No: 25-081

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Steelton Borough | Surveyor: N/A | Engineer: Landworks Civil Design, LLC

Plat Title: Steelton Terminal

Zoning District: Light Industrial (I-1) | Proposed Land Use: Warehousing

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

# of Lots: 1 | # of New Lots: 1 | # of DUs: 0 | Acs Subdiv/Devel: 137.04 | Total Acs: 137.04

Date Received: 7/22/25 | Staff Review: 7/24/25 | Official County Review: 7/24/25

Project Description: Purpose of this plan is to depict the design of (3) Warehouse / Distribution Facilities (+/- 1,114,960 Sq.ft) and related site improvements.

Reviewed by RW | Checked by ARK | Parcel ID 36-007-097; 57-016-009

- *When applicable, streets, sewer, water, storm drainage, and other infrastructure elements to be verified as adequate by municipal staff/engineer. Any improvement guarantees shall be posted prior to final plat approval.*
- *Registered PA Land Surveyor is required to certify all lot/tract boundary descriptions.*
- *When applicable, zoning compliance to be verified by Municipal Zoning Officer.*
- *Appropriate sewage module component should be processed prior to final plat approval.*
- *Final plats must be recorded within 90 days of approval.*

Review comments with cited ordinance provisions are based on municipal regulations on file with the *County Planning Commission.*

Waivers Requested:

1. Section §99-13 Preliminary Plat: Procedure / Section §99-14 Preliminary Plat: Specifications
2. Section §99-16 Plan Size
3. Section §99- 42: Sidewalks (Deferral)

Comments:

1. All signatures, notarizations, and certifications must be obtained prior to the plan being brought in for signing.
   a. Surveyor/engineer name, seal, and signature (S&LDO §99-14-4)
   b. Ownership and dedicatory statements with notarization (S&LDO §99-16-D)
   c. Erosion and sedimentation control (S&LDO §99-16-J)
   d. Stormwater management plan (S&LDO §99-16-K-8)
   e. DEP sewage planning module (S&LDO §99-16-K-6)
   f. Lighting plan with professional certification & signature (S&LDO §99-38)
   g. Landscaping plan certified by a landscape architect (S&LDO §99-39-D)
2. Provide traffic study/information as requested by the Borough (S&LDO §99-14-B-12)
3. Certificates of agreement to provide service from the applicable utility companies for the site shall be provided to Steelton Borough (S&LDO §99-16-K-4)
4. A copy of the approval to connect to the public water system to supply adequate demands for the proposed development including fire protection by the appropriate

public authority or utility company shall be submitted with the final plan. (S&LDO §99-16-L)

5. Have the emergency services (EMS, Fire) that will be servicing the site in case of an emergency have the opportunity to comment on the plan to ensure they have sufficient equipment to service the site
6. Any parking requirements for warehouses? (Light Industrial Zone (I-1)) (Zoning §120-56)
    a. Loading space is listed on the plan for Steelton Borough (Zoning §120-61)
    b. Provide parking schedule/information as requested by the Borough
7. Confirm that the stream running through the site is Laurel Run
    a. Has this stream been identified in any of the municipal Pollution Reduction Plans?
8. Coordination between Swatara, Lower Swatara, and Steelton Borough is recommended:
    a. How will stormwater fees, access, and shared infrastructure be addressed between the three municipalities (i.e., SWM/BMP Facility #8 shared between Steelton and Lower Swatara-how will this affect MS4 program management and/or stormwater fee collection?)

Plan No. 25-081

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	✓		
5. North point shown	✓		
6. Map scale shown (written/graphic)	✓		
7. Date of plan preparation shown	✓		
8. Certification of surveyor/engineer shown	✓		
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	✓		
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 (x) on-lot ()	✓		
Water supply – public (x) 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 (Waiver Requested: Deferral)		✓	
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 *(Signature req.)*		✓	
32. Dedicatory statement shown	✓		
33. Approval blocks shown *(Signatures required)*		✓	
34. PADOT Highway Occupancy Permit statement shown			✓
35. Consistency with Future Land Use plans - County plans	✓		
Municipal plans	✓		

PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
FOR
STEELTON TERMINAL
FOR
EQUITY DEVELOPMENT PARTNERS
STEELTON BOROUGH, SWATARA TOWNSHIP, & LOWER SWATARA TOWNSHIP
DAUPHIN COUNTY, PENNSYLVANIA
FEBRUARY 16, 2024
LAST REVISED: JUNE 10, 2025

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

_____
CHAIRMAN

_____
SECRETARY

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

_____
CHAIRMAN

_____
SECRETARY

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

_____
PRESIDENT

_____
SECRETARY

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

_____
TOWNSHIP ENGINEER

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

_____
TOWNSHIP STORMWATER ENGINEER

SWATARA TOWNSHIP DIRECTOR OF PLANNING & ZONING
DATE THAT ALL CONDITIONS OF PLAN APPROVAL WERE MET.

_____ _____
ZONING OFFICER DATE

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN, AND OFFER OF DEDICATION
ON THIS, THE _____ DAY OF _____, 20 _____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, BEING OF _____, THE _____ OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE IS AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE CORPORATION, THAT THE PLAN IS THE ACT AND DEED OF THE CORPORATION, THAT THE CORPORATION DESIRES THE SAME TO BE RECORDED, AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

_____
SIGNATURE

_____
NAME

MY COMMISSION EXPIRES _____, 20 _____.

STATE OF _____

COUNTY OF _____

OWNER CERTIFICATION & STORMWATER MANAGEMENT FACILITIES AGREEMENT
THE STORMWATER MANAGEMENT FACILITIES (INCLUDING BUT NOT LIMITED TO SWALES, PIPING, BMP'S) OR ANY PART THEREOF WILL BE MAINTAINED BY THE OWNER AS PER STEELTON BOROUGH, SWATARA TOWNSHIP, AND LOWER SWATARA TOWNSHIP REQUIREMENTS. EVERY CONTRACT FOR THE SALE OF A LOT CONTAINING A STORMWATER MANAGEMENT FACILITY OR PART THEREOF SHALL CONTAIN A STATEMENT IN THE CONTRACT CLEARLY INDICATING TO THE BUYER THE MAINTENANCE, INSPECTION, REPORTING REQUIREMENTS AND THE ASSOCIATED RESTRICTIONS OF THE STORMWATER FACILITY OR PART THEREOF. THIS REQUIREMENT ALSO SHALL BE STATED IN THE DEED OF THE LOT.

I, _____, ALSO ACKNOWLEDGE THE STORMWATER MANAGEMENT FACILITY AND BMPS SHOWN ON THIS PLAN ARE PERMANENT FIXTURES THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL OF A REVISED PLAN BY THE RESPECTIVE MUNICIPALITIES.

_____ _____
OWNER DATE

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

_____
CHAIRMAN

_____
SECRETARY

LOWER SWATARA TOWNSHIP BOARD OF COMMISSIONERS
THIS PLAN WAS APPROVED BY THE LOWER SWATARA BOARD OF COMMISSIONERS, AND ALL CONDITIONS IMPOSED WITH RESPECT TO SUCH APPROVAL WERE COMPLETED ON THIS _____ DAY OF _____, 20_____.

_____
PRESIDENT

_____
SECRETARY

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

_____
TOWNSHIP ENGINEER

LOWER SWATARA STORMWATER CERTIFICATION
I,_____, THE _____ FOR THE TOWNSHIP OF LOWER SWATARA, ON THIS DATE, THE _____ OF _____, OF 20_____ HAVE REVIEWED AND HEREBY CERTIFIES THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE CODE OF ORDINANCE ADOPTED BY THE TOWNSHIP OF LOWER SWATARA.

RECORDER OF DEEDS CERTIFICATION
RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND FOR DAUPHIN COUNTY, PENNSYLVANIA, IN PLAN BOOK _____, PAGE _____, THIS _____ DAY OF _____, 20 _____.

AS INSTRUMENT NUMBER: _____

SUMMARY OF WAIVERS (SWATARA TOWNSHIP)
AT A MEETING ON AUGUST 14, 2024 THE SWATARA TOWNSHIP BOARD OF COMMISSIONERS APPROVED THE FOLLOWING WAIVERS:

CHAPTER 253: SALDO
1. §253-11 - PRELIMINARY PLAN
2. §253-12.A(1)(f) - LOCATION MAP SCALE OF 1" = 1,000'
3. §253-14.A - PLAN SCALE
4. §253-32 - SIDEWALKS (DEFERRAL)

CHAPTER 247: STORMWATER
1. §247-20.A(1) - PLAN SIZE

SUMMARY OF WAIVERS (LOWER SWATARA TOWNSHIP)
AT A MEETING ON AUGUST 21, 2024 THE LOWER SWATARA TOWNSHIP BOARD OF COMMISSIONERS APPROVED THE FOLLOWING WAIVERS:

CHAPTER 22: SALDO
1. §22-404 - PRELIMINARY PLAN
2. §22-407.A. - PLAN SIZE
3. §22-607 - SIDEWALKS (DEFERRAL)
4. §22-508.A(1) - TREE REMOVAL

SUMMARY OF WAIVERS (STEELTON BOROUGH)
AT A MEETING ON JANUARY 21, 2025 THE STEELTON BOROUGH COUNCIL APPROVED THE FOLLOWING WAIVERS:

CHAPTER 99: SALDO
1. §99-13 - PRELIMINARY PLAN
2. §99-16 - PLAN SIZE
3. §99-42 - SIDEWALKS (DEFERRAL)

EQUITABLE OWNER / APPLICANT
EQUITY DEVELOPMENT PARTNERS
5060 RITTER ROAD, SUITE A3
MECHANICSBURG, PA 17050
ATTN: DREW BOBINCHECK
717-877-4233

STEELTON BOROUGH PLANNING COMMISSION
THIS PLAN RECOMMENDED FOR APPROVAL BY THE STEELTON BOROUGH PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

_____
CHAIRMAN

_____
SECRETARY

STEELTON BOROUGH COUNCIL
THIS PLAN WAS APPROVED BY THE STEELTON BOROUGH COUNCIL OF THIS _____ DAY OF _____, 20_____.

_____
PRESIDENT

_____
SECRETARY

STEELTON BOROUGH ENGINEER
THIS PLAN REVIEWED BY THE BOROUGH OF STEELTON ENGINEER THIS _____ DAY OF _____, 20____.

_____
BOROUGH ENGINEER

LIST OF UTILITIES
THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996 FOR NOTIFICATION OF UTILITIES BEFORE EXCAVATION IN CONTRACT AREA. THE UNDERGROUND UTILITIES LOCATION CALL NUMBER IS 1-800-242-1776.

SERIAL NUMBER--[20232703602]-[000]
=== COPYRIGHT (C) 2023 BY PENNSYLVANIA ONE CALL SYSTEM, INC. ===

COMPANY:VEOLIA WATER PENNSYLVANIA INC
ADDRESS:6310 ALLENTOWN BOULEVARD
HARRISBURG, PA. 17112
CONTACT:CHRISTOPHER BRIDE
EMAIL:CHRISTOPHER.BRIDE@VEOLIA.COM
PHONE:717-901-6317

COMPANY:VERIZON PENNSYLVANIA LLC
ADDRESS:1026 HAY ST
PITTSBURGH, PA. 15221
CONTACT:DEBORAH BARUM
EMAIL:DEBORAH.D.DELIA@VERIZON.COM
PHONE:412-344-3901

COMPANY:BUCKEYE PARTNERS
ADDRESS:THE BUCKEYE BUILDING
6161 HAMILTON BLVD
ALLENTOWN, PA. 18106
CONTACT:DAVE JONES
EMAIL:DAJONES@BUCKEYE.COM
PHONE:610-904-4409

COMPANY:LOWER SWATARA TOWNSHIP
ADDRESS:1499 SPRING GARDEN DR
MIDDLETOWN, PA. 17057
CONTACT:SCOTT WASHINGER
EMAIL:SWASHINGER@LOWERSWATARA.ORG
PHONE:717-939-9377 EXT. 3036

COMPANY:FIRSTENERGY CORPORATION
ADDRESS:21 S MAIN ST
AKRON, OH. 44308
CONTACT:MELLYSSA ADAMS
EMAIL:MADAMS@FIRSTENERGYCORP.COM
PHONE:330-604-4073

COMPANY:PPL ELECTRIC UTILITIES CORPORATION
ADDRESS:437 BLUE CHURCH RD
PAXINOS, PA. 17860
CONTACT:DOUG HAUPT
EMAIL:DLHAUPT@PPLWEB.COM
PHONE:570-490-5684

COMPANY:COMCAST
ADDRESS:4601 SMITH STREET
HARRISBURG, PA. 17109
CONTACT:MICHAEL SWEIGARD
EMAIL:MIKE_SWEIGARD@CABLE.COMCAST.COM
PHONE:717-298-6450

COMPANY:LOWER SWATARA TOWNSHIP
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EMAIL:SWASHINGER@LOWERSWATARA.ORG
PHONE:717-939-9377 EXT. 3036

COMPANY:UGI UTILITIES INC
ADDRESS:1301 AIP DR
MIDDLETOWN, PA. 17057
CONTACT:STEPHEN BATEMAN
EMAIL:SBATEMAN@UGI.COM
PHONE:610-807-3174

THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996 FOR NOTIFICATION OF UTILITIES BEFORE EXCAVATION IN CONTRACT AREA. THE UNDERGROUND UTILITIES LOCATION CALL NUMBER IS 1-800-242-1776.

SERIAL NUMBER--[20232703600]-[000]
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COMPANY:PENNSYLVANIA AMERICAN WATER
ADDRESS:244-262 CHRISTIAN ST
STEELTON, PA. 17113
CONTACT:MARK HANDLEY
EMAIL:MARK.HANDLEY@AMWATER.COM
PHONE:717-939-0425 EXT. 4

COMPANY:VERIZON PENNSYLVANIA LLC
ADDRESS:1026 HAY ST
PITTSBURGH, PA. 15221
CONTACT:DEBORAH BARUM
EMAIL:DEBORAH.D.DELIA@VERIZON.COM
PHONE:412-344-3901

COMPANY:BUCKEYE PARTNERS
ADDRESS:THE BUCKEYE BUILDING
6161 HAMILTON BLVD
ALLENTOWN, PA. 18106
CONTACT:DAVE JONES
EMAIL:DAJONES@BUCKEYE.COM
PHONE:610-904-4409

COMPANY:VERIZON BUSINESS FORMERLY MCI
ADDRESS:400 INTERNATIONAL PARKWAY
RICHARDSON, TX. 75081
CONTACT:DEAN BOYERS
EMAIL:INVESTIGATIONS@VERIZON.COM
PHONE:469-886-4238

COMPANY:PPL ELECTRIC UTILITIES CORPORATION
ADDRESS:437 BLUE CHURCH RD
PAXINOS, PA. 17860
CONTACT:DOUG HAUPT
EMAIL:DLHAUPT@PPLWEB.COM
PHONE:570-490-5684

COMPANY:COMCAST
ADDRESS:4601 SMITH STREET
HARRISBURG, PA. 17109
CONTACT:MICHAEL SWEIGARD
EMAIL:MIKE_SWEIGARD@CABLE.COMCAST.COM
PHONE:717-298-6450

COMPANY:STEELTON BOROUGH
ADDRESS:123 N FRONT ST
STEELTON, PA. 17113
CONTACT:JEFF BALTIMORE
EMAIL:JBALTIMORE@STEELTONPA.COM
PHONE:717-585-3120

COMPANY:UGI ENERGY SERVICES
ADDRESS:835 KNITTING MILLS WAY
WYOMISSING, PA. 19610
CONTACT:JASON DOERSOM
EMAIL:JDORSOM@UGIES.COM
PHONE:610-944-2672

COMPANY:UGI UTILITIES INC
ADDRESS:1301 AIP DR
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PHONE:610-807-3174

THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996 FOR NOTIFICATION OF UTILITIES BEFORE EXCAVATION IN CONTRACT AREA. THE UNDERGROUND UTILITIES LOCATION CALL NUMBER IS 1-800-242-1776.

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COMPANY:VEOLIA WATER PENNSYLVANIA INC
ADDRESS:6310 ALLENTOWN BOULEVARD
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CONTACT:CHRISTOPHER BRIDE
EMAIL:CHRISTOPHER.BRIDE@VEOLIA.COM
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PHONE:412-344-3901

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CONTACT:DAVE JONES
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EMAIL:DLHAUPT@PPLWEB.COM
PHONE:570-490-5684

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HARRISBURG, PA. 17109
CONTACT:MICHAEL SWEIGARD
EMAIL:MIKE_SWEIGARD@CABLE.COMCAST.COM
PHONE:717-298-6450

COMPANY:SWATARA TOWNSHIP
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CONTACT:BUILDING CODES PERSONNEL
PHONE:717-564-2551

COMPANY:STEELTON BOROUGH
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STEELTON, PA. 17113
CONTACT:JEFF BALTIMORE
EMAIL:JBALTIMORE@STEELTONPA.COM
PHONE:717-585-3120

COMPANY:UGI UTILITIES INC
ADDRESS:1301 AIP DR
MIDDLETOWN, PA. 17057
CONTACT:STEPHEN BATEMAN
EMAIL:SBATEMAN@UGI.COM
PHONE:610-807-3174

ENGINEER'S STORMWATER CERTIFICATION
I, JOSHUA C. GEORGE, HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE LOWER SWATARA TOWNSHIP, SWATARA TOWNSHIP, AND STEELTON BOROUGH'S STORMWATER MANAGEMENT ORDINANCES.

06/10/25 _____
JOSHUA C. GEORGE, P.E. REG. NO. 056897-E

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JOSHUA C. GEORGE ENGINEER PE-056897-E

ENGINEER'S CERTIFICATION
I, JOSHUA C. GEORGE, HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE STEELTON BOROUGH, SWATARA TOWNSHIP, AND LOWER SWATARA TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCES.

06/10/25 _____
JOSHUA C. GEORGE, P.E. REG. NO. 056897-E

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JOSHUA C. GEORGE ENGINEER PE-056897-E

WETLAND CERTIFICATION
I, JOSHUA C. GEORGE, HEREBY CERTIFY THAT THERE ARE WETLANDS ON THE SUBJECT PROPERTY, THE PROPOSED PROJECT WILL NOT IMPACT OFF-SITE WETLANDS, AND PERMITS ARE NOT REQUIRED FROM THE STATE OR FEDERAL GOVERNMENT.

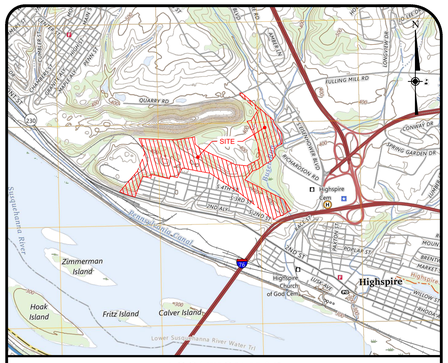
06/10/25 _____
JOSHUA C. GEORGE, P.E. REG. NO. 056897-E

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JOSHUA C. GEORGE ENGINEER PE-056897-E

SURVEYOR'S CERTIFICATION
I ,GREGORY L. CONDON, 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 STEELTON BOROUGH, SWATARA TOWNSHIP, AND LOWER SWATARA TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (ERROR OF CLOSURE NO GREATER THAN ONE FOOT (1') IN TEN THOUSAND FEET (10,000')).

06/10/25 _____
GREGORY L. CONDON, P.L.S. REG. NO. SU-32480-E

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL GREGORY L. CONDON LAND SURVEYOR No. SU-32480-E



LOCATION MAP
SCALE: 1" = 2000'

UNIFORM PARCEL IDENTIFIERS
_____

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C-500	OVERALL GRADING & DRAINAGE PLAN
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108 SHEETS IN SET

ACT 287
LANDWORKS CIVIL DESIGN, LLC HEREBY STATES THAT, PURSUANT TO THE PROVISIONS OF ACT 287 OF 1974, OF THE PENNSYLVANIA LEGISLATURE, IT HAS PERFORMED THE FOLLOWING IN PREPARING THESE DRAWINGS REQUIRING EXCAVATION OR DEMOLITION WORK AT SITES WITHIN THE POLITICAL SUBDIVISION(S) SHOWN ON THESE DRAWINGS:

1. PURSUANT TO SECTION 4, CLAUSE (2) OF SAID ACT, LANDWORKS CIVIL DESIGN, LLC REQUESTED FROM EACH USER'S OFFICE DESIGNATED ON SUCH LIST PROVIDED BY THE ONE CALL SYSTEM NOTIFICATION, THE INFORMATION PRESCRIBED BY SECTION 2, CLAUSE (4) OF SAID ACT, NOT LESS THAN (10) NOR MORE THAN (90) WORKING DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED.
2. PURSUANT TO SECTION 4, CLAUSE (5) OF SAID ACT, LANDWORKS CIVIL DESIGN, LLC HAS MET THEIR OBLIGATIONS OF CLAUSE (2) BY CALLING THE ONE CALL SYSTEM SERVING THE LOCATION WHERE EXCAVATION IS TO BE PERFORMED.
3. PURSUANT TO SECTION 4, CLAUSE (3) OF SAID ACT, LANDWORKS CIVIL DESIGN, LLC HAS SHOWN UPON THESE DRAWINGS "THE POSITION AND TYPE OF EACH LINE, AS DERIVED PURSUANT TO THE REQUEST MADE AS REQUIRED BY CLAUSE (2), THE SERIAL NUMBER PROVIDED BY THE ONE CALL SYSTEM, THE TOLL-FREE ONE CALL SYSTEM PHONE NUMBER, AND THE NAME OF THE USER, THE USER'S DESIGNATED OFFICE ADDRESS AND PHONE NUMBER AS SHOWN ON THE LIST REFERRED TO IN SECTION 4, CLAUSE (5) OF SAID ACT."

AND LANDWORKS CIVIL DESIGN, LLC DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE INFORMATION RECEIVED PURSUANT TO SAID REQUEST AND AS REFLECTED ON THESE DRAWINGS IS CORRECT OR ACCURATE. BUT LANDWORKS CIVIL DESIGN, LLC IS REFLECTING SAID INFORMATION ON THESE DRAWINGS ONLY DUE TO THE REQUIREMENTS OF THE SAID ACT NO. 181 OF 2006.

ONE CALL SYSTEM SERIAL NO. NOTIFICATION:

DATE: 2023

ONE CALL SYSTEM SERIAL NUMBERS:
#20232703602
#20232703600
#20232703604

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP! CALL BEFORE YOU DIG!

CALL BEFORE YOU DIG
PENNSYLVANIA LAW REQUIRES (3) WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND (10) WORKING DAYS IN DESIGN STAGE - STOP CALL

PROJECT NAME
STEELTON TERMINAL

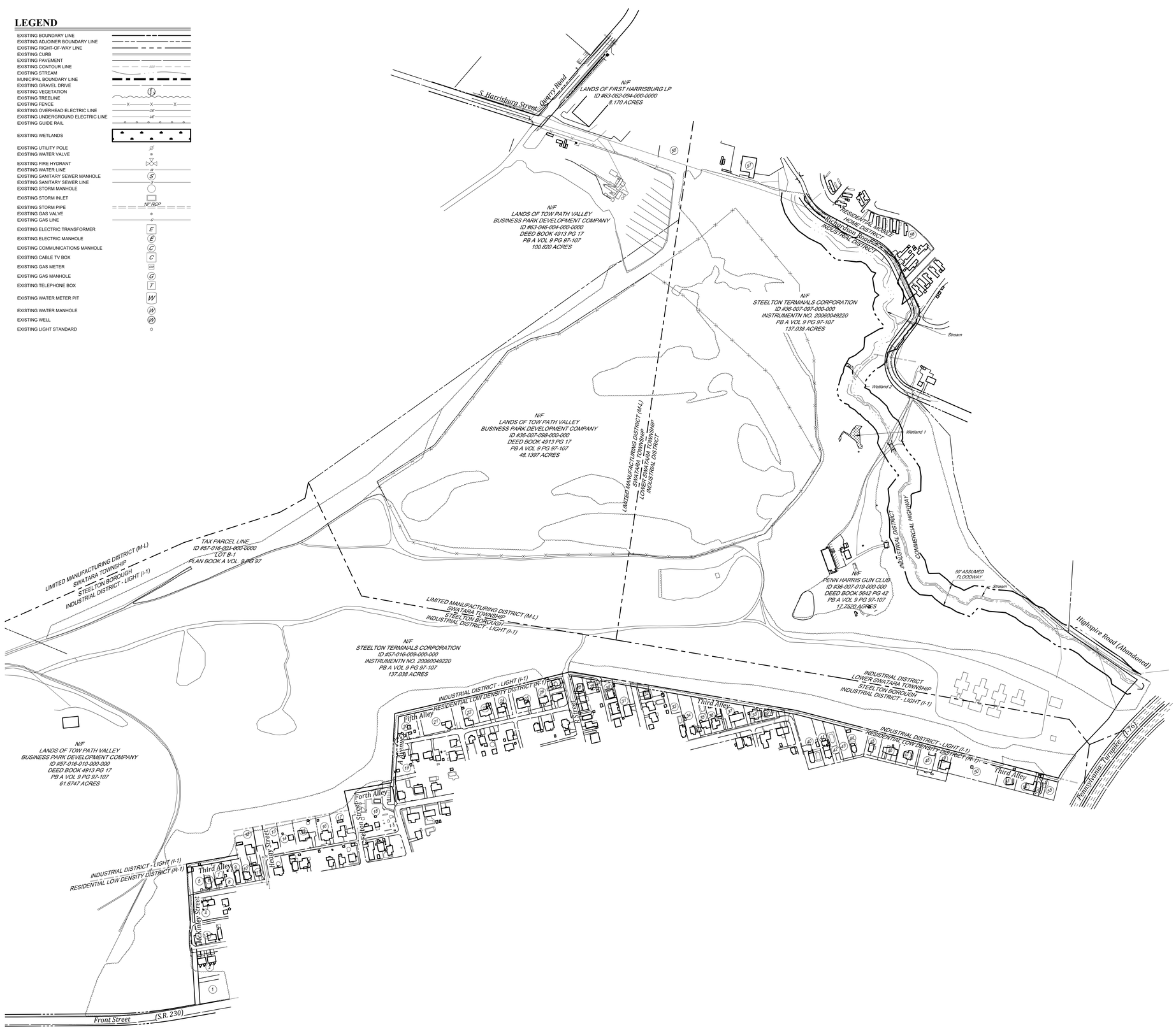
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23-0177-001	C-100

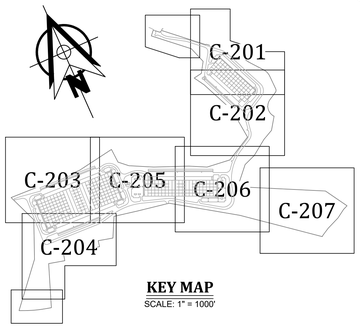
LANDWORKS
CIVIL DESIGN, LLC
land development consultants
3461 MARKET STREET, SUITE 302 CAMP HILL, PA 17011
p (866) LNDWRKS www.landworkscd.com

DRAWING REFERENCE: L:\Projects\23-0177-001\CAD\Plots Sheets\Proj23-0177-001-C100 Cover Sheet.dwg
Plotted by: Matthew Stamm
XREFS: 23-0177-001-fs-f-03 [L:\Projects\23-0177-001\CAD\Drawing Sheets\23-0177-001-fs-f-03.dwg]

LEGEND

- EXISTING BOUNDARY LINE
- EXISTING ADJOINER BOUNDARY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CURB
- EXISTING PAVEMENT
- EXISTING CONTOUR LINE
- EXISTING STREAM
- MUNICIPAL BOUNDARY LINE
- EXISTING GRAVEL DRIVE
- EXISTING VEGETATION
- EXISTING TREELINE
- EXISTING FENCE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING GUIDE RAIL
- EXISTING WETLANDS
- EXISTING UTILITY POLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING STORM PIPE
- EXISTING GAS VALVE
- EXISTING GAS LINE
- EXISTING ELECTRIC TRANSFORMER
- EXISTING ELECTRIC MANHOLE
- EXISTING COMMUNICATIONS MANHOLE
- EXISTING CABLE TV BOX
- EXISTING GAS METER
- EXISTING GAS MANHOLE
- EXISTING TELEPHONE BOX
- EXISTING WATER METER PIT
- EXISTING WATER MANHOLE
- EXISTING WELL
- EXISTING LIGHT STANDARD





KEY MAP

SCALE: 1" = 1000'

ADJACENT PROPERTY INFORMATION

ID	OWNER	TAX PARCEL #
1	ISG STEELTON INC.	57-020-025-000-0000
2	WALTER EGNER	57-020-011-000-0000
3	SAMUEL JR. & DALE KRAMARICH	57-020-001-000-0000
4	WILLIAM R. & THERESA D. STAIR	57-019-015-000-0000
5	TINA M. FRANK	57-019-034-000-0000
6	TINA M. FRANK	57-019-006-000-0000
7	SUSAN SPANGLER	57-019-031-000-0000
8	SUSAN SPANGLER	57-019-032-000-0000
9	WILLIAM F. SCHWEIGLER	57-019-029-000-0000
10	BARBARA A. & SUSAN M. SPANGLER	57-019-007-000-0000
11	CHARLES R. & ROMAINE E. ROW	57-019-008-000-000
12	RICHARD C. & KIMBERLY ANN ROW	57-019-001-000-0000
13	MICHAEL C. & KATHRYN L. MEO	57-019-002-000-0000
14	JOHN M. & STACEY L. AVERY	57-019-003-000-0000
15	JERRY R. BEAVER	57-019-004-000-0000
16	BERNARD THUMMA & LISA MILLER	57-019-028-000-0000
17	JOSEPH & THERESA J. CONJAR	57-019-005-000-0000
18	BOROUGH OF STEELTON	57-021-039-000-0000
19	PATRICK T. & NAOMI S. RAFFERTY	57-017-006-000-0000
20	VINCENT M. VENTURO	57-017-001-000-0000
21	ARMANDO & MARIA S. GARCIA	57-017-002-000-0000
22	DOMENIC A. DEPASTINO	57-017-003-000-0000
23	MICHAEL J. BENKOVIC	57-017-024-000-0000
24	JEFFREY E. & DENISE R. LAYNE	57-017-023-000-0000
25	RODNEY L. & CRYSTAL M. SHIELDS	57-017-004-000-0000
26	JAMES J. & DENISE P. MURLIN	57-017-027-000-0000
27	DOLORES GARDNER MURLIN	57-017-030-000-0000
28	STEPHEN L. GRASSA	57-018-016-000-0000
29	PETER L. GRASSA	57-018-024-000-0000
30	NICNIK PROPERTIES LLC.	57-018-029-000-0000
31	RODNEY & RITA C. VORKAPICH	57-018-015-000-0000
32	BRENDA COLAK	57-018-022-000-0000
33	JOSEPH S. & PATRICIA SYPNIEWSKI	57-018-026-000-0000
34	CAROLYN DAGENHART	57-018-010-000-0000
35	ELIZABETH A. GREENWALT	57-018-014-000-0000
36	EARL M. & ROSE M. GLOECKER	57-018-011-000-0000
37	JOHN F. & DELORES OTSTOT	57-018-013-000-0000
38	ALFRED L. & MARY J CARRICATO	57-018-018-000-0000
39	ALFRED L. & RUTH CARRICATO	57-018-012-000-0000
40	STANLEY C. & JEAN L. MOOSE	57-026-001-000-0000
41	STEVEN E. JACKSON SR.	57-026-002-000-0000
42	STEVEN E. JACKSON SR.	57-026-013-000-0000
43	JUSTIN R. & NATALIE A. MAHAFFEY	57-026-003-000-0000
44	JUSTIN R. & NATALIE A. MAHAFFEY	57-026-004-000-0000
45	FRANK GRAY	57-026-005-000-0000
46	LINDA GRADY & THOMAS III MEHAFFIE	57-026-010-000-0000
47	PAUL II & PATRICIA WINTERGASS	57-026-014-000-0000
48	LAWRENCE T. & GLORIA A. SWEITZER	57-026-015-000-0000
49	JOSEPH L. SWEITZER	57-026-017-000-0000
50	WILLIAM A. & EMMA T. STRICKLER	57-026-007-000-0000
51	FRANKLIN & HELEN BRODNICK	57-026-006-000-0000
52	STEVEN E. JACKSON SR.	57-026-013-000-0000
53	PENNSYLVANIA TURNPIKE COMMISSION	57-026-011-000-0000
54	PENNSYLVANIA TURNPIKE COMMISSION	57-026-012-000-0000
55	PENNSYLVANIA TURNPIKE COMMISSION	57-026-016-000-0000
56	NEIGHBORS OF BROOKSIDE LLC.	36-007-018-000-0000
57	BBGY INC.	36-007-043-000-0000
58	BBGY INC.	63-062-084-000-0000

GRAPHIC SCALE

200' 100' 0' 200'

SCALE: 1" = 200'

PROJ. MGR. -	JJB
DESIGN -	TBF
CADD -	TBF
CHECKED -	JJB

NO	DATE	REVISION	BY
11	06/09/25	LANDSCAPING REVISED	JJB
10	02/10/25	REVISED PER STEELTON BOROUGH COMMENTS	JJB
9	12/11/24	REVISED PER STEELTON BOROUGH COMMENTS	JJB
8	11/13/24	REVISED PER DEP / DCCD COMMENTS	JJB
7	11/01/24	REVISED SURVEY	JJB
6	09/13/24	REVISED PER STEELTON BOROUGH COMMENTS	JJB
5	06/05/24	REVISED PER MPDES COMMENTS	TBF

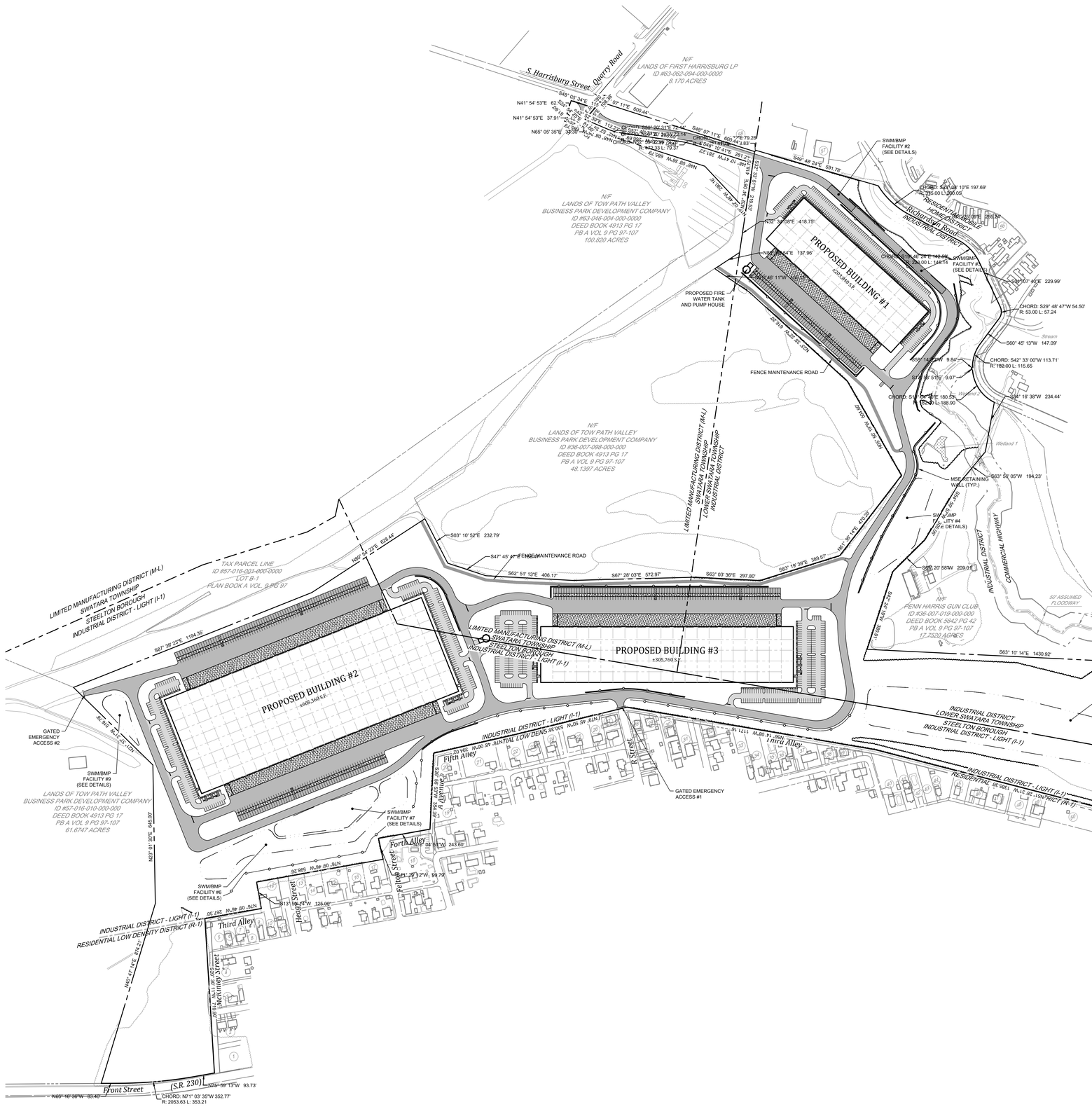
LANDWORKS
CIVIL DESIGN, LLC
land development consultants
3161 MARKET STREET, SUITE 202 CAMP HILL, PA 17011
p: (800) LANDWKS www.landworkscivil.com

OVERALL EXISTING CONDITIONS PLAN
FOR
STEELTON TERMINAL
FOR
EQUITY DEVELOPMENT PARTNERS
STEELTON BOROUGH, SWATARA TOWNSHIP, LOWER SWATARA TOWNSHIP
DAUPHIN COUNTY, PENNSYLVANIA

PROJECT NO. 23-0177-001
DATE: 02/16/24
SCALE: 1" = 200'
SHEET C-200

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LEGEND

- EXISTING BOUNDARY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING SETBACK LINE
- EXISTING PAVEMENT
- PROPOSED DRIVEWAY
- EXISTING TREELINE
- PROPOSED BUILDING
- PROPOSED FENCE
- EXISTING EASEMENT
- PROPOSED CONCRETE
- PROPOSED HEAVY DUTY PAVING
- PROPOSED LIGHT DUTY PAVING

GRAPHIC SCALE
200' 100' 0' 200'
SCALE: 1" = 200'

PROJ. MGR. -	JJB		
DESIGN -	TBF		
CADD -	TBF		
CHECKED -	JJB		

NO	DATE	REVISION	BY
11	06/09/25	LANDSCAPING REVISED	JJB
10	02/10/25	REVISED PER STEELTON BOROUGH COMMENTS	JJB
9	12/11/24	REVISED PER STEELTON BOROUGH COMMENTS	JJB
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6	09/13/24	REVISED PER STEELTON BOROUGH COMMENTS	JJB
5	06/05/24	REVISED PER MPDES COMMENTS	TBF

LANDWORKS
CIVIL DESIGN, LLC
land development consultants
3641 MARKET STREET, SUITE 202 CAMP HILL, PA 17011
P: (800) LANDWKS www.landworkscivil.com

OVERALL SITE PLAN
FOR
STEELTON TERMINAL
FOR
EQUITY DEVELOPMENT PARTNERS
STEELTON BOROUGH, SWATARA TOWNSHIP, LOWER SWATARA TOWNSHIP DAUPHIN COUNTY, PENNSYLVANIA

PROJECT NO.	23-0177-001
DATE:	02/16/24
SCALE:	1" = 200'
SHEET	C-400

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