

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality	Swatara Township	Surveyor	Dynamic Survey, LLC		Engineer	Dynamic Engineering Consultants, PC	
Plat Title	Swatara Eisenhower Developers LLC Proposed WaWa Food Market & Fueling Station Subdivision and Land Development						
Zoning District	ML – Light Manufacturing/Industrial District			Proposed Land Use	Auto Service Station		
Plat Status:	☐ Preliminary	Plat Type:	☐ Subdivision	Regulations:	☐ County		
	☐ Final		☐ Land Development		☒ Municipal		
	☒ P/F		☒ Combined		☒ Zoning		
	☐ Minor				☒ S&LD		
# of Lots	1	# of New Lots	1	# of DUs	0	Acs Subdiv/Devel	5.43
						Total Acs	8.54
Date Received	4/13/2026	Staff Review	4/29/2026	Official County Review	4/29/2026		
Reviewed by	GD	Checked by		Parcel ID	63-027-014		

Project Description: The project includes the demolition of the existing features and the construction of a new 6,550 SF Wawa Food Market and Fueling Station.

- 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**.

Variance granted: The following variances granted by Swatara Township Zoning Hearing Board at a meeting held on October 24, 2025:

ZO §295-106.D.1: A variance to permit a driveway width of greater than 30 feet.

ZO §295-114.D.1: A variance to allow an off-premise sign.

ZO §295-114.D.4: A variance to permit the off-premise sign to be less than 1,000 feet from another off-premise sign.

ZO §295-114.D.2: A variance to permit the off-premise sign to be 44 feet from the intersection and 0 feet from Paxton Street.

Comments:

1. All signatures, certifications, and notarizations must be obtained before the plan is brought in for signing.
2. Determine whether the use is allowed by right within the Manufacturing Light Industrial zoning district. Is this development being classified as a restaurant / convenience store / auto service station? This is a very grey area as the code states that a convenience store has a size determination of 6,000 square feet.

This proposed building development is 6,550 square feet. How does this work into the use determination?

3. It is noted that there is one additional parking space provided beyond that required by the ordinance. The land development plan identifies several existing site features from a prior development that extend into the Paxton Street (SR 3010) right-of-way. It appears that three of these features may be eliminated or otherwise addressed through the proposed driveway and access improvements, subject to PennDOT review under the Highway Occupancy Permit (HOP) process. One existing parking space is shown extending into the right-of-way,(for the BELCO development) and the Township may wish to consider whether this space should be addressed through HOP coordination and/or excluded from the parking count as part of the land development review.
4. Section 253-24 of the Swatara Township Subdivision and Land Development Ordinance includes provisions for the dedication of recreation and open space or the payment of a fee in lieu thereof. The proposed subdivision and land development consists of a single non-residential lot and commercial/service use within the Manufacturing District. The Township should consider the applicability of §253-24 to this proposal as part of its land development review and handle it in a consistent manner when review past similar commercial related developments.
5. The plan proposes reconstruction of the existing access onto South 40th Street, although this improvement is located on the remaining parent tract and not within the newly proposed lot for the convenience store. The plans also indicate continued vehicular circulation between the proposed lot and the remaining Belco Community Credit Union property, suggesting shared access and parking areas across a newly created property line. The Township may wish to consider whether formal access and/or cross-vehicular easements should be identified on the subdivision and land development plan, and whether appropriate agreements addressing shared access and circulation between the parcels should be provided as part of the plan review.
6. The subdivision and land development plans identify an existing sanitary sewer line and associated utility easement crossing the proposed lot, labeled as “Utility Easement per Plat No. 20080024462,” which also appears on the existing conditions plans. Based on the land development drawings, the proposed convenience store canopy and underground fuel tanks appear to be located within or directly above this easement and sewer alignment. It is unclear from the submitted plans whether the existing sewer facility is proposed to be relocated, replaced, or otherwise protected, or whether a revised easement is proposed. The Township may wish to consider whether additional plan clarification or documentation is needed regarding the treatment of the existing sewer line and easement, particularly given its apparent service to off-site properties.

No. 26-040

	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/Septic	X		
Water mains/Well	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 (see note)	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 (See Note)			X
30. Erosion and sedimentation control plan shown	X		
31. Statement of ownership	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		

[illegible]

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DRAIN BY: _____ ARK _____	DESIGNED BY: _____ BD _____	CHECKED BY: _____ MW _____	DATED: BY: _____ _____
PROJECT: SWATARA EISENHOWER DEVELOPERS, LLC PROPOSED NEW FOOD MARKET & FUELING STATION PARCEL ID: 63-027-014 449 EISENHOWER BOULEVARD TOWNSHIP OF SWATARA, DAUPHIN COUNTY, PENNSYLVANIA			

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 PROFESSIONAL ENGINEER

 No. 00629

 PENNSYLVANIA LICENSE No. 00629

MARK A. WHITAKER

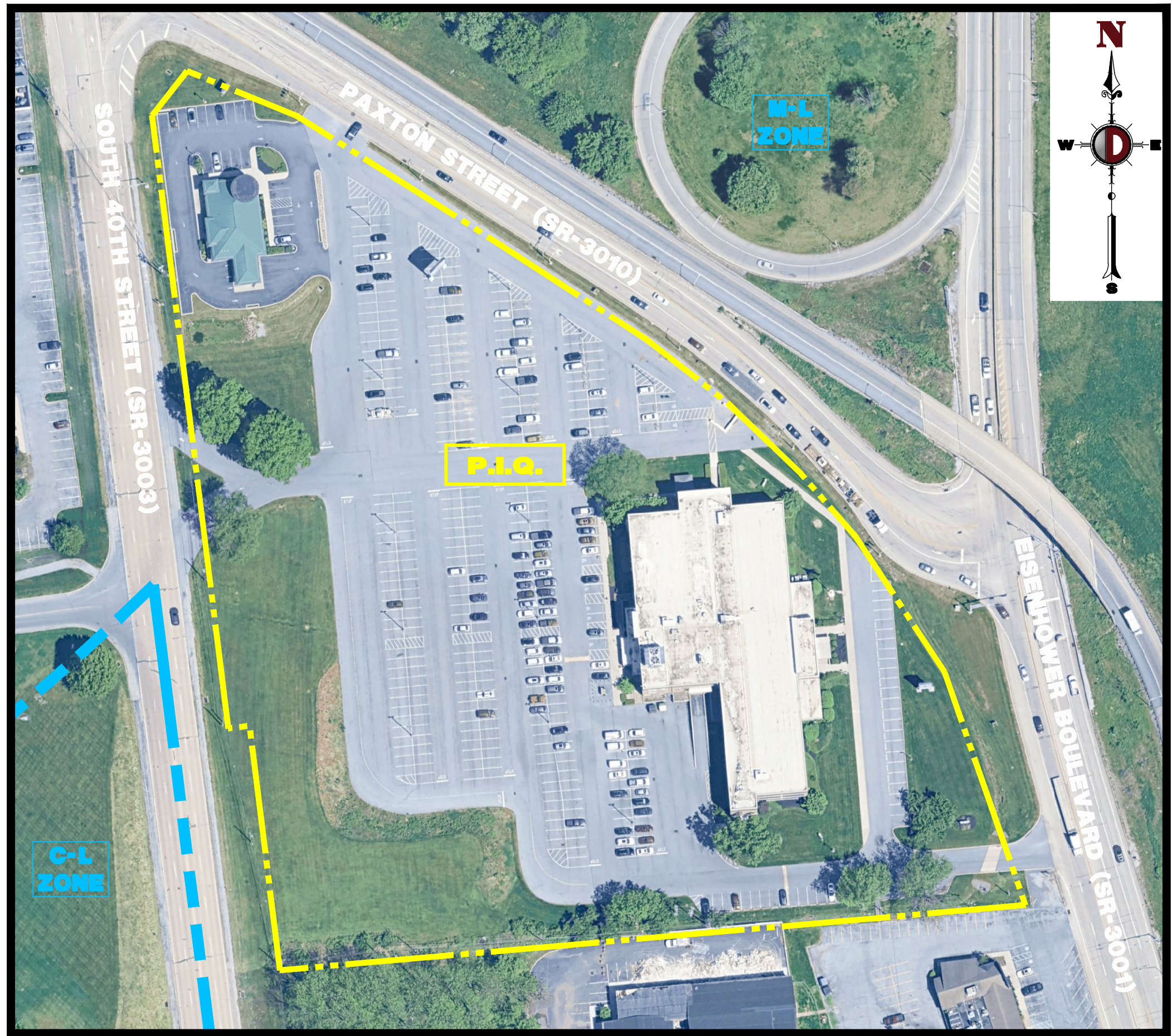
PROFESSIONAL ENGINEER

TITLE:

COVER SHEET

SCALE: (H) AS (V) SHOWN	DATE: 04/01/2026
PROJECT No: 1478-24-03699	

SHEET No:	1	Rev. #:	0
	OF 41		



AREA MAP
1" = 100'

APPROVAL & REVIEW SIGNATURE BLOCKS

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

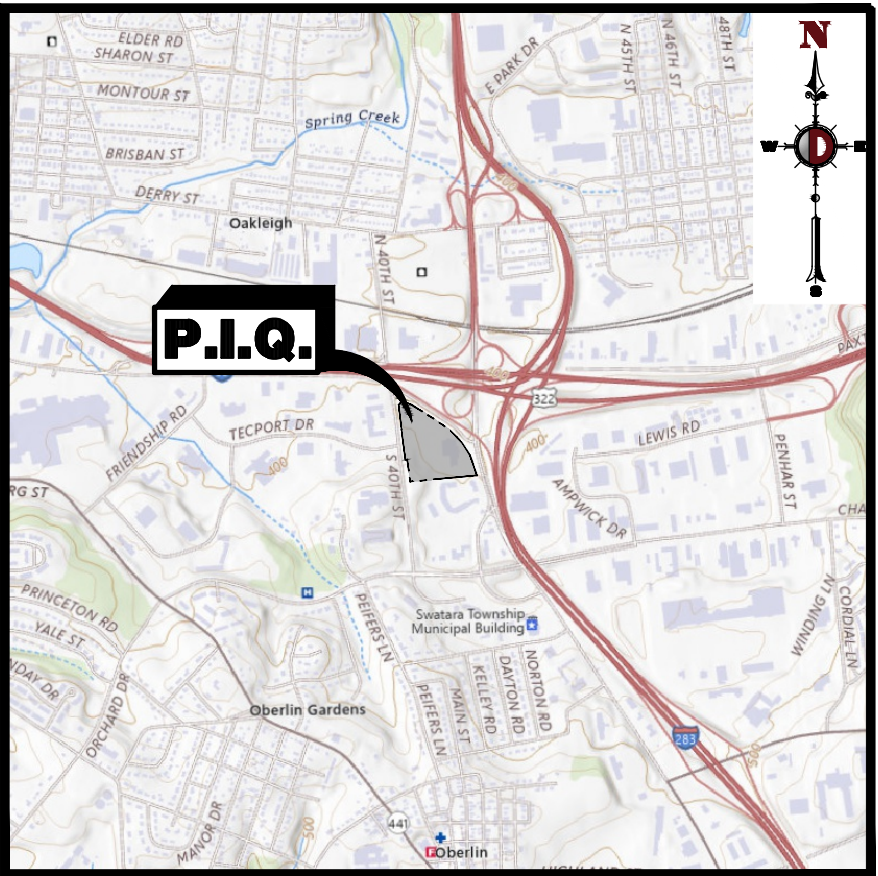
TOWNSHIP ENGINEER _____

TOWNSHIP MANAGER

DATE THAT ALL CONDITIONS OF PLAN APPROVAL WERE MET _____ DATE _____

TOWNSHIP MANAGER

PREPARED BY
ENGINEERING CONSULTANTS, P.C.
1904 MAIN STREET
LAKE COMO, NJ 07719
WWW.DYNAMICEC.COM



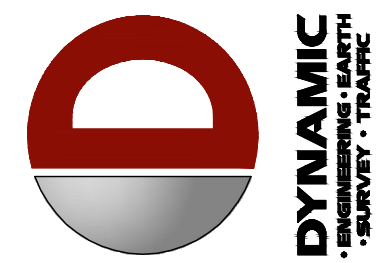
KEY MAP
1" = 2,000'

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SUBDIVISION PLAN	1 of 1

WAWA SITE DATA TABLE	
PHYSICAL ADDRESS	449 EISENHOWER BLVD
WAWA STORE NO.:	NOT ASSIGNED
BUILDING TYPE	U65 F/B
CANOPY TYPE	SLOPED
CANOPY CONFIGURATION	STACKED
NO. OF MPD'S	6
TYPE OF MPD'S	4 + 1
NO. OF PARKING SPACES	41
NO. OF ADA PARKING SPACES	2
NO. OF TRUCK/ OVERSIZED PARKING SPACES	0
SQ. FT. OF ASPHALT (INSIDE R.O.W.)	36,537 SQ. FT.
SQ. FT. OF LAWN AREA (TO BE MOWED)	24,261 SQ. FT.
SQ. FT. OF MULCH AREA	3,672 SQ. FT.
CONTACT INFO: MIKE REDEL WAWA INC. 250 W. BALTIMORE PIKE WAWA PA 19063	

Plotted: 04/09/26 - 1:51 PM, By: Izheng, - Product Ver: 25.0
 File: \\depc.local\depcfolders\Data\DEPC PROJECTS\1478 Paramount Realty\24-03699 Swatara PA\Dwg\4 Land Dev Plans\D14782403699SK0.dwg, ----> 01 COVER SHEET

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[illegible]

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PROGRAM BY:	DESIGNED BY:	CHECKED BY:
-------------	--------------	-------------

ARK	BD	MW	-

[illegible]

PROJECT: **SWATARA EISENHOWER DEVELOPERS, LLC**
PROPOSED WAWA FOOD MARKET & FUELING STATION
 PARCEL ID: 63-027-014

449 EISENHOWER BOULEVARD
TOWNSHIP OF SWATARA, DAUPHIN COUNTY, PENNSYLVANIA



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PROFESSIONAL ENGINEER

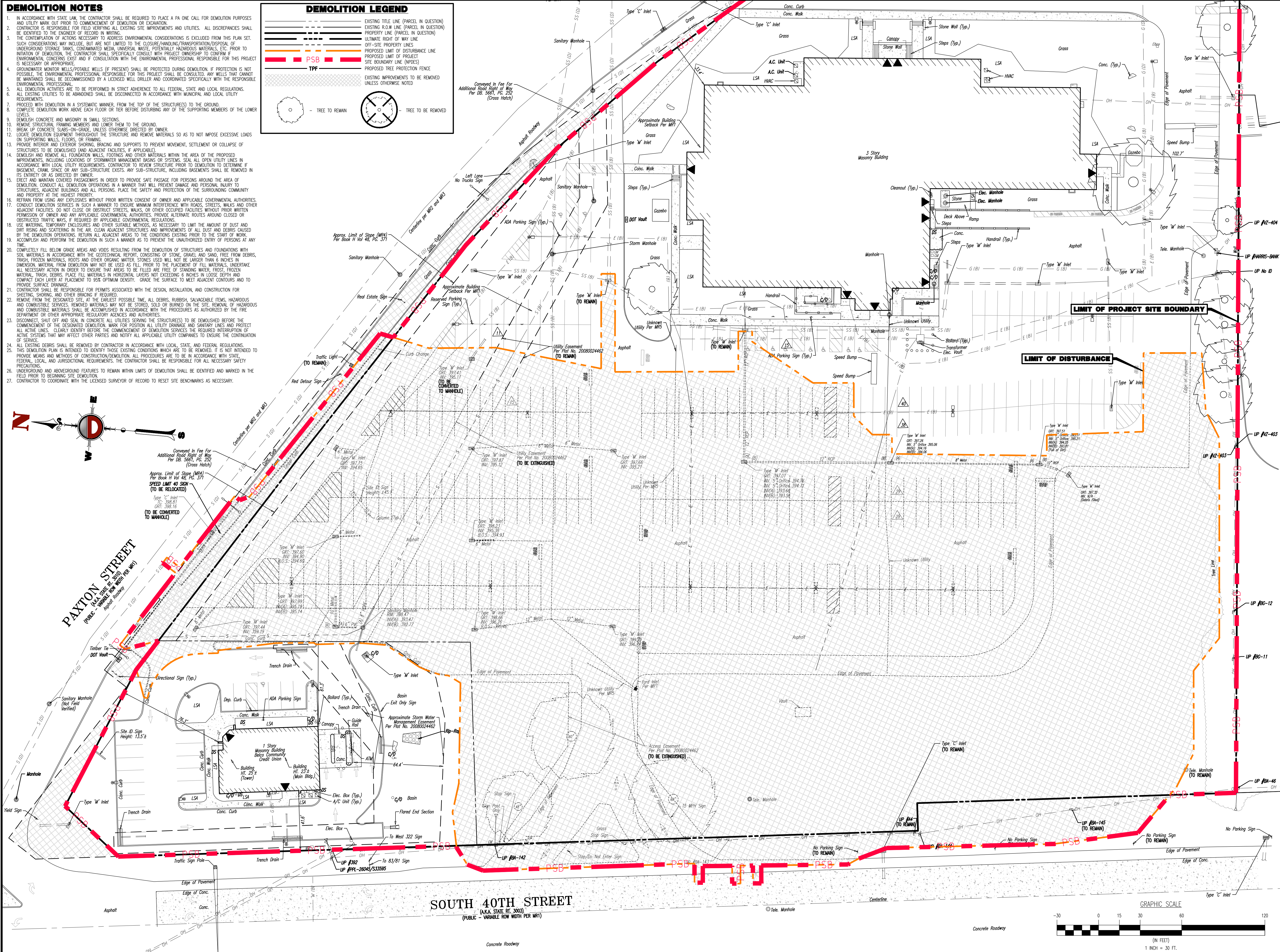
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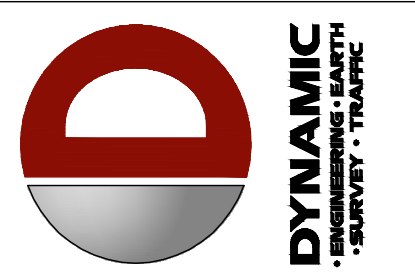
AERIAL MAP

SCALE: (H) 1"=100' (V).	DATE: 04/01/2026
PROJECT No: 1478-24-03699	

SHEET No: 2	Rev. #: 0
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Plotted: 04/09/26 - 1:51 PM, By: Izheng, Product Ver: 25.0
File: \\dpcpc-local\desig\data\DEPCPC PROJECTS\1778 Paramount Realty\24-03699 Swatara PA\DWG\4 Land Dev Plans\01782403699SR0.dwg, ----> 05 DEMOLITION PLAN





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PROJECT: SWATARA EISENHOWER DEVELOPERS, LLC
PROPOSED WAWA FOOD MARKET & FUELING STATION
PARCEL ID: 63-027-014
TOWNSHIP OF SWATARA, DAPHIN COUNTY, PENNSYLVANIA

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CHECKED BY: [blank]
DRAWN BY: [blank]

DATE: [blank]
REV: [blank]
COMMENTS: [blank]

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MARK A. WHITAKER

PROFESSIONAL ENGINEER

TITLE: DEMOLITION PLAN

SCALE: (H) 1"=30'
(V) 1"=30'

DATE: 04/01/2026

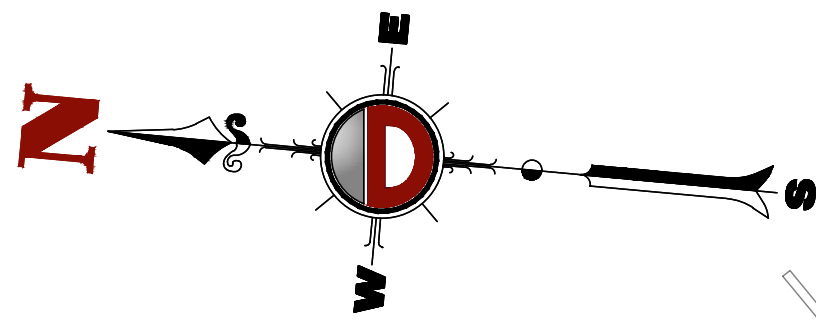
PROJECT No: 1478-24-03699

SHEET No: 5 OF 41

SEE SHEET 03 OF 30 FOR SITE PLAN NOTES

PAVEMENT LEGEND	
	PROPOSED STANDARD DUTY ASPHALT PAVEMENT
	PROPOSED HEAVY DUTY CONCRETE (8")
	PROPOSED 4" CONCRETE
	PROPOSED 4" CONCRETE

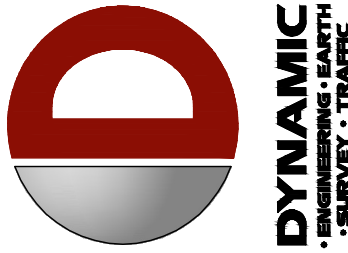
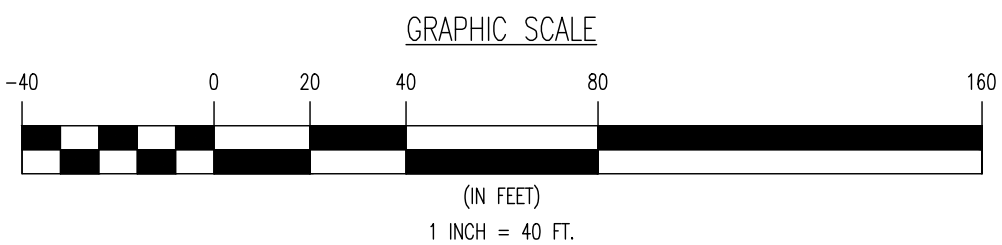
REFER TO PENNDOT HOP PLANS PREPARED BY TPD INC.
FOR IMPROVEMENTS WITHIN RIGHT-OF-WAY



EISENHOWER BOULEVARD
(A.A. STATE RT. 300)
(PUBLIC - VARIABLE ROW WIDTH PER MRA)

PAXTON STREET
(PUBLIC - VARIABLE ROW WIDTH PER MRA)

SOUTH 40TH STREET
(A.A. STATE RT. 300)
(PUBLIC - VARIABLE ROW WIDTH PER MRA)



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DRAWN BY: ARK DESIGNED BY: BD CHECKED BY: MW

PROJECT: SWATARA EISENHOWER DEVELOPERS, LLC
PROPOSED WAWA FOOD MARKET & FUELING STATION
PARCEL ID: 63-027-014
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MARK A. WHITAKER

PROFESSIONAL ENGINEER

TITLE: OVERALL SITE PLAN

SCALE: (H) 1"=50'
(V) DATE: 04/01/2026
PROJECT No: 1478-24-03699

SHEET No: 6 OF 41 Rev. #:

