No: 25-044

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Swatara Township | Surveyor: K&W Engineers | Engineer: K&W Engineers

Plat Title: 4031 Executive Park Drive – Early Childhood Learning Center

Zoning District: CL – Commercial Limited | Proposed Land Use: Early Childhood Learning Center

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

# of Lots	# of New Lots	# of DUs	Acs Subdiv/Devel	Total Acs
2	0	0	0.072	2.69

Date Received: 4/7/25 | Staff Review: 4/18/25 | Official County Review: 4/18/25

Reviewed by: GD | Checked by: ARK | Parcel ID 63-027-158; 63-07-193 (stormwater development)

Project Description: Land Development for an Early Childhood Learning Center.

- *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. The municipal engineer is to recommend for the approval of the stormwater management plan prior to MC approval. (Section § 253-14. A.19.h)
3. Proposed driveways are required to comply with S&LDO §253-16 and should be reviewed by the Township Engineer for compliance. Information on the existing slopes of the site is to be reviewed by the Engineer for compliance with the provisions.
4. There does not appear to be any sidewalk construction proposed with the plan. Sidewalk construction must comply with §253-32. Sidewalks are to be installed along all streets. Additional discussions with the developer may identify modifications to sidewalk construction or alternative pathways. As this is a school development, there may be additional concern regarding this type of pedestrian movement associated with this office building conversion into an educational center.

Zoning Comments:

1. Fire lanes and access requirements should be reviewed by the Township Engineer for compliance. (Zoning § 295-108.) As this is an educational facility, it would be important to verify this necessary safety feature.
2. There is no lighting plan provided. Is the redesign of the driveway and parking areas necessitating any modifications to existing lighting located on the site? If so, compliance with the zoning provisions should be provided.

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.
3. This plan has two separate lots – one for the school and another for the proposed stormwater management collection facility. Only lot #63-027-158 is indicated on the site plan. Additional lot #63-027-198 is to also be identified.
4. The consolidation of the lots should be considered as this is an integrated development with shared stormwater facilities. If to remain as separatee lots, adequate easements along with the necessary recording of easements should be completed and reflected upon the site plan. If not, a post development conflict could result between the different properties, if at some point in the future one of the two lots is not under the same ownership.
5. Given this is a change of use, is there any traffic or special design criteria or consideration given to determine the adequacy of the intersection of Executive Drive and Chambers Hill Road? Will this area be designated as a School Zone? And if so, to what extent on Chambers Hill Road will it exist?
6. In reviewing available mapping information on Chambers Hill Road, there appears to be a drainage swale located near and adjacent to the Executive Drive and Chambers Hill Road intersection. Is there any consideration and or addressing this sheet flow and/ or run off that is currently occurring into the existing and or proposed stormwater management facilities. As there appears to be erosion taking place with this facility, does this issue need to be addressed prior to any further inclusion of site created stormwater?

No. 25-044

	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 (note provided but not depicted)		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-	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)	X		
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 (if relevant?)			X
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		

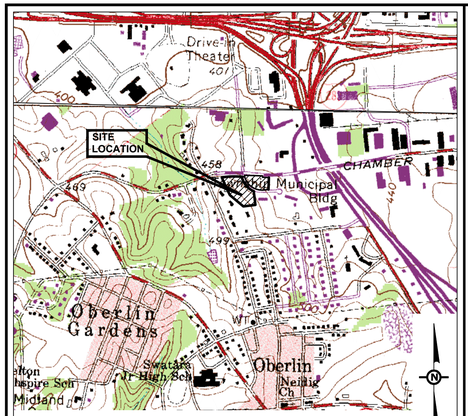
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

4031 EXECUTIVE PARK DRIVE - EARLY CHILDHOOD LEARNING CENTER

FOR

CENTRAL DAUPHIN SCHOOL DISTRICT

SWATARA TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA



LOCATION MAP

SCALE: 1"=1000 FEET

LANDOWNER / APPLICANT

CENTRAL DAUPHIN SCHOOL DISTRICT
600 RUTHERFORD ROAD
HARRISBURG, PA 17109

TELEPHONE: 717-545-4703 EXT. 70225
CONTACT: HOWARD KRESSLEY, DIRECTOR OF BUILDINGS AND GROUNDS

SITE ENGINEER / PLAN PREPARER

KUROWSKI & WILSON, LLC
2201 NORTH FRONT STREET, SUITE 200
HARRISBURG, PA 17110

TELEPHONE: 717.635.2835
CONTACT: CAROLYN E. DUBOIS, RLA

SITE SURVEYOR

KUROWSKI & WILSON, LLC
2201 NORTH FRONT STREET, SUITE 200
HARRISBURG, PA 17110

TELEPHONE: 717.635.2835
CONTACT: DENNIS P. BURKHARD, PLS

ACT 287 UTILITY INFORMATION

THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF PENNSYLVANIA UNDERGROUND UTILITY LINE PROTECTION (UULP) LAW, PA ACT 287 OF 1974, AS AMENDED BY ACT 50 OF 2017 FOR NOTIFICATION OF UTILITIES BEFORE EXCAVATION IN CONTRACT AREA. THE UNDERGROUND UTILITIES LOCATION CALL NUMBER IS 1-800-242-1776 (or 811)

PA ONE-CALL SERIAL NUMBER: 20250162017 (DESIGN TICKET)
PA ONE-CALL SERIAL NUMBER DATE: 01/16/2025

THE FOLLOWING UTILITY FACILITY OWNERS WERE NOTIFIED BY THE PA ONE-CALL SYSTEM, INC.

STAKECENTER
7025 ALBERT PICK ROAD
SUITE 600
GREENSBORO, NC. 27409
CONTACT:STAKECENTER DISPATCH
EMAIL:locate.escalations@brightspeed.com
PHONE:801-364-1063

SWATARA TOWNSHIP AUTHORITY
8675 PAXTON ST
HUMMELSTOWN, PA. 17036
CONTACT:MICHAEL VARNER
EMAIL:mvarner@swataratwpauthority-pa.gov
PHONE:717-566-3361 EXT. 108

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

FRONTIER COMMUNICATIONS OF PA INC
300E LAIRD ST
WILKES BARRE, PA. 18702
CONTACT:MICHAEL NAVICH
EMAIL:Michael.Navich@FTR.com
PHONE:570-208-3375

VERIZON PENNSYLVANIA LLC
40 S MERCER ST
NEW CASTLE, PA. 16101
CONTACT:TRICIA JACOBS
EMAIL:TRICIA.L.JACOBS@VERIZON.COM
PHONE:724-656-5224

H2Q ENERGY LLC
418 RESERVE WAY
TEMPLE, PA. 19560
CONTACT:SEAN MILLER
EMAIL:millersean443@gmail.com
PHONE:443-875-7892

ZAYO BANDWIDTH FORMERLY PPL TELCOM LLC
170 ROBBINS RD
DOWNINGTOWN, PA. 19335
CONTACT:JOHN HOWELLS
EMAIL:JOHN.HOWELLS@ZAYO.COM
PHONE:610-476-1634

PPL ELECTRIC UTILITIES CORPORATION
437 BLUE CHURCH RD
PAXINOS, PA. 17860
CONTACT:DOUG HAUPT
EMAIL:dlhaupt@pplweb.com
PHONE:570-490-5684

COMCAST
4601 SMITH STREET
HARRISBURG, PA. 17109
CONTACT:MICHAEL SWEIGARD
EMAIL:mike_sweigard@cable.comcast.com
PHONE:717-298-6450

ENERGY TRANSFER
1300 MAIN ST
HOUSTON, TX. 77002
CONTACT:SAUL SHAW
EMAIL:saul.shaw@energytransfer.com
PHONE:713-989-7342

SWATARA TOWNSHIP
599 EISENHOWER BOULEVARD
HARRISBURG, PA. 17111
CONTACT:BUILDING CODES PERSONNEL
PHONE:717-564-2551

UGI UTILITIES INC
1301 AIP DR
MIDDLETOWN, PA. 17057-5987
CONTACT:GEOFFREY FERGUSON
EMAIL:GFERGUSON@UGI.COM
PHONE:610-807-3118

ZONING DATA

ZONING DISTRICT: (C-L) LIMITED COMMERCIAL			
PROPOSED USE: SCHOOLS (PERMITTED)			
REQUIREMENT:	REQUIRED:	EXISTING:	PROPOSED:
MINIMUM LOT AREA:	25,000 SF	2.69 AC	2.69 AC
MINIMUM LOT WIDTH:	100 FEET	264 FEET	264 FEET
FRONT YARD SETBACK:	25 FEET	68 FEET	68 FEET
SIDE YARD SETBACK:	NOT SPECIFIED	100 FEET	100 FEET
REAR YARD SETBACK:	30 FEET	91 FEET	91 FEET
MAXIMUM BUILDING HEIGHT:	3 STORIES OR 28 FEET, WHICH EVER IS MORE RESTRICTIVE	3 STORIES	3 STORIED
MAX. IMPERVIOUS COVERAGE:	70%	21.3%	26.7%
MAX. BUILDING COVERAGE	60%	10.0%	10.0%

SITE DATA

TAX PARCEL:	63-027-158
DEED REF. / INSTRUMENT #:	20240027255
EXISTING LOT AREA:	2.69 ACRES
PROPOSED SEWAGE DISPOSAL:	PUBLIC
PROPOSED WATER SUPPLY:	PUBLIC

PARKING DATA

USE:
PUBLIC SCHOOL — 1 SPACE PER 3 STUDENTS AGE 16 OR OLDER; AND 1.2 SPACES PER EACH EMPLOYEE

BASED ON 12 CLASSROOMS WITH MAXIMUM 22 STUDENTS IN EACH, 3 CLASSROOMS WITH MAXIMUM 8 STUDENTS IN EACH (TOTAL 288 STUDENTS), AND 36 STAFF, **44 SPACES ARE REQUIRED**
(36 STAFF X 1.2 = 44 SPACES)
(0 STUDENTS AGE 16 OR OLDER / 3 = 0 SPACES)

PROPOSED PARKING SPACES: 45

WETLANDS CERTIFICATION

I, _____ _____
BRADLY GOCHNAUER DATE

HEREBY CERTIFY THAT THERE ARE NO WETLANDS IN THE AREA OF PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY. THE PROPOSED PROJECT WILL NOT IMPACT OFF-SITE WETLANDS, AND WETLAND FILL PERMITS ARE NOT REQUIRED FROM THE STATE OR FEDERAL GOVERNMENT.

CERTIFICATE OF ACCURACY (PLAN)

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE LAND DEVELOPMENT PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT.

_____, 20_____

_____
J. MARC KUROWSKI, P.E.

CERTIFICATE OF ACCURACY (SURVEY)

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE BOUNDARY SURVEY SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT.

_____, 20_____

_____
DENNIS P. BURKHARD, P.L.S.

SHEET INDEX

LAND DEVELOPMENT PLANS

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	PCSM SUPPORTING INFORMATION
C-003	E&S SUPPORTING INFORMATION
C-101	OVERALL EXISTING FEATURES PLAN
C-101.1	EXISTING FEATURES PLAN
C-102	DEMOLITION PLAN
C-103	SITE PLAN
C-104	GRADING PLAN
C-105	OVERALL PCSM PLAN
C-105.1	PCSM PLAN
C-106	UTILITY PLAN
C-107	LANDSCAPE PLAN
C-301	STORMWATER PROFILES
C-501	SITE DETAILS
C-601	PCSM DETAILS
C-602	PCSM DETAILS
C-701	OVERALL E&S PLAN
C-701.1	E&S PLAN
C-702	E&S DETAILS
C-703	E&S DETAILS
C-704	E&S DETAILS
C-801	OFFSITE DRAINAGE PLAN

STORMWATER CERTIFICATION OF ACCURACY

I, _____, HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF SWATARA TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

_____, 20_____ _____

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN

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

_____
NOTARY PUBLIC MY COMMISSION EXPIRES

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED ARE THE 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) _____

TOWNSHIP ENGINEER

THIS PLAN REVIEWED BY THE SWATARA TOWNSHIP ENGINEER THIS

_____ DAY OF _____ 20_____

TOWNSHIP ENGINEER _____

TOWNSHIP BOARD OF COMMISSIONERS

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

_____ _____
PRESIDENT SECRETARY

TOWNSHIP PLANNING COMMISSION

THIS PLAN RECOMMENDED FOR APPROVAL BY THE SWATARA TOWNSHIP

PLANNING COMMISSION THIS _____ DAY OF _____ 20_____

CHAIRMAN _____

SECRETARY _____

OWNER STORMWATER STATEMENT

I _____ (OWNER) ACKNOWLEDGE THAT THE STORMWATER BMP'S SHOWN WITHIN THESE PLANS ARE PERMANENT FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY SUSQUEHANNA TOWNSHIP.

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS THE
2. THE EXISTING SITE FEATURES, TOPOGRAPHY AND PROPERTY BOUNDARY LINES SHOWN HEREON ARE OBTAINED FROM A DRAWING OF SURVEY INFORMATION PRODUCED BY KUROWSKI & WILSON, LLC.
3. PUBLIC WATER PROVIDED BY VEOLIA WATER.
4. PUBLIC SEWER PROVIDED BY SWATARA TOWNSHIP.
5. THE SITE DEVELOPMENT WILL COMPLY WITH ALL APPLICABLE TOWNSHIP ORDINANCES IN EFFECT AT THE TIME OF THIS LAND DEVELOPMENT PLAN SUBMISSION.
6. STREET CURB & SIDEWALKS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF SWATARA TOWNSHIP, AS APPLICABLE.
7. ALL CONSTRUCTION SHALL CONFORM TO PENNDOT PUBLICATIONS 408 & 72 STANDARDS AND ALL APPLICABLE SUSQUEHANNA TOWNSHIP ORDINANCES.
8. ALL SIGNS SHALL CONFORM TO PENNSYLVANIA DEPARTMENT OF TRANSPORTATION AND TOWNSHIP SPECIFICATIONS AND SHALL BE INSTALLED BY THE DEVELOPER IN A MANNER SPECIFIED BY THE MUNICIPAL ENGINEER. A SEPARATE PERMIT IS REQUIRED FOR ANY NEW SIGNS AND ALL NEW SIGNS MUST MEET TOWNSHIP REQUIREMENTS.
9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES OUTSIDE OF THE PUBLIC RIGHT-OF-WAY SHALL BE OWNED, OPERATED, AND MAINTAINED BY THE PROPERTY OWNER. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DEDICATED TO SWATARA TOWNSHIP OR PENNDOT.
10. A PA NATURAL DIVERSITY INVENTORY (PNDI) SEARCH WAS PERFORMED FOR THE SUBJECT TRACT AND NO ENVIRONMENTAL IMPACTS WERE IDENTIFIED.
11. THERE ARE NO EXISTING COVENANTS FOR THE SUBJECT TRACT.
12. THE DEVELOPER / CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A MINIMUM OF 48 HOURS NOTICE AND TO COORDINATE WITH THE TOWNSHIP / TOWNSHIP ENGINEER IN REGARDS TO ALL MUNICIPAL INSPECTION WORK REQUIRED ON THE PROJECT SITE.

DAUPHIN COUNTY PLANNING COMMISSION

THIS PLAN REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION

THIS _____ DAY OF _____, 20_____

CHAIRMAN _____

SECRETARY _____

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_____

K&W DESIGNING ENVIRONMENTS
2201 North Front Street, Suite 200
Harrisburg, PA 17110
P: 717.635.2835
www.kandwengineers.com

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
4031 EXECUTIVE PARK DRIVE - EARLY CHILDHOOD LEARNING CENTER
FOR
CENTRAL DAUPHIN SCHOOL DISTRICT
SWATARA TOWNSHIP DAUPHIN COUNTY, PA

PROFESSIONAL SEAL

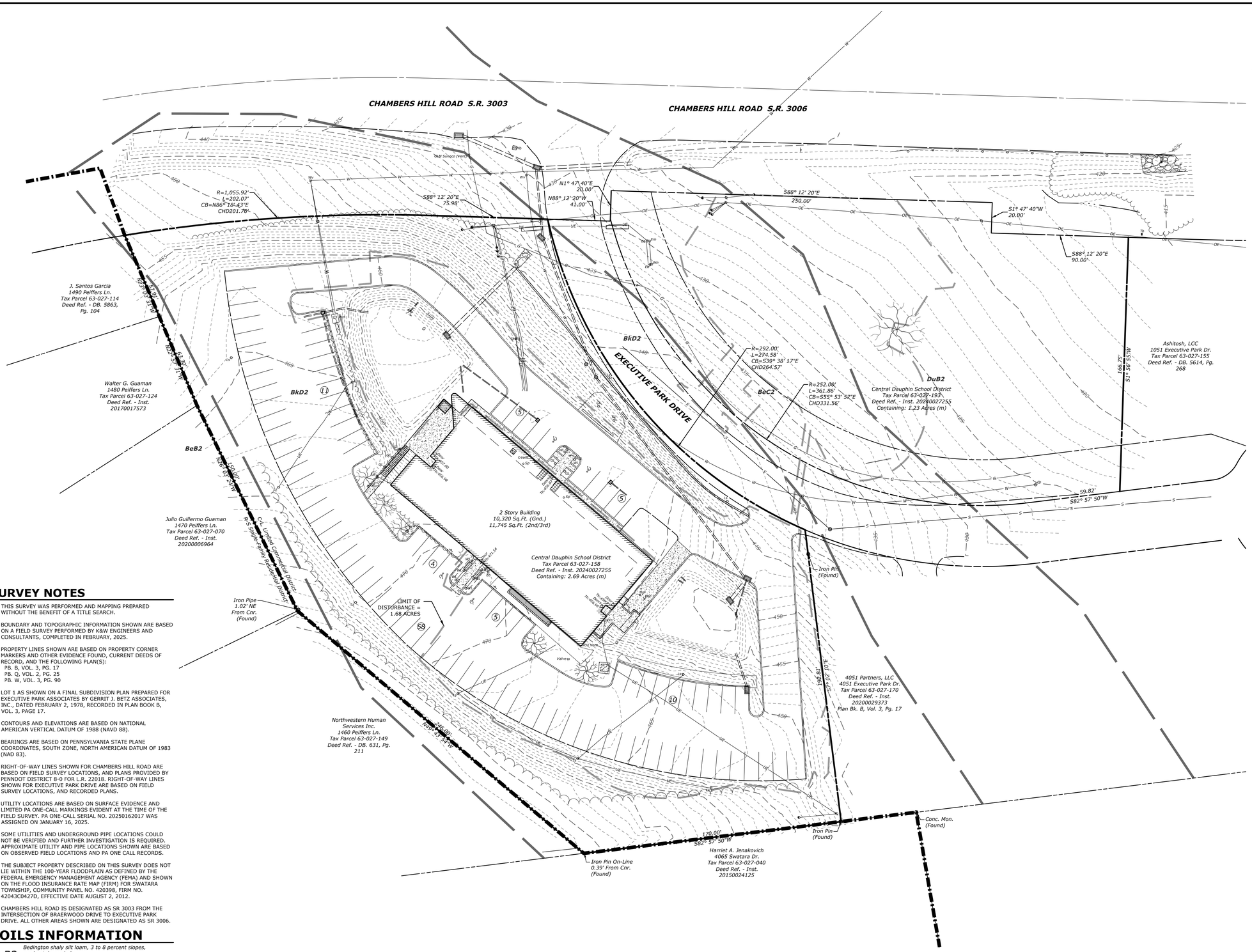
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DATE: MARCH 24, 2025
K&W PROJECT: 2142.012
DRAWN BY:
CAD DRAWING: 2142012-A_ld CVR.dwg

REVISIONS NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

PLAN TYPE:
COVER SHEET

SHEET:
C-001

2142012-A_ld CVR.dwg, 11/26/2025 11:26:19 AM, jdorman



SURVEY NOTES

1. THIS SURVEY WAS PERFORMED AND MAPPING PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY K&W ENGINEERS AND CONSULTANTS, COMPLETED IN FEBRUARY, 2025.
3. PROPERTY LINES SHOWN ARE BASED ON PROPERTY CORNER MARKERS AND OTHER EVIDENCE FOUND, CURRENT DEEDS OF RECORD, AND THE FOLLOWING PLAN(S):
   PB. B, VOL. 3, PG. 17
   PB. Q, VOL. 2, PG. 25
   PB. W, VOL. 3, PG. 90
4. LOT 1 AS SHOWN ON A FINAL SUBDIVISION PLAN PREPARED FOR EXECUTIVE PARK ASSOCIATES BY GERRIT J. BETZ ASSOCIATES, INC., DATED FEBRUARY 2, 1978, RECORDED IN PLAN BOOK B, VOL. 3, PAGE 17.
5. CONTOURS AND ELEVATIONS ARE BASED ON NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
6. BEARINGS ARE BASED ON PENNSYLVANIA STATE PLANE COORDINATES, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83).
7. RIGHT-OF-WAY LINES SHOWN FOR CHAMBERS HILL ROAD ARE BASED ON FIELD SURVEY LOCATIONS, AND PLANS PROVIDED BY PENNDOT DISTRICT 8-0 FOR L.R. 22018. RIGHT-OF-WAY LINES SHOWN FOR EXECUTIVE PARK DRIVE ARE BASED ON FIELD SURVEY LOCATIONS, AND RECORDED PLANS.
8. UTILITY LOCATIONS ARE BASED ON SURFACE EVIDENCE AND LIMITED PA ONE-CALL MARKINGS EVIDENT AT THE TIME OF THE FIELD SURVEY. PA ONE-CALL SERIAL NO. 20250162017 WAS ASSIGNED ON JANUARY 16, 2025.
9. SOME UTILITIES AND UNDERGROUND PIPE LOCATIONS COULD NOT BE VERIFIED AND FURTHER INVESTIGATION IS REQUIRED. APPROXIMATE UTILITY AND PIPE LOCATIONS SHOWN ARE BASED ON OBSERVED FIELD LOCATIONS AND PA ONE CALL RECORDS.
10. THE SUBJECT PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR SWATARA TOWNSHIP, COMMUNITY PANEL NO. 420398, FIRM NO. 42043C0427D, EFFECTIVE DATE AUGUST 2, 2012.
11. CHAMBERS HILL ROAD IS DESIGNATED AS SR 3003 FROM THE INTERSECTION OF BRAERWOOD DRIVE TO EXECUTIVE PARK DRIVE. ALL OTHER AREAS SHOWN ARE DESIGNATED AS SR 3006.

SOILS INFORMATION

BeB2 *Bedington shaly silt loam, 3 to 8 percent slopes, moderately eroded [HYDROLOGIC GROUP B]*

BeC2 *Bedington shaly silt loam, 8 to 15 percent slopes, moderately eroded [HYDROLOGIC GROUP B]*

BkD2 *Berks channery silt loam, 15 to 25 percent slopes [HYDROLOGIC GROUP B]*

DuB2 *Duffield silt loam, 3 to 8 percent slopes, moderately eroded [HYDROLOGIC GROUP B]*

LEGEND

EXISTING FEATURES

- EDGE OF PAVED BITUMINOUS SURFACE
- EDGE OF GRAVEL OR CRUSHED STONE SURFACE
- CENTER LINE
- PROPERTY BOUNDARY LINE
- IRON PIN OR PIPE
- CONCRETE MONUMENT
- ADJOINING PROPERTY BOUNDARY LINE
- EASEMENT LINE
- LEGAL RIGHT OF WAY LINE
- MINIMUM BUILDING SETBACK LINE
- ZONING DISTRICT BOUNDARY LINE
- EDGE OF EXISTING SURFACE WATERCOURSE
- 420 INDEX CONTOUR LINE
- 421 INTERMEDIATE CONTOUR LINE
- 500.00 SPOT ELEVATION
- BUILDING
- CONCRETE SURFACE
- CURB
- OE OVERHEAD ELECTRIC LINES
- UE UNDERGROUND ELECTRIC LINES
- UT UNDERGROUND TELECOM LINES
- UFO UNDERGROUND FIBER OPTIC LINES
- MANHOLE
- UTILITY POLE
- GUY WIRE
- Ls LIGHT STANDARD/LAMPPOST
- GL GROUND LIGHT
- WL WALKWAY LIGHT
- Bol BOLLARD
- Em ELECTRIC METER
- Eb ELECTRIC BOX
- Tb TELEPHONE BOX
- Ds DOWNSPOUT
- DRAINAGE PIPE
- DRAINAGE INLET
- RIP-RAP
- G UNDERGROUND NATURAL GAS LINE
- Gv GAS VALVE
- Gm GAS METER
- GLM GAS LINE MARKER
- TREELINE/SHRUBLINE
- WALL
- S SANITARY SEWER GRAVITY LINE
- Co SANITARY SEWER CLEANOUT
- W WATER LINE
- Wv WATER VALVE
- Fh FIRE HYDRANT
- Wm WATER METER
- FENCE
- GUIDERAIL
- Mb MAILBOX
- SIGN
- SOIL TYPE BOUNDARY LINE

GRAPHIC SCALE
0 15 30 60
SCALE: 1" = 30'

K&W
DESIGNING ENVIRONMENTS
2201 North Front Street, Suite 200
Harrisburg, PA 17110
P: 717.635.2835
www.kandwengineers.com

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
FOR
4031 EXECUTIVE PARK DRIVE - EARLY CHIILDHOOD LEARNING CENTER
FOR
CENTRAL DAUPHIN SCHOOL DISTRICT
SWATARA TOWNSHIP DAUPHIN COUNTY, PA

PROFESSIONAL SEAL

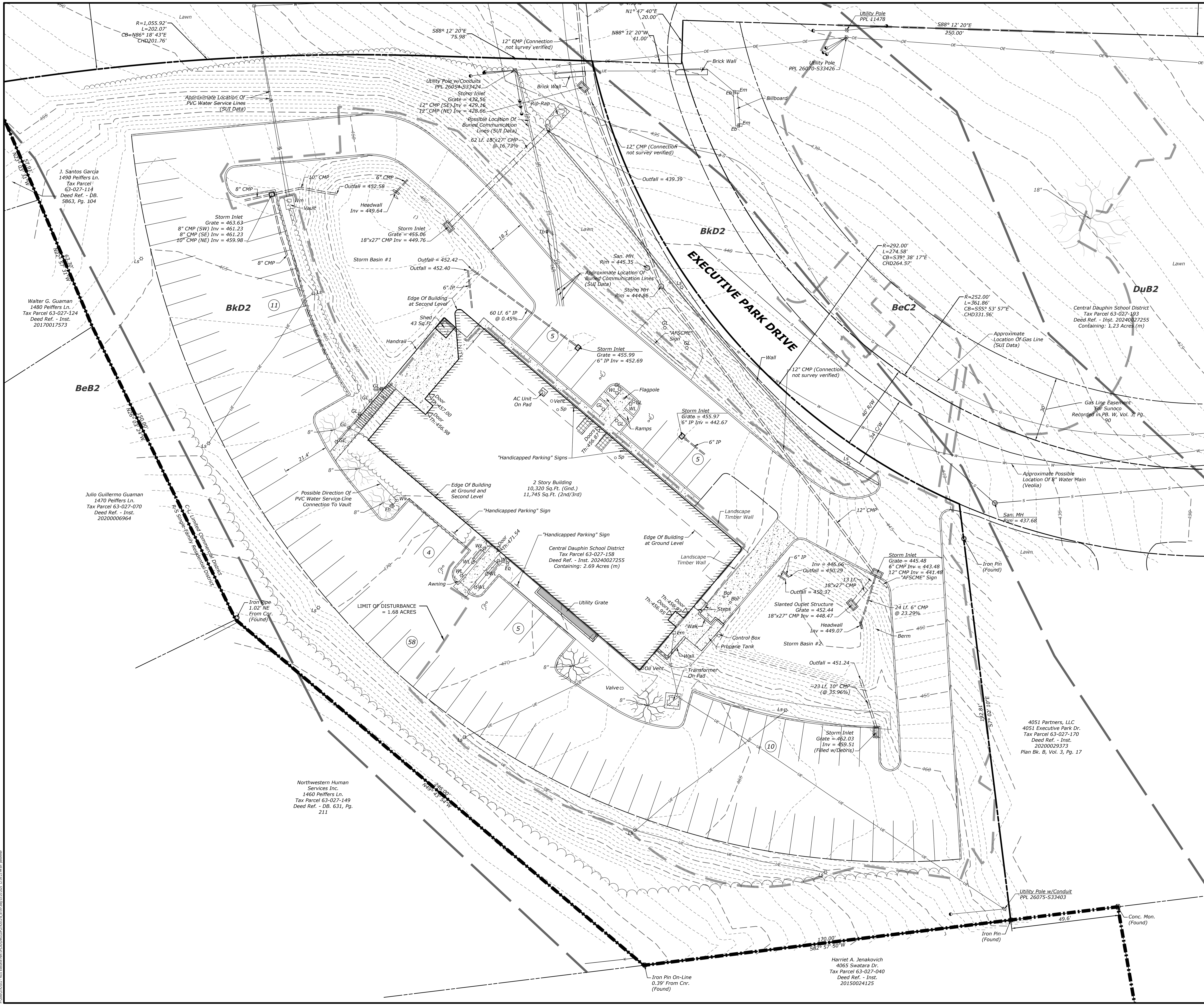
SCALE:	AS SHOWN
DATE:	MARCH 24, 2025
K&W PROJECT:	2142.012
DRAWN BY:	PKS
CAD DRAWING:	2142012-B_M EXF.dwg

REVISIONS NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

PLAN TYPE:
OVERALL EXISTING FEATURES PLAN

SHEET:
C-101

J:\2000's\2021+ MD\Swatara Twp\DWG\Plan\2142012-B EXF.dwg 3/25/2025 12:29:21 PM BY: jdenman



LEGEND

EXISTING FEATURES

- EDGE OF PAVED BITUMINOUS SURFACE
- EDGE OF GRAVEL OR CRUSHED STONE SURFACE
- CENTER LINE
- PROPERTY BOUNDARY LINE
- IRON PIN OR PIPE
- CONCRETE MONUMENT
- ADJOINING PROPERTY BOUNDARY LINE
- EASEMENT LINE
- LEGAL RIGHT OF WAY LINE
- MINIMUM BUILDING SETBACK LINE
- ZONING DISTRICT BOUNDARY LINE
- EDGE OF EXISTING SURFACE WATERCOURSE
- 420 INDEX CONTOUR LINE
- 421 INTERMEDIATE CONTOUR LINE
- × 500.00 SPOT ELEVATION
- BUILDING
- CONCRETE SURFACE
- CURB
- OE OVERHEAD ELECTRIC LINES
- UE UNDERGROUND ELECTRIC LINES
- UT UNDERGROUND TELECOM LINES
- UFO UNDERGROUND FIBER OPTIC LINES
- MANHOLE
- UTILITY POLE
- GUY WIRE
- Ls LIGHT STANDARD/LAMPPOST
- GL GROUND LIGHT
- WL WALKWAY LIGHT
- Bol BOLLARD
- Em ELECTRIC METER
- Eb ELECTRIC BOX
- Tb TELEPHONE BOX
- Ds DOWNSPOUT
- DRAINAGE PIPE
- DRAINAGE INLET
- RIP-RAP
- G UNDERGROUND NATURAL GAS LINE
- Gv GAS VALVE
- Gm GAS METER
- GLM GAS LINE MARKER
- TREELINE/SHRUBLINE
- WALL
- S SANITARY SEWER GRAVITY LINE
- Co SANITARY SEWER CLEANOUT
- W WATER LINE
- Wv WATER VALVE
- Fh FIRE HYDRANT
- Wm WATER METER
- FENCE
- GUIDERAIL
- Mb MAILBOX
- SIGN
- SOIL TYPE BOUNDARY LINE

GRAPHIC SCALE

0 10 20 40

SCALE: 1" = 20'

K&W
DESIGNING ENVIRONMENTS
2201 North Front Street, Suite 200
Harrisburg, PA 17110
P: 717.635.2835
www.kandwengineers.com

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

4031 EXECUTIVE PARK DRIVE - EARLY CHILDHOOD LEARNING CENTER

FOR

CENTRAL DAUPHIN SCHOOL DISTRICT

SWATARA TOWNSHIP

DAUPHIN COUNTY, PA

PROFESSIONAL SEAL

SCALE:	AS SHOWN
DATE:	MARCH 24, 2025
K&W PROJECT:	2142.012
DRAWN BY:	PKS
CAD DRAWING: 2142012-B_ld EXF.dwg	

REVISIONS

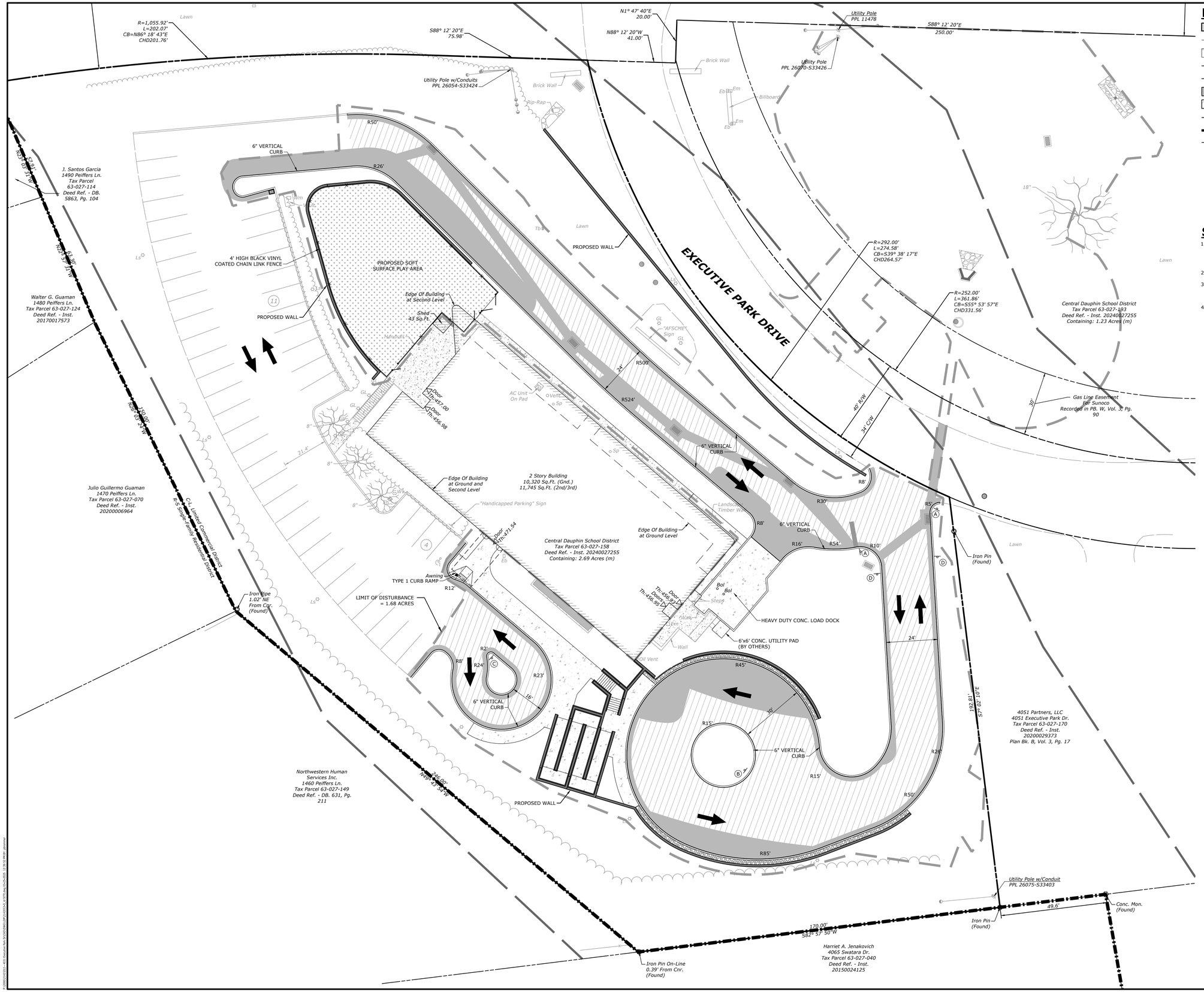
NO.	DATE	DESCRIPTION
1		
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PLAN TYPE:

EXISTING FEATURES PLAN

SHEET:

C-101.1



LEGEND

PROPOSED SITE FEATURES

- BUILDING
- CENTER LINE
- CONCRETE SURFACE
- CURB
- EDGE OF BITUMINOUS PAVEMENT
- STANDARD DUTY PAVEMENT
- MILL & OVERLAY
- EASEMENT LINE
- WALL
- FENCE
- (47) PARKING SPACE COUNT
- (A) STOP SIGN PENNDOT DESIGNATION R1-1
- (B) ONE-WAY RIGHT SIGN
- (C) STAY RIGHT SIGN
- (D) BUSES ONLY

SITE PLAN NOTES

1. ALL RADII ARE 5 FEET, UNLESS SPECIFICALLY DIMENSIONED OTHERWISE WITHIN THE PLAN VIEW. THIS INCLUDES CURB RADII, RADII ON PROPOSED EDGES OF BITUMINOUS PAVEMENT, AND RADII INDICATED FOR PAVEMENT MARKINGS.
2. N.I.C. = NOT IN CONTRACT
3. SIGNS AND PAVEMENT MARKINGS SHALL COMPLY WITH PENNDOT PUBLICATION 408, SECTION 1103, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS AMENDED.
4. MAXIMUM SIDEWALK CROSS SLOPE = 2%.

GRAPHIC SCALE
0 10 20 40
SCALE: 1" = 20'

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REVISIONS NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

PLAN TYPE:
SITE PLAN

SHEET:
C-103