No: 26-063

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Lower Swatara Township | Surveyor: Greg Condon, Biscon Aero | Engineer: Greg Holtzman, BL Companies

Plat Title: Middletown Ovoliquid

Zoning District: Residential Agriculture (R-A) | Proposed Land Use: Commercial

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

# of Lots: 1 | # of New Lots: 2 | # of DUs: 0 | Acs Subdiv/Devel: 35/20.8 | Total Acs: 248.54

Date Received: 6/25/2026 | Staff Review: 7/1/2026 | Official County Review: 7/1/2026

Reviewed by: ARK | Checked by: _____ | Parcel ID: 36-006-002

Project Description: To design a 122,652 egg cracking facility along with the associated site improvements situated on a proposed subdivided lot.

- *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 comment with cited ordinance provisions are based on municipal regulations on file with the *County Planning Commission.*

Waivers Requested: 22-404 Preliminary Plat Procedure; 22-405 Preliminary Plat Specifications; 22-508.A.1 Tree Preservation.

Deferrals Requested: 22-607 Sidewalks

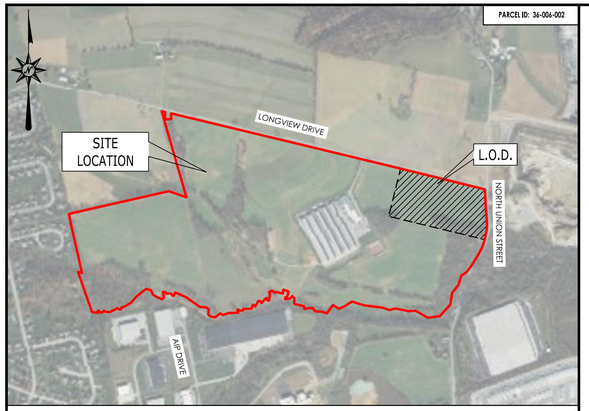
Comments:

1. All signatures, authorizations, and notarizations must be obtained before the plan is brought in for signing.
2. Verify the location and dimensions of all rights-of-way (ROW) and existing/proposed easements.
3. The whole configuration of the new lot does not appear to be visible on the plans, nor is the rear setback line.
4. County data shows floodplains and streams on the site. Verify that the floodplains will not be affected by any development. Likewise, the streams are both tributaries of the Swatara Creek and are considered impaired by PA DEP water quality standards.
5. Will the applicant verify that there is to be no proposed internal connection (either vehicle or otherwise) between the proposed egg cracking facility and the existing Kreider Farms Egg Plant? Will these facilities be interacting in any way? If so, it might be beneficial to pursue an internal connection between both facilities.
6. Will a traffic study be completed? There are two proposed in/out access driveways on Longview Drive. Turning left from the facility on to Longview will lead traffic towards a more residential area (and eventually Oberlin Road) while turning right will result in traffic directed to North Union Street. Be aware of the UPS truck entrance that already exists on North Union Street near the intersection with Longview.

Plan No. 26-063

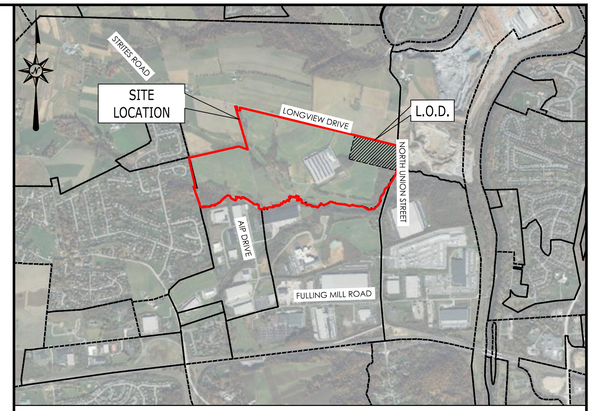
Plat Specifications	**Yes**	**No**	**N/A**
1. Name of proposed subdivision/land development shown	X		
2. Owner/developer name, address & telephone number shown	X		
3. Municipality name shown	X		
4. Tax parcel number/Deed reference shown	X		
5. North point shown	X		
6. Map scale shown (written/graphic)	X		
7. Date of plan preparation shown	X		
8. Certification of surveyor/engineer shown Need signature.		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) / Structure (s)	X		
Storm drainage facilities)	X		
Sewer mains	X		
Water mains	X		
21. Proposed man-made features shown – Building (s) / Structure (s)	X		
Storm drainage facilities	X		
Sewer disposal– public (X) on-lot ()	X		
Water supply – public (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 Deferral requested for Longview.	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		X	
32. Dedicatory statement shown	X		
33. Approval blocks shown	X		
34. PADOT Highway Occupancy Permit statement shown			X
35. Consistency with Future Land Use plans - County plans	X		
Municipal plans	X		

PRELIMINARY / FINAL
SUBDIVISION & LAND DEVELOPMENT PLAN
FOR
MIDDLETOWN OVOLIQUID
301 LONGVIEW DRIVE
LOWER SWATARA TOWNSHIP, DAUPHIN COUNTY, PA



LOCATION MAP
SCALE: 1"=1000'

GRAPHIC SCALE
1000 500 0 1000
SCALE IN FEET



VICINITY MAP
SCALE: 1"=2000'

GRAPHIC SCALE
2000 1000 0 2000
SCALE IN FEET

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 20261330992, SUBMITTED ON 05/13/2026.

UTILITIES AND RESPONSES PROVIDED BY PA ONE CALL:

(AQ10) COMCAST
1241 PA-66 BUS
GREENSBURG, PA 17860
ASHLEY DONALDSON
ashley_donaldson@comcast.com

(HC) VERIZON PENNSYLVANIA LLC
1026 HAY STREET
PITTSBURGH, PA. 15221
VICTOR WOOD
victor.s.wood@verizon.com

(UI) UGI UTILITIES HARRISBURG
1301 AIP DR
MIDDLETOWN, PA 17057
GEOFFREY FERGUSON
GFERGUSON@UGI.COM

(LOS) LOWER SWATARA TWP PUBLIC WORKS
1499 SPRING GARDEN DRIVE
MIDDLETOWN, PA. 17057
SCOTT WASHINGER
swashinger@lowerswatara.com

(DH) VEOLIA WATER PA
6310 ALLENTOWN BOULEVARD
HARRISBURG, PA 17112
christopher.bride@veolia.com

(AQ1) COMCAST
4601 SMITH STREET
HARRISBURG, PA. 17109
ASHLEY DONALDSON
ashley_donaldson@comcast.com

(PRD) PPL ELECTRIC UTILITIES
437 BLUE CHURCH RD
PAXINOS, PA. 17860
DOUG HAUPT
dlhaupt@pplweb.com

CDC	MEMBER NAME	LAST RESPONSE RECEIVED THROUGH PA ONE CALL
AQ1	COMCAST	
ME	MET ED	
PRD	PPL ELEC DESIGN	
LOS	LOWER SWATARA TWP PUBLIC WORKS	
DH	VEOLIA WATER PA	
UI	UGI UTILITIES HARRISBURG	
HC	VERIZON PENNSYLVANIA LLC	

Sheet List Table

1	G0.00	COVER SHEET
2	G0.01	GENERAL NOTES
3	V1.00	EXISTING CONDITIONS
4	V1.01	SUBDIVISION PLAN
5	C0.00	DEMOLITION PLAN
6	C1.00	SITE PLAN
7	C1.100	SITE PLAN DETAILS
8	C1.101	SITE PLAN DETAILS
9	C2.00	GRADING AND DRAINAGE PLAN
10	C2.20	DRAINAGE PROFILES
11	C2.21	DRAINAGE PROFILES
12	C2.100	GRADING & DRAINAGE PLAN DETAILS
13	C2.101	GRADING & DRAINAGE PLAN DETAILS
14	C2.102	GRADING & DRAINAGE PLAN DETAILS
15	C2.103	GRADING & DRAINAGE PLAN DETAILS
16	C3.00	SITE UTILITY PLAN
17	C3.20	SITE UTILITY PROFILES
18	C3.100	SITE UTILITY PLAN DETAILS
19	C3.101	SITE UTILITY PLAN DETAILS
20	C4.00	EROSION & SEDIMENT CONTROL PLAN - PHASE I
21	C4.01	EROSION & SEDIMENT CONTROL PLAN - PHASE II
22	C4.100	EROSION & SEDIMENT CONTROL NOTES
23	C4.101	EROSION & SEDIMENT CONTROL DETAILS
24	C4.102	EROSION & SEDIMENT CONTROL DETAILS
25	C5.00	LANDSCAPING PLAN
26	C5.100	LANDSCAPING NOTES & DETAILS

PREPARED FOR:

GOLDEN YOLK PARTNERS, LLC.
126 East King Street
Lancaster, PA 17602
(717) 399 - 1576 X 3576

PREPARED BY:

BL Companies
ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING

2601 Market Place, Suite 350
Harrisburg, PA 17110
(717) 651-9850

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN, AND OFFER OF DEDICATION CORPORATE

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF DAUPHIN

ON THIS THE ___ DAY OF _____ 20__ BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED

OWNER(S)_____

OWNER(S)_____

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND DATE ABOVE WRITTEN.

_____ MY COMMISSION EXPIRES

_____ NOTARY PUBLIC

LANDOWNER CERTIFICATION

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED ARE THE OWNERS AND EQUITABLE OWNERS OF THE PROPERTY SHOWN ON THIS PLAT AND THAT ALL STREETS OR PARTS THEREOF; IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.

OWNER(S)_____

OWNER(S)_____

LOWER SWATARA ENGINEER

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

TOWNSHIP ENGINEER _____

LOWER SWATARA PLANNING COMMISSION

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

PRESIDENT _____

SECRETARY _____

DAUPHIN COUNTY PLANNING COMMISSION

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

CHAIRMAN _____

SECRETARY _____

DAUPHIN COUNTY RECORDER OF DEEDS

THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR DAUPHIN COUNTY THIS _____ DAY OF _____ 20 ___.

INSTRUMENT NUMBER _____

STORM DRAINAGE PLAN CERTIFICATION

I, _____, ON THIS DAY _____, HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE LOWER SWATARA TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

DATE _____ DATE: _____

ENGINEER CERTIFICATION OF ACCURACY

I, _____, HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA; THAT ALL ELEMENTS OF THE PLAN ARE IN CONFORMITY WITH THE TOWNSHIP CODE AND APPLICABLE STATE REGULATIONS.

_____

SURVEYOR CERTIFICATION OF ACCURACY

I, GREGORY CONDON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, OR REGISTERED ENGINEER IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA; THAT THIS PLAN CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON MAY 18, 2026; THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

_____
GREGORY CONDON PROFESSIONAL LAND SURVEYOR SU32480E

DEFERRALS REQUESTED — APPROVAL DATE

THE FOLLOWING DEFERRAL OF REQUIREMENTS HAVE BEEN REQUESTED AS PART OF THIS PLAN TO THE BOARD OF COMMISSIONERS:

§ 22-607 SIDEWALKS: A DEFERRAL IS BEING REQUESTED FOR THE REQUIREMENTS OF THE SIDEWALKS.

WAIVERS REQUESTED — APPROVAL DATE

THE FOLLOWING WAIVER OF REQUIREMENTS HAVE BEEN REQUESTED AS PART OF THIS PLAN TO THE BOARD OF COMMISSIONERS:

§ 22-404 PRELIMINARY PLAT; PROCEDURE: A WAIVER IS BEING REQUESTED FOR THE REQUIREMENT OF A PRELIMINARY PLAT.

§ 22-405 PRELIMINARY PLAT; SPECIFICATIONS: A WAIVER IS BEING REQUESTED FOR THE REQUIREMENT OF A PRELIMINARY PLAT.

§ 22-508.A(1) TREE PRESERVATION: A WAIVER IS BEING REQUESTED FOR THE REQUIREMENTS OF TREE PRESERVATION.

DEVELOPER

GOLDEN YOLK PARTNERS, LLC
126 EAST KING STREET,
LANCASTER, PA 17602
(717) 399-1576 X 3576

OWNER

GOLDEN YOLK PARTNERS, LLC
126 EAST KING STREET
LANCASTER, PA 17602
(717) 399-1576 X 3576

PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS TO DESIGN AN ±122,652 SF EGG CRACKING FACILITY ALONG WITH THE ASSOCIATED SITE IMPROVEMENTS SITUATED ON A PROPOSED SUBDIVIDED LOT TOTALING APPROXIMATELY 35.00 ACRES.

DATES

ISSUE DATE: JUNE 18, 2026
LAST REVISED:

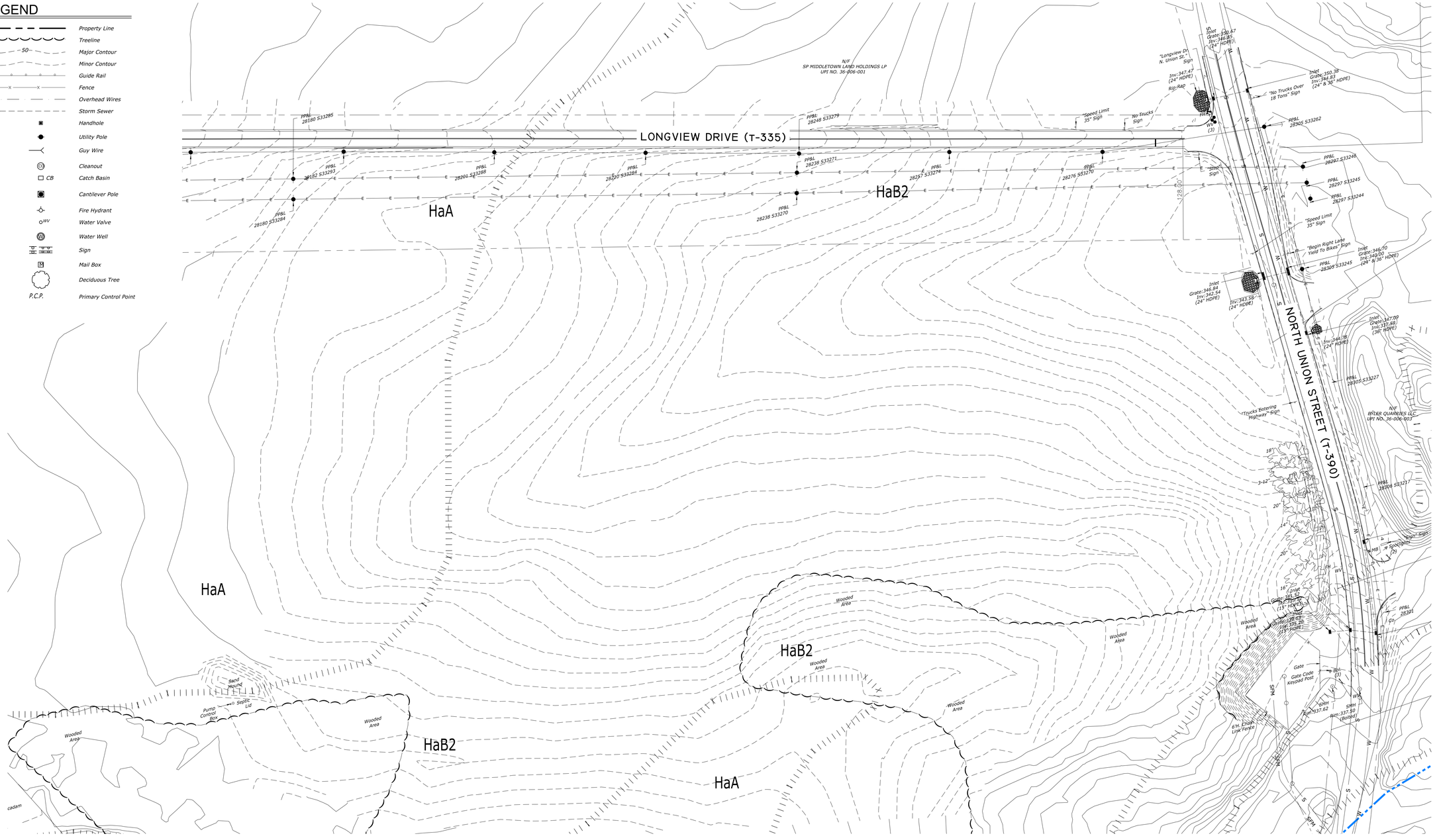
G0.00 No. 1 of 26

©2025 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

NOT FOR CONSTRUCTION, FOR PERMITTING PURPOSES ONLY

LEGEND

- Property Line
- Treeline
- 50 Major Contour
- Minor Contour
- Guide Rail
- Fence
- Overhead Wires
- Storm Sewer
- Handhole
- Utility Pole
- Guy Wire
- CO Cleanout
- CB Catch Basin
- Cantilever Pole
- Fire Hydrant
- WV Water Valve
- W Water Well
- Sign
- MB Mail Box
- Deciduous Tree
- P.C.P. Primary Control Point



811 Know what's below. Call before you dig.

PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 199 (2004) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH. PA ONE-CALL SERIAL NO.

GRAPHIC SCALE
60 30 0 60
SCALE IN FEET

Architecture
Engineering
Environmental
Land Surveying
BL Companies
2601 Market Place
Suite 350
Harrisburg, PA 17110
(717) 651-9850

PRELIMINARY / FINAL SUBDIVISION AND LAND DEVELOPMENT FOR MIDDLETOWN OVOLIQUID

301 LONGVIEW DRIVE, MIDDLETOWN, PA 17057
LOWER SWATARA TOWNSHIP, DAUPHIN COUNTY, PA

REVISIONS
No. Date Desc.

Designed	K.T.M.
Drawn	E.R.K.
Reviewed	A.J.B.
Scale	1" = 60'
Project No.	2600112
Date	06/18/2026
CAD File:	

Title
EXISTING CONDITIONS

Sheet No.
V1.00
No. 3 of 26

© 2026 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.
NOT FOR CONSTRUCTION, FOR PERMITTING PURPOSES ONLY

6/18/2026, AKALMANOWICZ, G:\JOBS\2600\2600112\DWGS\V2600112-00.DWG,V1.00,
Xref (s): ; XC1; XC2; XX02; XB00; XZ03; XC40; XC00; XB10; XB20

SUBDIVISION LEGEND

EXISTING PROPERTY LINE

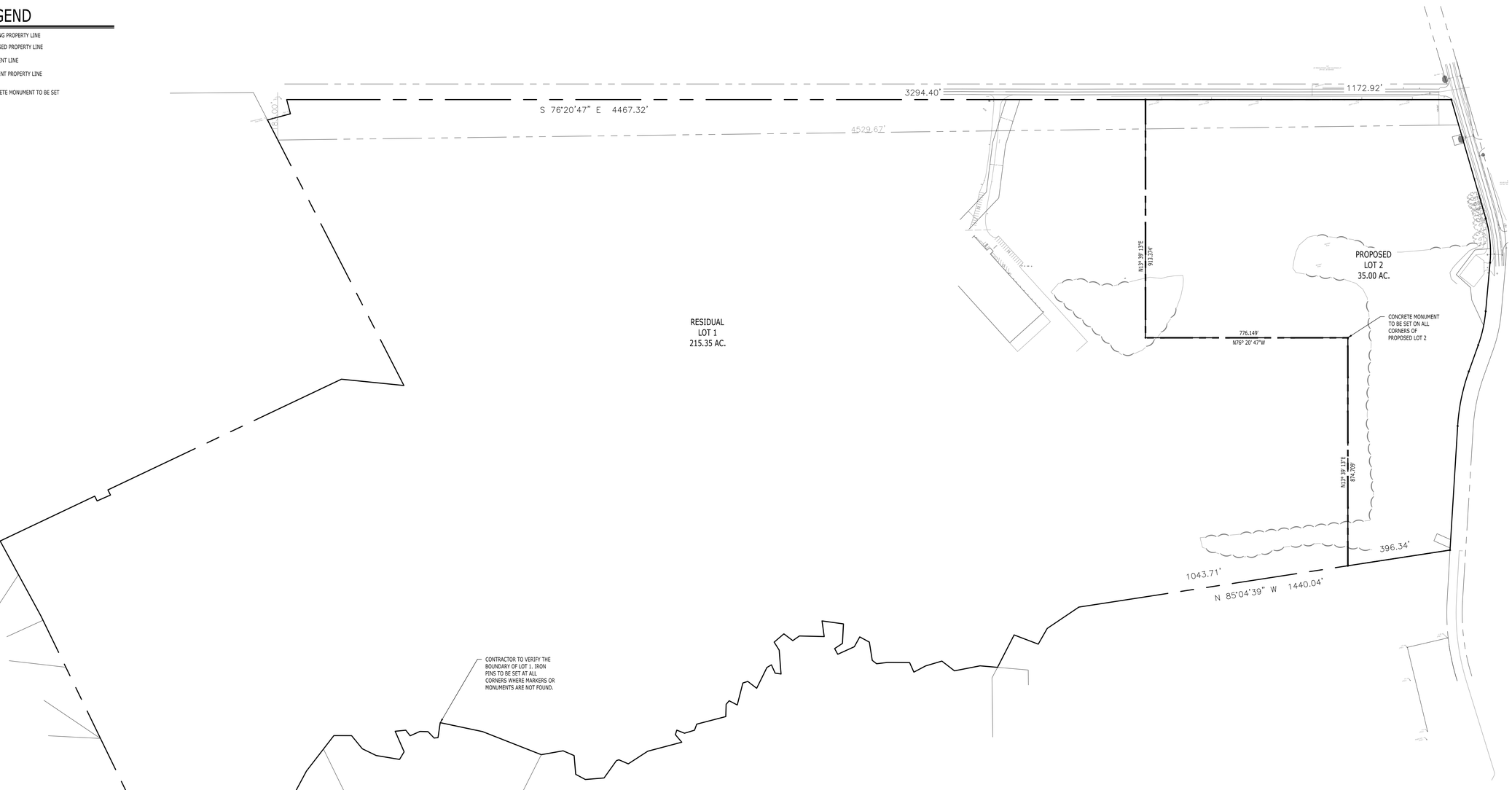
PROPOSED PROPERTY LINE

EASEMENT LINE

ADJACENT PROPERTY LINE

CONCRETE MONUMENT TO BE SET

BEARING	DISTANCE
S 76°20'47" E	4467.32'
S 02°30'37" E	474.68'
BS 08°08'07" W	A = 171.33' R = 461.06' C = 170.35'
S 18°46'52" W	187.28'
BS 26°02'49" W	A = 133.39' R = 525.92' C = 133.03'
BS 25°14'49" W	A = 214.15' R = 760.66' C = 213.45'
S 17°10'52" W	476.97'
N 85°04'39" W	1440.04'
S 69°40'23" W	146.60'
S 43°29'37" W	69.44'
N 55°25'52" W	98.95'
S 40°47'04" W	139.78'
N 71°23'37" W	67.22'
N 87°23'37" W	100.00'
N 38°38'37" W	61.00'
S 87°06'23" W	65.00'
S 75°51'23" W	51.00'
N 10°23'37" W	40.00'
N 75°53'37" W	85.00'
S 83°08'37" E	42.00'
N 38°23'37" W	21.00'
N 04°36'23" E	71.00'
N 47°53'37" W	42.00'
S 42°21'23" W	43.00'
S 79°06'23" W	70.00'
N 15°08'37" W	25.00'
N 70°21'23" E	36.00'
N 16°36'23" E	75.00'
N 68°23'37" W	83.00'
S 05°51'23" W	60.75'
N 74°53'37" W	95.13'
S 68°21'23" W	31.00'
N 39°08'37" W	43.00'
N 63°06'23" E	49.00'
S 18°38'37" E	36.00'
S 09°06'23" W	92.00'
N 68°08'37" W	23.00'
N 10°23'37" W	35.00'
S 72°51'23" W	20.00'
S 39°51'23" W	89.00'
N 38°38'37" W	43.00'
S 86°36'23" W	20.00'
S 27°51'23" W	87.00'
N 48°53'37" W	35.00'
S 57°51'23" W	18.00'
S 15°21'23" W	47.00'
S 89°06'23" W	115.00'
S 34°06'23" W	25.00'
S 86°51'23" W	40.00'
N 54°38'37" W	32.00'
S 30°36'23" W	18.00'
S 26°23'37" E	38.00'
S 88°51'23" W	135.00'
S 70°36'23" W	89.00'
N 52°53'37" W	39.00'
S 86°51'23" W	10.00'
S 49°06'23" W	82.00'
N 80°53'37" W	72.00'
N 48°08'37" W	42.00'
N 08°51'23" E	72.00'
N 52°53'37" W	46.00'
N 86°23'37" W	85.00'
N 54°53'37" W	242.00'
S 64°23'37" E	166.00'
S 22°06'23" W	58.00'
N 82°53'37" W	15.00'
N 30°08'37" W	34.00'
N 74°53'37" W	31.00'
S 79°51'23" W	41.00'
N 24°23'37" W	27.00'
N 81°53'37" W	41.00'
S 09°53'37" E	86.00'
S 44°36'23" W	34.00'
N 66°53'37" W	91.00'
N 50°23'37" W	59.00'
N 25°38'37" W	65.00'
N 76°08'37" W	68.00'
S 51°21'23" W	172.00'
S 41°51'23" W	120.00'
S 60°06'23" W	112.00'
S 78°51'23" W	35.00'
S 06°51'23" W	30.00'
S 81°06'23" W	25.00'
N 52°08'37" W	34.00'
S 62°51'23" W	123.00'
N 84°08'37" W	63.00'
N 56°23'37" W	25.00'
S 41°51'23" W	35.00'
S 86°06'23" W	25.00'
N 30°08'37" W	34.00'
S 86°51'23" W	15.00'
S 12°21'23" W	36.00'
N 77°23'37" W	78.02'
N 12°16'06" W	1061.10'
N 14°52'35" W	327.25'
N 78°17'12" E	401.37'
S 12°49'17" E	20.39'
N 79°50'12" E	56.06'
N 12°49'17" W	21.94'
N 78°17'12" E	991.32'
S 70°35'17" E	240.85'
N 13°32'24" W	1145.05'
N 88°39'13" E	91.20'
N 01°20'47" W	87.44



AREA AND BULK REGULATIONS

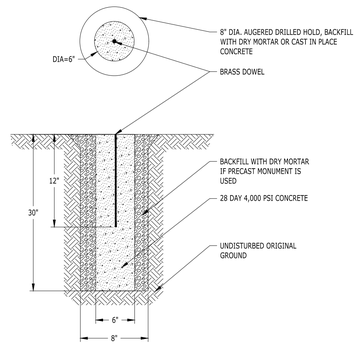
EXISTING PARCEL		
ZONE: RESIDENTIAL AGRICULTURAL (R-A)		
USE: COMMERCIAL SALE, RAISING, PROCESSING, AND MARKETING OF FOWL OR POULTRY, INCLUDING EGGS OR OTHER RELATED PRODUCTS (PERMITTED USE)		
	ITEM	EXISTING
1	LOT SIZE	250.35 ACRES
2	FRONT BUILDING SETBACK	±523 FEET
3	MINIMUM SIDE YARD	±356 FEET
4	MINIMUM REAR YARD	±582 FEET
5	MINIMUM LOT WIDTH	±4495 FEET
6	IMPERVIOUS COVERAGE	±6.02%

AREA AND BULK REGULATIONS

RESIDUAL LOT 1			
ZONE: RESIDENTIAL AGRICULTURAL (R-A)			
USE: COMMERCIAL SALE, RAISING, PROCESSING, AND MARKETING OF FOWL OR POULTRY, INCLUDING EGGS OR OTHER RELATED PRODUCTS (PERMITTED USE)			
	ITEM	REQUIREMENTS	PROPOSED
1	MINIMUM LOT SIZE	1 ACRE	215.35 ACRES
2	FRONT BUILDING SETBACK	50 FEET	±523 FEET
3	MINIMUM SIDE YARD (INTERIOR)	25 FEET	223 FEET
4	MINIMUM REAR YARD	35 FEET	±582 FEET
5	MINIMUM LOT WIDTH	150 FEET	2850 FEET
6	IMPERVIOUS COVERAGE	30% MAX.	7.00%

AREA AND BULK REGULATIONS

PROPOSED LOT 2			
ZONE: RESIDENTIAL AGRICULTURAL (R-A)			
USE: COMMERCIAL SALE, RAISING, PROCESSING, AND MARKETING OF FOWL OR POULTRY, INCLUDING EGGS OR OTHER RELATED PRODUCTS (PERMITTED USE)			
	ITEM	REQUIREMENTS	PROPOSED
1	MINIMUM LOT SIZE	1 ACRE	35.00 ACRES
2	FRONT BUILDING SETBACK	50 FEET	165 FEET
3	MINIMUM SIDE YARD (CORNER)	50 FEET	226 FEET
4	MINIMUM REAR YARD	35 FEET	458 FEET
4	MINIMUM LOT WIDTH	150 FEET	396 FEET
5	IMPERVIOUS COVERAGE	30% MAX.	22.67%



CONCRETE MONUMENT DETAIL

N.T.S

GRAPHIC SCALE

200 100 0 200

SCALE IN FEET

811 Know what's below. Call before you dig.

PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 199 (2004) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH. PA ONE-CALL SERIAL NO.

©2026 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

NOT FOR CONSTRUCTION, FOR PERMITTING PURPOSES ONLY

Architecture
Engineering
Environmental
Land Surveying

BL Companies

2601 Market Place
Suite 350
Harrisburg, PA 17110
(717) 651-9850

PRELIMINARY / FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN FOR MIDDLETOWN OVOLIQUID

301 LONGVIEW DRIVE, MIDDLETOWN, PA 17057
LOWER SWATARA TOWNSHIP, DAUPHIN COUNTY, PA

REVISIONS No.	Date	Desc.

Designed	K.T.M.
Drawn	E.R.K.
Reviewed	A.J.B.
Scale	1" = 200'
Project No.	2600112
Date	06/18/2026
CAD File:	

Title

SUBDIVISION PLAN

Sheet No.

V1.01

No. 4 of 26

Xref (s): ; XC2): XC2D ; XR00 ; XD03 ; XO40

8/18/2026, AKALNAOWICZ, G:\JOBS\2600\2600112\DWGS\02600112-00.DWG,V1.00,

DEMOLITION LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE
- SAWCUT LINE
- P — P — PROTECT EXISTING UTILITY LINE
- UTILITY LINE DEMOLITION, CONTRACTOR TO COORDINATE ANY SERVICE DISRUPTIONS
- HaB2 / HaA — SOIL BOUNDARY LINE
- REMOVE AND DISPOSE OF SIGN, HYDRANT, LIGHT POLE, FIXTURE, ETC.
- PROTECT EXISTING FEATURES
- CLEARING AND GRUBBING OF TREES

LONGVIEW DRIVE (T-335)

NORTH UNION STREET (T-390)

N/F SP MIDDLETOWN LAND HOLDINGS LP UPI NO. 36-006-001

N/F BYLER QUARRIES LLC UPI NO. 36-006-103

EXISTING UTILITY POLE & OVERHEAD UTILITY LINE TO BE RELOCATED. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER. SEE UTILITY PLAN FOR APPROXIMATE RELOCATION.

EXISTING UTILITY POLE AND OVERHEAD UTILITY LINES TO BE PROTECTED THROUGHOUT CONSTRUCTION (TYP.)

EXISTING UTILITY POLE TO BE RELOCATED. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER. SEE UTILITY PLAN FOR APPROXIMATE RELOCATION.

EXISTING TREE TO BE PROTECTED THROUGHOUT CONSTRUCTION (TYP.)

PROPOSED TREE REMOVAL LIMITS

MINIMUM BUILDING SETBACK LINE (FRONT)

MINIMUM BUILDING SETBACK LINE (SIDE)

MINIMUM BUILDING SETBACK LINE (REAR)

Know what's below. Call before you dig.

PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 199 (2004) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH. PA ONE-CALL SERIAL NO.

GRAPHIC SCALE
60 30 0 60
SCALE IN FEET

Architecture
Engineering
Environmental
Land Surveying

BL Companies

2601 Market Place
Suite 350
Harrisburg, PA 17110
(717) 651-9850

PRELIMINARY / FINAL SUBDIVISION AND LAND DEVELOPMENT FOR MIDDLETOWN OVOLIQUID

301 LONGVIEW DRIVE, MIDDLETOWN, PA 17057
LOWER SWATARA TOWNSHIP, DAUPHIN COUNTY, PA

REVISIONS

No.	Date	Desc.

Designed	K.T.M.
Drawn	E.R.K.
Reviewed	A.J.B.
Scale	1" = 60'
Project No.	2600112
Date	06/18/2026
CAD File:	

Title

DEMOLITION PLAN

Sheet No.

C0.00

No. 5 of 26

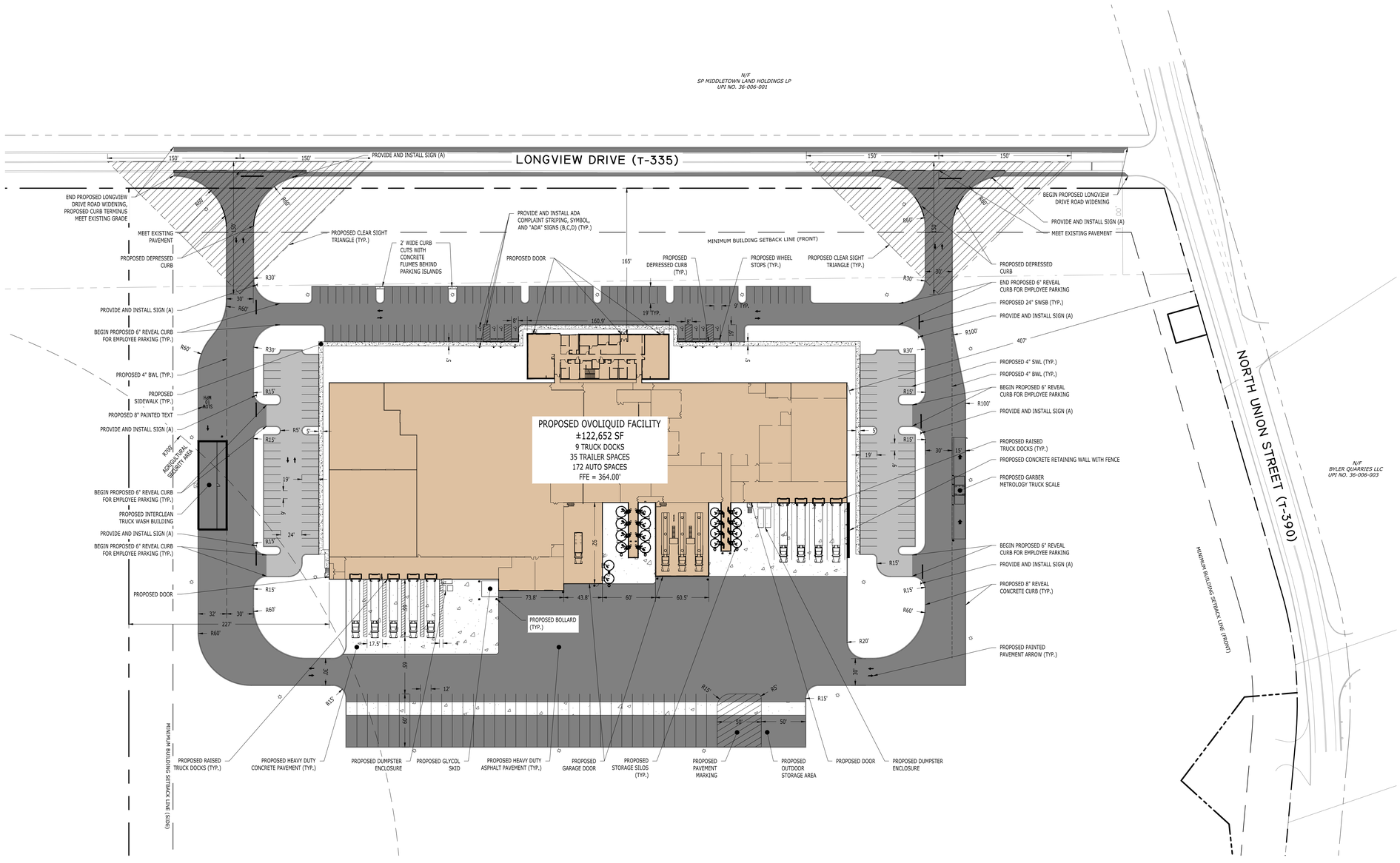
© 2026 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

NOT FOR CONSTRUCTION, FOR PERMITTING PURPOSES ONLY

6/18/2026, AKALMANOWICZ, G:\JOBS\2600\2600112\DWG\C2600112-C0.DWG,C1.00,
Xref (s): ; XC1) ; XC2) ; XC20 ; XC03) ; XC40) ; XC00

SITE PLAN LEGEND

- PROPERTY LINE
- EASEMENT LINE
- CONCRETE CURB
- PAVEMENT SAWCUT
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PERVIOUS PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED BUILDING
- LIGHT POLE
- BOLLARD



LOT COVERAGE - PROPOSED CONDITIONS

TOTAL PERVIOUS SURFACES	1,178,994 SF	27.07 AC	77.33%
TOTAL IMPERVIOUS SURFACES	345,606 SF	7.93 AC	22.67%
IMPERVIOUS - BUILDING	122,652 SF	2.82 AC	8.04%
IMPERVIOUS - PAVEMENT	222,954 SF	5.12 AC	14.62%
TOTAL LOT	1,524,600 SF	35.00 AC	100%

SIGN LEGEND

NO.	MUTCD NO./ SIGN SIZE	LEGEND
A	R1-1 30"x30"	STOP
B	R7-8 12"x18"	RESERVED PARKING
C	R7-8P 6"x12"	VAN ACCESSIBLE
D	R7-8F 12"x18"	VIOLATORS SUBJECT TO FINE AND TOWING MIN. FINE $50 MAX. FINE $500

ZONING INFORMATION

LOCATION: LOWER SWATARA TOWNSHIP, DAUPHIN COUNTY, PA

ZONE: RESIDENTIAL AGRICULTURAL (R-A)

USE: COMMERCIAL SALE, RAISING, PROCESSING, AND MARKETING OF FOWL OR POULTRY, INCLUDING EGGS OR OTHER RELATED PRODUCTS (PERMITTED USE)

ITEM #	ITEM	REQUIREMENTS	PROPOSED
1	MINIMUM LOT AREA	1 ACRE	35.00 ACRES
2	MINIMUM LOT WIDTH	150 FEET	396 FEET
3	MINIMUM FRONT SETBACK	50 FEET	165 FEET
4	MINIMUM SIDE SETBACK (CORNER)	50 FEET	XX FEET
5	MINIMUM REAR YARD	35 FEET	458 FEET
6	MAXIMUM BUILDING HEIGHT	35 FEET	35 FEET
7	MAXIMUM IMPERVIOUS COVERAGE	30 PERCENT	24.54 PERCENT

PARKING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED
1	BUILDING SIZE	NONE REQUIRED	±121,942 S.F.
2	PARKING REQUIRED BY TOWNSHIP	MANUFACTURING 1 SPACE FOR EACH 1,000 SQUARE FEET OF FLOOR AREA, PLUS 1 SPACE FOR EACH EMPLOYEE IN THE MAXIMUM WORKING SHIFT. 83828 SF / 1000 + 20 = 104 SPACES WAREHOUSING 1 SPACE FOR EACH 2,500 SQUARE FEET OF FLOOR AREA, PLUS 1 SPACE FOR EACH EMPLOYEE IN THE MAXIMUM WORKING SHIFT. 34,494 SF / 2,500 + 20 = 34 SPACES OFFICE 1 SPACE FOR EACH 1 EMPLOYEE PER SHIFT AND 1 PER 500 SQUARE FEET OF FLOOR AREA 3620 SF / 500 + 20 = 28 SPACES TOTAL 104 + 34 + 28 = 166 SPACES	172 SPACES
3	MINIMUM PARKING DIMENSIONS	9 FEET x 18 FEET	9 FEET x 19 FEET
4	MINIMUM AISLE WIDTH	24 FEET (TWO-WAY)	24 FEET

GRAPHIC SCALE
60 30 0 60
SCALE IN FEET

811 Know what's below. Call before you dig.

PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 199 (2004) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH. PA ONE-CALL SERIAL NO.

Architecture
Engineering
Environmental
Land Surveying

BL Companies

2601 Market Place
Suite 350
Harrisburg, PA 17110
(717) 651-9850

PRELIMINARY / FINAL SUBDIVISION AND LAND DEVELOPMENT FOR MIDDLETOWN OVOLIQUID

301 LONGVIEW DRIVE, MIDDLETOWN, PA 17057
LOWER SWATARA TOWNSHIP, DAUPHIN COUNTY, PA

REVISIONS
No. Date Desc.

Designed	K.T.M.
Drawn	E.R.K.
Reviewed	A.J.B.
Scale	1" = 60'
Project No.	2600112
Date	06/18/2026
CAD File:	

Title
SITE PLAN

Sheet No.
C1.00
No. 6 of 26

Xref OS: - XC10 ; X202 ; X800 ; X203 ; XC20 ; XC40

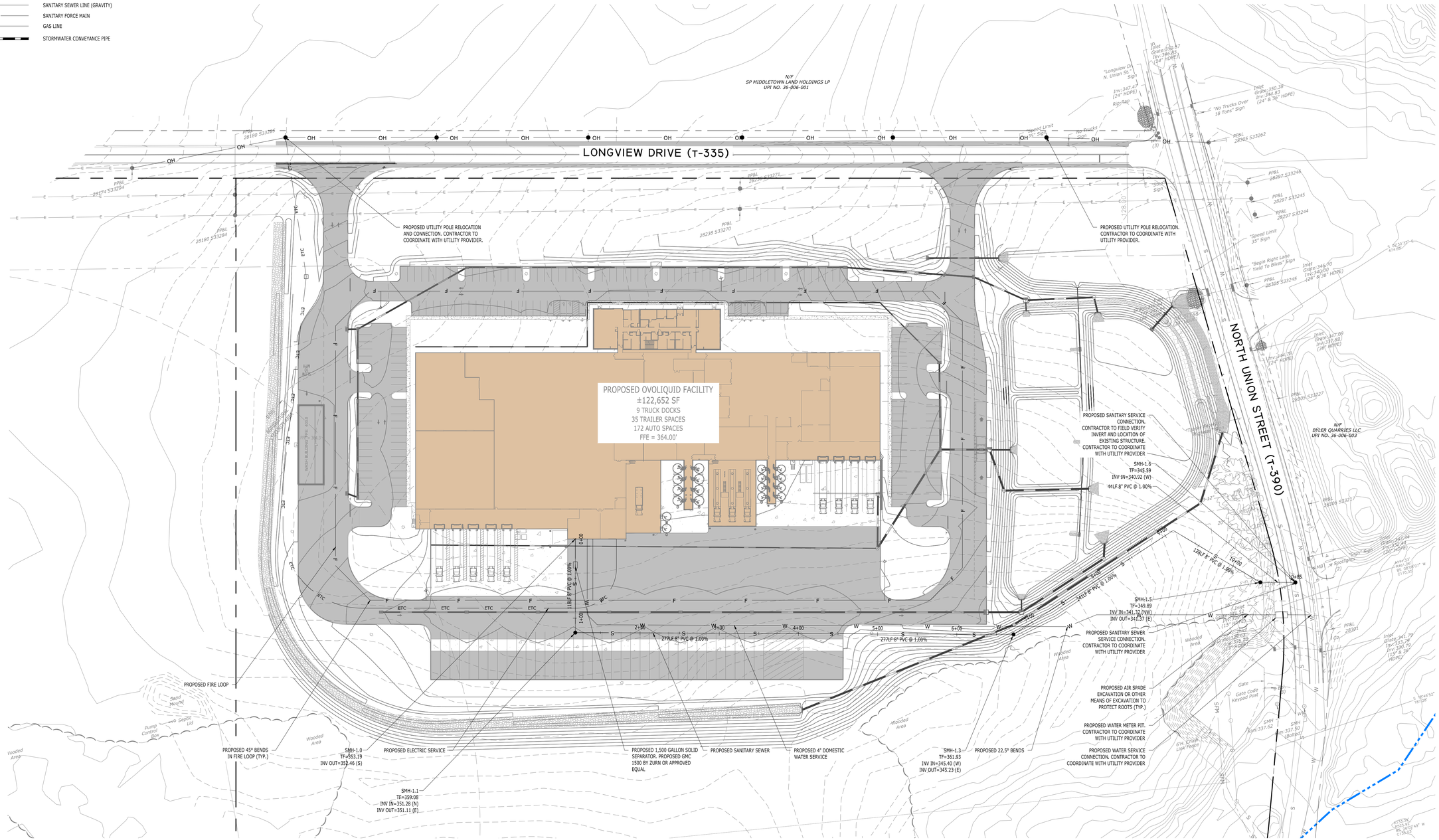
6/18/2026, AKALMANOWICZ, G:\JOBS\2600\00\2600112\DWG\C2600112-10.DWG,C1.00,

© 2026 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

NOT FOR CONSTRUCTION, FOR PERMITTING PURPOSES ONLY

SITE UTILITIES LEGEND

- PROPERTY LINE
- SAWCUT LINE
- E — ELECTRIC LINE
- T — TELECOMMUNICATIONS LINE
- ETC — COMBINED ELECTRIC & TELECOMM LINE
- W — WATER LINE
- S — SANITARY SEWER LINE (GRAVITY)
- SFM — SANITARY FORCE MAIN
- G — GAS LINE
- STORMWATER CONVEYANCE PIPE



811 Know what's below. Call before you dig.

PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 199 (2004) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH. PA ONE-CALL SERIAL NO.

GRAPHIC SCALE
60 30 0 60
SCALE IN FEET

© 2026 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

NOT FOR CONSTRUCTION, FOR PERMITTING PURPOSES ONLY

6/18/2026, AKAJAMOWICZ, G:\2026\26\00\2600112\DWG\C2600112-00.DWG,C3.00,

Xref (s): XC10 ; XC20 ; XZ02 ; XB00 ; XZ03 ; XC21 ; XC30 ; XC40 ; XL10

Architecture
Engineering
Environmental
Land Surveying

BL Companies

2601 Market Place
Suite 350
Harrisburg, PA 17110
(717) 651-9850

PRELIMINARY / FINAL SUBDIVISION AND LAND DEVELOPMENT FOR MIDDLETOWN OVOLIQUID

301 LONGVIEW DRIVE, MIDDLETOWN, PA 17057
LOWER SWATARA TOWNSHIP, DAUPHIN COUNTY, PA

REVISIONS
No. Date Desc.

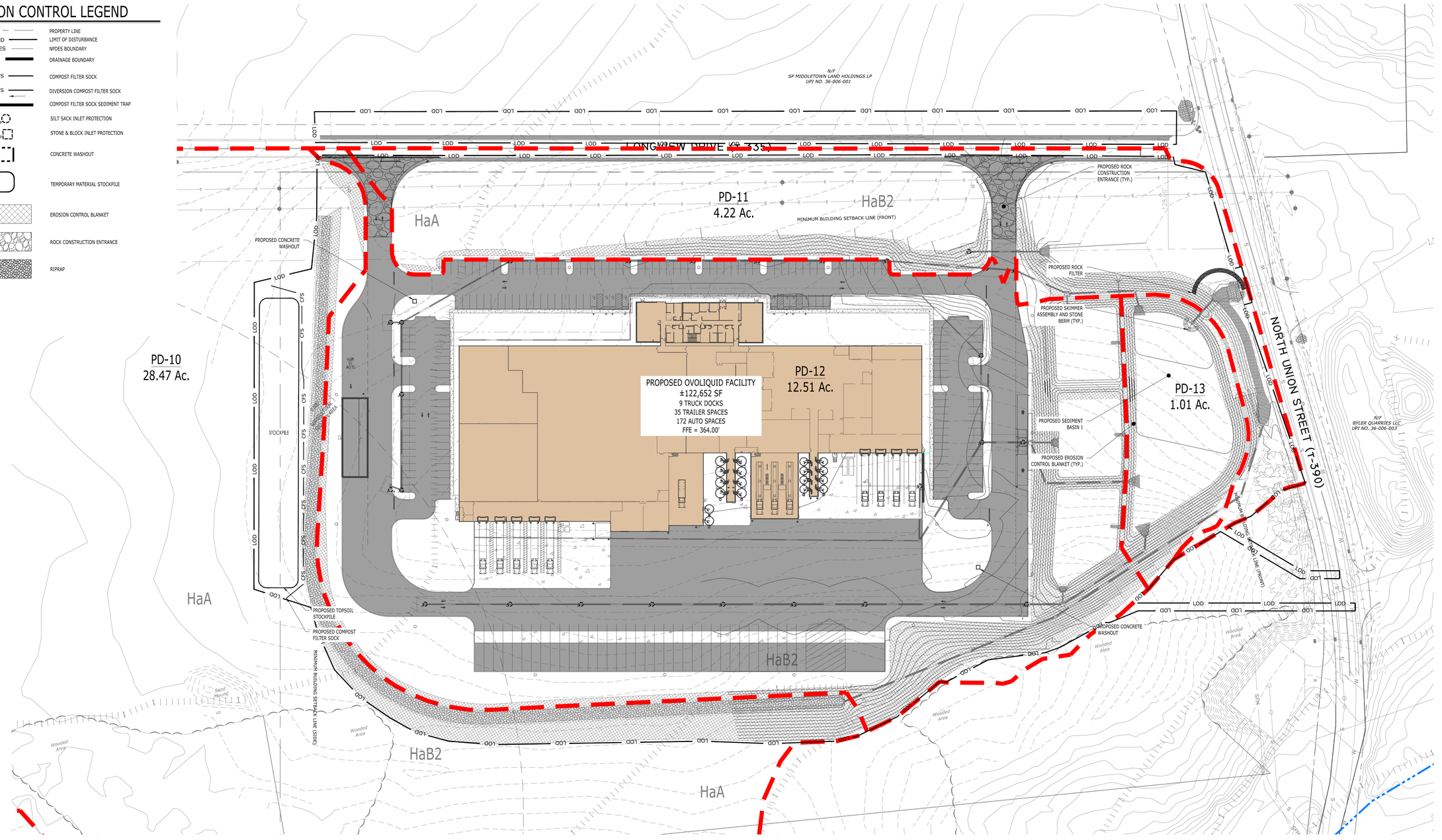
Designed	K.T.M.
Drawn	E.R.K.
Reviewed	A.J.B.
Scale	1" = 60'
Project No.	2600112
Date	06/18/2026
CAD File:	

Title
SITE UTILITY PLAN

Sheet No.
C3.00
No. 16 of 26

EROSION CONTROL LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE
- NPDES — NPDES BOUNDARY
- DRAINAGE BOUNDARY
- CFS — COMPOST FILTER SOCK
- CFS — DIVERSION COMPOST FILTER SOCK
- COMPOST FILTER SOCK SEDIMENT TRAP
- SILT SACK INLET PROTECTION
- STONE & BLOCK INLET PROTECTION
- CONCRETE WASHOUT
- TEMPORARY MATERIAL STOCKPILE
- EROSION CONTROL BLANKET
- ROCK CONSTRUCTION ENTRANCE
- RIPRAP



811 Know what's **below.** **Call** before you dig.

PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 199 (2004) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH. PA ONE-CALL SERIAL NO.

GRAPHIC SCALE
60 30 0 60
SCALE IN FEET

NOT FOR CONSTRUCTION, FOR PERMITTING PURPOSES ONLY

© 2026 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

6/18/2026, AKALINOWICZ, G:\JOBS\26\00\2600112\DWG\C2600112-SD.DWG,C4.01,

Xref (S): XC10 ; XC20 ; XX20 ; XB00 ; X203 ; XC21 ; XC30 ; XL10 ; XC41

Architecture
Engineering
Environmental
Land Surveying

BL Companies

2601 Market Place
Suite 350
Harrisburg, PA 17110
(717) 651-9850

PRELIMINARY / FINAL SUBDIVISION AND LAND DEVELOPMENT FOR MIDDLETOWN OVOLIQUID

301 LONGVIEW DRIVE, MIDDLETOWN, PA 17057
LOWER SWATARA TOWNSHIP, DAUPHIN COUNTY, PA

REVISIONS

No.	Date	Desc.

Designed	K.T.M.
Drawn	E.R.K.
Reviewed	A.J.B.
Scale	1" = 60'
Project No.	2600112
Date	06/18/2026
CAD File:	

Title

EROSION & SEDIMENT CONTROL PLAN - PHASE II

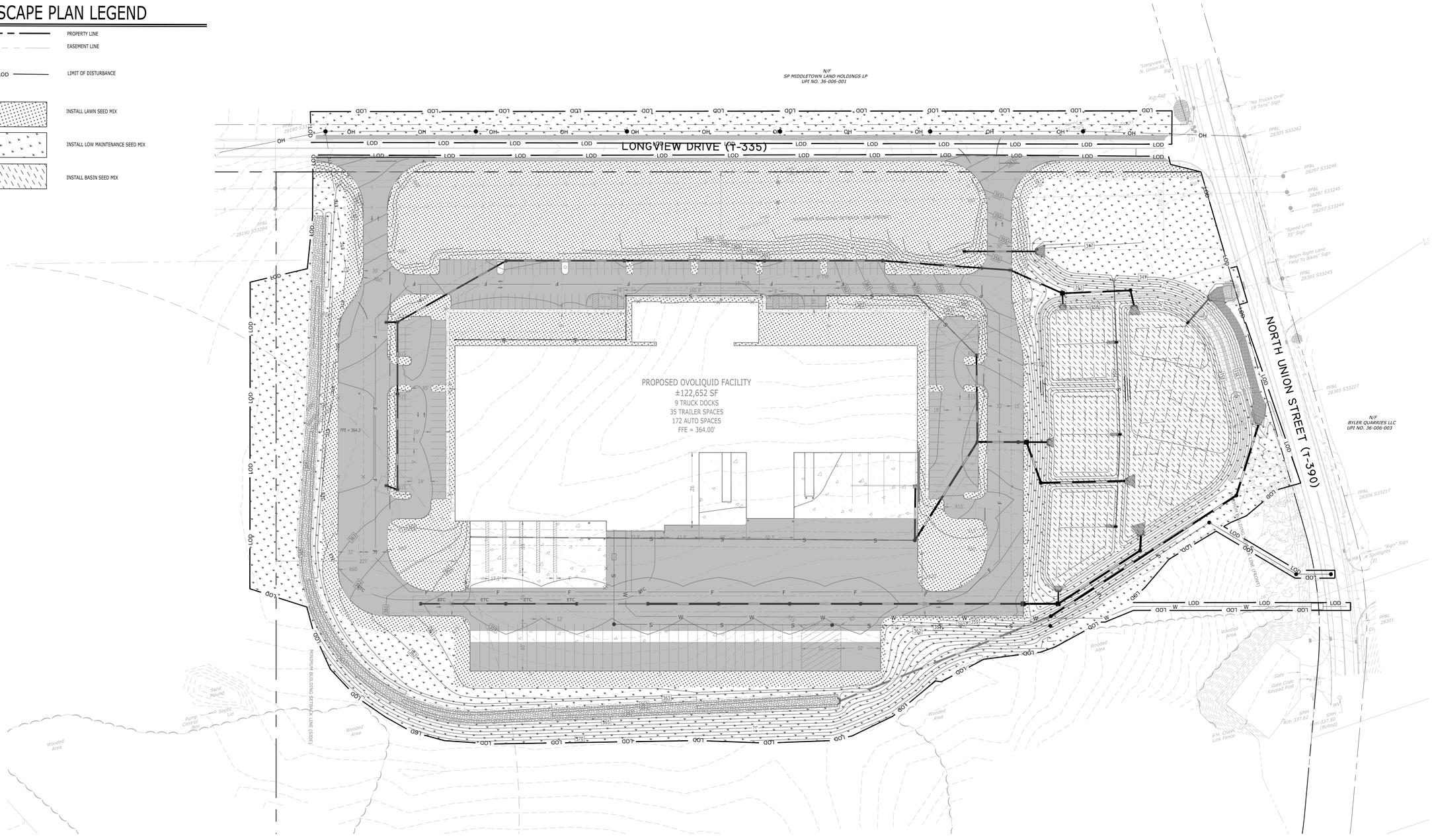
Sheet No.

C4.01

No. 21 of 26

LANDSCAPE PLAN LEGEND

- PROPERTY LINE
- EASEMENT LINE
- LOD — LIMIT OF DISTURBANCE
- INSTALL LAWN SEED MIX
- INSTALL LOW MAINTENANCE SEED MIX
- INSTALL BASIN SEED MIX



SEED MIX NOTES

A. LAWN SEEDING MIX:
- 15 % PERENNIAL RYEGRASS (BLEND OF 3 IMPROVED HYBRIDS)
- 25 % FINE LEAF OR CREEPING FESCUE (BLEND OF 3 IMPROVED HYBRIDS)
- 60 % KENTUCKY BLUEGRASS (BLEND OF 3 IMPROVED HYBRIDS)
- SEEDING RATE: 5 LBS/1,000 S.F.
- SEEDING DATES: AUGUST 15 - OCTOBER 1 AND APRIL 15 - JUNE 30 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.

B. SLOPE SEED MIX:
ERNMX-113 - COMMERCIAL CONSERVATION MIX
ERNST SEEDS OR APPROVED EQUAL

- 25.0% FESTUCA RUBRA (CREEPING RED FESCUE)
- 25.0% LOLIUM MULTIFLORUM (ANNUAL RYEGRASS)
- 25.0% LOLIUM PERENNE, 'BLACKSTONE' (PERENNIAL RYEGRASS, 'BLACKSTONE')
- 25.0% LOLIUM PERENNE, 'CONFETTI III' (PERENNIAL RYEGRASS, 'CONFETTI III' (TURF TYPE)

APPLICATION RATE: 60 LBS/ACRE: 1000 SF/LB
SEEDING DATES: AUGUST 15 - OCTOBER 1 AND APRIL 15 - JUNE 30
UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.

C. BASIN SEED MIX:
ERNMX-183 - NATIVE DETENTION AREA SEED MIX
ERNST SEEDS OR APPROVED EQUAL

- 26.0% PANICUM CLANDESTINUM, TIOGA (DEERTONGUE, TIOGA)
- 25.0% PANICUM VIRGATUM, 'CARTHAGE', NC ECOTYPE (SWITCHGRASS, 'CARTHAGE', NC ECOTYPE)
- 20.0% CAREX VULPINOIDEA, PA ECOTYPE (FOX SEDGE, PA ECOTYPE)
- 20.0% ELYMUS VIRGINICUS, MADISON-NY ECOTYPE (VIRGINIA WILDRYE, MADISON-NY ECOTYPE)
- 4.0% AGROSTIS PERENNANS, ALBANY PINE BUSH-NY ECOTYPE (AUTUMN BENTGRASS, ALBANY PINE BUSH-NY ECOTYPE)
- 3.0% JUNCUS EFFUSUS (SOFT RUSH)
- 1.0% JUNCUS TENUIS, PA ECOTYPE (PATH RUSH, PA ECOTYPE)
- 1.0% PANICUM RIGIDULUM, PA ECOTYPE (REDTOP PANICGRASS, PA ECOTYPE)

APPLICATION RATE: 60 LBS/ACRE: 1000 SF/LB
SEEDING DATES: AUGUST 15 - OCTOBER 1 AND APRIL 15 - JUNE 30
UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.

CODE SUMMARY

1. WAIVER TO BE APPLIED FOR SALDO 22-508.A.(1) TREE PRESERVATION AND PLANTING REQUIREMENT.

811 Know what's below. Call before you dig.

PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 199 (2004) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH. PA ONE-CALL SERIAL NO.

GRAPHIC SCALE
60 30 0 60
SCALE IN FEET

NOT FOR CONSTRUCTION, FOR PERMITTING PURPOSES ONLY

© 2026 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

Architecture
Engineering
Environmental
Land Surveying
BL Companies
2601 Market Place
Suite 350
Harrisburg, PA 17110
(717) 651-9850

PRELIMINARY / FINAL SUBDIVISION AND LAND DEVELOPMENT FOR MIDDLETOWN OVOLIQUID
301 LONGVIEW DRIVE, MIDDLETOWN, PA 17057
LOWER SWATARA TOWNSHIP, DAUPHIN COUNTY, PA

REVISIONS
No. | Date | Desc.

Designed	K.T.M.
Drawn	E.R.K.
Reviewed	A.J.B.
Scale	1" = 60'
Project No.	2600112
Date	06/18/2026
CAD File:	

Title
LANDSCAPING PLAN

Sheet No.
C5.00
No. 25 of 26

6/18/2026, AKALINOWICZ, G:\JOBS\2600\26001120\DWG\C2600112-SD.DWG,C5.00,
Xref (S): XC10 ; XC20 ; XX20 ; XB00 ; XC21 ; XC30 ; XC40 ; XL10