No: 26-042

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Lower Swatara Township | Surveyor: Brehm-Lebo Engineering, Inc. | Engineer: ARM Group LLC

Plat Title: NHS Middletown Parking

Zoning District: Industrial (I) | Proposed Land Use: Freight/Distribution

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

# of Lots: 2 | # of New Lots: 1 | # of DUs: 0 | Acs Subdiv/Devel: 33.26 | Total Acs: 95

Date Received: 4/15/2026 | Staff Review: 4/16/2026 | Official County Review: 4/16/2026

Reviewed by: ARK | Checked by: _____ | Parcel ID: 36-006-032; 36-006-010

Project Description: Proposed parking lot for internal circulation and facility use efficiency.

- *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: Section 22-403 Preliminary Plan Procedure; Section 407.A Final Plat Scale; Section 22-508.A(1) Tree Preservation & Planting, Section-607 Sidewalks (Deferral)

Comments:

1. All signatures and notarization must be obtained before the plan is brought in for signing.

2. Verify the location of any existing or proposed easements (utility, drainage, etc.). They are symbolized on the legend but difficult to make out on the plan.

3. Verify the width of the proposed driveway in accordance with Part 25 – Motor Vehicle Access – Section 27-502.C and that the existing curbing (along N. Union Street) is to remain.

4. Will there be signage to indicate that tractor trailers exiting the facility via the new access drive may only turn left (towards Fulling Mill Road and PA-283)? Are there any turning limitations already in place for the existing driveway?

5. There appears to be an existing right-hand turn lane on North Union Street (though it's possible this is a large shoulder) to facilitate entrance into the grocery outlet passes in front of the proposed accesses drive. It is recommended that some type of marking or signage be placed, if it is intended that this be a turn lane.



6. Will a lighting plan be provided for the new parking area?

7. Verify that there is available water service to the site and the location of all fire hydrants and other fire protection standards according to Part 20 – General Regulations – Section 27-2015 (Fire Protection).

8. As Lower Swatara Township is an MS4, it may be beneficial to allow MS4/stormwater planning staff to review volume runoff numbers, especially as they relate to the Swatara Creek or its tributaries.

Plan No. 26-042

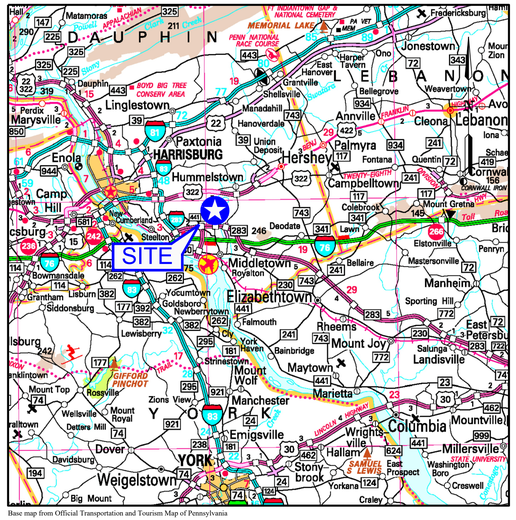
Plat Specifications	**Yes**	**No**	**N/A**
1. Name of proposed subdivision/land development shown	X		
2. Owner/developer name, address & telephone number shown	X		
3. Municipality name shown	X		
4. Tax parcel number/Deed reference shown	X		
5. North point shown	X		
6. Map scale shown (written/graphic)	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		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 Need signature.	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		

FINAL LAND DEVELOPMENT AND SUBDIVISION

NHS MIDDLETOWN PARKING LOT

LOWER SWATARA TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

ZONING INFORMATION			
INDUSTRIAL DISTRICT (I)			
EXISTING USE:	VACANT LOT/FREIGHT/DISTRIBUTION		
PROPOSED USE:	FREIGHT/DISTRIBUTION		
	REQUIRED	PROVIDED	UNITS
MINIMUM LOT AREA:	2	95	ACRES
MINIMUM LOT WIDTH (AT SETBACK):	200	775	FT
FRONT YARD (FROM ROW):	75	455	FT
SIDE YARD:	50	225	FT
REAR YARD:	50	1260	FT
BUILDING HEIGHT:	35	35	FT
COMBINED	EXISTING (AC)	PROPOSED (AC)	PERCENT
LOT COVERAGE (IMPERVIOUS):	39.2	63.1	66%
LOT COVERAGE (OPEN SPACE):	55.8	31.9	34%


SITE
D A U P H I N
L E B A N O N
HARRISBURG
Hershey
Middletown
Elizabethtown
Manheim
Mount Joy
Lancaster
YORK
Lebanon
Annville
Palmyra
Campbelltown
Jonestown
Linglestown
Marysville
Enola
Camp Hill
Mechanicsburg
Dover
Weigelstown
Manchester
Emigsville
Columbia
Marietta
Maytown
Landisville
Millersville
Strinestown
Mount Wolf
Rossville
Bainbridge
Falmouth
Rheems
Elizabethtown
Middletown
Royalton
Hummelstown
Paxtonia
Shiremanstown
Camp Hill
Lemoyne
Wormleysburg
New Cumberland
Fairview
Goldsboro
Newberrytown
Yocumtown
Grantham
Bowmansdale
Lisburn
Siddonsburg
Lewisberry
Davidsburg
Big Mount
Stony brook
Hallam
Wrightsville
Yorkana
Craley
Creswell
Washington Boro
Mount Gretna
Colebrook
Deodate
Lawn
Elstonville
Mastersonville
Sporting Hill
Salunga
Bellaire
Harper Tavern
Ono
Zion
Weavertown
Bellegrove
Shellsville
Granville
Manadahill
Hanoverdale
Union Deposit
Fontana
Quentin
Cleona
Iona
Schaefferstown
Cornwall
Cornwall Row
Mount Gretna
Penryn
Millersville
Boro
Prospect
Creswell
Rossville
Mount Top
Wellsville
Mount Royal
Zions View
Detters Mill
Dauphin
Perdix
Grantville
Shellsville
Bellegrove
Weavertown
Harper Tavern
Ono
Zion
Jonestown
Mount Zion
Fredericksburg
Palmyra
Fontana
Quentin
Cleona
Iona
Schaefferstown
Cornwall
Cornwall Row
Mount Gretna
Colebrook
Deodate
Lawn
Elstonville
Mastersonville
Sporting Hill
Salunga
Bellaire
Penryn
Millersville
Boro
Prospect
Creswell
Washington Boro

EXISTING CONDITIONS NOTES:

1. BOUNDARY INFORMATION SHOWN IS DERIVED FROM A DEEDS AND PLANS OF RECORD AND WAS SUPPLEMENTED BY A BOUNDARY SURVEY COMPLETED BY BREHM-LEBO ENGINEERING, INC. DECEMBER 17, 2025.
2. TOPOGRAPHIC INFORMATION AND ELEVATIONS SHOWN HEREON ARE DERIVED FROM A FIELD SURVEY COMPLETED BY BREHM-LEBO ENGINEERING, INC. DECEMBER 17, 2025. ELEVATIONS BASED ON NAVD 1988. BENCHMARK IS AN EXISTING CONCRETE MONUMENT LOCATED AT THE NORTHEAST END OF THE PANHANDLE OF TAX PARCEL 36-006-032-000-0000, BM ELEVATION: 386.67.
3. BEARING SHOWN ON THIS PLAN ARE BASED ON RECORDED PLAN BOOK S5, PAGE 51. A ROTATING OF 9°35'45" FROM NADA 83.
4. THE ADJOINING LANDOWNER INFORMATION SHOWN HEREON IS BASED UPON CURRENT RECORDS OF THE DAUPHIN COUNTY COURTHOUSE AND REFLECTS THE ACCURACY THEREOF.
5. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO VARIOUS EASEMENTS AND OTHER DOCUMENTS, RECORDED AND UNRECORDED.
6. FEMA MAP PANEL #42043C0451D, DATED AUGUST 2012.
7. ALL UTILITIES SHOWN HAVE BEEN PLOTTED FROM EXISTING MAPS, FIELD LOCATED WHEN VISIBLE, OR LOCATIONS PROVIDED BY THE VARIOUS COMPANIES, AND ARE APPROXIMATE IN LOCATION. THE ACTUAL LOCATIONS AND CONDITIONS SHALL BE VERIFIED WITH REPRESENTATIVES OF THE UTILITY IN QUESTION. THE SURVEYOR DOES NOT ASSUME ANY RESPONSIBILITY FOR ACCURACY OR SUFFICIENCY OF THE DATA PROVIDED ON EXISTING UTILITIES. FURTHERMORE, THE SURVEYOR WILL ASSUME NO RESPONSIBILITY FOR ANY COST OR CONDITION RESULTING FROM ANY INACCURACY OR INSUFFICIENCY IN THIS REGARD. THE UTILITIES SHOWN HEREIN SHALL BE CONTACTED FOR THE ACTUAL LOCATION OF THEIR FACILITIES. BREHM-LEBO ENGINEERING, INC. ONE CALL SYSTEM SERIAL NUMBER 20253361181.
8. THE STREAM LINES AND FLOODPLAIN INFORMATION WAS COMPLIED FROM USGS/NATIONAL HYDROGRAPHY DATASET. NO FIELD SURVEY WAS COMPLETED.

LEGEND

NOTE: LEGEND IS TYPICAL, NOT ALL OBJECTS IN LEGEND APPEAR IN PLAN.

- EXISTING PROPERTY LINE
- EXISTING ADJOINING PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING UTILITY EASEMENT
- EXISTING EASEMENT
- EXISTING LOT LINE
- 10000 / 100.00 — EXISTING BENCHMARK / CONTROL POINT
- 1000 — EXISTING GROUND SURFACE ELEVATION CONTOURS (FT.)
- EXISTING PAVED ROAD
- EXISTING BUILDING / STRUCTURE
- EXISTING FENCELINE
- EXISTING WETLANDS
- EXISTING 100 YEAR FLOODPLAIN
- EXISTING STREAM / WATERCOURSE
- EXISTING TREELINE
- EXISTING WALL FEATURE / RETAINING WALL
- EXISTING RAILROAD
- B-5 — EXISTING SOILS BORING

PLAN VIEW
0 150 300 450
SCALE IN FEET

ARM Group LLC
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No.	Revision	Date	By
1	REVISED PER TOWNSHIP COMMENTS	04/02/2026	ARM

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designed	DJF/TF		
checked	MDPJCH		
plotted	DJF/TF	date	02/26/2026
		project no.	25011970

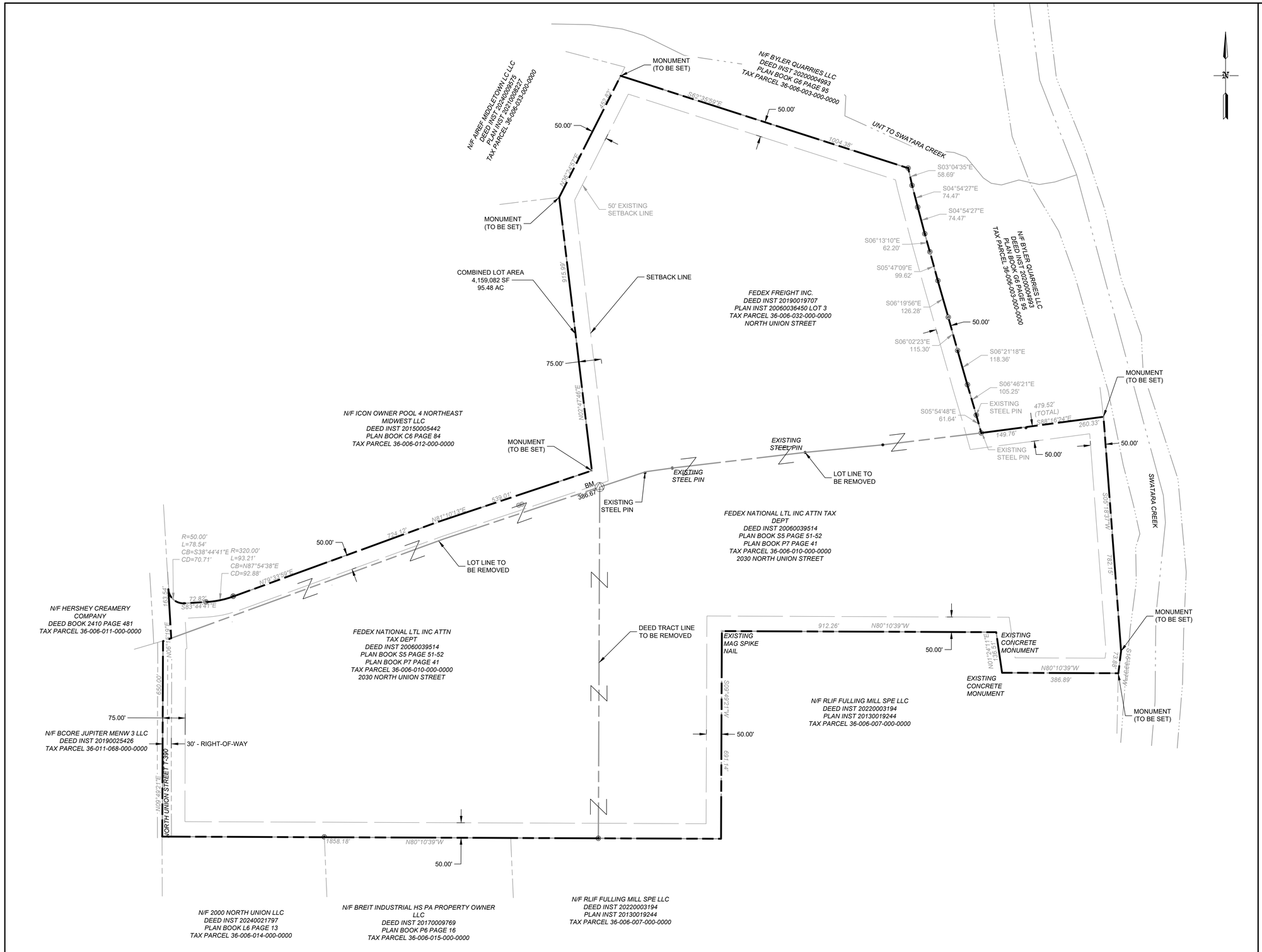
EXISTING CONDITIONS PLAN
FINAL LAND DEVELOPMENT AND SUBDIVISION

NHS MIDDLETOWN PARKING LOT
FEDEX FREIGHT INC

LOWER SWATARA TOWNSHIP
DAUPHIN COUNTY, PENNSYLVANIA

Sheet C102

E:\ARM\Archives\2501\1970 FedEx Height Modification (HKW)\Production_Drawings\Set\2501970- Existing Conditions Plan.dwg Plotted: Apr 2, 2026



LEGEND

NOTE: LEGEND IS TYPICAL, NOT ALL OBJECTS IN LEGEND APPEAR IN PLAN.

- EXISTING PROPERTY LINE
- EXISTING ADJOINING PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING SETBACK
- EXISTING UTILITY EASEMENT
- EXISTING EASEMENT
- EXISTING LOT LINE
- EXISTING STREAM / WATERCOURSE
- PROPOSED PROPERTY BOUNDARY LINE
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED SETBACK LINE
- PROPOSED UTILITY EASEMENT

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No.	Revision	Date	By
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checked	MDP\JCH
drawn	DJF\TF
date	02/26/2026
project no.	25011970

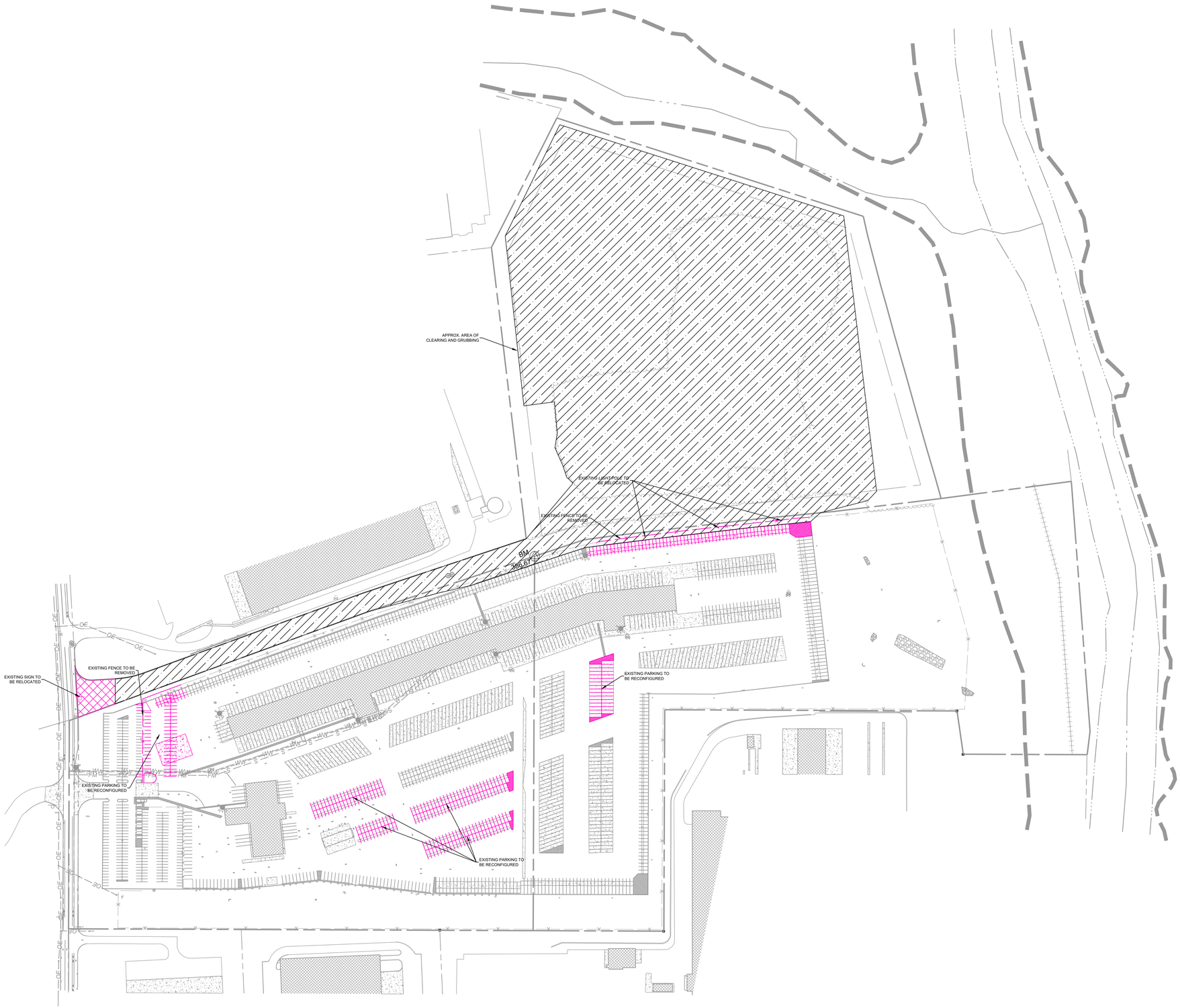
SUBDIVISION PLAN
FINAL LAND DEVELOPMENT AND SUBDIVISION

NHS MIDDLETOWN PARKING LOT
FEDEX FREIGHT INC

LOWER SWATARA TOWNSHIP
DAUPHIN COUNTY, PENNSYLVANIA

Sheet C103

X:\ENG Archives\2501\25011970 FedEx Freight Middletown\08 Wip\Production_Drawings\C4-25011970- SubDivision Plan.dwg Plotted: April 2, 2026



PLAN VIEW
0 150 300 450
SCALE IN FEET

DEMOLITION NOTES:

1. EXISTING CONDITIONS ARE SHOWN IN GRAYSCALE.
2. FOR SIDEWALK REMOVAL, SAWCUT AT CLOSEST EXISTING JOINT.
3. EXISTING FEATURES NOT LABELED OR ILLUSTRATED FOR REMOVAL OR DEMOLITION ARE TO REMAIN AND FUNCTION. PROTECT EXISTING UTILITIES TO REMAIN IN AREAS OF DEMOLITION.
4. SEE UTILITY PLAN FOR NEW SERVICES FOR THE PORTIONS OF THE EXISTING UTILITIES TO BE REMOVED.
5. REMOVAL AND REPLACEMENT OF UTILITY SERVICES TO BE SCHEDULED AND COORDINATED TO MINIMIZE IMPACT TO EXISTING BUILDING. COORDINATE WITH OWNER PRIOR TO DISCONNECTING ANY EXISTING UTILITIES.

STAGING NOTES:

1. ENSURE CONSISTENT ACCESS TO EXISTING BUILDINGS, PARKING AND LOADING AREAS DURING CONSTRUCTION ACTIVITIES.
2. ADJUSTMENTS TO TEMPORARY CONSTRUCTION FENCE MAY BE REQUIRED TO ALLOW FOR CONSTRUCTION ACTIVITIES AND/OR OCCUPANT USE OF THE SITE.
3. REMOVE EXISTING STRIPING TO ALLOW FOR VEHICULAR ACCESS BETWEEN DRIVE AISLES DURING CONSTRUCTION. RE-STRIP PARKING SPACES ONCE CONSTRUCTION LAYDOWN AREA IS NO LONGER NEEDED AND TEMPORARY CONSTRUCTION FENCE IS REMOVED.

TEMPORARY CONSTRUCTION FENCE NOTES:

1. BEFORE CONSTRUCTION OPERATION BEGIN, THE CONTRACTOR SHALL PROVIDE A CHAIN LINK CONSTRUCTION FENCE, SEVEN FOOT MINIMUM HEIGHT, AROUND THE CONSTRUCTION AREA INDICATED ON THE DRAWINGS AND NOT THE ENTIRE LIMITS OF CONSTRUCTION,
2. THE CONSTRUCTION FENCE SHALL BE PROVIDED WITH MATERIALS TO PRODUCE A VISUAL BARRIER FROM THE ADJOINING PARKING AND LOADING AREAS INTO THE CONTRACTOR WORK AREAS. THE VISUAL BARRIER SHALL ALLOW FOR THE WIND, WITHOUT CAUSING THE FENCE TO BEND OR FALL OVER.
3. CONTRACTOR SHALL PROVIDE SUBMITTALS OF THE PROPOSED CONSTRUCTION FENCE SYSTEM AND LOCATION FOR REVIEW AND APPROVAL BY THE OWNER.
4. PROVIDE GATES AS REQUIRED FOR ACCESS WITH NECESSARY HARDWARE, INCLUDING CLASPS AND PADLOCKS.
5. FASTEN FENCE FABRIC TO TERMINAL POSTS WITH TENSION BANDS AND TO LINE POSTS AND TOP AND BOTTOM RAILS WITH TIE WIRES SPACED AT MAXIMUM 15 INCHES.
6. BOTTOM OF FENCES SHALL EXTEND TO ONE INCH ABOVE GRADE. REMOVE THE FENCE WHEN DIRECTED BY THE OWNER.
7. CONTRACTOR IS RESPONSIBLE FOR SECURING THEIR WORK AREA TO ENSURE SAFETY OF VISITORS AND STAFF.

LEGEND

NOTE: LEGEND IS TYPICAL, NOT ALL OBJECTS IN LEGEND APPEAR IN PLAN.

- AREA OF DEMOLITION
- AREA OF CLEARING AND GRUBBING
- EXISTING FENCELINE TO BE REMOVED
- EXISTING TREELINE TO BE REMOVED OR ABANDONED
- EXISTING PAVEMENT STRIPE TO BE REMOVED OR ABANDONED

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No.	Revision	Date	By
1	REVISED PER TOWNSHIP COMMENTS	04/02/2026	ARM

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Designed	DJF\TF
Checked	MDP\JCH
Drawn	DJF\TF
Date	02/26/2026
Project no.	25011970

DEMOLITION PLAN
FINAL LAND DEVELOPMENT AND SUBDIVISION

LOWER SWATARA TOWNSHIP
DAUPHIN COUNTY, PENNSYLVANIA

NHS MIDDLETOWN PARKING LOT
FEDEX FREIGHT INC

Sheet C104

Z:\ADO\Archive\25011970\Fed Ex Freight Middletown\DB Wrk\Production_Drawing Set\25011970 - Demolition Plan.dwg, Plotted: April 2, 2026



LAYOUT NOTES:

1. EXISTING CONDITIONS ARE SHOWN IN GRAYSCALE.
2. EXISTING FEATURES TO BE DEMOLISHED AND/OR REMOVED ARE NOT SHOWN ON THIS SHEET FOR CLARITY. REFER TO DEMOLITION PLAN FOR EXISTING FEATURES TO BE DEMOLISHED AND/OR REMOVED.
3. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
4. COORDINATE BOLLARD LOCATIONS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
5. PRIME AND TACK COATS REQUIRED IF GRAVEL OR ASPHALT SURFACES ARE EXPOSED FOR MORE THAN 30 DAYS.
6. CONTRACTOR TO ENSURE THAT GRAVEL BASE REMAINS CLEAN AND FREE OF SOIL, SEDIMENT AND DEBRIS. CONTRACTOR SHALL REPLACE ANY CONTAMINATED GRAVEL.
7. MARKINGS SPACE LINES, LANE LINES, AND FIRE LANE SHALL BE PAINTED. SEE PLANS FOR WIDTHS & COLORS.
8. PRIOR TO RECONFIGURATION CONTRACTOR SHALL RECEIVE FINAL APPROVAL BY THE OWNER.
9. CONTRACTOR SHALL COORDINATE WITH MEP, ARCHITECT AND FEDEX FREIGHT DRAWINGS FOR EXACT PLACEMENT OF PROPOSED FACILITIES AND ADDITIONAL DETAILS.
10. CONSTRUCTION SHALL BE IN ACCORDANCE WITH FEDEX FREIGHT TECHNICAL SPECIFICATIONS
11. STRIPING OF THE NEW PARKING LOT YARD AND EMPLOYEE PARKING, DOCK APRONS, AND HANDICAP PARKING AREAS TO BE 4" WIDE (YELLOW) AND INSTALLED AS PER THE DRAWINGS AND IN ACCORDANCE WITH LOCAL, STATE, AND ADA REQUIRMENTS
12. 35' SECURITY LIGHT W/BASE SEE DTL 4/SD2.00, TYP. LIGHT BASE TO BE LOCATED (8 FT FOR PUPS & 13 FT FOR VANS) FROM BACK OF CURB TO CENTER LINE OF POLE AND CENTERED ON PARKING STALL STRIPE. LOCATIONS SHOWN ARE NOT BY DESIGN AND REQUIRE PHOTOMETRIC LAYOUT TO DETERMINE EXACT LOCATIONS & LIGHT LEVEL REQUIREMENTS TO MEET SPECIFICATIONS
13. PERMIT IS REQUIRED FOR ELECTRICAL WORK, PROPOSED BUILDING AND FENCING.

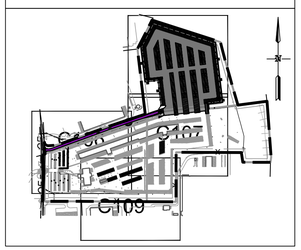
LEGEND

NOTE: LEGEND IS TYPICAL, NOT ALL OBJECTS IN LEGEND APPEAR IN PLAN.

- PROPOSED BUILDING
- PROPOSED FENCE
- PROPOSED ROAD CENTERLINE
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED HEAVY DUTY CONCRETE (APRON)
- PROPOSED SIGN

PLAN VIEW
0 150 300 450
SCALE IN FEET

KEY MAP



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No.	Revision	Date	By
1	REVISED PER TOWNSHIP COMMENTS	04/02/2026	ARM

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designed	DJF\TF
checked	MDP\JCH
drawn	DJF\TF
date	02/26/2026
project no.	25011970

OVERALL LAYOUT PLAN
FINAL LAND DEVELOPMENT AND SUBDIVISION

NHS MIDDLETOWN PARKING LOT
FEDEX FREIGHT INC

LOWER SWATARA TOWNSHIP
DAUPHIN COUNTY, PENNSYLVANIA

Sheet C105

E:\ADSync Archives\25011970\Public Freight Middletown\DRAWG\Production_Drawing Sets\25011970 - Layout Plan (1).dwg Plotted: April 2, 2026