No: 25-038

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Swatara Township | Surveyor: BL Companies | Engineer: BL Companies

Plat Title: Preliminary Plat Land Development for Smith Land Warehouse Development

Zoning District: ML – Light Manufacturing and Industrial; CG – General Commercial District; RS – Single Family Residential District | Proposed Land Use: Warehouse

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

# of Lots	# of New Lots	# of DUs	Acs Subdiv/Devel	Total Acs
3	3	0	171.29	171.29

Date Received: 3/12/25 | Staff Review: 3/31/25 | Official County Review: 3/31/25

Reviewed by: GD | Checked by: ARK | Parcel ID 63-035-001; 63-035-039; 63-027-024

Project Description: The purpose of this plan is to construct four proposed warehouses & associated Site improvements on the subject property. Total warehouse sizes: 334,800 sg ft; 319,600 sq ft; 334,800 sq ft and 168,480 sq ft.

- *When applicable, streets, sewer, water, storm drainage, and other infrastructure elements are 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 is to be verified by the Municipal Zoning Officer.*
- *Appropriate sewage module components should be processed prior to final plat approval.*
- *Final plans 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.*

Waivers Requested:

None noted

SALDO Administrative Comments:

1. All signatures, certifications, and notarizations must be obtained before the plan is brought in for signing.
2. All easements are required to be displayed. (S&LDO §253-14.A.2) – See general note #2
3. A copy of the sewage "Plan Revision Module for Land Development is required. (Section § 253-14. A.19.f)
4. The municipal engineer is to recommend for the approval of the stormwater management plan prior to MC approval. (Section § 253-14. A.19.h)
5. Proposed driveways and access roads are required to comply with S&LDO §253-16 and should be reviewed by the Township Engineer for compliance. See general note #4 regarding cross easement and potential access issues if the properties are to remain in three separate lots.
6. Fire hydrants shall be installed within 600 feet of all existing and proposed structures. The Township Engineer should review this for compliance.

7. Sidewalk construction must comply with §253-32. Sidewalks are to be installed along all streets, including Rupp Hill Road. Additional discussions with the developer may identify modifications to sidewalk construction or alternative pathways. Regardless of these modifications, access across and through the site must be ensured.
8. There appears to be a constructed pathway on the site which is within the road right of way (Dale Hammer Memorial Walkway). This path is also located on several area trail resources (including the Alltrails app). This trail does not appear on any TCRPC active transportation mapping. But given there is some indication of a use, TCRPC is willing to assist in including such trail in future active transportation network, if the Township was able to and could secure some kind accommodation or easement across the site.
9. Verify what exactly is being proposed to meet the Recreation and Open Space requirements as identified in § 253-24, in which all residential subdivision or land developments plans shall provide for suitable and adequate recreation.
10. The plan does not show pin locations for all the property corners. We were only able to locate pins for the westernmost lot (63-027-024). Was this missed or layer mapping software not activated?

Zoning Comments:

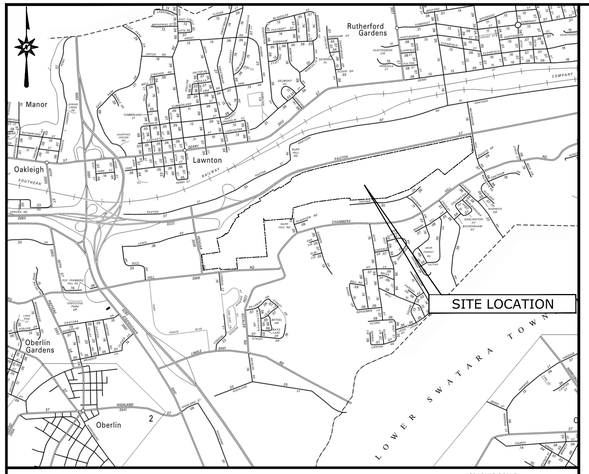
1. Fire lanes and access requirements should be reviewed by the Township Engineer for compliance. (Zoning § 295-108.) There is a note (#39) , but access should be indicated on the plan.
2. Ensure that parking spaces for both lots are compliant with the off-street parking and loading requirements in Zoning Article IV: § 295-104.1 This should be reviewed by the Township Engineer for compliance.
3. As there are three lots and each lot is separate – the lot setbacks should be confirmed to be correct for the appropriate zoning Districts.
4. The plan should be fully reviewed to ensure compliance with the landscaping provisions. It appears that it meets the general distance of 70 feet requirement and the adequate amount of planting is provided. But, a full review by the County was not made to determine compliance with Section 295.123.D and other code sections. A full review by the Township is particularly important as this development will lie on lands higher in elevation from the neighboring residential property located to the south. Having adequate visual screening will be necessary to meet the intent of providing the separation between these two land uses.
5. The applicant has provided a lighting plan which appears to meet the required lighting provisions for no light trespass to occur to adjacent properties. But given the property is located at a higher elevation (particularly the warehouses on the western portion of the property), consideration should be given to providing lighting fixtures which shield the light bulbs being seen from the adjacent residential properties. This is in coordination with a previous comment regarding maintaining as much visual separation from adjacent property owners to the south.

General Comments:

1. Township emergency personnel should be given an opportunity to review the plan for the proposed emergency access and for the provision of adequate fire lanes.
2. It appears that the water from several of the lots within the development traverse across lots and within drainage swales. It is not apparent that these drainage areas are clearly identified and account for the allowance of free flow and no future impediments created. There is a general contractor note regarding easements for stormwater facilities (120 and 121 on page G0.01). But it may not be adequate for assurance of free flow of water assurance upon the owner after construction.
3. This plan has three separate lots – all containing development. The consolidation of the lots should be considered as this is an integrated development with shared access and other shared facilities such as sewer, water and stormwater all being integrated among all three lots. Adequate easements along with the necessary recording of easements should be completed and reflected upon the site plan. If not, then post development conflict could result between the different properties
4. It is recognized that a traffic study was completed, and the HOP is being reviewed by PennDOT for access to the site from Penhar Drive. The approval of the proposed access is to be given the full consideration from the Township traffic engineer and in coordination with PennDOT. Given the road is a four-lane road with no turning median strip, it may be problematic for left truck turning movement to and from the site. It is recognized that the applicant submitted turning movement plans indicating the ability to clearly make the movement, but it is questioned whether the volume associated with over 1,000,000 sq feet of warehouse space will generate queuing issues within and onto the roadway. Such development of the queuing at this location will likely prompt future calls to open the eastern access point to Mushroom Hill Road. It may be prudent to consider the impact of this as well in anticipation of such future traffic demands.
5. As this proposed development received zoning approval through a series of court related appeals. Information regarding the nature of the rulings and their outcomes should be presented on the plan, This will serve as a resource in future when reviewing the plan's history and zoning compliance.

No. 25-038

	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 (note provided)			X
Woodlands, streams, etc.	X		
18. Contours at required interval shown	X		
19. Easements shown and identified (see note)			
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- (see note)	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 (see note)			
26. Existing and proposed coverage shown	X		
27. Parking schedule provided shown (see note)	X		
28. Traffic study completed *(see note)*			
29. Recreation area shown/fee in-lieu-of provided (see note)			
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		

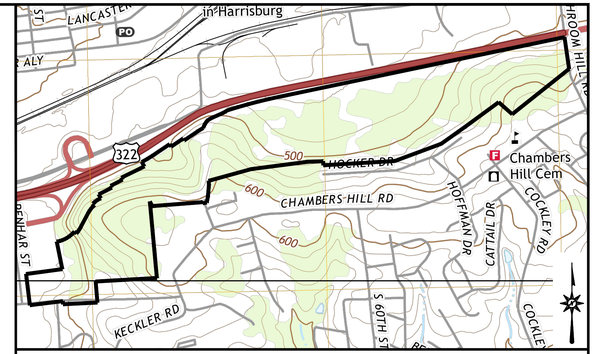


VICINITY MAP
SCALE: 1" = 2,000'

GRAPHIC SCALE
2000 1000 0 2000
SCALE IN FEET

PRELIMINARY PLAT
LAND DEVELOPMENT PLAN
FOR
SMITH LAND WAREHOUSE DEVELOPMENT

490 PENHAR DRIVE
SWATARA TOWNSHIP,
DAUPHIN COUNTY,
PENNSYLVANIA 17111



LOCATION MAP
SCALE: 1" = 1,000'

GRAPHIC SCALE
1000 500 0 1000
SCALE IN FEET

Sheet List Table

1	G0.00	COVER SHEET
2	G0.01	GENERAL NOTES
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4	EX-1	EXISTING CONDITIONS MAP
5	EX-1	EXISTING CONDITIONS MAP
6	EX-1	EXISTING CONDITIONS MAP
7	C0.00	OVERALL DEMOLITION PLAN
8	C0.01	PARTIAL DEMOLITION PLAN
9	C0.04	PARTIAL DEMOLITION PLAN
10	C0.07	PARTIAL DEMOLITION PLAN
11	PH1.00	OVERALL PHASING PLAN
12	C1.00	OVERALL SITE PLAN
13	C1.01	PARTIAL SITE PLAN
14	C1.02	PARTIAL SITE PLAN
15	C1.03	PARTIAL SITE PLAN
16	C1.04	PARTIAL SITE PLAN
17	C1.05	PARTIAL SITE PLAN
18	C1.06	PARTIAL SITE PLAN
19	C1.07	PARTIAL SITE PLAN
20	C1.100	SITE DETAILS
21	C1.101	SITE DETAILS
22	C1.02	SITE DETAILS
23	TT1.00	OVERALL TRUCK TURN PLAN
24	TT1.01	PARTIAL TRUCK TURN PLAN
25	TT1.02	PARTIAL TRUCK TURN PLAN
26	TT1.03	PARTIAL TRUCK TURN PLAN
27	TT1.04	PARTIAL TRUCK TURN PLAN
28	TT1.05	PARTIAL TRUCK TURN PLAN
29	TT1.06	PARTIAL TRUCK TURN PLAN
30	TT1.07	PARTIAL TRUCK TURN PLAN
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32	C2.01	PARTIAL GRADING & DRAINAGE PLAN
33	C2.02	PARTIAL GRADING & DRAINAGE PLAN
34	C2.03	PARTIAL GRADING & DRAINAGE PLAN
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67	C3.07	PARTIAL SITE UTILITY PLAN
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75	C3.15	SANITARY PROFILES
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78	C3.102	SITE UTILITY DETAILS
79	C4.00	OVERALL EROSION AND SEDIMENT CONTROL PLAN
80	C4.01	PARTIAL EROSION AND SEDIMENT CONTROL PLAN
81	C4.02	PARTIAL EROSION AND SEDIMENT CONTROL PLAN
82	C4.03	PARTIAL EROSION AND SEDIMENT CONTROL PLAN
83	C4.04	PARTIAL EROSION AND SEDIMENT CONTROL PLAN
84	C4.05	PARTIAL EROSION AND SEDIMENT CONTROL PLAN
85	C4.06	PARTIAL EROSION AND SEDIMENT CONTROL PLAN
86	C4.07	PARTIAL EROSION AND SEDIMENT CONTROL PLAN
87	C4.100	EROSION AND SEDIMENT CONTROL NOTES
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93	C5.03	PARTIAL LANDSCAPING PLAN
94	C5.04	PARTIAL LANDSCAPING PLAN
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96	C5.06	PARTIAL LANDSCAPING PLAN
97	C5.07	PARTIAL LANDSCAPING PLAN
98	C5.08	LANDSCAPE NOTES AND SCHEDULE
99	C5.09	LANDSCAPE NOTES AND DETAILS
100		OVERALL LIGHTING PLAN
101		PARTIAL LIGHTING PLAN

CAD FILE: G2400713-00

BL PROJECT NUMBER: 2400713

PREPARED FOR:

SMITH LAND & IMPROVEMENT CORPORATION
1810 MARKET STREET
CAMP HILL, PA 17011
(717) 731-0207

PREPARED BY:

BL Companies
ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING
2601 MARKET PLACE, SUITE 350
HARRISBURG, PA 17110
(717) 651-9850

OWNERS CERTIFICATION

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 NOTORIAL SEAL THE DAY AND THE DATE ABOVE WRITTEN:

_____ MY COMMISSION EXPIRES

_____ NOTARY PUBLIC

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED ARE THE 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) _____

PLAN APPROVAL

APPROVAL DATE

DATE THAT ALL CONDITIONS OF PLAN APPROVAL WERE MET.

_____ ZONING OFFICER OR TOWNSHIP MANAGER

_____ DATE

COUNTY PLANNING COMMISSION STATEMENT

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

CHAIRMAN _____

SECRETARY _____

LANDOWNER STATEMENT

I _____ (OWNER), ACKNOWLEDGE THAT THE STORMWATER BMPS ARE FIXTURES THAT CANNOT BE REMOVED OR ALTERED WITHOUT PRIOR APPROVAL BY THE MUNICIPALITY.

_____, 20_____

_____ OWNER

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN.

_____ REGISTERED SURVEYOR

RON LEWIS
2601 MARKET PLACE SUITE 350, HARRISBURG, PA 17110
717-943-1686

TOWNSHIP PLANNING COMMISSION STATEMENT

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

CHAIRMAN _____

SECRETARY _____

CONDITIONAL USE

A CONDITIONAL USE APPLICATION FOR WAREHOUSING WAS DEEMED APPROVED AS A MATTER OF LAW PURSUANT TO MPC §913.2(B)(2) DUE TO THE FAILURE OF THE BOARD OF COMMISSIONERS TO COMMENCE A HEARING ON THE FILED APPLICATION.

ENGINEER'S CERTIFICATION

I, ALARIC J. BUSHER, P.E., A REGISTERED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS PLAN IS ACCURATE AND CORRECT AS INDICATED.

ALARIC BUSHER
2601 MARKET PLACE SUITE 350, HARRISBURG, PA 17110
717-943-1686

TOWNSHIP BOARD OF COMMISSIONERS STATEMENT

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

PRESIDENT _____

SECRETARY _____

UNIFORM PARCEL IDENTIFIER

PROPERTY IDS: 63-035-001, 63-035-039, 63-027-024

PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS TO CONSTRUCT FOUR PROPOSED WAREHOUSES & ASSOCIATED SITE IMPROVEMENTS ON THE SUBJECT PROPERTY.

STORMWATER MANAGEMENT CERTIFICATION

I , ALARIC J. BUSHER, P.E. , HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE SWATARA TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

ALARIC BUSHER
2601 MARKET PLACE SUITE 350, HARRISBURG, PA 17110
717-943-1686

RECORDER OF DEEDS STATEMENT

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

PLAN BOOK _____ VOLUME _____ PAGE _____

INSTRUMENT NO. _____

OWNER

SMITH LAND & IMPROVEMENT CORPORATION
1810 MARKET STREET
CAMP HILL, PA 17011
717-731-0207

DATES

ISSUE DATE: MARCH 7, 2025

REVISION:

DEVELOPER/APPLICANT

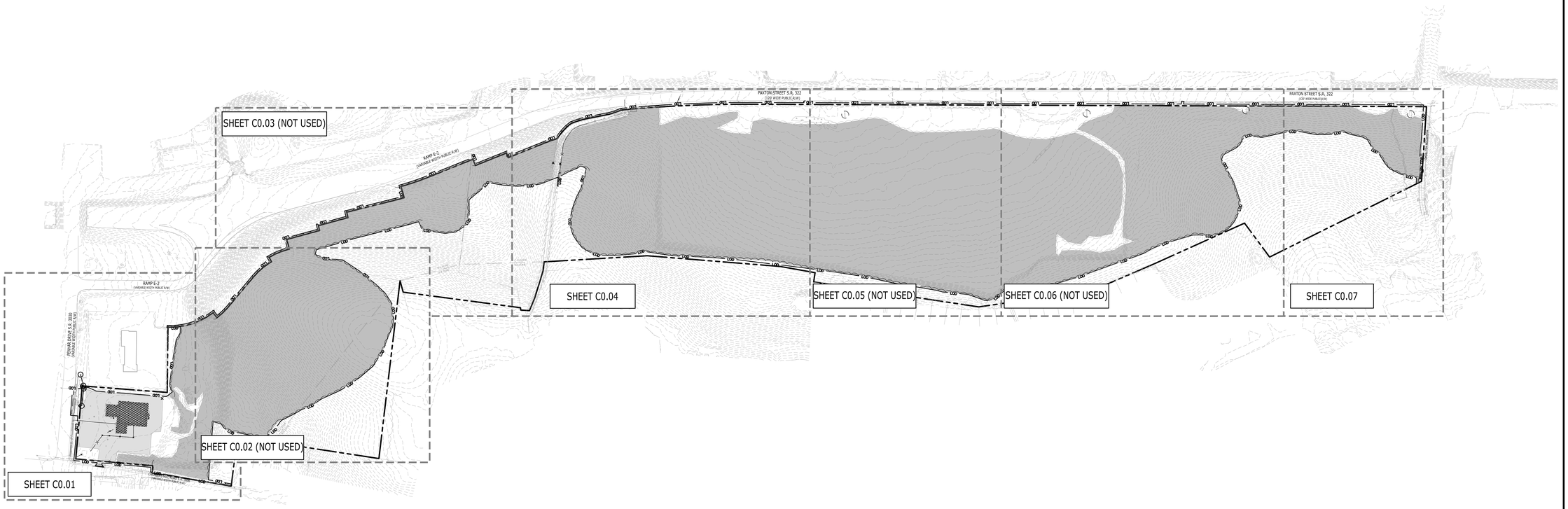
SMITH LAND & IMPROVEMENT CORPORATION
1810 MARKET STREET
CAMP HILL, PA 17011
717-731-0207

G0.00 No. 1 of 101

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DEMOLITION LEGEND:

- LIMIT OF DISTURBANCE LINE
- SAWCUT LINE
- REMOVE AND DISPOSE OF CURB, FENCING, UNDERGROUND WIRES, UTILITIES, ETC.
- PROTECT AND PRESERVE UTILITY
- LIMIT OF CLEARING
- REMOVE, DISPOSE OR RELOCATE LIGHT POLE, SIGN, ELECTRIC LINE, FIXTURE, TREE, AND/OR TREE STUMP ETC.
- PROTECT EXISTING FEATURE
- REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT/SIDEWALK
- REMOVE AND DISPOSE OF PAVEMENT STRUCTURE
- REMOVE AND DISPOSE OF EXISTING BUILDING STRUCTURE
- CLEAR AND GRUB EXISTING WOODED AND BRUSH AREAS



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. 20243472087

GRAPHIC SCALE
300 150 0 300
SCALE IN FEET

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FOR PERMITTING PURPOSES ONLY NOT RELEASED FOR CONSTRUCTION

Architecture
Engineering
Environmental
Land Surveying

BL Companies

2601 MARKET PLACE, SUITE 350
HARRISBURG, PA 17110
(717)-651-9850

SMITH LAND WAREHOUSE DEVELOPMENT
490 PENHAR DRIVE
SWATARA TOWNSHIP, DAUPHIN COUNTY, PA

REVISIONS
No. | Date | Desc.

Designed	GJH
Drawn	CLH
Reviewed	AJB
Scale	1"=300'
Project No.	2400713
Date	03/07/2025

CAD File: C2400713-00

Title
OVERALL DEMOLITION PLAN

Sheet No.
C0.00

3/7/2025, ASCHUMACHER, C:\JOBS\2400\2400713\DWG\C2400713-00.DWG,C0.00,

Xref (s): ; XP-01 ; XB-00 ; XC-10 ; XC2400713-01 ; XC2400713-00 ; XM2400713-00

LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE
- PHASE 1 LIMITS
- PHASE 2 LIMITS

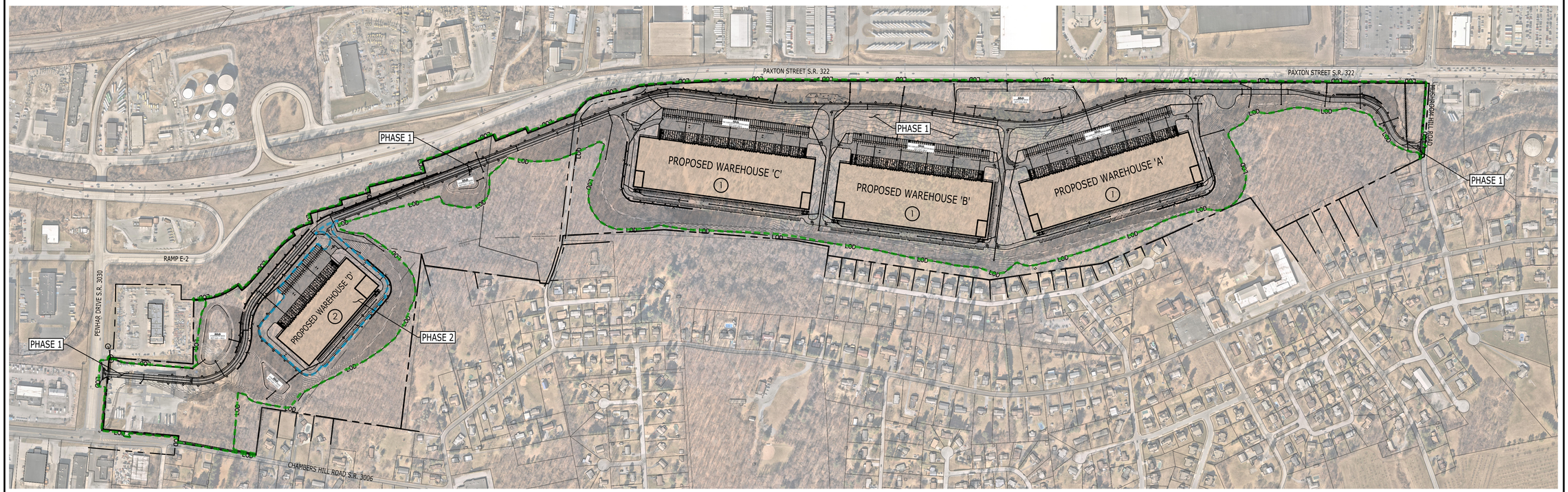
BUILDING SCHEDULE

1	WAREHOUSE A
1	WAREHOUSE B
1	WAREHOUSE C
2	WAREHOUSE D

DEVELOPMENT PHASING SCHEDULE

PHASE 1 - ANTICIPATED FINAL PLAN FILING AND CONSTRUCTION: 2025-2026	
BUILDING	
WAREHOUSE A	334,800 S.F.
WAREHOUSE B	319,600 S.F.
WAREHOUSE C	334,800 S.F.
PARKING	
TRAILER (WAREHOUSE A)	75 SPACES
TRAILER (WAREHOUSE B)	67 SPACES
TRAILER (WAREHOUSE C)	72 SPACES
LOADING (WAREHOUSE A)	57 DOCKS
LOADING (WAREHOUSE B)	49 DOCKS
LOADING (WAREHOUSE C)	55 DOCKS
AUTO (WAREHOUSE A)	219 SPACES
AUTO (WAREHOUSE B)	190 SPACES
AUTO (WAREHOUSE C)	217 SPACES
GRADING & DRAINAGE	
COMPLETE (WAREHOUSES A, B, & C)	
ROUGH GRADING WITH SCM (WAREHOUSE D)	

PHASE 2 - ANTICIPATED FINAL PLAN FILING AND CONSTRUCTION: 2030-2031	
BUILDING	
WAREHOUSE D	168,480 S.F.
PARKING	
TRAILER (WAREHOUSE D)	30 SPACES
LOADING (WAREHOUSE D)	30 DOCKS
AUTO (WAREHOUSE D)	119 SPACES



GRAPHIC SCALE
300 150 0 300
SCALE IN FEET

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FOR PERMITTING PURPOSES ONLY NOT RELEASED FOR CONSTRUCTION

Architecture
Engineering
Environmental
Land Surveying
BL Companies
2601 MARKET PLACE, SUITE 350
HARRISBURG, PA 17110
(717)-651-9850

SMITH LAND WAREHOUSE DEVELOPMENT

490 PENHAR DRIVE
SWATARA TOWNSHIP, DAUPHIN COUNTY, PA

REVISIONS
No. Date Desc.

Designed	GJH
Drawn	CLH
Reviewed	AJB
Scale	1" = 300'
Project No.	2400713
Date	03/07/2025

CAD File: PH2400713-10

Title
OVERALL PHASING PLAN

Sheet No.
PH1.00

3/7/2025, ASCHMACHER, G:\JOBS\2405\2400713\DWG\PH2400713-10.DWG,PH1.00.

xref (s) : XV01 : 08-01 , XC-10 : X2400713-01 (LIDAR) : X2400713-01 : XC2400713-21 : XC2400713-20

ZONING INFORMATION - LOT 1

LOCATION: SWATARA TOWNSHIP, DAUPHIN COUNTY PARCEL NO.: 63-027-024			
ZONE: LIGHT MANUFACTURING AND INDUSTRIAL DISTRICT (M-L) / SINGLE-FAMILY RESIDENTIAL DISTRICT (R-S)			
USE: WAREHOUSING AS PRINCIPAL USE (CONDITIONAL USE) WAREHOUSING AS ACCESSORY USE (PERMITTED USE)			
ITEM	REQUIREMENTS (M-L)	PROPOSED	REFERENCE
MINIMUM LOT AREA	1 ACRE	44.31 ACRES (PROPOSED ROW: 0.12 ACRES)	295-94.1.A
MINIMUM LOT WIDTH	150 FEET [1]	439.06 FEET	295-ATTCH 2
MINIMUM FRONT SETBACK	25 FEET [2]	1028.07 FEET	295-ATTCH 2
MINIMUM SIDE SETBACK	10 FEET [3]	510.11 FEET	295-ATTCH 2
MINIMUM REAR SETBACK	25 FEET [3]	N/A	295- ATTCH 2
MAXIMUM BUILDING HEIGHT	120 FEET [4]	45 FEET	295-29.B.(2)
MAXIMUM BUILDING COVERAGE	60 PERCENT	8.7 PERCENT	295-ATTCH 2
MAXIMUM IMPERVIOUS COVERAGE	80 PERCENT [5]	20.1 PERCENT	295-ATTCH 2

ZONING INFORMATION - LOT 2

LOCATION: SWATARA TOWNSHIP, DAUPHIN COUNTY PARCEL NO.:63-035-001			
ZONE: LIGHT MANUFACTURING AND INDUSTRIAL DISTRICT (M-L) / SINGLE-FAMILY RESIDENTIAL DISTRICT (R-S)			
USE: WAREHOUSING AS PRINCIPAL USE (CONDITIONAL USE) WAREHOUSING AS ACCESSORY USE (PERMITTED USE)			
ITEM	REQUIREMENTS (M-L)	PROPOSED	REFERENCE
MINIMUM LOT AREA	1 ACRE	11.54 ACRES	295-94.1.A
MINIMUM LOT WIDTH	80 FEET [1]	134.07 FEET	295-ATTCH 2
MINIMUM FRONT SETBACK	25 FEET [2]	N/A	295-ATTCH 2
MINIMUM SIDE SETBACK	10 FEET [3]	N/A	295-ATTCH 2
MINIMUM REAR SETBACK	25 FEET [3]	N/A	295- ATTCH 2
MAXIMUM BUILDING HEIGHT	120 FEET [4]	N/A	295-29.B.(2)
MAXIMUM BUILDING COVERAGE	60 PERCENT	0.0 PERCENT	295-ATTCH 2
MAXIMUM IMPERVIOUS COVERAGE	80 PERCENT [5]	7.8 PERCENT	295-ATTCH 2

ZONING INFORMATION - LOT 3

LOCATION: SWATARA TOWNSHIP, DAUPHIN COUNTY PARCEL NO.:63-035-039			
ZONE: GENERAL COMMERCIAL DISTRICT (C-G)			
USE: WAREHOUSING AS PRINCIPAL USE (CONDITIONAL USE) WAREHOUSING AS ACCESSORY USE (PERMITTED USE)			
ITEM	REQUIREMENTS	PROPOSED	REFERENCE
MINIMUM LOT AREA	0.46 ACRES	120.36 ACRES (PROPOSED ROW: 0.29 ACRES)	295-94.1.A
MINIMUM LOT WIDTH	80 FEET [1]	448.14 FEET	295-ATTCH 2
MINIMUM FRONT SETBACK	25 FEET [2]	746.98 FEET	295-ATTCH 2
MINIMUM SIDE SETBACK	10 FEET [3]	176.73 FEET	295-ATTCH 2
MINIMUM REAR SETBACK	25 FEET [3]	N/A	295- ATTCH 2
MAXIMUM BUILDING HEIGHT	120 FEET [4]	45 FEET	295-29.B.(2)
MAXIMUM BUILDING COVERAGE	60 PERCENT	18.9 PERCENT	295-ATTCH 2
MAXIMUM IMPERVIOUS COVERAGE	80 PERCENT [5]	39.2 PERCENT	295-ATTCH 2

NOTES:
1. EXCEPT 200 FT FOR A NEW LOT APPROVED AFTER THE ADOPTION OF THE ZONING ORDINANCE THAT WILL HAVE ITS OWN VEHICLE ACCESS DIRECTLY ONTO AN ARTERIAL STREET.
2. EXCEPT 50 FT WHERE OFF-STREET PARKING WILL EXIST BETWEEN THE PRINCIPAL BUILDING AND AN ARTERIAL STREET.
3. EXCEPT 40 FT SIDE AND 50 FT REAR FOR A PRINCIPAL BUSINESS USE FROM A DIRECTLY ABUTTING PRINCIPAL RESIDENTIAL LOT IN A RESIDENTIAL DISTRICT. A SIDE OR REAR YARD SHALL BE INCREASED TO 100 FT FOR ANY NEW OR EXPANDED PORTION OF AN INDUSTRIAL BUILDING OR TRACTOR-TRAILER TRUCK LOADING DOCK FROM THE LOT LINE OF A PRIMARILY RESIDENTIAL USE IN A RESIDENTIAL DISTRICT.
4. PROVIDED THAT ANY BUILDING GREATER THAN 38 FT SHALL BE SET BACK A DISTANCE EQUAL TO ITS HEIGHT FROM ANY RESIDENTIAL DISTRICT.
5. THE TOWNSHIP MAY ALLOW THE 80% IMPERVIOUS COVERAGE TO BE MET AS A MAXIMUM AVERAGE THROUGHOUT A SUBDIVISION OR LAND DEVELOPMENT IF IT RESULTS IN A GREATER AMOUNT OF BUFFER AREA ADJACENT TO EXISTING DWELLINGS OR A RESIDENTIAL DISTRICT.

LOT COVERAGE

LOT 1 PERVIOUS COVERAGE	1,542,185	SF	79.9%
LOT 1 IMPERVIOUS COVERAGE	387,959	SF	20.1%
LOT 2 PERVIOUS COVERAGE	463,473	SF	92.2%
LOT 2 IMPERVIOUS COVERAGE	39,209	SF	7.8%
LOT 3 PERVIOUS COVERAGE	3,187,672	SF	60.8%
LOT 3 IMPERVIOUS COVERAGE	2,055,210	SF	39.2%

PARKING INFORMATION

ITEM	REQUIREMENTS	PROPOSED	REFERENCE
BUILDING SIZE	N/A	1,157,680 SF	N/A
PARKING REQUIRED	WAREHOUSE: 1 SPACE PER 1.2 EMPLOYEES BASED UPON THE MAX. NUMBER OF EMPLOYEES ON SITE AT PEAK PERIODS OF TIME & 1 SPACE FOR EVERY 10 MANAGERS ON SITE --- LOT 1 (WAREHOUSE D): D: (85 EMPLOYEES*1.2) + 5 MANAGERS = 107 LOT 2 (NO BUILDING): N/A LOT 3 (WAREHOUSE A, B, & C): A: (175 EMPLOYEES*1.2) + 5 MANAGERS = 215 B: (145 EMPLOYEES*1.2) + 5 MANAGERS = 179 C: (175 EMPLOYEES*1.2) + 5 MANAGERS = 215 TOTAL REQUIRED: 716	WAREHOUSE D: 119 SPACES WAREHOUSE A: 219 SPACES WAREHOUSE B: 190 SPACES WAREHOUSE C: 217 SPACES TOTAL PROPOSED: 745 SPACES	295-104.A.(4)
MINIMUM ADA PARKING SPACES REQUIRED	FOR 501 - 1,000 TOTAL PARKING SPACES 2% (¼ OF WHICH MUST BE VAN ACCESSIBLE) = 16 SPACES	28 SPACES	295-106.G.(1)
MINIMUM PARKING DIMENSIONS	9 FEET x 18 FEET	9 FEET x 18 FEET	295-106.C
MINIMUM AISLE WIDTH	24 FEET - 2-WAY 22 FEET - 1-WAY	25 FEET - 2-WAY N/A FEET - 1-WAY	295-106.C
MINIMUM PAVED AREA SETBACK	10 FEET [1]	25 FEET	295-106.H.(2)
LOADING SPACES	-	4 SPACES	295-107

NOTES:
1. PAVED AREA SETBACK OR PLANTING STRIP SHALL BE INCREASED TO 25 FT FOR A LOT INCLUDING 100 OR MORE PARKING SPACES.

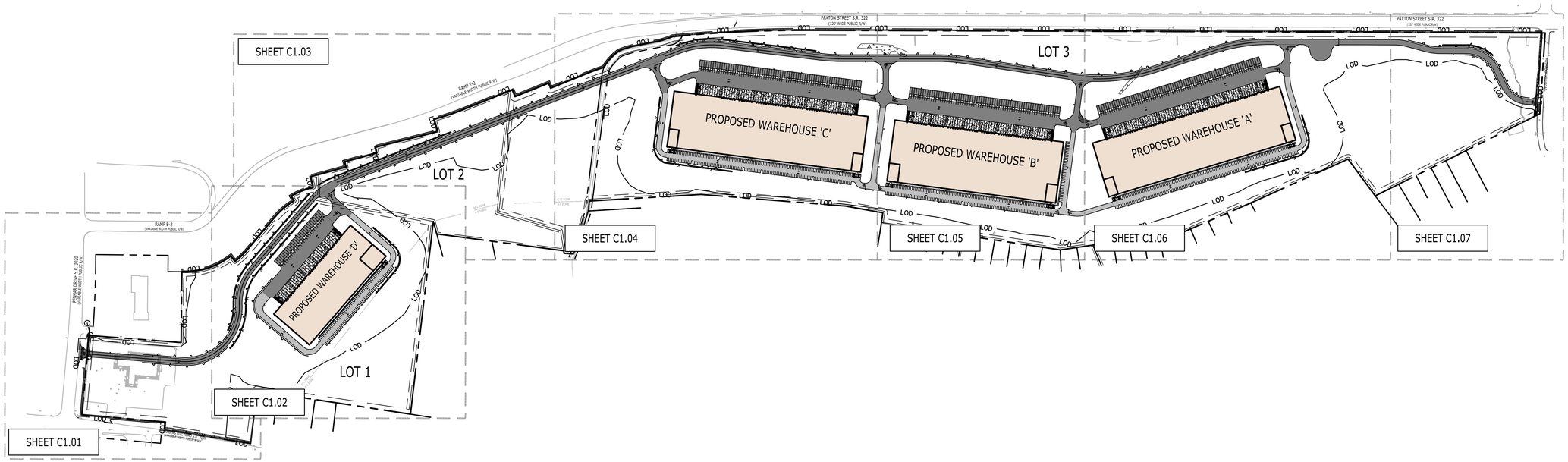
SIGN LEGEND

NO.	DOT NO./ SIGN SIZE	LEGEND
A	R1-1 30"x30"	STOP
B	R7-8 12"x18"	RESERVED PARKING
C	R7-8B 9"x18"	VAN ACCESSIBLE
D	R7-8F 12"x18"	VIOLATORS SUBJECT TO FINE AND TOWING MIN FINE $50 MAX FINE $500
E	R2-1 18"x24"	SPEED LIMIT 25
F	R5-2 30"x30"	
G	12"x18"	FIRE LANE NO PARKING TOW-AWAY ZONE
H	K-1631 12"x18"	NO PARKING BETWEEN SIGNS

NOTE: ALL ADA ACCESSIBLE PARKING STALL SIGNAGE TO BE INSTALLED IN PIPE BOLLARDS (SEE DETAIL) AND BE IN FULL COMPLIANCE WITH THE LATEST BUILDING CODE.

LEGEND

- LOD — LIMIT OF DISTURBANCE LINE
- SAWCUT LINE
- CHAIN LINK FENCE
- CONCRETE CURB
- RETAINING WALL
- CONCRETE PAVEMENT
- HEAVY-DUTY ASPHALT PAVEMENT
- STANDARD-DUTY ASPHALT PAVEMENT
- SIGN TYPE
- BOLLARD
- SIGN
- SITE LIGHTING



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. 20243472087

GRAPHIC SCALE
300 150 0 300
SCALE IN FEET

FOR PERMITTING PURPOSES ONLY NOT RELEASED FOR CONSTRUCTION

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3/7/2025, ASCHUMACHER, G:\2025\2405\2400713\DWG\C2400713-10.DWG,C1.00,

Architecture
Engineering
Environmental
Land Surveying
BL Companies
2601 MARKET PLACE, SUITE 350
HARRISBURG, PA 17110
(717)-651-9850

SMITH LAND WAREHOUSE DEVELOPMENT
490 PENHAR DRIVE
SWATARA TOWNSHIP, DAUPHIN COUNTY, PA

REVISIONS
No. Date Desc.

Designed	GJH
Drawn	CLH
Reviewed	AJB
Scale	1"=300'
Project No.	2400713
Date	03/07/2025

CAD File: C2400713-10

Title
OVERALL SITE PLAN

Sheet No.
C1.00

Xref (S) : XR01 : 1B-00 : XC-LD : XC2400713-00 : XM2400713-00 : XP2400713-02