No: 25-055

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: East Hanover Township | Surveyor: Rory Chapman, PLS | Engineer: Adam Whalen, PE

Plat Title: Grantville Microtel at Bow Creek Road

Zoning District: Highway Commercial (HC) | Proposed Land Use: Hotel

Plat Status:	___ Preliminary	**Plat Type**:	___ 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	1	0	4.4	6.16

Date Received	Staff Review	Official County Review
5/6/2025	5/8/2025	5/8/2025

Reviewed by ARK Checked by _____ Tax Map Parcel # 25-011-111

Project Description: To propose the construction of a four-story hotel and accompanying lot improvements.

- *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 307 Combined Preliminary and Final Approval (as listed on the DCPC application).

Comments:

1. All signatures and notarizations must be obtained before the plan is brought in for signing.

2. The approval block for the Dauphin County Planning Commission should have two signature lines: one for the Chairperson and one for the Secretary.

3. The applicant should verify that they are requesting a **waive**r of Section 307 (Combined Preliminary Final Approval) of the Subdivision and Land Development Ordinance. If they are intending to request a combined preliminary/final approval of the submitted plan, it is not apparent that a waiver of this section is necessary.

4. The applicant proposes approximately 87 rooms for overnight occupancy within a building that is less than 10,000 square feet. What are the dimensions of the proposed guest rooms? Will they all include an ensuite bathroom?

   The applicant should consult the Township's building code regarding space, maximum occupancy, and fire safety. Likewise, the Township's emergency management/safety personnel should be given an opportunity to comment on the plan.

5. Provide an Erosion and Sedimentation (E&S) Control Plan.

6. It appears that the stormwater runoff from the structure and parking area will be directed to the rain garden in the rear of the building. Is there a maintenance schedule in place? This type of infrastructure can easily malfunction when allowed to overgrow.

   Likewise, there is an outfall from the rain garden that empties close to the neighboring property line. Is there any chance of stormwater overflow on to this property?

7. Bow Creek Road is listed as a local Collector street. Determine if a waiver or deferral for sidewalks and curbing is required according to the language of Section 708.D of the Subdivision and Land Development Ordinance.

Plan No. 25-055

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 (Internal)	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 Need signature		X	
32. Dedicatory statement shown Need signature	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 PLAN

GRANTVILLE MICROTEL

AT

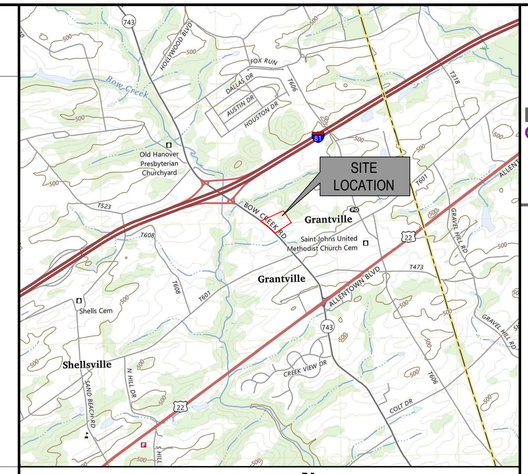
BOW CREEK ROAD

EAST HANOVER TOWNSHIP
DAUPHIN COUNTY, PENNSYLVANIA



VICINITY MAP
SCALE = 1" = 800'

N
800' 400' 0' 800'
SCALE: 1"= 800'



LOCATION MAP
SCALE = 1" = 2,000'

N
2,000' 1,000' 0' 2,000'
SCALE: 1"= 2,000'

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. DESIGN SERIAL NUMBER IS 20250420973 SUBMITTED ON 02/11/2025.

UTILITIES:

COMPANY: COMCAST CABLE COMMUNICATIONS INC
ADDRESS: C/O USIC LOCATING SERVICES INC
13085 HAMILTON CROSSING BLVD STE 200
CARMEL, IN. 46032
CONTACT: BRANDON BOYER
EMAIL: BRANDON_BOYER@CABLE.COMCAST.COM

COMPANY: EAST HANOVER TWP MUNI AUTH DAUPHIN CO
ADDRESS: 8848 JONESTOWN RD
GRANTVILLE, PA. 17028
CONTACT: NICHOLAS YINGST
EMAIL: TWPMANAGER@EHTDCPA.ORG

COMPANY: EAST HANOVER TOWNSHIP
ADDRESS: 8848 JONESTOWN RD
GRANTVILLE, PA. 17028
CONTACT: BRYAN ZIEGLER
EMAIL: PUBLICWORKS@EHTDCPA.ORG

COMPANY: PENNSYLVANIA ELECTRIC CO
ADDRESS: 21 S MAIN STREET
AKRON, OH. 44308
CONTACT: MELLYSSA ADAMS
EMAIL: MADAMS@FIRSTENERGYCORP.COM

COMPANY: VERIZON NORTH
ADDRESS: 31 S BEAVER ST
YORK, PA. 17401
CONTACT: DAVID NEWMISTER
EMAIL: DAVE.NEWMISTER@VERIZON.COM



CDC	Facility Owner	Response Code	Response Date	Respondent
CA	COMCAST CABLE COMMUNICATIONS INC	**CLEAR. NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION.**	19-Feb-2025 03:23 PM	CLS-WEBSVC
EHS	EAST HANOVER TWP MUNI AUTH DAUPHIN CO	**CLEAR. NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION.**	19-Feb-2025 06:43 AM	CC-OTM
EHT	EAST HANOVER TOWNSHIP DAUPHIN COUNTY	**DID NOT RESPOND THROUGH PA ONE CALL.**	27-Feb-2025 12:01 AM	-
ME	METROPOLITAN EDISON CO/FIRSTENERGY	**ENGINEERING COMPLETED. A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR.**	11-Feb-2025 10:49 AM	MBR-WEBSVC
TI	VERIZON NORTH	**ENGINEERING COMPLETED. A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR.**	26-Feb-2025 11:31 AM	AAA-WEBSVC

SHEET INDEX

#	SHEET TITLE
01	COVER SHEET
02	EXISTING CONDITIONS PLAN
03	DEMOLITION PLAN
04	SITE PLAN
05	GRADING & DRAINAGE PLAN
06	UTILITY PLAN
07	EASEMENT PLAN
08	LANDSCAPE PLAN
09	LANDSCAPE DETAILS
10	PROFILES
11	PROFILES
12	SITE DETAILS
13	UTILITY DETAILS
14	SWM DETAILS
15	SWM DETAILS
16	TRUCK TURNING MOVEMENTS

SUPPLEMENTAL PLANS:
- LIGHTING PLAN

PLAN PREPARERS

INTEGRATED CONSULTING
430 NORTH FRONT STREET
WORMLEYSBURG | PA | 17043

CONTACT: ADAM WHALEN
TELEPHONE: 717-814-1875
EMAIL ADDRESS: ADAM@INTEGRATEDDP.COM

LANDOWNER AND DEVELOPER

PENN HOLDING GROUP, LP.
DALSHER NAGRA
5 RADAM STREET
ENOLA, PA 17025

CONTACT: DALSHER NAGRA
TELEPHONE: 717-547-5540
EMAIL ADDRESS: DALSHER.NAGRA@GMAIL.COM

WAIVER REQUEST

THE APPLICANT IS HEREBY REQUESTING THE FOLLOWING WAIVER(S) FROM THE EAST HANOVER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

WAIVER TYPE:	APPROVAL DATE
SECTION 307 - PRELIMINARY PLAN APPROVAL	

PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS TO PROPOSE THE CONSTRUCTION OF A HOTEL, PARKING LOT, AND ASSOCIATED SITE DEVELOPMENT.

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAN IS ACCURATE AND CORRECT AS INDICATED.

RORY CHAPMAN, PLS — DATE

CIVIL ENGINEER'S CERTIFICATION

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.
TO THE BEST OF MY KNOWLEDGE, BELIEF, AND ABILITY AND BASED UPON A VISUAL INSPECTION OF THE SURFACE OF THE PROPERTY, NO WETLANDS EXIST ON THE PREMISES AS SHOWN HEREON.
I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAN IS ACCURATE AND CORRECT AS INDICATED.

ADAM WHALEN, P.E. No. 087818 — DATE

WETLAND CERTIFICATION

THE SITE HAS BEEN INVESTIGATED FOR WETLAND AREAS AND TO THE BEST OF MY KNOWLEDGE, ALL WETLAND AREAS ARE SHOWN ON THIS PLAN.

BRADLY J. GOCHNAUER — DATE

AREA AND BULK REGULATIONS

LOCATION:	BOW CREEK ROAD, GRANTVILLE, PA 17028			
PARCEL(S):	25-011-111			
ZONE:	HIGHWAY COMMERCIAL (HC)			
USE:	HOTEL - PERMITTED USE PER Z.O. §401.b			
#	ITEM	SECTION	REQUIREMENTS	PROPOSED
1	MINIMUM LOT SIZE	Z.O. §501	1 AC. (43,560 S.F.)	GROSS: 298,282.5 S.F. / 6.16 AC NET GROSS: 252,715.0 S.F. / 5.80 AC
2	MAXIMUM LOT COVER	Z.O. §501	60% OF LOT AREA	24% OF LOT AREA
3	MINIMUM FRONT YARD	Z.O. §501	40 FT*	347 FT
4	MINIMUM SIDE YARD	Z.O. §501	20 FT*	70 FT
5	MINIMUM REAR YARD	Z.O. §501	40 FT*	129 FT
6	MAXIMUM BUILDING HEIGHT	Z.O. §501	65 FT / 4 STORIES	45 FT 8 IN / 4 STORIES
7	MAXIMUM BUILDING COVERAGE	Z.O. §501	40%	3.8%

* FOR EVERY 1 FOOT OF HEIGHT GREATER THAN 35 FEET, THE MINIMUM SIDE AND REAR YARDS SHALL EACH BE INCREASED BY ONE ADDITIONAL FOOT.

PARKING REQUIREMENTS

USE	HOTEL - PERMITTED USE PER Z.O. §401.b			
#	ITEM	SECTION	REQUIREMENTS	PROPOSED
1	PARKING SETBACK FROM BUILDING	SALDO §723.B	10 FT	10 FT
3	TOTAL PARKING SPACES	Z.O. ARTICLE 11.1101.A	1 / UNIT: 87 UNITS = 87 SPACES 5 / MEETING ROOM SEAT: 30 SEATS = 6 SPACES 1 / 1.2 EMPLOYEES: 12 EMPLOYEES = 10 SPACES TOTAL REQUIRED: 103 SPACES	108 SPACES
4	PARKING SPACE DIMENSIONS	Z.O. ARTICLE 11.1103.B	9 FT X 18 FT	9 FT X 18 FT
5	ADA-ACCESSIBLE PARKING SPACES	Z.O. ARTICLE 11.1103.G	5 TOTAL, 1 VAN ACCESSIBLE	5 TOTAL, 2 VAN ACCESSIBLE

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH EAST HANOVER TOWNSHIP STANDARDS AND SPECIFICATIONS, DAUPHIN COUNTY STANDARDS AND SPECIFICATIONS, PENNSYLVANIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, 2010 ADA STANDARDS, AND STATE BUILDING CODE IN THE ABOVE REFERENCED INCREASING HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
2. THE CONTRACTOR SHALL VERIFY ALL SITE AND BUILDING CONDITIONS IN THE FIELD AND CONTACT THE CIVIL ENGINEER AND ARCHITECT IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS, SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE CONFIRMED WITH THE OWNER'S CONSTRUCTION MANAGER PRIOR TO BIDDING.
3. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
4. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORD DRAWINGS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES AND STORMWATER SYSTEM) TO THE OWNER AT THE END OF CONSTRUCTION.
5. THE ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION, TRENCHING, AND TRENCH PROTECTION REQUIREMENTS.
6. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL OR COUNTY OR STATE RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT PA PENNSYLVANIA811 72 HOURS BEFORE COMMENCEMENT OF WORK AT PA (800) 242-1776 OR AT 811 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS. THE CONTRACTOR SHALL EMPLOY THE USE OF A UTILITY LOCATING COMPANY TO PROVIDE SUBSURFACE UTILITY ENGINEERING CONSISTING OF DESIGNATING UTILITIES AND STORM PIPING ON PRIVATE PROPERTY WITHIN THE CONTRACT LIMIT AND CONSISTING OF DESIGNATING AND LOCATING WHERE PROPOSED UTILITIES AND STORM PIPING CROSS EXISTING UTILITIES AND STORM PIPING WITHIN THE CONTRACT LIMITS. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
7. IF PLANS AND OR SPECIFICATIONS ARE IN CONFLICT, THE MOST STRINGENT SHALL APPLY.
8. ALL NOTES AND DIMENSIONS DESIGNATED "TYPICAL" APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PROJECT.
9. CONTRACTOR(S) TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK AND BE RESPONSIBLE FOR COORDINATION OF SAME. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.
10. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
11. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT AND OBTAIN FROM DAUPHIN COUNTY AND EAST HANOVER TOWNSHIP ALL CONSTRUCTION PERMITS, INCLUDING ANY PENNDOT PERMITS, SEWER AND WATER CONNECTION PERMITS, AND ROADWAY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
12. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, SWALE, PAVEMENT MARKINGS, OR SIGNAGE DISTURBED DURING DEMOLITION AND/OR CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE CIVIL ENGINEER, AND TO THE SATISFACTION OF THE OWNER AND EAST HANOVER TOWNSHIP.
13. THE SITE IS CURRENTLY SERVICED BY PRIVATE WATER AND PUBLIC SEWER.
14. NO PART OF THE PROJECT PARCEL IS LOCATED WITHIN ANY FEMA DESIGNATED FLOOD HAZARD AREAS
15. THERE ARE NO WETLANDS LOCATED ON THE SITE AS INDICATED BY VORTEX ENVIRONMENTAL, INC. MAPPING.
16. A BUILDING AND ZONING PERMIT ARE REQUIRED FOR ALL RETAINING WALLS PRIOR TO CONSTRUCTION.

LIST OF REQUIRED PERMITS

AGENCY	PERMIT	SUBMISSION DATE	APPROVAL DATE
DAUPHIN COUNTY PLANNING COMMISSION	LD APPROVAL		
DAUPHIN COUNTY CONSERVATION DISTRICT / PADEP	E&S/NPDES GENERAL PERMIT		
EAST HANOVER TOWNSHIP AUTHORITY	MUNICIPAL SEWAGE APPROVAL		
PADEP	SEWAGE PLANNING		

CERTIFICATION OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN AND OFFER OF DEDICATION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

ON THIS, THE_____ DAY OF _____, 20___, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE/SHE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS/HER DIRECTION, THAT HE/SHE ACKNOWLEDGES THE SAME TO BE HIS/HER ACT AND PLAN, THAT HE/SHE DESIRES THE SAME TO BE RECORDED, AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO PUBLIC USE.

OWNER: _____(PRINT) OWNER: _____(PRINT)

NOTARY PUBLIC: _____(PRINT) MY COMMISSION EXPIRES _____, 20 _____.

EAST HANOVER TOWNSHIP PLANNING COMMISSION

RECOMMENDED FOR APPROVAL BY THE TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 20___.

CHAIRMAN: _____(PRINT)

EAST HANOVER TOWNSHIP BOARD OF SUPERVISORS

APPROVED BY THE EAST HANOVER TOWNSHIP BOARD OF SUPERVISORS AND ALL CONDITIONS IMPOSED WITH RESPECT TO SUCH APPROVAL WERE COMPLETED ON THIS _____ DAY OF _____, 20___.

CHAIRMAN: _____(PRINT) SECRETARY: _____(PRINT)

EAST HANOVER TOWNSHIP ENGINEER

REVIEWED BY EAST HANOVER TOWNSHIP ENGINEER THIS _____ DAY OF _____, 20___.

TWP. ENGINEER: _____(PRINT)

COUNTY PLANNING COMMISSION

REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20___.

DIRECTOR OF PLANNING: _____(PRINT)

RECORDER OF DEEDS

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND FOR _____ COUNTY, PENNSYLVANIA, IN PLAN BOOK _____, PAGE _____, THIS _____DAY OF_____, 20____.

PLAN DATE

ISSUE DATE: MAY 02, 2025

INTEGRATED CONSULTING
430 NORTH FRONT STREET
WORMLEYSBURG | PA | 17043
717.678.6750
www.IntegratedConsultingLLC.com

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
GRANTVILLE MICROTEL
AT
BOW CREEK ROAD
EAST HANOVER TOWNSHIP
DAUPHIN COUNTY

PROFESSIONAL SEAL

DRAWN	DHB
REVIEWED	APW
SCALE	AS NOTED
DATE	05/02/2025
PROJECT NO.	24-0415
CAD FILE:	01 - LD COVERSHEET

REVISIONS

NO.	DATE	DESCRIPTION

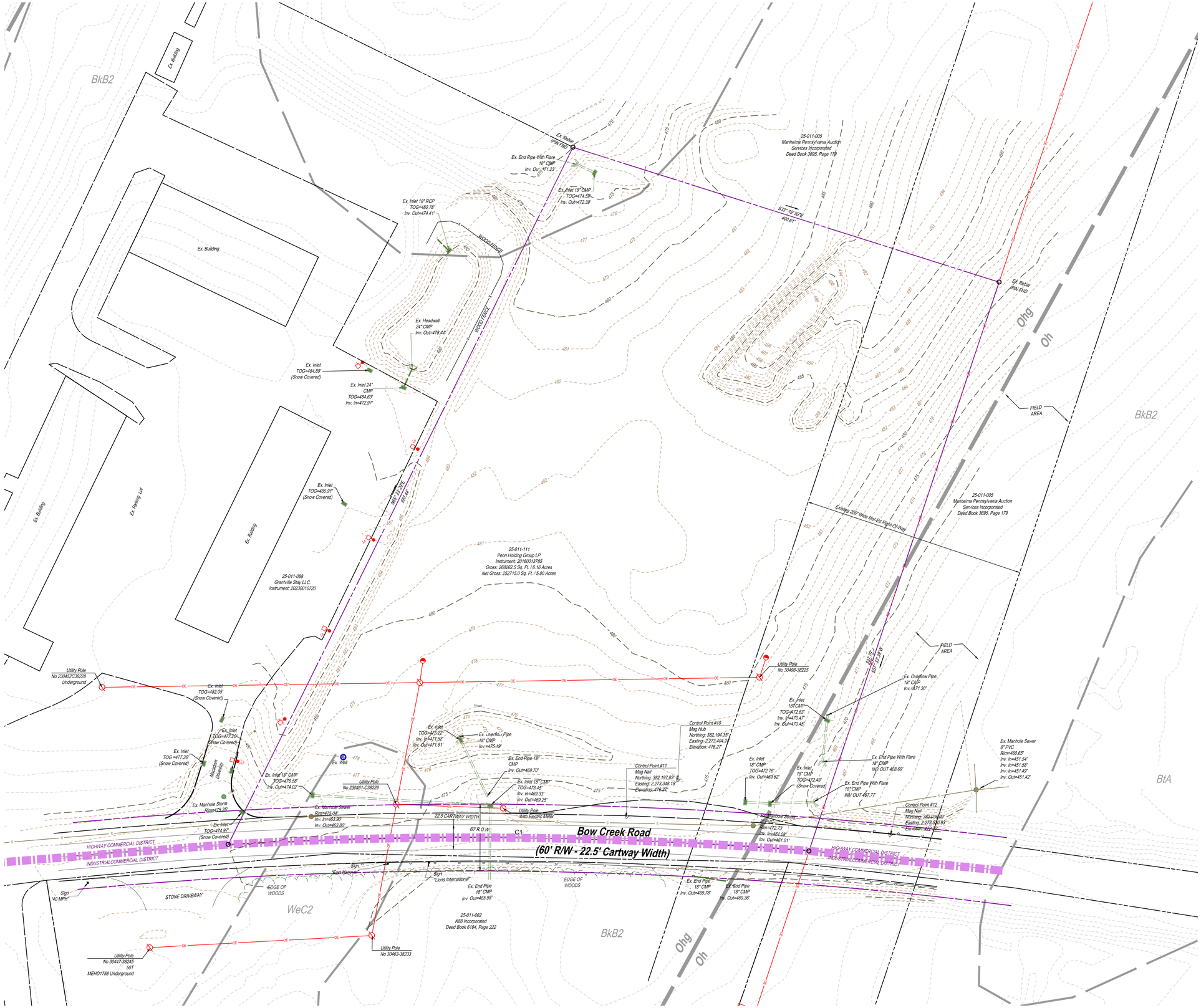
TITLE
COVER SHEET

SHEET NO.
01 of 16

S:\2024\24-0415 GRANTVILLE MICROTEL\LAND DEVELOPMENT PLANS\01 - LD COVERSHEET.DWG, 5/2/2025 8:58:47 AM, DEFAULT, C:\USERS\DEFAULT.DESKTOP-OVNNRTJ\ANTIGUA LTD DEVELOPMENT PARTNERS, LLC\DP - DATA\PROJECTS\2024\24-0415 GRANTVILLE MICROTEL\DWG\LD\01 - LD COVERSHEET.DWG

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FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.



LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING TRACT LINE
- EXISTING EASEMENT
- EXISTING SETBACK
- EXISTING PROPERTY CORNER
- EXISTING MAJOR CONTOUR (350)
- EXISTING MINOR CONTOUR (349)
- EXISTING LIDAR CONTOUR
- EXISTING OVERHEAD ELECTRIC (OE)
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING LIGHT STANDARD (Ls)
- EXISTING SANITARY SEWER LINE (S)
- EXISTING SANITARY MANHOLE
- EXISTING INLET STRUCTURE
- EXISTING STORM PIPE
- EXISTING SIGN
- EXISTING EDGE OF MACADAM
- EXISTING STRIPING
- EXISTING EDGE OF CONCRETE
- EXISTING EDGE OF GUIDERAIL
- EXISTING CURB
- EXISTING TOWNSHIP MONUMENT OR BENCHMARK
- SOIL TYPE BOUNDARY LINE
- HaB — SOIL OR GEOLOGY TYPE
- GEOLOGY TYPE BOUNDARY LINE

SURVEY NOTES

1. THIS SURVEY WAS NOT PERFORMED AND MAPPING PREPARED WITH THE BENEFIT OF A TITLE SEARCH.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY A TO Z LAND CONSULTING SERVICES LLC., COMPLETED IN JANUARY, 2025.
3. CONTOURS AND ELEVATIONS ARE BASED ON NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
4. BEARINGS ARE BASED ON PENNSYLVANIA STATE PLANE COORDINATES, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83).
5. NO PORTION OF THE SUBJECT PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN THE 100-YEAR FLOODPLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EAST HANOVER TOWNSHIP, MAP NO. 42043C0275D EFFECTIVE DATE AUGUST 2, 2012.
6. THIS FIELD SURVEY WAS CONCLUDED ON 01/23/2025, WHILE CONDUCTING THE FIELD SURVEY SEVERAL AREAS OF THE SITE WERE OBSCURED BY SNOW AND ICE. EVERY EFFORT WAS MADE TO LOCATE ALL OBSERVABLE IMPROVEMENTS.
7. BUILDINGS AS SHOWN ON ADJOINING PROPERTIES ARE APPROXIMATE LOCATIONS BASED UPON AERIAL IMAGERY.

SOILS INFORMATION

- **BhC2** BERKS CHANNERY SILT LOAM, 8-15% SLOPES, HSG:B, HYDRIC, WELL DRAINED
- **BkB2** BERKS SHALY SILT LOAM, 3-8% SLOPES, HSG:B, NON-HYDRIC, MODERATELY ERODED, WELL DRAINED
- **WeC2** WEIKERT SHALY SILT LOAM, 5-15% SLOPES, HYDRIC, HSG-D, MODERATELY ERODED, WELL DRAINED

GEOLOGY INFORMATION

- **Oh** HAMBURG SEQUENCE ROCKS
- **Ohg** GRAYWACKE OF HAMBURG SEQUENCE

N

40' 20' 0' 40'

SCALE: 1"= 40'

INTEGRATED CONSULTING
430 NORTH FRONT STREET
WORMLEYSBURG | PA | 17043
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PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

GRANTVILLE MICROTEL

AT

BOW CREEK ROAD

DAUPHIN COUNTY

EAST HANOVER TOWNSHIP

PROFESSIONAL SEAL

DRAWN	DHB
REVIEWED	APW
SCALE	AS NOTED
DATE	05/02/2025
PROJECT NO.	24-0415
CAD FILE:	02 - EXISTING CONDITIONS

REVISIONS

NO.	DATE	DESCRIPTION

TITLE

EXISTING CONDITIONS PLAN

SHEET NO.

02 of 16

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FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.

$/2025.DEFAULT.C:\USERS\DEFAULT.TEST\APPDATA\ROAMING\AUTODESK\AUTOCAD DEVELOPMENT PARTNER, LLC\DP - DATA\PROJECTS\2024\24-0415 GRANTVILLE MICROTEL\LDP\02 - EXISTING CONDITIONS DWG EXISTING CONDITIONS PLAN

LEGEND

- DEMOLISH WOODS/VEGETATION
- DEMOLISH MACADAM
- PROPOSED SAW CUT LINE
- TBD — DENOTES A FEATURE TO BE DEMOLISHED

DEMOLITION PLAN NOTES

1. ALL BUILDINGS, INCLUDING FOUNDATION WALLS AND FOOTINGS AND BASEMENT SLABS INDICATED ON THE DEMOLITION PLAN ARE TO BE REMOVED FROM THE SITE. CONTRACTOR SHALL SECURE ANY PERMITS, PAY ALL FEES AND PERFORM CLEARING AND GRUBBING AND DEBRIS REMOVAL PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
2. SEDIMENT AND EROSION CONTROLS AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN AND/OR DEMOLITION PLAN SHALL BE INSTALLED BY THE DEMOLITION CONTRACTOR PRIOR TO START OF DEMOLITION AND CLEARING AND GRUBBING OPERATIONS.
3. REMOVE AND DISPOSE OF ANY SIDEWALKS, FENCES, STAIRS, WALLS, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED OFF SITE LANDFILL, BY AN APPROVED HAULER. HAULER SHALL COMPLY WITH ALL REGULATORY REQUIREMENTS.
4. THE CONTRACTOR SHALL SECURE ALL PERMITS FOR HIS DEMOLITION AND DISPOSAL OF HIS DEMOLITION MATERIAL TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST BONDS AND PAY PERMIT FEES AS REQUIRED. BUILDING DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS AND DISPOSAL OF ALL BUILDING DEMOLITION DEBRIS IN AN APPROVED OFF-SITE LANDFILL.
5. THE CONTRACTOR SHALL CUT AND PLUG, OR ARRANGE FOR THE APPROPRIATE UTILITY PROVIDER TO CUT AND PLUG ALL SERVICE PIPING AT THE STREET LINE OR AT THE MAIN, AS REQUIRED BY THE UTILITY PROVIDER, OR AS OTHERWISE NOTED OR SHOWN ON THE CONTRACT DRAWINGS. ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED. THE CONTRACTOR SHALL PAY ALL UTILITY PROVIDER FEES FOR ABANDONMENTS AND REMOVALS.
6. THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. ANY CONTRACTOR DISTURBED PINS, MONUMENTS, AND OR PROPERTY CORNERS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
7. THE DEMOLITION CONTRACTOR SHALL STABILIZE THE SITE AND KEEP EROSION CONTROL MEASURES IN PLACE UNTIL THE COMPLETION OF HIS WORK OR UNTIL THE COMMENCEMENT OF WORK BY THE SITE CONTRACTOR, WHICHEVER OCCURS FIRST, AS REQUIRED OR DEEMED NECESSARY BY THE ENGINEER OR OWNER'S REPRESENTATIVE. THE SITE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF EXISTING EROSION AND SEDIMENTATION CONTROLS AND FOR INSTALLATION OF ANY NEW SEDIMENT AND EROSION CONTROLS AS PER THE SEDIMENT AND EROSION CONTROL PLAN, AT THAT TIME.
7. BACK FILL DEPRESSIONS, FOUNDATION HOLES AND REMOVED DRIVEWAY AREAS IN LOCATIONS NOT SUBJECT TO FURTHER EXCAVATION WITH SOIL MATERIAL APPROVED BY THE OWNER'S GEOTECHNICAL ENGINEER AND COMPACT, FERTILIZE, SEED AND MULCH DISTURBED AREAS NOT SUBJECT TO FURTHER SITE CONSTRUCTION. DEMOLISHED BUILDING FOUNDATION AREA AND BASEMENT IF PRESENT TO BE BACKFILLED WITH GRAVEL FILL OR MATERIAL SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT IN LIFT THICKNESS SPECIFIED IN THE GEOTECHNICAL REPORT. COMPACT TO 95% MAX. DRY DENSITY PER ASTM D1557 AT MOISTURE CONTENT SPECIFIED IN GEOTECHNICAL REPORT AND EARTHWORK SPECIFICATION. EMPLOY WATERING EQUIPMENT FOR DUST CONTROL.
8. THE CONTRACTOR SHALL ARRANGE FOR AND INSTALL TEMPORARY OR PERMANENT UTILITY CONNECTIONS WHERE INDICATED ON PLAN OR AS REQUIRED. MAINTAIN UTILITY SERVICES TO BUILDINGS OR TO SERVICES TO REMAIN. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS FOR INSTALLATION AND PAY UTILITY PROVIDER FEES.

TBD Ex. End Pipe With Flare 18" CMP Inv. Out=471.23'

TBD Ex Inlet 18" CMP TOG=474.50' Inv. Out=472.50'

CLEAR AND GRUB EXISTING FOLIAGE 4.26 ACRES

EXISTING SURFACE DETENTION BASIN TO BE CONVERTED TO INFILTRATION BASIN - REFER TO CONSTRUCTION SEQUENCE

CLEAR EXISTING TREES, NO GRUBBING 0.17 ACRES

TBD SIGN

TBD Ex. Inlet TOG=477.00' Inv. In=471.50' Inv. Out=471.01'

TBD Ex. Overflow Pipe 18" CMP Inv. In=471.30'

TBD Ex. End Pipe 18" CMP Inv. Out=469.78'

TBD Ex. Inlet

18" CMP TO BE ABANDONED IN PLACE AND NEW 18" RCP TO CONNECTED TO EX I-2

EXISTING SURFACE DETENTION BASIN TO BE CONVERTED TO INFILTRATION BASIN - REFER TO CONSTRUCTION SEQUENCE

NEW OUTLET STRUCTURE TO CONNECT WITH 18" RCP TO EXISTING OUTLET STRUCTURE

SAW CUT EXISTING BITUMINOUS PAVEMENT

Bow Creek Road
(60' R/W - 22.5' Cartway Width)

60' R.O.W.

22.5 CARTWAY WIDTH

HIGHWAY COMMERCIAL DISTRICT
INDUSTRIAL/COMMERCIAL DISTRICT

BkB2 · BtA · WeC2 · Ohg · Oh

SCALE: 1"= 40'

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PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

GRANTVILLE MICROTEL
AT
BOW CREEK ROAD

DAUPHIN COUNTY
EAST HANOVER TOWNSHIP

PROFESSIONAL SEAL

DRAWN	DHB
REVIEWED	APW
SCALE	AS NOTED
DATE	05/02/2025
PROJECT NO.	24-0415
CAD FILE:	03 - DEMOLITION PLAN

REVISIONS

NO.	DATE	DESCRIPTION

TITLE
DEMOLITION PLAN

SHEET NO.
03 of 16

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SCALE: 1"= 40'

LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED YARD SETBACK LINE
- PROPOSED PARKING SETBACK LINE
- PROPOSED LANDSCAPE BUFFER LINE
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED STANDARD DUTY PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED STONE/GRAVEL
- (2) PROPOSED PARKING TOTAL
- PROPOSED STRIPING
- PROPOSED CROSSWALK
- PROPOSED HANDICAP PARKING SPACE
- PROPOSED LIGHT STANDARDS
- PROPOSED CENTERLINE
- PROPOSED CURB
- PROPOSED FENCE
- PROPOSED CHAINLINK FENCE
- PROPOSED GUIDERAIL
- PROPOSED WALL
- (A) SITE SIGN
- PROPOSED IRON PIN PROPERTY CORNER MARKER
- PROPOSED CONCRETE MONUMENT PROPERTY CORNER MARKER
- PROPOSED CLEAR SIGHT TRIANGLE

SIGN SCHEDULE

NO.	DOT NO./ SIGN SIZE	LEGEND	QTY.
A	R7-8 12"x18"	RESERVED PARKING	5
B	R7-8P 6"x12"	VAN ACCESSIBLE	2

SITE PLAN NOTES

1. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS AND MATERIALS PER PLANS AND SPECIFICATIONS TO THE OWNER AND CIVIL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
2. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE SEDIMENT AND EROSION CONTROL PLAN.
3. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING, RAISED CONCRETE SIDEWALKS, LANDINGS, RAMPS, AND STAIRS.
4. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING AS APPLICABLE UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
5. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS AS REQUIRED BY THE OWNER, ENGINEER OR LOCAL GOVERNING AUTHORITIES.
6. TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DOT STANDARD DETAIL SHEETS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB WITH THE EDGE OF THE SIGN 2' OFF THE FACE OF THE CURB, AND WITH 7' VERTICAL CLEARANCE UNLESS OTHERWISE DETAILED OR NOTED.
7. PAVEMENT MARKING KEY:

4"	SYDL	4"	SOLID YELLOW DOUBLE LINE
4"	SYL	4"	SOLID YELLOW LINE
4"	SWL	4"	SOLID WHITE LINE
12"	SWSB	12"	SOLID WHITE STOP BAR
4"	BWL	4"	BROKEN WHITE LINE 10' STRIPE 30' SPACE

8. PARKING SPACES SHALL BE STRIPED WITH 4" SWL; HATCHED AREA SHALL BE STRIPED WITH 4" SWL AT A 45° ANGLE, 2' ON CENTER. HATCHING, SYMBOLS, AND STRIPING FOR HANDICAPPED SPACES SHALL BE PAINTED WHITE. OTHER MARKINGS SHALL BE PAINTED WHITE OR AS NOTED.
9. PAVEMENT MARKINGS SHALL BE HOT APPLIED TYPE IN ACCORDANCE WITH STATE DOT SPECIFICATIONS, UNLESS WHERE EPOXY RESIN PAVEMENT MARKINGS ARE INDICATED.
10. THE CONTRACTOR SHALL REMOVE CONFLICTING PAVEMENT MARKINGS IN THE ROADWAY BY METHOD APPROVED BY THE AUTHORITY HAVING JURISDICTION OR PENNDOT AS APPLICABLE FOR THE LOCATION OF THE WORK.
11. ALL ADA DESIGNATED PARKING STALLS, ACCESS AISLES AND PEDESTRIAN WALKWAYS SHALL CONFORM TO THE CURRENT VERSION OF THE AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN AND ANSI STANDARDS AND MAY BE SUPERCEDED BY THE STATE BUILDING CODE.
12. CONSTRUCTION OCCURRING ON THIS SITE SHALL COMPLY WITH NFPA 241 STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS, AND CHAPTER 16 OF NFPA 1 UNIFORM FIRE CODE.
13. ALL CURB RADII SHALL BE 5' UNLESS OTHERWISE DIMENSIONED.

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TITLE
SITE PLAN

SHEET NO.
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