No: 26-095

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: West Hanover | Surveyor: Integrated Consulting | Engineer: Integrated Consulting

Plat Title: The Residence at Hershey

Zoning District: Commercial Mixed Use (CMU) | Proposed Land Use: Multi-Family Residential

Plat Status:		**Plat Type**:		**Regulations**:	
	Preliminary		Subdivision		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: 118 | Acs Subdiv/Devel: 7.87 | Total Acs: 7.87

Date Received: 9/3/26 | Staff Review: 9/17/26 | Official County Review: 9/18/26

Project Description: Multi-family residential construction and associated site improvements

Reviewed by KMD | Checked by DMK | Parcel ID 68-030-199

- *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.*

Variances Requested:

1. ZO §195-418.E.10.b Perimeter Parking Lot Landscape Strip – this is cited from the previous ZO and should be updated using the correct citation
2. ZO §195-418.E.9.a.2.c Planting Islands every 10 to 15 spaces - this is cited from the previous ZO and should be updated using the correct citation
3. ZO §195-403.B.3.b Adjacent Residential Buffer - this is cited from the previous ZO and should be updated using the correct citation

Waivers Requested:

1. None

Deferrals Requested:

1. None

Zoning:

1. All requested variances should be approved prior to the final plan being approved.
2. Off-street parking shall be provided in accordance with ZO Section 4.18. This should be reviewed by the Township Engineer for compliance.
3. Any Electric Vehicle Charging Stations are required to have a Zoning Permit and shall be in accordance with ZO Section 3.06.B.10. This should be reviewed by the Township Engineer for compliance. It is noted that there are two proposed charging stations displayed on the plan.
4. A buffer yard of 25 feet shall be required between multi-family residential uses and districts or single/two family residential uses or districts. Level One screening shall be required within the buffer yard. (ZO 4.03.B.3.a) It is noted that on sheet 11, the proposed buffer yard is only along non-residential uses or districts. GIS aerial imaging displays properties that abut the property to the south that appear to be residential use.
5. Landscaping is to be in accordance with ZO 4.03.C. This should be reviewed by the Township Engineer for compliance.
6. Lighting is to be in compliance with ZO Section 4.15. This should be reviewed by the Township Engineer for compliance. It is noted that the calculation of lumens on the back side of all the buildings are not displayed. In consideration of the adjacent residential uses, these calculations should be displayed.

Comments:

1. A separate drawing titled "The Original Property Description," depicting the outline of the property at a scale of 1 inch equals 400 feet, is required. (S&LDO §§173.2.06.A.2.a and 173.2.08.B.1)
2. The location map on the plan, having a minimum scale of one (1) inch equals one thousand (1,000) feet, is required. (S&LDO §§ 173-2.06.A.2.b, 173-2.08.B.2) The displayed location map has a scale of 1" = 800 feet. It is also required to be labeled Location Map.
3. A separate drawing having a minimum scale of 1 inch equals 50 feet horizontal and 1 inch equals 5 feet vertical titled "Driveway Profile" depicting driveway profile and drainage conditions and entry to the Street is required. (S&LDO §§173.206.A.2.c and173.2.08.B.3) It is noted that sheet 13 "Profiles" displays the access drive and emergency access drive at a scale of 1"=40 feet. This should be reviewed by the Township engineer to ensure that the profile submitted is adequate. The sheet name should be corrected to state "Driveway Profile" as required.
4. All signatures, notarizations, and certifications must be obtained prior to the plan being brought in for signing.
   a. Surveyor/engineer name, seal, and signature (S&LDO §173-2.08-B-16)
   b. Ownership & dedicatory statements with notarization (S&LDO §173-2.08-B-17)
   c. State Occupancy Permits (S&LDO §173.2.08.C.3)
   d. Erosion and sedimentation control (S&LDO §173-2.08-C-1)
   e. Stormwater management plan (S&LDO §173-2.08-C-6)
   f. DEP sewage planning module (S&LDO §173-2.08-C-2)
   g. NPDES general permit from the DCCD and/or PADEP (S&LDO §173.3.08.B)
   h. Certificates of agreement to provide service from applicable utility companies (S&LDO §173.2.08.C.16)
   i. A traffic impact study is required (S&LDO §173.6.02.A)
5. The location of existing buildings, streets, septic systems, stormwater facilities, culverts, fire hydrants, sanitary sewers, wells, and other significant man-made features located on or adjacent to the proposed lots are required to be displayed. (S&LDO §173-206.2.A.2.v, and 173-2.08.B.20)
6. Easements are required to be displayed (S&LDO §§ 173-2.06.2.A.aa, and 208.B.25). This includes easements for all utilities.
7. A certification from the Township Engineer certifying in writing that the clear sight standards have been met is required. (S&LDO §2.08.C.3.c)
8. Where Land Developments abut a Township Road, each lot must be approved by the Township Road Master, and a note shall be added to the plan: "No Building Permit will be issued until the Township Engineer has verified the sight distance" (S&LDO §173.2.08.C.4)

Design Standards

1. Commercial Mixed-Use Zoning Districts are required to comply with the standards in Compact Design (S&LDO §3.02.C). The plan does not show paths/sidewalks that connect directly to the Fitness Center or Pedestrian Walkway. The only way to connect to these locations is to traverse across a very large parking lot.
2. Surface parking shall be located behind buildings, toward the interior lots, and shall be screened from view from adjacent streets. (S&LDO §173.3.02.C.2)
3. Provide attractive streetscapes through siting of buildings with varying setbacks and roof styles. (S&LDO §173.3.02.C.5) This should be reviewed by the Township Engineer for compliance.
4. Outdoor trash dumpsters, collection areas and receptacles, and mechanical equipment not enclosed in the main structure shall be located behind buildings. (S&LDO §173.3.02.C.7) The plan displays the dumpsters in front of the buildings and along the front yard of the setback.

5. Sidewalks shall be installed in all CMU locations. (S&LDO §173.3.06.B) The plan does not display proposed sidewalks along SR39. The applicant may propose a fee in lieu for the installation of sidewalks in accordance with S&LDO §176.3.06.G.
6. Monuments and markers must be constructed in accordance with Table 3.07.13 (S&LDO §173.3.07.A)
7. If there are no wetlands existing on the property, then the certification note contained in S&LDO §173.3.09.B must be placed on the plan as stated.
8. All residential subdivisions or Land Development plans shall provide suitable open space and/or recreation land (S&LDO §173.3.16.A). Multi-family Residential developments shall provide a minimum of .06 acres for each dwelling unit. (S&LDO §173.3.16.C.1.b). Plan General Note #18 states that the applicant agrees to pay a fee in lieu of parks and recreation land; however, this does not meet the requirements of S&LDO §3.16.B. regarding exemptions and will require a recommendation from the West Hanover Township Parks and Recreation Board or from the Board of Supervisors. (S&LDO §173.3.16.G).
9. All residential land development plans shall provide suitable open space in accordance with the West Hanover Open Space development standards found in the Zoning Ordinance. (S&LDO §173.3.17.C) This should be reviewed by the Zoning Officer for compliance.

General Comments:

1. Depict (in more detail) ROW and Paving Widths of Hershey Road (SR 39) and Northstar Dr.(T-485).
2. Given the number of proposed units in the proposed plan, the applicant should demonstrate that the proposed single primary access point, supplemented by an emergency access drive, is adequate to accommodate anticipated traffic volumes and emergency response needs, particularly during peak traffic periods. The applicant should also clarify how emergency vehicles will access the proposed buildings and provide details regarding the two proposed emergency access gates, including their design, location, and accessibility for emergency response vehicles.
3. The plan should be provided to the appropriate Emergency Services Department(s) for review and comment regarding traffic circulation, emergency access, and safety concerns.
4. The plan displays encroachments from existing sand mounds from the properties located to the south of the lot. How are these encroachments going to be addressed? Are easements going to be granted?
5. It is noted that the plan displays an emergency access drive and pedestrian pathway that traverses across parcel 68-050-094 (Brynfield HOA). Has this easement been obtained? If so, the owner of the parcel should also sign the plan. Additionally, Dauphin County Property Tax maps indicate the parcel number is 68-050-095. If this is incorrectly displayed, it should be corrected on the plan.

Plan No. 26-095

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		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 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	X		
	Water mains	X		
21. Proposed man-made features shown –	Building (s)	X		
	Storm drainage facilities	X		
	Sewer disposal– public (x) on-lot ()	X		
	Water supply – public (x) well ()	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		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 *(Signature req.)*		X		
32. Dedicatory statement shown		X		
33. Approval blocks shown *(Signatures required)*		X		
34. PADOT Highway Occupancy Permit statement shown		X		
35. Consistency with Future Land Use plans -	County plans	X		
	Municipal plans	X		

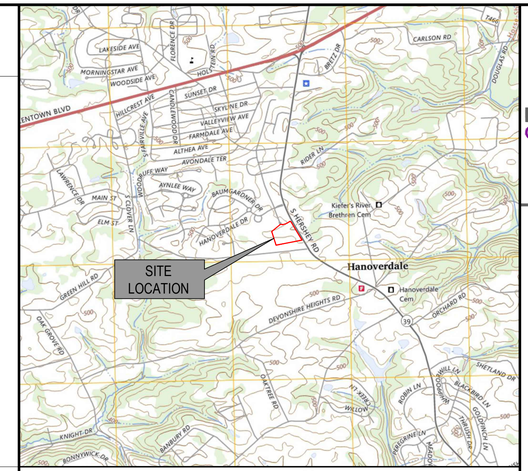
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

THE RESIDENCE AT HERSHEY
TWP ID 26-006
FOR
HERSHEY ROAD MF OWNER, LLC
WEST 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 20261680461, SUBMITTED ON 06/17/2026.

UTILITIES:

COMPANY: PPL ELECTRIC UTILITIES CORPORATION
ADDRESS: 437 BLUE CHURCH RD PAXINOS, PA. 17860
CONTACT: DOUG HAUPT
EMAIL: DLHAUPT@PPLWEB.COM

COMPANY: UGI UTILITIES INC
ADDRESS: 1301 AIP DR MIDDLETOWN, PA. 17057-5987
CONTACT: GEOFFREY FERGUSON
EMAIL: GFERGUSON@UGI.COM

COMPANY: WEST HANOVER TOWNSHIP
ADDRESS: 402 N FAIRVILLE AVENUE HARRISBURG, PA. 17112
CONTACT: RYAN SHRADLEY
EMAIL: RSHRADLEY@WESTHANOVER.COM

COMPANY: WEST HANOVER TWP WTR & SWR AUTH
ADDRESS: 7901 JONESTOWN RD HARRISBURG, PA. 17112
CONTACT: JAMIE ASTON
EMAIL: JASTON@WHTSA.COM

COMPANY: VERIZON PENNSYLVANIA LLC
CONTACT: OFFICE PERSONNEL
EMAIL: 1CALL-VERIZON-PADE@VERIZON.COM

COMPANY: PENNSYLVANIA ELECTRIC CO
ADDRESS: 341 WHITE POND DR AKRON, OH. 44320
CONTACT: MELLYSSA ADAMS
EMAIL: MADAMS@FIRSTENERGYCORP.COM

COMPANY: PENNSYLVANIA-AMERICAN WATER CO
ADDRESS: 200 CANAL ST HUMMELSTOWN, PA. 17036
CONTACT: MICHAEL RAGER
EMAIL: MICHAEL.RAGER@AMWATER.COM



SHEET INDEX

#	SHEET TITLE
01	COVER SHEET
02	GENERAL NOTES
03	EXISTING CONDITIONS PLAN
04	DEMOLITION PLAN
05	SITE PLAN
06	GRADING & DRAINAGE PLAN
07	GRADING - ADA BLOWUPS
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28	DETAILS
29	DETAILS
30	TRUCK TURN MANEUVERS
31	E&S CONTROL PLAN
32	E&S DETAILS
33	E&S DETAILS
34	E&S DETAILS

CDC	Member Name	Response	Response Date	Initials
AQ1	COMCAST	ENGINEERING COMPLETED. A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR.	6/17/2026 11:35	AAA-WEBSVC
HC	VERIZON PENNSYLVANIA LLC	CLEAR. NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION.	6/25/2026 9:56	AAA-WEBSVC
ME	METROPOLITAN EDISON CO(FIRSTENERGY	ENGINEERING COMPLETED. A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR.	6/17/2026 9:56	MBR-WEBSVC
PH	PENNSYLVANIA AMERICAN WATER	ENGINEERING COMPLETED. A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR.	6/17/2026 9:09	BLA-WEBSVC
PRD	PPL ELECTRIC UTILITIES CORPORATION	CLEAR. NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION.	6/23/2026 8:24	AAA-WEBSVC
UI	UGI UTIL HARRISBURG	ENGINEERING COMPLETED. A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR.	6/26/2026 14:53	AAA-WEBSVC
WH	WEST HANOVER TOWNSHIP	CLEAR. NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION.	6/17/2026 13:21	SK-OTM
WHW	WEST HANOVER TWP WTR & SWR AUTH	CLEAR. NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION.	6/17/2026 11:52	JL-OTM

PLAN PREPARERS

INTEGRATED CONSULTING
4 KACEY COURT
MECHANICSBURG | PA | 17055

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

LANDOWNER

ABE & ADELEH HAROUNZADEH
65 ON THE GREEN DR.
LEBANON, PA 17042

CONTACT: ABE HAROUNZADEH
TELEPHONE: 717-269-8610
EMAIL ADDRESS: REDHAR@COMCAST.NET

PARCEL NO. 68-030-199
DEED BOOK: 4789, PAGE 192
PLAN BOOK A VOL 7, PAGE 14
PLAN OF HANOVER CROSSING - LOT No 1
NET AREA: 343,066 SF / 7.88 AC.

EQUITABLE OWNER AND APPLICANT

HERSHEY ROAD MF OWNER, LLC
2950 LEWISBERRY ROAD
YORK, PA 17404

CONTACT: JOE EISENHAUER
TELEPHONE: 717-507-2753
EMAIL ADDRESS: JOE@INCHANDCO.COM

PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS TO PROPOSE FOUR (4) MULTI-FAMILY RESIDENTIAL BUILDINGS WITH 118 DWELLING UNITS, LEASING OFFICE, FITNESS CENTER, AND MISCELLANEOUS AMENITIES. THE PROJECT ALSO INCLUDES A PARKING LOT, STORMWATER MANAGEMENT, UTILITIES, LANDSCAPING AND ASSOCIATED IMPROVEMENTS SHOWN HEREIN.

VARIANCE REQUEST

THE APPLICANT IS HEREBY REQUESTING THE FOLLOWING VARIANCE(S) FROM THE WEST HANOVER TOWNSHIP ZONING ORDINANCE:

VARIANCE TYPE:
SECTION §195-418.E(10)(b) - PERIMETER PARKING LOT LANDSCAPE STRIP
SECTION §195-418.E(9)(a)(2)(c) - PLANTING ISLANDS EVERY 10 TO 15 SPACES
SECTION §195-403.B(3)(b) - ADJACENT RESIDENTIAL BUFFERING

VARIANCE CONDITIONS:

WEST HANOVER TOWNSHIP PLANNING COMMISSION

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

CHAIRMAN: _____(PRINT)

SECRETARY: _____(PRINT)

WEST HANOVER TOWNSHIP BOARD OF SUPERVISORS

THIS PLAN APPROVED BY THE BOARD OF SUPERVISORS OF WEST HANOVER TOWNSHIP THIS _____ DAY OF _____, 20___.

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

WEST HANOVER TOWNSHIP ENGINEER

THIS PLAN REVIEWED BY THE WEST HANOVER TOWNSHIP ENGINEER THIS _____ DAY OF _____, 20___.

TWP. ENGINEER: _____(PRINT)

DAUPHIN COUNTY PLANNING COMMISSION

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

CHAIRMAN: _____(PRINT)

SECRETARY: _____(PRINT)

LAND SURVEYOR'S CERTIFICATION

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

JASON MARQUISS, PLS No. SU075715 DATE

CIVIL ENGINEER'S CERTIFICATION

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

ADAM P. WHALEN, P.E. No. 087818 DATE

WETLANDS CERTIFICATION

I HEREBY CERTIFY THAT A WETLANDS STUDY WAS CONDUCTED IN ACCORDANCE WITH THE WEST HANOVER TOWNSHIP, STATE, AND FEDERAL REQUIREMENTS AND THIS PLAN ACCURATELY DEPICTS THE EXTENT OF THOSE WETLANDS.

CONSULTANT DATE

I HEREBY CERTIFY THAT I AM IN RECEIPT AND AWARE OF THE RESULTS OF THE WETLAND STUDY.

APPLICANT DATE

WEST HANOVER TOWNSHIP SWM SITE PLAN NOTE

THE OWNER OR CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH THE TOWNSHIP ENGINEER TO BE HELD AT LEAST FOUR WORKING DAYS PRIOR TO THE START OF ANY SITE CONSTRUCTION, EARTH DISTURBANCE, CLEARING OR GRUBBING. ALSO, THE OWNER OR CONTRACTOR SHALL CONTACT THE TOWNSHIP ENGINEER AT LEAST FOUR WORKING DAYS PRIOR TO THE START OF ANY SIRE CONSTRUCTION, EARTH DISTURBANCE, CLEARING OR GRUBBING TO FACILITATE CONSTRUCTION OBSERVATION.

CERTIFICATION OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN AND OFFER OF DEDICATION (PARCEL NO. 68-030-199)

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)

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

RECORDER OF DEEDS

THIS PLAN RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND FOR DAUPHIN COUNTY, PENNSYLVANIA, IN

INSTRUMENT NUMBER _____, THIS _____DAY OF_____, 20_____.

PLAN DATE

ISSUE DATE: SEPTEMBER 3, 2026

INTEGRATED CONSULTING
4 KACEY COURT
MECHANICSBURG | PA | 17055
717.386.1362
www.IntegratedConsultingLLC.com

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
THE RESIDENCE AT HERSHEY
FOR
HERSHEY ROAD MF OWNER, LLC
WEST HANOVER TOWNSHIP
DAUPHIN COUNTY

PROFESSIONAL SEAL

DRAWN	NSB
REVIEWED	AJB
SCALE	AS NOTED
DATE	09/03/2026
PROJECT NO.	26-0590
CAD FILE:	01 - LD COVERSHEET

REVISIONS NO.	DATE	DESCRIPTION

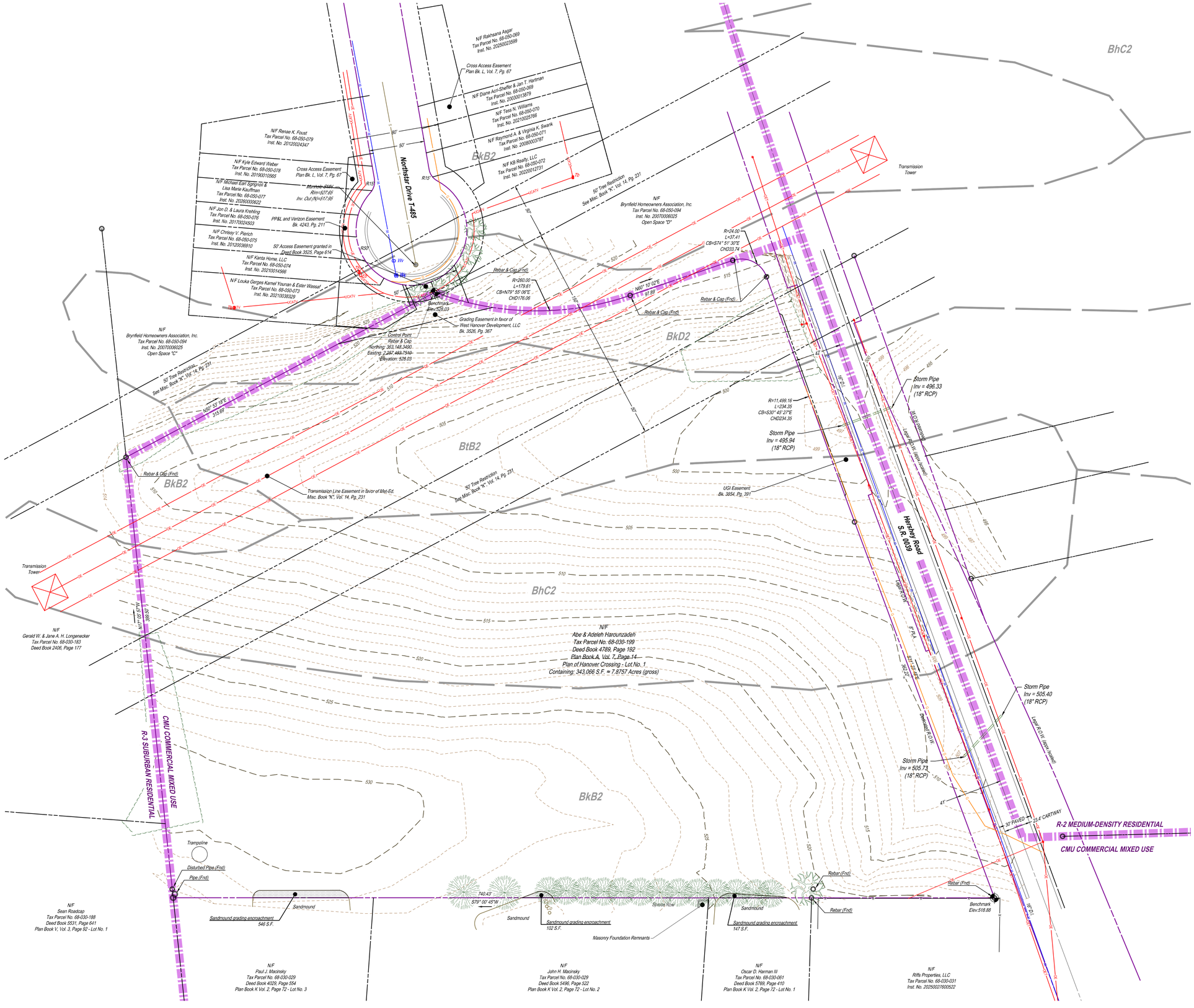
TITLE
COVER SHEET

SHEET NO.
01 of 34

D:\2026_DEFAULT_C:\USERS\DEFAULT.DESKTOP-AAE3OGN\INTEGRATED-DEVELOPMENT PARTNERS, LLC\DP - DATA\PROJECTS\2026\26-0590 HERSHEY APARTMENTS\DWG\01 - LD COVERSHEET.DWG\01 COVER SHEET

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FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.



LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING TRACT LINE
- EXISTING ADJOINER LINE
- EXISTING EASEMENT
- EXISTING PROPERTY CORNER
- 550 EXISTING MAJOR CONTOUR
- 549 EXISTING MINOR CONTOUR
- OE EXISTING OVERHEAD ELECTRIC
- OET EXISTING OVERHEAD ELECTRIC & TELEPHONE
- UCATV EXISTING UNDERGROUND ELECTRIC, CABLE & TELEPHONE
- UE EXISTING UNDERGROUND ELECTRIC
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- Eb EXISTING ELECTRIC BOX
- G EXISTING GAS LINE
- W EXISTING WATERLINE
- Wv EXISTING WATERVALVE
- S EXISTING SANITARY SEWER LINE
- EXISTING SANITARY MANHOLE
- Co EXISTING SANITARY CLEANOUT
- EXISTING STORM PIPE
- EXISTING EDGE OF MACADAM
- EXISTING STRIPING
- EXISTING EDGE OF CONCRETE
- X EXISTING FENCE
- EXISTING TREE LINE
- EXISTING TREE OR SHRUB
- BENCHMARK
- SOIL TYPE BOUNDARY LINE
- HaB SOIL OR GEOLOGY TYPE
- ZONING BOUNDARY

SURVEY NOTES

1. THIS SURVEY WAS 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 INTEGRATED CONSULTING, COMPLETED IN JULY, 2027.
3. CONTOURS AND ELEVATIONS ARE BASED ON NORTH 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. UTILITY LOCATIONS ARE BASED ON SURFACE EVIDENCE AND LIMITED PA ONE-CALL MARKINGS EVIDENT AT THE TIME OF THE FIELD SURVEY. PA ONE-CALL SERIAL NO. 20261680461 AND WAS ASSIGNED ON 01/7/2026.
6. NO PART 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 THE TOWNSHIP OF WEST HANOVER, MAP NO. 42043C0355D, EFFECTIVE DATE 08/02/2012.

SOILS INFORMATION

BeB2	BEDINGTON SHALY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
BhC2	BERKS CHANNERY SILT LOAM, 8 TO 15 PERCENT SLOPES
BkC2	BERK SHALY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
BkD2	BERKS CHANNERY SILT LOAM, 15 TO 25 PERCENT SLOPES
BtB2	BRINKERTON AND ARMAGH SILT LOAMS, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
CoB2	COMLY SILT LOAM, 2 TO 8 PERCENT SLOPES, MODERATELY ERODED

GEOLOGY INFORMATION

Ohg	GRAYWACKE OF HAMBURG FORMATION
Oh	HAMBURG SEQUENCE

N

40' 20' 0' 40'

SCALE: 1"= 40'

INTEGRATED CONSULTING

4 KACEY COURT
MECHANICSBURG | PA | 17055
717.386.1362
www.IntegratedConsultingLLC.com

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

THE RESIDENCE AT HERSHEY

FOR

HERSHEY ROAD MF OWNER, LLC

DAUPHIN COUNTY

WEST HANOVER TOWNSHIP

PROFESSIONAL SEAL

DRAWN	NSB
REVIEWED	AJB
SCALE	AS NOTED
DATE	09/03/2026
PROJECT NO.	26-0590
CAD FILE:	02 - EXISTING CONDITIONS

REVISIONS		
NO.	DATE	DESCRIPTION

TITLE

EXISTING CONDITIONS PLAN

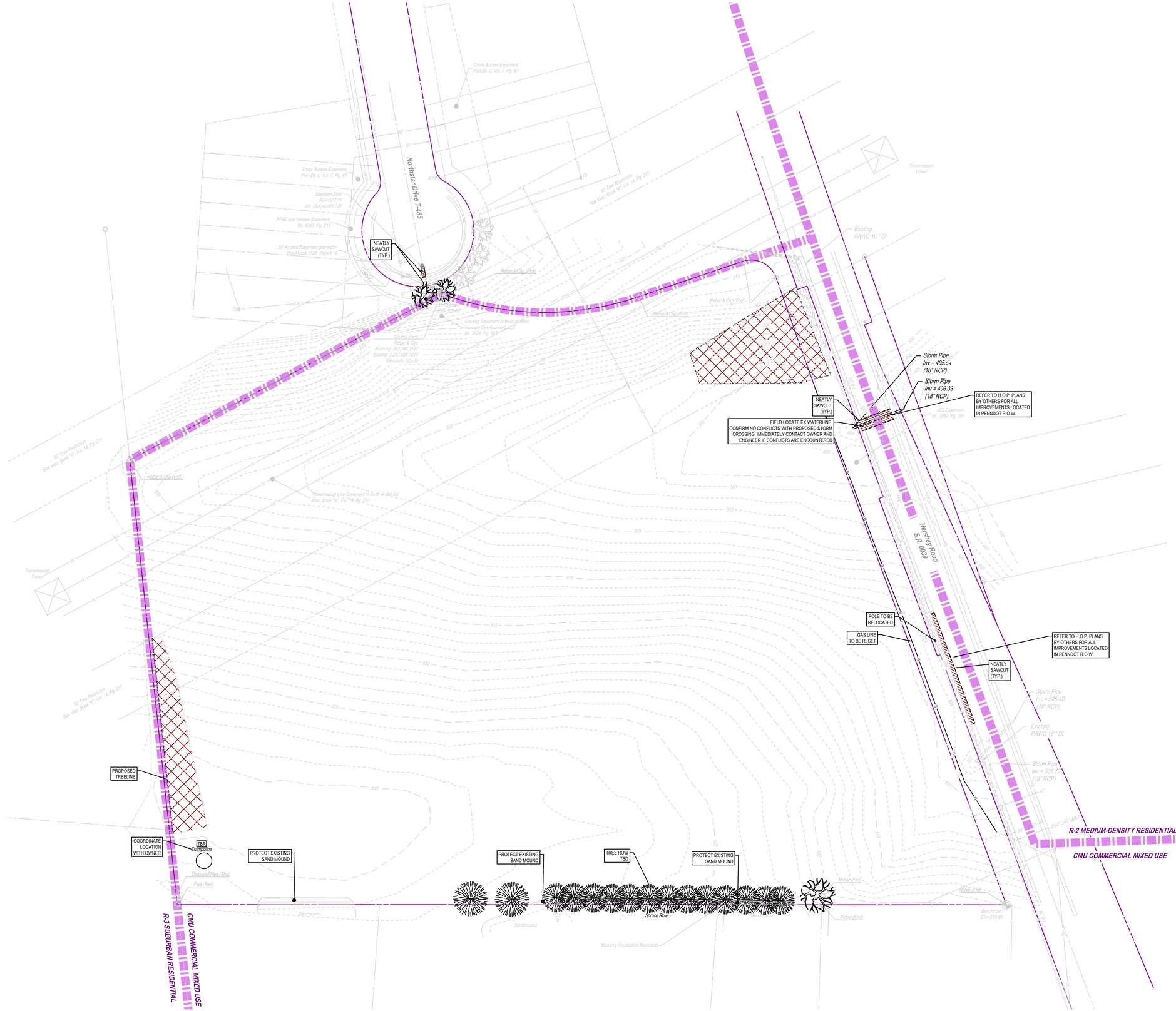
SHEET NO.

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B:\2026_DEFAULT_C:\USERS\DEFAULT.DESKTOP-AAE3OKB\INTEGRATED DEVELOPMENT PARTNERS, LLC\DP - DATA\PROJECTS\2026\26-0590 HERSHEY APARTMENTS\DWG\L02 - EXISTING CONDITIONS.DWG\03 EXISTING CONDITIONS PLAN.

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LEGEND

- DEMOLISH WOODS/VEGETATION
- DEMOLISH MACADAM
- DEMOLISH CONCRETE
- PROPOSED SAW CUT LINE
- TBD — DENOTES A FEATURE TO BE DEMOLISHED
- TBR — DENOTES A FEATURE TO BE REMOVED AND RELOCATED

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.
8. 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.
9. THE CONTRACTOR SHALL CUT AND REMOVE AT LUMINAIRE AND SIGN LOCATIONS ANY PROTRUDING CONDUITS TO 24" BELOW GRADE. THE CONTRACTOR SHALL REMOVE ALL CABLE AND CONDUCTORS FROM REMAINING LIGHTING AND SIGNING CONDUITS TO BE ABANDONED. ANY REMAINING LIGHTING TO REMAIN IN PLACE SHALL BE RECIRCUITED OR REWIRED AS NECESSARY TO REMAIN IN OPERATION.
10. 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.

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PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

THE RESIDENCE AT HERSHEY

FOR

HERSHEY ROAD MF OWNER, LLC

WEST HANOVER TOWNSHIP — DAUPHIN COUNTY

PROFESSIONAL SEAL

DRAWN	NSB
REVIEWED	AJB
SCALE	AS NOTED
DATE	09/03/2026
PROJECT NO.	26-0590
CAD FILE: 03 - DEMOLITION PLAN	

REVISIONS

NO.	DATE	DESCRIPTION

TITLE

DEMOLITION PLAN

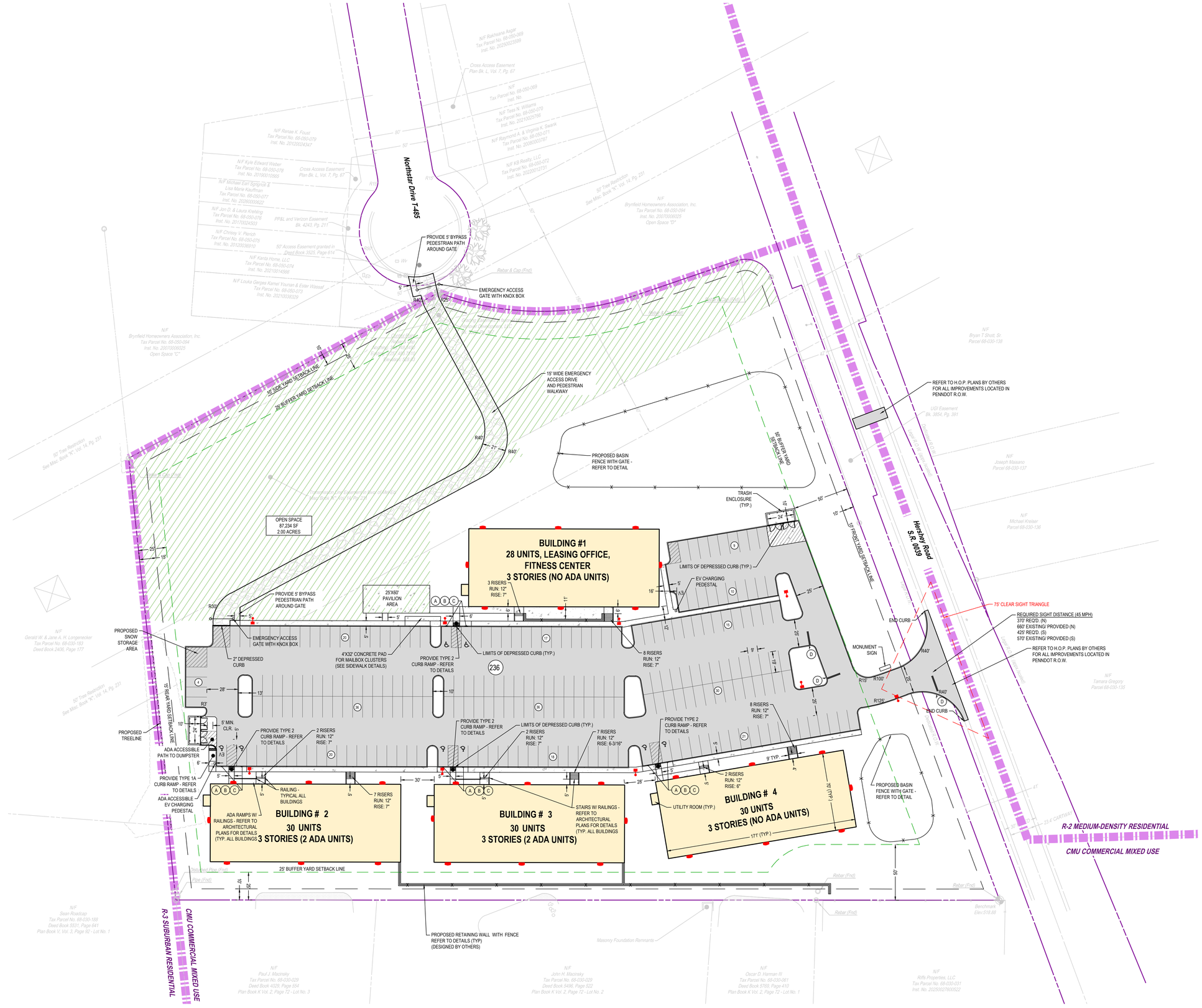
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LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED YARD SETBACK LINE
- PROPOSED LANDSCAPE BUFFER LINE
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED STANDARD DUTY PAVEMENT
- PROPOSED STONE/GRAVEL
- (2) PROPOSED PARKING TOTAL
- PROPOSED STRIPING
- PROPOSED HANDICAP PARKING SPACE
- PROPOSED LIGHT STANDARDS
- PROPOSED CURB
- PROPOSED CHAINLINK BASIN/WALL FENCE
- PROPOSED WALL
- (A) SITE SIGN
- PROPOSED OPEN SPACE
- PROPOSED CLEAR SIGHT TRIANGLE

SIGN SCHEDULE

NO.	DOT NO./ SIGN SIZE	LEGEND	QTY.
A	R7-8 12"x18"	RESERVED PARKING	8
B	R7-8P 6"x12"	VAN ACCESSIBLE	8
C	R7-8F 12"x18"	VIOLATORS SUBJECT TO FINE AND TOWING MIN. FINE $50 MAX. FINE $200	8
D	R1-1 30"x30"	STOP	3

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 BUILDINGS, 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. THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED OR SHOWN ON THE CONTRACT DRAWINGS.
8. 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

9. 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.
10. PAVEMENT MARKINGS SHALL BE HOT APPLIED TYPE IN ACCORDANCE WITH STATE DOT SPECIFICATIONS, UNLESS WHERE EPOXY RESIN PAVEMENT MARKINGS ARE INDICATED. REFER TO APPLICABLE DETAIL(S).
11. 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.
12. 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.
13. 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.
14. CURB RADII ARE 5' UNLESS OTHERWISE SPECIFIED.

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DAUPHIN COUNTY

WEST HANOVER TOWNSHIP

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SCALE	AS NOTED
DATE	09/03/2026
PROJECT NO.	26-0590
CAD FILE:	06 - SITE PLAN

REVISIONS NO.	DATE	DESCRIPTION

TITLE

SITE PLAN

SHEET NO.

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LEGEND

- PROPOSED MAJOR CONTOUR (310)
- PROPOSED MINOR CONTOUR (309)
- PROPOSED SPOT ELEVATION (307.66)
- PROPOSED SPOT ELEVATION: FINISHED GRADE @ TOP OF CURB / FINISHED GRADE @ BOTTOM OF CURB (TC 310.17 / BC 309.50)
- PROPOSED SPOT ELEVATION: FINISHED GRADE @ TOP OF WALL / FINISHED GRADE @ BOTTOM OF WALL (TW 313.00 / BW 309.50)
- PROPOSED SPOT ELEVATION: HIGH POINT OR LOW POINT (H.P. 310.20)
- PROPOSED SLOPE ARROWS (1.0% / 3:1)
- PROPOSED RIDGE LINE (RIDGE)
- PROPOSED STORM PIPE
- PROPOSED STORM MANHOLE STRUCTURE
- PROPOSED STORM INLET STRUCTURE
- PROPOSED STORM STRUCTURE W/ WATER QUALITY INSERT/SNOUT, BIO-SKIRT(S) AND BOTTOM SUMP - REFER TO DETAILS
- PROPOSED UNDERDRAIN (UD)
- PROPOSED ROOF DRAIN (RD)
- PROPOSED CLEANOUT (CO)
- PROPOSED DOWNSPOUT (DS)
- PROPOSED RIPRAP APRON
- PROPOSED SUBSURFACE BASIN - REFER TO PROFILE & DETAILS
- CLAY CORE
- TEST LOCATION (TP)

GRADING & DRAINAGE NOTES

1. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO SEDIMENT AND EROSION CONTROL PLAN FOR LIMIT OF DISTURBANCE AND EROSION CONTROL NOTES.
2. TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR USE IN FINAL LANDSCAPING.
3. THE CONTRACTOR SHALL COMPACT FILL IN LIFT THICKNESS PER THE GEOTECHNICAL REPORT UNDER ALL PARKING, BUILDING, DRIVE, AND STRUCTURE AREAS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS REQUIRED BY THE GEOTECHNICAL ENGINEER.
4. UNDERDRAINS SHALL BE ADDED, IF DETERMINED NECESSARY IN THE FIELD BY THE OWNER/GEOTECHNICAL ENGINEER, AFTER SUBGRADE IS ROUGH GRADED.
5. UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY PROVIDER AND GOVERNING AUTHORITY STAFF REVIEW.
6. THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY PROVIDERS FOR SERVICE INSTALLATIONS AND CONNECTIONS. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY PROVIDERS AND SHALL PAY ALL FEES FOR CONNECTIONS, DISCONNECTIONS, RELOCATIONS, INSPECTIONS, AND DEMOLITION UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATIONS MANUAL AND/OR GENERAL CONDITIONS OF THE CONTRACT.
7. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
8. THE CONTRACTOR SHALL COMPACT THE PIPE BACKFILL IN 8" LIFTS ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED PER THE TRENCH DETAILS AND IN AREAS OF ROCK EXCAVATION.
9. CONTRACTOR TO PROVIDE STEEL SLEEVES AND ANNULAR SPACE SAND FILL FOR UTILITY PIPE AND CONDUIT CONNECTIONS UNDER FOOTINGS.
10. BUILDING UTILITY PENETRATIONS AND LOCATIONS ARE SHOWN FOR THE CONTRACTOR'S INFORMATION AND SHALL BE VERIFIED WITH THE BUILDING MEP, STRUCTURAL, AND ARCHITECTURAL DRAWINGS AND WITH THE OWNER'S CONSTRUCTION MANAGER.
11. A ONE-FOOT MINIMUM VERTICAL CLEARANCE BETWEEN WATER, GAS, ELECTRICAL, AND TELEPHONE LINES AND STORM PIPING SHALL BE PROVIDED. A SIX-INCH MINIMUM CLEARANCE SHALL BE MAINTAINED BETWEEN STORM PIPING AND SANITARY SEWER WITH A CONCRETE ENCASEMENT. AN 18-INCH TO 6-INCH VERTICAL CLEARANCE BETWEEN SANITARY SEWER PIPING AND STORM PIPING SHALL REQUIRE CONCRETE ENCASEMENT OF THE PROPOSED PIPING.
12. SITE CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC., AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING STUB OUTS, INCLUDING ROOF/FOOTING DRAIN CONNECTIONS TO ROOF LEADERS AND TO STORM DRAINAGE SYSTEM.
13. PIPING SHALL BE LAID FROM DOWNGRADIENT END OF PIPE RUN IN AN UPGRADIENT DIRECTION WITH BELL END FACING UPGRADE IN THE DIRECTION OF PIPE LAYING.

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PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

THE RESIDENCE AT HERSHEY

FOR

HERSHEY ROAD MF OWNER, LLC

WEST HANOVER TOWNSHIP — DAUPHIN COUNTY

PROFESSIONAL SEAL

DRAWN	NSB
REVIEWED	AJB
SCALE	AS NOTED
DATE	09/03/2026
PROJECT NO.	26-0590
CAD FILE:	07 - GRADING PLAN

REVISIONS

NO.	DATE	DESCRIPTION

TITLE

GRADING & DRAINAGE PLAN

SHEET NO.

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LEGEND

- PROPOSED WATER LINE (W)
- PROPOSED WATER VALVE (WV)
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER LINE (S)
- PROPOSED SANITARY FORCEMAIN LINE (FM)
- PROPOSED SANITARY MANHOLE
- PROPOSED CLEANOUT (CO)
- PROPOSED UTILITY POLE
- PROPOSED UNDERGROUND ELECTRIC, TELECOMMUNICATION & CABLE LINE (ETC)
- PROPOSED GAS LINE (G)

UTILITY NOTES

1. UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY PROVIDER AND GOVERNING AUTHORITY STAFF REVIEW.
2. THE CONTRACTOR SHALL ENSURE THAT ALL UTILITY PROVIDERS AND GOVERNING AUTHORITY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET. THE CONTRACTOR SHALL PERFORM PROPER COORDINATION WITH THE RESPECTIVE UTILITY PROVIDER.
3. THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY PROVIDERS FOR SERVICE INSTALLATIONS AND CONNECTIONS. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY PROVIDERS AND SHALL PAY ALL FEES FOR CONNECTIONS, DISCONNECTIONS, RELOCATIONS, INSPECTIONS, AND DEMOLITION UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATIONS MANUAL AND/OR GENERAL CONDITIONS OF THE CONTRACT.
4. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
5. SANITARY LATERAL SHALL MAINTAIN (10' MIN. HORIZONTAL 1.5' VERTICAL MIN.) SEPARATION DISTANCE FROM WATER LINES, OR ADDITIONAL PROTECTION MEASURES WILL BE REQUIRED WHERE PERMITTED, WHICH SHALL INCLUDE CONCRETE ENCASEMENT OF PIPING UNLESS OTHERWISE DIRECTED BY THE UTILITY PROVIDERS AND CIVIL ENGINEER.
6. THE CONTRACTOR SHALL COMPACT THE PIPE BACKFILL IN 8" LIFTS ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED PER THE TRENCH DETAILS AND IN AREAS OF ROCK EXCAVATION.
7. CONTRACTOR TO PROVIDE STEEL SLEEVES AND ANNULAR SPACE SAND FILL FOR UTILITY PIPE AND CONDUIT CONNECTIONS UNDER FOOTINGS.
8. BUILDING UTILITY PENETRATIONS AND LOCATIONS ARE SHOWN FOR THE CONTRACTOR'S INFORMATION AND SHALL BE VERIFIED WITH THE BUILDING MEP, STRUCTURAL, AND ARCHITECTURAL DRAWINGS AND WITH THE OWNER'S CONSTRUCTION MANAGER.
9. A ONE-FOOT MINIMUM VERTICAL CLEARANCE BETWEEN WATER, GAS, ELECTRICAL, AND TELEPHONE LINES AND STORM PIPING SHALL BE PROVIDED. A SIX-INCH MINIMUM CLEARANCE SHALL BE MAINTAINED BETWEEN STORM PIPING AND SANITARY SEWER WITH A CONCRETE ENCASEMENT. AN 18-INCH TO 6-INCH VERTICAL CLEARANCE BETWEEN SANITARY SEWER PIPING AND STORM PIPING SHALL REQUIRE CONCRETE ENCASEMENT OF THE PROPOSED PIPING.
10. GRAVITY SANITARY SEWER PIPING AND PRESSURIZED WATERLINES SHALL BE LOCATED IN SEPARATE TRENCHES AT LEAST 10 FEET APART WHENEVER POSSIBLE. WHEN INSTALLED IN THE SAME TRENCH, THE WATER PIPE SHALL BE LAID ON A TRENCH BENCH AT LEAST 18 INCHES ABOVE THE TOP OF THE SANITARY SEWER PIPE AND AT LEAST 12 INCHES (PREFERABLY 18 INCHES) FROM THE SIDE OF THE SANITARY SEWER PIPE TRENCH.
11. SITE CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC., AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING STUB OUTS, INCLUDING ROOF/FOOTING DRAIN CONNECTIONS TO ROOF LEADERS AND TO STORM DRAINAGE SYSTEM.
12. ELECTRIC, AND TELECOMMUNICATIONS SERVICES SHALL BE INSTALLED UNDERGROUND. THE CONTRACTOR SHALL PROVIDE AND INSTALL AND BACKFILL PVC CONDUITS FOR TELECOMMUNICATIONS SERVICE, PVC CONDUITS FOR ELECTRIC SERVICE PRIMARY, PVC CONDUITS FOR ELECTRICAL SECONDARY PER BUILDING ELECTRICAL PLANS, (SCHEDULE 80 UNDER PAVEMENT, SCHEDULE 40 IN NON PAVEMENT AREAS), SERVICES MAY BE INSTALLED IN A COMMON TRENCH WITH 12" CLEAR SPACE BETWEEN. MINIMUM COVER IS 36" ON ELECTRIC CONDUITS, AND 24" ON TELECOMMUNICATIONS CONDUITS. SERVICES SHALL BE MARKED WITH MAGNETIC LOCATOR TAPE AND SHALL BE BEDDED, INSTALLED, AND BACKFILLED IN ACCORDANCE WITH ELECTRIC UTILITY PROVIDER, AND TELECOMMUNICATIONS COMPANY STANDARDS. GALVANIZED STEEL ELECTRICAL CONDUIT SHALL BE USED AT POLE AND TRANSFORMER LOCATIONS. INSTALL HANDHOLES AS REQUIRED TO FACILITATE INSTALLATION AND AS REQUIRED BY UTILITY PROVIDER. INSTALL TRAFFIC LOAD QUALIFIED HANDHOLES IN VEHICULAR AREAS. INSTALL CONCRETE ENCASEMENT ON PRIMARY ELECTRIC CONDUITS IF REQUIRED BY ELECTRIC UTILITY PROVIDER.
13. ALL WATER LINES TO HAVE A MINIMUM COVER OF 4 FEET.
14. ALL WATER MAINS, WATER SERVICES AND SANITARY SEWER LATERALS SHALL CONFORM TO THE APPLICABLE WATER UTILITY PROVIDER SPECIFICATIONS, AND TO THE APPLICABLE SANITARY SEWER PROVIDER SPECIFICATIONS, AS WELL AS TO OTHER APPLICABLE INDUSTRY CODES (AWWA) AND PROJECT SPECIFICATIONS FOR POTABLE WATER SYSTEMS, AND FOR SANITARY SEWER SYSTEMS.
15. PIPING SHALL BE LAID FROM DOWNGRADIENT END OF PIPE RUN IN AN UPGRADIENT DIRECTION WITH BELL END FACING UPGRADE IN THE DIRECTION OF PIPE LAYING.

BUILDING #1
28 UNITS, LEASING OFFICE,
FITNESS CENTER
3 STORIES (NO ADA UNITS)
FFE:522.00

BUILDING # 2
30 UNITS
3 STORIES (2 ADA UNITS)
FFE:530.00

BUILDING # 3
30 UNITS
3 STORIES (2 ADA UNITS)
FFE:524.00

BUILDING # 4
30 UNITS
3 STORIES (NO ADA UNITS)
FFE:518.25

Northstar Drive T-485

Hershey Road
S.R. 0039

SANITARY SEWER PUMP STATION

176 LF 8" SLCPP @ 1.0%
8" SLCPP @ 1.0%
30 LF 8" SLCPP @ 1.5%
172 LF 8" SLCPP @ 1.0%
86 LF 8" SLCPP @ 1.0%
170 LF 8" SLCPP @ 1.0%
20 LF 8" SLCPP @ 1.2%
190 LF 8" SLCPP @ 1.0%

4" DOMESTIC WATERLINE (TYP.)
6" D.I.P. WATERLINE
6" WYE
6"X4" WYE
6"x6"x4" TEE
22.5° BEND
45° BEND
PROPOSED FIRE HYDRANT (PRIVATE)
PROVIDE AIR RELEASE VALVE
MASTER WATER METER VAULT
CONNECT TO EXISTING 16" WATER MAIN - COORDINATE W/ SERVICE PROVIDER
1 - 16"xX" TAPPING SLEEVE
1 - x" TAPPING VALVE
REFER TO H.O.P. PLANS BY OTHERS FOR ALL IMPROVEMENTS LOCATED IN PENNDOT R.O.W.
RELOCATED GAS LINE - COORDINATE WITH UTILITY COMPANY
PROPOSED POLE
1.5' HIGH GABION BASKET FOREBAY
SMH-1
SMH-2
SMH-3
TP-1
TP-2
TP-3
TP-4
TP-5
TP-6
TP-7
TP-8
25'X60' PAVILION AREA
Existing PAWC 16 " DI
Transmission Tower
Cross Access Easement Plan Bk. L, Vol. 7, Pg. 67
50' Tree Retention See Misc. Book "K" Vol. 14, Pg. 231
PP&L and Verizon Easement Bk. 4243, Pg. 211
50' Access Easement granted in Deed Book 3525, Page 614
Access Easement in favor of West Hanover Development, LLC Misc. Bk. 387
UGI Easement Bk. 3654, Pg. 391
Rebar & Cap (Found)
Rebar & Cap (Set)
Disturbed Area (Typ.)
Sandmound
Sandmound
Masonry Foundation Remnants
Benchmark Elev=518.68
Rebar (Fnd)
Rebar (Set)
Existing PAWC 16 " DI
Existing 214 CARTWA

N
40' 20' 0' 40'
SCALE: 1"= 40'

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PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

THE RESIDENCE AT HERSHEY

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WEST HANOVER TOWNSHIP DAUPHIN COUNTY

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REVIEWED	AJB
SCALE	AS NOTED
DATE	09/03/2026
PROJECT NO.	26-0590
CAD FILE:	08 - UTILITY PLAN

REVISIONS

NO.	DATE	DESCRIPTION

TITLE

UTILITY PLAN

SHEET NO.

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LEGEND

EXISTING PROPERTY LINE
EXISTING RIGHT-OF-WAY LINE
PROPOSED STORM/DRAINAGE EASEMENT

1. THE TOWNSHIP SHALL HAVE THE RIGHT OF ACCESS TO ALL EASEMENTS FROM A PUBLIC OR PRIVATE RIGHT-OF-WAY.

Line Table		
Line #	Length	Direction
L1	38.580	S21° 27' 00.55"W
L2	672.103	S79° 09' 12.61"W
L3	20.000	N10° 42' 45.19"W
L4	171.170	N79° 09' 12.61"E
L5	70.000	N10° 50' 47.39"W
L6	171.170	S79° 09' 12.61"W
L7	20.000	N10° 50' 47.39"W
L8	174.946	N79° 09' 12.61"E
L9	72.397	N0° 09' 14.47"W
L10	50.486	N15° 00' 43.32"W
L11	155.642	N0° 20' 10.11"E
L12	15.000	N89° 39' 49.89"W
L13	20.219	N30° 19' 14.83"W
L14	50.054	N59° 40' 45.17"E
L15	113.582	N39° 28' 38.84"W
L16	20.000	N50° 31' 21.16"E
L17	116.805	S39° 28' 38.84"E
L18	268.107	N59° 40' 45.17"E
L20	313.848	S31° 23' 48.40"E
L21	175.025	S79° 09' 12.61"W
L22	30.567	N0° 42' 31.22"W
L23	50.300	N15° 00' 43.32"W
L24	96.568	N0° 20' 10.11"E
L25	76.519	N59° 32' 42.39"E
L26	113.610	N79° 09' 12.61"E
L27	46.287	S12° 46' 49.44"E
L28	122.039	S20° 17' 54.08"E
L29	55.070	N81° 43' 06.47"W
L30	39.569	N14° 51' 42.62"W
L31	20.000	S75° 08' 17.38"W
L32	46.211	S14° 51' 42.62"E
L33	24.254	S15° 19' 34.63"E
L34	20.000	N74° 40' 25.37"E
L35	8.929	N15° 19' 34.63"W
L36	61.101	S81° 43' 06.47"E
L37	60.951	S69° 24' 56.42"W
L38	70.000	S10° 50' 47.39"E
L39	171.170	S79° 09' 12.61"W
L40	70.000	N10° 50' 47.39"W
L41	171.170	N79° 09' 12.61"E
L42	69.998	S20° 35' 03.58"E
L43	171.166	S69° 24' 56.42"W
L44	69.998	N20° 35' 03.58"W
L45	171.166	N69° 24' 56.42"E

INTEGRATED CONSULTING
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717.386.1362
www.IntegratedConsultingLLC.com

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

THE RESIDENCE AT HERSHEY

FOR

HERSHEY ROAD MF OWNER, LLC

WEST HANOVER TOWNSHIP DAUPHIN COUNTY

PROFESSIONAL SEAL

DRAWN	NSB
REVIEWED	AJB
SCALE	AS NOTED
DATE	09/03/2026
PROJECT NO.	26-0590
CAD FILE:	09 - EASEMENT PLAN

REVISIONS

NO.	DATE	DESCRIPTION

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EASEMENT PLAN

SHEET NO.

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LEGEND

- PROPOSED BASIN SEED MIXTURE & PLUGS
- PROPOSED MEADOW SEED MIXTURE
- PROPOSED LANDSCAPE BUFFER
- PROPOSED CLEAR SIGHT TRIANGLE
- PARKING AREA USED FOR INTERIOR LANDSCAPING CALCULATIONS

PLANT SCHEDULE PLAN

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	MATURE SIZE	ROOT	NOTES
DECIDUOUS TREES						
	AO	8	Acer rubrum 'October Glory' October Glory Red Maple	2.5"cal	B&B	6' Br./Full heads
	CF	53	Cornus florida Flowering Dogwood	2.5"cal	B&B	6' Br./Full heads
	FG	7	Fagus grandifolia American Beech	2.5"cal	B&B	6' Br./Full heads
	LT	14	Liriodendron tulipifera Tulip Poplar	2.5"cal	B&B	6' Br./Full heads
EVERGREEN TREES						
	JE	13	Juniperus virginiana Eastern Redcedar	8'	B&B	Full to ground
	PA	13	Picea abies Norway Spruce	8'	B&B	Full to ground
	PS	12	Pinus strobus White Pine	8'	B&B	Full to ground
SYMBOL	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CALIPER/ SIZE**	**ROOT**	**NOTES**
SHRUBS						
	FG2	15	Fothergilla gardenii Dwarf Fothergilla	18-24"	2 gal	Full, matching plants
	IW	4	Ilex verticillata Winterberry	18-24"	2 gal	Full, matching plants
	KL	69	Kalmia latifolia Mountain Laurel	18-24"	2 gal	Full, matching plants

PROVIDE MEADOW SEED MIXTURE. REFER TO LANDSCAPE DETAILS FOR ERNMX-156

PROVIDE BASIN SEED MIXTURE & PLUGS. REFER TO LANDSCAPE DETAILS FOR ERNMX-183 BASIN SEED MIXTURE & THE BASIN PLUG PLANTING SCHEDULE

25' LANDSCAPE BUFFER ALONG ADJACENT RESIDENTIAL USE

BUILDING #1
28 UNITS, LEASING OFFICE, FITNESS CENTER
3 STORIES (NO ADA UNITS)

BUILDING # 2
30 UNITS
3 STORIES (2 ADA UNITS)

BUILDING # 3
30 UNITS
3 STORIES (2 ADA UNITS)

BUILDING # 4
30 UNITS
3 STORIES (NO ADA UNITS)

8' PERIMETER PARKING LOT LANDSCAPE STRIP

50' LANDSCAPE BUFFER ALONG ARTERIAL STREET

PARKING AREA 82,801 SF

PROPOSED FIRE HYDRANT (PRIVATE)

PROPOSED TREELINE

LEVEL 1 SCREENING

LEVEL 3 SCREENING

75' CLEAR SIGHT TRIANGLE

REFER TO H.O.P. PLANS BY OTHERS FOR ALL IMPROVEMENTS LOCATED IN PENNDOT R.O.W.

1.5' HIGH GABION BASKET FOREBAY

PROVIDE MEADOW SEED MIXTURE. REFER TO LANDSCAPE DETAILS FOR ERNMX-156.

PROVIDE BASIN SEED MIXTURE & PLUGS. REFER TO LANDSCAPE DETAILS FOR ERNMX-183 BASIN SEED MIXTURE & THE BASIN PLUG PLANTING SCHEDULE.

50' LANDSCAPE BUFFER ALONG ADJACENT NON-RESIDENTIAL USE

25' LANDSCAPE BUFFER ALONG ADJACENT RESIDENTIAL USE

R-3 SUBURBAN RESIDENTIAL

CMU COMMERCIAL MIXED USE

R-2 MEDIUM-DENSITY RESIDENTIAL

CMU COMMERCIAL MIXED USE

Northstar Drive T-485

Hershey Road SR 0039

SCALE: 1"= 40'

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CAD FILE:	10 - LANDSCAPE PLAN

REVISIONS

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TITLE

LANDSCAPE PLAN

SHEET NO.

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