No: 26-098

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality	Swatara Township	Surveyor	Hyland Engineering
Engineer	Bohler LLC		

Plat Title: Lot Consolidation and Preliminary/Final Land Development Plans for US Highlands West Purchaser LLC

Zoning District: MU - Mixed Use Proposed Land Use: Data Center

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

# of Lots	# of New Lots	# of DUs	Acs Subdiv/Devel	Total Acs
2	1	0	228.1	190

Date Received	Staff Review	Official County Review
9/16/2026	10/15/2026	10/15/2026

Reviewed by staff /gd Checked by AK Parcel ID 63-046-005; 63-046-008

Project Description: Proposes a three-building data center campus with infrastructure to support the development including but not limited to right of way expansion, parking, stormwater, sewer conveyance and pump station, water connections, an electrical substation, lighting, landscaping, and staging areas for the construction of the development.

- *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.*

Comments:

It is recognized that thorough review comments have been provided by the Township (Memo dated September 30, 2026), the Township's Stormwater Engineer (HRG review dated September 28, 2026), and the Township Engineer (Wolpert review dated September 30, 2026). These reviews contain a significant number of well-crafted, substantive technical points. The County commends the Township and its representatives for their thoroughness, professionalism, and competence in evaluating this proposal.

Furthermore, the applicant is to be commended for their diligence in responding to these initial reviews and proactively adjusting the plans to address the issues raised.

Given the extensive technical analysis already performed, the County's review under the Pennsylvania Municipalities Planning Code (PAMPC) is intended to complement, rather than duplicate, these existing efforts. The following comments are offered to further refine the plan, highlight unresolved items, and draw attention to broader, high-level planning considerations that the Township should evaluate prior to granting final land development approval.

1. A portion of the subject property lies within Steelton Borough, and the application proposes a cross-municipal lot consolidation. Because a lot consolidation legally alters property boundaries across municipal lines, if there is any discrepancy between the plans approved by Swatara Township and subsequently Steelton Borough through potentially a separate action, there could be title and recording conflicts during the County Recorder of Deeds process.

    a. Additionally, it is noted that the plan indicates a modification of utility easements within Steelton Borough, which may impact current or future borough infrastructure development further enforcing the need to have Steelton' Borough recognition and /or consideration of the application.

    b. Furthermore, while the plan correctly reflects Swatara Township's data center setback regulations, it must also accurately reflect Steelton Borough's existing zoning codes—including setbacks and relevant development standards—for the portion of the land within their jurisdiction.

    c. It is recommended that Swatara Township request clarification from the applicant to confirm that identical plan sets have been submitted to both municipalities for concurrent review. If plans have not been submitted to Steelton Borough, the applicant should validate why such action is not required, ensuring no regulatory, title, or recording issues arise post-approval.

2. According to the Dauphin County Comprehensive Plan and the Tri-County Regional Planning Commission Regional Growth Management Plan, the project site is located within the "Conservation" category. However, due to its being surrounded by the designated "Urban Core" sectors, the project can be reasonably classified as infill development. This classification is further supported by the site's direct access to public water and public sanitary sewer infrastructure. The project complies with the core intent of the TCRPC Regional Growth Management Plan, which establishes infill as a regional priority by directing development into areas with direct access to existing public utilities, thereby maximizing infrastructure capacity and minimizing rural encroachment.

3. The applicant should ensure that appropriate measures are taken to mitigate the overall visual impact of the project and achieve compliance with Township development standards. While the applicant has provided architectural elevations and a line-of-sight analysis, Swatara Township should verify if this information fully meets the intent of the local ordinances. Specifically, the Township may want to review the submission against the following sections:

    a. § 295-124 (Landscaping Plan Alignment): The architectural elevations should be cross-referenced with the landscaping submittal to confirm that the proposed screening and plant materials provide a sufficient, continuous buffer to soften the exposed building envelope and completely shield all roof-mounted or ground-mounted mechanical equipment.

    b. § 295-123 (Buffer Yard Requirements): The plan should be evaluated to ensure all required buffer yard widths and planting intensities are fully satisfied.

    c. § 295-57.1.F.5 (Building Location & Design): For data center sites with multiple principal buildings, this section encourages a variety of building sizes, massing, siting, and architectural treatments. The Township should determine if the current layout successfully achieves this intended visual variety.

4. Steep Slope Topography, Landscape Buffering, and Tree Preservation Coordination: The extensive site grading proposed by the applicant creates a unique physical situation. While the layout might technically

satisfy a strict, linear reading of the perimeter yard footage, the intense earthwork prevents challenges which may result in the landscaping planting from meeting its intended planning focus: providing functional visual and acoustic screening for data center use. Because data center land developments present distinct sensory and noise footprints, the site design must utilize natural contours and existing features to the maximum extent possible to mitigate community impacts. The Township should closely evaluate and direct the applicant to address the following design adjustments:

a. Strategic Canopy Placement: Rather than strictly complying with rigid linear planting intervals, flexibility should be considered to allow or require tree placement at the tops of the graded slopes and ridges where they will provide meaningful acoustic redirection and visual height screening. Planting trees strictly within the bottom of the graded valleys should be reserved for managing concentrated stormwater runoff and water quality measures.

b. Steep Slope Restrictions (§ 295-32G(2)): A significant portion of the proposed land disturbance and building footprint occurs on areas exceeding a 15% slope. Under § 295-32G(2), the applicant is mandated to prove to the satisfaction of the Zoning Officer that the removal of attractive natural vegetation and healthy trees with a trunk width over six inches (measured at 4.5 feet above ground level) has been strictly minimized.

c. Existing Vegetation Inventory: The Township should require a comprehensive tree inventory overlay for all areas exceeding a 15% slope to verify that the clearing limits do not exceed the minimum necessary for the building pad, and to ensure the development does not strip away the natural hillside buffers that protect the surrounding neighborhood.

5. Pedestrian Accommodations and Sidewalk Requirements: The applicant proposes a five-foot-wide concrete sidewalk to satisfy Swatara Township SALDO § 253-32, which mandates sidewalks along all public street frontages for major land development applications. However, the Township should evaluate local pedestrian and non-motorized transportation needs, as well as potential connectivity to existing networks. If a broader range of non-vehicular traffic (such as bicycles and scooters) is anticipated, a modification to an eight-foot-wide asphalt multi-use path should be considered.

6. Plan proposes more than the minimum parking requirement. Justification for this should be provided as justification for additional stormwater creation.

No. 26-098

	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)	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	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 *			
Municipal plans	X		

- See note regarding compliance with DCPC / TCRPC Regional Growth Land Use Plans

LOT CONSOLIDATION AND FINAL LAND DEVELOPMENT PLANS

FOR

US HIGHLANDS WEST PURCHASER LLC

PROPOSED

DATA CENTER

650 S HARRISBURG STREET
SWATARA TOWNSHIP
DAPHIN COUNTY
HARRISBURG, PA 17111

WAIVERS REQUESTED FROM THE SWATARA TOWNSHIP BOARD OF COMMISSIONERS:

1. §253-11 - THE APPLICANT RESPECTFULLY REQUESTS A WAIVER FROM THE REQUIREMENT TO SUBMIT A SEPARATE PRELIMINARY PLAN AND REQUESTS APPROVAL TO PROCEED WITH A FINAL LAND DEVELOPMENT PLAN. THE SUBMITTED PLANS PROVIDE SUFFICIENT DETAIL FOR COMPREHENSIVE REVIEW, MAKING A SEPARATE PRELIMINARY SUBMISSION UNNECESSARY.

DAUPHIN COUNTY PLANNING COMMISSION

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

(CHAIRMAN)_____

(SECRETARY)_____

SWATARA TOWNSHIP PLANNING COMMISSION

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

(CHAIRMAN)_____

(SECRETARY)_____

BOARD OF COMMISSIONERS SWATARA TOWNSHIP

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

(PRESIDENT)_____

(SECRETARY)_____

RECORDER OF DEEDS - DAUPHIN COUNTY

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

(PLAN BOOK)_____(VOLUME)_____ (PAGE)_____

PROFESSIONAL LAND SURVEYOR CERTIFICATION

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN.

_____
MATTHEW P. DAVIS, PLS
PLS # SU-075572

NAME OF SURVEYOR__HYLAND ENGINEERING__

ADDRESS__212 FRONT STREET, WORMLEYSBURG, PA 17043__

PROFESSIONAL ENGINEER CERTIFICATION

I, KYLE SLACK, P.E. DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INFORMATION CONTAINED IN THE ACCOMPANYING PLANS, SPECIFICATIONS, AND REPORTS HAS BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE, IS TRUE AND CORRECT, AND IS IN CONFORMANCE WITH THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF THE TOWNSHIP OF SWATARA AND OF THE COUNTY OF DAUPHIN AS LAST AMENDED.

_____
KYLE SLACK, P.E. LICENSE #PE098409

OWNER'S CERTIFICATION

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED ARE THE EQUITABLE OWNERS OF THE PROPERTY SHOWN ON THIS PLAT AND THAT ALL STREETS OR PARTS THEREOF, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.

OWNER(S)_____

OWNER(S)_____

OWNER(S)_____

GENERAL NOTE

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

OWNER'S STORMWATER BMP ACKNOWLEDGEMENT

IT IS HEREBY ACKNOWLEDGED BY THE LANDOWNER THAT THE STORMWATER BMPS ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY THE MUNICIPALITY.

OWNER(S)_____

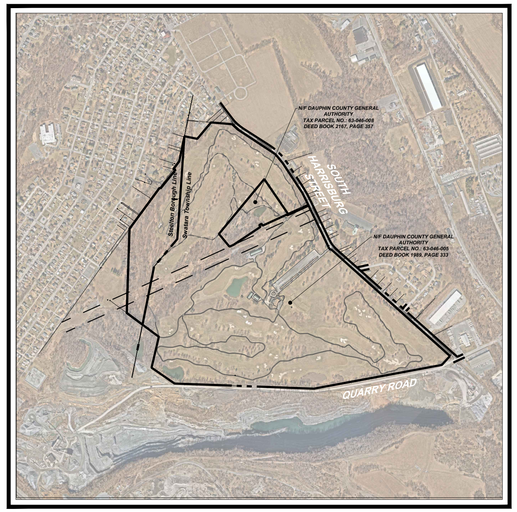
OWNER(S)_____

OWNER(S)_____

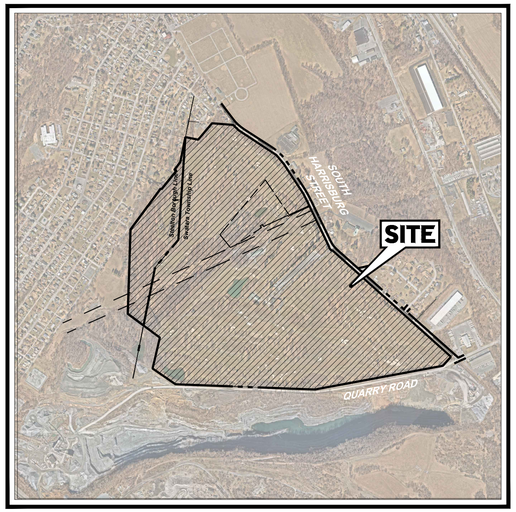
QUALIFIED PROFESSIONAL'S STORMWATER PLAN CERTIFICATION

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

_____
KYLE SLACK, P.E. LICENSE #PE098409



TAX MAP
SCALE: 1" = 1,000'



AERIAL MAP
SCALE: 1" = 1,000'
SOURCE: NEARMAP

OWNER / DEVELOPER
US HIGHLANDS WEST PURCHASER LLC
9830 COLONNADE BOULEVARD, SUITE 600
SAN ANTONIO, TEXAS 78230
PHONE: (210) 563-5905

PREPARED BY

BOHLER

CONTACT: KYLE SLACK, PE

Sheet List Table

Sheet Number	Sheet Title
C-101	COVER SHEET
C-102	GENERAL NOTES AND LEGEND
C-200	LOT CONSOLIDATION PLAN
C-201	OVERALL EXISTING CONDITIONS DEMOLITION PLAN
C-202	EXISTING CONDITIONS DEMOLITION PLAN 'A'
C-203	EXISTING CONDITIONS DEMOLITION PLAN 'B'
C-204	EXISTING CONDITIONS DEMOLITION PLAN 'C'
C-205	EXISTING CONDITIONS DEMOLITION PLAN 'D'
C-301	OVERALL SITE LAYOUT PLAN
C-302	SITE LAYOUT PLAN 'A'
C-303	SITE LAYOUT PLAN 'B'
C-304	SITE LAYOUT PLAN 'C'
C-305	SITE LAYOUT PLAN 'D'
C-401	OVERALL GRADING PLAN
C-402	GRADING PLAN 'A'
C-403	GRADING PLAN 'B'
C-404	GRADING PLAN 'C'
C-405	GRADING PLAN 'D'
C-406	OVERALL POST CONSTRUCTION STORMWATER MANAGEMENT
C-407	POST CONSTRUCTION STORMWATER MANAGEMENT 'A'
C-408	POST CONSTRUCTION STORMWATER MANAGEMENT 'B'
C-409	POST CONSTRUCTION STORMWATER MANAGEMENT 'C'
C-410	POST CONSTRUCTION STORMWATER MANAGMENT 'D'
C-411	POST CONSTRUCTION STORMWATER DETAILS
C-412	POST CONSTRUCTION STORMWATER DETAILS
C-501	OVERALL UTILITY PLAN
C-502	UTILITY PLAN 'A'
C-503	UTILITY PLAN 'B'
C-504	UTILITY PLAN 'C'
C-505	UTILITY PLAN 'D'
C-601	STORM STRUCTURE AND PIPE SCHEDULE
C-602	STORM STRUCTURE AND PIPE SCHEDULE
C-603	STORM STRUCTURE AND PIPE SCHEDULE
C-604	STORM STRUCTURE AND PIPE SCHEDULE
C-701	SANITARY STRUCTURE AND PIPE SCHEDULE
C-801	OVERALL EROSION AND SEDIMENT CONTROL PLAN
C-802	EROSION AND SEDIMENT CONTROL PLAN 'A'
C-803	EROSION AND SEDIMENT CONTROL PLAN 'B'
C-804	EROSION AND SEDIMENT CONTROL PLAN 'C'
C-805	EROSION AND SEDIMENT CONTROL PLAN 'D'
C-814	EROSION AND SEDIMENT CONTROL DETAILS
C-815	EROSION AND SEDIMENT CONTROL DETAILS
C-816	EROSION AND SEDIMENT CONTROL DETAILS
C-817	EROSION AND SEDIMENT CONTROL DETAILS
C-901	CONSTRUCTION DETAILS
C-902	CONSTRUCTION DETAILS
L-101	OVERALL LANDSCAPE PLAN
L-102	LANDSCAPE PLAN 'A'
L-103	LANDSCAPE PLAN 'B'
L-104	LANDSCAPE PLAN 'C'
L-105	LANDSCAPE PLAN 'D'
L-106	LANDSCAPE DETAILS
L-107	LANDSCAPE SPECIFICATIONS
L-201	OVERALL LIGHTING PLAN
L-202	LIGHTING PLAN 'A'
L-203	LIGHTING PLAN 'B'
L-204	LIGHTING PLAN 'C'
L-205	LIGHTING PLAN 'D'
L-206	LIGHTING DETAILS

PLANS BY OTHERS

(TO BE INCLUDED AS PART OF THIS PLAN SET)

- ALTA / NSPS LAND TITLE SURVEY:
  BY: HYLAND ENGINEERING
  212 FRONT STREET
  WORMLEYSBURG, PA 17043
  DATED: 11/06/2025
  JOB # 220595
  SHEETS:
  CV-1 COVER SHEET
  EX-0 OVERALL EXISTING CONDITIONS PLAN
  EX-1 EXISTING CONDITIONS PLAN
  EX-2 EXISTING CONDITIONS PLAN
  EX-3 EXISTING CONDITIONS PLAN
  EX-4 EXISTING CONDITIONS PLAN
  EX-5 EXISTING CONDITIONS PLAN
  EX-6 EXISTING CONDITIONS PLAN
  EX-7 EXISTING CONDITIONS PLAN
  EX-8 EXISTING CONDITIONS PLAN
  EX-9 EXISTING CONDITIONS PLAN
  EX-10 EXISTING CONDITIONS PLAN
  EX-11 EXISTING CONDITIONS PLAN
  EX-12 EXISTING CONDITIONS PLAN

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

REFERENCES AND CONTACTS

REFERENCES

- ALTA / NSPS LAND TITLE SURVEY:
  HYLAND ENGINEERING
  212 FRONT STREET
  WORMLEYSBURG, PA 17043
  DATED: 11/06/2025
  JOB # 220595
- GEOTECHNICAL INVESTIGATION REPORT:
  ESC MID-ATLANTIC LLC
  FOR: 650 S HARRISBURG STREET
  HARRISBURG, PA 17111
  DATED: 12/12/2025
  PROJECT # 18:6732-A

GOVERNING AGENCIES

- PLANNING DEPARTMENT
  599 EISENHOWER BOULEVARD
  HARRISBURG, PA 17111
  PHONE: (717) 564-2551
- BUILDING AND CODES DEPARTMENT
  599 EISENHOWER BOULEVARD
  HARRISBURG, PA 17111
  PHONE: (717) 564-2551
- SWATARA TOWNSHIP FIRE & RESCUE
  599 EISENHOWER BOULEVARD
  HARRISBURG, PA 17111
  PHONE: (717) 564-2551

ROW JURISDICTION

- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION
  2140 HERR STREET
  HARRISBURG, PA 17103
  PHONE: (717) 787-6653

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

BOHLER™
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE COPYRIGHT BY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE, WITHOUT THE WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED, SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

ATTENTION ALL CONTRACTORS. LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREIN HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 50 OF 2017, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
WWW.PA1CALL.ORG
#20252650544

PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	PAA250291.00
DRAWN BY:	MAM
CHECKED BY:	KS
DATE:	09/16/2026
CAD I.D.:	P-CIVL-CNDS

PROJECT:

FINAL LAND DEVELOPMENT PLANS

FOR

US HIGHLANDS WEST PURCHASER LLC

PROPOSED DATA CENTER

650 S HARRISBURG STREET
SWATARA TOWNSHIP
DAUPHIN COUNTY
HARRISBURG, PA 17113

BOHLER™
1600 MANOR DRIVE, SUITE 200
CHALFONT, PA 18914
Phone: (215) 996-9100
Fax: (215) 996-9102
www.BohlerEngineering.com

COMMONWEALTH OF PENNSYLVANIA
KYLE D. SLACK
ENGINEER
No. PE098409

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-101

ORG. DATE - 09/16/2026

P:\PA\2025\PAA250291.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-CNDS-PAA250291.00-----LAYOUT: C-101 COVER SHEET
MAM

NAD83

N/F: Aztlan Investments LLC
PIN: 63-046-011
Instrument # 20220003075

N/F: Brooks C. Haller
PIN: 63-061-066
Instrument # 20200015710

N/F: Elias Montanez
PIN: 63-061-067
Instrument # 20080004900

N/F: Cindy Lee E. Hart
PIN: 63-061-068
Deed 0580000811

N/F: Wilgolmar Properties LLC
PIN: 63-046-010
Instrument # 20160004691

N/F: Eric J. Yordy
PIN: 63-059-063
Instrument # 20180007272

N/F: Jon Reese
PIN: 63-061-061
Instrument # 20140017844

N/F: Chad E. Huggins
PIN: 63-058-048
Instrument # 20080032770

N/F: Richard L. Kapp Jr.
PIN: 63-058-043
Instrument # 20110015238

N/F: Willie Ferguson
PIN: 63-058-044
Deed Book M64 Page 128

N/F: Patricia Mary Cibort
PIN: 63-058-036
Instrument # 20210021066

15' Undefined Easement

N/F: Arlene A. Carracato
PIN: 63-058-035
Instrument # 20240003196

N/F: Arlene A. Carracato
PIN: 63-058-058
Instrument # 20240003193

N/F: Rachel Mansfield
PIN: 63-057-117
Document # 0926004497

N/F: Friendship Fire Company
PIN: 57-016-008
Instrument # 20240005193

N/F: NESL II LLC
PIN: 57-016-001
Instrument # 20240025424

N/F: Terroll Bryant
PIN: 63-062-005
Instrument # 20220013658

N/F: Terroll Bryant
PIN: 63-062-006
Instrument # 20220013658

N/F: Ricardo Gutierrez
PIN: 63-062-007
Instrument # 20220027376

N/F: Timothy J Milletics
PIN: 63-062-008
Instrument # 20170019571

N/F: Aree Ben Zion
PIN: 63-062-009
Instrument # 20210046128

N/F: Saint Nicholas Serbian Eastern Orthodox Church
PIN: 63-062-004
Deed Book R51 Page 49

N/F: Deborah J. Beard
PIN: 63-061-069
Instrument # 20200004879

N/F: James M. Cibort
PIN: 63-062-010
Instrument # 20200004879

N/F: John A. Schuy Jr.
PIN: 63-062-011
Instrument # 20080040626

N/F: Patricia A. Finney
PIN: 63-062-012
Deed Book F63 Page 562

N/F: James C. Bastic
PIN: 63-059-010
Deed Book K48 Page 48

N/F: Lynnette Y. Newman
PIN: 63-059-055
Instrument # 20230009585

N/F: Laurence Meeches Jr.
PIN: 63-059-056
Deed Book 68 Page 137

N/F: Sissy K. Ramirez Martinez
PIN: 63-059-057
Instrument # 20170011198

N/F: William N. Harrison
PIN: 63-059-058
Instrument # 20220009077

N/F: Arthur L. Williams
PIN: 63-060-059
Instrument # 20230005538

N/F: Gaylor M. Green
PIN: 63-060-060
Deed Book V57 Page 340

N/F: Trihonest Limited Partnership
PIN: 63-060-061
Deed Book 3774 Page 194

N/F: Federal Express Corporation
Real Estate Manager #64-0591
PIN: 63-062-007
Instrument # 20140005641

Capped Rebar (fnd)
Pipe (fnd)
Rebar (fnd)
Conc. Mon. (fnd)
Fence Post (fnd)
Mag Nail (fnd)
Bent Rebar (fnd)
Terry Drive
50' Right Of Way
Quarry Road
50' Right Of Way

S85° 12' 20"E 292.00'
L=106.43' R=667.27'
S47°00'37"E 2.96'
S56°38'26"E 3.90'
L=50.91' R=667.27'
S57°09'21"E 165.00'
S56°38'26"E 360.43'
L=109.73' R=687.13'
S39°38'15"E 67.18'
L=35.41' R=687.13'
S33°30'05"E 351.97'
L=254.40' R=1880.08'
S25°41'55"E 620.97'
L=35.16' R=440.27'
S25°44'06"E 15.20'
S22°03'18"E 38.48'
S39°44'28"E 30.00'
S79°39'03"E 15.51'
L=44.45' R=440.27'
S48°17'42"E 1151.52'
S48°04'04"E 1032.14'
S41° 08' 48"W 169.00'
S79° 29' 50"W 1819.26'
N87° 51' 45"W 1948.45'
N73° 21' 36"E 443.21'
N85° 27' 19"W 389.96'
N03° 23' 18"W 598.73'
N01° 52' 15"E 1178.30'
N78° 26' 15"E 181.97'
N40° 15' 30"E 301.30'
N11° 44' 30"E 356.70'
N16° 10' 23"E 136.42'
N74° 22' 37"W 29.97'
N08° 49' 23"E 334.46'
N08° 23' 38"E 711.33'
S50° 34' 01"E 14.43'
Instrument # 20060004019 Township/Borough Line
Steelton Borough Line
Swatara Township Line
Iron Pin Found 2.27' East
PP&L AGREEMENT (11-18-77) MISC. BOOK V, VOL. 16, PAGE 444
140.0'
25.0'
75.0'

PENN STREET 35'

QUARRY ROAD

SOUTH HARRISBURG STREET

LOT LINE TO BE REMOVED (TYP)

EXISTING LOT - TO BE CONSOLIDATED
N/F Dauphin County General Authority
Tax Parcel No.: 63-046-008
Deed Book 2167, Page 357
Containing:
379,695 S.F = 8.7166 AC

EXISTING LOT - TO BE CONSOLIDATED
N/F Dauphin County General Authority
Tax Parcel No.: 63-046-005
Deed Book 1989, Page 333
Containing:
9,571,073 S.F. = 219.7216 AC

Both Tax Parcels 63-046-005 & 63-046-008
9,950,768 S.F. = 228.4382 AC

EXISTING ROW (TO BE WIDENED)

PROPOSED ROW (MIN 30' HALF WIDTH)

PROPOSED CONSOLIDATED PARCEL
(MEASURED TO PROPOSED ROW)

TOTAL AREA:
9,085,578 SF
228.31 ACRES

200 100 50 0 200
SCALE: 1" = 200'

P:\PA\20\PAA250291.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-LOTC-PAA250291.00.---LAYOUT, C-200 LOT CONSOLIDATION

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONCEPTS SET FORTH ON THIS PLAN ARE COPYRIGHTED AND SHALL NOT BE DISCLOSED OR USED FOR ANY PURPOSE, WITHOUT THE EXPRESS WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED, SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

ATTENTION ALL CONTRACTORS. LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREIN HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 50 OF 2017, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
WWW.PA1CALL.ORG
#20252650544

PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	PAA250291.00
DRAWN BY:	MAM
CHECKED BY:	KS
DATE:	09/16/2026
CAD I.D.:	P-CIVL-LOTC

PROJECT:

FINAL LAND DEVELOPMENT PLANS

FOR

US HIGHLANDS WEST PURCHASER LLC

PROPOSED DATA CENTER

650 S HARRISBURG STREET
SWATARA TOWNSHIP
DAUPHIN COUNTY
HARRISBURG, PA 17113

BOHLER
1600 MANOR DRIVE, SUITE 200
CHALFONT, PA 18914
Phone: (215) 996-9100
Fax: (215) 996-9102
www.BohlerEngineering.com

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
KYLE D. SLACK
ENGINEER
No. PE095409
PENNSYLVANIA

SHEET TITLE:

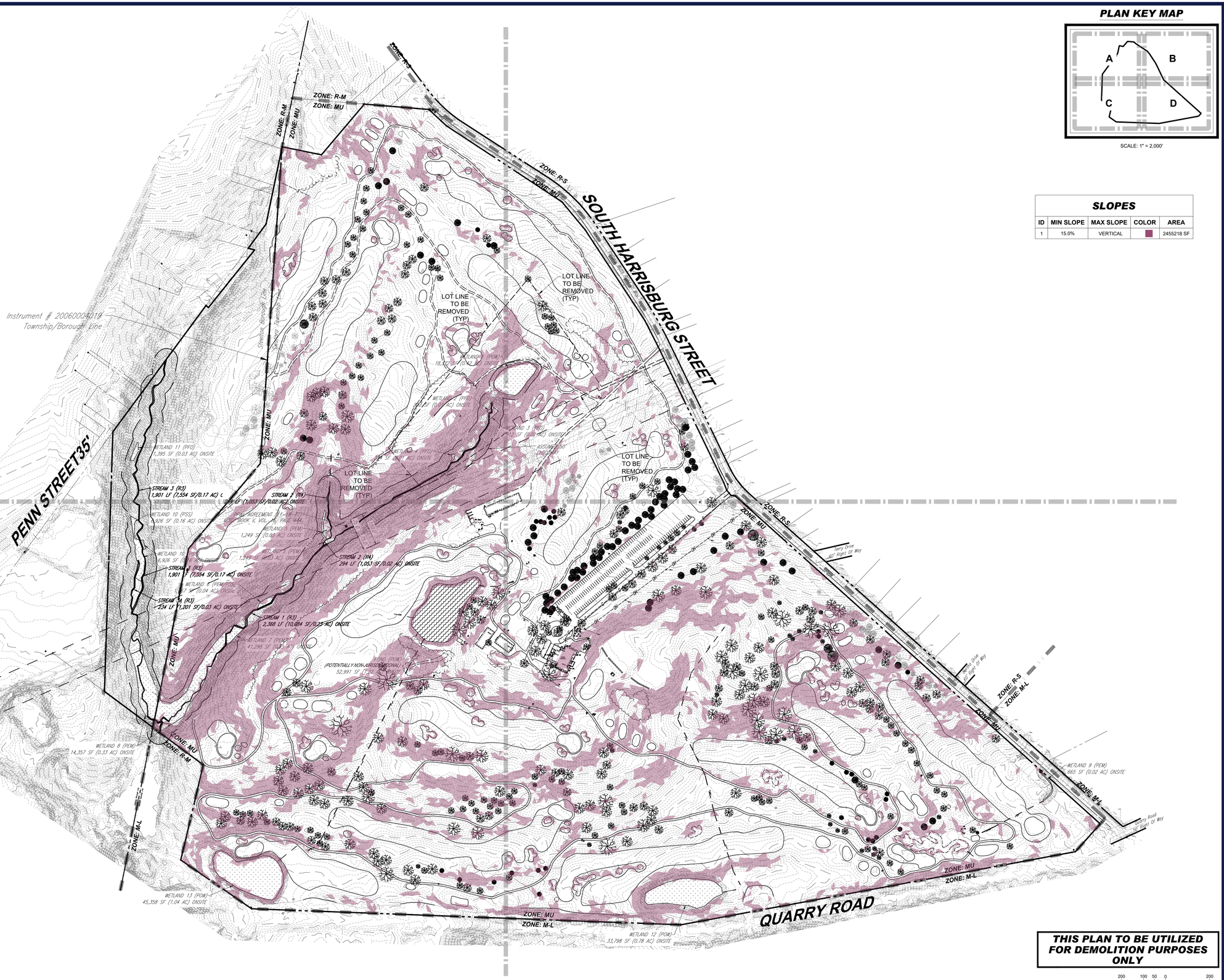
LOT CONSOLIDATION PLAN

SHEET NUMBER:

C-200

ORG. DATE - 09/16/2026

NAD83



PLAN KEY MAP

SCALE: 1" = 2,000'

SLOPES

ID	MIN SLOPE	MAX SLOPE	COLOR	AREA
1	15.0%	VERTICAL		2455218 SF

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY

200 100 50 0 200

SCALE: 1" = 200'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE, WITHOUT THE WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED, SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREIN HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 50 OF 2017, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
WWW.PA1CALL.ORG
#20252650544

PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	PAA250291.00
DRAWN BY:	MAM
CHECKED BY:	KS
DATE:	09/16/2026
CAD I.D.:	P-CIVIL-EXDM

PROJECT:

FINAL LAND DEVELOPMENT PLANS

FOR

US HIGHLANDS WEST PURCHASER LLC

PROPOSED DATA CENTER

650 S HARRISBURG STREET
SWATARA TOWNSHIP
DAUPHIN COUNTY
HARRISBURG, PA 17113

BOHLER

1600 MANOR DRIVE, SUITE 200
CHALFONT, PA 18914
Phone: (215) 996-9100
Fax: (215) 996-9102
www.BohlerEngineering.com

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
KYLE D. SLACK
ENGINEER
No. PE059499
PENNSYLVANIA

SHEET TITLE:

OVERALL EXISTING CONDITIONS DEMOLITION PLAN

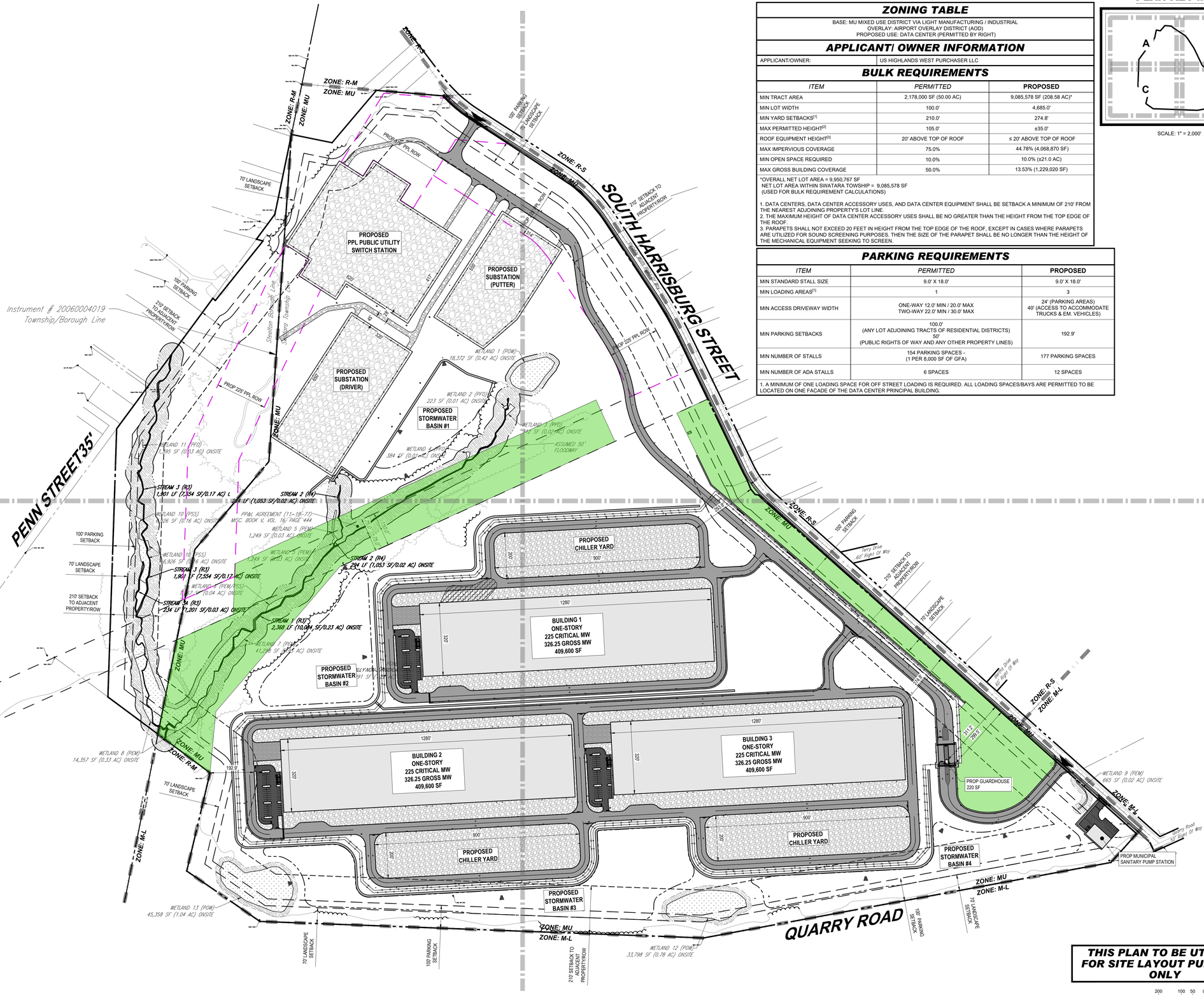
SHEET NUMBER:

C-201

ORG. DATE - 09/16/2026

P:\PA2025\PAA250291.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVIL-EXDM-PAA250291.00-----LAYOUT, C-201 OVRL EXDM MAM

NAD83



ZONING TABLE

BASE: MU MIXED USE DISTRICT VIA LIGHT MANUFACTURING / INDUSTRIAL
OVERLAY: AIRPORT OVERLAY DISTRICT (AOD)
PROPOSED USE: DATA CENTER (PERMITTED BY RIGHT)

APPLICANT/ OWNER INFORMATION

APPLICANT/OWNER:	US HIGHLANDS WEST PURCHASER LLC

BULK REQUIREMENTS

ITEM	PERMITTED	PROPOSED
MIN TRACT AREA	2,178,000 SF (50.00 AC)	9,085,578 SF (208.58 AC)*
MIN LOT WIDTH	100.0'	4,685.0'
MIN YARD SETBACKS[1]	210.0'	274.8'
MAX PERMITTED HEIGHT[2]	105.0'	±35.0'
ROOF EQUIPMENT HEIGHT[3]	20' ABOVE TOP OF ROOF	≤ 20' ABOVE TOP OF ROOF
MAX IMPERVIOUS COVERAGE	75.0%	44.78% (4,068,870 SF)
MIN OPEN SPACE REQUIRED	10.0%	10.0% (±21.0 AC)
MAX GROSS BUILDING COVERAGE	50.0%	13.53% (1,229,020 SF)

*OVERALL NET LOT AREA = 9,950,767 SF
NET LOT AREA WITHIN SWATARA TOWSHIP = 9,085,578 SF
(USED FOR BULK REQUIREMENT CALCULATIONS)

1. DATA CENTERS, DATA CENTER ACCESSORY USES, AND DATA CENTER EQUIPMENT SHALL BE SETBACK A MINIMUM OF 210' FROM THE NEAREST ADJOINING PROPERTY'S LOT LINE.
2. THE MAXIMUM HEIGHT OF DATA CENTER ACCESSORY USES SHALL BE NO GREATER THAN THE HEIGHT FROM THE TOP EDGE OF THE ROOF.
3. PARAPETS SHALL NOT EXCEED 20 FEET IN HEIGHT FROM THE TOP EDGE OF THE ROOF, EXCEPT IN CASES WHERE PARAPETS ARE UTILIZED FOR SOUND SCREENING PURPOSES, THEN THE SIZE OF THE PARAPET SHALL BE NO LONGER THAN THE HEIGHT OF THE MECHANICAL EQUIPMENT SEEKING TO SCREEN.

PARKING REQUIREMENTS

ITEM	PERMITTED	PROPOSED
MIN STANDARD STALL SIZE	9.0' X 18.0'	9.0' X 18.0'
MIN LOADING AREAS[1]	1	3
MIN ACCESS DRIVEWAY WIDTH	ONE-WAY 12.0' MIN / 20.0' MAX TWO-WAY 22.0' MIN / 30.0' MAX	24' (PARKING AREAS) 40' (ACCESS TO ACCOMMODATE TRUCKS & EM. VEHICLES)
MIN PARKING SETBACKS	100.0' (ANY LOT ADJOINING TRACTS OF RESIDENTIAL DISTRICTS) 50' (PUBLIC RIGHTS OF WAY AND ANY OTHER PROPERTY LINES)	192.9'
MIN NUMBER OF STALLS	154 PARKING SPACES - (1 PER 8,000 SF OF GFA)	177 PARKING SPACES
MIN NUMBER OF ADA STALLS	6 SPACES	12 SPACES

1. A MINIMUM OF ONE LOADING SPACE FOR OFF STREET LOADING IS REQUIRED. ALL LOADING SPACES/BAYS ARE PERMITTED TO BE LOCATED ON ONE FACADE OF THE DATA CENTER PRINCIPAL BUILDING.

PLAN KEY MAP

SCALE: 1" = 2,000'

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

200 100 50 0 200
SCALE: 1" = 200'

BOHLER™
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABILITY SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE, WITHOUT THE EXPRESS AUTHORIZATION FROM BOHLER. ONLY APPROVED AND SIGNED PLANS ARE TO BE USED FOR CONSTRUCTION PURPOSES.
© 2026 BOHLER, INC.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREIN HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 50 OF 2017, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
WWW.PA1CALL.ORG
#20252650544

PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	PAA250291.00
DRAWN BY:	MAM
CHECKED BY:	KS
DATE:	09/16/2026
CAD I.D.:	P-CIVL-SITE

PROJECT:

FINAL LAND DEVELOPMENT PLANS

FOR

US HIGHLANDS WEST PURCHASER LLC

PROPOSED DATA CENTER

650 S HARRISBURG STREET
SWATARA TOWNSHIP
DAUPHIN COUNTY
HARRISBURG, PA 17113

BOHLER™
1600 MANOR DRIVE, SUITE 200
CHALFONT, PA 18914
Phone: (215) 996-9100
Fax: (215) 996-9102
www.BohlerEngineering.com

COMMONWEALTH OF PENNSYLVANIA
KYLE D. SLACK
ENGINEER
No. PE059409

SHEET TITLE:

OVERALL SITE LAYOUT PLAN

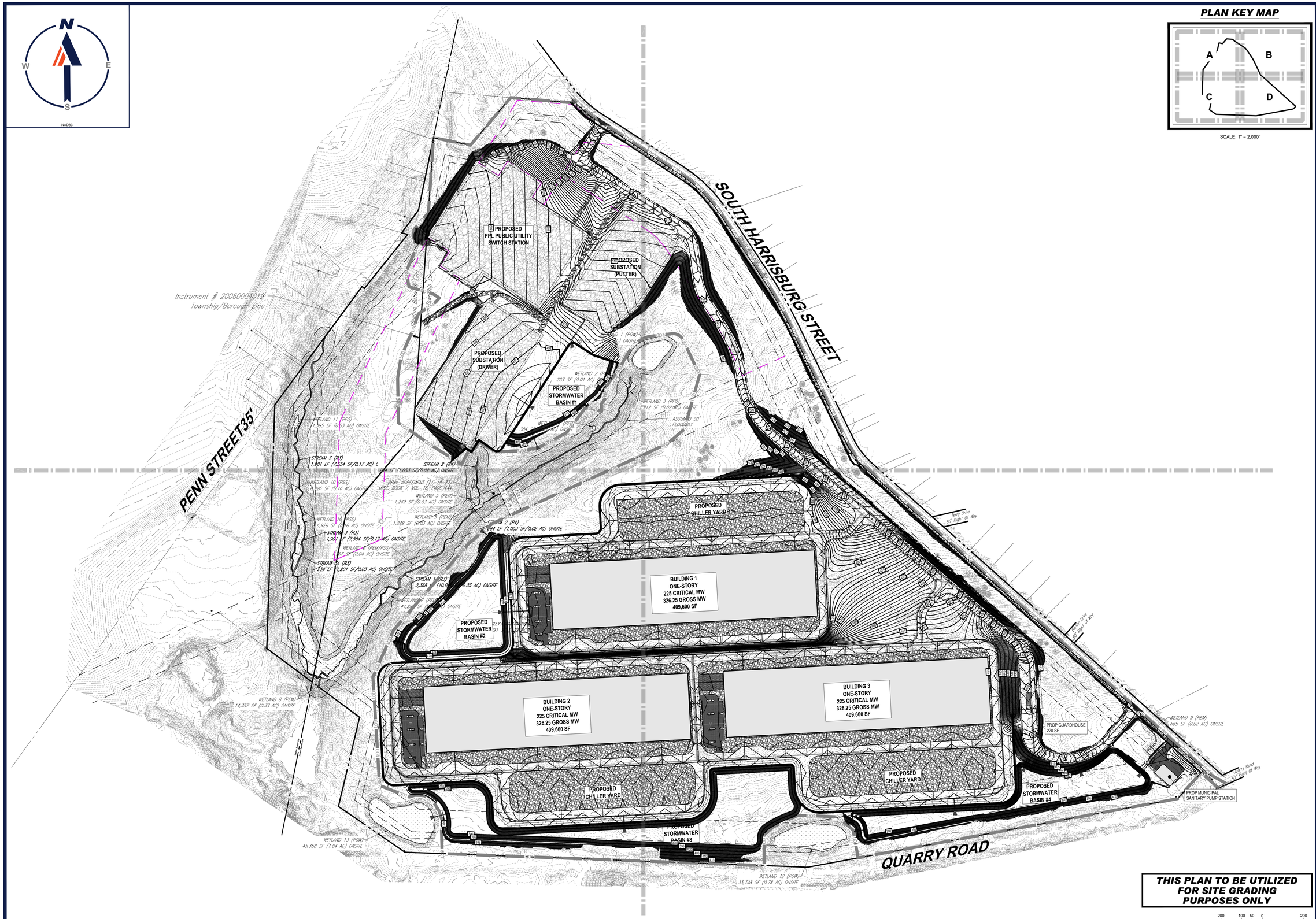
SHEET NUMBER:

C-301

ORG. DATE - 09/16/2026

P:\PA\20\25\PAA250291.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-SITE-PAA250291.00----LAYOUT C-301 OVRLL SITE.MW

NAD83



THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

200 100 50 0 200
SCALE: 1" = 200'

PLAN KEY MAP

SCALE: 1" = 2,000'

BOHLER™

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE WORKING DAYS, SIZING AND COSTING OF THIS PLANS SPECIFICATION AND DRAWINGS ARE THE PROPERTY OF BOHLER AND SHALL NOT BE LOANED OR USED FOR ANY PURPOSE WITHOUT BOHLER'S WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREIN HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 50 OF 2017, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
WWW.PAONECALL.ORG
#20252650544

PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	PAA250291.00
DRAWN BY:	MAM
CHECKED BY:	KS
DATE:	09/16/2026
CAD I.D.:	P-CIVL-GRAD

PROJECT:

FINAL LAND DEVELOPMENT PLANS

FOR

US HIGHLANDS WEST PURCHASER LLC

PROPOSED DATA CENTER

650 S HARRISBURG STREET
SWATARA TOWNSHIP
DAUPHIN COUNTY
HARRISBURG, PA 17113

BOHLER™
1600 MANOR DRIVE, SUITE 200
CHALFONT, PA 18914
Phone: (215) 996-9100
Fax: (215) 996-9102
www.BohlerEngineering.com

COMMONWEALTH OF PENNSYLVANIA
KYLE D. SLACK
ENGINEER
No. PE090489
PENNSYLVANIA

SHEET TITLE:

OVERALL GRADING PLAN

SHEET NUMBER:

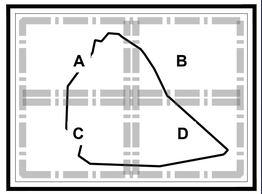
C-401

ORG. DATE - 09/16/2026

P:\PA\2025\PAA250291.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-GRAD-PAA250291.00-----LAYOUT C-401 DVRL GRAD

NAD83

PLAN KEY MAP



SCALE: 1" = 2,000'

THIS PLAN TO BE UTILIZED FOR DRAINAGE AND UTILITIES PURPOSES ONLY

200 100 50 0 200

SCALE: 1" = 200'

P:\PA\2025\PAA250291.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-PCSM-PAA250291.00-----LAYOUT C-406 OVRL PCSM

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE WORKS CIVIL DESIGN AND CONTENT OF THIS PLAN ARE COPYRIGHTED AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED, SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREIN HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 50 OF 2017, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
WWW.PA1CALL.ORG
#20252650544

PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	PAA250291.00
DRAWN BY:	MAM
CHECKED BY:	KS
DATE:	09/16/2026
CAD I.D.:	P-CIVL-PCSM

PROJECT:

FINAL LAND DEVELOPMENT PLANS

FOR

US HIGHLANDS WEST PURCHASER LLC

PROPOSED DATA CENTER

650 S HARRISBURG STREET
SWATARA TOWNSHIP
DAUPHIN COUNTY
HARRISBURG, PA 17113

BOHLER

1600 MANOR DRIVE, SUITE 200
CHALFONT, PA 18914
Phone: (215) 996-9100
Fax: (215) 996-9102
www.BohlerEngineering.com

COMMONWEALTH OF PENNSYLVANIA
KYLE D. SLACK
ENGINEER
No. PE090409

SHEET TITLE:

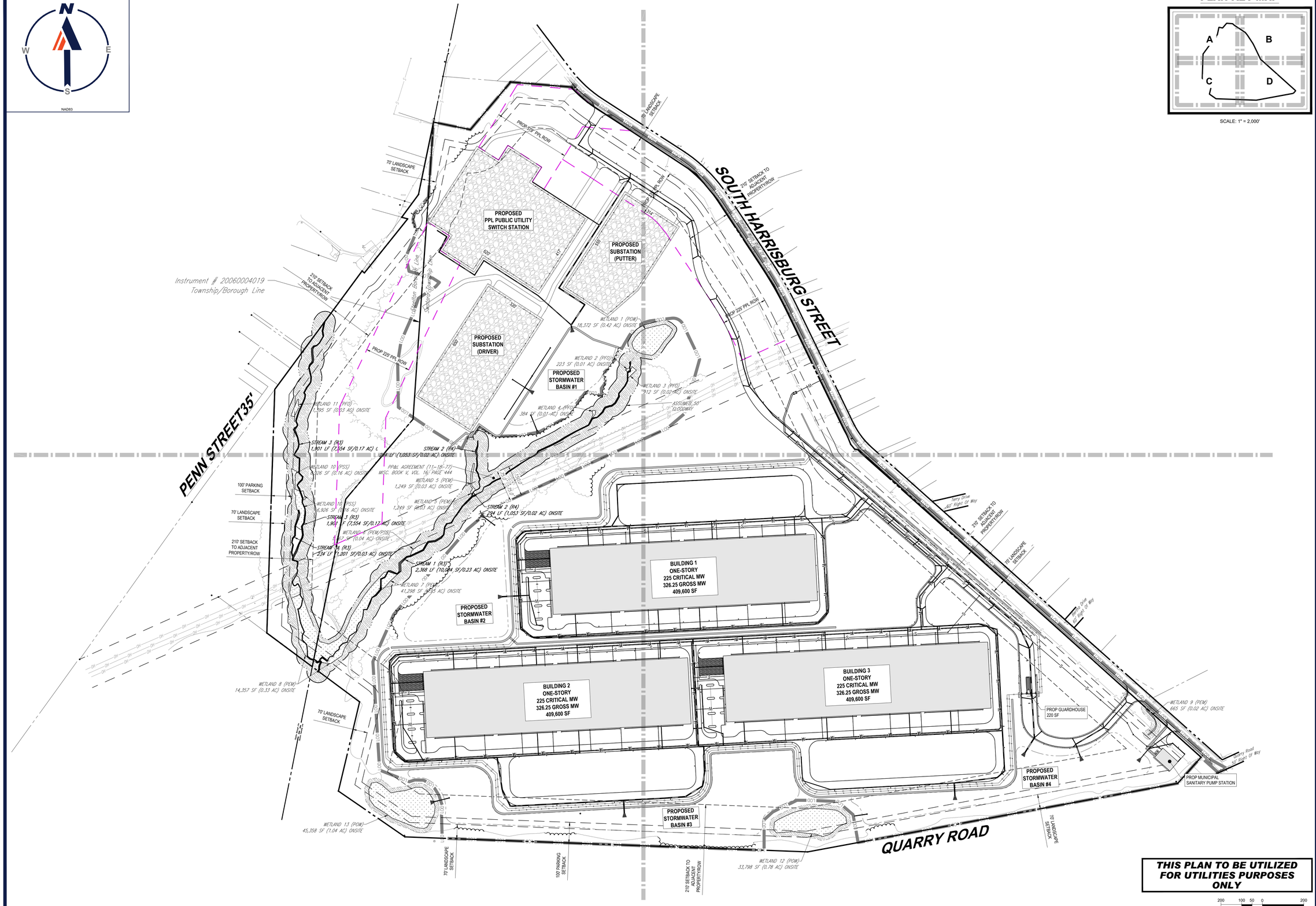
OVERALL POST CONSTRUCTION STORMWATER MANAGEMENT

SHEET NUMBER:

C-406

ORG. DATE - 09/16/2026

NAD83



SCALE: 1" = 200'

PLAN KEY MAP

SCALE: 1" = 2,000'

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE WORKS CIVIL DESIGN AND CONTENT OF THIS PLAN ARE COPYRIGHT AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT THE EXPRESS AUTHORIZATION FROM BOHLER. ONLY APPROVED, SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREIN HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 50 OF 2017, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
WWW.PAONECALL.ORG
#20252650544

PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	PAA250291.00
DRAWN BY:	MAM
CHECKED BY:	KS
DATE:	09/16/2026
CAD I.D.:	P-CIVL-UTIL

PROJECT:

FINAL LAND DEVELOPMENT PLANS

FOR

US HIGHLANDS WEST PURCHASER LLC

PROPOSED DATA CENTER

650 S HARRISBURG STREET
SWATARA TOWNSHIP
DAUPHIN COUNTY
HARRISBURG, PA 17113

BOHLER
1600 MANOR DRIVE, SUITE 200
CHALFONT, PA 18914
Phone: (215) 996-9100
Fax: (215) 996-9102
www.BohlerEngineering.com

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
KYLE D. SLACK
ENGINEER
No. PE090409

SHEET TITLE:

OVERALL UTILITY PLAN

SHEET NUMBER:

C-501

ORG. DATE - 09/16/2026

P:\PA\2025\PAA250291.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-UTIL-PAA250291.00-----LAYOUT: C-501 OVRL UTIL
MAM