



We answer to you.

5031 Richard Lane, Suite 111, Mechanicsburg, PA 17055 • Phone: (800) 738-8395
E-mail: rettew@rettew.com • Website: rettew.com

Engineers

Environmental
Consultants

Surveyors

Landscape
Architects

Safety
Consultants

July 30, 2024

South Hanover Township
Planning Commission
111 West Third Street
Hershey, PA 17033

RE: Grandview Homes
Preliminary Subdivision Plan Completeness Review
Review No. 1
RETTEW Project No. 0259402114

Dear Planning Commission:

We have completed our review of the above-referenced plan as prepared by LIVIC Civil. Our review was of the following information:

1. 96 plan sheets dated July 10, 2024
2. Post Construction Stormwater Management Report dated July 2024
3. Miscellaneous supporting documentation.

COMPLETENESS REVIEW

1. Section 301.2.A.1 – Subdivisions having 10 lots, or more are strongly recommended to submit a sketch plan; however, all pertinent data required for a sketch plan shall be contained within the plan submitted for review.
The applicant submitted a preliminary residential subdivision plan without presenting a sketch plan to the Planning Commission. It is not a requirement to submit a sketch plan, only recommended.
2. Sections 301.3.A, 301.3.B, 301.3.C. – Prior to submitting a subdivision or land development plan to the Planning Commission, the applicant shall consult with the Dauphin County Conservation District and obtain the information necessary to prepare plans and permits as required by Sections A, B, and C.
What is the status of the erosion and sedimentation control plan?
3. Sections 301.4.A, 301.4.B – Prior to submitting a subdivision or land development plan to the Planning Commission, the applicant shall review the South Hanover Township Official Sewage Plan, Act 537, as amended, and determine the sewer management district to be affected.
The applicant shall address Sections A and B.
4. Section 301.5.B – Prior to submitting a subdivision or land development plan to the Planning Commission, the applicant shall meet the requirements of the Pennsylvania Code, Title 25, Chapter 71, "Administration of the Sewage Facilities Program," by submitting a completed "Sewage Facilities Planning Module."
A completed Sewage Facilities Planning Module has not been submitted.

5. Section 301.13 – The Planning Commission will submit copies of the submission together with all accompanying or supporting data to:
301.13.C – All affected public utilities who shall be requested to make recommendations regarding the suitability of any utility easement.
301.13.D – The local office of the Department of Transportation where the subdivision or land development will front an existing or proposed state highway or has a proposed street entering such highway.
Plan needs to be submitted to the affected public utilities and PennDOT.
6. Section 301.15 – A water supply determination shall be submitted for all subdivisions having 15 dwelling units or more and for all land development plans and shall be prepared by a registered professional engineer.
A water supply determination shall be submitted to the Township.
7. Section 301.16 – Space for park and recreation facilities meeting the requirements of this chapter shall be submitted for all subdivisions having 30 lots or more.
8. Sections 302.3, 303.10 – All subdivision plans, and land development plans containing 50 dwelling units or more shall be submitted by the applicant to the Lower Dauphin School District for determination by the district of the effect that the proposed subdivision or land development will have on the school district.
Has a copy of the plan been submitted to the Lower Dauphin School District?
9. Sections 302.7, 303.10 – All residential developments or subdivisions containing 20 or more dwelling units or residential lots and all nonresidential developments (with the exception of agricultural development) that generate 50 or more new peak hour trips as defined by the ITE Highway Capacity Manual shall provide a traffic impact study in accordance with the requirements set forth in Article IIIA of this chapter.
A traffic impact study was not submitted.
10. Section 303.2 – All supporting material identified in Section 301 and required for submission to the various governing agencies shall be complete and included with the preliminary plat.
Only a stormwater management plan was submitted. No other required submissions to PennDOT, DEP, County Conservation District, Army Corps of Engineers, or other governing agencies were submitted.
11. Section 303.4 – The applicant, at a regularly scheduled meeting of the Commission and as part of a formal submission, shall file three copies of any or all protective covenants assigned to the subdivision.
12. Section 303.7 – A water supply determination shall be submitted for all subdivisions having 15 dwelling units or more and for all land development plans and should be prepared by a registered professional engineer.
13. The Wetlands Report will need to be submitted.
14. Curb may need to be provided along the frontage of S. Hoernerstown Road and Grandview Drive (§ 22-505).
15. Sidewalk may need to be provided along the frontage of S. Hoernerstown Road and Grandview Drive (§ 22-507).
16. A lighting plan will need to be provided (§22-507.2).
17. Turning movements for the largest vehicle accessing the site will need to be provided.

18. The following sheets are missing labels:
 - a. Utility plan sheets
 - b. Stormwater profile plan sheets
 - c. Sanitary sewer profile plan sheets
 - d. Easement plan sheets
 - e. Detail plan sheets
 - f. Drainage area maps within the PCSM Report
19. The landscaping plan sheets need lot numbers.
20. The Township is finishing up a Bike, Pedestrian, and Greenway Plan. Opportunities for improvements and connections need to be considered.

If you have any questions, please feel free to contact me.

Sincerely,



Brian Engle, PE
Vice President, Planning and Design

copy: Catherine Wilsbach, LIVIC Civil (cwilsbach@livicco.com)

Z:\Shared\Projects\02594\0259402114 - Pre-Grandview Homes\MUN\Ltr_SHT_PSDP_Rev No 1 _2024-07-30.docx