No: 26-029

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality	Steelton Borough	Surveyor	N/A	Engineer	Landworks Civil Design, LLC
Plat Title	Steelton Terminal P/F Subdivision				
Zoning District	Light Industrial (I-1)			Proposed Land Use	Warehousing

Plat Status:		Preliminary	**Plat Type**:	X	Subdivision	**Regulations**:	County
		Final			Land Development	X	Municipal
	X	P/F			Combined	X	Zoning
		Minor				X	S&LD

# of Lots	# of New Lots	# of DUs	Acs Subdiv/Devel	Total Acs
1	2	0	Not Provided	133.98

Date Received	Staff Review	Official County Review
2-27-2026	3-4-2026	3-4-2026

Project Description: Subdivision.

Reviewed by RW Checked by ARK Parcel ID 36-007-097; 57-016-009

- *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:

1. Section §99-13 Preliminary Plat: Procedure / Section §99-14 Preliminary Plat: Specifications
2. Section §99-16 Plan Size
3. Section §99- 42: Sidewalks (Deferral)

Comments:

1. Note that the County has reviewed two land development plans for Steelton Terminals submitted to the staff office on February 28th, 2024, and again on July 22nd, 2025, under the application numbers 24-022 and 25-081. Comments pertaining to the land development may still be applicable. This review (for the subdivision plan submitted on 2/27/2026 under the application 26-029) is pertaining to the proposed subdivision only.
2. All signatures, notarizations, and certifications must be obtained before the plan is brought in for signing.
3. Verify that all applicable permits (Highway Occupancy, NPDES, E&S etc..) are on file.
4. Identify any easements or protective covenants, if applicable.
5. Verify location of existing or proposed curbs (§99- 33) or determine that waiver/deferral has been granted.
6. The newly created parcels will still be split between three municipalities: Lower Swatara Township, Swatara Township, and Steelton Borough. How are stormwater fees to be assessed and collected? Are there any other inter-municipal concerns that need to be addressed?
    a. What municipality will have inspection jurisdiction over the shared stormwater infrastructure?

For Proposed Lot 2:

1. Is the purpose of this lot to provide room for additional transportation infrastructure (beyond the right-of-way)? Regardless of its intended purpose, the lot should still meet the requirements laid out in §99- 22 (Lots) of the Subdivision and Land Development Ordinance and the Zoning Ordinance (§120-46: Light Industrial District (I-1)) regarding lot width, building setbacks, yards, coverage, etc…

Plan No. 26-029

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 (Waiver Requested: Deferral)		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 SUBDIVISION PLAN
FOR
STEELTON TERMINAL
FOR
EQUITY DEVELOPMENT PARTNERS
SWATARA TOWNSHIP & LOWER SWATARA TOWNSHIP
DAUPHIN COUNTY, PENNSYLVANIA
JANUARY 9, 2026
LAST REVISED: FEBRUARY 27, 2026

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

_____
CHAIRMAN

_____
SECRETARY

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

_____
CHAIRMAN

_____
SECRETARY

SWATARA TOWNSHIP BOARD OF COMMISSIONERS
THIS PLAN APPROVED BY THE BOARD OF COMMISSIONERS OF SWATARA TOWNSHIP ON THIS _____ DAY OF _____, 20_____.

_____
PRESIDENT

_____
SECRETARY

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

_____
CHAIRMAN

_____
SECRETARY

LOWER SWATARA TOWNSHIP BOARD OF COMMISSIONERS
THIS PLAN WAS APPROVED BY THE LOWER SWATARA BOARD OF COMMISSIONERS, AND ALL CONDITIONS IMPOSED WITH RESPECT TO SUCH APPROVAL WERE COMPLETED ON THIS _____ DAY OF _____, 20_____.

_____
PRESIDENT

_____
SECRETARY

LOWER SWATARA TOWNSHIP ENGINEER
THIS PLAN REVIEWED BY THE LOWER SWATARA TOWNSHIP ENGINEER THIS _____ DAY OF _____, 20___.

_____
TOWNSHIP ENGINEER

LOWER SWATARA STORMWATER CERTIFICATION
I,_____, THE _____ FOR THE TOWNSHIP OF LOWER SWATARA, ON THIS DATE, THE _____ OF _____ OF 20_____, HAVE REVIEWED AND HEREBY CERTIFIES THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE CODE OF ORDINANCE ADOPTED BY THE TOWNSHIP OF LOWER SWATARA.

RECORDER OF DEEDS CERTIFICATION
RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND FOR DAUPHIN COUNTY, PENNSYLVANIA, IN PLAN BOOK _____,VOLUME _____, PAGE _____, THIS _____ DAY OF _____, 20 _____.

AS INSTRUMENT NUMBER: _____

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN, AND OFFER OF DEDICATION
ON THIS, THE _____ DAY OF _____, 20 _____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, BEING _____ OF _____, THE _____ OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE IS AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE CORPORATION, THAT THE PLAN IS THE ACT AND DEED OF THE CORPORATION, THAT THE CORPORATION 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 THE PUBLIC USE.

_____
SIGNATURE

_____
NAME

MY COMMISSION EXPIRES _____, 20 _____.

STATE OF _____

COUNTY OF _____

SUMMARY OF WAIVERS (SWATARA TOWNSHIP)
AT A MEETING ON _____ THE SWATARA TOWNSHIP BOARD OF COMMISSIONERS APPROVED THE FOLLOWING WAIVERS:

CHAPTER 253: SALDO
1. §253-11 - PRELIMINARY PLAN
2. §253-12.A(1)(f) - LOCATION MAP SCALE OF 1" = 1,000'
3. §253-32 - SIDEWALKS (DEFERRAL)

SUMMARY OF WAIVERS (LOWER SWATARA TOWNSHIP)
AT A MEETING ON _____ THE LOWER SWATARA TOWNSHIP BOARD OF COMMISSIONERS APPROVED THE FOLLOWING WAIVERS:

CHAPTER 22: SALDO
1. §22-404 - PRELIMINARY PLAN
2. §22-407.A. - PLAN SIZE
3. §22-606 - CURBING (DEFERRAL)
4. §22-607 - SIDEWALKS (DEFERRAL)

SUMMARY OF WAIVERS (STEELTON BOROUGH)
AT A MEETING ON _____ THE STEELTON BOROUGH COUNCIL APPROVED THE FOLLOWING WAIVERS:

CHAPTER 99: SALDO
1. §99-13 - PRELIMINARY PLAN
2. §99-16 - PLAN SIZE
3. §99-42 - SIDEWALKS (DEFERRAL)

EQUITABLE OWNER / APPLICANT
EQUITY DEVELOPMENT PARTNERS
5080 RITTER ROAD, SUITE A3
MECHANICSBURG, PA 17055
ATTN: DREW BOBINCHECK
717-877-4233

STEELTON BOROUGH PLANNING COMMISSION
THIS PLAN RECOMMENDED FOR APPROVAL BY THE STEELTON BOROUGH PLANNING COMMISSION THIS _____ DAY OF _____, 20 ___.

_____
CHAIRMAN

_____
SECRETARY

STEELTON BOROUGH COUNCIL
THIS PLAN WAS APPROVED BY THE STEELTON BOROUGH COUNCIL OF THIS _____ DAY OF _____, 20_____.

_____
PRESIDENT

_____
SECRETARY

STEELTON BOROUGH ENGINEER
THIS PLAN REVIEWED BY THE BOROUGH OF STEELTON ENGINEER THIS _____ DAY OF _____, 20___.

_____
BOROUGH ENGINEER

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 UNDERGROUND UTILITIES LOCATION CALL NUMBER IS 1-800-242-1776.

SERIAL NUMBER--[20232703602]-[000]
=== COPYRIGHT (C) 2023 BY PENNSYLVANIA ONE CALL SYSTEM, INC. ===

COMPANY:VEOLIA WATER PENNSYLVANIA INC
ADDRESS:6310 ALLENTOWN BOULEVARD
HARRISBURG, PA. 17112
CONTACT:CHRISTOPHER BRIDE
EMAIL:CHRISTOPHER.BRIDE@VEOLIA.COM
PHONE:717-901-6317

COMPANY:VERIZON PENNSYLVANIA LLC
ADDRESS:1026 HAY ST
PITTSBURGH, PA. 15221
CONTACT:DEBORAH BARUM
EMAIL:DEBORAH.D.DELIA@VERIZON.COM
PHONE:412-344-3901

COMPANY:BUCKEYE PARTNERS
ADDRESS:THE BUCKEYE BUILDING
6161 HAMILTON BLVD
ALLENTOWN, PA. 18106
CONTACT:DAVE JONES
EMAIL:DAJONES@BUCKEYE.COM
PHONE:610-904-4409

COMPANY:LOWER SWATARA TOWNSHIP
ADDRESS:1499 SPRING GARDEN DR
MIDDLETOWN, PA. 17057
CONTACT:SCOTT WASHINGER
EMAIL:SWASHINGER@LOWERSWATARA.ORG
PHONE:717-939-9377 EXT. 3036

COMPANY:FIRSTENERGY CORPORATION
ADDRESS:21 S MAIN ST
AKRON, OH. 44308
CONTACT:MELLYSSA ADAMS
EMAIL:MADAMS@FIRSTENERGYCORP.COM
PHONE:330-604-4073

COMPANY:PPL ELECTRIC UTILITIES CORPORATION
ADDRESS:437 BLUE CHURCH RD
PAXINOS, PA. 17860
CONTACT:DOUG HAUPT
EMAIL:DLHAUPT@PPLWEB.COM
PHONE:570-490-5684

COMPANY:COMCAST
ADDRESS:4601 SMITH STREET
HARRISBURG, PA. 17109
CONTACT:MICHAEL SWEIGARD
EMAIL:MIKE_SWEIGARD@CABLE.COMCAST.COM
PHONE:717-298-6450

COMPANY:LOWER SWATARA TOWNSHIP
ADDRESS:1499 SPRING GARDEN DR
MIDDLETOWN, PA. 17057
CONTACT:SCOTT WASHINGER
EMAIL:SWASHINGER@LOWERSWATARA.ORG
PHONE:717-939-9377 EXT. 3036

COMPANY:UGI UTILITIES INC
ADDRESS:1301 AIP DR
MIDDLETOWN, PA. 17057
CONTACT:STEPHEN BATEMAN
EMAIL:SBATEMAN@UGI.COM
PHONE:610-807-3174

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 UNDERGROUND UTILITIES LOCATION CALL NUMBER IS 1-800-242-1776.

SERIAL NUMBER--[20232703600]-[000]
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COMPANY:PENNSYLVANIA AMERICAN WATER
ADDRESS:244-262 CHRISTIAN ST
STEELTON, PA. 17113
CONTACT:MARK HANDLEY
EMAIL:MARK.HANDLEY@AMWATER.COM
PHONE:717-939-0425 EXT. 4

COMPANY:VERIZON PENNSYLVANIA LLC
ADDRESS:1026 HAY ST
PITTSBURGH, PA. 15221
CONTACT:DEBORAH BARUM
EMAIL:DEBORAH.D.DELIA@VERIZON.COM
PHONE:412-344-3901

COMPANY:BUCKEYE PARTNERS
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ALLENTOWN, PA. 18106
CONTACT:DAVE JONES
EMAIL:DAJONES@BUCKEYE.COM
PHONE:610-904-4409

COMPANY:VERIZON BUSINESS FORMERLY MCI
ADDRESS:400 INTERNATIONAL PARKWAY
RICHARDSON, TX. 75081
CONTACT:DEAN BOYERS
EMAIL:INVESTIGATIONS@VERIZON.COM
PHONE:469-886-4238

COMPANY:PPL ELECTRIC UTILITIES CORPORATION
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PHONE:570-490-5684

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HARRISBURG, PA. 17109
CONTACT:MICHAEL SWEIGARD
EMAIL:MIKE_SWEIGARD@CABLE.COMCAST.COM
PHONE:717-298-6450

COMPANY:STEELTON BOROUGH
ADDRESS:123 N FRONT ST
STEELTON, PA. 17113
CONTACT: PUBLIC WORKS LEAD FOR THE BOROUGH
PHONE:717-585-3120

COMPANY:UGI ENERGY SERVICES
ADDRESS:835 KNITTING MILLS WAY
WYOMISSING, PA. 19610
CONTACT:JASON DOERSOM
EMAIL:JDOERSOM@UGIES.COM
PHONE:610-944-2672

COMPANY:UGI UTILITIES INC
ADDRESS:1301 AIP DR
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CONTACT:STEPHEN BATEMAN
EMAIL:SBATEMAN@UGI.COM
PHONE:610-807-3174

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 UNDERGROUND UTILITIES LOCATION CALL NUMBER IS 1-800-242-1776.

SERIAL NUMBER--[20232703604]-[000]
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COMPANY:VEOLIA WATER PENNSYLVANIA INC
ADDRESS:6310 ALLENTOWN BOULEVARD
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CONTACT:CHRISTOPHER BRIDE
EMAIL:CHRISTOPHER.BRIDE@VEOLIA.COM
PHONE:717-901-6317

COMPANY:VERIZON PENNSYLVANIA LLC
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PITTSBURGH, PA. 15221
CONTACT:DEBORAH BARUM
EMAIL:DEBORAH.D.DELIA@VERIZON.COM
PHONE:412-344-3901

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ADDRESS:THE BUCKEYE BUILDING
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ALLENTOWN, PA. 18106
CONTACT:DAVE JONES
EMAIL:DAJONES@BUCKEYE.COM
PHONE:610-904-4409

COMPANY:PPL ELECTRIC UTILITIES CORPORATION
ADDRESS:437 BLUE CHURCH RD
PAXINOS, PA. 17860
CONTACT:DOUG HAUPT
EMAIL:DLHAUPT@PPLWEB.COM
PHONE:570-490-5684

COMPANY:COMCAST
ADDRESS:4601 SMITH STREET
HARRISBURG, PA. 17109
CONTACT:MICHAEL SWEIGARD
EMAIL:MIKE_SWEIGARD@CABLE.COMCAST.COM
PHONE:717-298-6450

COMPANY:SWATARA TOWNSHIP
ADDRESS:599 EISENHOWER BOULEVARD
HARRISBURG, PA. 17111
CONTACT:BUILDING CODES PERSONNEL
PHONE:717-564-2551

COMPANY:STEELTON BOROUGH
ADDRESS:123 N FRONT ST
STEELTON, PA. 17113
CONTACT:JEFF BALTIMORE
EMAIL:JBALTIMORE@STEELTONPA.COM
PHONE:717-585-3120

COMPANY:UGI UTILITIES INC
ADDRESS:1301 AIP DR
MIDDLETOWN, PA. 17057
CONTACT:STEPHEN BATEMAN
EMAIL:SBATEMAN@UGI.COM
PHONE:610-807-3174

ENGINEER'S STORMWATER CERTIFICATION
I, JOSHUA C. GEORGE, HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE LOWER SWATARA TOWNSHIP, SWATARA TOWNSHIP, AND STEELTON BOROUGH'S STORMWATER MANAGEMENT ORDINANCES.

02/27/26 _____
JOSHUA C. GEORGE, P.E. REG. NO. 056897-E

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JOSHUA C. GEORGE ENGINEER PE-056897-E

ENGINEER'S CERTIFICATION
I, JOSHUA C. GEORGE, HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE STEELTON BOROUGH, SWATARA TOWNSHIP, AND LOWER SWATARA TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCES.

02/27/26 _____
JOSHUA C. GEORGE, P.E. REG. NO. 056897-E

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JOSHUA C. GEORGE ENGINEER PE-056897-E

WETLAND CERTIFICATION
I, JOSHUA C. GEORGE, HEREBY CERTIFY THAT THERE ARE WETLANDS ON THE SUBJECT PROPERTY, THE PROPOSED PROJECT WILL NOT IMPACT OFF-SITE WETLANDS, AND PERMITS ARE NOT REQUIRED FROM THE STATE OR FEDERAL GOVERNMENT.

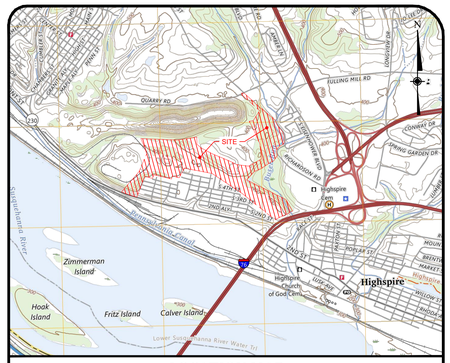
02/27/26 _____
JOSHUA C. GEORGE, P.E. REG. NO. 056897-E

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JOSHUA C. GEORGE ENGINEER PE-056897-E

SURVEYOR'S CERTIFICATION
I ,GREGORY L. CONDON, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE STEELTON BOROUGH, SWATARA TOWNSHIP, AND LOWER SWATARA TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (ERROR OF CLOSURE NO GREATER THAN ONE FOOT (1') IN TEN THOUSAND FEET (10,000')).

02/27/26 _____
GREGORY L. CONDON, P.L.S. REG. NO. SU-32480-E

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL GREGORY L. CONDON LAND SURVEYOR No. SU-32480-E



LOCATION MAP
SCALE: 1" = 2000'

UNIFORM PARCEL IDENTIFIERS
_____

INDEX OF DRAWINGS

SHEET NO.	TITLE
C-100	COVER SHEET
C-101	NOTES
C-200	OVERALL EXISTING CONDITIONS PLAN
C-201 - C-207	EXISTING CONDITIONS & DEMOLITION PLAN
C-300 - C-301	SUBDIVISION PLAN

12 SHEETS IN SET

ACT 287
LANDWORKS CIVIL DESIGN, LLC HEREBY STATES THAT, PURSUANT TO THE PROVISIONS OF ACT 287 OF 1974, OF THE PENNSYLVANIA LEGISLATURE, IT HAS PERFORMED THE FOLLOWING IN PREPARING THESE DRAWINGS REQUIRING EXCAVATION OR DEMOLITION WORK AT SITES WITHIN THE POLITICAL SUBDIVISION(S) SHOWN ON THESE DRAWINGS:

1. PURSUANT TO SECTION 4, CLAUSE (2) OF SAID ACT, LANDWORKS CIVIL DESIGN, LLC REQUESTED FROM EACH USER'S OFFICE DESIGNATED ON SUCH LIST PROVIDED BY THE ONE CALL SYSTEM NOTIFICATION, THE INFORMATION PRESCRIBED BY SECTION 2, CLAUSE (4) OF SAID ACT, NOT LESS THAN (10) NOR MORE THAN (90) WORKING DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED.
2. PURSUANT TO SECTION 4, CLAUSE (5) OF SAID ACT, LANDWORKS CIVIL DESIGN, LLC HAS MET THEIR OBLIGATIONS OF CLAUSE (2) BY CALLING THE ONE CALL SYSTEM SERVING THE LOCATION WHERE EXCAVATION IS TO BE PERFORMED.
3. PURSUANT TO SECTION 4, CLAUSE (3) OF SAID ACT, LANDWORKS CIVIL DESIGN, LLC HAS SHOWN UPON THESE DRAWINGS "THE POSITION AND TYPE OF EACH LINE, AS DERIVED PURSUANT TO THE REQUEST MADE AS REQUIRED BY CLAUSE (2), THE SERIAL NUMBER PROVIDED BY THE ONE CALL SYSTEM, THE TOLL-FREE ONE CALL SYSTEM PHONE NUMBER, AND THE NAME OF THE USER, THE USER'S DESIGNATED OFFICE ADDRESS AND PHONE NUMBER AS SHOWN ON THE LIST REFERRED TO IN SECTION 4, CLAUSE (5) OF SAID ACT."

AND LANDWORKS CIVIL DESIGN, LLC DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE INFORMATION RECEIVED PURSUANT TO SAID REQUEST AND AS REFLECTED ON THESE DRAWINGS IS CORRECT OR ACCURATE, BUT LANDWORKS CIVIL DESIGN, LLC IS REFLECTING SAID INFORMATION ON THESE DRAWINGS ONLY DUE TO THE REQUIREMENTS OF THE SAID ACT NO. 181 OF 2006.

ONE CALL SYSTEM SERIAL NO. NOTIFICATION:

DATE: 2023

ONE CALL SYSTEM SERIAL NUMBERS:
#20232703602
#20232703600
#20232703604

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP! CALL BEFORE YOU DIG!

CALL BEFORE YOU DIG
PENNSYLVANIA LAW REQUIRES (3) WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND (10) WORKING DAYS IN DESIGN STAGE - STOP CALL

PROJECT NAME
STEELTON TERMINAL

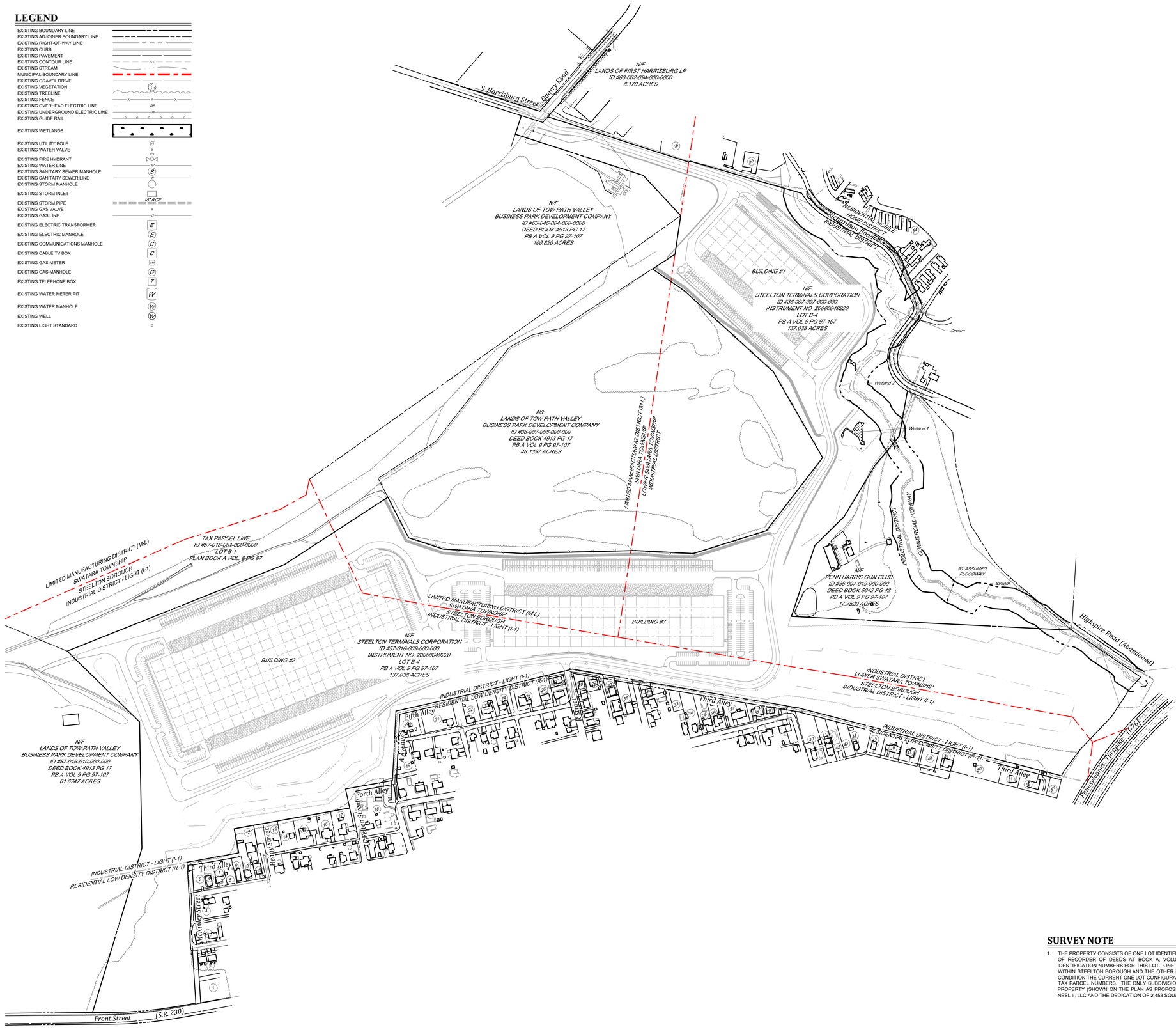
PROJECT NO.	SHEET #
23-0177-001	C-100

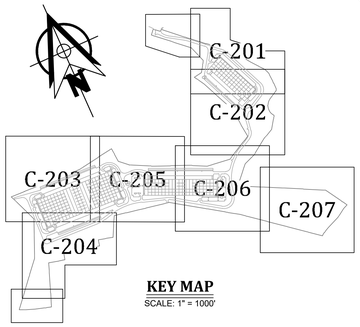
LANDWORKS
CIVIL DESIGN, LLC
land development consultants
3461 MARKET STREET, SUITE 302 CAMP HILL, PA 17011
p (866) LNDWRKS www.landworkscd.com

DRAWING REFERENCE: X:\Projects\2023\23-0177-001\CAD\Other Drawings\Subdivision\23-0177-001-01-Cover Sheet.dwg
PRINTED: 2/27/2026 1:43:56 PM EST

LEGEND

EXISTING BOUNDARY LINE
EXISTING ADJOINER BOUNDARY LINE
EXISTING RIGHT-OF-WAY LINE
EXISTING CURB
EXISTING PAVEMENT
EXISTING CONTOUR LINE
EXISTING STREAM
MUNICIPAL BOUNDARY LINE
EXISTING GRAVEL DRIVE
EXISTING VEGETATION
EXISTING TREELINE
EXISTING FENCE
EXISTING OVERHEAD ELECTRIC LINE
EXISTING UNDERGROUND ELECTRIC LINE
EXISTING GUIDE RAIL
EXISTING WETLANDS
EXISTING UTILITY POLE
EXISTING WATER VALVE
EXISTING FIRE HYDRANT
EXISTING WATER LINE
EXISTING SANITARY SEWER MANHOLE
EXISTING SANITARY SEWER LINE
EXISTING STORM MANHOLE
EXISTING STORM INLET
EXISTING STORM PIPE
EXISTING GAS VALVE
EXISTING GAS LINE
EXISTING ELECTRIC TRANSFORMER
EXISTING ELECTRIC MANHOLE
EXISTING COMMUNICATIONS MANHOLE
EXISTING CABLE TV BOX
EXISTING GAS METER
EXISTING GAS MANHOLE
EXISTING TELEPHONE BOX
EXISTING WATER METER PIT
EXISTING WATER MANHOLE
EXISTING WELL
EXISTING LIGHT STANDARD





KEY MAP
SCALE: 1" = 1000'

ADJACENT PROPERTY INFORMATION

ID	OWNER	TAX PARCEL #
1	ISG STEELTON INC.	57-020-025-000-0000
2	SOUTH SECOND STREET TRUST	57-020-043-000-0000
3	SAMUEL JR. & DALE KRAMARICH	57-020-001-000-0000
4	WILLIAM R. & THERESA D. STAIR	57-019-015-000-0000
5	TINA M. FRANK	57-019-034-000-0000
6	TINA M. FRANK	57-019-006-000-0000
7	SUSAN SPANGLER	57-019-031-000-0000
8	SUSAN SPANGLER	57-019-032-000-0000
9	BARRY CARTER	57-019-029-000-0000
10	BRANDON THOMAS HALSTEAD	57-019-007-000-0000
11	RICHARD C. ROW	57-019-008-000-000
12	RICHARD C. & KIMBERLY ANN ROW	57-019-001-000-0000
13	MICHAEL C. & KATHRYN L. MEO	57-019-002-000-0000
14	JOHN M. & STACEY L. AVERY	57-019-003-000-0000
15	JERRY R. BEAVER	57-019-004-000-0000
16	BERNARD THUMMA & LISA MILLER	57-019-028-000-0000
17	JOSEPH & THERESA J. CONJAR	57-019-005-000-0000
18	BOROUGH OF STEELTON	57-021-039-000-0000
19	PATRICK T. & NAOMI S. RAFFERTY	57-017-006-000-0000
20	VINCENT M. VENTURO	57-017-001-000-0000
21	MAUREEN MARINO	57-017-002-000-0000
22	DOMENIC A. DEPASTINO	57-017-003-000-0000
23	BRAD LEE & SUSAN KAY YOST	57-017-024-000-0000
24	JEFFREY E. & DENISE R. LAYNE	57-017-023-000-0000
25	RODNEY L. & CRYSTAL M. SHIELDS	57-017-004-000-0000
26	ANDREA & TEX A. ROADCAP JR.	57-017-027-000-0000
27	JEREMY PATRICK BURKHOLDER	57-017-030-000-0000
28	STEPHEN L. GRASSA	57-018-016-000-0000
29	PETER L. GRASSA	57-018-024-000-0000
30	CHASE EDMONDS	57-018-029-000-0000
31	RODNEY & RITA C. VORKAPICH	57-018-015-000-0000
32	TRICIA M. CROSLAND	57-018-022-000-0000
33	JOSEPH S. & PATRICIA SYPNIEWSKI	57-018-026-000-0000
34	CAROLYN DAGENHART	57-018-010-000-0000
35	BROOKE R. PLEVINSKY	57-018-014-000-0000
36	EARL M. & ROSE M. GLOECKER	57-018-011-000-0000
37	JOHN F. & DELORES OTSTOT	57-018-013-000-0000
38	ALFRED L. & MARY J. CARRICATO	57-018-018-000-0000
39	BRYAN L. & MARY J. CARRICATO	57-018-012-000-0000
40	STANLEY C. & JEAN L. MOOSE	57-026-001-000-0000
41	STEVEN E. JACKSON SR.	57-026-002-000-0000
42	STEVEN E. JACKSON SR.	57-026-013-000-0000
43	JUSTIN R. & NATALIE A. MAHAFFEY	57-026-003-000-0000
44	JUSTIN R. & NATALIE A. MAHAFFEY	57-026-004-000-0000
45	JENNIFER M. YEISLEY	57-026-005-000-0000
46	LINDA GRADY & THOMAS III MEHAFFIE	57-026-010-000-0000
47	PAUL II & PATRICIA WINTERGASS	57-026-014-000-0000
48	JOSEPH L. SWEITZER	57-026-015-000-0000
49	JOSEPH L. SWEITZER	57-026-017-000-0000
50	RICHARD R. WANTZ JR.	57-026-007-000-0000
51	MARIA A. BRODNICK	57-026-006-000-0000
52	FRANK RAUDENSKY	57-026-009-000-0000
53	PENNSYLVANIA TURNPIKE COMMISSION	57-026-016-000-0000
54	NEIGHBORS OF BROOKSIDE LLC.	36-007-018-000-0000
55	BBGY INC.	36-007-043-000-0000
56	BBGY INC.	63-062-084-000-0000

NOTE: THIS PLAN ONLY DEPICTS SIDEWALK IMPROVEMENTS TO THE SOUTHEAST QUADRANT OF THE SOUTH HARRISBURG STREET AND QUARRY ROAD INTERSECTION. NO OTHER IMPROVEMENTS ARE PROPOSED AS PART OF THIS PLAN. ALL OTHER IMPROVEMENTS SHOWN HEREIN ARE PROPOSED AS PART OF THE PRELIMINARY / FINAL LAND DEVELOPMENT PLAN FOR STEELTON TERMINAL RECORDED AS INST. _____.

SURVEY NOTE

1. THE PROPERTY CONSISTS OF ONE LOT IDENTIFIED AS LOT B-4 PURSUANT TO THAT CERTAIN SUBDIVISION PLAN RECORDED IN THE OFFICE OF RECORDER OF DEEDS AT BOOK A, VOLUME 9, PAGE 97. DAUPHIN COUNTY TAX MAPPING HAS ASSIGNED TWO TAX PARCEL IDENTIFICATION NUMBERS FOR THIS LOT. ONE TAX PARCEL IDENTIFICATION NUMBER IS FOR THE PORTION OF THE LOT THAT IS LOCATED WITHIN STEELTON BOROUGH AND THE OTHER NUMBER IS FOR THE BALANCE OF THE PROPERTY. THIS PLAN DEPICTS AS THE EXISTING CONDITION THE CURRENT ONE LOT CONFIGURATION OF THE PROPERTY BUT FOR TAX MAP RECORD KEEPING PURPOSES IDENTIFIES BOTH TAX PARCEL NUMBERS. THE ONLY SUBDIVISION THAT THIS PLAN PROPOSES IS THE SUBDIVISION OF A 2.964 ACRE PORTION FROM THE PROPERTY (SHOWN ON THE PLAN AS PROPOSED LOT #2) AND THE CONSOLIDATION OF SUCH PARCEL WITH THE ADJOINING LANDS OF NESL II, LLC AND THE DEDICATION OF 2,453 SQUARE FEET OF RIGHT OF WAY ALONG QUARRY ROAD TO SWATARA TOWNSHIP.

GRAPHIC SCALE
200' 100' 0' 200'
SCALE: 1" = 200'

DRAWING REFERENCE: I:\Projects\2023\23-0177-001\CAD\Plan Sheets\Subdivision\23-0177-001-00 Overall Existing Conditions.dwg
PRINTED: 1/27/2026 11:24:47 AM by JBitzer

XREFS: 23-0177-001_Base1 | I:\Drawing Base\23-0177-001_Base1.dwg
23-0177-001_Base2 | I:\Drawing Base\23-0177-001_Base2.dwg
23-0177-001-Title Block | I:\Drawing Base\23-0177-001-Title Block.dwg
23-0177-001-Survey | I:\Drawing Base\23-0177-001-Survey.dwg
23-0177-001_Base3 | I:\Drawing Base\23-0177-001_Base3.dwg

PROJ. MGR. -	JJB
DESIGN -	TBF
CADD -	TBF
CHECKED -	JJB

NO	DATE	REVISION	BY
7			
6			
5			
4			
3			
2	02/27/26	REVISED PER TWP/COUNTY COMMENTS	BAZ
1	02/18/26	REVISED PER TOWNSHIP COMMENTS	BAZ

LANDWORKS
CIVIL DESIGN, LLC
land development consultants
3164 MARKET STREET, SUITE 202 CAMP HILL, PA 17011
p: (866) LANDWKS www.LandworksCivil.com

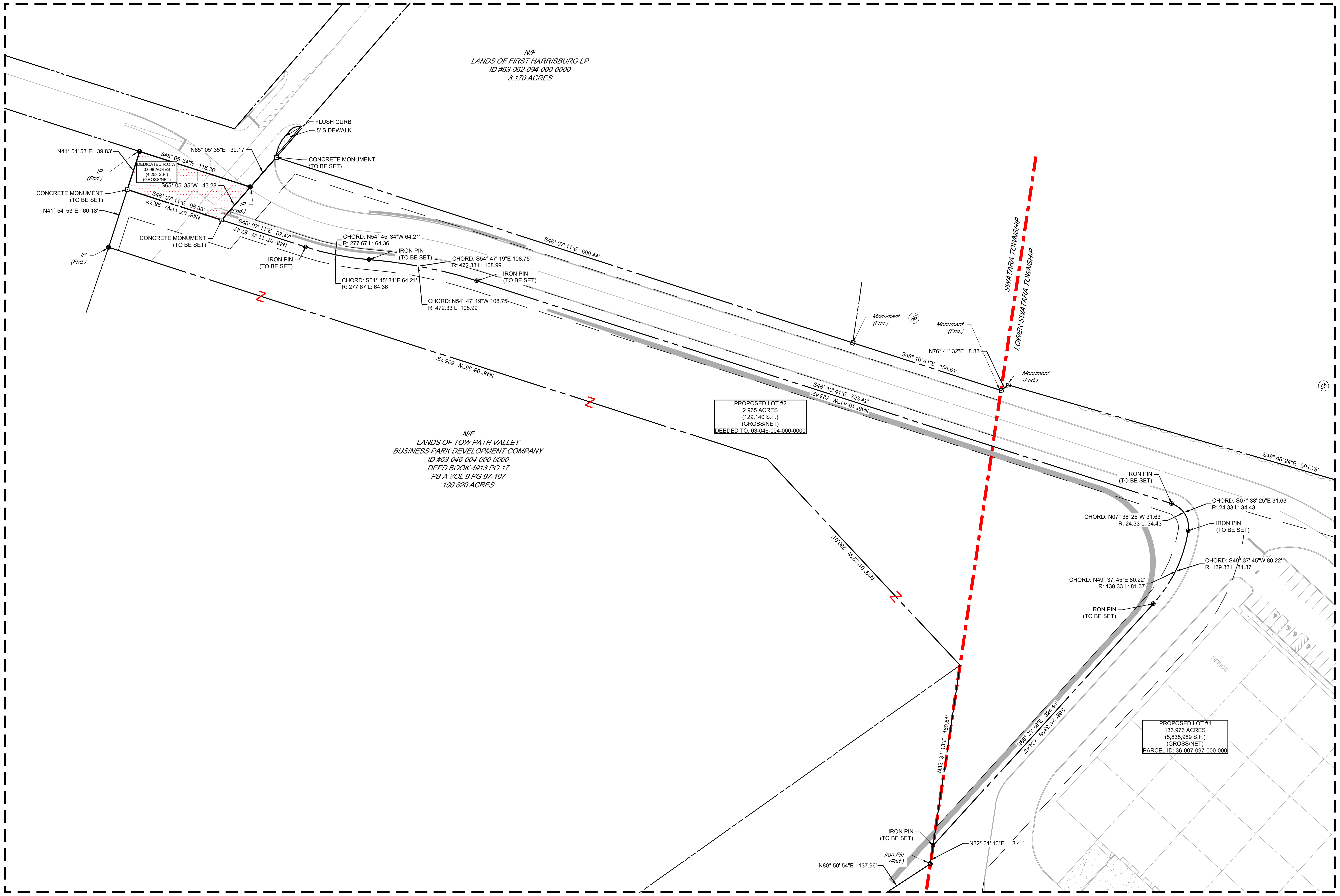
OVERALL EXISTING CONDITIONS PLAN
FOR
STEELTON TERMINAL
FOR
EQUITY DEVELOPMENT PARTNERS
SWATARA TOWNSHIP AND LOWER SWATARA TOWNSHIP
DAUPHIN COUNTY, PENNSYLVANIA

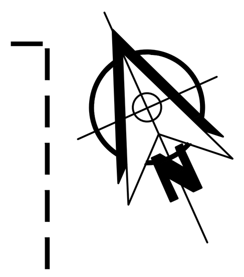
PROJECT NO. 23-0177-001
DATE: 01/09/26
SCALE: 1" = 200'
SHEET C-200

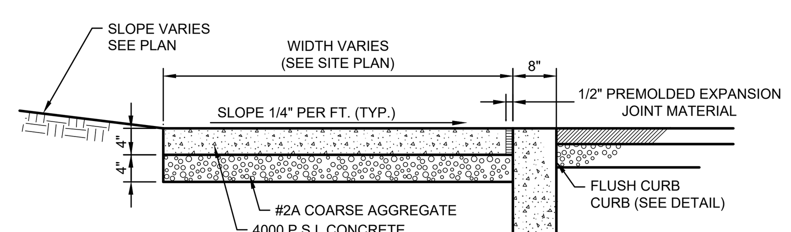
LEGEND

- EXISTING BOUNDARY LINE
- EXISTING ADJOINER BOUNDARY LINE
- PROPOSED LOT LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CURB
- EXISTING PAVEMENT
- EXISTING VEGETATION
- EXISTING TREELINE
- EXISTING UTILITY POLE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING GAS LINE
- EXISTING STORM INLET
- EXISTING STORM PIPE
- PROPOSED IRON PIN
- PROPOSED CONCRETE MONUMENT

NOTE: THIS PLAN ONLY DEPICTS SIDEWALK IMPROVEMENTS TO THE SOUTHEAST QUADRANT OF THE SOUTH HARRISBURG STREET AND QUARRY ROAD INTERSECTION. NO OTHER IMPROVEMENTS ARE PROPOSED AS PART OF THIS PLAN. ALL OTHER IMPROVEMENTS SHOWN HEREIN ARE PROPOSED AS PART OF THE PRELIMINARY / FINAL LAND DEVELOPMENT PLAN FOR STEELTON TERMINAL RECORDED AS INST. ______________.



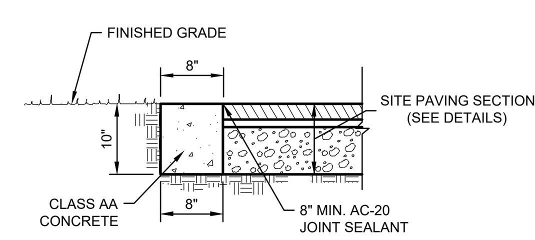




NOTES:
1. SIDEWALK TO HAVE MEDIUM BROOM FINISH PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAFFIC.
2. CONSTRUCT IN ACCORDANCE WITH THE LATEST RELEASE OF PENNDOT PUBLICATION 408 AND PUBLICATION 72M, RC-64M.
3. SEE SITE PLAN FOR SIDEWALK LOCATION.
4. PROVIDE WELDED WIRE MESH REINFORCEMENT.

SIDEWALK ADJACENT TO FLUSH CURB

NOT TO SCALE



CONSTRUCTION NOTE:
1. CONSTRUCT CURBING IN ACCORDANCE WITH THE LATEST RELEASE OF PENNDOT PUBLICATION 408 AND PUBLICATION 72M, RC-64M.

TYPICAL FLUSH CURB

NOT TO SCALE

GRAPHIC SCALE

SCALE: 1" = 50'

PROJ. MGR. -	JJB
DESIGN -	TBF
CADD -	TBF
CHECKED -	JJB

NO.	DATE	REVISION	BY
1	02/18/26	REVISED PER TOWNSHIP COMMENTS	BAZ
2	02/27/26	REVISED PER TWP/COUNTY COMMENTS	BAZ
3			
4			
5			
6			
7			

LANDWORKS CIVIL DESIGN, LLC
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3461 MARKET STREET, SUITE 302 CAMP HILL, PA 17011
p (866) LNDWRKS www.landworksinc.com

SUBDIVISION PLAN
FOR
STEELTON TERMINAL
FOR
EQUITY DEVELOPMENT PARTNERS
SWATARA TOWNSHIP AND LOWER SWATARA TOWNSHIP
DAUPHIN COUNTY, PENNSYLVANIA

PROJECT NO. 23-0177-001
DATE: 01/09/26
SCALE: 1" = 50'
SHEET C-301