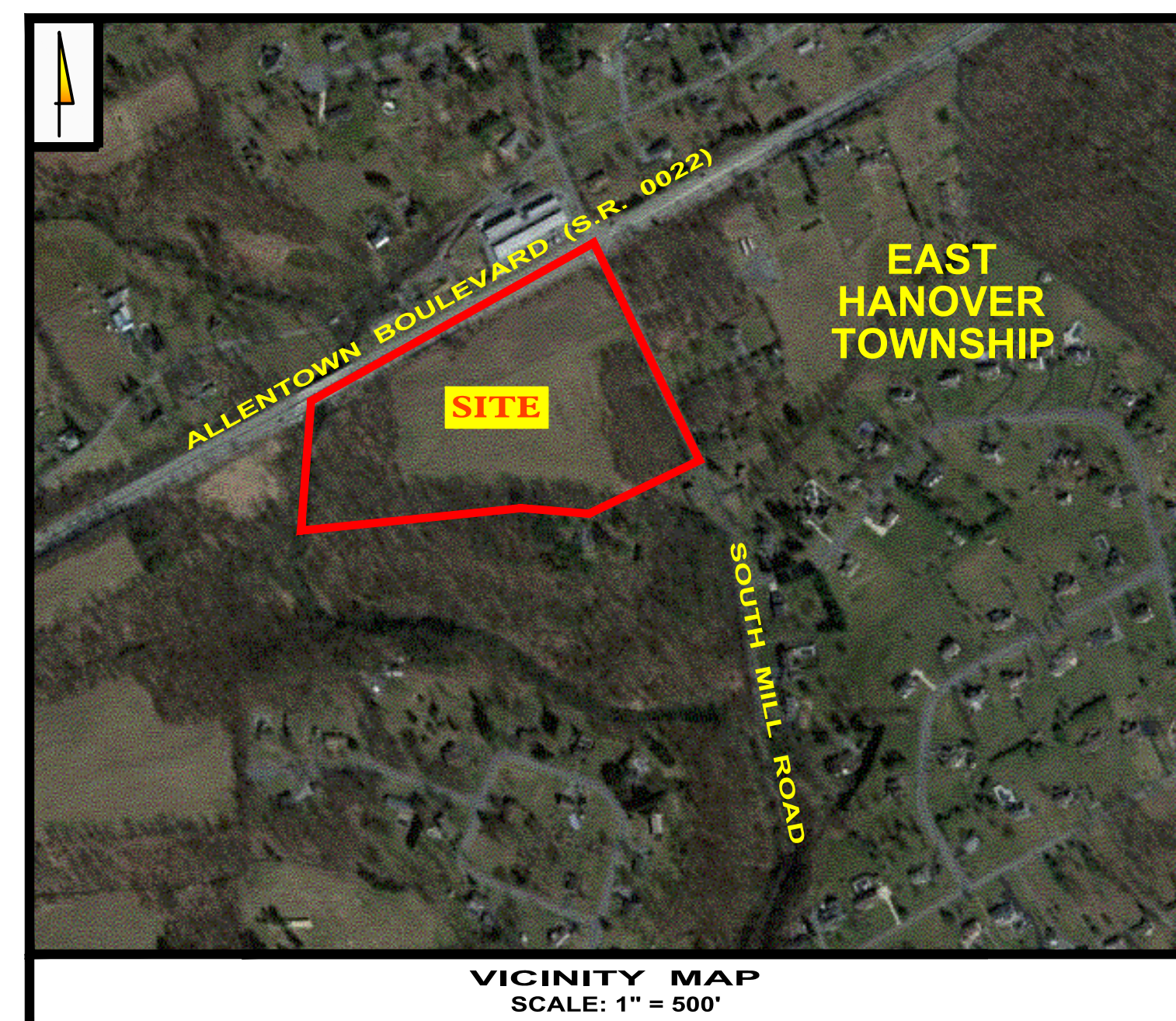
Plan No. 25-016

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 () 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 - 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:

<u>SHEET</u>	<u>DESCRIPTION</u>
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



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

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

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

I, Bradley J. Gochnaur, 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.

Bradly J. Gochnauer 1-7-25
Date

<p>TAX OFFICE UPI CERTIFICATION</p>	<p>RECORDER OF DEEDS</p>	<p>I hereby certify this plan to be correct as shown and in compliance with the requirements of the East Hanover Township Subdivision and Land Development Ordinance.</p>	<p> _____ Douglas S. Gosik, P.E.</p>	<p></p>	<p>1-7-25 _____ Date</p>	<p>STORMWATER CERTIFICATION</p>	<p>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.</p>	<p> _____ Douglas S. Gosik, P.E.</p>	<p></p>	<p>1-7-25 _____ Date</p>	<p>I hereby certify that, to the best of my knowledge, the survey and plan shown and described hereon is true and correct to the accuracy required by the East Hanover Township Subdivision and Land Development Ordinance.</p>	<p> _____ James C. Hockenberry, P.L.S.</p>	<p></p>	<p>1-7-25 _____ Date</p>
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<p>THIS PLAN REVIEWED BY THE EAST HANOVER TOWNSHIP ENGINEER THIS _____ DAY OF _____, 2025.</p> <p>TOWNSHIP ENGINEER: _____</p>	<p>THIS PLAN REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 2025.</p> <p>CHAIRMAN: _____</p> <p>SECRETARY: _____</p>	<p>COMMONWEALTH OF PENNSYLVANIA COUNTY OF DAUPHIN</p> <p>ON THIS, THE _____ DAY OF _____, 2025 BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED</p> <p>_____ NOTARY PUBLIC</p> <p>EQUITABLE OWNER: _____ STEPHEN C. BURKHOLDER, MEMBER AMZ UNLIMITED, LLC</p> <p>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.</p> <p>WITNESS MY HAND AN NOTORIAL SEAL THE DAY AND THE DATE ABOVE WRITTEN.</p> <p>_____ MY COMMISSION EXPIRES</p>	<p>COMMONWEALTH OF PENNSYLVANIA COUNTY OF DAUPHIN</p> <p>ON THIS, THE _____ DAY OF _____, 2025 BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED</p> <p>_____ NOTARY PUBLIC</p> <p>OWNER: _____ JEFF BONAWITZ, MEMBER EH PARTNERS, LLC</p> <p>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.</p> <p>WITNESS MY HAND AN NOTORIAL SEAL THE DAY AND THE DATE ABOVE WRITTEN.</p> <p>_____ MY COMMISSION EXPIRES</p>
<p>THIS PLAN APPROVED BY THE EAST HANOVER TOWNSHIP BOARD OF SUPERVISORS AND ALL CONDITIONS IMPOSED WITH RESPECT TO SUCH APPROVAL WERE COMPLETED</p> <p>ON THIS _____ DAY OF _____, 2025.</p> <p>CHAIRMAN: _____</p> <p>SECRETARY: _____</p>	<p>THIS PLAN RECOMMENDED FOR APPROVAL BY THE EAST HANOVER TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 2025.</p> <p>CHAIRMAN: _____</p> <p>SECRETARY: _____</p>		

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



TITLE SHEET	
EQUITABLE OWNER / APPLICANT:	OWNER:
AMZ UNLIMITED, LLC (HOLDERS)	EN PARTNERS, LLC
17475 LINGLESTOWN ROAD, SUITE 200	4309 LINGLESTOWN ROAD, SUITE 200
HARRISBURG, PA 17112	HARRISBURG, PA 17112
TELEPHONE: 717-462-3080	TELEPHONE: 717-534-9044
EAST HANOVER TOWNSHIP	DAUPHIN COUNTY, PA

PLANS, DOCUMENTS AND
COMPUTER FILES RELATED TO THIS
PROJECT ARE THE PROPERTY OF
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WILLIAMS SITE CIVIL, LLC VIOLATES
THE COPYRIGHT LAWS OF THE
UNITED STATES AND WILL BE
SUBJECT TO LEGAL PROSECUTION

0025 WILLIAMS SITE CIVIL, LLC

[illegible]

PROJECT NUMBER:
2024MILLRD

DATE: JANUARY 7, 2025

SHEET
TS-1

W:\2021 Land Projects\Mill Road\CADD\LD\Mill Road-TOPO.dwg, 1/7/2025 10:17:22 AM, billy

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) 469-0833

ELECTRIC: METROPOLITAN EDISON/FIRST ENERGY
2800 CENTRE AVENUE
READING, PA 19605
TELEPHONE: (800) 545-7741

LEGEND:

--- 1' --- EXISTING 1' CONTOUR
--- 5' --- EXISTING 5' CONTOUR
--- --- APPROXIMATE LOCATION OF EXISTING STORM INLET & PIPE
--- --- APPROXIMATE LOCATION OF OVERHEAD ELEC. & TELE. LINE

--- EXISTING GUIDE RAIL
--- EXISTING UTILITY POLE
--- EXISTING SIGN
--- EXISTING SPOT ELEVATION
--- EXISTING TREELINE
--- ZONING DISTRICT BOUNDARY LINE

GENERAL NOTES:

- 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.
- THE SOURCE OF TITLE FOR THE SUBJECT PROPERTY IS INSTRUMENT NO. 20140017785. THE TAX REFERENCE IS PIN 25-017-196-000-0000.
- 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 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).
- 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.
- 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.
- 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

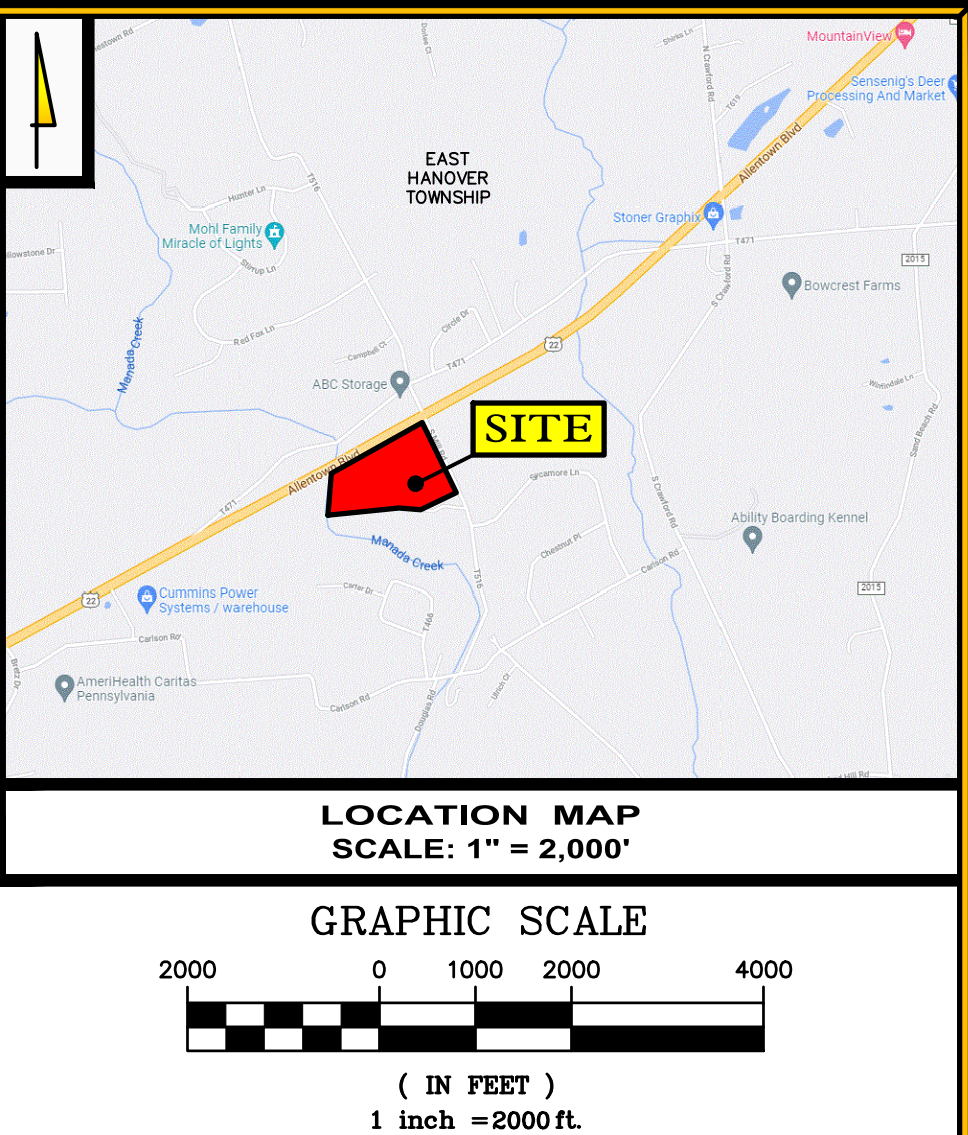
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ADDRESS: South Mill Road, East Hanover Township
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TAX REFERENCE: 25-017-196-000-0000
LOT AREA: 697,835.18 S.F. or 16.02 Acres

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.



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

JAMES C. HOCKENBERRY, P.L.S.
SURVEYOR
044553-E
PENNSYLVANIA

PROPOSED CONSTRUCTION COMPANY OFFICE @ SOUTH MILL ROAD
TOPOGRAPHIC & BOUNDARY SURVEY PLAN
OWNER: EH PARTNERS, LLC
(c/o JEFF BONAWITZ)
2325 PAXTON CHURCH ROAD, SUITE 208
HARRISBURG, PA 17110
TELEPHONE: 717-534-9044
DAUPHIN COUNTY, PA

EQUITABLE OWNER / APPLICANT:
AMZ UNLIMITED, LLC
(c/o STEPHEN C. BURKHOLDER)
2325 PAXTON CHURCH ROAD, SUITE 200
HARRISBURG, PA 17110
TELEPHONE: 717-652-3080
EAST HANOVER TOWNSHIP

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REVISIONS		

DESIGN BY: X.X.X.
DRAWN BY: B.E.R.
CHECKED BY: J.C.H.

WSP PROJECT NUMBER:
2024MILLRD

SCALE: 1" = 60'

DATE: JANUARY 7, 2025

SHEET EX-1

