

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality South Hanover Township Surveyor LIVIC Civil – Tim Milholin Engineer LIVIC Civil – Catherine Wilsbach

Plat Title 289 Hershey Road Mixed Use

Zoning District CH - Commercial Highway Proposed Land Use Mixed Commercial

Plat Status: Preliminary Plat Type: Subdivision Regulations: County

Final X Land Development X Municipal

X P/F Combined X Zoning

Minor X S&LD

of Lots 1 # of New Lots 0 # of DUs 1 Acs Subdiv/Devel 0 Total Acs 1.76

Date Received 08/26/2025 Staff Review 09/17/2025 Official County Review 9/17/2025

Reviewed by KD Checked by ARK Parcel ID 56-003-021

Project Description: Construct a 6,000 sq ft mixed-use commercial building. The project will include construction of bituminous parking/drive areas and stormwater management facilities.

- When applicable, streets, sewer, water, storm drainage, and other infrastructure elements are 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 is to be verified by the Municipal Zoning Officer.
- The 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:

No waivers were listed on the DCPC application form; however, the plan displays a request for a waiver for Section 22-512.1.H(2) for Street Trees.

Plan Comments

1. Notarized signatures of the registered owners and any equitable owner are required. (Section 22-303.11.D)
2. Signatures of the Engineer and/or surveyor with seal are required. (Section 22-303.11.E)
3. Planning Commission Signature block is required. (Section 22-303.11.G) It is noted that there are two blocks for the Planning Commission to sign. Please remove one of the blocks.
4. Board of Supervisors signature block. (Section 22-303.11.H) It is noted that two blocks are provided for the Board of Supervisors. Please remove one of the blocks.
5. The Dauphin County Recorder entry block is required. (Section 22-303.11.J) It is noted that two blocks are provided for the Recorder. Please remove one of the blocks.
6. Locations of all installed property monuments are required to be displayed. (Section 22-303.12.C)
7. Identification of the primary control point is required. (Section 22-303.12.D)
8. Distance from the primary control point to the nearest street crossing is required. (Section 22-303.12.E)
9. Existing fire hydrants are required to be displayed. (Section 22-303.12.E) Google Maps indicates a hydrant near Robin Lane and the entrance to the Giant parking lot, located to the rear of the proposed land development.

10. Sight distance data for all intersections is required to be displayed. (Section 22-303-12.T) (S&LDO 22-401-3.E)
11. Traffic impact studies are required for all nonresidential developments that generate 50 or more new peak-hour trips. (S&LDO §22-3A01)
12. The minimum width of easements shall be 10 feet for underground and overhead public utilities and drainage facilities. (S&LDO §22-402). These are required to be displayed. (S&LDO §22-303 12.Z) (S&LDO §22-402.1)
13. The Conservation District's comments on the erosion and sedimentation plans are required to be submitted with the final plan. (S&LDO §22-405.1.E)
14. An erosion and sedimentation control plan is required. (S&LDO §22-405.D) (ZO §27-1513.1)
15. Monuments and markers are required to be compliant with S&LDO 22-503. The plan does not display monuments or markers.
16. Sidewalk widths shall be five feet. (S&LDO §22-507.C.2) The proposed width of the sidewalk is 4 feet.
17. Handicap access curb cuts and ramps shall be provided at pedestrian crosswalks. (S&LDO §22-507.3.A.3) The plan does not display any curb cuts or ramps.
18. Street trees are required along new sidewalks or pedestrian ways. (S&LDO 2-512.1.H(2)) The plan displays the request for a waiver for this requirement.
19. Required off-street parking spaces shall be compliant with ZO Article XVIII (ZO §27-1307). The required parking area for the displayed 6,000 square feet is equal to 50 parking spaces with 39 proposed. The applicant should consider applying for a waiver for this requirement.
20. All dumpsters located in any non-residential district and utilized for the collection and storage of solid waste and recyclable material shall be screened from view from adjacent streets and properties by a screening device. (ZO §27-1516) The plan does not display any proposed screening for the dumpster located in the rear of the property.
21. Illumination is required to be compliant with ZO §27-1514. The plan does not display the foot-candles beyond the property's boundary. This should be displayed to ensure compliance.
22. A copy of the PennDOT application for a HOP permit, or a copy of an existing HOT permit, for the entrance onto Rt 39 is required. (ZO §27-1515)
23. The plan does not display any signs (traffic or commercial signage). Will there be any signage? If so, this should be displayed on the plan and comply with ZO Article XVII
24. Any building erected for commercial, office, etc., or other similar use requiring the delivery or pickup of products or materials shall provide adequate off-street areas for the loading and unloading of vehicles and in compliance with ZO §27-1805. It is noted that there are no proposed off-street loading and unloading areas displayed on the plan.
25. Fire lanes shall have a minimum width of 18 feet for the use of fire apparatus and shall be maintained free of obstruction and vehicles. (ZO §27-1905) The proposed width of the driveway along the rear of the building is 16 feet. (ZO §27-1905) The Township's Emergency Response Services should be allowed to review the plan for safety and access concerns.

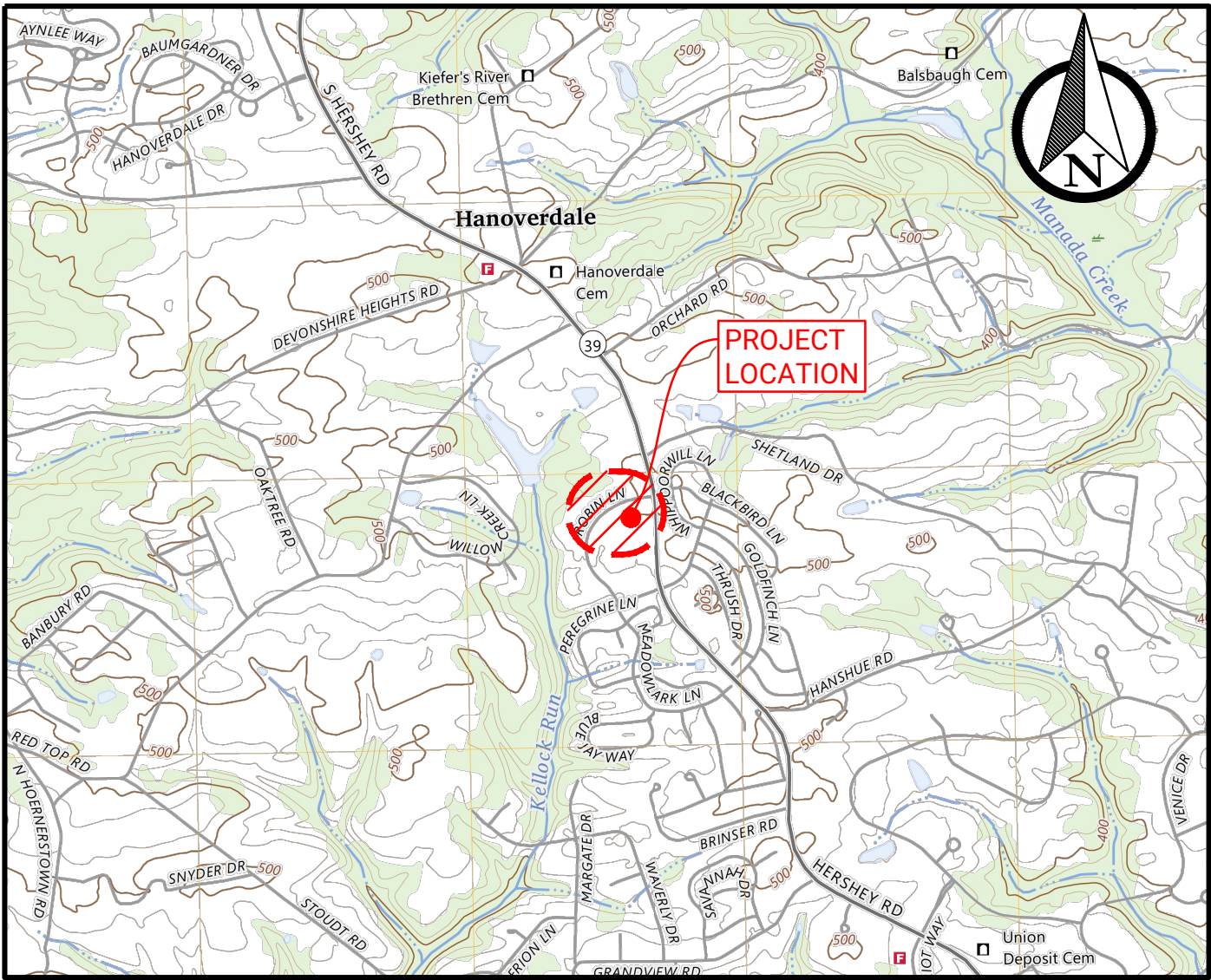
Plan No. 25-090

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 (PCP)			✓	
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 ()	✓		
	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 <i>(Signature req.)</i>		✓		
32. Dedicatory statement shown		✓		
33. Approval blocks shown <i>see note</i>		✓		
34. PADOT Highway Occupancy Permit statement shown		✓		
35. Consistency with Future Land Use plans - County plans		✓		
	Municipal plans	✓		

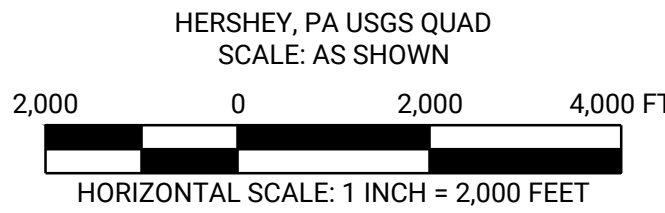
PRELIMINARY LAND DEVELOPMENT PLAT
FOR
289 HERSHEY ROAD
SOUTH HANOVER TOWNSHIP, DAUPHIN COUNTY,
PENNSYLVANIA

PENNSYLVANIA ONE CALL

1. LIVIC CIVIL HAS REQUESTED LINE AND UTILITY INFORMATION FROM THE PA ONE CALL SYSTEM (POCS)
2. POCS SERIAL NUMBER: 20252321631
DATE: AUGUST 20, 2025
3. THE FOLLOWING FACILITY OWNERS HAVE INDICATED THROUGH POCS THAT THEY HAVE FACILITIES IN THE PROJECT AREA:
- | | |
|---|--|
| UTILITY: USIC
ADDRESS: 9045 N. RIVER RD, SUITE 300
INDIANAPOLIS, IN 46240
CONTACT: JEFFREY TRUMBOWER
EMAIL: jefftrumbower@usicllc.com | UTILITY: PPL ELECTRIC UTILITIES CORPORATION
ADDRESS: 437 BLUE CHURCH RD.
PAXINOS, PA 17860
CONTACT: DOUG HAUPT
EMAIL: dlhaupt@pplweb.com |
| UTILITY: VERIZON PENNSYLVANIA LLC
ADDRESS: 1050 VIRGINIA DR
FORT WASHINGTON, PA 19034
CONTACT: DIANE REDILLA
EMAIL: diane.c.redilla@verizon.com | UTILITY: SOUTH HANOVER TWP SEWER AUTHORITY
ADDRESS: 161 PATRIOT WAY
HERSHEY, PA 17033
CONTACT: GREG WALTERS
EMAIL: gwalters@southhanover.org |
| UTILITY: PENNSYLVANIA-AMERICAN WATER CO
ADDRESS: 200 CANAL ST
HUMMELSTOWN, PA 17036
CONTACT: MICHAEL RAGER
EMAIL: michael.rager@amwater.com | UTILITY: UGI UTILITIES INC
ADDRESS: 1301 AIP DR
MIDDLETOWN, PA 17057
CONTACT: GEOFFREY FERGUSON
EMAIL: gferguson@ugi.com |
4. BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776. PA ACT 287 OF 1974, AS AMENDED, REQUIRES THREE (3) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR BLAST.



PROJECT LOCATION MAP



GENERAL NOTES

- APPLICANT/RESPONSIBLE PARTY:
SAMAR INVESTMENTS, LLC
ATTN: KHUSH BHULLAR
4 FREEDOM COURT
MECHANICSBURG, PA 17050
PHONE: 484.553.0320
- LANDOWNER:
• SAMAR INVESTMENTS, LLC
4 FREEDOM COURT
MECHANICSBURG, PA 17050
- SURVEYOR:
• LIVIC CIVIL, LLC
635 N. LOYALSOCK AVE, 2ND FLOOR
MONTOURSVILLE, PA 17754
- PROJECT LOCATION:
289 HERSHEY ROAD
HUMMELSTOWN BOROUGH, DAUPHIN COUNTY
LOCATED ALONG THE WEST SIDE OF HERSHEY ROAD (SR 39), AT THE INTERSECTION OF HERSHEY ROAD AND ROBIN LANE.
- PROJECT NARRATIVE:
SAMAR INVESTMENTS, LLC IS PROPOSING TO CONSTRUCT A 6,000 SQUARE FOOT COMMERCIAL BUILDING WITH MULTIPLE TENANTS. THE PROJECT WILL INCLUDE CONSTRUCTION OF BITUMINOUS PARKING AREAS AND DRIVEWAY WITH STORMWATER MANAGEMENT FACILITIES AND OTHER SITE FEATURES.
- SOURCE OF TITLE:
PARCEL No. 56-003-021
INSTRUMENT No. 20240014912
- NO EXISTING WETLANDS HAVE BEEN IDENTIFIED BY THE NATIONAL WETLANDS INVENTORY WEBSITE OR BY FIELD OBSERVATION.
- A PennDOT HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242 NO. 428), KNOWN AS THE "STATE HIGHWAY LAW", BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS (42043C0355D & 42043C0362D), THE PROJECT SITE IS NOT LOCATED WITHIN THE 100-YR FLOODPLAIN.
- THE PROJECT WILL BE SERVED BY PUBLIC SANITARY SEWER AND WATER.
- LIMIT OF DISTURBANCE: 1.5 ACRES / NPDES PERMIT BOUNDARY: 1.5 ACRES

STORMWATER MANAGEMENT ACCESS EASEMENT

THE OWNERS HEREBY GRANT SOUTH HANOVER TOWNSHIP AN EASEMENT AND RIGHT TO ACCESS TO INSPECT ALL OF THE STORMWATER MANAGEMENT FACILITIES AND CONTROLS AT ANY REASONABLE TIME. SOUTH HANOVER TOWNSHIP IS FURTHER HEREBY GRANTED AN EASEMENT AND RIGHT OF INGRESS AND EGRESS FOR PERSONNEL, EQUIPMENT AND MATERIALS, TO ANY AND ALL STORMWATER MANAGEMENT FACILITIES AND CONTROLS, OVER, UPON, IN, UNDER, AND THROUGH THE PROPERTY, FOR PURPOSE OF MAINTENANCE AND OR REPAIR OF THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN DUE TO FAILURE OR NEGLECT OF THE OWNER/DEVELOPER TO PERFORM THE SAME WITHIN THE REQUIRED TIME.

SOUTH HANOVER TOWNSHIP BOARD OF SUPERVISORS CERTIFICATE

APPROVED BY THE SOUTH HANOVER TOWNSHIP BOARD OF SUPERVISORS

THIS _____ DAY OF _____, 20____.

CHAIRMAN SECRETARY

SOUTH HANOVER TOWNSHIP PLANNING COMMISSION CERTIFICATE

RECOMMENDED FOR APPROVAL BY THE SOUTH HANOVER TOWNSHIP PLANNING COMMISSION

THIS _____ DAY OF _____, 20____.

CHAIRMAN SECRETARY

CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGMENT OF PLAN

COMMONWEALTH OF PENNSYLVANIA (CORPORATE)

COUNTY OF _____:

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE COMMONWEALTH AND COUNTY AFORESAID, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, KNOWN TO ME (OR SATISFACTORILY PROVEN), WHO ACKNOWLEDGED HIMSELF TO BE THE _____ OF _____

AND THAT HE AS SUCH _____, BEING AUTHORIZED TO DO SO, ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

SIGNATURE OF IDENTIFYING OWNER

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

SURVEY CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE BOUNDARY AND TOPOGRAPHICAL SURVEY DESCRIBED HEREON IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND HAS BEEN PREPARED TO THE ACCURACY REQUIRED BY THE GOVERNING ORDINANCES OF SOUTH HANOVER TOWNSHIP, LOCATED IN DAUPHIN, PENNSYLVANIA.

LIVIC CIVIL
635 N. LOYALSOCK AVE
2ND FLOOR
MONTOURSVILLE, PA 17754
TIMOTHY R MILHOLIN, P.L.S. SU-075476

DAUPHIN COUNTY RECORDER OF DEEDS CERTIFICATE

THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN DAUPHIN COUNTY,

THIS _____ DAY OF _____, 20____.

INSTRUMENT No. _____

REQUEST OF WAIVER

THE FOLLOWING WAIVER(S) FROM THE SOUTH HANOVER TOWNSHIP ORDINANCES HAVE BEEN INCLUDED AS PART OF THIS PLAN APPROVAL:

SALDO §22-512.1.H(2) STREET TREES - A PRE-APPLICATION PLAN SHALL BE SUBMITTED.

- ♦ THIS PLAN INCLUDES A WAIVER TO NOT PROVIDE STREET TREES DUE TO EXISTING SITE CONDITIONS AND PROXIMITY TO EXISTING OVERHEAD UTILITY LINES.

THE FOLLOWING WAIVER(S) FROM THE SOUTH HANOVER TOWNSHIP ORDINANCES HAVE BEEN REQUESTED AND APPROVED BY THE SOUTH HANOVER TOWNSHIP BOARD OF SUPERVISORS AT A MEETING HELD ON:

PROFESSIONAL ENGINEER'S PLAN CERTIFICATION

I, _____, A REGISTERED ENGINEER REGISTERED IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECTLY REPRESENTS THE LOTS, LAND, STREETS, ALLEYS, HIGHWAYS, AND INFRASTRUCTURE AS DESIGNED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

CATHERINE A. WILSBACH, P.E.

DATE

SOUTH HANOVER TOWNSHIP ENGINEER

APPROVED AND RECOMMENDED BY THE SOUTH HANOVER TOWNSHIP ENGINEER,

THIS _____ DAY OF _____, 20____.

TOWNSHIP ENGINEER

SOUTH HANOVER TOWNSHIP BOARD OF SUPERVISORS

APPROVED BY THE SOUTH HANOVER TOWNSHIP BOARD OF SUPERVISORS, DAUPHIN COUNTY PENNSYLVANIA, BY MOTION ADOPTED THIS _____ DAY OF _____, 20____.

CHAIR

SECRETARY

SOUTH HANOVER TOWNSHIP PLANNING COMMISSION

APPROVED AND RECOMMENDED BY THE SOUTH HANOVER TOWNSHIP PLANNING COMMISSION, THIS _____ DAY OF _____, 20____.

CHAIR

SECRETARY

DRAWING INDEX

SHEET NUMBER	SHEET TITLE
C001	COVER SHEET
C002	GENERAL INFORMATION
C101	EXISTING CONDITIONS AND DEMOLITION PLAN
C201	SITE LAYOUT PLAN
C301	PROPOSED GRADING AND STORMWATER PLAN
C501	PROFILES
C601	LANDSCAPING
C602	LIGHTING
C701	DETAILS
C702	DETAILS

DAUPHIN COUNTY PLANNING COMMISSION

APPROVED AND RECOMMENDED BY THE DAUPHIN COUNTY PLANNING COMMISSION

THIS _____ DAY OF _____, 20____.

CHAIR

SECRETARY

DAUPHIN COUNTY RECORDER OF DEEDS CERTIFICATE

DATE OF THIS PLAN
THIS PLAT IS RECORDED IN THE DAUPHIN COUNTY COURTHOUSE, HARRISBURG, PENNSYLVANIA,

THIS _____ DAY OF _____, 20____.

PLAN BOOK _____ VOLUME _____ PAGE _____

RECORDER OF DEEDS

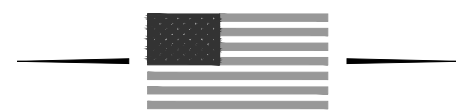


1015 MUMMA ROAD
— 2ND FLOOR —
WORMLEYSBURG, PA 17043
PHONE: 888-987-1993
www.liviccivil.com
ALL CONTENTS OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE REPRODUCED OR UTILIZED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM LIVIC CIVIL, LLC. ONLY APPROVED, SEALED PLANS SHALL BE IMPLEMENTED FOR CONSTRUCTION PURPOSES.
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PROJECT No: 1306-01
DATE: AUGUST 26, 2025
SCALE: AS SHOWN
DRAWN BY: MSI / CHECKED BY: CRP

PROJECT
289 HERSHEY ROAD

SOUTH HANOVER
TOWNSHIP
DAUPHIN
COUNTY
PENNSYLVANIA

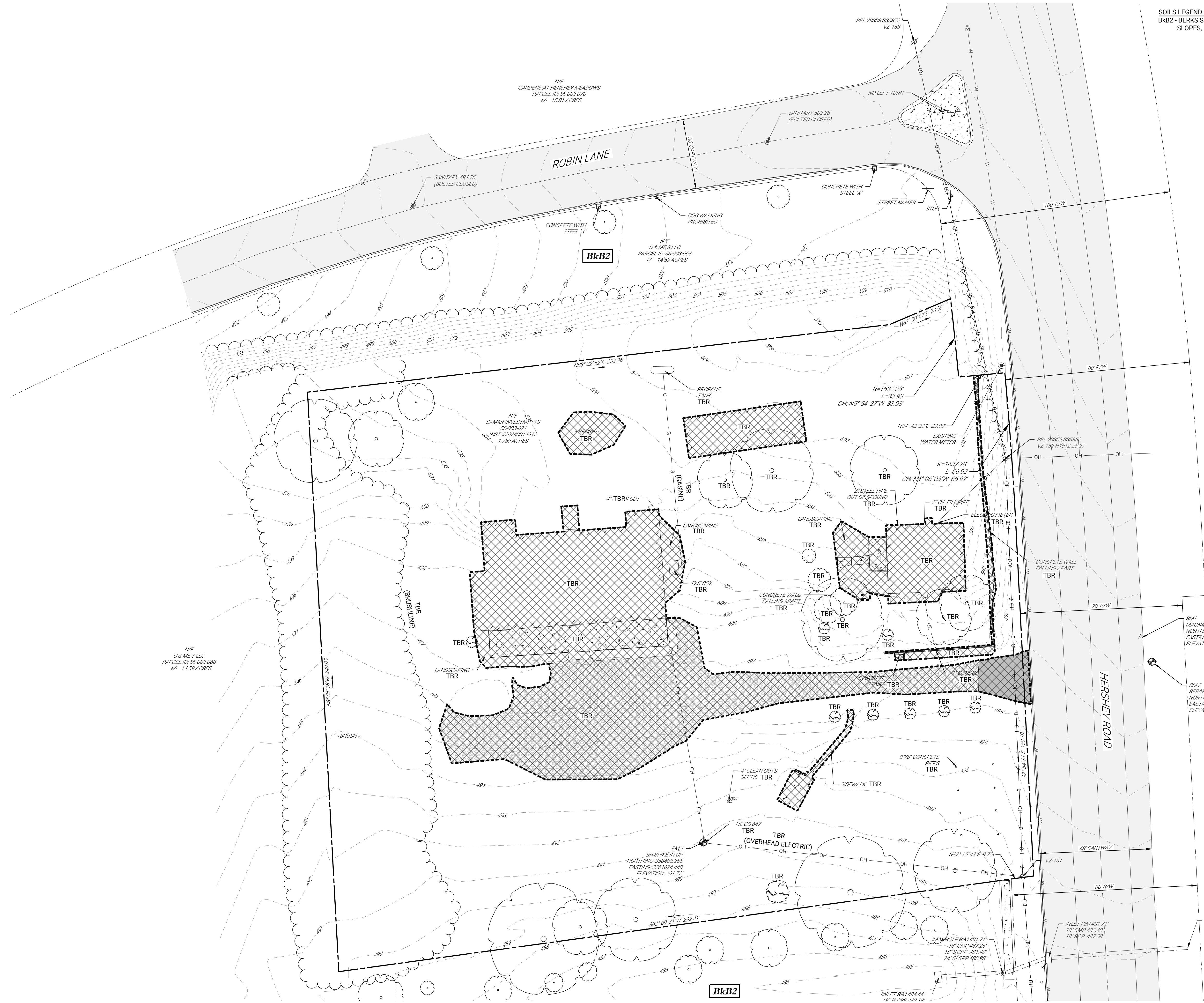


CLIENT
SAMAR
INVESTMENTS, LLC
4 FREEDOM COURT
MECHANICSBURG, PA 17050
PHONE: (484) 553-0320

SHEET TITLE

COVER SHEET

SHEET NO.
C001



SOILS LEGEND:
BkB2 - BERKS SHALY SILT LOAM, 3 TO 8% SLOPES, MODERATELY ERODED

LEGEND

- AREA OF REMOVAL
- LIMIT OF DEMOLITION
- TBR TO BE REMOVED

REV	DATE	COMMENTS	MSI	BY	CAW	CHKD
01	08/26/2025	PRELIMINARY LAND DEVELOPMENT SUBMISSION				
ISSUE / REVISIONS						

LIVIC
civil

1015 MUMMA ROAD
2ND FLOOR
WORMLEYSBURG, PA 17043
PHONE: 888-987-1993
www.liviccivil.com

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PROJECT No:	1306-01
DATE:	AUGUST 26, 2025
SCALE:	AS SHOWN
DRAWN BY:	MSI / CHECKED BY: CRP

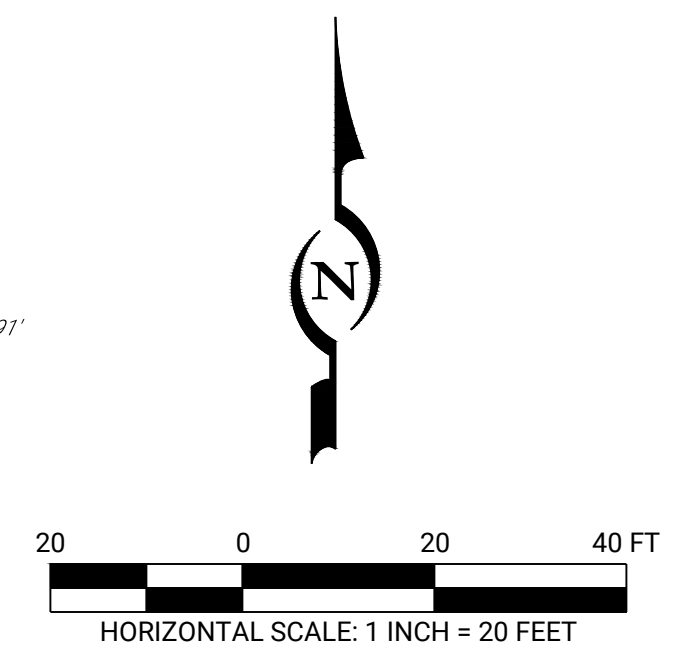
PROJECT
289 HERSHEY ROAD

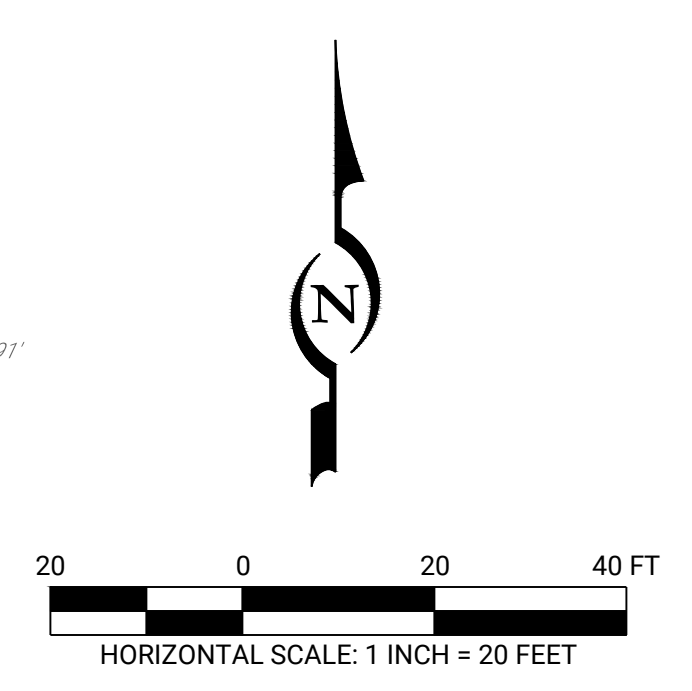
SOUTH HANOVER TOWNSHIP
DAUPHIN COUNTY
PENNSYLVANIA

CLIENT
SAMAR INVESTMENTS, LLC
4 FREEDOM COURT
MECHANICSBURG, PA 17050
PHONE: (484) 553-0320

SHEET TITLE
EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET NO.
C101





SHEET NO. C301