No: 26-020

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Lower Swatara Township | Surveyor: Shaw Surveying, Inc. | Engineer: Warehaus

Plat Title: Preliminary Subdivision & Land Development Plan for The Pond II

Zoning District: Commercial Neighborhood (CN) | Proposed Land Use: Commercial & Residential

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

# of Lots: 3 | # of New Lots: 1 | # of DUs: 16 9 | Acs Subdiv/Devel: 20.56 | Total Acs: 24.37

Date Received: 1/22/2026 | Staff Review: 1/27/2026 | Official County Review: 1/27/2026

Reviewed by: ARK | Checked by: _____ | Parcel ID: 36-005-011; 36-005-294; 36-005-395

Project Description: This project, titled The Pond II, proposes the consolidation of three existing parcels into a single contiguous 24.37-acre tract for the development of 169 townhome units and associated infrastructure. Two existing commercial uses, an office and an event venue, are located on the site and will remain. Stormwater management will be provided on-site via SCMs designed in accordance with DEP and applicable municipal requirements.

- *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/Variances Requested: Section 26-126.3.B to allow for pipe slopes of less than 0.5%.

Comments:

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

2. As this the townhome use is an approved special exception, verify that all criteria established in Zoning Ordinance Section 27-1403. 3 have been met, including 20% of the net lot area being dedicated to open space.

3. As the lot is being consolidated under a single parcel number and owner, do the existing business now become tenants of the new owner? Will they be required to follow rules/bylaws as established by a homeowner's association (if applicable)? Will there be any required changes to operating hours?

   Likewise, who is responsible for maintenance of existing and proposed stormwater facilities/infrastructure that will serve these businesses?

4. The development appears to connect to the adjacent (proposed) retirement community "The Pond on Fulling Mill." It is anticipated that residents of this development will be able to freely exit via that connection, or is it meant to serve as an emergency alternative?

5. Has the applicant already gone through the traffic study/impact analysis portion of the HOP process? The Township Engineer or the Board of Commissioners may also request a report on estimated vehicular traffic according to Section 22-405.2.H (Preliminary Plan Procedures) of the SALDO.

   From County data, this portion of Fulling Mill Road appears to have good sight distance and no major crash history but is considered moderately congested with truck traffic. Any completed traffic studies should consider proposed development in the area, including the adjacent retirement home facility.

6. It is understood that the HOP may require some significant improvement to Fulling Mill Road. Township's internal requirements for sidewalks and curbs in this area (Sections 22-606 & 22-607) may still require some form of action (such as a deferral).

7. The applicant shall allow the school district to review and comment upon the plan in accordance with § 22-405.2.G. and provide evidence in writing that they were given the opportunity to do so.

8. The applicant shall allow Township Emergency Management personnel the opportunity to review and comment on the plan

9. Verify that Road D meets the requirements for cul-de-sacs as established in SALDO Section 22-502.4.

10. Verify the distance between the existing commercial driveway (Furniture First) and the proposed driveway for unit 147. While it's understood the there may not be much traffic generated by the commercial entity, the closeness of the driveways may still present a safety concern.

    Likewise, are there any potential safety/aesthetic/nuisance concerns by the lack of separation between the existing event venue parking and the proposed row of townhomes? The applicant may want to consider some type of buffer or fence.

Plan No. 26-020

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 signatures		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	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 SUBDIVISION & LAND DEVELOPMENT PLAN

FOR

THE POND II

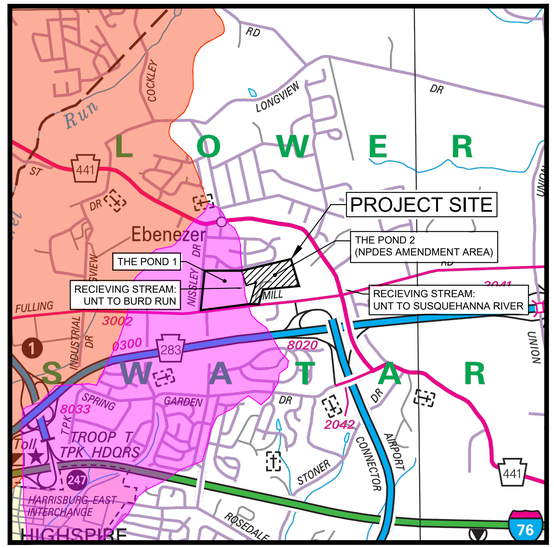
1400 FULLING MILL ROAD, MIDDLETOWN, PA 17057
LOWER SWATARA TOWNSHIP, DAUPHIN COUNTY

OWNER / DEVELOPER
VISTABLOCK THE POND, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601

Sheet List Table	
Sheet Number	Sheet Title
SLD-1	COVER SHEET
SLD-2	NOTES
SLD-3	EXISTING PROPERTY PLAN
SLD-4	PROPOSED PROPERTY PLAN
SLD-5	OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN
SLD-6	OVERALL SITE PLAN
SLD-7	OVERALL UTILITY AND GRADING PLAN
SLD-8	ENLARGED UTILITY AND GRADING PLAN I
SLD-9	ENLARGED UTILITY AND GRADING PLAN II
SLD-10	ENLARGED UTILITY AND GRADING PLAN III
SLD-11	BASIN PROFILES I
SLD-12	BASIN PROFILES II
SLD-13	SCM 1 & SCM 1A PROFILES
SLD-14	SCM 2 & SCM 2A PROFILES
SLD-15	SCM 3 PROFILES
SLD-16	SCM 4 PROFILES
SLD-17	SCM 5 PROFILES
SLD-18	SCM 6 PROFILES
SLD-19	SCM 7 PROFILES
SLD-20	ROAD A PROFILE
SLD-21	ROAD B PROFILE
SLD-22	ROAD C PROFILE I
SLD-23	ROAD C PROFILE II
SLD-24	ROAD D PROFILE
SLD-25	SANITARY SEWER PROFILES I
SLD-26	SANITARY SEWER PROFILES II
SLD-27	SANITARY SEWER PROFILES III
SLD-28	RETAINING WALL PROFILES
SLD-29	LANDSCAPE PLAN I
SLD-30	LANDSCAPE PLAN II
SLD-31	LANDSCAPE PLAN III
SLD-32	DETAILS
SLD-33	DETAILS
SLD-34	DETAILS
SLD-35	DETAILS
SLD-36	DETAILS
SLD-37	DETAILS
SLD-38	PROPOSED EASEMENT PLAN

Sheet List Table	
Sheet Number	Sheet Title
ES-1	COVER SHEET
ES-2	NOTES
ES-3	OVERALL PREVIOUS AND AMENDED NPDES PERMIT BOUNDARY PLAN
ES-4	EXISTING CONDITIONS AND DEMOLITION PLAN
ES-5	INITIAL CONDITIONS PLAN
ES-6	FINAL CONDITIONS PLAN
ES-7	DETAILS I
ES-8	DETAILS II
ES-9	DETAILS III
ES-10	DETAILS IV
ES-11	DETAILS V
ES-12	DETAILS VI
ES-13	DETAILS VII

Sheet List Table	
Sheet Number	Sheet Title
PCSM-1	COVER SHEET
PCSM-2	NOTES
PCSM-3	OVERALL NPDES PERMIT BOUNDARY
PCSM-4	EXISTING CONDITIONS AND DEMOLITION PLAN
PCSM-5	PROPOSED CONDITIONS PLAN
PCSM-6	STORMWATER PROFILES I
PCSM-7	STORMWATER PROFILES II
PCSM-8	WOODLAND AREA REMOVAL PLAN
PCSM-9	LANDSCAPING PLAN
PCSM-10	LANDSCAPING DETAILS & NOTES
PCSM-11	DETAILS I
PCSM-12	DETAILS II
PCSM-13	DETAILS III
PCSM-14	DETAILS IV
PCSM-15	DETAILS V



LOCATION MAP

SOURCE: GENERAL HIGHWAY MAP DAUPHIN COUNTY PENNSYLVANIA
SCALE: 1" = 2000'

N

WATERSHED RELEASE RATE DISTRICTS

- LAUREL RUN SUBWATERSHED
- BURD RUN SUBWATERSHED

LOT NO.	ADDRESS	UNIVERSAL PARCEL IDENTIFIER
1A	1400 FULLING MILL ROAD	36-005-011
1B	1500 FULLING MILL ROAD	36-005-294
4	FULLING MILL ROAD	36-005-395

OWNER CERTIFICATION

THIS SUBDIVISION PLAN IS HEREBY APPROVED BY THE OWNER:

VISTABLOCK, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601

DATE: _____

BY: _____
BRANDON CONRAD, CEO

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF DAUPHIN

ON THIS, THE _____ DAY OF _____ , 20____ BEFORE ME, THE UNDERSIGNED

OFFICER, PERSONALLY APPEARED _____ BEING A GENERAL PARTNER OF

_____ _____ BEING A MEMBER OF _____

BEING A GENERAL PARTNER OF _____ WHO BEING DULY SWORN

ACCORDING TO LAW, DISPOSES AND SAYS THAT THE PARTNERSHIP IS THE _____ OF THE

PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AS ITS DIRECTION, THAT IT ACKNOWLEDGES THE SAME TO BE ITS ACT AND PLAN, AND DESIRES THE SAME TO BE RECORDED THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED FOR PUBLIC USE.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____ SEAL

_____ TITLE OF OFFICER

ENGINEER - STORM WATER MANAGEMENT

I, MATTHEW B. DUBBS, A REGISTERED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE LOWER SWATARA TOWNSHIP'S STORMWATER MANAGEMENT ORDINANCE.

_____ DATE
MATTHEW B. DUBBS, P.E.
REGISTRATION NO: PE076431

231 N GEORGE ST
YORK, PA 17401
PHONE: (717) 845-8383
EMAIL: mdubbs@warehausae.com

SURVEYOR CERTIFICATION

I, JOHN P. MYERS, A REGISTERED PROFESSIONAL SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS, ALLEYS, AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

_____ DATE
JOHN P. MYERS
REGISTRATION NO. P.L.S SU051238E
FOR SHAW SURVEYING, INC.

30 WEST MAIN STREET
PO BOX 114
NEW FREEDOM, PA 17349
PHONE: (717) 227-2818

WETLANDS NOTE:

THERE ARE NO WETLANDS WITHIN THE LIMIT OF DISTURBANCE OF THIS MAJOR AMENDMENT. WETLANDS WITHIN THE MAJOR AMENDMENT AREAS WERE SURVEYED BY ECS MID-ATLANTIC, LLC ON APRIL 9, 2025 AND JUNE 27, 2025.

DAUPHIN COUNTY PLANNING COMMISSION

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

CHAIRMAN _____

SECRETARY _____

LOWER SWATARA TOWNSHIP ENGINEER

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

TOWNSHIP ENGINEER _____

LOWER SWATARA TOWNSHIP PLANNING COMMISSION

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

CHAIRMAN _____

SECRETARY _____

LOWER SWATARA TOWNSHIP BOARD OF COMMISSIONERS

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

PRESIDENT _____

SECRETARY _____

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 _____.

WAREHAUS
architects/engineers/designers
WarehausAE.com
231 N. George St. | York, PA 17401 | 717.845.8383

seal / stamp

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drawing set
PRELIMINARY SUBDIVISION & LAND DEVELOPMENT PLAN

date	1/21/2026
project no.	25-0079
project mgr.	ZJM, DAK
drawn by	BAS, SIH

revisions

#	date	description

THE POND II
1400 FULLING MILL ROAD, MIDDLETOWN, PA 17057
LOWER SWATARA TOWNSHIP, DAUPHIN COUNTY
drawing title
COVER SHEET

sheet no.
SLD-1

I:\Jobs 2025\25-0079\03 CIVIL\Engineering Documents\25-0079_LD_Cover_Notes_Details.dwg 01/21/26 5:03:00 PM EST

50' WIDE PUBLIC R/W
32'± WIDE ASPHALT PAVED
O'HARA LANE

TWELVE OAKS - PHASE 3
PLAN BOOK J, VOL. 4, PG. 28

TWELVE OAKS - PHASE 4
PLAN BOOK Q, VOL. 5, PG. 44

N77° 52' 31"E
25.25

DALE E. RIDER
PROPERTY ID.:
36-005-089-000-0000

NEWTON H. DAVIS
PROPERTY ID.:
36-005-090-000-0000

DAVID T. KLUZ
PROPERTY ID.:
36-005-091-000-0000

N77° 52' 33"E
474.58

BRIAN D. FOX
PROPERTY ID.:
36-005-092-000-0000

JEFFREY R FREMONT
PROPERTY ID.:
36-006-093-000-0000

N12° 07' 27"W
150.01

S12° 07' 40"E
150.01

JAMES O YOUNG
PROPERTY ID.:
36-005-232-000-0000

PAUL J. NAVARROK
PROPERTY ID.:
36-005-231-000-0000

RONALD P. SUSKI
PROPERTY ID.:
36-005-230-000-0000

BISHNU MAYA NEUPANEY
PROPERTY ID.:
36-005-229-000-0000

ERIN PAPERMACK
PROPERTY ID.:
36-005-228-000-0000

MICHAEL T. KOSLER
PROPERTY ID.:
36-005-227-000-0000

N77° 53' 31"E
935.97

ALICE E. DORSEY
PROPERTY ID.:
36-005-225-000-0000

YAEL HERNANDEZ FIGUEROS
PROPERTY ID.:
36-005-226-000-0000

MCNAUGHTON PROPERTIES, LP.
PROPERTY ID.:
36-005-299-000-0000

RESIDENTIAL SUBURBAN
COMMERCIAL NEIGHBORHOOD

N12° 42' 14"W
372.87

PORTION OF PROPERTY LINE TO BE EXTINGUISHED

219.61
S76° 46' 32"W

269.09
S69° 38' 05"W

144.66
N68° 44' 40"W

FURNITURE FIRST, INC.
(LOT 1B)
PROPERTY ID.:
36-005-294-000-0000

KAREN A. MURO TAYLOR
1400 FULLING MILL ROAD
(LOT 1A)
PARCEL ID.: 36-005-011-000-0000
DOCUMENT# 0634100083
DEED ACRES: 18.34 ACRES

563.82
S12° 39' 16"E

BOYD MIDDLETOWN DGS, LLC.
PROPERTY ID.:
36-005-369-000-0000

N12° 44' 01"W
653.24

PORTION OF PROPERTY LINE TO BE EXTINGUISHED
(PROPERTY LINE INFO PER "PRELIMINARY/FINAL SUBDIVISION PLAN FOR FURNITURE FIRST, INC." MOST RECENTLY DATED 10/15/2021)

VISTABLOCK THE POND, LLC.
PROPERTY ID.:
36-005-390-000-0000
"THE POND ON FULLING MILL - PHASE 1"
INSTR.#20240025774

WETLANDS (TYP.)
(PER THE POND ON FULLING MILL - PHASE 1 PLANS)

FURNITURE FIRST, INC.
(LOT 4)
PROPERTY ID.:
36-005-395-000-0000

N68° 44' 40"W
466.28

302.65
N78° 33' 18"W

500.76
S66° 16' 31"W

AT PROPERTIES, LLC.
PROPERTY ID.:
36-005-302-000-0000

LOWER SWATARA TOWNSHIP
FIREHOUSE
PROPERTY ID.:
36-005-301-000-0000

S14° 15' 30"W
466.28

339.56
S83° 18' 27"W

107.18
S83° 19' 00"W

FULLING MILL ROAD (S.R. 3002)
60' WIDE PUBLIC R/W
46'± WIDE ASPHALT PAVED

N

0 60' 120'
SCALE: 1" = 60'

WAREHAUS
architects/engineers/designers
WarehausAE.com
231 N. George St. | York, PA 17401 | 717.845.8383

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drawing set

PRELIMINARY SUBDIVISION & LAND DEVELOPMENT PLAN

date	1/21/2026
project no.	25-0079
project mgr.	ZJM, DAK
drawn by	BAS, SIH

revisions

#	date	description

THE POND II

1400 FULLING MILL ROAD, MIDDLETOWN, PA 17057
LOWER SWATARA TOWNSHIP, DAUPHIN COUNTY

drawing title

EXISTING PROPERTY PLAN

sheet no.

SLD-3

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50' WIDE PUBLIC R/W
32'± WIDE ASPHALT PAVED
O'HARA LANE

TWELVE OAKS - PHASE 3
PLAN BOOK J, VOL. 4, PG. 28

TWELVE OAKS - PHASE 4
PLAN BOOK Q, VOL. 5, PG. 44

N77° 52' 31"E
25.25

N12° 7' 29"W
150.01

S12° 0' 40"E
150.01

N77° 52' 31"E
935.97

N77° 53' 31"E

N77° 52' 33"E
474.58

DALE E. RIDER
PROPERTY ID.:
36-005-089-000-0000

NEWTON H. DAVIS
PROPERTY ID.:
36-005-090-000-0000

DAVID T. KLUZ
PROPERTY ID.:
36-005-091-000-0000

BRIAN D. FOX
PROPERTY ID.:
36-005-092-000-0000

JEFFREY R. FRENOTT
PROPERTY ID.:
36-006-093-000-0000

JAMES O. YOUNG
PROPERTY ID.:
36-005-232-000-0000

PAUL J. NAVARROK
PROPERTY ID.:
36-005-231-000-0000

RONALD P. SUSKI
PROPERTY ID.:
36-005-230-000-0000

BISHNU MAYA NEUPANE'
PROPERTY ID.:
36-005-229-000-0000

ERIN PAPERMACK
PROPERTY ID.:
36-005-228-000-0000

MICHAEL T. HOSLER
PROPERTY ID.:
36-005-227-000-0000

ALICE E. DORSEY
PROPERTY ID.:
36-005-225-000-0000

YAEL HERNANDEZ FIGUEROS
PROPERTY ID.:
36-005-226-000-0000

MCNAUGHTON PROPERTIES, LP.
PROPERTY ID.:
36-005-299-000-0000

RESIDENTIAL SUBURBAN
COMMERCIAL NEIGHBORHOOD

LOT #1
1,062,174.83 SF (24.38 AC)

N12° 42' 14"W
372.87

N12° 43' 11"W
553.24

S12° 36' 16"E
553.82

BOYD MIDDLETOWN DGS, LLC.
PROPERTY ID.:
36-005-369-000-0000

VISTABLOCK THE POND, LLC.
PROPERTY ID.:
36-005-390-000-0000
"THE POND ON FULLING MILL - PHASE 1"
INSTR.#20240025774

WETLANDS (TYP.)
(PER THE POND ON FULLING MILL - PHASE 1 PLANS)

AT PROPERTIES, LLC.
PROPERTY ID.:
36-005-303-000-0000

302.85
N79° 33' 18"W

500.76
S66° 16' 31"W

496.29
S14° 10' 30"W

LOWER SWATARA TOWNSHIP
FIREHOUSE
PROPERTY ID.:
36-005-301-000-0000

339.56
S83° 18' 27"W

107.18
S83° 19' 00"W

FULLING MILL ROAD (S.R. 3002)
60' WIDE PUBLIC R/W
46'± WIDE ASPHALT PAVED

N

0 60' 120'
SCALE: 1" = 60'

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WAREHAUS
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PRELIMINARY SUBDIVISION & LAND DEVELOPMENT PLAN

date	1/21/2026
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drawn by	BAS, SIH

revisions

#	date	description

THE POND II

1400 FULLING MILL ROAD, MIDDLETOWN, PA 17057
LOWER SWATARA TOWNSHIP, DAUPHIN COUNTY

drawing title

PROPOSED PROPERTY PLAN

sheet no.

SLD-4

50' WIDE PUBLIC R/W
32'± WIDE ASPHALT PAVED
O'HARA LANE

LANDSCAPE/VEGETATED BUFFER AREA

RESIDENTIAL SUBURBAN
COMMERCIAL NEIGHBORHOOD

ROAD C

ROAD B

ROAD A

ROAD D

EVENT BUILDING

EVENT BUILDING

EVENT BUILDING

ASPHALT

RETAINING WALL

SCM 1 - MRC BIORETENTION BOTT: 468.00

SCM 1A - DRY EXTENDED DETENTION BOTT: 469.00

SCM 2 - MRC BIORETENTION BOTT: 458.00

SCM 3 - MRC BIORETENTION BOTT: 458.00

SCM 2A - DRY EXTENDED DETENTION BOTT: 458.00

SCM 4 - MRC BIORETENTION BOTT: 451.00

SCM 4A DRY EXTENDED DETENTION BASIN BOTT: 451.00

SCM 5 - MRC BIORETENTION BOTT: 447.00

SCM 6 - INFILTRATION BOTT: 452.00

SCM 7 - DRY EXTENDED DETENTION BASIN BOTT: 470.00

WALDEN WAY
(DESIGNED BY OTHERS)

LILYS LCK
(DESIGNED BY OTHERS)

WETLANDS (TYP.)
(PER THE POND ON FULLING MILL - PHASE 1 PLANS)

SWALE #1

SIDEWALK AND OTHER ROADWAY IMPROVEMENTS TO BE HANDLED THROUGH HOP SUBMISSION PROCESS

570.59'
570'

570.51'
570'

C.S.T. PER
EXHIBIT VI "SIGHT DISTANCE DIAGRAM CHART"

FULLING MILL ROAD (S.R. 3002)
60' WIDE PUBLIC R/W
46'± WIDE ASPHALT PAVED

50' R.O.W.
32' CARTWAY
CENTERLINE
0.67' CURB
5' SIDEWALK
2' LANDSCAPE BUFFER

TYPICAL ROADWAY SECTION DETAIL
(NOT TO SCALE)

0 60' 120'
SCALE: 1" = 60'

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WAREHAUS
architects/engineers/designers
WarehausAE.com
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drawing set

PRELIMINARY SUBDIVISION & LAND DEVELOPMENT PLAN

date	1/21/2026
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project mgr.	ZJM, DAK
drawn by	BAS, SIH

revisions

#	date	description

THE POND II

1400 FULLING MILL ROAD, MIDDLETOWN, PA 17057
LOWER SWATARA TOWNSHIP, DAUPHIN COUNTY

drawing title

OVERALL SITE PLAN

sheet no.

SLD-6

50' WIDE PUBLIC R/W
32'± WIDE ASPHALT PAVED
O'HARA LANE

RESIDENTIAL SUBURBAN
COMMERCIAL NEIGHBORHOOD

12" x 18" CMP

12" x 18" CMP
(TBR)

HEADWALL
INV. = 449.84
(TBR)

INLET
TG = 457.34
INV. = 444.96

INLET
TG = 457.32
INV. = 444.77

HEADWALL
INV. = 439.82

WETLANDS (TYP.)
(PER THE POND ON
FULLING MILL -
PHASE 1 PLANS)

SWALE #1

RETAINING
WALL

SCM 1 - MRC
BIORETENTION
BOTT: 468.00

SCM 1A - DRY
EXTENDED
DETENTION
BOTT: 469.00

RETAINING WALL
TW: 475.00
BW: 464.00

TW: 470.99
BW: 464.00

SCM 2 - MRC
BIORETENTION
BOTT: 458.00

TW: 475.00
BW: 464.00

TW: 470.36
BW: 464.00

SCM 3 - MRC
BIORETENTION
BOTT: 458 00

EVENT
BUILDING

EVENT
BUILDING

ASPHALT

SCM 2A - DRY EXTENDED DETENTION
BOTT: 458.00

SCM 7 - DRY EXTENDED
DETENTION BASIN
BOTT: 470.00

SCM 4A
DRY EXTENDED
DETENTION
BASIN
BOTT: 451.00

SCM 4 - MRC
BIORETENTION
BOTT: 451.00

SCM 4 - INFILTRATION
BOTT: 453.00

BW: 455.00
BW: 451.00

TW: 458.00

BW: 451.00
SCM 5 - MRC
BIORETENTION
BOTT: 447.00
BW: 451.00

TW: 455.00

FULLING MILL ROAD (S.R. 3002)
60' WIDE PUBLIC R/W
46'± WIDE ASPHALT PAVED

N

0 60' 120'
SCALE: 1" = 60'

WAREHAUS
architects/engineers/designers
WarehausAE.com
231 N. George St. | York, PA 17401 | 717.845.8383

seal / stamp

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drawing set

PRELIMINARY SUBDIVISION & LAND DEVELOPMENT PLAN

date	1/21/2026
project no.	25-0079
project mgr.	ZJM, DAK
drawn by	BAS, SIH

revisions

#	date	description

THE POND II

1400 FULLING MILL ROAD, MIDDLETOWN, PA 17057
LOWER SWATARA TOWNSHIP, DAUPHIN COUNTY

drawing title

OVERALL UTILITY AND GRADING PLAN

sheet no.

SLD-7

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