No: 26-090

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 East 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: 5 | # of New Lots: 1 | # of DUs: 0 | Acs Subdiv/Devel: 144 | Total Acs: 157.21

Date Received: 8/24/2026 | Staff Review: 9/23/2026 | Official County Review: 9/23/2026

Reviewed by: staff /gd | Checked by: | Parcel ID: 63-062-041, 63-062-040, 63-062-051, 63-062-123, 63-062-052-000-0000

Project Description: Proposes a two-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, security entrance, 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:

1. Noise Study Requirement: A copy of the required Noise Study was not provided to the County as part of the submittal packet. A study matching the scope approved by the Township Engineer is to be submitted to certify that all projected sound emissions will meet the mandates of Swatara Township Zoning Ordinance § 295-57.1.J. The findings, conclusions, and operational guarantees of this study are subject to final verification and approval by the Township Engineer or an authorized, certified designee.

2. Water Supply Information: A copy of the required Water Supply Study was not provided to the County as part of the submittal packet. A study matching the scope approved by the Township Engineer is to be submitted to certify that all water needs and supply requirements will meet the mandates of Swatara Township Zoning Ordinance § 295-57.I I.. The findings, conclusions, and operational guarantees of this study are subject to final verification and approval by the Township Engineer or an authorized, certified designee.

3. Decommissioning Plan Requirement: A copy of the required Decommissioning Plan was not provided to the County as part of the submittal packet. Pursuant to § 295-57.1L of the Swatara Township Zoning Ordinance, the applicant must provide a comprehensive Decommissioning Plan to the Township. This plan must be reviewed and approved by the municipality prior to final plan approval.

4. According to the Dauphin County Comprehensive Plan and the Tri-County Regional Planning Commission Regional Growth Management Plan, the project site is located outside the designated growth boundary and is within the "Conservation" and "Rural Reserve" categories. However, due to its immediate proximity to officially designated "Urban Core" and "Growth" 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.

5. The applicant has not provided structural or architectural renderings illustrating the exterior appearance of the building. Due to the significant amount of earthwork and grading proposed across the site, substantial portions of the building's facade will be left heavily exposed, while other areas will be shielded by the topography. To evaluate the overall visual impact and ensure compliance with Township development standards, the applicant must provide detailed architectural elevations and a corresponding line-of-sight analysis that addresses the following items:

    a. Sound Mitigation Design & Integration: The submittal must clearly identify the exact placement, height, materials, and architectural treatments of all structural sound mitigation features, including roofline parapets and noise baffling systems, as they relate back to the sound-emitting profiles governed by § 295-57.1J.

    b. Topographical Exposure & Buffer Compliance: Because the extensive on-site grading leaves varying heights of the building envelope exposed to adjacent properties and rights-of-way, the applicant must submit a cross-sectional grading analysis. This is necessary to demonstrate how the building's shifting exposure coordinates with the buffer yard requirements of § 295-123.

    c. Landscaping Plan Alignment: These architectural elevations must align directly with the landscaping submittal required under § 295-124. This will verify that the proposed screening and plant materials provide a sufficient, continuous buffer to soften the exposed building envelope and completely shield any roof-mounted or ground-mounted mechanical equipment.

    d. In addition, the applicant must demonstrate compliance with § 295-57.1.F.5, which strongly encourages a variety of building sizes, massing, siting, and architectural treatments for data center sites with multiple principal buildings. The applicant must provide a clear justification demonstrating how the placement of the two proposed buildings and their associated electrical servicing facilities represents the optimal site layout to meet the intent of this section.

6. On-Site Electrical Substation / Power Infrastructure (Proposed PPL Public Utility Switch Station and Proposed Substation): While the site plan identifies two proposed electrical infrastructure facilities, it is assumed for the purposes of this review that the applicant is considering these structures as exempt under Section 619 of the Pennsylvania Municipalities Planning Code (MPC). However, because this infrastructure is situated on a unified commercial tract to serve a private data center, the review may be potentially treated as secondary, private accessory use and thereby possibly subject to local regulations unless proven otherwise.

a. To ensure compliance with local standards, the applicant (upon verification by the Municipality's solicitor) should address the following:

    1. Barring a verified exemption, the substation and any associated ground-mounted transformers, equipment, or switchgear comply with the structural setbacks, boundary buffers, and landscaping requirements outlined in § 295-123 (Buffer Yards) and § 295-124 (Landscaping).
    2. The landscaping plan is to be verified by the Township to ensure it demonstrates high-density, year-round opaque screening to fully shield the utility compound from public rights-of-way and adjacent properties
    3. If the applicant intends to maintain that this infrastructure is exempt from local zoning, a formal copy of the Pennsylvania Public Utility Commission (PUC) Order of Favorable Determination under MPC Section 619 must be provided to the Township for legal verification.
    4. It is recommended the Township Solicitor be consulted to verify this regulatory approach regarding substation placement and to ensure full legal compliance with local and state development laws.

7. 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.

    d. An 11-foot-wide gravel line is shown in the buffer yard on the North side of the site. It is assumed that this is part of the stormwater management infrastructure. Is this a permitted feature within the buffer yard as the existence prevents planting of the visual screening. Consideration of this in light of the preceding comment is recommended.

8. A Traffic Impact Study is required by §295-57.1D.6.a. (Required as per having an additional 50 parking spaces - §253-15.1B(2)). This plan should address the adequacy of the adjacent Highland Road and Keckler Road to adequately service the proposed development. In addition, the Roads do not appear to

meet current Township design standards and what improvements and modifications are necessary to mitigate the impacts of the proposed development.

9. Pedestrian Accommodations and Sidewalk Requirements: While the site plan outlines limited internal pedestrian paths adjacent to a primary driveway, it fails to provide sidewalks or pedestrian accommodations along the adjacent public street rights-of-way.
    a. Pursuant to Swatara Township SALDO § 253-32, sidewalks are required to be installed along all public street frontages for any major land development application. The applicant must update the site plans to show compliant pedestrian infrastructure along all adjacent street frontages.
    b. If the applicant does not intend to install sidewalks due to the industrial nature of the data center use, a formal written request for a SALDO waiver/modification must be submitted to the Township for review and action by the Board of Commissioners.

10. Vehicular Circulation Plan shows semi-trailer turns going over the edge of proposed access roads and driveways. The increased impervious surface area needed to accommodate this must be reflected accurately in the impervious surface calculations.
    a. Additionally, the semi-trailer paths do not show whether they can use the loading areas.
    b. The semi-trailer paths going to the substation and switch station show ingress but not turnaround and egress.

11. The Fire Service Plan does not show any data on the access road to the substation or switch station. §295-108B only requires access to principal buildings. However, it is recommended that local fire officials are afforded the opportunity to review per the parameters and guidelines identified by §295-108C.

12. Wetlands are erroneously depicted as being within the limits of Building 1 on page C-404.

13. Two culverts are erroneously depicted in the stream on page C-317.

14. On sheet C-306, the proposed retaining wall shows an encroachment into the "Stream 3" easement and protection area. The Township Engineer should complete a detailed review of this proposed addition. The applicant is to demonstrate that this encroachment will not adversely impact the stream and fully satisfies all Township stream preservation ordinances.

15. In addition, it appears the streams do not have in all cases a 25 foot maintenance easement or 50 foot wide access easement as required by SALDO §253-22B.(1&3)

16. No emergency access sign identified on the plan as required by §295-57.1L.1.

17. Building 1's loading area does not appear to meet requirements for §295-57.1D.4. section c.
    a. Per subsection c, the loading area cannot be adjacent to a residentially zoned lot line. The plan is not in compliance with this due to the residential zone on the other side of Highland Street starting at parcel 63-062-119.

18. No dumpsters are shown on the plan. To keep the community and surrounding waterways clean. Ensure adequate means of waste removal from site.

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

20. Adjacent Zoning districts are not shown. §253-10A.(1)(b)[7]

21. For the subdivision, the legal description listed point of beginnings for the parcel descriptions, but no corresponding primary control points were identified (or apparently shown) on the mapping.

22. Clarify which parcel lines are being removed, how many parcels are being consolidated, and how many parcels will be in the final site plan. Application states 5 lots into 1 where it seems here are 9 lots being consolidated into 1.

No. 26-090

	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		*See note PCP*
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 PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

FOR

US HIGHLANDS EAST PURCHASER LLC

PROPOSED

DATA CENTER

HIGHLAND STREET
SWATARA TOWNSHIP
DAUPHIN COUNTY
HARRISBURG, PA 17111

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)_____

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)_____

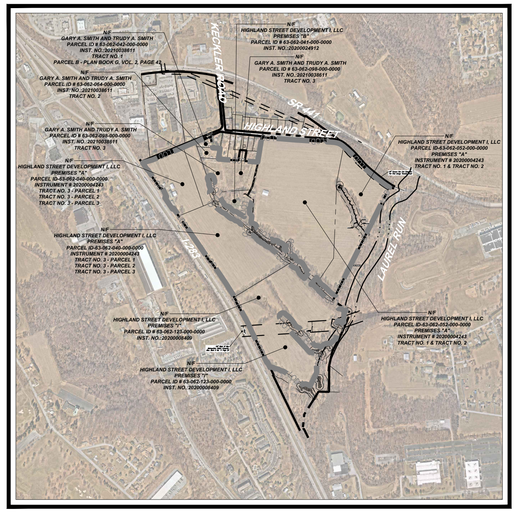
QUALIFIED PROFESSIONAL'S STORMWATER PLAN CERTIFICATION

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

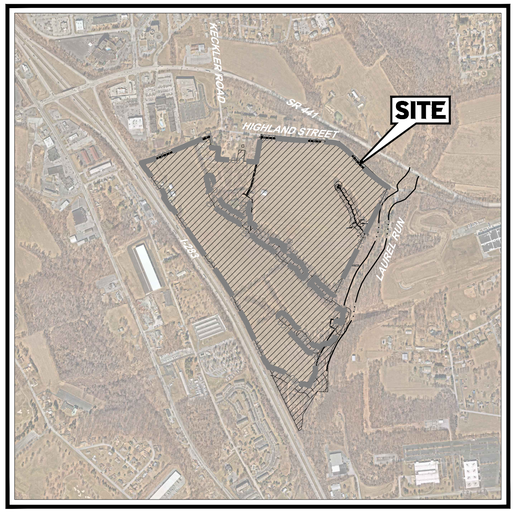
_____
KYLE SLACK, P.E. LICENSE #PE098409

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 CONTRACTOR'S 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.



TAX MAP
SCALE: 1" = 1,000'



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

REFERENCES AND CONTACTS

REFERENCES

♦BOUNDARY & TOPOGRAPHIC SURVEY:
HYLAND ENGINEERING
212 FRONT STREET
WORMLEYSBURG, PA 17043
DATED: 05/14/2025
JOB # 220595

♦GEOTECHNICAL INVESTIGATION REPORT:
ESC MID-ATLANTIC LLC
4951 HIGHLAND STREET
HARRISBURG, PA 17111
DATED: 06/2025

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.

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

PREPARED BY

BOHLER

CONTACT: KYLE SLACK, PE

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SITE CIVIL AND CONSULTING ENGINEERING
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PROGRAM MANAGEMENT
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.:	PAA250290.00-0A
DRAWN BY:	CTB
CHECKED BY:	PAA
DATE:	08/24/2026
CAD I.D.:	P-CIVIL-CNDS

PROJECT:

PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

FOR

US HIGHLANDS EAST PURCHASER LLC

PROPOSED DATA CENTER

HIGHLAND STREET
SWATARA TOWNSHIP
DAUPHIN COUNTY
HARRISBURG, PA 17111

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:

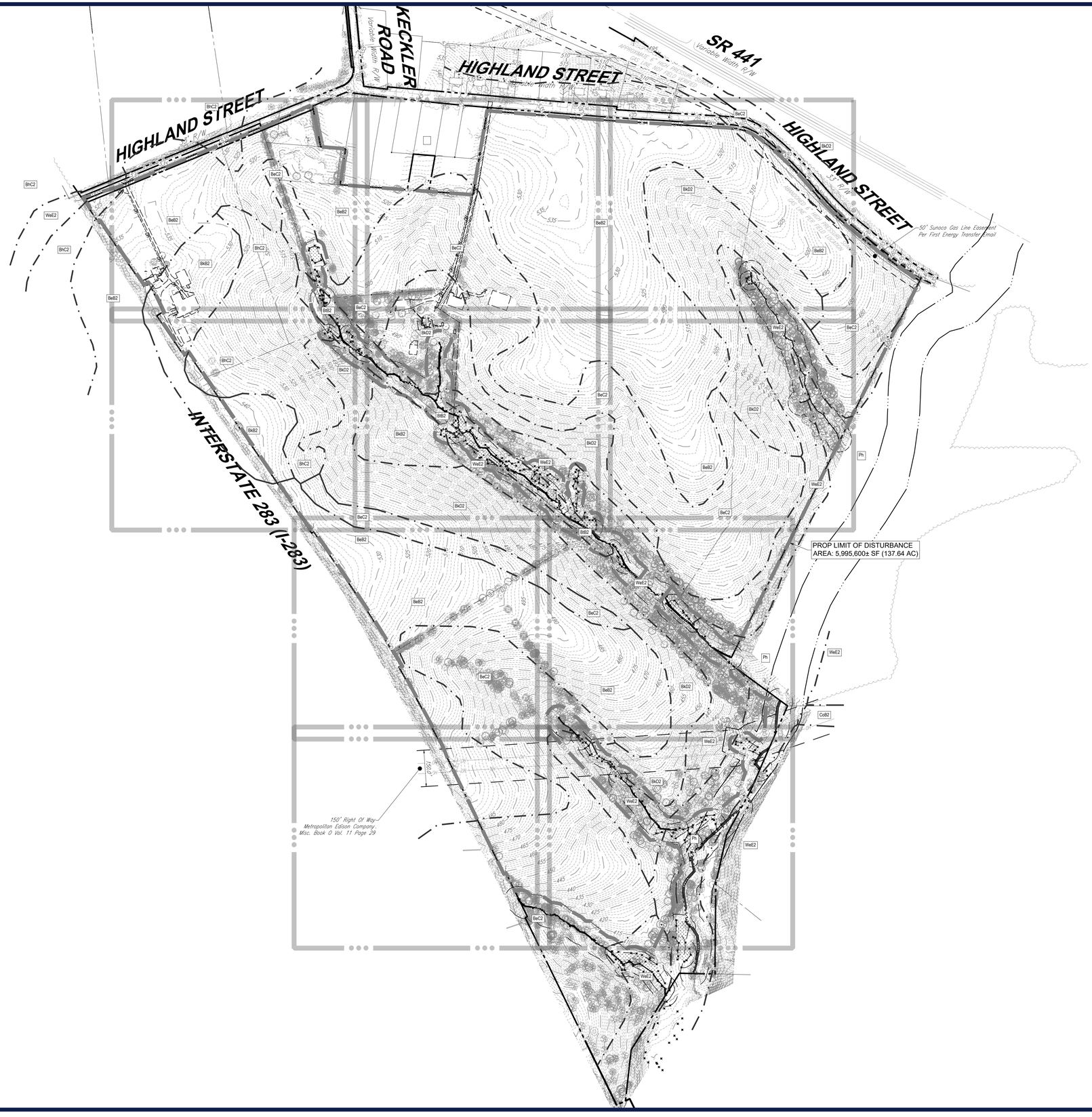
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SHEET NUMBER:

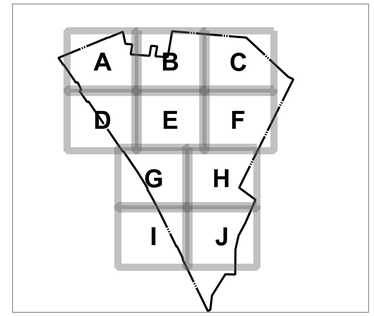
C-101

ORG. DATE - 08/24/2026

Aug 23, 2026
P:\PA\2025\PAA250290.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVIL-CNDS-PAA250290.00-0A---LAYOUT C-101 COVER SHEET



PLAN KEY MAP:



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SITE CIVIL AND CONSULTING ENGINEERING
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PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
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REVISIONS

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PROJECT No.:	PAA250290.00-0A
DRAWN BY:	CTB
CHECKED BY:	PAA
DATE:	08/24/2026
CAD I.D.:	P-CIVL-EXDM

PROJECT:

PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

FOR

US HIGHLANDS EAST PURCHASER LLC

PROPOSED DATA CENTER

HIGHLAND STREET
SWATARA TOWNSHIP
DAUPHIN COUNTY
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COMMONWEALTH OF PENNSYLVANIA
KYLE D. SLACK
ENGINEER
No. PE090405



NAD83

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY

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

SHEET TITLE:

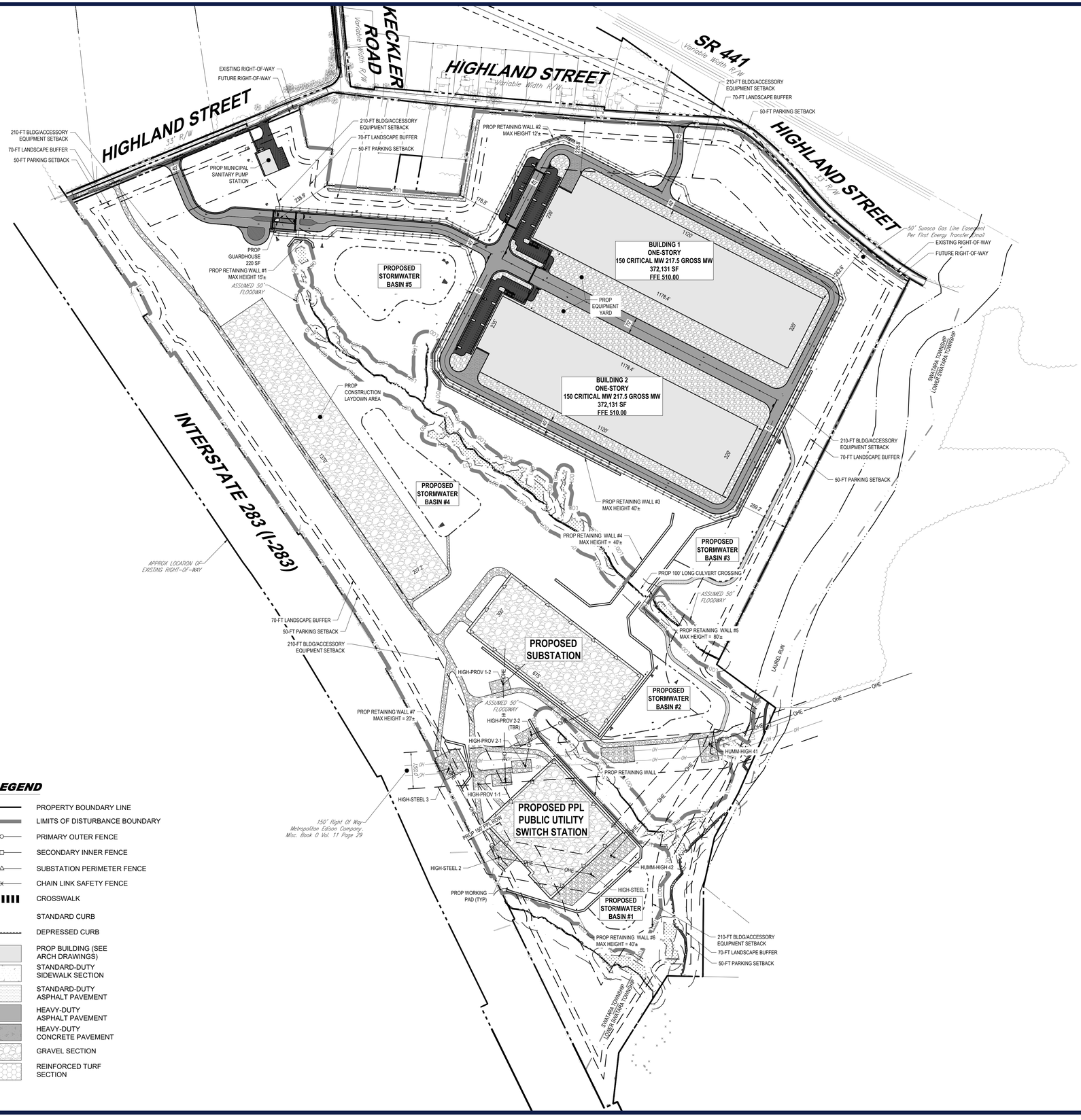
EXISTING CONDITIONS - DEMOLITION PLAN

SHEET NUMBER:

C-201

ORG. DATE - 08/24/2026

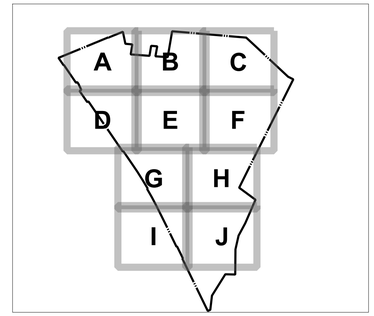
Aug 23, 2026
P:\PA\2025\PAA250290.00\CAD\DA\WINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-EXDM-PAA250290.00-0A-----LAYOUT C-201 OVERALL EXDM



SITE PLAN LEGEND

- PROPERTY BOUNDARY LINE
- LIMITS OF DISTURBANCE BOUNDARY
- PRIMARY OUTER FENCE
- SECONDARY INNER FENCE
- SUBSTATION PERIMETER FENCE
- CHAIN LINK SAFETY FENCE
- CROSSWALK
- STANDARD CURB
- DEPRESSED CURB
- PROP BUILDING (SEE ARCH DRAWINGS)
- STANDARD-DUTY SIDEWALK SECTION
- STANDARD-DUTY ASPHALT PAVEMENT
- HEAVY-DUTY ASPHALT PAVEMENT
- HEAVY-DUTY CONCRETE PAVEMENT
- GRAVEL SECTION
- REINFORCED TURF SECTION

PLAN KEY MAP:



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 EAST PURCHASER LLC

BULK REQUIREMENTS

ITEM	PERMITTED	PROPOSED
MIN TRACT AREA	2,178,000 SF (50.00 AC)	6,848,133 SF (157.21 AC)
MIN LOT WIDTH	100.0'	2,279.0'
MIN YARD SETBACKS[1]	210.0'	226.8'
MAX PERMITTED HEIGHT[2]	105.0'	< 105'
ROOF EQUIPMENT HEIGHT[3]	20' ABOVE TOP OF ROOF	≤ 20' ABOVE TOP OF ROOF
MAX IMPERVIOUS COVERAGE	75.0%	38.99% (2,670,139 SF)
MAX GROSS BUILDING COVERAGE	50.0%	10.87% (744,482 SF)

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	2
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	50.0'	178.8'
MIN NUMBER OF STALLS	93 PARKING SPACES (1 PER 8,000 SF OF GFA)	203 PARKING SPACES
MIN NUMBER OF ADA STALLS	7 SPACES	8 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.

AIRPORT OVERLAY DISTRICT NOTE:
SITE IS WITHIN BOTH CAPITAL CITY & HARRISBURG INTERNATIONAL AIRPORT OVERLAY ZONES. CAPITAL CITY AIRPORT ELEVATION = 347', HARRISBURG INTERNATIONAL ELEVATION = 310'. THE SOUTHERN PORTION OF THE PROPERTY FALLS WITHIN THE CONICAL SURFACE ZONE WHICH INCREASES THE MAXIMUM HEIGHT 1 FT VERTICAL FOR EVERY 20 FT HORIZONTAL BASED ON THE ESTABLISHED HORIZONTAL SURFACE ZONE ELEVATION OF 460'. THE MAXIMUM HEIGHT IN THE SOUTHERN PORTION OF THE PROPERTY IN THE VICINITY OF THE EXISTING OH TRANSMISSION LINES IS APPROXIMATELY ELEVATION 600'. IT IS NOT ANTICIPATED THAT BUILDING HEIGHTS WILL BE IMPACTED BY THE AIRPORT OVERLAY ZONE, HOWEVER CLEARANCE FROM THE FAA MAY BE REQUIRED FOR CONSTRUCTION EQUIPMENT SUCH AS CRANES.

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

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

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REVISIONS

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#20250150859

PERMIT SET

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PROJECT No.: PAA250290.00-0E
DRAWN BY: CTB
CHECKED BY: PAA
DATE: 08/24/2026
CAD I.D.: P-CIVL-SITE

PROJECT:

PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

FOR

US HIGHLANDS EAST PURCHASER LLC

PROPOSED DATA CENTER

HIGHLAND STREET
SWATARA TOWNSHIP
DAUPHIN COUNTY
HARRISBURG, PA 17111

BOHLER™
1600 MANOR DRIVE, SUITE 200
CHALFONT, PA 18914
Phone: (215) 996-9100
Fax: (215) 996-9102
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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
KYLE D. SLACK
ENGINEER
No. PE090400
PENNSYLVANIA

SHEET TITLE:

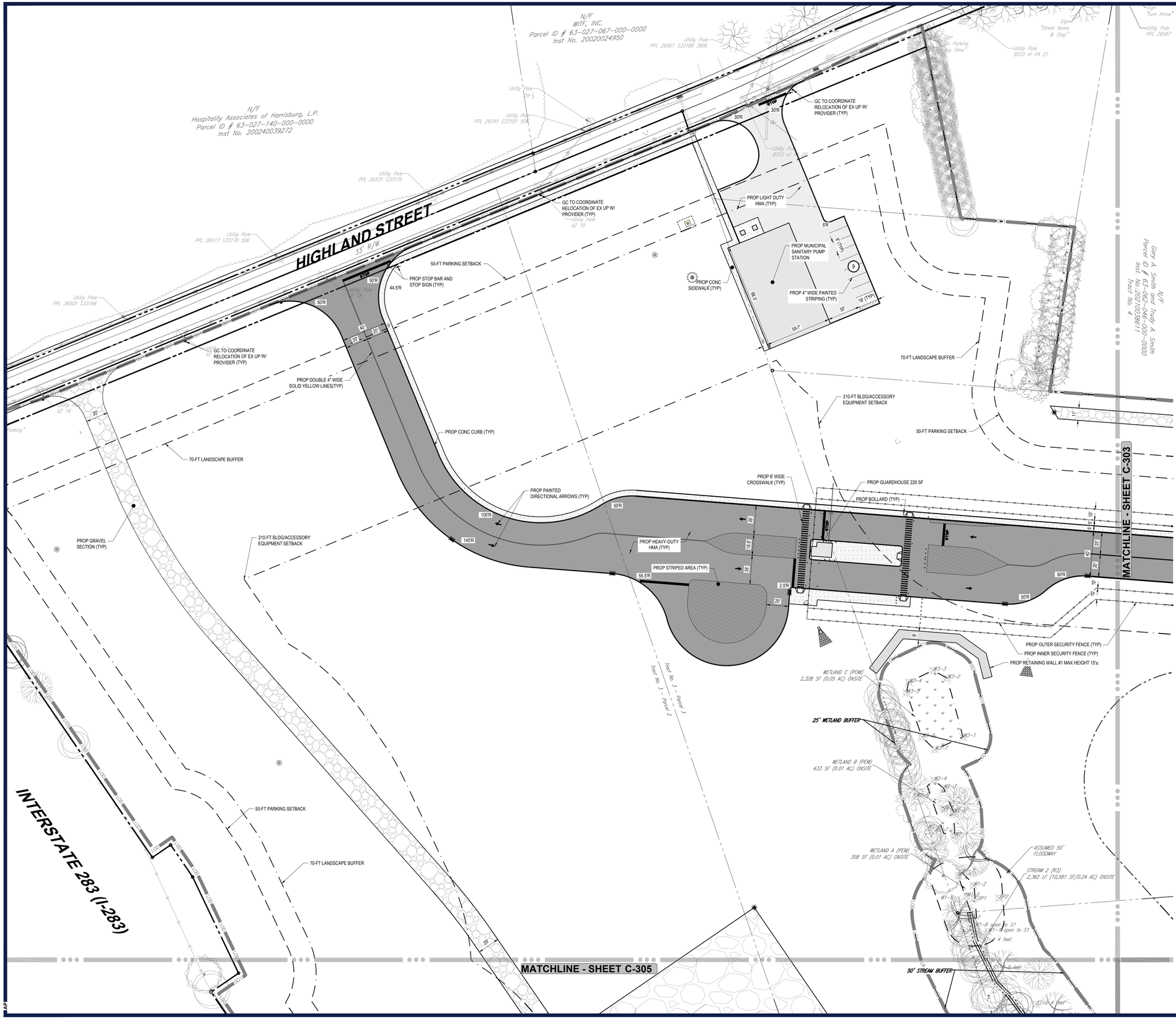
OVERALL SITE PLAN

SHEET NUMBER:

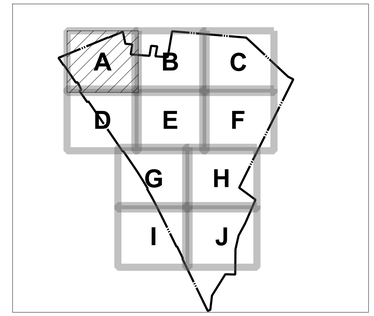
C-301

ORG. DATE - 08/24/2026

Aug 23, 2026
P:\PA\2025\PAA250290.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-SITE-PAA250290.00-0E-----LAYOUT: C-301 OVERALL SITE
AP



PLAN KEY MAP:



SITE PLAN LEGEND

- PROPERTY BOUNDARY LINE
- LIMITS OF DISTURBANCE BOUNDARY
- PRIMARY OUTER FENCE
- SECONDARY INNER FENCE
- SUBSTATION PERIMETER FENCE
- CHAIN LINK SAFETY FENCE
- CROSSWALK
- STANDARD CURB
- DEPRESSED CURB
- PROP BUILDING (SEE ARCH DRAWINGS)
- STANDARD-DUTY SIDEWALK SECTION
- STANDARD-DUTY ASPHALT PAVEMENT
- HEAVY-DUTY ASPHALT PAVEMENT
- HEAVY-DUTY CONCRETE PAVEMENT
- GRAVEL SECTION
- REINFORCED TURF SECTION

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

40 20 10 0 40

SCALE: 1" = 40'

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PROJECT No.:	PAA250290.00-0E
DRAWN BY:	CTB
CHECKED BY:	PAA
DATE:	08/24/2026
CAD I.D.:	P-CIVL-SITE

PROJECT:

PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

FOR

US HIGHLANDS EAST PURCHASER LLC

PROPOSED DATA CENTER

HIGHLAND STREET
SWATARA TOWNSHIP
DAUPHIN COUNTY
HARRISBURG, PA 17111

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KYLE D. SLACK
ENGINEER
No. PE059401

SHEET TITLE:

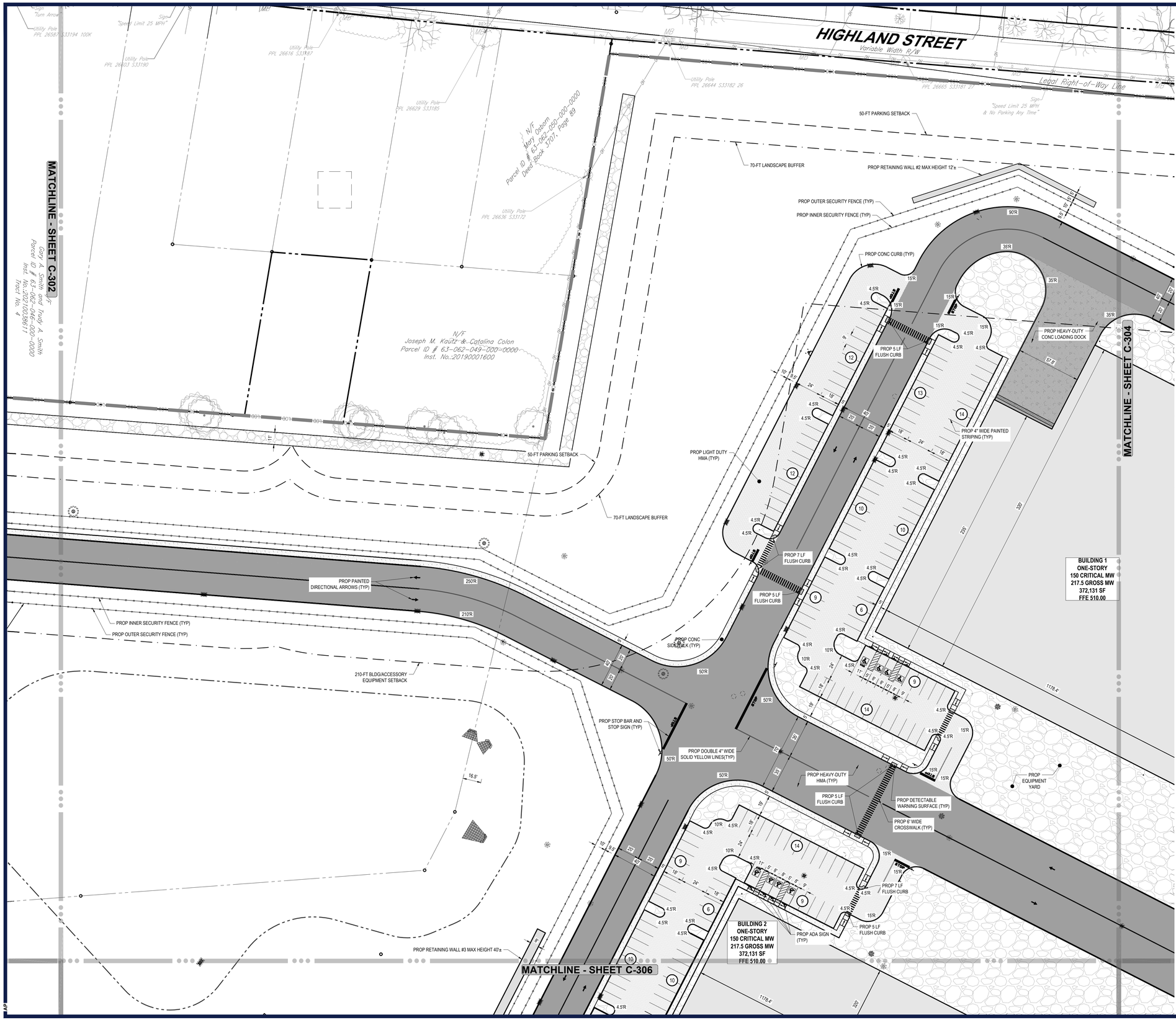
SITE PLAN A

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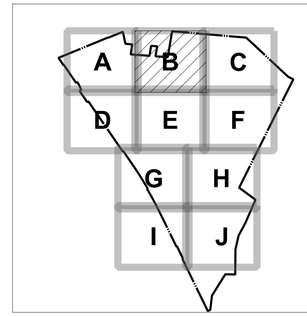
C-302

ORG. DATE - 08/24/2026

Aug 23, 2026
P:\PA\2025\PAA250290.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-SITE-PAA250290.00-0E-----LAYOUT: C-302 SITE A
AP



PLAN KEY MAP:



SITE PLAN LEGEND

- PROPERTY BOUNDARY LINE
- LOD LOD LIMITS OF DISTURBANCE BOUNDARY
- PRIMARY OUTER FENCE
- SECONDARY INNER FENCE
- SUBSTATION PERIMETER FENCE
- CHAIN LINK SAFETY FENCE
- CROSSWALK
- STANDARD CURB
- DEPRESSED CURB
- PROP BUILDING (SEE ARCH DRAWINGS)
- STANDARD-DUTY SIDEWALK SECTION
- STANDARD-DUTY ASPHALT PAVEMENT
- HEAVY-DUTY ASPHALT PAVEMENT
- HEAVY-DUTY CONCRETE PAVEMENT
- GRAVEL SECTION
- REINFORCED TURF SECTION

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

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PROJECT No.:	PAA250290.00-0E
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CHECKED BY:	PAA
DATE:	08/24/2026
CAD I.D.:	P-CIVL-SITE

PROJECT:

PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

FOR

US HIGHLANDS EAST PURCHASER LLC

PROPOSED DATA CENTER

HIGHLAND STREET
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KYLE D. SLACK
ENGINEER
No. PE109430

SHEET TITLE:

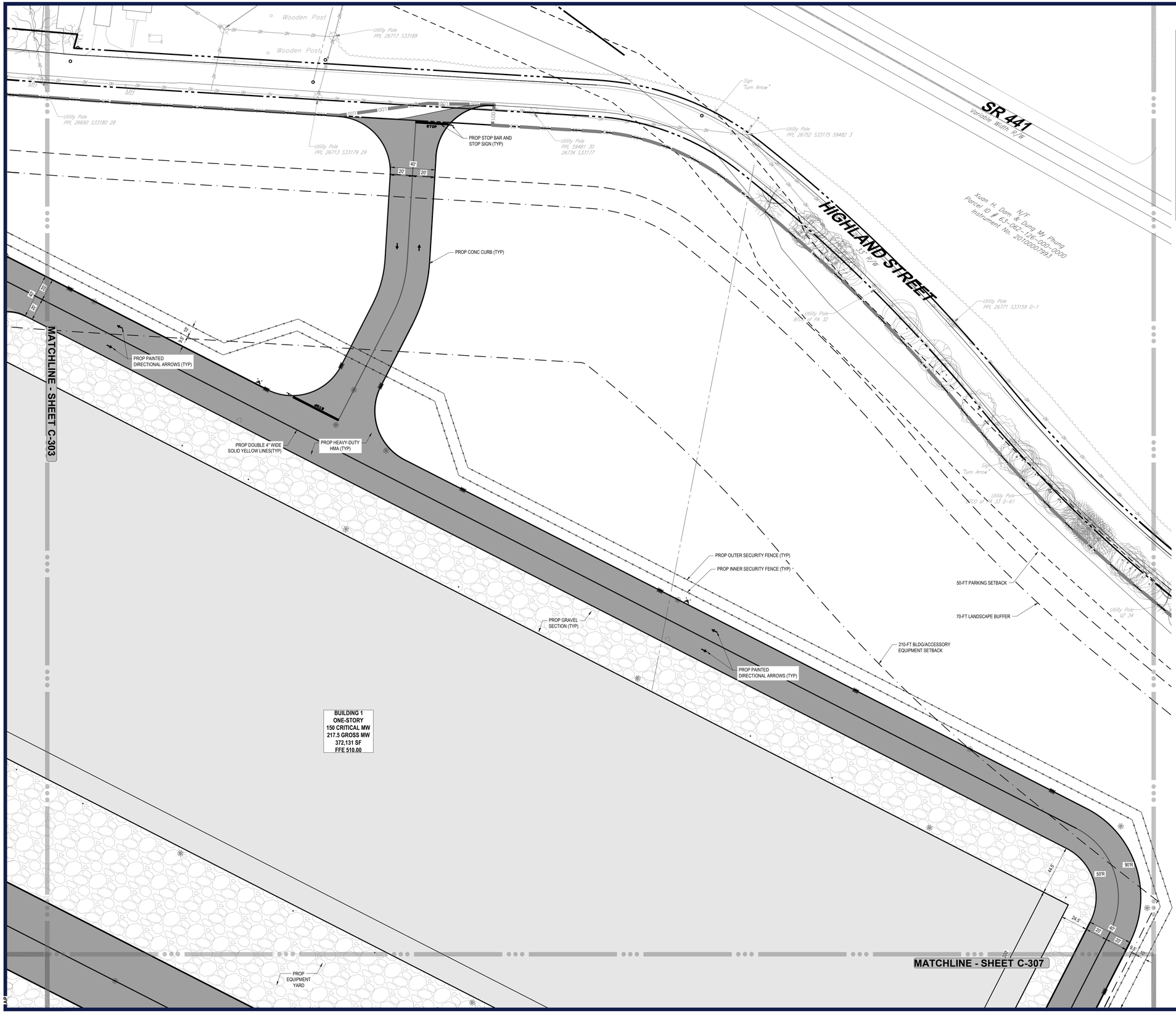
SITE PLAN B

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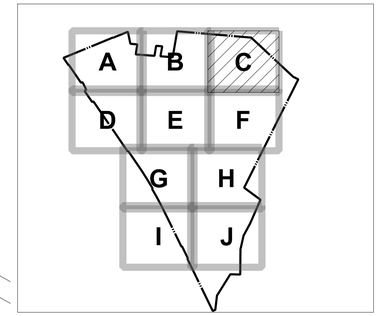
C-303

ORG. DATE - 08/24/2026

Aug 23, 2026
P:\PA\2025\PAA250290.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-SITE-PAA250290.00-0E-----1-LAYOUT C-303 SITE B



PLAN KEY MAP:



SITE PLAN LEGEND

- PROPERTY BOUNDARY LINE
- LIMITS OF DISTURBANCE BOUNDARY
- PRIMARY OUTER FENCE
- SECONDARY INNER FENCE
- SUBSTATION PERIMETER FENCE
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- HEAVY-DUTY CONCRETE PAVEMENT
- GRAVEL SECTION
- REINFORCED TURF SECTION

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40 20 10 0 40

SCALE: 1" = 40'

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PROJECT No.:	PAA250290.00-0E
DRAWN BY:	CTB
CHECKED BY:	PAA
DATE:	08/24/2026
CAD I.D.:	P-CIVIL-SITE

PROJECT:

PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

FOR

US HIGHLANDS EAST PURCHASER LLC

PROPOSED DATA CENTER

HIGHLAND STREET
SWATARA TOWNSHIP
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HARRISBURG, PA 17111

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COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL ENGINEER — KYLE D. SLACK — ENGINEER No. PE090450 — PENNSYLVANIA

SHEET TITLE:

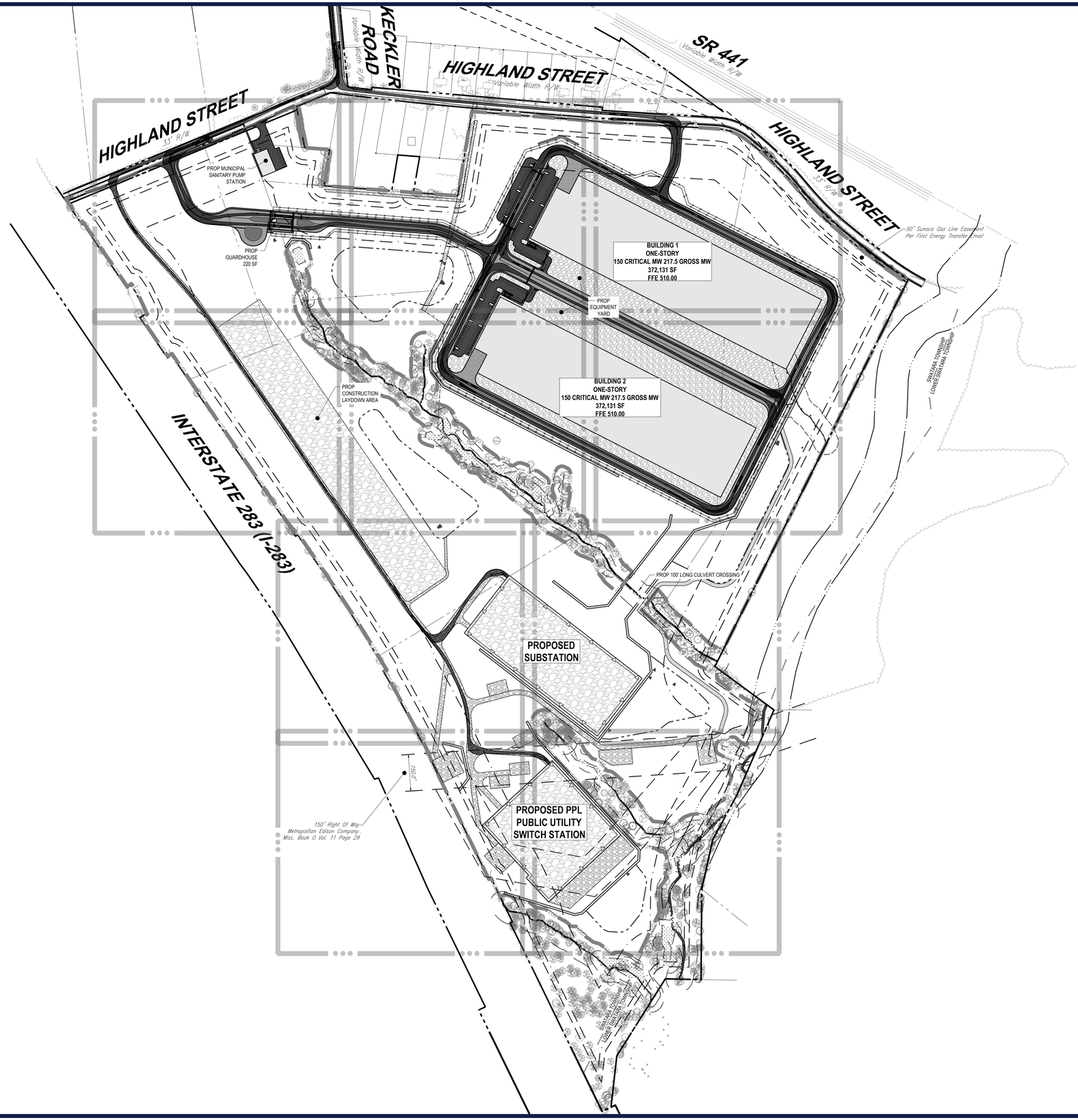
SITE PLAN C

SHEET NUMBER:

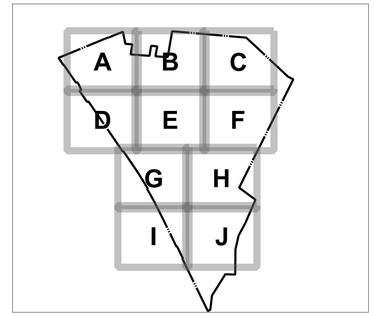
C-304

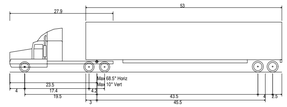
ORG. DATE - 08/24/2026

Aug 23, 2026
P:\PA\2025\PAA250290.00\CAD\BKWNGS\PLAN SETS\CIVIL SITE PLANS\P-CIVIL-SITE-PAA250290.00-0E-----4-LAYOUT C-304 SITE C



PLAN KEY MAP:





WB-67 - Interstate Semi-Trailer

Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°



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PROJECT No.:	PAA250290.00-0A
DRAWN BY:	CTB
CHECKED BY:	PAA
DATE:	08/24/2026
CAD I.D.:	P-CIVL-TRCK

PROJECT:

PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

FOR

US HIGHLANDS EAST PURCHASER LLC

PROPOSED DATA CENTER

HIGHLAND STREET
SWATARA TOWNSHIP
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KYLE D. SLACK
ENGINEER
No. PE090490
PENNSYLVANIA

SHEET TITLE:

OVERALL VEHICLE CIRCULATION PLAN

SHEET NUMBER:

C-312

ORG. DATE - 08/24/2026

Aug 23, 2026
P:\PA\2025\PAA250290.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-TRCK-PAA250290.00-0A-----LAYOUT: C-312 OVERALL VEHICLE CIRCULATION PLAN

N/F
WITF, INC.
Parcel ID # 63-027-067-000-0000
Inst No. 20020024950

N/F
Hospitality Associates of Harrisburg, L.P.
Parcel ID # 63-027-140-000-0000
Inst No. 20020039272

HIGHLAND STREET

N/F
Gary A. Smith and Trudy A. Smith
Parcel ID # 63-062-042-000-0000
Inst. No.:20210038611
Tract No. 1
Parcel B - Plan Book G, Vol. 2, Page 42

N/F
Gary A. Smith and Trudy A. Smith
Parcel ID # 63-062-064-000-0000
Inst. No.:20210038611
Tract No. 2

N/F
Gary A. Smith and Trudy A. Smith
Parcel ID # 63-062-046-000-0000
Inst. No.:20210038611
Tract No. 4

N/F
Gary A. Smith and Trudy A. Smith
Parcel ID # 63-062-098-000-0000
Inst. No.:20210038611
Tract No. 3

N/F
Highland Street Development I, LLC
Premises "A"
Parcel ID-63-062-040-000-0000
Instrument # 20200004243
Tract No. 3 - Parcel 1
Tract No. 3 - Parcel 2
Tract No. 3 - Parcel 3

Tract No. 3 – Parcel 3
Tract No. 3 – Parcel 2

INTERSTATE 283 (I-283)

PROP LIGHT DUTY HMA (TYP)
PROP MUNICIPAL SANITARY PUMP STATION
PROP 4" WIDE PAINTED STRIPING (TYP)
PROP STOP BAR AND STOP SIGN (TYP)
PROP DOUBLE 4" WIDE SOLID YELLOW LINES(TYP)
PROP CONC CURB (TYP)
PROP 6' WIDE CROSSWALK (TYP)
PROP PAINTED DIRECTIONAL ARROWS (TYP)
PROP GUARDHOUSE 220 SF
PROP HEAVY-DUTY HMA (TYP)
PROP STRIPED AREA (TYP)
PROP GRAVEL SECTION (TYP)

MATCHLINE - SHEET C-314
MATCHLINE - SHEET C-316

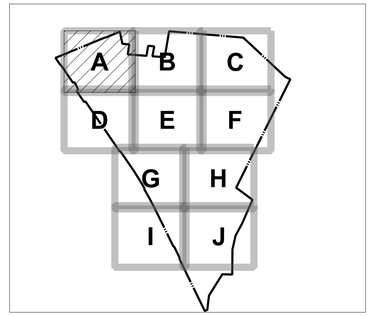
S34° 26' 05"E 35.00'
N55° 33' 55"E 20.00'
S85° 36' 03"W 213.10'

Utility Pole PPL 26561 S33188 39O6
Utility Pole PPL 26545 S33181 50K
Utility Pole PPL 26531 S33175
Utility Pole PPL 26517 S33170 50K
Utility Pole PPL 26508 S33164
Utility Pole VZ 19
Utility Pole VZ 17
Utility Pole VZ 16
Utility Pole BTCO of PA 21
Utility Pole PPL 26597
Sign "Turn Arrow"
Sign "Street Name & Stop"
Sign "No Parking Any Time"

WB-67 - Interstate Semi-Trailer

Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°

PLAN KEY MAP:



THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

NAD83

SCALE: 1" = 40'

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.
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PROJECT No.:	PAA250290.00-0A
DRAWN BY:	CTB
CHECKED BY:	PAA
DATE:	08/24/2026
CAD I.D.:	P-CIVIL-TRCK

PROJECT:

PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

FOR

US HIGHLANDS EAST PURCHASER LLC

PROPOSED DATA CENTER

HIGHLAND STREET
SWATARA TOWNSHIP
DAUPHIN COUNTY
HARRISBURG, PA 17111

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. 091008
PENNSYLVANIA

SHEET TITLE:

VEHICLE CIRCULATION PLAN A

SHEET NUMBER:

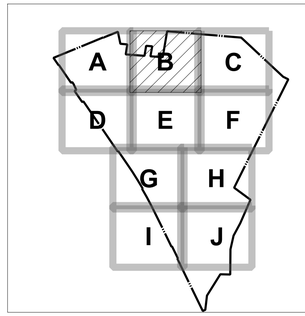
C-313

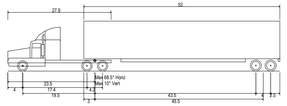
ORG. DATE - 08/24/2026

Aug 23, 2026
P:\PA\2025\PAA250290.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVIL-TRCK-PAA250290.00-0A-----LAYOUT C-313 VEHICLE CIRCULATION PLAN A

HIGHLAND STREET
Variable Width R/W
Legal Right-of-Way Line
N85° 04' 37"W 100.00'
N85° 04' 37"W 125.00'
Plan of Host Acres
Plan Book 12 Page 72
Sign "Turn Arrow"
Sign "Speed Limit 25 MPH"
Sign "Speed Limit 25 MPH & No Parking Any Time"
Utility Pole PPL 26587 533194 100K
Utility Pole PPL 26603 533190
Utility Pole PPL 26616 533187
Utility Pole PPL 26629 533185
Utility Pole PPL 26636 533172
Utility Pole PPL 26644 533182 26
Utility Pole PPL 26665 533181 27
N/F
Mary Osborn
Parcel ID # 63-062-050-000-0000
Deed Book 3107, Page 89
N/F
Joseph M. Kautz & Catalina Colon
Parcel ID # 63-062-049-000-0000
Inst. No.:20190001600
MATCHLINE - SHEET C-313
N/F
Gary A. Smith and Trudy A. Smith
Parcel ID # 63-062-046-000-0000
Inst. No.:20210038611
Tract No. 4
N/F
Highland Street Development I, LLC
Parcel ID-63-062-052-000-0000
Premises "A"
Instrument # 20200004243
Tract No. 1 & Tract No. 2
PROP CONC CURB (TYP)
PROP HEAVY-DUTY CONC LOADING DOCK
PROP 5 LF FLUSH CURB
PROP 4" WIDE PAINTED STRIPING (TYP)
PROP LIGHT DUTY HMA (TYP)
MATCHLINE - SHEET C-315
16.5' Right Of Way
Deed Book 32N Page 113
PROP 7 LF FLUSH CURB
PROP 5 LF FLUSH CURB
BUILDING 1
ONE-STORY
150 CRITICAL MW
217.5 GROSS MW
372,131 SF
FFE 510.00
PROP PAINTED DIRECTIONAL ARROWS (TYP)
N/F
Gary A. Smith and Trudy A. Smith
Parcel ID # 63-062-098-000-0000
Inst. No.:20210038611
Tract No. 3
PROP STOP BAR AND STOP SIGN (TYP)
PROP DOUBLE 4" WIDE SOLID YELLOW LINES(TYP)
PROP HEAVY-DUTY HMA (TYP)
PROP 5 LF FLUSH CURB
PROP 6' WIDE CROSSWALK (TYP)
PROP EQUIPMENT YARD
Ingress, Egress, and Regress
Instrument # 202002474912
S85° 43' 02"W 310.57'
59.19'
Rebar (Found)
S85° 58' 57"E 110.26'
PROP 7 LF FLUSH CURB
PROP ADA SIGN (TYP)
PROP 5 LF FLUSH CURB
BUILDING 2
ONE-STORY
150 CRITICAL MW
217.5 GROSS MW
372,131 SF
FFE 510.00
MATCHLINE - SHEET C-317

PLAN KEY MAP:





WB-67 - Interstate Semi-Trailer

Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°

N
W
E
S
NAD83

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

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

Aug 23, 2026
P:\PA\20\PAA250290.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-TRCK-PAA250290.00-0A-----LAYOUT: C-314 VEHICLE CIRCULATION PLAN B
AP

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PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
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KYLE D. SLACK
ENGINEER
No. PE090450
PENNSYLVANIA

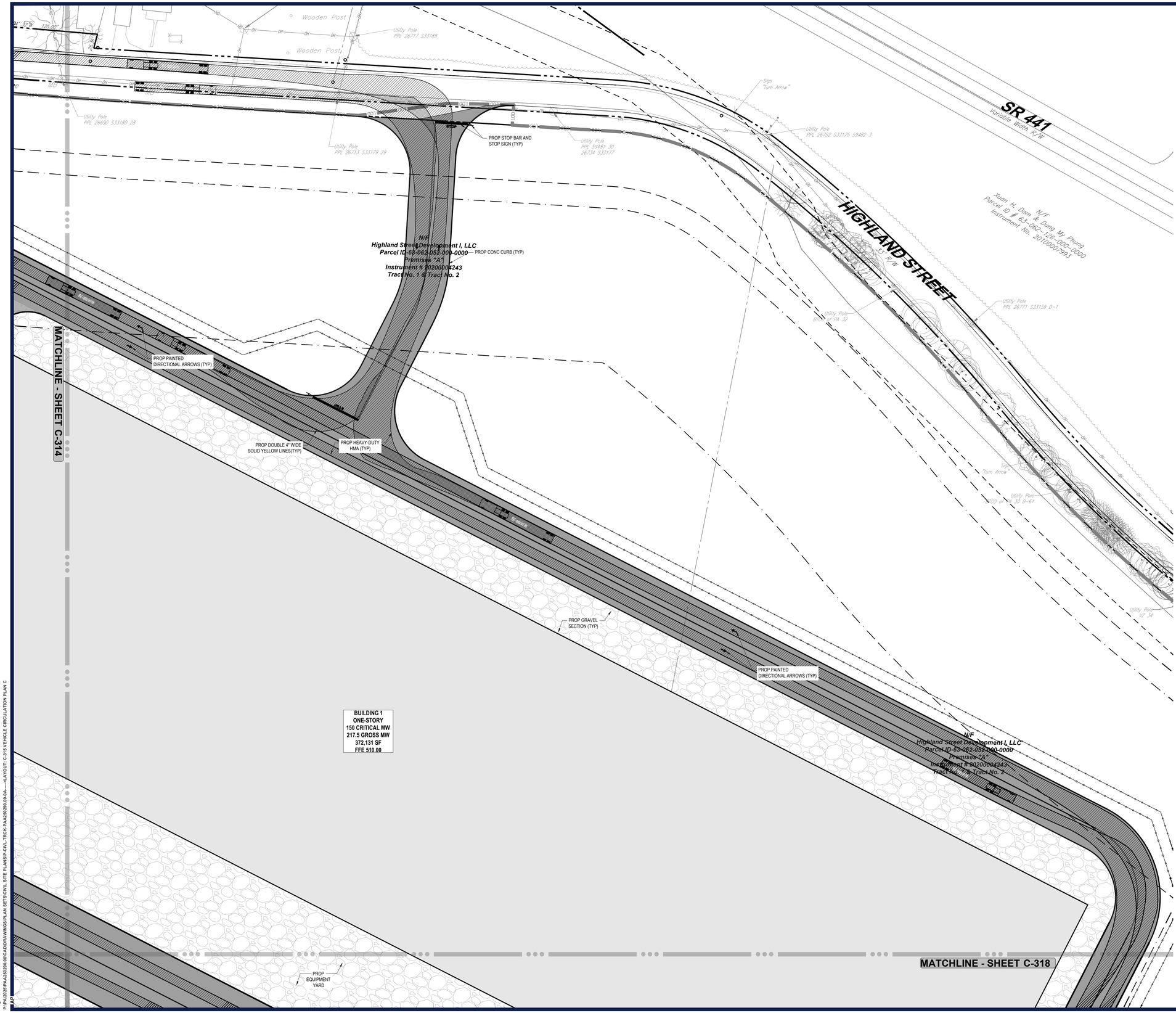
SHEET TITLE:

VEHICLE CIRCULATION PLAN B

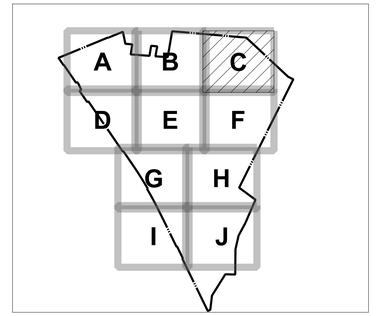
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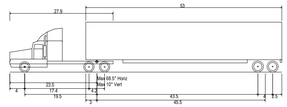
C-314

ORG. DATE - 08/24/2026



PLAN KEY MAP:





WB-67 - Interstate Semi-Trailer

Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°



NAD83

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

40 20 10 0 40

SCALE: 1" = 40'

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PROJECT No.:	PAA250290.00-0A
DRAWN BY:	CTB
CHECKED BY:	PAA
DATE:	08/24/2026
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KYLE D. SLACK
ENGINEER No. PE090459
PENNSYLVANIA

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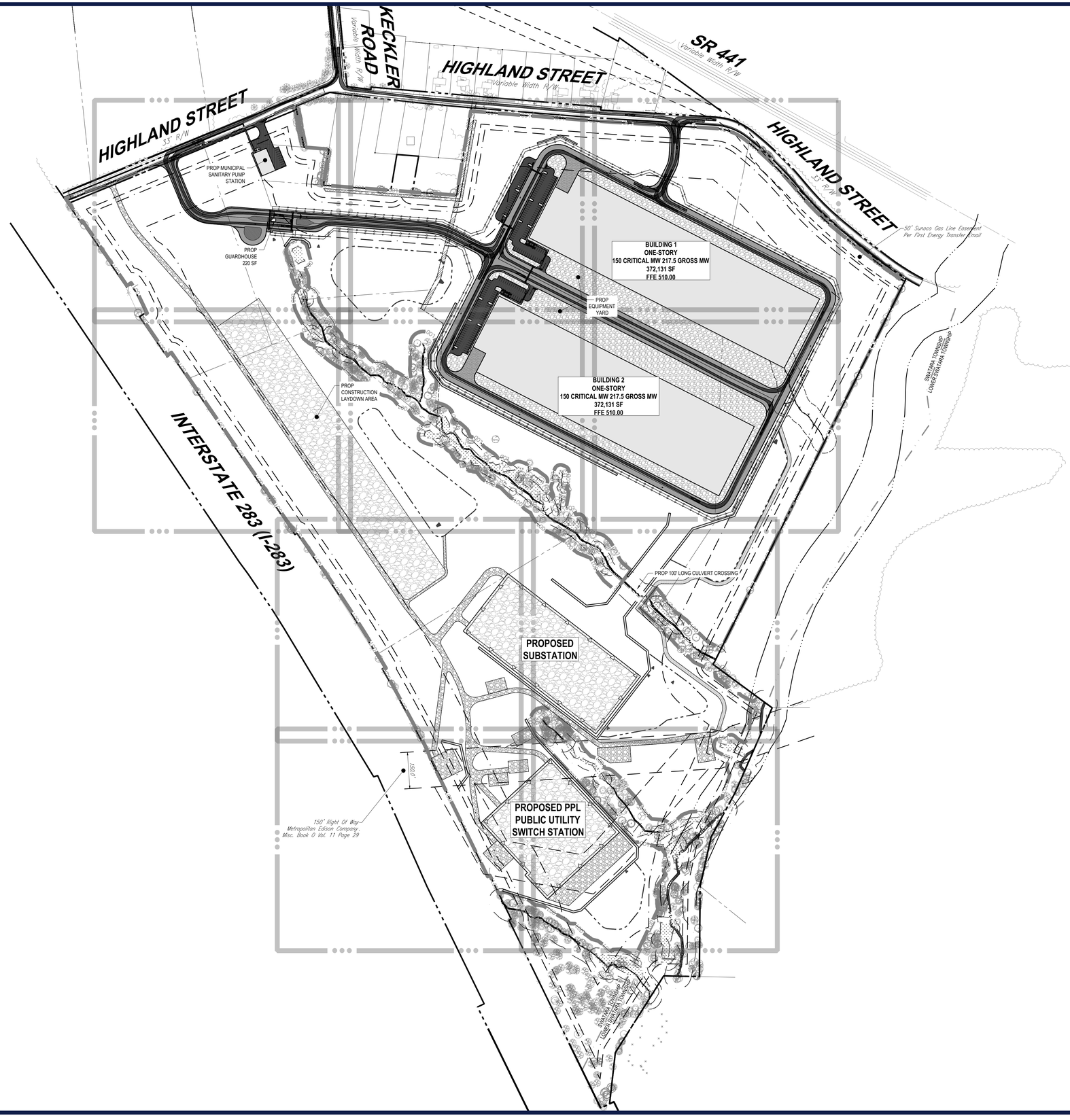
VEHICLE CIRCULATION PLAN C

SHEET NUMBER:

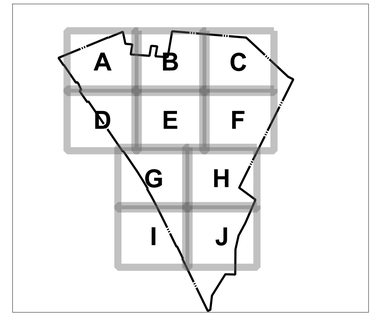
C-315

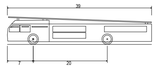
ORG. DATE - 08/24/2026

Aug 23, 2026
P:\PA\2025\PAA250290.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-TRCK-PAA250290.00-0A---LAYOUT: C-315 VEHICLE CIRCULATION PLAN C



PLAN KEY MAP:





Aerial Fire Truck	
Overall Length	39.000ft
Overall Width	8.167ft
Overall Body Height	7.500ft
Min Body Ground Clearance	0.750ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°



200 100 50 0 200

SCALE: 1" = 200'

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PROJECT No.:	FIRE-PAA250290.00-0A
DRAWN BY:	CTB
CHECKED BY:	PAA
DATE:	08/24/2026
CAD I.D.:	P-CIVL-TRCK

PROJECT:

PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

FOR

US HIGHLANDS EAST PURCHASER LLC

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HIGHLAND STREET
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KYLE D. SLACK
ENGINEER
No. PE090450

SHEET TITLE:

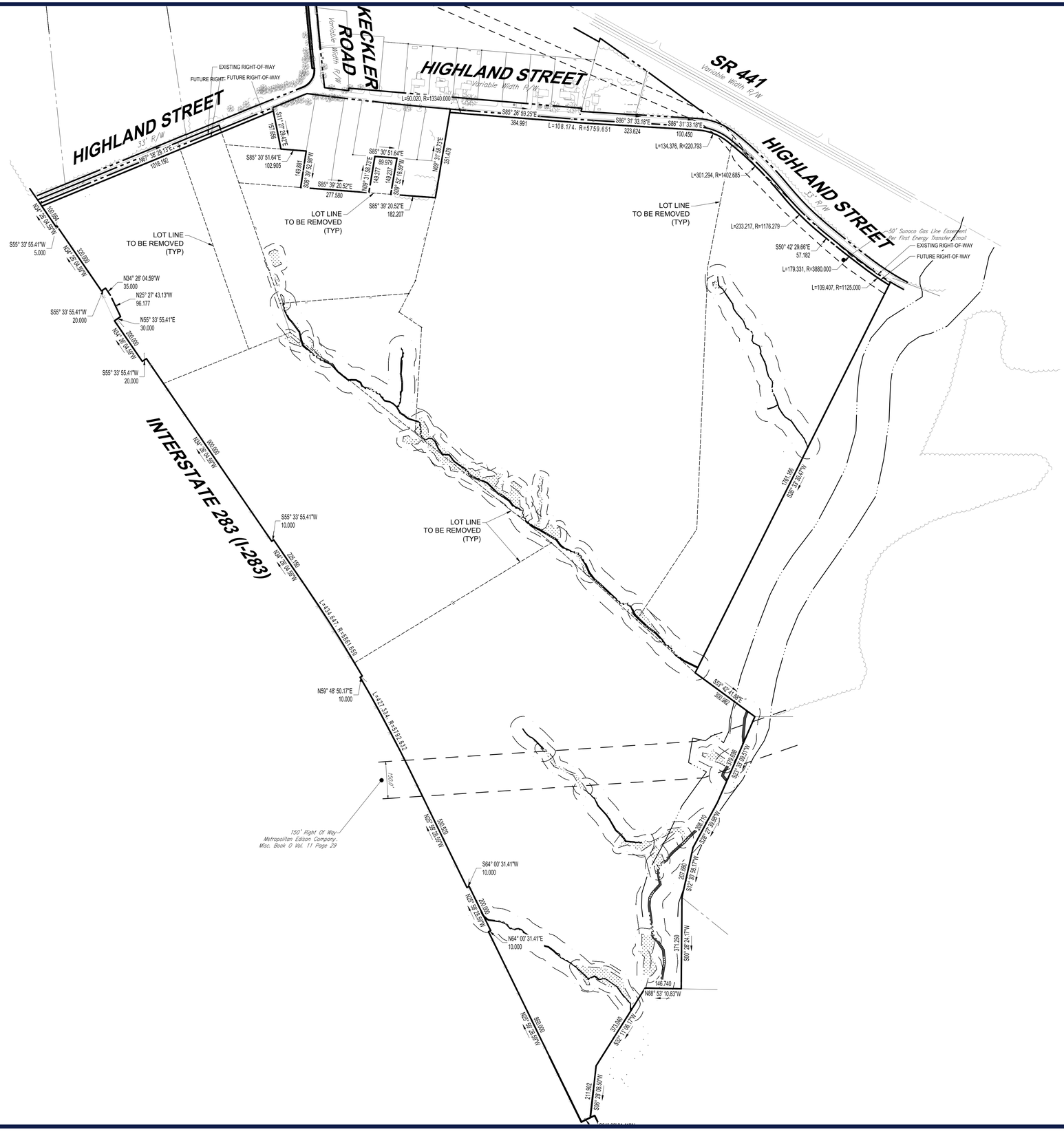
OVERALL FIRE SERVICE PLAN

SHEET NUMBER:

C-323

ORG. DATE - 08/24/2026

Aug 23, 2026
P:\PA\2025\PAA250290.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-TRCK-FIRE-PAA250290.00-0A-----LAYOUT(C-323 OVERALL FIRE SERVICE PLAN
AP





200 100 50 0 200

SCALE: 1" = 200'

Aug 23, 2026
P:\PA\2025\PAA250290.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVIL-LOTC-PAA250290.00-0A——LAYOUT: C-350 LOT CONSOLIDATION PLAN

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No. 091068

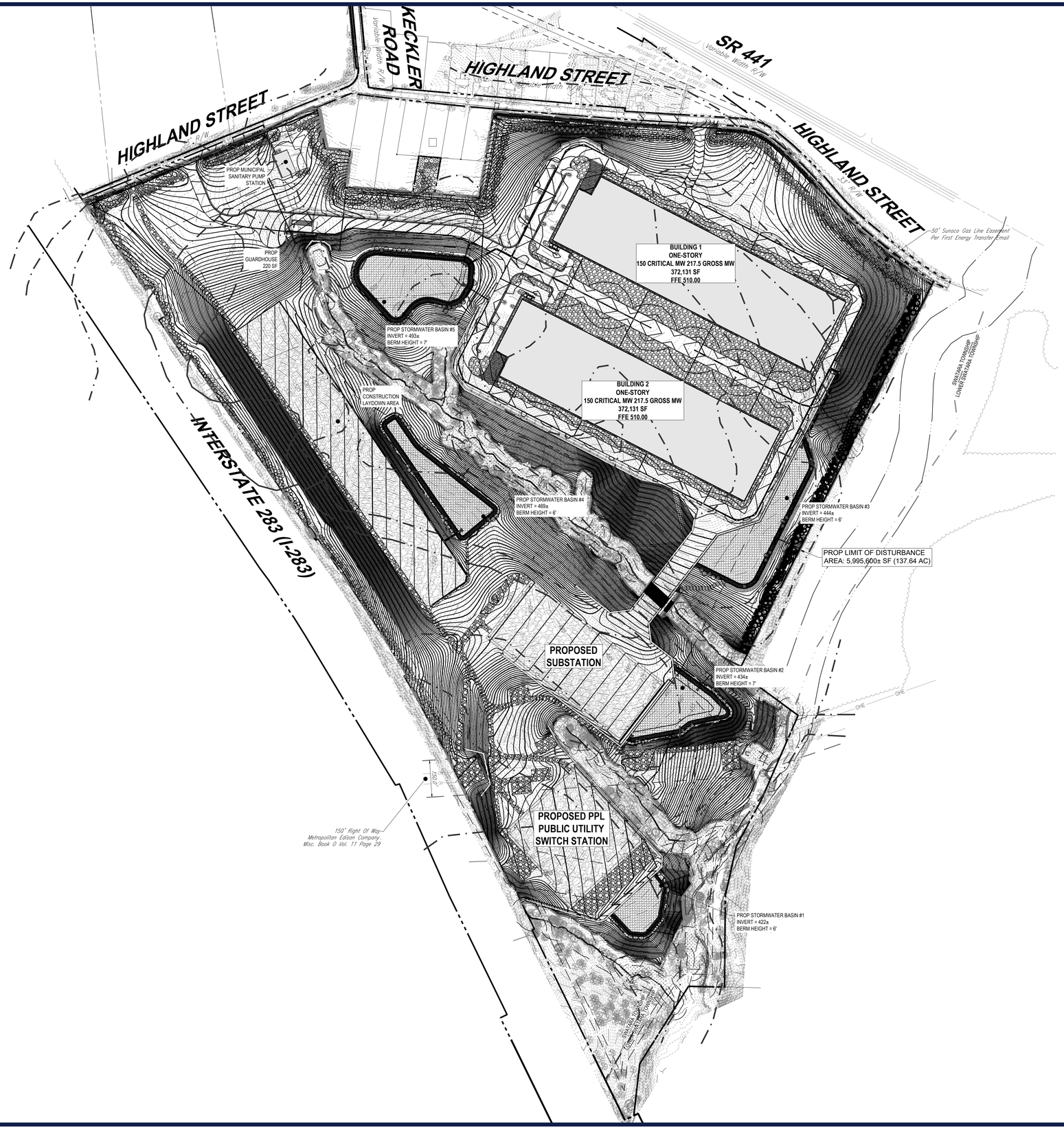
SHEET TITLE:

LOT CONSOLIDATION PLAN

SHEET NUMBER:

C-350

ORG. DATE - 08/24/2026



STANDARD DRAWING LEGEND

FOR ENTIRE PLAN SET

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE	EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / R.O.W. LINE			SANITARY SEWER LATERAL	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE			UNDERGROUND WATER LINE	
	EASEMENT LINE			UNDERGROUND ELECTRIC LINE	
	SETBACK LINE			UNDERGROUND GAS LINE	
	UTILITY POLE			OVERHEAD WIRE	
	TYPICAL LIGHT			UNDERGROUND TELEPHONE LINE	
	ACORN LIGHT			STORM SEWER	
	TYPICAL SIGN			SANITARY SEWER MAIN	
	PARKING COUNTS	X		SANITARY MANHOLE	
	CONTOUR LINE	152 150		STORM MANHOLE	
	SPOT ELEVATIONS	TC 510.00 TC 516.00 BC 515.55		WATER METER	
	SANITARY LABEL	S-100		WATER VALVE	
	STORM LABEL	A-100		TYPICAL END SECTION	
	BENCHMARK			HEADWALL OR ENDWALL	
	HYDRANT		GRATE	CURB GRATE & CURB INLETS	GRATE CURB
	WATERSHED BOUNDARY			CLEAN OUT	

EXISTING NOTE	TYPICAL NOTE TEXT	TYPICAL PLAN HATCHING	TYPICAL NOTE TEXT	PROPOSED NOTE
	LIMIT OF ENVIRONMENTAL COVENANT	SEED AND PLUG MIX AREA TO BE PLANTED WITH PLUGS	TEST PIT	TP-1
		AREA TO BE SEEDED WITH ERNST RETENTION BASIN WILDLIFE MIX	BORING	B-1
	BOG TURTLE CONSERVATION BUFFER ZONE	ERNST SEED CO. NATIVE STEEP SLOPE MIX	DISCHARGE POINTS	DPP TO WETLAND
		AREA FOR RIPARIAN BUFFER PLANTINGS	CONSERVATION EASEMENT	
		ERNST SEED CO. FACW WETLAND MEADOW MIX		

WETLAND LEGEND

PFO	PALUSTRINE FORESTED WETLAND
PEM	PALUSTRINE EMERGENT WETLAND
PEM / PFO	PALUSTRINE EMEGENT / PALUSTRINE FORESTED WETLAND
POW	PALUSTRINE OPEN WATER WETLAND
PEM / POW	PALUSTRINE EMEGENT / PALUSTRINE OPEN WATER WETLAND



200 100 50 0 200

SCALE: 1" = 200'

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No. PE090486
PENNSYLVANIA

SHEET TITLE:

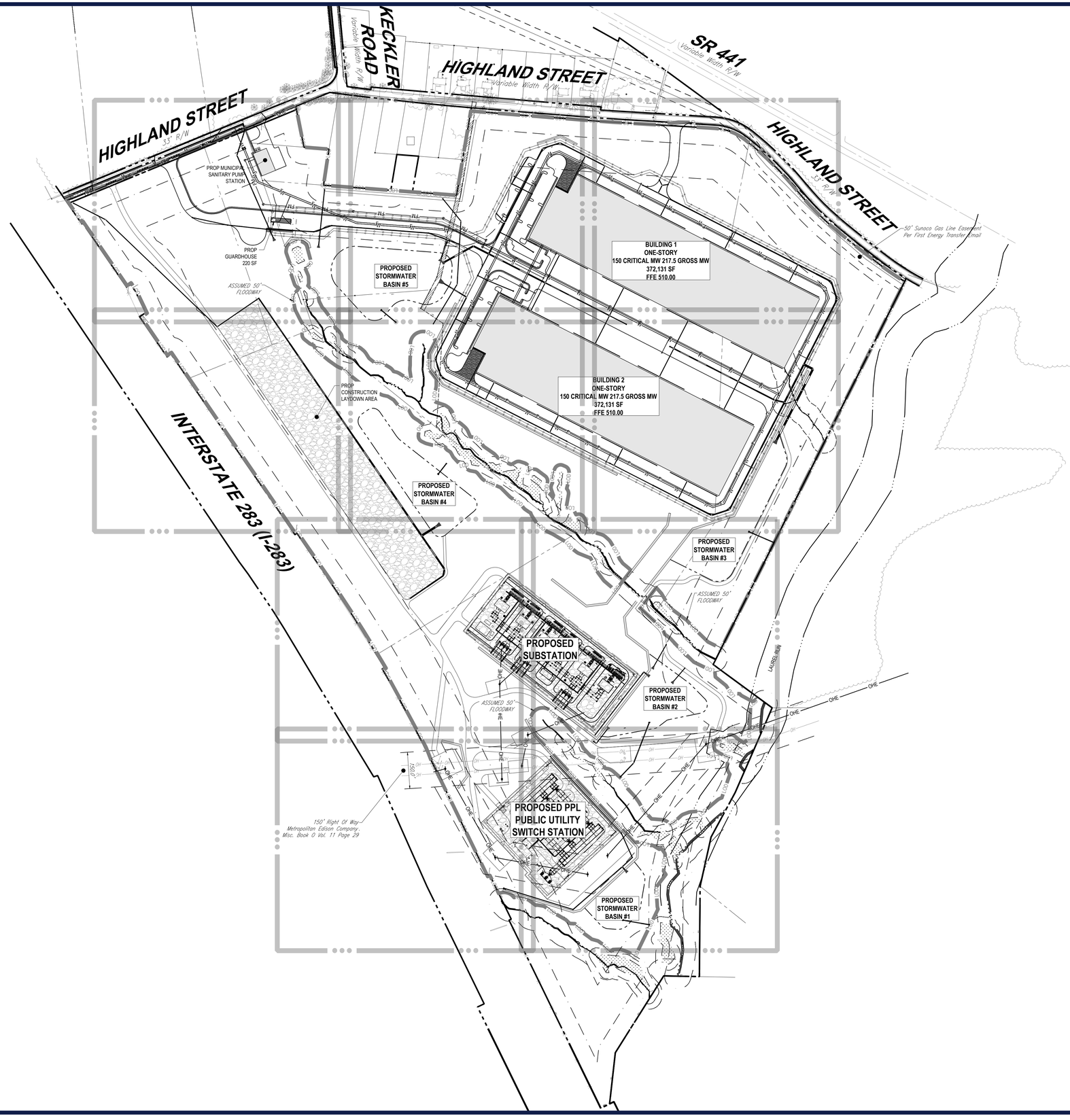
OVERALL POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

SHEET NUMBER:

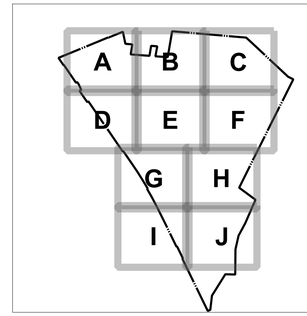
C-412

ORG. DATE - 08/24/2026

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P:\PA\2025\PAA250290.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-PCSM-PAA250290.00-0A-----LAYOUT C-412 POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
APP



PLAN KEY MAP:



NAD83

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200 100 50 0 200

SCALE: 1" = 200'

Aug 23, 2026
P:\PA\20\PAA250290.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVIL-UTIL-PAA250290.00-0A-----LAYOUT: C-501 OVERALL UTIL
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PROJECT No.:	PAA250290.00-0A
DRAWN BY:	CTB
CHECKED BY:	PAA
DATE:	08/24/2026
CAD I.D.:	P-CIVL-UTIL

PROJECT:

PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

FOR

US HIGHLANDS EAST PURCHASER LLC

PROPOSED DATA CENTER

HIGHLAND STREET
SWATARA TOWNSHIP
DAUPHIN COUNTY
HARRISBURG, PA 17111

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CHALFONT, PA 18914
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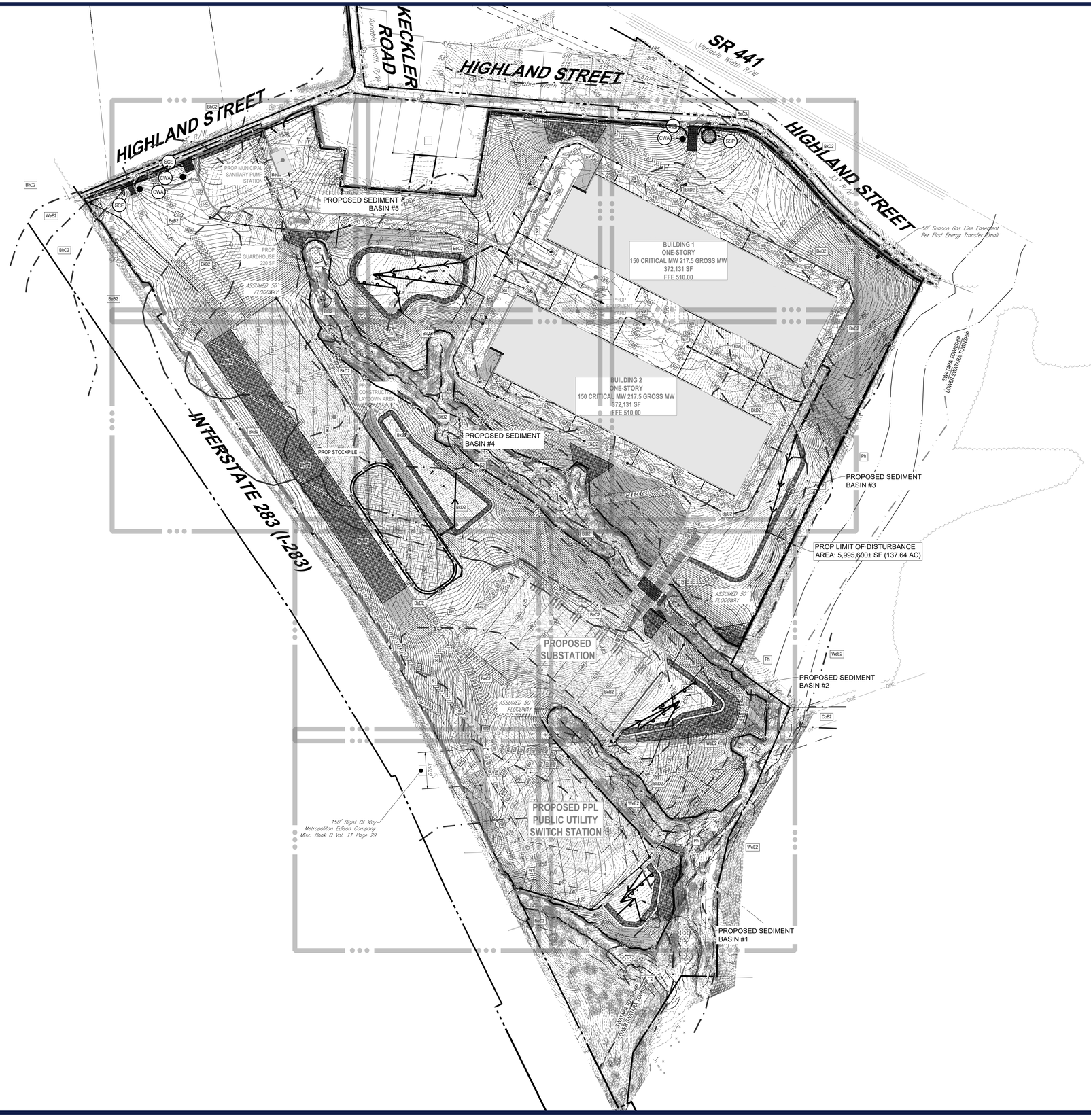
SHEET TITLE:

OVERALL UTILITY PLAN

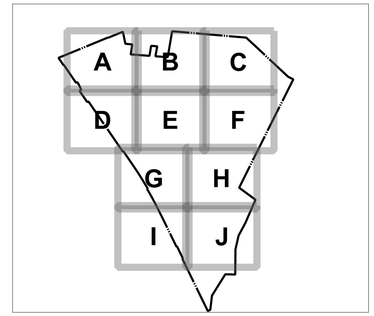
SHEET NUMBER:

C-501

ORG. DATE - 08/24/2026



PLAN KEY MAP:



PROPOSED LEGEND

COMPOST FILTER SOCK	FS
SUPER SILT FENCE	SSF
TREE PROTECTION FENCE	TPF
DURING CONSTRUCTION DRAINAGE AREA	
SOIL DELINEATION BOUNDARY	
SOIL TYPE LABEL	UssB
DISCHARGE POINT	DP 001
BASIN / TRAP BAFFLE	
BASIN / TRAP FLOW PATH	
BARRICADE	
INLET PROTECTION	
CLEANOUT STAKE	
ROCK FILTER	
CONCRETE WASHOUT	FS
TEMPORARY STOCKPILE	FS, SJ
ROCK CONSTRUCTION ENTRANCE	
PUMPED WATER FILTER BAG	
NAG EROSION CONTROL MATTING	

E&S BMP KEY LEGEND

- CWA — CONCRETE WASHOUT AREA
- IP — FILTER BAG INLET PROTECTION (REFER TO CORRESPONDING DETAIL)
- SCE — CONSTRUCTION ENTRANCE
- SSP — TEMPORARY SOIL STOCKPILE
- CFS — COMPOST FILTER SOCK

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

Aug 23, 2026
P:\PA\2025\PAA250290.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-EROS-PAA250290.00-0A.------1A LAYOUT: C-801 OVERALL EROS
APP

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DRAWN BY:	CTB
CHECKED BY:	PAA
DATE:	08/24/2026
CAD I.D.:	P-CIVL-EROS

PROJECT:

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FOR

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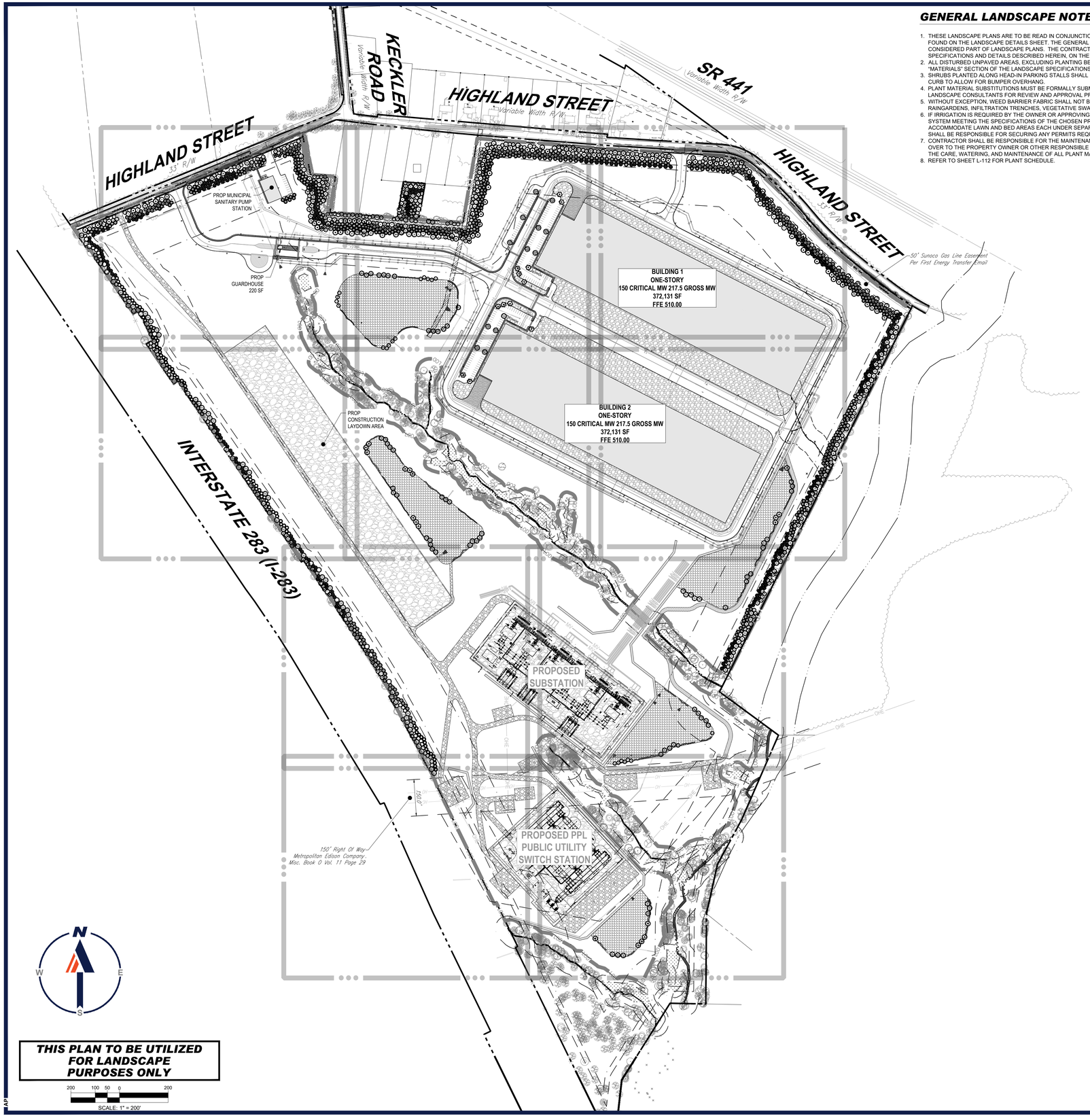
SHEET TITLE:

OVERALL EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:

C-801

ORG. DATE - 08/24/2026



THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

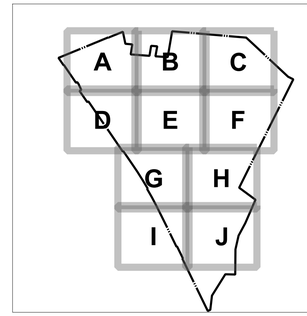
200 100 50 0 200

SCALE: 1" = 200'

GENERAL LANDSCAPE NOTES:

1. THESE LANDSCAPE PLANS ARE TO BE READ IN CONJUNCTION WITH THE LANDSCAPE SPECIFICATIONS, AND ASSOCIATED DETAILS FOUND ON THE LANDSCAPE DETAILS SHEET. THE GENERAL NOTES, FOUND ON THE NOTES PAGE OF THIS PLAN SET, ARE CONSIDERED PART OF LANDSCAPE PLANS. THE CONTRACTOR MUST REFER TO, AND FULLY COMPLY WITH, ALL NOTES, SPECIFICATIONS AND DETAILS DESCRIBED HEREIN, ON THE LANDSCAPE PLANS AND IN THE LANDSCAPE DETAILS SHEET.
2. ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN IN ACCORDANCE WITH "MATERIALS" SECTION OF THE LANDSCAPE SPECIFICATIONS, UNLESS OTHERWISE SPECIFICALLY STATED ON THIS PLAN.
3. SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.
4. PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER AND THE MUNICIPALITY'S ENGINEERING AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
5. WITHOUT EXCEPTION, WEED BARRIER FABRIC SHALL NOT BE INSTALLED WITHIN ANY STORMWATER FACILITY, INCLUDING RAINGARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.
6. IF IRRIGATION IS REQUIRED BY THE OWNER OR APPROVING MUNICIPALITY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN PRODUCT'S MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF AN IRRIGATION SYSTEM.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL PROJECT MAINTENANCE IS TURNED OVER TO THE PROPERTY OWNER OR OTHER RESPONSIBLE PARTY. SUCH RESPONSIBILITIES INCLUDE, BUT ARE NOT LIMITED TO, THE CARE, WATERING, AND MAINTENANCE OF ALL PLANT MATERIAL; LAWN MOWING; AND SEASONAL MAINTENANCE.
8. REFER TO SHEET L-112 FOR PLANT SCHEDULE.

PLAN KEY MAP:



LANDSCAPE COMPLIANCE CHART

SECTION	REQUIREMENT	CALCULATIONS (REQUIRED / PROVIDED)	COMPLIANCE
ZONING: 295-36 DEVELOPMENT ALONG STREAMS AND WETLANDS	D. VEGETATION. WHERE EXISTING TREES AND/OR SHRUBS ARE REMOVED FROM LANDS THAT ARE LESS THAN 50 FEET FROM THE TOP OF THE PRIMARY BANK OF A RIVER OR CREEK OR NATURAL LAKE OR POND, AS PART OF, OR IN PREPARATION TO, A SUBDIVISION, LAND DEVELOPMENT OR PERMITTED CONSTRUCTION OF A NEW BUILDING, THEN NEW TREES AND SHRUBS SHALL BE PLANTED AND MAINTAINED. THE NEW TREES AND SHRUBS SHALL HAVE THE SAME OR BETTER IMPACT UPON CONTROLLING EROSION AND FILTERING POLLUTANTS FROM RUNOFF AS THE TREES AND/OR SHRUBS THAT WERE REMOVED.	VEGETATION WITHIN 50 FEET OF THE PRIMARY BANK OF ON-SITE CREEKS HAS BEEN PRESERVED.	COMPLIES
295-57.1.G. LANDSCAPE BUFFER	3.a. THE LANDSCAPE BUFFER SHALL BE AT LEAST 70 FEET IN DEPTH AND MAY BE PART OF THE MINIMUM SETBACK DISTANCE. e. BUFFER PLANTINGS SHALL CONSIST OF NATIVE SPECIES PLANTED AS FOLLOWS: 1. ONE LARGE EVERGREEN TREE PER 30 LINEAR FEET OF BUFFER. a. THE SIZE OF LARGE EVERGREEN TREES SHALL BE A MINIMUM OF 8 FEET IN HEIGHT AT THE TIME OF PLANTING. 2. ONE (1.) DECIDUOUS CANOPY (SHADE) TREE PER 30 LINEAR FEET OF BUFFER: a. THE SIZE OF CANOPY (SHADE) TREES SHALL BE A MINIMUM OF 8 FEET IN HEIGHT AT THE TIME OF PLANTING. 3. ONE ORNAMENTAL/ FLOWERING TREE PER 30 LINEAR FEET OF BUFFER. a. THE SIZE OF ORNAMENTAL/FLOWERING TREES SHALL BE A MINIMUM OF 8 FEET IN HEIGHT FOR MULTI -STEMMED VARIETIES, OR 21/ 2 INCH CALIPER AT THE TIME OF PLANTING FOR SINGLE -STEMMED VARIETIES.	TOTAL LENGTH ALONG HIGHLAND STREET = 2,811± LF (EXCLUDING DRIVEWAY WIDTHS) REQUIRED: 2,811 / 30 = 93.7 OR 94 EVERGREEN TREES 2,811 / 30 = 93.7 OR 94 SHADE TREES 2,811 / 30 = 93.7 OR 94 ORNAMENTAL TREES PROVIDED: 75 ABC, 7 INS, 154 PGL, 107 PIAB, 51 PO, 18 PS (412 EVERGREEN TREES); 14 AROG, 19 GTIK, 5 NS, 34 PXAB, 18 TA, 20 ZS (110 SHADE TREES); 14 AGB, 33 CC, 47 MJ (94 ORNAMENTAL TREES)	COMPLIES
		TOTAL LENGTH ALONG NORTH PROPERTY LINE = 1,608± LF REQUIRED: 1,608 / 30 = 53.6 OR 54 EVERGREEN TREES 1,608 / 30 = 53.6 OR 54 SHADE TREES 1,608 / 30 = 53.6 OR 54 ORNAMENTAL TREES PROVIDED: 28 ABC, 32 PGL, 86 PIAB, 94 PO, 9 PS (249 EVERGREEN TREES); 18 AROG, 11 ASB, 13 LSR, 11 NS, 26 PXAB, 15 TA (94 SHADE TREES); 26 AGB, 31 CC, 15 CFCP, 32 MV (104 ORNAMENTAL TREES)	COMPLIES
		TOTAL LENGTH ALONG EAST PROPERTY LINE = 1,668± LF (EXCLUDING LENGTHS OF EXISTING VEGETATION TO REMAIN) REQUIRED: 1,668 / 30 = 55.6 OR 56 EVERGREEN TREES 1,668 / 30 = 55.6 OR 56 SHADE TREES 1,668 / 30 = 55.6 OR 56 ORNAMENTAL TREES PROVIDED: 19 ABC, 23 IO, 33 PIAB, 24 PO, 71 PS (170 EVERGREEN TREES); 26 ASB, 18 LSR, 12 NS (56 SHADE TREES); 23 CFCP, 33 OA (56 ORNAMENTAL TREES)	COMPLIES
		TOTAL LENGTH ALONG INTERSTATE 283 = 2,790± LF (EXCLUDING LENGTHS OF EXISTING VEGETATION TO REMAIN AND UTILITY EASEMENTS) REQUIRED: 2,790 / 30 = 93 EVERGREEN TREES 2,790 / 30 = 93 SHADE TREES 2,790 / 30 = 93 ORNAMENTAL TREES PROVIDED: 59 ABC, 34 PGL, 45 PIAB, 34 PO (172 EVERGREEN TREES); 26 TA, 26 UP, 41 ZS (93 SHADE TREES); 10 AGB, 12 CC, 26 CFCP, 16 MV, 29 OA (93 ORNAMENTAL TREES)	COMPLIES COMPLIES
295-124 LANDSCAPING	A. ANY PART OF A COMMERCIAL, INDUSTRIAL, INSTITUTIONAL OR APARTMENT LOT WHICH IS NOT USED FOR STRUCTURES, LOADING AREAS, PARKING SPACES AND AISLES, SIDEWALKS, AND DESIGNATED STORAGE AREAS SHALL BE PROVIDED WITH AN ALL-SEASON, WELL-MAINTAINED VEGETATIVE GROUND COVER AND SHALL BE LANDSCAPED WITH TREES AND SHRUBS. LANDSCAPED AREAS SHALL BE KEPT FREE OF DEBRIS, RUBBISH, AND NOXIOUS WEEDS.	LAWN OR LANDSCAPING HAS BEEN PROPOSED IN ALL AREAS NOT USED FOR STRUCTURES, LOADING AREAS, PARKING SPACES AND AISLES, SIDEWALKS, AND STORAGE AREAS.	COMPLIES
	C.(1) NUMBER. A MINIMUM AVERAGE OF ONE SUCH TREE SHALL BE PLANTED FOR EACH 50 FEET OF LENGTH OF STREET RIGHT-OF-WAY AROUND THE LOT.	ADJACENT TO HIGHLAND STREET: SEE BUFFER REQUIREMENTS SECTION 295-57.1.G.3.e LISTED ABOVE.	COMPLIES
		ADJACENT TO INTERSTATE 283: SEE BUFFER REQUIREMENTS SECTION 295-57.1.G.3.e LISTED ABOVE.	COMPLIES
	D.(1) A MINIMUM OF ONE DECIDUOUS TREE SHALL BE REQUIRED FOR EVERY 15 NEW OFF-STREET PARKING SPACES.	TOTAL PROPOSED PARKING SPACES: 203 REQUIRED: 203 / 15 = 13.5 OR 14 DECIDUOUS TREES PROPOSED: 12 GTIK, 13 UP (25 DECIDUOUS TREES)	COMPLIES
	G.(2) TREES AND SHRUBS SHALL BE PLANTED AROUND STORMWATER BASINS. HOWEVER, TREES AND SHRUBS SHALL NOT BE PLANTED IN LOCATIONS THAT WOULD INTERFERE WITH THE FUNCTION OF THE BASIN, SUCH AS WITHIN 30 FEET FROM THE OUTLET/DRAIN STRUCTURE, EMERGENCY SPILLWAY OR DAM. A MINIMUM AVERAGE OF TWO TREES AND 10 SHRUBS SHALL BE REQUIRED TO BE PLANTED AROUND THE BASIN FOR EVERY 100 LINEAR FEET OF BASIN PERIMETER. SUCH PERIMETER SHALL BE MEASURED AT THE ELEVATION OF THE TOP OF THE BERM. SUCH TREES AND SHRUBS SHALL BE IN ADDITION TO OTHER TOWNSHIP REQUIREMENTS. TREES SHALL HAVE AN INITIAL TRUNK DIAMETER OF TWO INCHES, MEASURED SIX INCHES ABOVE THE GROUND. SHRUBS SHALL HAVE AN INITIAL HEIGHT OF FOUR FEET.	PERIMETER OF BASIN #1: 510± LF REQUIRED: 510 / 100 = 5.1 5.1 x 2 = 10.2 OR 11 TREES 5.1 x 10 = 51 SHRUBS PROVIDED: 5 BN, 6 NS (11 TREES); 21 AAB, 10 CO, 20 VR (51 SHRUBS)	COMPLIES
		PERIMETER OF BASIN #2: 806± LF REQUIRED: 806 / 100 = 8.06 8.06 x 2 = 16.12 OR 17 TREES 8.06 x 10 = 80.6 OR 81 SHRUBS PROVIDED: 8 AGB, 9 LSR (17 TREES); 17 CA, 15 IGS, 25 RM, 24 VR (81 SHRUBS)	COMPLIES
		PERIMETER OF BASIN #3: 930± LF REQUIRED: 930 / 100 = 9.3 9.3 x 2 = 18.6 OR 19 TREES 9.3 x 10 = 93 SHRUBS PROVIDED: 4 BN, 6 LSR, 9 NS (19 TREES); 19 CO, 44 CS, 30 IGS (93 SHRUBS)	COMPLIES
		PERIMETER OF BASIN #4: 1,476± LF REQUIRED: 1,476 / 100 = 14.76 14.76 x 2 = 29.5 OR 30 TREES 14.76 x 10 = 147.6 OR 148 SHRUBS PROVIDED: 9 BN, 16 LSR, 5 NS (30 TREES); 34 AAB, 62 CO, 39 RM, 13 VR (148 SHRUBS)	COMPLIES
		PERIMETER OF BASIN #5: 1,330± LF REQUIRED: 1,330 / 100 = 13.3 13.3 x 2 = 26.6 OR 27 TREES 13.3 x 10 = 133 SHRUBS PROVIDED: 14 AGB, 13 LSR (27 TREES); 45 CA, 44 CO, 44 IGS (133 SHRUBS)	COMPLIES
	G.(3) NATURAL GROUND COVER PLANT SPECIES SHALL BE PLANTED IN THE FLOORS AND SLOPES OF THE BASIN. THESE GROUND COVERS MAY INCLUDE WILDFLOWERS, MEADOWS OR NONAGGRESSIVE GRASSES. SPECIES SHALL BE CHOSEN THAT ARE SUITABLE FOR THE EXPECTED WETNESS OF VARIOUS PORTIONS OF THE BASIN. THE PLANTINGS SHALL PROVIDE A CONTINUOUS COVER OVER ALL EARTH AREAS OF THE BASIN. THE PLANTINGS SHALL NOT INTERFERE WITH THE PROPER FUNCTIONING OF THE BASIN, IN THE DETERMINATION OF THE TOWNSHIP ENGINEER.	NATURAL SEED MIXES APPROPRIATE FOR STORMWATER BASINS HAVE BEEN PROPOSED WITHIN THE STORMWATER BASINS.	COMPLIES

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REGISTERED LANDSCAPE ARCHITECT
PENNSYLVANIA LICENSE No. LA002666

SHEET TITLE:

OVERALL LANDSCAPE PLAN

SHEET NUMBER:

L-101

ORG. DATE - 08/24/2026

Aug 23, 2026
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