No: 26-013

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Swatara Township | Surveyor: | Engineer: Landworks Civil Design, LLC

Plat Title: Steelton Terminal P/F Subdivision

Zoning District: Light Manufacturing District (M-L) | Proposed Land Use:

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

# of Lots	# of New Lots	# of DUs	Acs Subdiv/Devel	Total Acs
1	1	0	.0976	133.98

Date Received: 1/9/2026 | Staff Review: 1/27/2026 | Official County Review: 1/27/2026

Reviewed by: GD | Checked by: | Parcel ID 36-007-097 and 36-007-057

Project Description: Subdivision

- *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: Section § 253-11 (Preliminary Plan)
Section § 253-12 A (10 (f) (Location Map Scale 1" = 1000')
Section § 253 14-A (Plan Scale)
Section § 253-32 (Sidewalks)

Comments:

1. Note that the County has reviewed a land development plan for Steelton Terminals submitted to the staff office on February 28, 2024 under the application number 24-022. Comments pertaining to the land development may still be applicable. This review (for the subdivision plan submitted on 1/9/2026 under the application 26-013) is pertaining to the proposed subdivision only.

2. All signatures, certifications, and notarizations must be obtained before the plan is brought in for signing.

3. Primary Control Points, or description and "ties" to such control points, to which dimensions, angles, bearings, and similar data on the land development plat shall be referred. (Section § 253-14.A.1)

4. Locations and descriptions of survey monuments. All permanent reference monuments are shown and described on the plat. (Section § 253-14.A.3) and monuments and markets are required to comply with § 253-26 (Monuments and Markers).

5. As noted in the previously reviewed land development plan, § 253-32 (Sidewalks) requires sidewalks to be constructed on both sides of new streets as well as along the adjoining sides of abutting streets. The applicant has requested a waiver from this requirement, which suggests either that such a waiver was not previously granted, or that any prior waiver may need to be reconsidered as part of this review. If the Township is to grant relief—whether for this item or any of the other requested waivers—a formal written request must be submitted, along with justification supporting the need for each waiver.

6. Determine if shade trees are to be required by § 253-34 (Trees), Chapter 74, Shade Tree Commission, and Chapter 266, Trees, of the Swatara Township Code.

7. All three municipalities involved in the project are MS4 communities, and some assess stormwater fees as part of their MS4 programs. Clarification is needed regarding how stormwater fees will be applied to this project and which municipality will have jurisdiction for inspections. Additionally, any intermunicipal responsibilities, coordination requirements, or shared obligations should be identified and clearly documented on the plans.

No. 24-022

	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(no PCP, distances)		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)			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 (requesting waiver)		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	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		

No: 26-013

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Lower Swatara Township | Surveyor: N/A | Engineer: Landworks Civil Design, LLC

Plat Title: Steelton Terminal

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

Plat Status: ____ Preliminary; ____ Final; X P/F; ____ Minor

Plat Type: X Subdivision; ____ Land Development

Regulations: ____ County; X Municipal; X Zoning; X S&LD

# of Lots: 1 | # of New Lots: 2 | # of DUs: 0 | Acs Subdiv /Devel: Not provided. | Total Acres: 133.98

Date Received: 1/9/2026 | Staff Review: 1/14/2026 | Official County Review: 1/14/2026

Reviewed by: ARK | Checked by: _____ | Tax Map Parcel #: 36-007-097; 57-016-009

Project Description: Subdivision.

- *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: Preliminary Plan (Section 22-404); Plan Size (Section 22-407.A); Sidewalks (Section 22-607).

Subdivision Comments:

For Proposed Lot 1:

1. The newly created parcels will still be split between three municipalities: Lower Swatara Township, Swatara Township, and Steelton Borough. How are stormwater fees to be assessed and collected? Are there any other inter-municipal concerns that need to be addressed?

2. What municipality will have inspection jurisdiction over the shared stormwater infrastructure?

For Proposed Lot 2:

1. Is the purpose of this lot to provide room for additional transportation infrastructure (beyond the right-of-way)?

Regardless of its intended purpose, the lot should still meet the requirements laid out in Section 22-505 (Lots) of the Subdivision and Land Development Ordinance and the Zoning Ordinance (Part 9 – Industrial District) regarding lot width, building setbacks, yards, coverage, etc…

Administrative Comments:

3. All signatures, notarizations, and certifications must be obtained before the plan is brought in for signing.

4. Verify that all applicable permits (Highway Occupancy, NPDES, E&S etc..) are on file.

5. Identify any easements or protective covenants, if applicable.

6. Verify location of existing or proposed curbs (Section 22-606) or determine that waiver/deferral has been granted.

7. Note that the County has reviewed a land development plan for Steelton Terminals submitted to the staff office on February 26, 2024 under the application number 24-022. Comments pertaining to the land development may still be applicable.

This review (for the subdivision plan submitted on 1/9/2026 under the application 26-013) is pertaining to the proposed subdivision only.

Plan No. 26-013

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/Instrument #	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/landscape architect 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)			X
Storm drainage facilities			X
Sewer mains/Septic			X
Water mains/Well			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 Verification neded		X	
25. Sidewalks shown *Deferral*		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 Need signature	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 SUBDIVISION PLAN
FOR
STEELTON TERMINAL
FOR
EQUITY DEVELOPMENT PARTNERS
SWATARA TOWNSHIP & LOWER SWATARA TOWNSHIP
DAUPHIN COUNTY, PENNSYLVANIA
JANUARY 9, 2026

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

LOWER SWATARA TOWNSHIP PLANNING COMMISSION
RECOMMENDED FOR APPROVAL BY THE LOWER 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

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

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

_____
TOWNSHIP ENGINEER

LOWER SWATARA TOWNSHIP ENGINEER
THIS PLAN REVIEWED BY THE LOWER 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

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.

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

_____ _____
ZONING OFFICER DATE

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: _____

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 _____

SUMMARY OF WAIVERS (SWATARA TOWNSHIP)
AT A MEETING ON _____ 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)

SUMMARY OF WAIVERS (LOWER SWATARA TOWNSHIP)
AT A MEETING ON _____ 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)

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

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.

01/09/26 _____
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.

01/09/26 _____
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.

01/09/26 _____
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')).

01/09/26 _____
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

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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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
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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
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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: PUBLIC WORKS LEAD FOR THE BOROUGH
PHONE:717-585-3120

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

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–[20232703604]-[000]
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COMPANY:VEOLIA WATER PENNSYLVANIA INC
ADDRESS:6310 ALLENTOWN BOULEVARD
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CONTACT:CHRISTOPHER BRIDE
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PHONE:717-901-6317

COMPANY:VERIZON PENNSYLVANIA LLC
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PITTSBURGH, PA. 15221
CONTACT:DEBORAH BARUM
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COMPANY:BUCKEYE PARTNERS
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6161 HAMILTON BLVD
ALLENTOWN, PA. 18106
CONTACT:DAVE JONES
EMAIL:DAJONES@BUCKEYE.COM
PHONE:610-904-4409

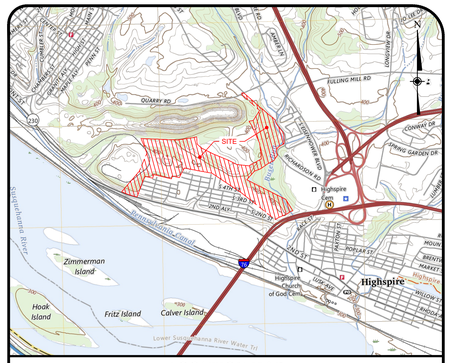
COMPANY:PPL ELECTRIC UTILITIES CORPORATION
ADDRESS:437 BLUE CHURCH RD
PAXINOS, PA. 17860
CONTACT:DOUG HAUPT
EMAIL:DLHAUPT@PPLWEB.COM
PHONE:570-490-5684

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

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

COMPANY:STEELTON BOROUGH
ADDRESS:123 N FRONT ST
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



LOCATION MAP
SCALE: 1" = 2000'

UNIFORM PARCEL IDENTIFIERS
_____

INDEX OF DRAWINGS

SHEET NO.	TITLE
C-100	COVER SHEET
C-101	NOTES
C-200	OVERALL EXISTING CONDITIONS PLAN
C-201 - C-207	EXISTING CONDITIONS & DEMOLITION PLAN
C-300 - C-301	SUBDIVISION PLAN

12 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

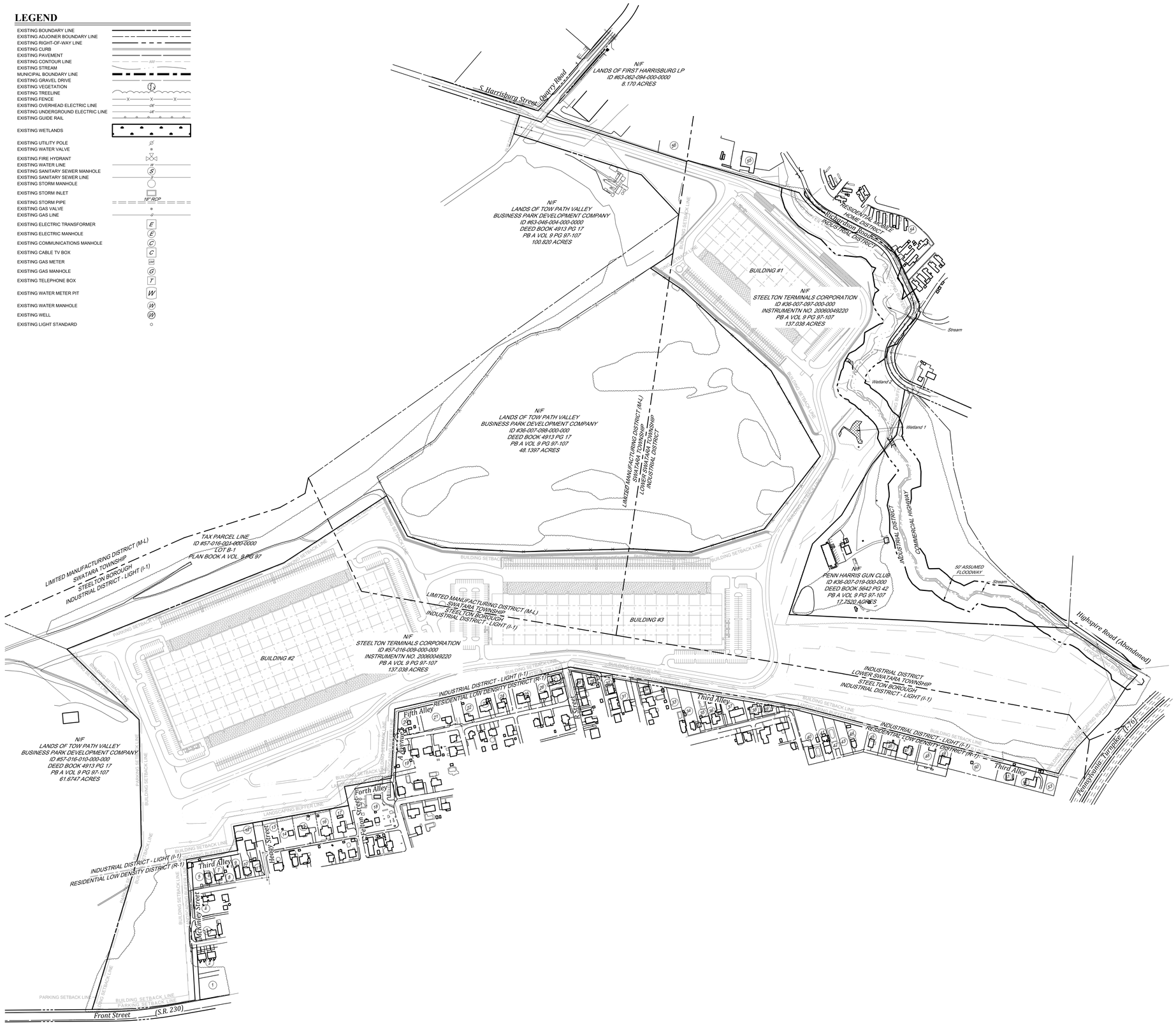
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23-0177-001	C-100

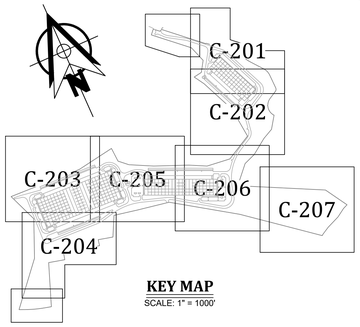
LANDWORKS
CIVIL DESIGN, LLC
land development consultants
3461 MARKET STREET, SUITE 302 CAMP HILL, PA 17011
p (866) LNDWRKS www.landworkscd.com

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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	SOUTH SECOND STREET TRUST	57-020-043-000-0000
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	BARRY CARTER	57-019-029-000-0000
10	BRANDON THOMAS HALSTEAD	57-019-007-000-0000
11	RICHARD C. 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	MAUREEN MARINO	57-017-002-000-0000
22	DOMENIC A. DEPASTINO	57-017-003-000-0000
23	BRAD LEE & SUSAN KAY YOST	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	ANDREA & TEX A. ROADCAP JR.	57-017-027-000-0000
27	JEREMY PATRICK BURKHOLDER	57-017-030-000-0000
28	STEPHEN L. GRASSA	57-018-016-000-0000
29	PETER L. GRASSA	57-018-024-000-0000
30	CHASE EDMONDS	57-018-029-000-0000
31	RODNEY & RITA C. VORKAPICH	57-018-015-000-0000
32	TRICIA M. CROSLAND	57-018-022-000-0000
33	JOSEPH S. & PATRICIA SYPNIEWSKI	57-018-026-000-0000
34	CAROLYN DAGENHART	57-018-010-000-0000
35	BROOKE R. PLEVINSKY	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	BRYAN L. & MARY J. 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	JENNIFER M. YEISLEY	57-026-005-000-0000
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50	RICHARD R. WANTZ JR.	57-026-007-000-0000
51	MARIA A. BRODNICK	57-026-006-000-0000
52	FRANK RAUDENSKY	57-026-009-000-0000
53	PENNSYLVANIA TURNPIKE COMMISSION	57-026-016-000-0000
54	NEIGHBORS OF BROOKSIDE LLC.	36-007-018-000-0000
55	BBGY INC.	36-007-043-000-0000
56	BBGY INC.	63-062-084-000-0000

NOTE: NO IMPROVEMENTS ARE PROPOSED AS PART OF THIS PLAN.
ALL IMPROVEMENTS SHOWN HEREIN ARE PROPOSED AS PART OF THE PRELIMINARY / FINAL LAND DEVELOPMENT PLAN FOR STEELTON TERMINAL RECORDED AS INST. _____.

GRAPHIC SCALE

200' 100' 0' 200'

SCALE: 1" = 200'

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

NO	DATE	REVISION	BY
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LANDWORKS
CIVIL DESIGN, LLC
land development consultants
3161 MARKET STREET, SUITE 202 CAMP HILL, PA 17011
P: (TBD) | LANDWORKSCD.COM www.landworkscd.com

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

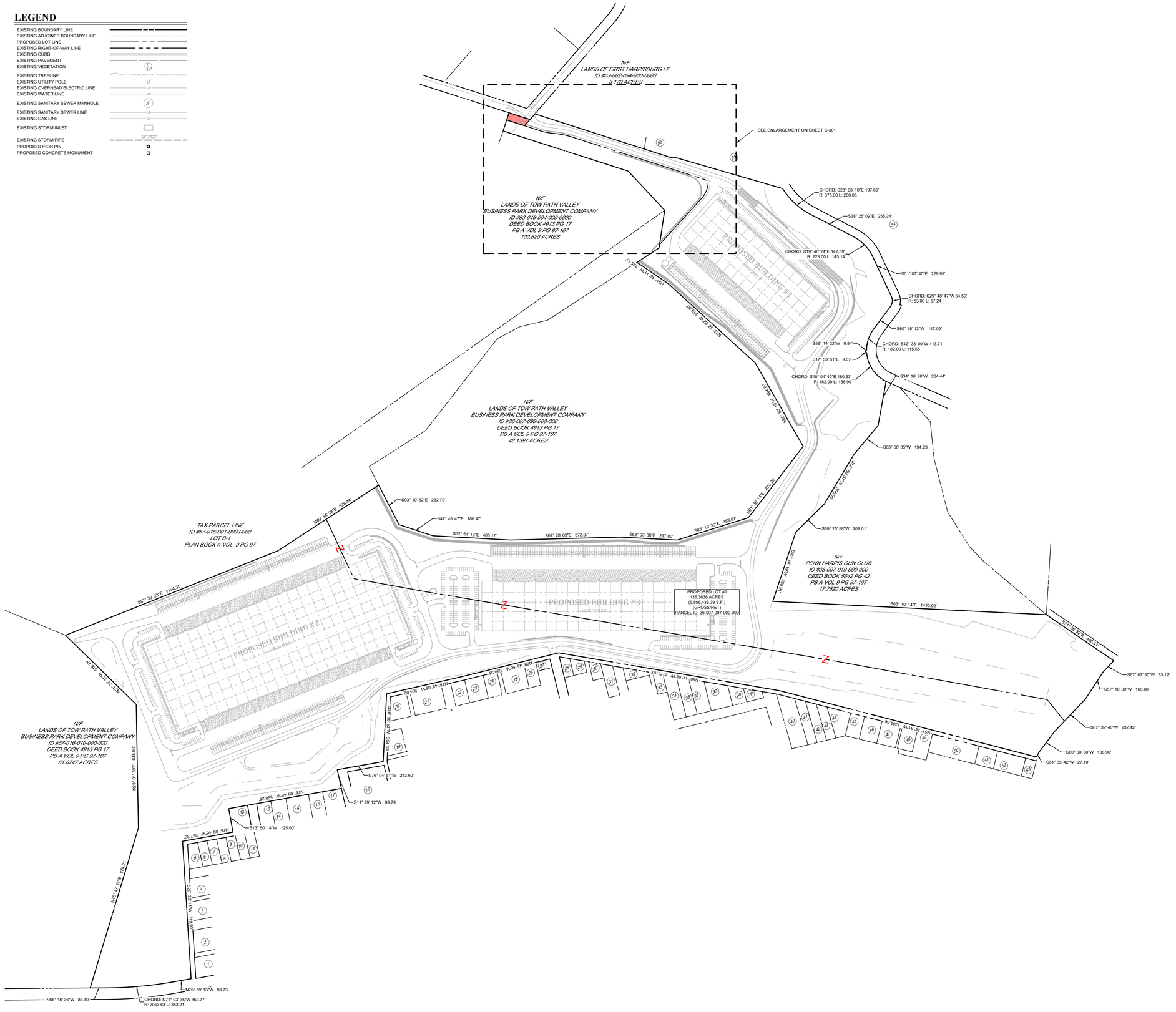
PROJECT NO. 23-0177-001
DATE: 01/09/26
SCALE: 1" = 200'
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LEGEND

EXISTING BOUNDARY LINE
EXISTING ADJOINER BOUNDARY LINE
PROPOSED LOT LINE
EXISTING RIGHT-OF-WAY LINE
EXISTING CURB
EXISTING PAVEMENT
EXISTING VEGETATION
EXISTING TREELINE
EXISTING UTILITY POLE
EXISTING OVERHEAD ELECTRIC LINE
EXISTING WATER LINE
EXISTING SANITARY SEWER MANHOLE
EXISTING SANITARY SEWER LINE
EXISTING GAS LINE
EXISTING STORM INLET
EXISTING STORM PIPE
PROPOSED IRON PIN
PROPOSED CONCRETE MONUMENT



ADJACENT PROPERTY INFORMATION

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56	BBGY INC.	63-062-084-000-0000

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

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

NO	DATE	REVISION	BY
1			
2			
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7			

LANDWORKS
CIVIL DESIGN, LLC
land development consultants
3461 MARKET STREET, SUITE 202 CAMP HILL, PA 17011
P: (TBD) | LANDWORKSCD.COM www.landworkscd.com

SUBDIVISION PLAN
FOR
STEELTON TERMINAL
FOR
EQUITY DEVELOPMENT PARTNERS
DAUPHIN COUNTY, PENNSYLVANIA
SWATARA TOWNSHIP AND LOWER SWATARA TOWNSHIP

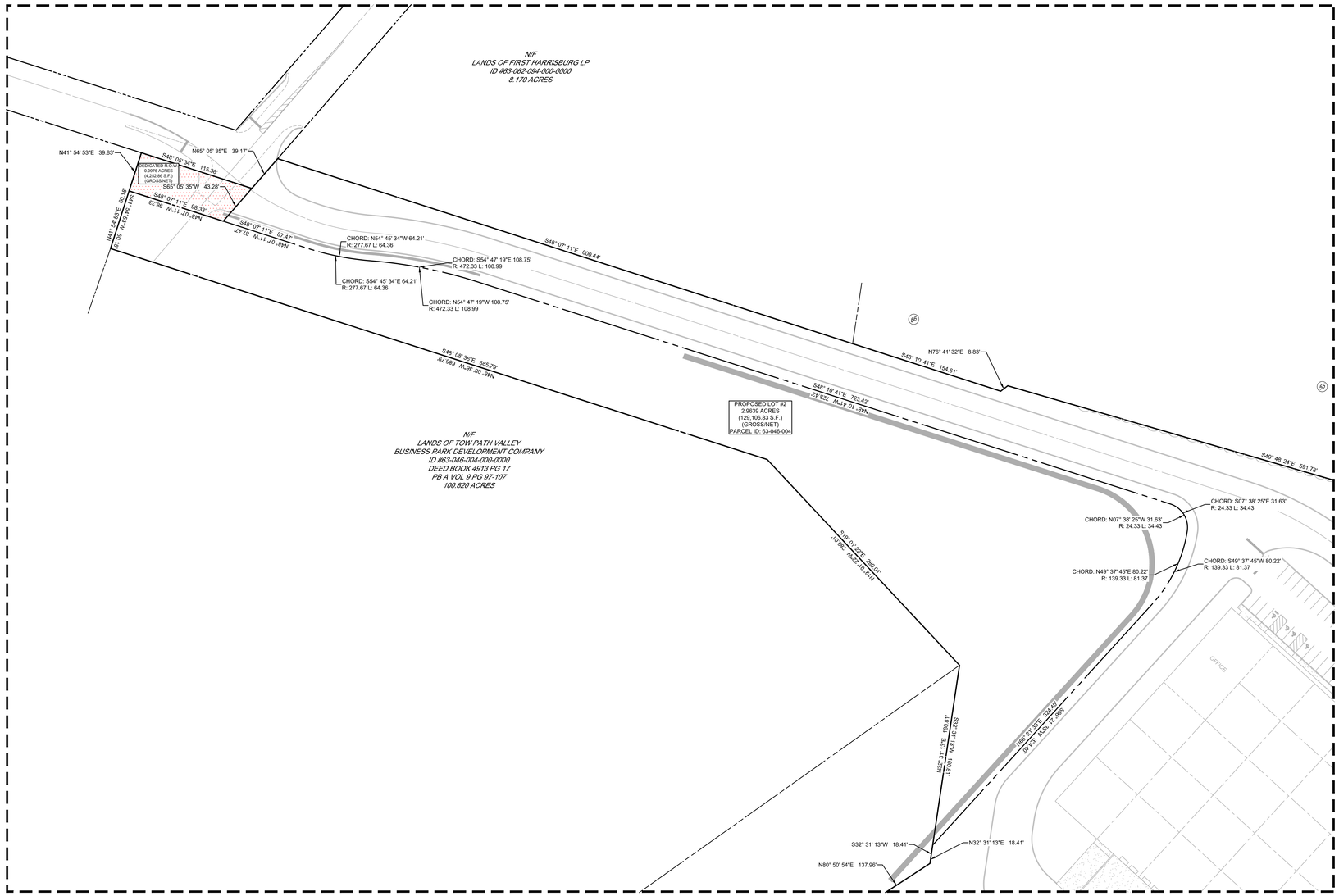
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DATE: 01/09/26
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SHEET C-300

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LEGEND

- EXISTING BOUNDARY LINE
- EXISTING ADJOINER BOUNDARY LINE
- PROPOSED LOT LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CURB
- EXISTING PAVEMENT
- EXISTING VEGETATION
- EXISTING TREELINE
- EXISTING UTILITY POLE
- EXISTING OVERHEAD ELECTRIC LINE (OE)
- EXISTING WATER LINE (W)
- EXISTING SANITARY SEWER MANHOLE (S)
- EXISTING SANITARY SEWER LINE (S)
- EXISTING GAS LINE (G)
- EXISTING STORM INLET
- EXISTING STORM PIPE (18" RCP)
- PROPOSED IRON PIN
- PROPOSED CONCRETE MONUMENT

NOTE: NO IMPROVEMENTS ARE PROPOSED AS PART OF THIS PLAN. ALL IMPROVEMENTS SHOWN HEREIN ARE PROPOSED AS PART OF THE PRELIMINARY / FINAL LAND DEVELOPMENT PLAN FOR STEELTON TERMINAL RECORDED AS INST. _____.



GRAPHIC SCALE

50' 25' 0' 50'

SCALE: 1" = 50'

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

NO	DATE	REVISION	BY
1			
2			
3			
4			
5			
6			
7			

LANDWORKS
CIVIL DESIGN, LLC
land development consultants
3464 MARKET STREET, SUITE 202 CAMP HILL, PA 17011
P (800) LANDWKS www.landworkscivil.com

SUBDIVISION PLAN
FOR
STEELTON TERMINAL
FOR
EQUITY DEVELOPMENT PARTNERS
SWATARA TOWNSHIP AND LOWER SWATARA TOWNSHIP DAUPHIN COUNTY, PENNSYLVANIA

PROJECT NO. 23-0177-001

DATE: 01/09/26

SCALE: 1" = 50'

SHEET C-301

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