No: 26-104

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Lower Paxton Township | Surveyor: | Engineer/RLA: Williams Site Civil

Plat Title: Commerce Drive Midwest Food Bank

Zoning District: BC Business Campus | Proposed Land Use: Non-profit food bank

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

Existing # of Lots	Proposed # of Lots	Proposed # of New DUs	Acreage of New Lots	Total Acres
2	1	0	9.75	9.75

Date Received: 10/6/26 | Staff Review: 10/29/26 | Official County Review: 10/29/26

Reviewed by: AWB | Checked by: | Parcel ID: 35-037-001 & 35-037-050

- *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.*

Purpose: To consolidate two parcels to accommodate construction of a food distribution facility

Comments

1. Sheet EO-1 is difficult to interpret, particularly regarding which areas have slopes greater than 15% and 25%. Please clarify and demonstrate consistency with requirements of Section 203-402.B.
2. Street trees should be placed along street frontage, as required by Section 180-515.E.2. The street tree requirement should be calculated by any frontage not to remain covered by existing vegetation, which would include approximately 150 feet of frontage along Crums Mill Road (as depicted on sheet LS-1).
3. Demonstrate consistency with requirements of Section 180-504.J, specifically that the plans clearly indicate the location, width, purpose and beneficiary of all proposed easements and any easements that will be conveyed to the Township be provided with metes and bounds descriptions tied to the property lines.
4. Consideration should be given to depicting the non-motorized accommodation (mentioned in the waiver request) on the plan with a note referring to the deferral.
5. Indicate whether width of Crums Mill Road meet relevant township and PennDOT requirements for cartway or right-of-way.
6. Show primary control point. (Section 180-404.C.3)
7. All signatures, certifications, dedications, and notarizations required by the subdivision and land development ordinance should be in place before final approval. (Section 180-404.E)

Plan No. 26-104

Plat Specifications	**Yes**	**No**	**N/A**
1. Name of proposed subdivision/land development shown	✓		
2. Owner/developer name, address & telephone number shown	✓		
3. Municipality name shown	✓		
4. Tax parcel number/Deed reference shown/Instrument #	✓		
5. North point shown	✓		
6. Map scale shown (written/graphic)	✓		
7. Date of plan preparation shown	✓		
8. Certification of surveyor/engineer/landscape architect shown *(need sign/seal)*		✓	
9. Location map shown	✓		
10. Total property map (bearings, distances, area, primary control point) shown		✓	
11. Names of adjacent landowners/subdivision shown	✓		
12. Lot numbers shown	✓		
13. Lot dimensions shown *(as surveyed)*	✓		
14. Lot areas shown	✓		
15. Permanent monuments and markers shown	✓		
16. Building setbacks shown	✓		
17. Existing natural features shown - Wetlands	✓		
Floodplains	✓		
Woodlands, streams, etc.	✓		
18. Contours at required interval shown	✓		
19. Easements shown and identified		✓	
20. Existing man-made features shown - Building (s)	✓		
Storm drainage facilities	✓		
Sewer mains	✓		
Water mains	✓		
21. Proposed man-made features shown – Building (s)	✓		
Storm drainage facilities	✓		
Sewer disposal – public(✓) on-lot()	✓		
Water supply – public (✓) well ()	✓		
22. Existing streets shown - Name	✓		
R/W width		✓	
Paving width		✓	
Dedicated R/W width		✓	
23. Proposed streets shown - Name			✓
R/W width			✓
Paving width			✓
Profiles			✓
24. Curbs shown	✓		
25. Sidewalks shown			✓
26. Existing and proposed coverage shown	✓		
27. Parking schedule provided shown	✓		
28. Traffic study completed			✓
29. Recreation area shown/fee in-lieu-of provided			✓
30. Erosion and sedimentation control plan shown	✓		
31. Statement of ownership, signature and notarization shown *(need sign/notar.)*		✓	
32. Dedicatory statement shown		✓	
33. Approval blocks shown	✓		
34. PADOT Highway Occupancy Permit statement shown			✓
35. Consistency with Future Land Use plans - County plans	✓		
Municipal plans	✓		

PRELIMINARY / FINAL SUBDIVISION & LAND DEVELOPMENT PLANS

MIDWEST FOOD BANK - COMMERCE DRIVE

Lower Paxton Township — Dauphin County, PA

SHEET INDEX:

SHEET	DESCRIPTION
TS-1	TITLE SHEET
EX-1	TOPOGRAPHIC & BOUNDARY SURVEY PLAN
EO-1	ENVIRONMENTAL OVERLAY PLAN
LC-1	LOT CONSOLIDATION PLAN
SP-1	SITE PLAN
GU-1	GRADING / UTILITIES PLAN
EASMT-1	UTILITY EASEMENT PLAN
ES-1	SOIL EROSION & SEDIMENTATION CONTROL PLAN
ES-2	SOIL EROSION & SEDIMENTATION CONTROL NOTES
ES-3A	SOIL EROSION & SEDIMENTATION CONTROL DETAILS
ES-3B	SOIL EROSION & SEDIMENTATION CONTROL DETAILS
PCSM-1	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
PCSM-2	POST CONSTRUCTION STORMWATER MANAGEMENT NOTES
PCSM-3A	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS
PCSM-3B	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS
LS-1	SITE LANDSCAPING PLAN
LT-1	SITE LIGHTING PLAN
MD-1	MISCELLANEOUS DETAILS & OTHER INFORMATION
MD-2	MISCELLANEOUS DETAILS & OTHER INFORMATION
VM-1	VEHICULAR MOVEMENTS PLAN

OWNER:

LOWER PAXTON TOWNSHIP AUTHORITY
(ATTENTION: WILLIAM WEAVER, DIRECTOR)
425 PRINCE STREET
HARRISBURG, PA 17109
Telephone: 717-657-5617
Email: wweaver@lowerpaxton-pa.gov

EQUITABLE OWNER / APPLICANT:

WILLIAMS DEVELOPMENT PARTNERS
(ATTENTION: ANDREW S. WILLIAMS, MEMBER)
2325 PAXTON CHURCH ROAD
HARRISBURG, PA 17110
Telephone: 717-909-7117
Email: awilliams@apwilliams.com



VICINITY MAP
SCALE: 1" = 500'

COMMERCE DRIVE - LOTS #1 & #2
HARRISBURG, PA 17110

LOT / OWNER INFORMATION:

OWNER: Lower Paxton Township Authority
TELEPHONE: 717-657-5617
SITE ADDRESS: Lots #1 & #2 Commerce Drive, Harrisburg, PA 17110
SOURCE OF TITLE: Instrument Number 20070019578
TAX REFERENCE: Property ID # 35-037-001 / 35-037-050
TOTAL AREA: 424,689.37 S.F. or 9.75 Acres

REQUESTED WAIVERS & DEFERRAL:

ARTICLE 4, SECTIONS 180-403.C.4 & 180-404.C.4
Waiver pertaining to the depiction of existing, natural features a minimum of 100 feet beyond the property's boundary.

ARTICLE 4, SECTIONS 180-403.C.5 & 180-404.C.5
Waiver pertaining to the depiction of existing and man made structures a minimum of 100 feet beyond the property's boundary.

ARTICLE 4, SECTIONS 180-403.C.8 & 180-404.C.8
Waiver pertaining to the provision of existing contours a minimum of 100 feet beyond the property's boundary.

ARTICLE 5, SECTION 180-508
Waiver pertaining to the requirement to construct sidewalk along the property's Commerce Drive frontage, and Deferral pertaining to the requirement to construct sidewalk along the property's Crums Mill Road frontage.

STATEMENT OF INTENT / USE:

THE INTENT OF THIS SET OF PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT DRAWINGS IS TO SECURE APPROVAL FOR THE CONSOLIDATION OF TWO (2) EXISTING LOTS ON COMMERCE DRIVE (PARCELS #35-037-001 & 35-037-050), AND DEVELOPMENT OF THE MIDWEST FOOD BANK DISTRIBUTION CENTER.

LIST OF REQUIRED APPROVALS:

Lower Paxton Township: Preliminary/Final Subdivision & Land Development Approval

Dauphin County Conservation District: NPDES Permit

TAX OFFICE UPI CERTIFICATION

RECORDER OF DEEDS

I hereby certify this plan to be correct as shown and in compliance with the requirements of the Lower Paxton Township Subdivision and Land Development Ordinance.

Chase B. Mader, P.E.
2325 Paxton Church Road
Harrisburg, PA 17110
Telephone: (717) 412-0142
Email: cmader@williamssitecivil.com

10-6-26
Date

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — CHASE B. MADER — ENGINEER — NO. 099672

STORMWATER CERTIFICATION

I, Chase B. Mader, P.E., hereby certify that the stormwater management plan meets all design standards and criteria of the Lower Paxton Township's Stormwater Management Ordinance.

Chase B. Mader, P.E.

10-6-26
Date

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — CHASE B. MADER — ENGINEER — NO. 099672

I 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 Lower Paxton Township Subdivision and Land Development Ordinance.

James C. Hockenberry, P.L.S.
5 Bucks Valley Road
Newport, PA 17074
Telephone: (717) 567-6770
Email: hockenberrypls@yahoo.com

10-6-26
Date

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — JAMES C. HOCKENBERRY — LAND SURVEYOR — 044553-E

THIS PLAN REVIEWED BY THE LOWER PAXTON TOWNSHIP ENGINEER THIS _____ DAY OF _____, 2026.

TOWNSHIP ENGINEER: _____

THIS PLAN REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 2026.

CHAIRMAN: _____

SECRETARY: _____

THIS PLAN APPROVED BY THE LOWER PAXTON TOWNSHIP BOARD OF SUPERVISORS AND ALL CONDITIONS IMPOSED WITH RESPECT TO SUCH APPROVAL WERE COMPLETED ON THIS _____ DAY OF _____, 2026.

CHAIRMAN: _____

SECRETARY: _____

THIS PLAN RECOMMENDED FOR APPROVAL BY THE LOWER PAXTON TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 2026.

CHAIRMAN: _____

SECRETARY: _____

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

ON THIS, THE _____ DAY OF _____, 2026 BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED

NOTARY PUBLIC

OWNER: _____
LOWER PAXTON TOWNSHIP AUTHORITY
WILLIAM WEAVER, DIRECTOR

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY ARE THE OWNER(S) OR EQUITABLE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAN AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND DEED, THAT ALL STREETS OR PARTS THEREOF AND OTHER LANDS INTENDED TO BE OFFERED FOR PUBLIC USE, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY OFFERED FOR DEDICATION TO PUBLIC USE AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

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

MY COMMISSION EXPIRES

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

ON THIS, THE _____ DAY OF _____, 2026 BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED

NOTARY PUBLIC

EQUITABLE OWNER: _____
WILLIAMS DEVELOPMENT PARTNERS
ANDREW S. WILLIAMS, MEMBER

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY ARE THE OWNER(S) OR EQUITABLE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAN AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND DEED, THAT ALL STREETS OR PARTS THEREOF AND OTHER LANDS INTENDED TO BE OFFERED FOR PUBLIC USE, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY OFFERED FOR DEDICATION TO PUBLIC USE AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

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

MY COMMISSION EXPIRES

WILLIAMS SITE CIVIL, LLC
WE ENGINEER SAVINGS
2325 PAXTON CHURCH ROAD
HARRISBURG, PA 17110
PH: 717-412-0142
EMAIL: CMADER@WILLIAMSSITECIVIL.COM

811

MIDWEST FOOD BANK - COMMERCE DRIVE
TITLE SHEET
OWNER: LOWER PAXTON TOWNSHIP AUTHORITY (ATTENTION: WILLIAM WEAVER, DIRECTOR) 425 PRINCE STREET HARRISBURG, PA 17109 TELEPHONE: 717-657-5617
EQUITABLE OWNER / APPLICANT: WILLIAMS DEVELOPMENT PARTNERS ANDREW S. WILLIAMS, MEMBER 2325 PAXTON CHURCH ROAD HARRISBURG, PA 17110 TELEPHONE: 717-909-7117
LOWER PAXTON TOWNSHIP
DAUPHIN COUNTY, PA

REVISIONS

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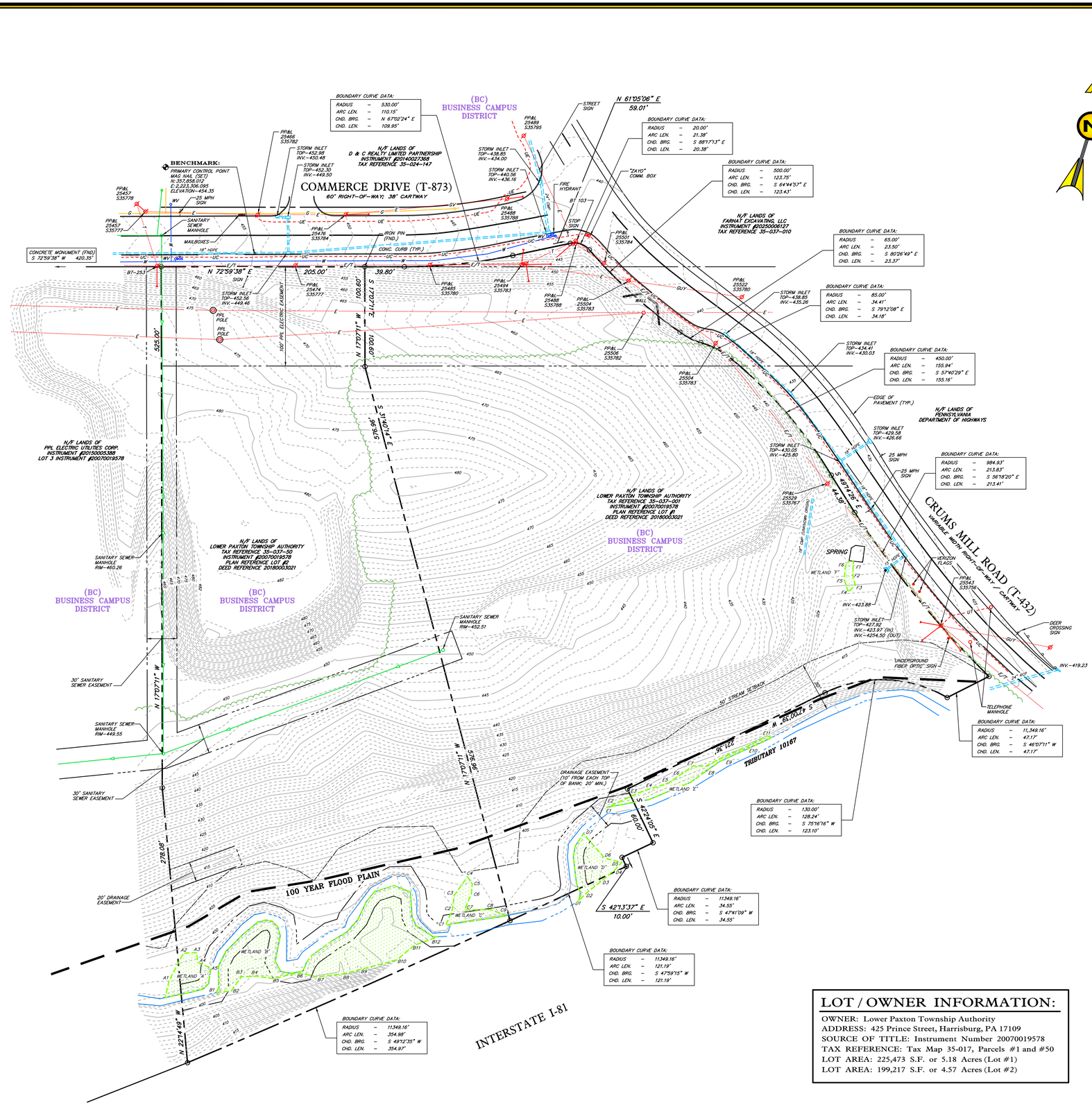
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WSC PROJECT NUMBER: 2026CDMWFB

DATE: OCTOBER 6, 2026

SHEET TS-1





LOCATION MAP
SCALE: 1" = 1,000'

GENERAL NOTES:

1. EXISTING CONDITIONS, BOUNDARIES AND TOPOGRAPHY, AS DEPICTED HEREON, HAVE BEEN ESTABLISHED THROUGH A JULY, 2026 FIELD SURVEY COMPLETED BY JAMES C. HOCKENBERRY, P.L.S. THE TOPOGRAPHIC & BOUNDARY SURVEY IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM AND NAVD 88.
2. THE SOURCE OF TITLE FOR THE SUBJECT PROPERTY IS INSTRUMENT NUMBER 20070019578. THE TAX REFERENCE IS PIN 35-037-001 (PARCEL 1), AND 35-037-050 (PARCEL 50).
3. PURSUANT TO THE PROVISIONS OF PENNSYLVANIA LEGISLATIVE ACT NO. 121 OF OCTOBER 9, 2008, WILLIAMS SITE CIVIL, LLC HAS COMPLIED WITH DESIGNER'S DUTIES IN PREPARING DRAWINGS WHICH DEPICT EXCAVATION OR DEMOLITION WORK. WILLIAMS SITE CIVIL, LLC MAKES NO REPRESENTATION, WARRANTY, ASSURANCE, OR GUARANTEE THAT UTILITY LOCATIONS PROVIDED PURSUANT TO OUR PA ACT 287 (PA ONE CALL) REQUEST, AS REFLECTED ON THESE DRAWINGS, IS CORRECT OR COMPLETE. PENNSYLVANIA LAW REQUIRES THREE (3) WORKING DAYS ADVANCE NOTICE FOR LOCATING UTILITIES PRIOR TO EXCAVATION WORK, AND TEN (10) WORKING DAYS ADVANCE NOTICE PRIOR TO DESIGN WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULFILLING THEIR OBLIGATIONS RELATED TO LOCATING UNDERGROUND UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION ACTIVITIES.
4. ALL EASEMENTS AND RIGHTS-OF-WAY HAVE BEEN SHOWN ON THE PLAN, AND ALL UTILITIES HAVE BEEN CONTACTED PER PENNSYLVANIA ONE CALL (LOWER PAXTON TOWNSHIP SERIAL NUMBER: 20261790090).
5. PER CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR DAUPHIN COUNTY, PA – MAP NUMBER 42043C0340D (EFFECTIVE DATE – AUGUST 2, 2012), THE SUBJECT PROPERTY IS LOCATED WITHIN A 100 YEAR OR 500 YEAR FLOODPLAIN, AS DEPICTED ON THE PLAN.
6. WETLAND AREAS, AS SHOWN HEREON, WERE IDENTIFIED THROUGH A JULY, 2026 WETLAND INVESTIGATION COMPLETED BY VORTEX ENVIRONMENTAL, INC.
7. NO BULK CLEARING WILL OCCUR ONSITE DURING THE INDIANA BAT'S SUMMER OCCUPANCY PERIOD, FROM APRIL 1 TO SEPTEMBER 30.

LIST OF AREA UTILITY PROVIDERS
(PER PA ONE CALL SERIAL NUMBERS 20261790090)

TELEPHONE: VERIZON BUSINESS (FORMERLY MCI)
CONTACT: MOHAMMAD NASERI
400 INTERNATIONAL PARKWAY
RICHARDSON, TX 75081
EMAIL: MOHAMMAD.KAZEM.NASERI@VERIZON.COM
TELEPHONE: (724) 656-5224

WATER: VEOLIA PENNSYLVANIA OPERATIONS
6310 ALLENTOWN BOULEVARD
HARRISBURG, PA 17112
CONTACT: CHRISTOPHER BRIDE
EMAIL: CHRISTOPHER.BRIDE@VEOLIA.COM
TELEPHONE: (717) 901-6317

ELECTRIC: PPL ELECTRIC UTILITIES CORPORATION
CONTACT: DOUG HAUPT
437 BLUE CHURCH ROAD
PAXINOS, PA 17806
EMAIL: DLHAUPT@PPLWEB.COM
TELEPHONE: (570) 490-5684

SEWER: LOWER PAXTON TOWNSHIP AUTHORITY
425 PRINCE STREET, SUITE 139
HARRISBURG, PA 17109
CONTACT: ERIC MORGAN
EMAIL: EMORGAN@LOWERPAXTON-PA.GOV

CABLE: CABLE PROTECTION SERVICES
CONTACT: DEBBIE KING
P.O. BOX 4816
MIDLOTHIAN, VA 23112
EMAIL: DEBBIE_KING@CABLEPS.COM
TELEPHONE: (804) 562-3409

GAS: UGI UTILITIES INC.
CONTACT: GEOFFREY FERGUSON
1301 AIP DRIVE
MIDDLETOWN, PA 17057
EMAIL: GFERGUSON@UGI.COM
TELEPHONE: (610) 807-3118

LEGEND:

- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- APPROXIMATE LOCATION OF EXISTING SANITARY SEWER MANHOLE & LINE
- APPROXIMATE LOCATION OF EXISTING STORM INLET & PIPE
- APPROXIMATE LOCATION OF EXISTING WATER LINE
- APPROXIMATE LOCATION OF EXISTING GAS LINE
- APPROXIMATE LOCATION OF OVERHEAD ELEC. & TELE. LINE
- APPROXIMATE LOCATION OF UNDERGROUND ELECTRIC LINE
- EXISTING FENCE
- EXISTING GUIDERAIL
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING TREE CANOPY
- EXISTING WETLAND AREA

LOT / OWNER INFORMATION:

OWNER: Lower Paxton Township Authority
ADDRESS: 425 Prince Street, Harrisburg, PA 17109
SOURCE OF TITLE: Instrument Number 20070019578
TAX REFERENCE: Tax Map 35-017, Parcels #1 and #50
LOT AREA: 225,473 S.F. or 5.18 Acres (Lot #1)
LOT AREA: 199,217 S.F. or 4.57 Acres (Lot #2)

811 PA ONE CALL

BENCHMARK:
MAG NAIL SET BY SURVEYOR ALONG THE SOUTHERN R/W OF COMMERCE DRIVE (T-873); FRONTAGE OF PARCEL #35-037-050
ELEVATION = 454.35 (NAVD 88)

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

WILLIAMS SITE CIVIL, LLC
WE ENGINEER SAVINGS
2325 PAXTON CHURCH ROAD
HARRISBURG, PA 17110
PH: 717-412-0142
FAX: 717-540-7958

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES C. HOCKENBERRY
LAND SURVEYOR
PS4553-E

JAMES C. HOCKENBERRY, P.L.S.
SURVEYOR

MIDWEST FOOD BANK - COMMERCE DRIVE
BOUNDARY SURVEY PLAN
TOPOGRAPHIC & BOUNDARY SURVEY PLAN

EQUITABLE OWNER / APPLICANT:
WILLIAMS DEVELOPMENT PARTNERS
ANDREW S. WILLIAMS, MEMBER
2325 PAXTON CHURCH ROAD
HARRISBURG, PA 17110
TELEPHONE: (717) 412-0142

OWNER:
LOWER PAXTON TOWNSHIP AUTHORITY
(ATTENTION: WILLIAM WEAVER, DIRECTOR)
425 PRINCE STREET
HARRISBURG, PA 17109
TELEPHONE: (717) 657-0917

LOWER PAXTON TOWNSHIP
DAUPHIN COUNTY, PA

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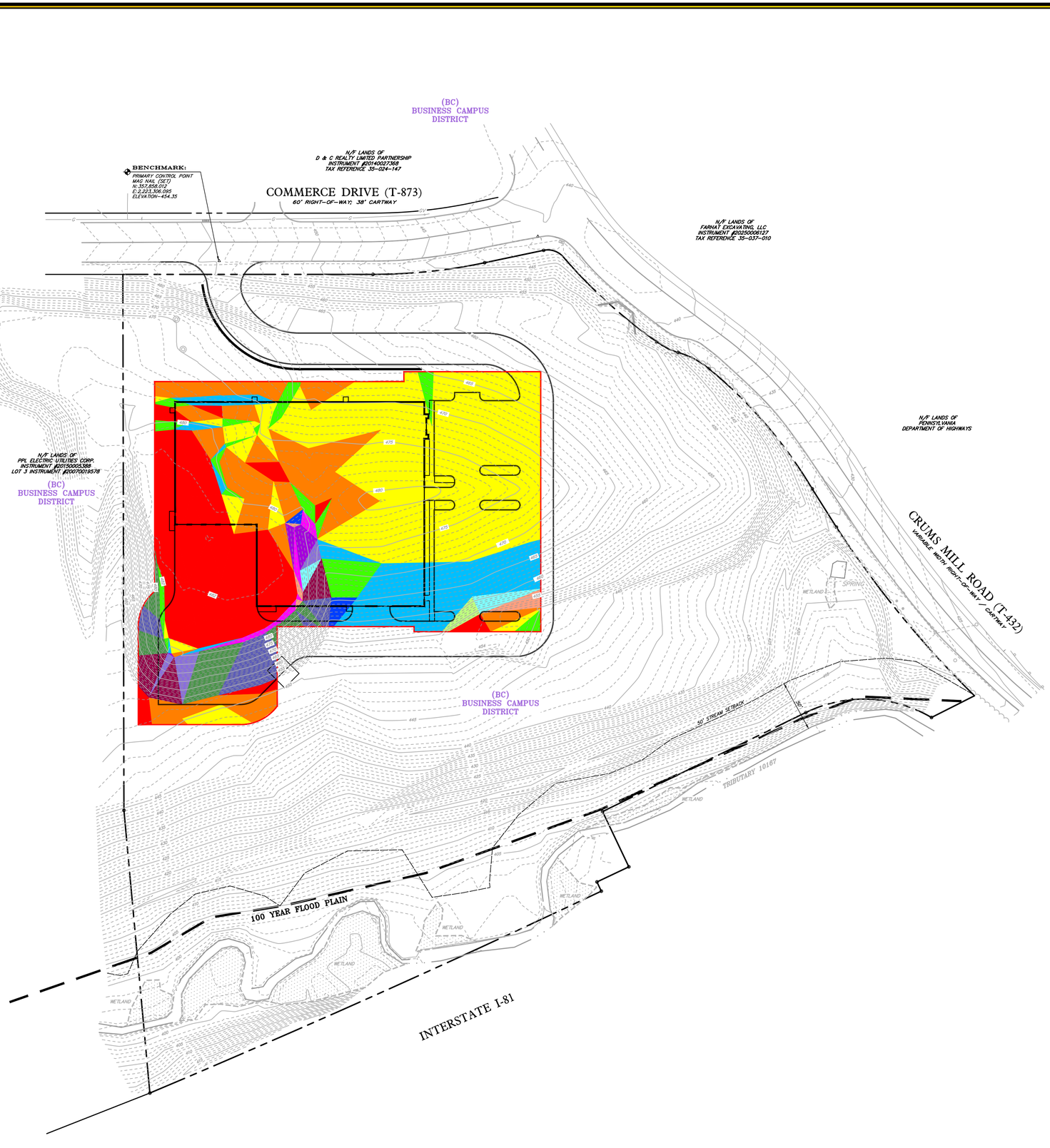
DESIGN BY:	DRAWN BY:	CHECKED BY:
X.X.X.	W.L.G.	J.C.H.

WSC PROJECT NUMBER: 2026CDMWFB

SCALE: 1" = 50'

DATE: OCTOBER 6, 2026

SHEET
EX-1





LOCATION MAP
SCALE: 1" = 1,000'

THE PURPOSE OF THIS PLAN IS TO DEPICT CONFORMITY TO THE LOWER PAXTON TOWNSHIP ZONING ORDINANCE SECTION 203-402: ENVIRONMENTAL OVERLAY DISTRICT REQUIREMENTS REGARDING WETLANDS, STEEP SLOPES & CONSERVATION ALONG CREEKS AND RIPARIAN BUFFERS

SLOPE LEGEND:

SLOPES TABLE			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	4.99%	
2	5.00%	9.99%	
3	10.00%	14.99%	
4	15.00%	19.99%	
5	20.00%	24.99%	
6	25.00%	29.99%	
7	30.00%	34.99%	
8	35.00%	39.99%	
9	40.00%	44.99%	
10	45.00%	49.99%	
11	50.00%	54.99%	
12	55.00%	59.99%	
13	60.00%	64.99%	
14	65.00%	69.99%	
15	70.00%	76.00%	

PER LOWER PAXTON TOWNSHIP ZONING ORDINANCE SECTION 203-402.B.5, THE MAXIMUM ALLOWABLE AVERAGE SLOPE OF THE PROPOSED BUILDING AREA (DEFINED AS 20 FEET BEYOND PROPOSED BUILDING AND PARKING AREAS) IS 20%. THE AVERAGE SLOPE OF THE PROPOSED BUILDING AREA, AS DEPICTED HEREON, IS 18.33%, WHICH CONFORMS TO THIS REQUIREMENT.

BENCHMARK:
MAG NAIL SET BY SURVEYOR ALONG THE SOUTHERN R/W OF COMMERCE DRIVE (T-873); FRONTAGE OF PARCEL #35-037-050
ELEVATION = 454.35 (NAVD 88)

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

WILLIAMS
SITE CIVIL, LLC
WE ENGINEER SAVINGS
2325 PAXTON CHURCH ROAD
HARRISBURG, PA 17110
PH: 717-412-0142
FAX: 717-540-7958

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHASE B. MADER
ENGINEER
NO. 099572
CHASE B. MADER, P.E.
ENGINEER

MIDWEST FOOD BANK - COMMERCE DRIVE

ENVIRONMENTAL OVERLAY PLAN

EQUITABLE OWNER / APPLICANT:
WILLIAMS DEVELOPMENT PARTNERS
ANDREW S. WILLIAMS, MEMBER
2325 PAXTON CHURCH ROAD
HARRISBURG, PA 17110
TELEPHONE: (717) 599-7117

OWNER:
LOWER PAXTON TOWNSHIP AUTHORITY
(ATTENTION: WILLIAM WEAVER, DIRECTOR)
425 PRINCE STREET
HARRISBURG, PA 17109
TELEPHONE: (717) 657-0917

LOWER PAXTON TOWNSHIP
DAUPHIN COUNTY, PA

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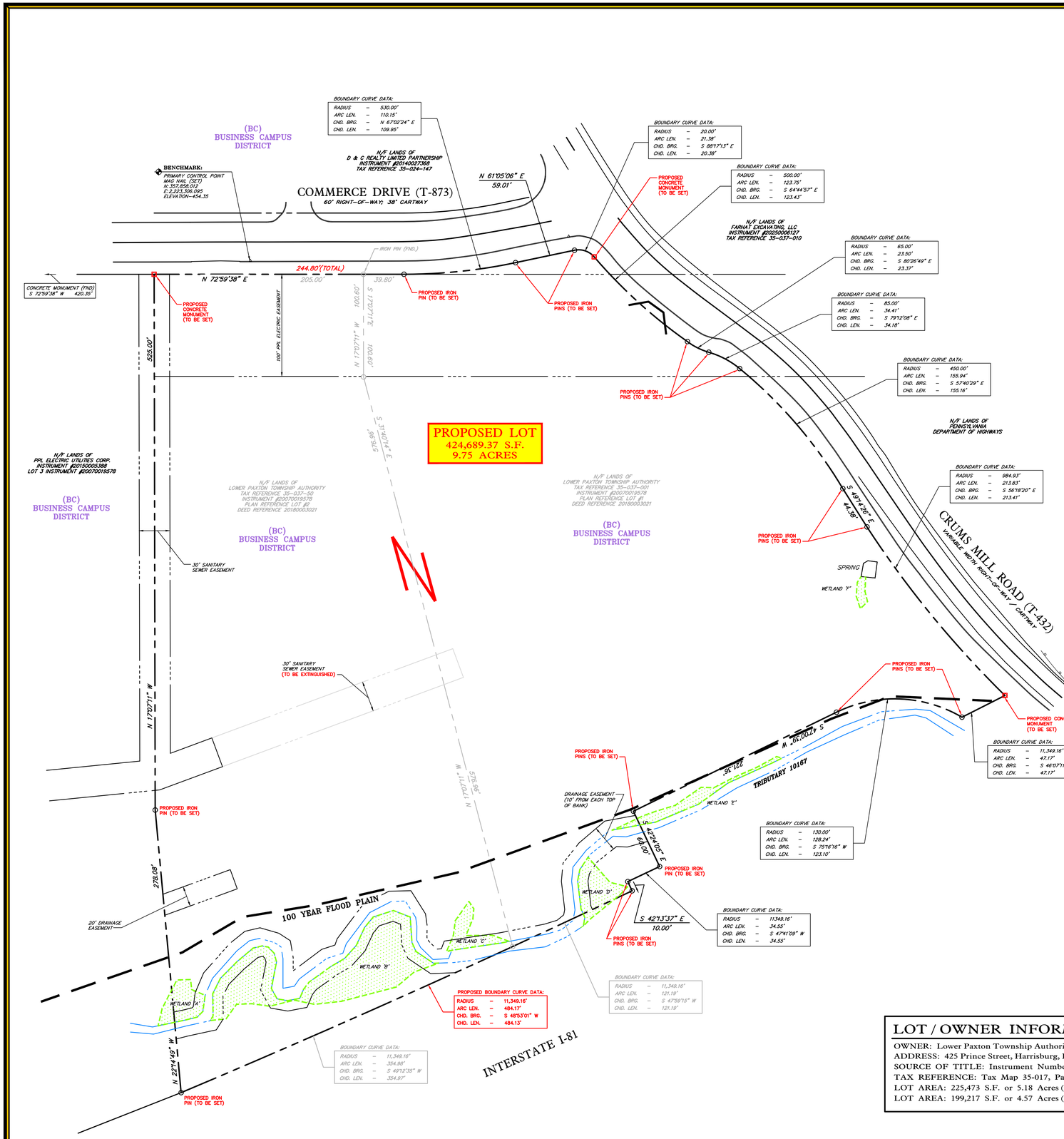
DESIGN BY:	DRAWN BY:	CHECKED BY:
X.X.X.	W.L.G.	C.B.M.

WSC PROJECT NUMBER: 2026CDMWFB

SCALE: 1" = 50'

DATE: OCTOBER 6, 2026

SHEET
EO-1





LOCATION MAP
SCALE: 1" = 1,000'

GENERAL NOTES:

1. EXISTING CONDITIONS, BOUNDARIES AND TOPOGRAPHY, AS DEPICTED HEREON, HAVE BEEN ESTABLISHED THROUGH A JULY, 2026 FIELD SURVEY COMPLETED BY JAMES C. HOCKENBERRY, P.L.S. THE TOPOGRAPHIC & BOUNDARY SURVEY IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM AND NAVD 88.
2. THE SOURCE OF TITLE FOR THE SUBJECT PROPERTY IS INSTRUMENT NUMBER 20070019578. THE TAX REFERENCE IS PIN 35–037–001 (PARCEL 1), AND 35–037–050 (PARCEL 50).
3. PURSUANT TO THE PROVISIONS OF PENNSYLVANIA LEGISLATIVE ACT NO. 121 OF OCTOBER 9, 2008, WILLIAMS SITE CIVIL, LLC HAS COMPLIED WITH DESIGNER'S DUTIES IN PREPARING DRAWINGS WHICH DEPICT EXCAVATION OR DEMOLITION WORK. WILLIAMS SITE CIVIL, LLC MAKES NO REPRESENTATION, WARRANTY, ASSURANCE, OR GUARANTEE THAT UTILITY LOCATIONS PROVIDED PURSUANT TO OUR PA ACT 287 (PA ONE CALL) REQUEST, AS REFLECTED ON THESE DRAWINGS, IS CORRECT OR COMPLETE. PENNSYLVANIA LAW REQUIRES THREE (3) WORKING DAYS ADVANCE NOTICE FOR LOCATING UTILITIES PRIOR TO EXCAVATION WORK, AND TEN (10) WORKING DAYS ADVANCE NOTICE PRIOR TO DESIGN WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULFILLING THEIR OBLIGATIONS RELATED TO LOCATING UNDERGROUND UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION ACTIVITIES.
4. ALL EASEMENTS AND RIGHTS–OF–WAY HAVE BEEN SHOWN ON THE PLAN, AND ALL UTILITIES HAVE BEEN CONTACTED PER PENNSYLVANIA ONE CALL (LOWER PAXTON TOWNSHIP SERIAL NUMBER: 20261790090).
5. PER CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR DAUPHIN COUNTY, PA – MAP NUMBER 42043C0340D (EFFECTIVE DATE – AUGUST 2, 2012), THE SUBJECT PROPERTY IS LOCATED WITHIN A 100 YEAR OR 500 YEAR FLOODPLAIN, AS DEPICTED ON THE PLAN.
6. WETLAND AREAS, AS SHOWN HEREON, WERE IDENTIFIED THROUGH A JULY, 2026 WETLAND INVESTIGATION COMPLETED BY VORTEX ENVIRONMENTAL, INC.

THE PURPOSE OF THIS PLAN IS TO COMBINE TWO EXISTING TRACTS INTO ONE LOT

COMBINED TOTAL ACREAGE OF 2 TRACTS = 9.75 ACRES

ALL LOTS ARE LOCATED WITHIN LOWER PAXTON TOWNSHIP BUSINESS CAMPUS (BC) ZONING DISTRICT

LOT / OWNER INFORMATION:

OWNER: Lower Paxton Township Authority
ADDRESS: 425 Prince Street, Harrisburg, PA 17109
SOURCE OF TITLE: Instrument Number 20070019578
TAX REFERENCE: Tax Map 35-017, Parcels #1 and #50
LOT AREA: 225,473 S.F. or 5.18 Acres (Lot #1)
LOT AREA: 199,217 S.F. or 4.57 Acres (Lot #2)

BENCHMARK:
MAG NAIL SET BY SURVEYOR ALONG THE SOUTHERN R/W OF COMMERCE DRIVE (T–873); FRONTAGE OF PARCEL #35–037–050
ELEVATION – 454.35 (NAVD 88)

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

WILLIAMS SITE CIVIL, LLC
WE ENGINEER SAVINGS
2325 PAXTON CHURCH ROAD
HARRISBURG, PA 17110
PH: 717-412-0142
FAX: 717-540-7958

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES C. HOCKENBERRY
LAND SURVEYOR
PS4553–E

JAMES C. HOCKENBERRY, P.L.S.
SURVEYOR

MIDWEST FOOD BANK - COMMERCE DRIVE
LOT CONSOLIDATION PLAN

OWNER:
LOWER PAXTON TOWNSHIP AUTHORITY
(ATTENTION: WILLIAM WEAVER, DIRECTOR)
425 PRINCE STREET
HARRISBURG, PA 17109
TELEPHONE: (717) 657-7617

EQUITABLE OWNER / APPLICANT:
WILLIAMS DEVELOPMENT PARTNERS
ANDREW S. WILLIAMS, MEMBER
2325 PAXTON CHURCH ROAD
HARRISBURG, PA 17110
TELEPHONE: (717) 599-7147

LOWER PAXTON TOWNSHIP
DAUPHIN COUNTY, PA

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REVISIONS

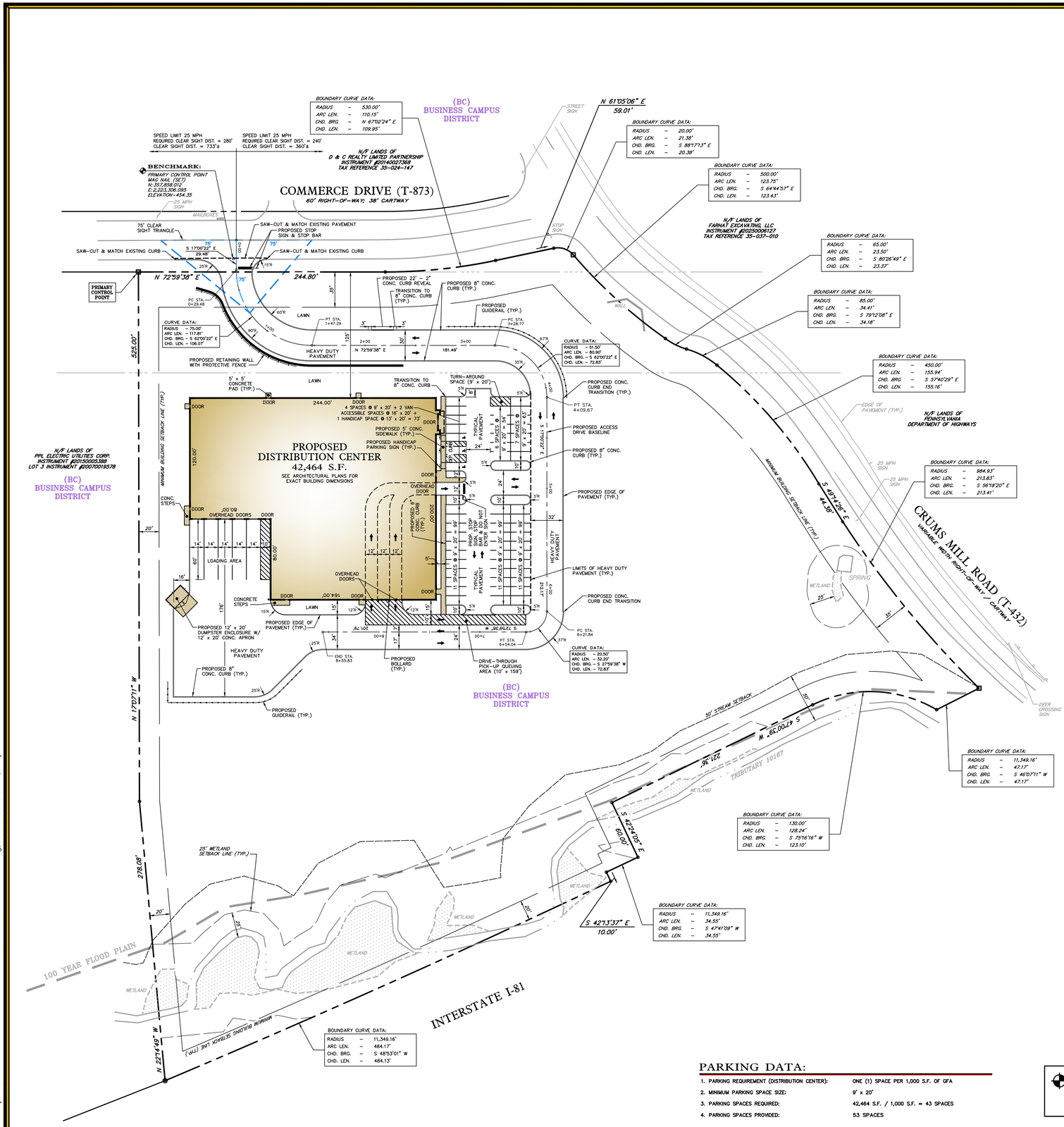
DESIGN BY:	DRAWN BY:	CHECKED BY:
X.X.X.	W.L.G.	J.C.H.

WSC PROJECT NUMBER: 2026CDMWFB

SCALE: 1" = 50'

DATE: OCTOBER 6, 2026

SHEET
LC-1





LOCATION MAP
SCALE: 1" = 1,000'

GENERAL NOTES:

1. EXISTING CONDITIONS, BOUNDARIES AND TOPOGRAPHY, AS DEPICTED HEREON, HAVE BEEN ESTABLISHED THROUGH A JULY, 2026 FIELD SURVEY COMPLETED BY JAMES C. HOCKENBERRY, P.L.S. THE TOPOGRAPHIC & BOUNDARY SURVEY IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM AND NAVD 88.
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6. WETLAND AREAS, AS SHOWN HEREON, WERE IDENTIFIED THROUGH A JULY, 2026 WETLAND INVESTIGATION COMPLETED BY VORTEX ENVIRONMENTAL, INC.
7. NO BULK CLEARING WILL OCCUR ONSITE DURING THE INDIANA BAT'S SUMMER OCCUPANCY PERIOD, FROM APRIL 1 TO SEPTEMBER 30.
8. NO CONSTRUCTION SHALL BEGIN UNTIL AFTER A PRE-CONSTRUCTION MEETING BETWEEN THE DEVELOPER, THE CONTRACTOR, THE MUNICIPAL ENGINEER/INSPECTOR, AND OTHERS AS MAY BE REQUESTED TO ATTEND.
9. ALL ELEVATIONS ARE REFERENCED TO THE BENCHMARK SHOWN AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO GROUNDBREAKING. ALL PROPOSED ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE FINISH GROUND SURFACE UNLESS OTHERWISE INDICATED.
10. THE CONTRACTOR SHALL ESTABLISH AND MAINTAIN TEMPORARY BENCHMARKS WITHIN THE PROJECT AREA, AND SHALL BE RESPONSIBLE FOR THE TRANSFER OF THE BENCHMARK IDENTIFIED HEREON.
11. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE PRIOR TO CONSTRUCTION, AND BY DOING SO, SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AT THE PROJECT SITE.
12. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOWER PAXTON TOWNSHIP ORDINANCES AND CONSTRUCTION SPECIFICATIONS, UNLESS OTHERWISE INDICATED OR DIRECTED BY THE ENGINEER.
13. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
14. ALL DIMENSIONS ARE TO FACE OF BUILDING OR EDGE OF PAVEMENT UNLESS OTHERWISE INDICATED.
15. THE CONTRACTOR SHALL SAW-CUT ALL JOINTS WHERE PROPOSED CONSTRUCTION MEETS EXISTING PAVEMENT OR CURBING.
16. ALL AREAS THAT DO NOT RECEIVE PAVEMENT OR LANDSCAPING SHALL RECEIVE A MINIMUM OF FOUR INCHES (4") OF TOPSOIL (SEE SOIL EROSION & SEDIMENTATION CONTROL PLAN FOR RECOMMENDED SEED MIXTURE).
17. ALL SITE ACCESSIBILITY FEATURES SHALL COMPLY WITH "ICC/ANSI A 117.1-2009" AND "2012 INTERNATIONAL BUILDING CODE" OR MOST CURRENT.
18. THE APPLICANT SHALL COMPLY WITH ALL TOWNSHIP REGULATIONS IN EFFECT AT THE TIME OF FILING OF THIS PLAN.
19. THE APPLICANT SHALL BE RESPONSIBLE FOR PAYING FOR THE INSTALLATION OF ALL STREET AND TRAFFIC CONTROL SIGNS REQUIRED FOR THE PROJECT AS DEEMED NECESSARY BY LOWER PAXTON TOWNSHIP.
20. THE APPLICANT SHALL PROVIDE AS-BUILT DRAWINGS TO LOWER PAXTON TOWNSHIP UPON CONSTRUCTION COMPLETION.

SITE DATA:

1.	ZONE:	BUSINESS CAMPUS DISTRICT (BC)
2.	PROPOSED USE:	DISTRIBUTION CENTER (PERMITTED)
3.	MINIMUM LOT AREA:	30,000 S.F.
4.	PROPOSED LOT AREA:	424,689.37 S.F. (±9.75 ACRES)
5.	MINIMUM LOT WIDTH:	150 FEET (MEASURED @ BLDG. SETBACK LINE)
6.	PROPOSED LOT WIDTH:	±456 FEET
7.	MAXIMUM BUILDING HEIGHT:	60 FEET OR SIX STORIES
8.	PROPOSED BUILDING HEIGHT:	32 FEET
9.	MAXIMUM BUILDING COVERAGE:	50%
10.	PROPOSED BUILDING COVERAGE:	10.00% (42,464 S.F.)
11.	MAXIMUM IMPERVIOUS COVERAGE:	60%
12.	PROPOSED IMPERVIOUS COVERAGE:	25.19% (106,992.15 S.F.)
13.	MINIMUM BUILDING SETBACKS:	FRONT – 35 FEET, EXCEPT 50 FEET FROM AN ARTERIAL STREET
		SIDE – 20 FEET, EXCEPT 50 FEET WHEN ADJACENT TO A RESIDENTIAL LOT
		REAR – 20 FEET, EXCEPT 50 FEET WHEN ADJACENT TO A RESIDENTIAL LOT
14.	SANITARY SEWER SERVICE:	PUBLIC
15.	WATER SERVICE:	PUBLIC

PARKING DATA:

1. PARKING REQUIREMENT (DISTRIBUTION CENTER):	ONE (1) SPACE PER 1,000 S.F. OF GFA
2. MINIMUM PARKING SPACE SIZE:	9' x 20'
3. PARKING SPACES REQUIRED:	42,464 S.F. / 1,000 S.F. = 43 SPACES
4. PARKING SPACES PROVIDED:	53 SPACES

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHASE B. MADER
ENGINEER
NO. 099672
CHASE B. MADER, P.E.
ENGINEER

MIDWEST FOOD BANK - COMMERCE DRIVE
SITE PLAN

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LOWER PAXTON TOWNSHIP
DAUPHIN COUNTY, PA

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---	B.E.R.	C.B.M.

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W:\2026 Land Projects\Commerce Drive-Midwest Food Bank\CADD\LD Plans\Commerce-SITE.dwg, 10/6/2026 9:38:00 AM, briley