No: 25-075

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Lower Swatara Township | Surveyor: Terraviz Geospatial | Engineer: RGS Associates

Plat Title: The Middletown Home

Zoning District: Educational-Institutional (E-I) | Proposed Land Use: Residential Retirement Facility

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

# of Lots: 1 | # of New Lots: 1 | # of DUs: 67 | Acs Subdiv /Devel: 10.5 | Total Acres: 97.12

Date Received: 7/1/2025 | Staff Review: 7/9/2025 | Official County Review: 7/9/2025

Reviewed by: ARK | Checked by: _____ | Tax Map Parcel #: 36-023-018

Project Description: The plan proposes 67 additional multi-family elderly housing apartments.

- *When applicable, streets, sewer, water, storm drainage, and other infrastructure elements to be verified as adequate by municipal staff/engineer. Any improvement guarantees shall be posted prior to final plat approval.*
- *Registered PA Land Surveyor is required to certify all lot/tract boundary descriptions.*
- *When applicable, zoning compliance to be verified by Municipal Zoning Officer.*
- *Appropriate sewage module component should be processed prior to final plat approval.*
- *Final plats must be recorded within 90 days of approval.*

Review comments with cited ordinance provisions are based on municipal regulations on file with the *County Planning Commission.*

Waivers Requested: None Identified.

Comments:

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

2. Verify that a valid Highway Occupancy Permit (HOP) is on file for Harrisburg Pike and Rosedale Avenue (if applicable).

3. While all the lot setbacks (ZO Section 27-1706) and internal building setbacks (ZO Section 27-1704) are listed as complying on the cover page, it is difficult to make them out on the plan set. The applicant should verify that the proposed setbacks meet the requirements.

4. Are there stop signs proposed for any of the internal streets, especially the intersection for Drive A, Drive B, Drive D, and the reconfigured parking area? How about where Drive A meets with the existing driveway?

5. Likewise, it seems like quite a few of the reconfigured parking areas have spaces that will require a vehicle to back out directly in to the “in” lane. This especially appears to be an issue with the newly created four-way intersection.

6. Verify the width of the streets where on-street parking is proposed.

7. Considering allowing Township safety personnel (fire, emergency management, etc..) to review the plan for any concerns about access, placement of hydrants, or the configuration of the internal roads.

8. Note that the minor stream which intersects the property has water quality issues caused by urban/storm sewer runoff.

Plan No. 25-075

Plat Specifications	**Yes**	**No**	**N/A**
1. Name of proposed subdivision/land development shown	X		
2. Owner/developer name, address & telephone number shown	X		
3. Municipality name shown	X		
4. Tax parcel number/Deed reference shown/Instrument #	X		
5. North point shown	X		
6. Map scale shown (written/graphic)	X		
7. Date of plan preparation shown	X		
8. Certification of surveyor/engineer/landscape architect shown *Need signature.*		X	
9. Location map shown	X		
10. Total property map (bearings, distances, area, primary control point) shown	X		
11. Names of adjacent landowners/subdivision shown	X		
12. Lot numbers shown		X	
13. Lot dimensions shown	X		
14. Lot areas shown	X		
15. Permanent monuments and markers shown	X		
16. Building setbacks shown		X	
17. Existing natural features shown - Wetlands			X
Floodplains	X		
Woodlands, streams, etc.	X		
18. Contours at required interval shown	X		
19. Easements shown and identified	X		
20. Existing man-made features shown - Building (s)	X		
Storm drainage facilities	X		
Sewer mains/Septic	X		
Water mains/Well	X		
21. Proposed man-made features shown – Building (s) / Structure (s)	X		
Storm drainage facilities	X		
Sewer disposal – public (X) on-lot ()	X		
Water supply – public (X) well ()	X		
22. Existing streets shown - Name	X		
R/W width	X		
Paving width	X		
Dedicated R/W width	X		
23. Proposed streets shown - Name	X		
R/W width	X		
Paving width	X		
Profiles	X		
24. Curbs shown	X		
25. Sidewalks shown	X		
26. Existing and proposed coverage shown	X		
27. Parking schedule provided shown	X		
28. Traffic study completed		X	
29. Recreation area shown/fee in-lieu-of provided	X		
30. Erosion and sedimentation control plan shown	X		
31. Statement of ownership, signature and notarization shown		X	
32. Dedicatory statement shown Need signature.	X		
33. Approval blocks shown	X		
34. PADOT Highway Occupancy Permit statement shown		X	
35. Consistency with Future Land Use plans - County plans	X		
Municipal plans	X		

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
FOR
THE MIDDLETOWN HOME

SITE / ZONING DATA

TOTAL SITE ACREAGE	97.12 AC.		
EXISTING LAND USE:	INSTITUTION FOR THE AGED		
PROPOSED LAND USE:	INSTITUTION FOR THE AGED		
SEWER:	PUBLIC		
WATER:	PUBLIC		
SKILLED CARE BEDS: EXISTING PERSONAL CARE BEDS: INDEPENDENT LIVING UNITS:	94 48 18		
PROPOSED APARTMENTS:	67 (ELDERLY HOUSING MULTI-FAMILY APARTMENTS)		
ZONING:	EDUCATIONAL-INSTITUTIONAL ZONING DISTRICT		
	REQUIRED	PROPOSED	
LOT AREA:	1 AC. MIN.	97.12 AC.	
LOT WIDTH:	150 FT. MIN.	1,700 FT. +	
LOT SETBACKS:			
FRONT YARD:	75 FT. MIN. (FROM ST. CL. OR 50 FT. MIN FROM ROW)	75 FT.	
REAR YARD:	50 FT. MIN.	50 FT.	
SIDE YARD:	TOTAL: 100 FT. MIN. ONE SIDE: 50 FT. MIN.	TOTAL: 100 FT. ONE SIDE: 50 FT.	
INTERNAL BUILDING SETBACKS:			
FRONT TO FRONT AND REAR TO REAR:	80 FT. MIN.	80 FT. MIN.	
END WALL TO END WALL:	40 FT. MIN.	40 FT MIN.	
END WALLS TO FRONT OR REAR STRUCTURES:	50 FT. MIN.	50 FT. MIN.	
BUILDING HEIGHT:	40 FT. MAX.	40 FT. MAX/ 3 STORIES	
	REQUIRED	EXISTING	PROPOSED
IMPERVIOUS COVERAGE:	65% MAX.	7%	10%
OPEN SPACE / PARKLAND:	35% MIN.	93%	90%

PARKING:	PARKING REQUIRED	PROP. PARKING
PROPOSED APT. BLDG. 67 SENIOR HOUSING APARTMENTS 0.5 SP./DU	34 SPACES	90 SPACES

PARKING SUMMARY:

TOTAL RECONFIGURED EXISTING PARKING
PARKING PROVIDED IN RECONFIG. EXISTING LOT: 52 SPACES
PARKING PROVIDED IN NEW OVERFLOW LOT: 25 SPACES
77 SPACES (7 SPACES NET INCREASE FROM EX. COND.)

TOTAL RESIDENTIAL PARKING
PARKING PROVIDED: 90 SPACES
PARKING REQUIRED: 34 SPACES

ON-STREET PARKING 22 SPACES
(FOR VISITOR/ GUESTS/ EMPLOYEES)

** THERE ARE NO OTHER MODIFICATIONS TO EXISTING PARKING LOTS ON CAMPUS BESIDES WHAT IS NOTED ON THIS PLAN.
*** THE EXISTING PARKING LOT SIZE WAS INCREASED BY 7 SPACES (RECONFIGURED LOT + NEW OVERFLOW LOT)

CERTIFICATE OF ACCURACY - SURVEY

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

_____, 20___, _____
SURVEYOR'S SIGNATURE

CERTIFICATE OF ACCURACY - PLAN

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

_____, 20___, _____

STORMWATER MANAGEMENT PLAN CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE STORMWATER MANAGEMENT FACILITIES SHOWN AND DESCRIBED HEREON ARE DESIGNED IN CONFORMANCE WITH THE LOWER SWATARA TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

_____, 20___, _____

CERTIFICATION OF CARBONATE GEOLOGY

I, _____, CERTIFY THAT THE PROPOSED STORM WATER MANAGEMENT BASIN(S) IS/IS NOT UNDERLAIN BY CARBONATE GEOLOGY.

_____ _____
DATE GEOLOGIST'S SIGNATURE

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

CORPORATE

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

ON THIS, THE___ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICERS, PERSONALLY APPEARED _____

BEING _____ OF _____

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THE CORPORATION IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE IS AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE CORPORATION, THAT THE PLAN IS THE ACT AND DEED OF THE CORPORATION, THAT THE CORPORATION DESIRES THE SAME TO BE RECORDED AND ON BEHALF OF THE CORPORATION FURTHER ACKNOWLEDGES, THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY ARE HEREBY DEDICATED TO THE PUBLIC USE - (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION").

_____ (SEAL) _____
NOTARY OWNER SIGNATURE

CERTIFICATE FOR REVIEW BY THE PLANNING COMMISSION

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

_____ _____
CHAIRMAN SECRETARY

CERTIFICATE FOR APPROVAL BY THE PLANNING COMMISSION

THIS PLAN RECOMMENDED FOR APPROVAL BY THE LOWER SWATARA TOWNSHIP PLANNING COMMISSION THIS____ DAY OF _____ 20__.

_____ _____
CHAIRMAN SECRETARY

CERTIFICATE OF MUNICIPAL APPROVAL

THIS PLAN APPROVED BY THE BOARD OF COMMISSIONERS OF LOWER SWATARA TOWNSHIP THIS____ DAY OF _____ 20__.

_____ _____
PRESIDENT SECRETARY

CERTIFICATE FOR REVIEW BY THE MUNICIPAL ENGINEER

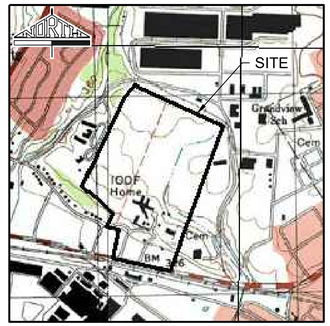
THIS PLAN REVIEWED BY THE LOWER SWATARA TOWNSHIP ENGINEER THIS ____ DAY OF _____, 20__.

_____
TOWNSHIP ENGINEER

RECORDER OF DEEDS CERTIFICATE

THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEED IN AND FOR DAUPHIN COUNTY THIS____ DAY OF _____ 20__.

_____
INSTRUMENT NUMBER



Copyright MyTopo Terrain Navigator

LOCATION MAP
SCALE: 1" = 1000'

EROSION AND SEDIMENT CONTROL PLAN
RGS ASSOCIATES

SHEETS ES-1 - ES-12 OF ES-12 DATED: 06/26/2025

DRAWING INDEX

LAND DEVELOPMENT PLAN

*	LD-1	COVER SHEET
*	LD-2	GENERAL NOTES
*	LD-3	OVERALL EXISTING PLAN
*	LD-4	EXISTING CONDITIONS & DEMOLITION PLAN
*	LD-5	EXISTING CONDITIONS & DEMOLITION PLAN
*	LD-6	OVERALL SITE PLAN
*	LD-7	LAYOUT PLAN
*	LD-8	LAYOUT PLAN
*	LD-9	EASEMENT PLAN
*	LD-10	EASEMENT PLAN
	LD-11	OVERALL GRADING PLAN
	LD-12	GRADING PLAN
	LD-13	GRADING PLAN
	LD-14	OVERALL UTILITY PLAN
	LD-15	UTILITY PLAN
	LD-16	UTILITY PLAN
	LD-17	LIGHTING PLAN
	LD-18	LIGHTING PLAN
	LD-19	ROAD PROFILES
	LD-20	ROAD PROFILES
	LD-21	SEWER PROFILES
	LD-22	WATER PROFILES
	LD-23	SITE DETAILS
	LD-24	SITE DETAILS
	LD-25	SITE DETAILS
	LD-26	SEWER DETAILS
	LD-27	SEWER AND WATER DETAILS
	LD-28	WATER DETAILS

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

	SW-29	COVER SHEET
	SW-30	GENERAL NOTES
	SW-31	GENERAL NOTES
	SW-32	PCSM OVERALL EXISTING CONDITIONS PLAN
	SW-33	SCM LOCATION MAP
	SW-34	PCSM GRADING
	SW-35	PCSM GRADING
	SW-36	ROAD PROFILES
	SW-37	ROAD PROFILES
	SW-38	STORM PROFILES
	SW-39	STORM PROFILES
	SW-40	STORM DETAILS
	SW-41	STORM DETAILS
	SW-42	SCM-001 FACILITY PLAN AND DETAILS
	SW-43	SCM-002 FACILITY PLAN AND DETAILS
	SW-44	SCM-003 FACILITY PLAN AND DETAILS
	SW-45	MATERIAL SPECIFICATIONS
	SW-46	OPERATION AND MAINTENANCE NOTES
	SW-47	PRE-DEVELOPMENT DRAINAGE AREA MAP
	SW-48	POST-DEVELOPMENT AREA DRAINAGE AREA MAP
	SW-49	POST DEVELOPMENT SUB-DRAINAGE AREA MAP

SHEETS IN SUBDIVISION AND LAND DEVELOPMENT PLAN NOTED WITH * ABOVE, AND THE ENTIRE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN SHALL BE RECORDED

SITE FEATURE LEGEND

EXISTING FEATURES		PROPOSED FEATURES	
454	GRADE CONTOUR	454	GRADE CONTOUR
455	GRADE INDEX CONTOUR	455	GRADE INDEX CONTOUR
+(428.17)	SPOT ELEVATION	X 496.70	SPOT ELEVATION
	IRON PIN	X BC 496.70	SPOT ELEVATION- BOTTOM OF CURB
	BOUNDARY LINE	X TC 496.70	SPOT ELEVATION- TOP OF CURB
	ADJOINER	X HP 496.70	SPOT ELEVATION- HIGH POINT
	LEGAL RIGHT-OF-WAY LINE	X LP 496.70	SPOT ELEVATION- LOW POINT
	CENTERLINE		IRON PIN
	EASEMENT LINE		MONUMENT
	SETBACK LINE		SETBACK LINE
	BUILDING		CENTERLINE
	EDGE OF PAVEMENT		SAFE SIGHT STOPPING DISTANCE
	CURB		EASEMENT LINE
	SIDEWALK		BUILDING
	WALL		DOOR LOCATION
	SIGN		EDGE OF PAVEMENT
	FENCE		CURB
	PLANTING BED		SIDEWALK & RAMP - CONCRETE
	EDGE OF WETLANDS		VEHICULAR CONCRETE
	STREAM		SIDEWALK - BITUMINOUS
	TREELINE		GUIDERAIL
T-P-Z T-P-Z T-P-Z	TREE PROTECTION ZONE		STOCKADE FENCE
UE UE	UNDERGROUND ELECTRIC		CONSTRUCTION FENCE
UE/UT UE/UT	UNDERGROUND ELECTRIC/TELEPHONE		SIGN
G G	GAS		POND & BMP EXTENTS
	HVAC	W W	FIRE PROTECTION
	OVERHEAD LIGHT FIXTURE	G G	GAS
	SPOTLIGHT FIXTURE		OVERHEAD LIGHT FIXTURE
	UTILITY POLE		SPOTLIGHT FIXTURE
FM	SEWER FORCE MAIN LINE & MANHOLE		UTILITY POLE
S S S	SEWER LATERAL	MH-1 S S S	GRAVITY SEWER LINE & MANHOLE
CMP CMP	STORM DRAIN PIPE, ENDWALL, MANHOLE, & INLET		SEWER LATERAL
W W	WATER MAIN, VALVE & HYDRANT	EW-A I-A1	STORM DRAIN PIPE, ENDWALL MANHOLE, & INLET
		STRUCTURE TYPE SYSTEM ID. NUMBER W./IN SYSTEM	
			STORMWATER INFILTRATION
			ROOF DRAIN
			UNDERDRAIN
		W W	WATER LINE, VALVE, & HYDRANT
		W W	WATER LINE, VALVE, & SIAMESE FD CONNECTION
		W W W	WATER LATERAL

OWNER OF RECORD

ODD FELLOWS HOME OF PENNSYLVANIA
999 WEST HARRISBURG PIKE
MIDDLETOWN, PA 17057

EQUITABLE OWNER

THE MIDDLETOWN HOME
999 WEST HARRISBURG PIKE
MIDDLETOWN, PA 17057

SOURCE OF TITLE

DAUPHIN COUNTY, PA
TAX MAP NO.: 36-023-018-000-0000
DEED BOOK: 2286 PAGE 390

SURVEY INFORMATION

BOUNDARY AND TOPOGRAPHY PROVIDED BY:
TERRAVIZ GEOSPATIAL SURVEYING AND MAPPING
212 S. FRONT STREET
WORMLEYSBURG, PA 17043
(717)-344-5533
DATE: 04/07/2025
PROJ. NO.: 1170

WETLANDS INFORMATION

WETLANDS DELINEATION PROVIDED BY:
VORTEX ENVIRONMENTAL, INC.
2819-I WILLOW STREET PIKE NORTH
WILLOW STREET, PA 17594
(717) 468-4949
DATE: 06/18/2025

GEOLOGIC INFORMATION

GEOLOGY STUDY PROVIDED BY:
ECS MID-ATLANTIC, LLC
52-6 GRUMBACHER ROAD
YORK, PA 17406
(717) 767-4788
DATE: 05-16-2025
JOB NO.: 18:6571

TRAFFIC INFORMATION

TRAFFIC STUDY PROVIDED BY:
TRAFFIC, PLANNING, & DESIGN INC.
4000 CRUMS MILL ROAD, SUITE 102
HARRISBURG, PA 17112
(717) 234-1430
DATE: 06-13-2025

NOT FOR BIDDING / NOT FOR CONSTRUCTION

NO.	DATE	REVISION

SEAL

SEAL

OWNER
THE MIDDLETOWN HOME
999 WEST HARRISBURG PIKE
MIDDLETOWN PA, 17057
(717) 944-3351

AS NOTED

THE MIDDLETOWN HOME
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
LOWER SWATARA TOWNSHIP DAUPHIN COUNTY, PA
COVER SHEET

Land Planning
Landscape Architecture
Civil Engineering

Corporate Office:
53 West James Street
Suite 101, Lancaster, PA 17603
Phone: (717) 715-1396
www.rgsassociates.com

Regional Offices:
York, Harrisburg, and Paoli

RGS ASSOCIATES

DATE:	JUNE 26, 2025
PROJECT NO.:	2023C68-002
MANAGER:	ALEXANDER PIEHL, RLA
SHEET NO.:	LD-1 OF 49

PLOTTED: Wednesday, June 25, 2025 @ 12:50PM
FILENAME: P:\2023\2023C68-002\CADD_Building One\FINAL\Plot\2-Cover.dwg XREFS: Cover
SCRIPT:

N/F PENNSYLVANIA STATE UNIVERSITY
TAX PARCEL 36-014-009-000-000
INSTRUMENT # 20140006366

N/F PENNSYLVANIA STATE UNIVERSITY
TAX PARCEL 36-014-007-000-000
INSTRUMENT # 20130028043

OAKWOOD STREET T

SURVEY EXTENTS

N/F PENNSYLVANIA STATE UNIVERSITY
TAX PARCEL 36-013-032-000-000
DEED BOOK T-61 PAGE 852

N25° 06' 22"E 1605.83

N32° 29' 59"E 99.13

N45° 06' 59"E 195.00

REBAR FOUND

N/F LINDA A. BIRMINGHAM
TAX PARCEL 36-014-013-000-0000
DEED BOOK 1001, PAGE 506

N/F NISH KUNJI LLC
TAX PARCEL 36-014-014-000-0000
INSTRUMENT # 20180005357

N/F ARTHUR R. COVER
TAX PARCEL 36-014-015-000-0000
DEED BOOK 604, PAGE 556

N/F HARDIK PATEL
TAX PARCEL 36-014-016-000-0000
INSTRUMENT # 20250000823

N/F PENRAC LLC
TAX PARCEL 36-023-045-000-0000

N/F JOHN A. DREXLER
TAX PARCEL 36-014-017-000-0000
DEED BOOK 596 PAGE 5

N/F NISH KUNJI LLC
TAX PARCEL 36-014-012-000-0000
INSTRUMENT # 20130001032

N/F NISH KUNJI LLC
TAX PARCEL 36-014-014-000-0000
INSTRUMENT # 20180005357

BENT IRON FOUND

N/F JOHN A. DREXLER
TAX PARCEL 36-014-027-000-0000
DEED BOOK 83 PAGE 263

N/F ODD FELLOWS HOME OF PENNSYLVANIA
TAX PARCEL 36-023-018-000-0000
DEED BOOK 2286 PAGE 390
GROSS AREA = 4,230,400 SQ.FT / 97.12 ACRES

50' WIDE RIGHT-OF-WAY

CLOVERDALE AVENUE

N47° 37' 53"W 278.83

ROSEDALE AVENUE

N24° 55' 07"E 238.86

N47° 54' 47"W 216.95

N12° 05' 17"E 451.07

SURVEY CONTROL:
SPIKE
NORTHING: 317,384.80'
EASTING: 2,248,072.23'
ELEVATION: 365.37'

SURVEY CONTROL:
CONCRETE MONUMENT
NORTHING: 316,984.73'
EASTING: 2,247,995.28'
ELEVATION: 329.67'

N/F MIDDLETOWN MANAGEMENT ASSOCIATES LP
TAX PARCEL 36-023-034-000-0000
INSTRUMENT # 20110012800

N/F NATIONAL RAILROAD PASSENGER CORP
TAX PARCEL 36-000-PRR-000-000
DEED BOOK G-65, PAGE 488

S.R. 0230 W. HARRISBURG PIKE (WID TH VARIES)

N71° 49' 59"W 87.35

SURVEY CONTROL:
DISK
NORTHING: 316,136.81'
EASTING: 2,248,708.81'
ELEVATION: 324.76'

WOODEN & METAL ENCLOSED GOAT PADDOCK

GATE

VINYL FENCE

COVERED WALKWAY

CONC. CURB TYPICAL 6" REVEAL

CONC. DEP. CURB

PARK BENCH

UTILITY SHED ATTACHED TO BUILDING

CONC. CURB TYPICAL 5" REVEAL

EX. WETLANDS

EXISTING 100-YEAR FLOODPLAIN

S19° 49' 44"W 2540.59

S86° 18' 00"E 1969.82

N/F PENNSYLVANIA STATE UNIVERSITY
TAX PARCEL 36-013-032-000-000
DEED BOOK T-61 PAGE 852

N/F PENNSYLVANIA STATE UNIVERSITY
TAX PARCEL 36-013-032-000-000
DEED BOOK T-61 PAGE 852

SURVEY EXTENTS

SOILS LEGEND

SYMBOL	NAME	SLOPE	HYDRO GROUP
CnA	CHAVIES FINE SANDY LOAM	0-3%	A
CnB2	CHAVIES FINE SANDY LOAM	3-8%	A
CnC2	CHAVIES FINE SANDY LOAM	8-15%	A
LeB2	LAWRENCEVILLE VERY FINE SANDY LOAM	2-8%	C
DvA	DUNCANNON VERY FINE	0-3%	B

NOT FOR BIDDING / NOT FOR CONSTRUCTION

NO.	DATE	REVISION

SEAL

SEAL

OWNER
THE MIDDLETOWN HOME
999 WEST HARRISBURG PIKE
MIDDLETOWN PA. 17057
(717) 944-3351

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

THE MIDDLETOWN HOME

PRELIMIINARY/FINAL LAND DEVELOPMENT PLAN

LOWER SWATARA TOWNSHIP DAUPHIN COUNTY, PA.

OVERALL EXISTING PLAN

Land Planning
Landscape Architecture
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York, Harrisburg, and Paoli

RGS ASSOCIATES

DATE:	JUNE 26, 2025
PROJECT NO.:	2023C68-002
MANAGER:	ALEXANDER PIEHL, RLA
SHEET NO.:	LD-3 OF 49

PLOTTED: Wednesday, June 25, 2025 @ 12:51PM
FILENAME: P:\2023\2023C68-002\CADD_Building One\FINAL\Plot\Z-Overall-Existing.dwg XREFS: Existing-GIS;Demolition-EG;EG-Lidar-Existing Soils
SCRIPT: OVERALL-EXISTING.SCR

N/F PENNSYLVANIA STATE UNIVERSITY
TAX PARCEL 36-014-009-000-000
INSTRUMENT # 20140006366

N/F PENNSYLVANIA STATE UNIVERSITY
TAX PARCEL 36-014-007-000-000
INSTRUMENT # 20130028043

OAKWOOD STREET

50'

50'

REBAR FOUND

N/F LINDA A. BIRMINGHAM
TAX PARCEL 36-014-013-000-0000
DEED BOOK 1001, PAGE 506

REBAR FOUND

N/F NISH KUNJI LLC
TAX PARCEL 36-014-014-000-0000
INSTRUMENT # 20180005357

N/F PENNSYLVANIA STATE UNIVERSITY
TAX PARCEL 36-014-008-000-000
INSTRUMENT # 20140006366

N/F ARTHUR R. COVER
TAX PARCEL 36-014-015-000-0000
DEED BOOK 604, PAGE 556

CLOVERDALE AVENUE

REBAR FOUND

N/F HARDIK PATEL
TAX PARCEL 36-014-016-000-0000
INSTRUMENT # 20250000823

N/F NISH KUNJI LLC
TAX PARCEL 36-014-012-000-0000
INSTRUMENT # 20130001032

REBAR FOUND

N/F NISH KUNJI LLC
TAX PARCEL 36-014-014-000-0000
INSTRUMENT # 20180005357

N/F JOHN A. DREXLER
TAX PARCEL 36-014-017-000-0000
DEED BOOK 596 PAGE 5

50' WIDE RIGHT-OF-WAY

N/F JOHN A. DREXLER
TAX PARCEL 36-014-027-000-0000
DEED BOOK 83 PAGE 263

24.3'

N/F ODD FELLOWS HOME OF PENNSYLVANIA
TAX PARCEL 36-023-018-000-0000
DEED BOOK 2286 PAGE 390
GROSS AREA = 4,230,400 SQ.FT / 97.12 ACRES

167.40'

ROSEDALE AVENUE

50' WIDE RIGHT-OF-WAY

35.4'

DRIVE D

SHEDS

PROP. COURTYARD

PROP. BLDG. (67 UNITS)

DRIVE B

DRIVE C

DRIVE A

SCM-003

SCM-001

SCM-002

EX. BLDG.

EX. LOADING DOCK FOR CAMPUS. ALL DELIVERIES OCCUR AT THIS LOCATION AND ARE THEN DISTRIBUTED AROUND THE CAMPUS.

S.R. 0230 W. HARRISBURG PIKE (WIDTH VARIES)

50' RIGHT-OF-WAY

137.5'

EXISTING 100-YEAR FLOODPLAIN

EXISTING 100-YEAR FLOODPLAIN

EXISTING 100-YEAR FLOODPLAIN

EXISTING 100-YEAR FLOODPLAIN

N/F PENNSYLVANIA STATE UNIVERSITY
TAX PARCEL 36-013-032-000-000
DEED BOOK T-61 PAGE 852

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NOT FOR BIDDING / NOT FOR CONSTRUCTION

NO.	DATE	REVISION

SEAL

SEAL

OWNER
THE MIDDLETOWN HOME
990 WEST HARRISBURG PIKE
MIDDLETOWN PA. 17057
(717) 944-3351

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

THE MIDDLETOWN HOME

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

LOWER SWATARA TOWNSHIP DAUPHIN COUNTY, PA

OVERALL SITE PLAN

Land Planning
Landscape Architecture
Civil Engineering

Corporate Office:
53 West James Street
Suite 101, Lancaster, PA 17603
Phone: (717) 715-1396
www.rgsassociates.com

Regional Offices:
York, Harrisburg, and Paoli

RGS ASSOCIATES

DATE:	JUNE 26, 2025
PROJECT NO.:	2023C68-002
MANAGER:	ALEXANDER PIEHL, RLA
SHEET NO.:	LD-6 OF 49

PLOTTED: Wednesday, June 25, 2025 @ 12:51PM
FILENAME: P:\2023\2023C68-002\CADD_ Building One\FINAL\Plot\Z-Overall-Site.dwg XREFS: Existing Layout\Existing-GIS
SCRIPT: OVERALL-SITE.SCR

CENTERLINE CURVE DATA							
SEGMENT	RADIUS	LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH	DELTA - Δ	STREET NAME
CLC-1	50.00'	32.93'	17.08'	N83°13'22"E	32.33'	37°43'50"	DRIVE- B
CLC-2	125.00'	151.23'	86.43'	N67°25'40"E	142.18'	69°19'14"	DRIVE- B
CLC-3	125.00'	112.48'	60.37'	N58°32'42"E	108.72'	51°33'18"	DRIVE- B
CLC-4	200.00'	52.36'	26.33'	N13°10'41"W	52.21'	15°00'04"	DRIVE- A
CLC-5	150.00'	143.24'	77.61'	N33°02'02"W	137.86'	54°42'46"	DRIVE- A
CLC-6	48.00'	30.48'	15.77'	N11°25'11"E	29.97'	36°22'50"	DRIVE- D
CLC-7	200.00'	109.78'	56.31'	N36°38'05"E	108.40'	31°26'55"	DRIVE- C

CENTERLINE LINE DATA			
SEGMENT	LENGTH	DIRECTION	STREET NAME
C-1	30.81'	S77°54'43"E	DRIVE- B
C-2	56.28'	N32°46'03"E	DRIVE- B
C-3	35.36'	N84°19'21"E	DRIVE- B
C-4	128.27'	N20°40'43"W	DRIVE- A
C-5	76.88'	N5°40'39"W	DRIVE- A
C-6	193.72'	N60°23'24"W	DRIVE- A
C-7	36.01'	N29°36'36"E	DRIVE- D
C-8	133.76'	N6°46'14"W	DRIVE- D
C-9	60.54'	N52°21'32"E	DRIVE- C
C-10	233.52'	N20°54'38"E	DRIVE- C

PROPOSED STREET SIGN LEGEND	
SYMBOL	SIGN DESCRIPTION
S	"STOP" SIGN
HP	HANDICAP PARKING SIGN
VP	VAN ACCESSIBLE HANDICAP PARKING SIGN

LD-7
LD-8
SHEET KEY MAP

N/F HARDIK PATEL
TAX PARCEL 36-014-016-000-0000
INSTRUMENT # 20250000823

N/F JOHN A. DREXLER
TAX PARCEL 36-014-027-000-0000
DEED BOOK 83 PAGE 263

N/F JOHN A. DREXLER
TAX PARCEL 36-014-017-000-0000
DEED BOOK 596 PAGE 5

ROSEDALE AVENUE

DRIVE A

DRIVE B

DRIVE C

DRIVE D

PROP. BLDG.
(67 UNITS)
3 STORIES: 67 UNITS
FLOOR 1: 17 UNITS
FLOOR 2: 25 UNITS
FLOOR 3: 25 UNITS

PROP. COURTYARD
(APPROX. 8,100 SF) ASSUMED 100% IMPERVIOUS

90 SPACES

OVERFLOW LOT
(25 SPACES)

EX. BUILDING

SCM-003

SCM-001

LD-7 MATCHLINE LD-8

DUMPSTER ENCLOSURE PER ARCHITECTURE PLANS SUBMITTED WITH BUILDING PERMIT

VEHICULAR CONCRETE

PROP. OUTDOOR FIREPLACE TO BE DESIGNED BY OTHERS AND SUBMITTED AS PART OF BUILDING PERMIT

PROP. VERTICAL CURB (TYP.)

PROP. UTILITY POLE RELOCATION EX. POLE TO BE RELOCATED PER UTILITY PROVIDER SPECIFICATIONS

UTILITY POLE PPL 27913 S31709

TIE INTO EXISTING EDGE OF PAVEMENT WITH SMOOTH LINE AND GRADE

SIGN DIRECTION ARROW

50' SIDE YARD

EX. UTILITY POLE TO BE RESET AS NECESSARY PER UTILITY PROVIDER SPECIFICATIONS

UTILITY POLE PPL 27931 S31704

UTILITY POLE PPL 27934 S31703

UTILITY POLE PPL 27940 S31748

UTILITY POLE PPL 27945 S31739

SURVEY CONTROL: CONCRETE MONUMENT
NORTHING: 316,364.73'
EASTING: 247,995.28'
ELEVATION: 329.67'

SURVEY CONTROL: SPIKE
NORTHING: 317,384.80'
EASTING: 2,248,022.23'
ELEVATION: 365.57'

DRIVE- A: 3+41.20
DRIVE- C: 0+00.00

DRIVE- A: 1+89.47
DRIVE- B: 4+25.74

DRIVE- A: 5+94.48
DRIVE- D: 0+00.00

6 ON-STREET SPACES

3 ON-STREET SPACES

2 ON-STREET SPACES

PROP. PAINTED CROSS WALK (TYP)

TIE INTO EXISTING EDGE OF PAVEMENT WITH SMOOTH LINE AND GRADE

PROP. SAW CUT LINE (TYP.)

RECONFIGURED EXISTING LOT

RECONFIGURED SIGN

ACCESSIBLE PARKING SIGNS TO BE RELOCATED/ RESET

SIGN RESIDENT PARKING ONLY

SIGN HANDICAP PARKING

SIGN THE MIDDLETOWN HOME

COVERED WALKWAY

CONC. CURB TYPICAL 6" REVEAL

CONC. DEP CURB

TIE INTO EX. CONCRETE WITH SMOOTH LINE AND GRADE

PROP. UTILITY POLE RELOCATION EX POL. POLE TO BE RELOCATED PER UTILITY PROVIDER SPECIFICATIONS

PROP. TRANSFORMER PAD

PROP CONCRETE WALK

PROP. GENERATOR PAD

PROP. VERTICAL CURB (TYP.)

SAFE SIGHT STOPPING DISTANCE (TYP.)

PROP. DEPRESSED CURB (TYP.)

PROP CONCRETE WHEEL STOP

PROP. WHITE PAINT LINE STRIPING

PARK BENCH (TYP.)

PROP. BITUMINOUS SERVICE PATH

PROP. GOAT PASTURE FENCE

PROP ADA SPACE (TYP.)

TIE INTO EXISTING EDGE OF PAVEMENT WITH SMOOTH LINE AND GRADE

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0' 30' 60'

THE MIDDLETOWN HOME

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SCRIPT: LAYOUT.SCR