No: 26-001

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality Lower Swatara Township Surveyor D.C. Gohn Engineer ELA Group, Inc.

Plat Title The Pond on Fulling Mill – Phase 2

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

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

# of Lots 1 # of New Lots 1 # of DUs 154 Acs Subdiv/Devel 11.32 Total Acs 25.14

Date Received 11/26/2025 Staff Review 12/3/2025 Official County Review 12/3/2025

Reviewed by ARK Checked by _____ Parcel ID 36-005-390

Project Description: To develop the remainder of the property for a Residential Retirement Community.

- *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 22-404 Preliminary Plan

Comments:

1. All signatures and notarization must be obtained before the plan is brought in for signing.
2. Clearly label all building setbacks.
3. Verify that all appropriate Highway Occupancy Permits (HOPs) are on file for Fulling Mill Road and any other State Routes where access is planned.
4. Is the planned commercial space meant to serve the retirement community only? Or will it be open to the public? Has any additional traffic study been completed?
5. Likewise, verify who will be responsible for maintenance of the various stormwater infrastructure? Is there a Homeowner's Association
6. Determine whether an Erosion and Sedimentation (E&S) Control Plan is required.
7. County data shows a small stream intersecting the site to the east. Are there any efforts proposed to mitigate this stream?
8. Verify the distance between the intersection (Nissely Drive and Fulling Mill Road) and the proposed in/out access drive (providing access to Buildings C and D). The access drive appears to be quite close to the intersection.
9. Verify that Township emergency management personnel have reviewed the plan, especially regarding the cul-de-sac at the end of Pond Place. Is there any emergency access point here?

Plan No. 26-001

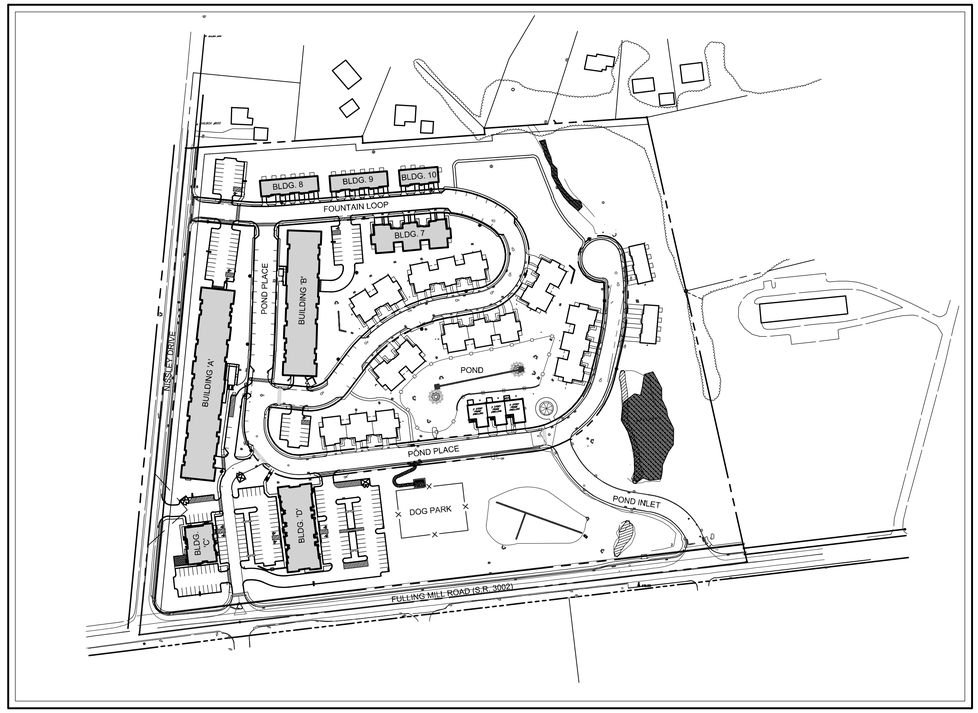
Plat Specifications	**Yes**	**No**	**N/A**
1. Name of proposed subdivision/land development shown	X		
2. Owner/developer name, address & telephone number shown	X		
3. Municipality name shown	X		
4. Tax parcel number/Deed reference shown	X		
5. North point shown	X		
6. Map scale shown (written/graphic)	X		
7. Date of plan preparation shown	X		
8. Certification of surveyor/engineer shown		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			
35. Consistency with Future Land Use plans - County plans	X		
Municipal plans	X		

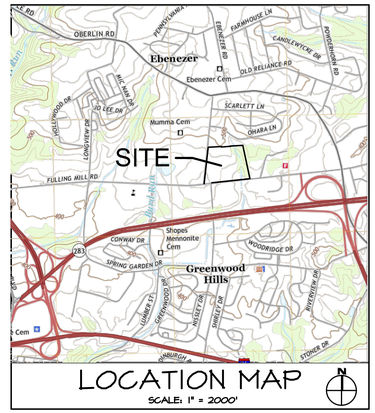
FINAL LAND DEVELOPMENT PLAN

FOR

THE POND ON FULLING MILL - PHASE 2

LOWER SWATARA TOWNSHIP - DAUPHIN COUNTY - PENNSYLVANIA





LOCATION MAP

SCALE: 1" = 2000'

LIST OF DRAWINGS

COVER SHEET	1 OF 51
GENERAL PLAN NOTES	2 OF 51
OPERATION & MAINTENANCE	3 OF 51
OVERALL EXISTING CONDITIONS	4 OF 51
EXISTING CONDITIONS PLANS	5-7 OF 51
PHASING PLAN	8 OF 51
OVERALL SITE LAYOUT PLAN	9 OF 51
SITE LAYOUT PLANS	10-12 OF 51
EASEMENT PLAN	13 OF 51
OVERALL GRADING & DRAINAGE PLAN	14 OF 51
GRADING & DRAINAGE PLANS	15-22 OF 51
OVERALL UTILITY PLAN	23 OF 51
LANDSCAPING PLAN	24 OF 51
LIGHTING PLAN	25 OF 51
STREET PLAN & PROFILES	26 OF 51
STORMWATER PLAN & PROFILES	27-29 OF 51
UTILITY PLAN & PROFILES	30-32 OF 51
SITE DETAILS	33-35 OF 51
STORMWATER DETAILS	36-38 OF 51
BASIN CROSS SECTIONS & DETAILS	39-42 OF 51
UTILITY DETAILS	43-47 OF 51
WATERSHED MAPPING	48-50 OF 51
ADA ACCESSIBLE PATH	51 OF 51

* ALL PLAN SHEETS TO BE RECORDED

PURPOSE OF PLAN & SCHEDULE

THIS PLAN IS FOR AN AGE RESTRICTED RESIDENTIAL RETIREMENT COMMUNITY WILL INCLUDE:

69 TOWNHOUSE UNITS (PHASE 1 = 47 , PHASE 2 = 22)
132 APARTMENT UNITS (PHASE 2)
*RESTAURANT = 2,500 SF (PHASE 2)
COMMUNITY CENTER/OFFICE = 2,100 SF (PHASE 2)
10,000 SF COMMERCIAL SPACE (PHASE 2)

* A SIT DOWN RESTAURANT IS PROPOSED FOR THIS SITE. IF A COFFEE SHOP IS CONSIDERED IN THE FUTURE A TRAFFIC ANALYSIS, AND/OR A TRAFFIC STUDY WILL BE REQUIRED. A CHANGE IN USE FROM A RESTAURANT MUST BE APPROVED BY THE TOWNSHIP.

PHASE 2 CONSTRUCTION IS SCHEDULED TO BEGIN IN THE SPRING OF 2026 AFTER ALL TOWNSHIP AND STATE AGENCY APPROVALS ARE OBTAINED. CONSTRUCTION WILL BEGIN WITH PHASE 2 SITE GRADING AND STORMWATER MANAGEMENT CONTROLS, ROADWAY INSTALLATION, CONSTRUCTION OF 22 TOWNHOUSES AND COMMERCIAL BUILDINGS "C" AND "D", APARTMENT BUILDINGS 'A' AND 'B' ARE SCHEDULED TO BE THE LAST BUILDINGS CONSTRUCTED FOR THIS DEVELOPMENT.

ASSOCIATED PLANS

FINAL SUBDIVISION PLAN FOR FULLING MILL RETIREMENT COMMUNITY LOTS #1-#5, DATED NOVEMBER 2, 2001 AND LAST REVISED AUGUST 18, 2008. RECORDED WITH INSTRUMENT NUMBER 20040003458 ON 02/06/2004.

FINAL LAND DEVELOPMENT PLAN FOR FULLING MILL RETIREMENT COMMUNITY. DATED NOVEMBER 2, 2001 AND LAST REVISED DECEMBER 15, 2016. RECORDED WITH INSTRUMENT NUMBER 20170009832 ON 04/21/2017.

FINAL SUBDIVISION AND LAND DEVELOPMENT PLANS FOR THE POND PHASE 1, DATED NOVEMBER 7, 2022 AND LAST REVISED 10/8/2024.

MODIFICATIONS

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

1. SECTION 22-404: - PRELIMINARY PLAN APPLICATION TO ALLOW REVIEW AS A FINAL PLAN

ACTION: - DATE: -

OWNER

VISTABLOCK THE POND, LLC
c/o BRANDON CONRAD
150 FARMINGTON LANE
LANCASTER, PA 17601
717-682-8775

SOURCE OF TITLE

TAX PARCEL: 36-005-340-000-0000
INSTRUMENT: 20250004097
SIZE: 25.143

PROJECT SITE ADDRESS

5001 WALDEN WAY
MIDDLETOWN, PA 17057

CERTIFICATES / APPROVALS:

CERTIFICATE OF ACCURACY (SURVEY)

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF LOWER SWATARA TOWNSHIP.

_____ , 2026 _____

CERTIFICATE OF ACCURACY (PLAN)

I 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 SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF LOWER SWATARA TOWNSHIP.

_____ , 2026 _____

PENNSYLVANIA — MICHAEL C. [illegible] — REGISTRATION NUMBER LA002541 — REGISTERED LANDSCAPE ARCHITECT

STORM WATER MANAGEMENT PLAN CERTIFICATION

I, DERRICK J. MUSSER, HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE LOWER SWATARA TOWNSHIP'S STORMWATER MANAGEMENT ORDINANCE.

_____ , 2025 _____

STORM WATER MANAGEMENT PLAN WETLAND CERTIFICATION

I, DERRICK J. MUSSER, HEREBY CERTIFY THAT THERE (ARE/ARE NOT) WETLANDS ON THE SUBJECT PROPERTY, THE PROPOSED PROJECT (WILL/WILL NOT) IMPACT OFF-SITE WETLANDS, AND PERMITS (ARE/ARE NOT) REQUIRED FROM THE STATE OR FEDERAL GOVERNMENT.

_____ , 2025 _____

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — DERRICK JAMES MUSSER — ENGINEER — No. PE084415

CERTIFICATE OF PROFESSIONAL GEOLOGIST

I _____ HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE PROPOSED STORMWATER MANAGEMENT FACILITIES (circle one) ARE / ARE NOT UNDERLAIN BY CARBONATE GEOLOGY.

_____ , 2025

_____
SIGNATURE

CERTIFICATE FOR REVIEW BY THE TOWNSHIP ENGINEER

THIS PLAN REVIEWED BY THE LOWER SWATARA TOWNSHIP ENGINEER THIS _____ DAY OF _____, 2025.

_____
TOWNSHIP ENGINEER

CERTIFICATE FOR REVIEW BY THE PLANNING COMMISSION

THIS PLAN RECOMMENDED FOR APPROVAL BY THE LOWER SWATARA TOWNSHIP PLANNING COMMISSION ON THIS _____ DAY OF _____ 2025.

PRESIDENT

_____ _____
CHAIRMAN SECRETARY

CERTIFICATE FOR APPROVAL BY THE COMMISSIONERS

THIS PLAN RECOMMENDED FOR APPROVAL BY THE BOARD OF COMMISSIONERS OF LOWER SWATARA TOWNSHIP THIS _____ DAY OF _____, 2025.

_____ _____
CHAIRMAN SECRETARY

DAUPHIN COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

THIS PLAN REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION THIS_____ DAY OF _____, 2025.

_____ _____
CHAIRMAN SECRETARY

DAUPHIN COUNTY RECORDER OF DEEDS CERTIFICATE

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

INSTRUMENT NUMBER _____.

OWNER ACKNOWLEDMENT OF STORM WATER MANAGEMENT FACILITIES

I, BRANDON CONRAD, HEREBY ACKNOWLEDGING ON BEHALF OF VISTABLOCK, LLC, THAT THE STORMWATER BMPS ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY THE TOWNSHIP.

_____ , 2025 _____

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN, AND OFFER OF DEDICATION - CORPORATION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

ON THIS, THE _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED BRANDON CONRAD , BEING OF VISTABLOCK, LLC WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THE CORPORATION IS THE *OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE IS AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE CORPORATION, THAT THE CORPORATION DESIRES THE SAME TO BE RECORDED AND ON BEHALF OF THE CORPORATION FURTHER ACKNOWLEDGES THAT ALL STREET AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY ARE HEREBY DEDICATED TO THE PUBLIC USE - (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION").

** _____

*** _____

MY COMMISSION EXPIRES _____, 20____

* IDENTIFY OWNERSHIP OR EQUITABLE OWNERSHIP
** SIGNATURE OF THE INDIVIDUAL
*** SIGNATURE AND SEAL OF NOTARY PUBLIC

SITE DATA:

ZONING DATA - (C-N) COMMERCIAL NEIGHBORHOOD DISTRICT

RESIDENTIAL RETIREMENT FACILITIES ARE ALLOWED BY SPECIAL EXCEPTION. THE LOWER SWATARA ZONING HEARING BOARD APPROVED THE SPECIAL EXCEPTION REQUEST AT A PUBLIC HEARING ON JANUARY 10, 2007 (ZHB #2006-003).

LOT AND AREA REQUIREMENTS ARE PROVIDED ACCORDING TO ZONING ORDINANCE **SECTION 27-2002.27** USE REGULTIONS FOR **RESIDENTIAL RETIREMENT FACILITIES.**

EXISTING USE: RESIDENTIAL RETIREMENT
PROPOSED USE: RESIDENTIAL RETIREMENT

LOT AREA: REQUIRED: 15.00 AC
PROVIDED: 25.143 ACRES

MIN LOT WIDTH: AT BUILDING SETBACK LINE 100' PROVIDED:728'

MINIMUM ATTACHED (APARTMENT & TOWNHOME) INDEPENDENT LIVING UNIT REQUIREMENTS

BEDROOMS	FLOOR AREA	WIDTH
1 =	756 SF	18'
2 =	840 SF	20'
3 =	880 SF	22'

MINIMUM WIDTH PROVIDED FOR ATTACHED (TOWNHOME) UNITS = 22' & 28'
MINIMUM FLOOR AREA PROVIDED = 781 SF FOR 1 BEDROOM APARTMENT

YARD SETBACKS

FRONT YARD:	20'
REAR YARD:	20'
SIDE YARD:	10'
MAXIMUM BUILDING HEIGHT:	40'
MIN. DISTANCE BETWEEN STRUCTURES :	20'
PERIMETER SETBACK:	15'
LANDSCAPE BUFFER:	15' ADJACENT TO A RESIDENTIAL DISTRICT
MAXIMUM BUILDING HEIGHT:	ALLOWED 40' PROVIDED 40'

TOTAL LOT COVERAGE

NET LOT AREA: 1,021,874.04 SF/23.454 ACRES
PERMITTED LOT COVER: 50%

	REQUIRED/ALLOWED	*EXISTING	PROPOSED	TOTAL
IMPERVIOUS COVER:	50% (510,937.02 SF)	18.44% (188,985 SF)	31.12% (317,945 SF)	49.61% (506,960 SF)
MIN. OPEN AREA:	50% (510,937.02 SF)	81.51% (832,889 SF)	-	50.39% (514,914 SF)
BUILDING COVER:	N/A	5.64% (58,128 SF)	7.72% (78,886 SF)	13.41% (136,994 SF)
PAVING COVER:	N/A	12.81% (130,857 SF)	23.40% (239,104 SF)	36.20% (369,966 SF)

* THE EXISTING PAVING COVER SHOWS A NET REDUCTION OF 2,474.47 SF FROM PAVED AREAS CHANGED OR NOT BUILT DURING PHASE 1 CONSTRUCTION

LOT DENSITY

BASED ON GROSS LOT AREA OF 25.143 DEEDED ACRES

PERMITTED DENSITY = 8 UNITS PER ACRE

PROVIDED:
69 TOWNHOUSES (47 PHASE 1, 22 PHASE 2)
132 APARTMENTS
= 201 UNITS/25.143 ACRES = 7.99 UNITS PER ACRE

SPECIAL UNIT REQUIREMENTS

ALL APARTMENT UNITS MEET ADA COMPLIANCE TO PROVIDE A MINIMUM OF 30% OF INDEPENDENT RETIREMENT UNITS SHALL BE ONE-STORY = 61 UNITS REQUIRED, 130 PROVIDED

A MINIMUM OF 10% OF INDEPENDENT RETIREMENT UNITS SHALL BE ADA COMPLIANT = 20 UNITS REQUIRED, 130 PROVIDED

PARKING REQUIREMENT

2 SPACES PER RESIDENTIAL UNIT + 1 VISITOR SPACE PER 5 UNITS

69 TOWNHOUSES
REQUIRED PARKING = **152 SPACES** (138 RESIDENT + 14 VISITOR)
PHASE 1: 47 UNITS = 94 RESIDENT SPACES +10 VISITOR SPACES = 104 SPACES
FUTURE PHASES: 22 UNITS = 44 RESIDENT SPACES +4 VISITOR SPACES = 48 SPACES
PROVIDED = **176 SPACES** (IN DRIVEWAY & GARAGE FOR RESIDENTS & VISITORS)
PHASE 1: 128 SPACES FUTURE PHASE: 48 SPACES

132 APARTMENTS
REQUIRED PARKING = **240 SPACES** (264 RESIDENT SPACES + 26 VISITOR)
BUILDING "A" 65 UNITS
BUILDING "B" 47 UNITS
BUILDING "C" 8 UNITS
BUILDING "D" 12 UNITS

PROVIDED PARKING = **240 SPACES**
PARKING GARAGE BUILDING "A" = 64
PARKING GARAGE BUILDING "B" = 45
ON-STREET PARKING = 49
SURFACE PARKING LOTS = 132

BUILDING 'C' & 'D" OTHER USES PROVIDED = 83 PARKING SPACES PROVIDED

HANDICAPPED ACCESSIBLE REQUIREMENT: 2% OF REQUIRED SPACES
REQUIRED = 2.3 SPACES
PROVIDED = 6 SPACES

LOADING ZONE REQUIREMENT: 1 SPACE PER 8,000 SF OF COMMERCIAL SPACE

BUILDING C :
COMMUNITY CENTER (2,100 SF)
3 PARKING SPACES RESERVED IN SURFACE PARKING LOT
1 TRUCK LOADING ZONE
1 SPACE PER 2 SEATS IN CAFE/RESTAURANT (2,500 SF)
60 SEATS PROVIDED = **30 PARKING SPACES REQUIRED** (IN PARKING LOT)

BUILDING 'D' :
1 SPACE PER 200 SF FOR COMMERCIAL SPACE
10,000 SF PROVIDED = **50 PARKING SPACES REQUIRED** (IN PARKING LOT)
2 TRUCK LOADING ZONES

*PARKING FOR BUILDINGS C & D ARE BASED ON THE USE DESCRIBED IN THIS CHART. IF THE USE CHANGES THE REQUIRED PARKING FOR BOTH BUILDING C AND BUILDING 'D' WILL NEED TO BE UPDATED BASED UPON PROPOSED USE AND / OR OCCUPANCY.

TOTAL PARKING SPACES REQUIRED = 152+240+83 = 525
TOTAL PARKING SPACES PROVIDED = 549

HANDICAPPED PARKING REQUIRED PER ZONING SECTION 27-2401.4 = 7 HC SPACES
PROVIDED HC PARKING = 13 SPACES

REVISIONS PER:		DATE:	BY:
1.	AUTHORITY COMMENTS	10/30/2025	TWD
2.			
3.			
4.			
5.			

ELA GROUP
ENGINEERS + LANDSCAPE ARCHITECTS
4139 Oregon Pike, Ephrata, PA 17522 717.626.7271
elagroup.com

PHASE 2 FINAL LAND DEVELOPMENT PLAN

SUBJECT:
COVER SHEET
THE POND ON FULLING MILL SUBDIVISION
LOWER SWATARA TOWNSHIP
DAUPHIN COUNTY, PA

CLIENT:
VISTABLOCK THE POND, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601
717-682-8775

MANAGER:	MCH	DATE:	OCT. 23, 2025
ENGINEER:	TEH/DJM	PROJECT NO.	1212-003
DRAWN BY:	TRS	SCALE:	AS NOTED

DRAWING NO.
1 of 51

DRAWING: C:\Users\trsawyer\DCAcCDocs\ELA Group\1212-003 Fulling Road Subdivision\Project Files\CAD Data\PHASE 2 SHEETS\COVER.dwg - PLOTTED: Nov 24, 2025 4:26 pm



EXISTING LEGEND

- ADJOINER PROPERTY LINE
- PROPERTY LINE (Iron Pin, Rebar; Concrete Monument)
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENTS
- INDEX CONTOUR (355)
- INTERMEDIATE CONTOUR (352)
- SPOT ELEVATION (X 391.0)
- CURB LINE
- EDGE OF PAVEMENT (E.O.P.)
- MIN. BLDG SETBACK LINE
- OVERHEAD ELECTRIC (Utility Pole, OH, Electric Meter EM)
- UNDERGROUND ELECTRIC (Utility Pole, UE, Electric Transformer E)
- UNDERGROUND TELEPHONE (Utility Pole, UT, Manhole T, Telephone Box T)
- GAS LINE (Gas Valve GV, G, Gas Meter GM)
- SANITARY SEWER LINE (Clean Out C.O., S, Manhole S)
- SANITARY FORCE MAIN (FM, Manhole S)
- WATER LINE (Water Meter WM, W, Water Valve WV, Fire Hydrant)
- STORM DRAINAGE PIPING (Headwall, Manhole D, Inlet, Endwall, Rip Rap)
- FENCE
- ZONING LINE
- GUIDE RAIL
- EDGE OF WATER (STREAM)
- FEMA 100 YEAR FLOODPLAIN
- TREE LINE
- SIGN
- WELL
- LIGHT POLE
- GROUND LIGHT
- ROOF DRAIN (R.D.)
- MAILBOX (MB)
- BOLLARD
- REFLECTOR POST
- DECIDUOUS TREES
- CONIFEROUS TREE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL MAST
- WETLANDS
- FLOODWAY
- TP-1 TEST PIT LOCATION

NORTH

SCALE IN FEET: 1" = 60'

0 30 60 120 180

SOIL LEGEND

- HaB2 — HAGERSTOWN SILT LOAM, 3-8% SLOPES, MODERATELY ERODED
- HaC2 — HAGERSTOWN SILT LOAM, 8-15% SLOPES, MODERATELY ERODED
- Lt — LINDSIDE SILT LOAM
- BhC2 — BERKS CHANNERY SILT LOAM, 8-15% SLOPES

REVISIONS PER:		DATE:	BY:
1.	AUTHORITY COMMENTS	10/30/2025	TWD
2.			
3.			
4.			
5.			

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PHASE 2 FINAL LAND DEVELOPMENT PLAN

SUBJECT:

OVERALL EXISTING CONDITIONS

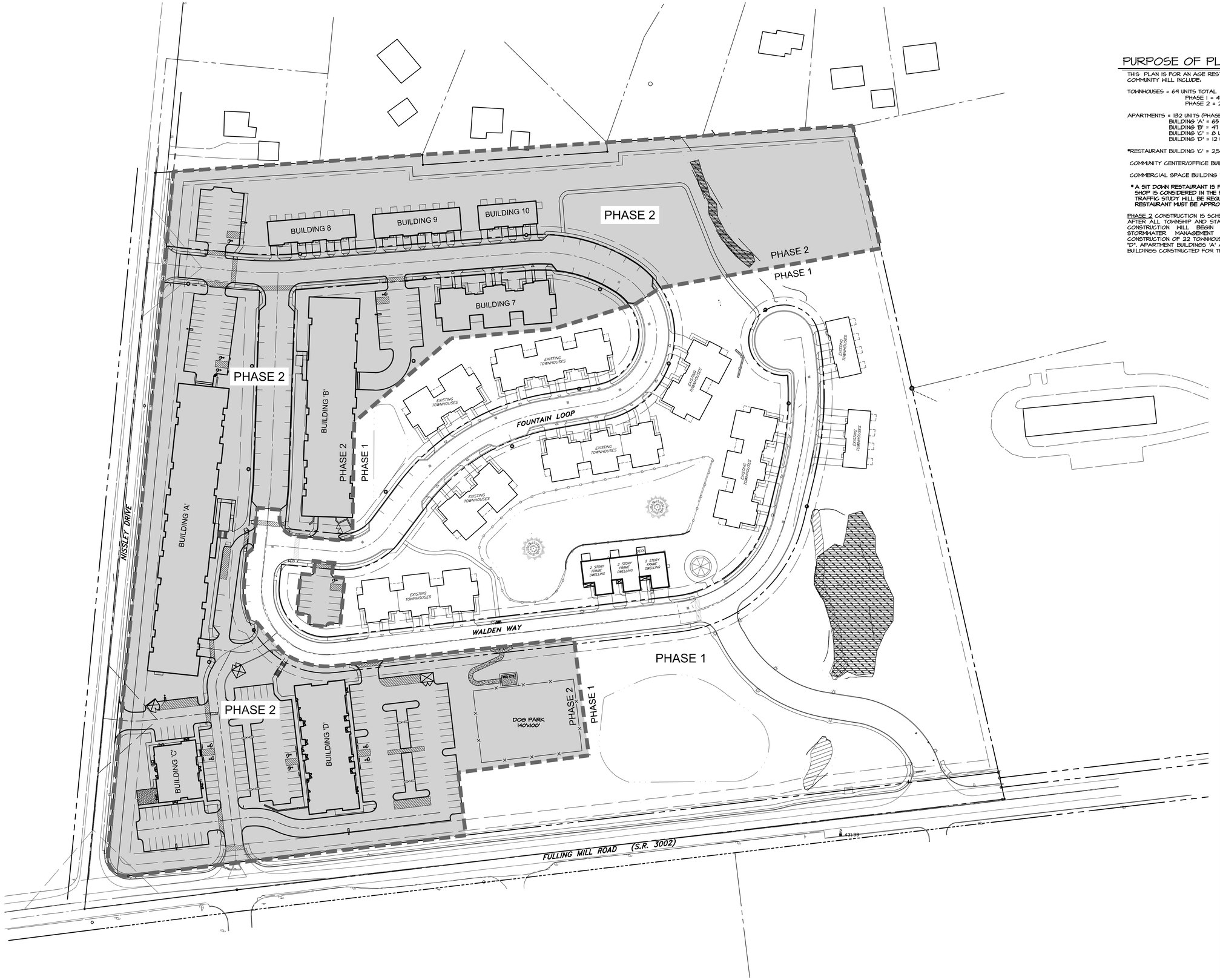
THE POND ON FULLING MILL SUBDIVISION
LOWER SWATARA TOWNSHIP
DAUPHIN COUNTY, PA

CLIENT:
VISTABLOCK THE POND, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601
717-682-8775

MANAGER:	MCH	DATE:	OCT. 23, 2025
ENGINEER:	TEH/DJM	PROJECT NO.	1212-003
DRAWN BY:	TRS	SCALE:	1" = 60'

DRAWING NO.

DRAWING: C:\Users\trsawyer\DC\ACCDocs\ELA Group\1212-003 Fulling Road Subdivision\Project Files\CAD Data\PHASE 2 SHEETS\EXISTING.dwg - PLOTTED: Nov 24, 2025 4:26 pm



PURPOSE OF PLAN & SCHEDULE

THIS PLAN IS FOR AN AGE RESTRICTED RESIDENTIAL RETIREMENT COMMUNITY WILL INCLUDE:

TOWNHOUSES = 69 UNITS TOTAL
PHASE 1 = 47 UNITS (COMPLETE)
PHASE 2 = 22 UNITS

APARTMENTS = 132 UNITS (PHASE 2)
BUILDING 'A' = 65 UNITS
BUILDING 'B' = 47 UNITS
BUILDING 'C' = 8 UNITS
BUILDING 'D' = 12 UNITS

*RESTAURANT BUILDING 'C' = 2500 SF (PHASE 2)

COMMUNITY CENTER/OFFICE BUILDING 'C' = 2,100 SF (PHASE 2)

COMMERCIAL SPACE BUILDING 'D' = 10,000 SF (PHASE 2)

* A SIT DOWN RESTAURANT IS PROPOSED FOR THIS SITE. IF A COFFEE SHOP IS CONSIDERED IN THE FUTURE A TRAFFIC ANALYSIS, AND/OR A TRAFFIC STUDY WILL BE REQUIRED. A CHANGE IN USE FROM A RESTAURANT MUST BE APPROVED BY THE TOWNSHIP.

PHASE 2 CONSTRUCTION IS SCHEDULED TO BEGIN IN THE SPRING OF 2026 AFTER ALL TOWNSHIP AND STATE AGENCY APPROVALS ARE OBTAINED. CONSTRUCTION WILL BEGIN WITH PHASE 2 SITE GRADING AND STORMWATER MANAGEMENT CONTROLS, ROADWAY INSTALLATION, CONSTRUCTION OF 22 TOWNHOUSES AND COMMERCIAL BUILDINGS 'C' AND 'D'. APARTMENT BUILDINGS 'A' AND 'B' ARE SCHEDULED TO BE THE LAST BUILDINGS CONSTRUCTED FOR THIS DEVELOPMENT.

NORTH

SCALE IN FEET: 1" = 60'

0 30 60 120 180

REVISIONS PER:		DATE:	BY:
1.	AUTHORITY COMMENTS	10/30/2025	TWD
2.			
3.			
4.			
5.			

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PHASE 2 FINAL LAND DEVELOPMENT PLAN

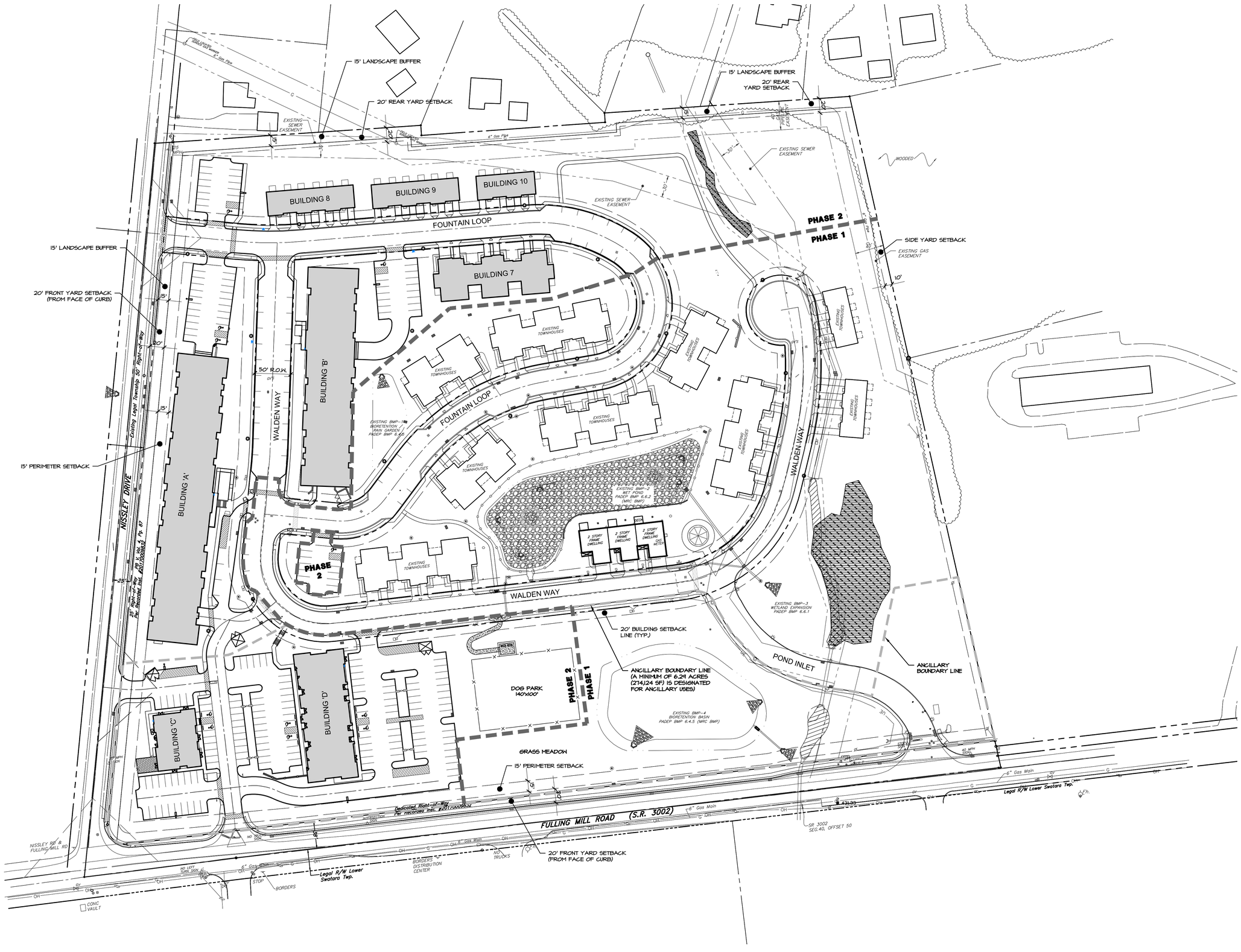
SUBJECT:
PHASING PLAN
THE POND ON FULLING MILL SUBDIVISION
LOWER SWATARA TOWNSHIP
DAUPHIN COUNTY, PA

CLIENT:
VISTABLOCK THE POND, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601
717-682-8775

MANAGER:	MCH	DATE:	OCT. 23, 2025
ENGINEER:	TEH/DJM	PROJECT NO.	1212-003
DRAWN BY:	TRS	SCALE:	1" = 60'

DRAWING NO.
8 of 51

DRAWING: C:\Users\trsawyer\DC\ACCDocs\ELA Group\1212-003 Fulling Road Subdivision\Project Files\CAD Data\PHASE 2 SHEETS\PHASING.dwg - PLOTTED: Nov 24, 2025 4:21 pm



SITE LAYOUT LEGEND

- PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- FENCE LINE
- CONCRETE CURB
- CLEAR SIGHT TRIANGLE
- PROPOSED STORMWATER BASIN
- TREE LINE
- PROPOSED ACCESSIBLE ROUTE
- PROPOSED SANITARY SEWER MANHOLE
- CONCRETE MONUMENT
- PROPOSED STORM WATER INLET
- IRON PIN
- PROPOSED YARD DRAIN
- SIGNAGE
- PROPOSED STORM WATER MANHOLE
- PROPOSED FIRE HYDRANT
- HEADWALL/ENDWALL
- HANDICAP ACCESSIBLE PARKING
- WETLANDS
- FLOODWAY

RETAINING WALL NOTE

ALL RETAINING WALLS MUST BE DESIGNED AND SUBMITTED TO THE TOWNSHIP ENGINEER FOR REVIEW AND APPROVAL PRIOR TO WALL CONSTRUCTION.

NORTH

SCALE IN FEET: 1" = 60'

0 30 60 120 180

REVISIONS PER:		DATE:	BY:
1.	AUTHORITY COMMENTS	10/30/2025	TWD
2.			
3.			
4.			
5.			

ELA GROUP
ENGINEERS + LANDSCAPE ARCHITECTS
4139 Oregon Pike, Ephrata, PA 17522 717.626.7271
elagroup.com

PHASE 2 FINAL LAND DEVELOPMENT PLAN

SUBJECT:

OVERALL SITE LAYOUT PLAN

THE POND ON FULLING MILL SUBDIVISION
LOWER SWATARA TOWNSHIP
DAUPHIN COUNTY, PA

CLIENT:

VISTABLOCK THE POND, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601
717-682-8775

MANAGER:	MCH	DATE:	OCT. 23, 2025
ENGINEER:	TEH/DJM	PROJECT NO.	1212-003
DRAWN BY:	TRS	SCALE:	1" = 60'

DRAWING NO.

9 of 51

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