No: 26-048

# DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Lower Swatara Township | Surveyor: Todd Lyons, Integrated Consulting | Engineer: Zane Geist, Integrated Consulting

Plat Title: Proposed Subdivision at 1801 Oberlin Road

Zoning District: Residential Suburban (R-S) | Proposed Land Use: Commercial/Residential

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

# of Lots: 1 | # of New Lots: 2 | # of DUs: | Acs Subdiv/Devel: 0.46 | Total Acs: 11.41

Date Received: 4/30/2026 | Staff Review: 5/4/2026 | Official County Review: 5/4/2026

Reviewed by: ARK | Checked by: | Parcel ID: 35-005-018

**Project Description**: Project proposes the subdivision of existing parcel (1801 Oberlin Road) into 2 lots (Lot 1 and residual lot).

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

**Waivers Requested:** None identified.

## Comments:

1. The Dauphin County signature block on the cover sheet must be revised to included signature lines for the Chairman (of the Dauphin County Planning Commission) and Secretary.

2. Has the water company provided any letter or other type of indication that they are willing to extend service?

3. Determine recreation/fee-in-lieu requirements according to Section 22-510 (recreation and Open Space) of the Subdivision and Land Development Ordinance.

4. The plan notes state that, in case of a Highway Occupancy Permit being denied for Oberlin Road, the driveway will connect to the existing cul-de-sac (Butler Drive). This will require passing over a drainage easement and may require permission from the easement holder to do so.

5. From aerial imagery, it appears that the area that will comprise the newly created Lot 1 may be part of an existing drainage area?

6. Determine whether a waiver or deferral for the installation of Curbs (Section 22-606) and Sidewalks (22-607) is required.

**Plan No.** 26-048

| **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 | 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 Need date and 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) / Structure (s) | X | | |
| Storm drainage facilities) | X | | |
| Sewer mains | X | | |
| Water mains | 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 | X | | |
| 33. Approval blocks shown | X | | |
| 34. PADOT Highway Occupancy Permit statement shown Reference in notes. | X | | |
| 35. Consistency with Future Land Use plans - County plans | X | | |
| Municipal plans | X | | |

# FINAL MINOR SUBDIVISION PLAN

# PROPOSED SUBDIVISION

AT

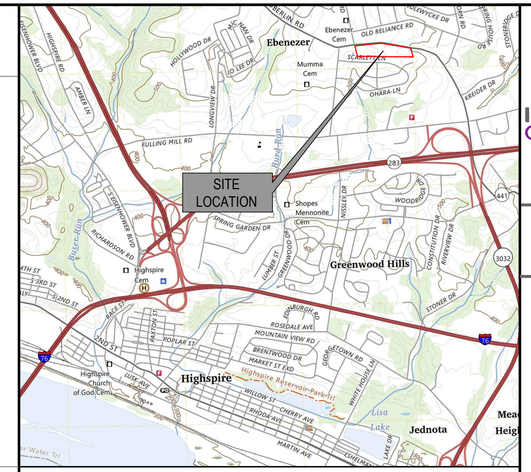
# 1801 OBERLIN ROAD

## LOWER SWATARA TOWNSHIP
## DAUPHIN COUNTY, PENNSYLVANIA




**VICINITY MAP**
SCALE = 1" = 800'

N
800' 400' 0' 800'
SCALE: 1"= 800'




**LOCATION MAP**
SCALE = 1" = 2,000'

N
2,000' 1,000' 0' 2,000'
SCALE: 1"= 2,000'

## ACT 287 LIST OF UTILITIES

THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996 FOR NOTIFICATION OF UTILITIES BEFORE EXCAVATION IN CONTRACT AREA. THE ONE UNDERGROUND UTILITIES LOCATION CALL NUMBER IS 1-800-242-1776. DESIGN SERIAL NUMBER IS 20261052317, SUBMITTED ON 04/15/2026.

**UTILITIES:**

COMPANY: CABLE PROTECTION SERVICES INC
ADDRESS: PO BOX 4816
MIDLOTHIAN, VA. 23112
CONTACT: DEBBIE KING
EMAIL: DEBBIE_KING@CABLEPS.COM
PHONE: 804-562-3409

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

COMPANY: VERIZON PENNSYLVANIA LLC
ADDRESS: ---N/A---,

CONTACT: VICTOR WOOD
EMAIL: ---N/A---
PHONE: ---N/A---

COMPANY: LUMEN FORMERLY LEVEL 3
ADDRESS: 931 14TH STREET
DENVER, CO. 80202
CONTACT: SADIE HULL
EMAIL: RELOCATIONS@LUMEN.COM
PHONE: 877-366-8344 X3

COMPANY: LOWER SWATARA TOWNSHIP
ADDRESS: 1499 SPRING GARDEN DRIVE
MIDDLETOWN, PA. 17507
CONTACT: SCOTT WASHINGER
E-MAIL: SWASHINGER@LOWERSWATARA.ORG
PHONE: 717-939-9377 X 3036

COMPANY: PENNSYLVANIA ELECTRIC CO
ADDRESS: 341 WHITE POND DRIVE
AKRON, OH. 44320
CONTACT: MELLYSSA ADAMS
E-MAIL: MADAMS@FIRSTENERGYCORP.COM
PHONE: 330-252-4013

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

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




| CDC | MEMBER NAME | RESPONSE | RESPONSE DATE |
|---|---|---|---|
| AQ1 | COMCAST | ENGINEERING COMPLETED. A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR. | 4/16/2026 14:47 |
| DH | VEOLIA WATER PENNSYLVANIA INC | DID NOT RESPOND THROUGH PA ONE CALL. | |
| HC | VERIZON PENNSYLVANIA LLC | DID NOT RESPOND THROUGH PA ONE CALL. | |
| LKC | LUMEN FORMERLY LEVEL 3 | ENGINEERING COMPLETED. A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR. | 4/15/2026 11:07 |
| LOS | LOWER SWATARA TWP MUNI AUTH | DID NOT RESPOND THROUGH PA ONE CALL. | |
| ME | METROPOLITAN EDISON CO/FIRSTENERGY | ENGINEERING COMPLETED. A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR. | 4/15/2026 11:12 |
| PRD | PPL ELECTRIC UTILITIES CORPORATION | ENGINEERING COMPLETED. A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR. | 4/15/2026 11:12 |
| TSL | LOWER SWATARA TOWNSHIP | DID NOT RESPOND THROUGH PA ONE CALL. | |
| UI | UGI UTIL HARRISBURG | DID NOT RESPOND THROUGH PA ONE CALL. | |

## SHEET INDEX


| # | SHEET TITLE |
|---|---|
| 01 | COVER SHEET |
| 02 | EXISTING CONDITIONS PLAN OVERALL |
| 03 | EXISTING CONDITIONS PLAN - AREA 'A' |
| 04 | EXISTING CONDITIONS PLAN - AREA 'B' |
| 05 | SUBDIVISION PLAN - OVERALL |
| 06 | SUBDIVISION PLAN - AREA 'A' |
| 07 | SUBDIVISION PLAN - AREA 'B' |


## PLAN PREPARERS


INTEGRATED CONSULTING
4 KACEY COURT
MECHANICSBURG | PA | 17055

CONTACT: ZANE GEIST
TELEPHONE: 724-304-1043
EMAIL ADDRESS: ZANE@INTEGRATEDDP.COM


## EQUITABLE LANDOWNER

TOC OBERLIN, LLC
1801 OBERLIN ROAD
MIDDLETOWN, PA 17057

CONTACT: KIRAN P PATEL (MANAGER)
TELEPHONE: 717-657-3965
EMAIL ADDRESS: KIRAN@HERSHA.COM

## DEVELOPER

CONTACT: KIRAN P PATEL
TELEPHONE: 717-657-3965
EMAIL ADDRESS: KIRAN@HERSHA.COM

## SITE DATA

GROSS TRACT AREA: 497,002 SF / 11.41 ACRES
GROSS/NET AREA: 497,002 SF / 11.41 ACRES
PROPOSED NO. OF LOTS: 2 LOTS

WATER SERVICE: PUBLIC / ON-LOT SERVICE (LOT 1 & RESIDUAL LOT)
SANITARY SEWER SERVICE: PUBLIC / ON-LOT SERVICE (LOT 1 & RESIDUAL LOT)

## PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS TO PROPOSE THE SUBDIVISION OF THE EXISTING LOT INTO TWO LOTS. NO CONSTRUCTION IS PROPOSED ON EITHER LOT IN THIS PLAN.

## LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAN IS ACCURATE AND CORRECT AS INDICATED.

TODD LYONS, PLS — DATE

## CIVIL ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAN IS ACCURATE AND CORRECT AS INDICATED.

ZANE GEIST, P.E. No. 093557 — DATE

## WETLAND CERTIFICATION

I, _____ HEREBY CERTIFY THAT THERE ARE NOT WETLANDS ON THE SUBJECT PROPERTY, THE PROPOSED PROJECT WILL NOT IMPACT OFF SITE WETLANDS, AND PERMITS ARE NOT REQUIRED FROM THE STATE OR FEDERAL GOVERNMENT.

## AREA AND BULK REGULATIONS

LOCATION: 1801 OBERLIN ROAD
PARCEL(S): 36-005-018
ZONE: RESIDENTIAL SUBURBAN DISTRICT
USE: SINGLE FAMILY DWELLINGS / OFFICE BUILDING (EXISTING)

| # | ITEM | SECTION | REQUIREMENTS | PROPOSED LOT 1 | PROPOSED RESIDUAL TRACT |
|---|---|---|---|---|---|
| 1 | MINIMUM LOT SIZE | §27-505-B | 20,000 SF | 20,000 SF | 477,002 SF |
| 2 | MINIMUM LOT WIDTH | §27-506-B | 100 FT | 127 FT | 1,443 FT |
| 3 | MAXIMUM IMPERVIOUS COVER | §27-508 | 30% | <30% | 19.8% |
| 4 | MINIMUM FRONT YARD | §27-507-A-1 | 50 FT | 50 FT | 50 FT |
| 5 | MINIMUM SIDE YARD | §27-507-A-2 | 25 FT | 25 FT | 25 FT |
| 6 | MINIMUM REAR YARD | §27-507-A-3 | 30 FT | 30 FT | 30 FT |
| 7 | MAXIMUM BUILDING HEIGHT | §27-504 | 35 FT | <35 FT | <35 FT |

## GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH LOWER SWATARA TOWNSHIP STANDARDS AND SPECIFICATIONS, DAUPHIN COUNTY STANDARDS AND SPECIFICATIONS, PENNSYLVANIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, 2010 ADA STANDARDS, AND STATE BUILDING CODE IN THE ABOVE REFERENCED INCREASING HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
2. THE CONTRACTOR SHALL VERIFY ALL SITE AND BUILDING CONDITIONS IN THE FIELD AND CONTACT THE CIVIL ENGINEER AND ARCHITECT IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS, SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE CONFIRMED WITH THE OWNER'S CONSTRUCTION MANAGER PRIOR TO BIDDING.
3. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
4. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORD DRAWINGS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES AND STORMWATER SYSTEM) TO THE OWNER AT THE END OF CONSTRUCTION.
5. THE ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION, TRENCHING, AND TRENCH PROTECTION REQUIREMENTS.
6. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL OR COUNTY OR STATE RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT PA PENNSYLVANIA811 72 HOURS BEFORE COMMENCEMENT OF WORK AT PA (800) 242-1776 OR AT 811 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS. THE CONTRACTOR SHALL EMPLOY THE USE OF A UTILITY LOCATING COMPANY TO PROVIDE SUBSURFACE UTILITY ENGINEERING CONSISTING OF DESIGNATING UTILITIES AND STORM PIPING ON PRIVATE PROPERTY WITHIN THE CONTRACT LIMIT AND CONSISTING OF DESIGNATING AND LOCATING WHERE PROPOSED UTILITIES AND STORM PIPING CROSS EXISTING UTILITIES AND STORM PIPING WITHIN THE CONTRACT LIMITS. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
7. IF PLANS AND OR SPECIFICATIONS ARE IN CONFLICT, THE MOST STRINGENT SHALL APPLY.
8. ALL NOTES AND DIMENSIONS DESIGNATED "TYPICAL" APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PROJECT.
9. CONTRACTOR(S) TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK AND BE RESPONSIBLE FOR COORDINATION OF SAME. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.
10. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
11. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT AND OBTAIN FROM DAUPHIN COUNTY AND LOWER SWATARA TOWNSHIP ALL CONSTRUCTION PERMITS, INCLUDING ANY PENNDOT PERMITS, SEWER AND WATER CONNECTION PERMITS, AND ROADWAY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
12. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, SWALE, PAVEMENT MARKINGS, OR SIGNAGE DISTURBED DURING DEMOLITION AND/OR CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE CIVIL ENGINEER, AND TO THE SATISFACTION OF THE OWNER AND LOWER SWATARA TOWNSHIP.
13. THE SITE IS CURRENTLY SERVICED BY PUBLIC SEWER. PUBLIC WATER WILL BE EXTENDED PENDING PLAN APPROVAL
14. NO PART OF THE PROJECT PARCEL IS LOCATED WITHIN ANY FEMA DESIGNATED FLOOD HAZARD AREAS.
15. THERE ARE NO WETLANDS LOCATED ON THE SITE AS INDICATED BY FIELD SURVEY.
16. ALL CONSTRUCTION WITHIN A PENNDOT RIGHT OF WAY SHALL COMPLY WITH ALL DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
17. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO §420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), AS AMENDED, BEFORE ANY IMPROVEMENTS ARE INITIATED WITHIN A STATE HIGHWAY, OR STREET, ACCESS DRIVE, OR DRIVEWAY INTERSECTION TO A STATE HIGHWAY IS PERMITTED.
18. IF A HIGHWAY OCCUPANCY PERMIT IS NOT GRANTED, REASONABLE ACCESS FROM THE EXISTING LOOP DRIVEWAY WILL BE PROVIDED TO PROPOSED LOT 1

## CERTIFICATION OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN AND OFFER OF DEDICATION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

ON THIS, THE_____ DAY OF _____, 20___, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE/SHE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS/HER DIRECTION, THAT HE/SHE ACKNOWLEDGES THE SAME TO BE HIS/HER ACT AND PLAN, THAT HE/SHE DESIRES THE SAME TO BE RECORDED, AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED 'NOT FOR DEDICATION') ARE HEREBY DEDICATED TO PUBLIC USE.

OWNER: _____(PRINT) OWNER: _____(PRINT)

NOTARY PUBLIC: _____(PRINT) MY COMMISSION EXPIRES _____, 20 _____.

## TOWNSHIP PLANNING COMMISSION

RECOMMENDED FOR APPROVAL BY THE TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 20___.

CHAIRMAN: _____(PRINT)

## TOWNSHIP BOARD OF COMMISIONERS

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

CHAIRMAN: _____(PRINT) SECRETARY: _____(PRINT)

## TOWNSHIP ENGINEER

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

TWP. ENGINEER: _____(PRINT)

## COUNTY PLANNING COMMISSION

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

DIRECTOR OF PLANNING: _____(PRINT)

## TOWNSHIP SIGNATURE

I, _____, THE_____ FOR TOWNSHIP OF LOWER SWATARA, ON THIS DATE, THE _____, OF 2026 HAVE REVIEWED AND HEREBY CERTIFIES THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE CODE OF ORDINANCE ADOPTED BY THE TOWNSHIP OF LOWER SWATARA

## RECORDER OF DEEDS

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND FOR _____ COUNTY, PENNSYLVANIA, IN

PLAN BOOK _____, PAGE _____, THIS _____DAY OF_____, 20_____.

## PLAN DATE

ISSUE DATE: APRIL 30, 2026


INTEGRATED CONSULTING
4 KACEY COURT
MECHANICSBURG | PA | 17055
717.678.6750
www.IntegratedConsultingLLC.com


FINAL MINOR SUBDIVISION PLAN
**PROPOSED SUBDIVISION**
AT
1801 OBERLIN ROAD
LOWER SWATARA TOWNSHIP
DAUPHIN COUNTY

PROFESSIONAL SEAL

| | |
|---|---|
| DRAWN | NJL |
| REVIEWED | JLK |
| SCALE | AS NOTED |
| DATE | 04/15/2026 |
| PROJECT NO. | 25-0514 |
| CAD FILE: | 01 - LD COVERSHEET |

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|

TITLE
**COVER SHEET**

SHEET NO.
01 of 07

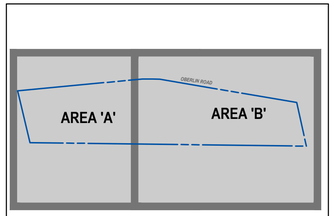

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FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.

4/29/2026, DEFAULT, C:\USERS\RSOFALA\DESKTOP-P4MM9OV\DESIGNATED DEVELOPMENT PARTNERS, LLC\DP - DATA\PROJECTS\2025\25-0514 1801 OBERLIN ROAD\CIVIL\DWG\01 - LD COVERSHEET.DWG, BY COVER SHEET


BeB2
BeA
BeA
BeB2
BkD2
CoB2
BeC2
BkD2
BkD2
BhC2
BeA
BeB2
Oh
Ohm
HaC2
Lt
BhC2
BhC2
Oberlin Road (SR 0441)
Oberlin Road (SR 0441)
Scarlett Lane
Ebenezer Road
Butler Drive
Now or Formerly Dallas Eberly Tax Parcel # 36-005-005 Instrument# 20210028795
Now or Formerly Brad T & Jennifer L Kinsey Tax Parcel # 36-005-029 Deed Book 3448 Page 514
Now or Formerly John D Chak Jr & Shawna L Chak Tax Parcel # 36-005-028 Instrument# 20090030028
Now or Formerly Darryl L & Linda M Keen Tax Parcel # 36-005-024 Deed Book R-62 Page 122
Now or Formerly Robert L & Dolores K King Tax Parcel # 36-005-027 Deed Book O-64 Page 786
Now or Formerly Cathy S Snyder Tax Parcel # 36-005-026 Deed Book 3603 Page 383
Now or Formerly Keith Bauer Tax Parcel # 36-005-025 Instrument# 20200037115
Now or Formerly Gilbert Millelics & Susan A Loy Tax Parcel # 36-005-023 Instrument# 20130028363
Now or Formerly D Kerry Conway & Linda G Appleby Tax Parcel # 36-005-020 Deed Book 422 Page 234
Now or Formerly James E & Debra G Messick Tax Parcel # 36-005-022 Deed Book 1521 Page 21
Now or Formerly Richard A Muzic & Catherine M Muzic Tax Parcel # 36-005-017 Deed Book 6141 Page 325
Now or Formerly Dawn A Ahern Tax Parcel # 36-005-019 Instrument# 20190021410
Now or Formerly Heather M Lupros & Andrew J Gonzalez Tax Parcel # 36-005-062 Instrument# 20090038115
Now or Formerly Tad W & Lisa A Hippensteel Tax Parcel # 36-005-068 Instrument# 20180019106
Now or Formerly Thomas H Jones & Ashely E Beard Tax Parcel # 36-005-053 Instrument# 20190026166
Now or Formerly Michael A & Catherine D Zupancic Tax Parcel # 36-005-054 Deed Book 795 Page 138
Now or Formerly Timothy J & Rebecca A Carpenter Tax Parcel # 36-005-055 Instrument# 20080037148
Now or Formerly Michael D Elby Tax Parcel # 36-005-056 Deed Book 1860 Page 40
Now or Formerly Joshua D & Anya R Gustafson Tax Parcel # 36-005-096 Instrument# 20190015707
Now or Formerly Karl E & Julita I Young Tax Parcel # 36-005-097 Deed Book 4057 Page 192
Now or Formerly John N Haupt Jr & Megan E Werner Tax Parcel # 36-005-098 Instrument# 20160024362
Now or Formerly Michael Sunajko Jr & Rosanne Placey Sunajko Tax Parcel # 36-005-138 Instrument# 20190015028
Now or Formerly Albert Hanna & Dyala Shamin Tax Parcel # 36-005-139 Instrument# 20190010583
Now or Formerly Roy E & Karen S McCloskey Tax Parcel # 36-005-140 Instrument# 20100014963
Now or Formerly Julian & Donna B Gutierrez Tax Parcel # 36-005-141 Deed Book 4282 Page 177
Now or Formerly Michael R & Christine A Corrigan Tax Parcel # 36-005-218 Instrument# 20110025541
Now or Formerly Mark D & Leah T Hottenstein Tax Parcel # 36-005-219 Instrument# 20070026447
Now or Formerly Joseph M & Dorothy D Messick Tax Parcel # 36-005-299 Instrument# 20160029349
Now or Formerly TDC Oberlin, LLC Tax Parcel # 36-005-018 Instrument# 20120003467
Area: 497092 Square Feet or 11.4096 Acres
Ex. Rebar
Ex. Rebar Set
Ex. Post
Rock Construction Entrance
Concrete and Stone Steps With 3.5' High Metal Railing
Concrete and Stone Steps With 3.5' High Wooden Railing (Typical)
Concrete Walk (Above)
Concrete Walk And Steps
Bollard (Typ.)
Concrete Steps
Concrete Walk
Concrete Block Wall
Brick Wall
Stone Wall
Wooden Deck (Above)
Wooden Steps (Above)
Wooden Walk
Wooden Ramp
Wooden Steps
Handicap Parking (Typical)
Handicap Parking & Ramp
Handicap Parking & Curb Ramp
Growing Advantage Childcare
15 Minute Parking
Do Not Enter
Stone Shed
Shed
Playground Area
4' High Chain Link
3 Story Stone and Stucco Building
HVAC Unit
Roof Drain (Typ.)
Bottom 546.22' Full of Water
Fuel Oil Tank
Electric Panel
Concrete Pad
Landscaped Area
Bituminous
Bituminous Curb
Grass
Wooded Area
Brick Steps
Control Point Mag and Nail Northing: 2243393.14 Easting: 329244.60 Elevation: 533.31
Control Point Mag and Spike Northing: 2243744.43 Easting: 329337.09 Elevation: 525.89
Control Point Mag and Nail Northing: 2242547.43 Easting: 329097.52 Elevation: 550.21
Control Point Mag and Nail Northing: 2242734.69 Easting: 329269.88 Elevation: 556.19
Control Point Mag and Nail Northing: 2242966.16 Easting: 329223.65 Elevation: 553.51
Control Point Mag and Nail Northing: 2243170.58 Easting: 329349.30 Elevation: 540.07
Control Point Mag and Nail Northing: 2242796.20 Easting: 329460.11 Elevation: 555.22
Control Point Mag and Spike Northing: 2242966.16 Easting: 329223.65 Elevation: 553.51
Ebenezer 18-4 PPL 27416- S32952 71
PPL 27444- S32954 73 With Underground Telephone
PPL 27388- S32949 69
PPL 27408- S32950
PPL 27375- S32948 68
PPL 27472- S32951 75
PPL 27488- S32948 76
PPL 27501-S32946 77 With Underground Electric
PPL 27515- S32943 78
PPL 27530- S32941 79
PPL 27544- S32939 80
Telephone Pedestal 72-1 1801 Business Information
Telephone Pedestal 77-1
Telephone Vault
Rim 536.07' Inv N 526.11' Inv S 526.11'
Rim 544.94' Inv E 531.26' Inv E 530.30' (Exterior Drop) Inv W 531.24'
Rim 558.13' Inv N 552.03' Inv E 551.94'
Rim 558.26' Inv E 545.33' Inv W 545.38'
Rim 549.14' Inv E 542.58' Inv W 542.60'
Rim 526.09' Inv SE 519.09' Inv NW 519.14'
Rim 531.50' Inv SE 514.73' Inv W 514.74'
Rim 501.17' Inv SE 488.47' Inv NW 494.63' (Exterior Drop) Inv NW 488.48'
Rim 556.32'
TG 558.11' Inv Bottom of Box 554.66' No Visible Pipes
TG 558.43' Inv Bottom of Box 555.65' No Visible Pipes
TG 533.65' Inv 530.49'
TG 557.67' Inv E 530.31' Inv S 530.76'
TG 531.71' Inv 526.89'
Water Meter
Utility Pole
Light Standard
Gas Valve
Gas Meter
Sign
Speed Limit 35MPH
Route 441 South
Oberlin Road (SR 0441)
Ex. Rebar Depressed Curb
Concrete Curb
Bituminous Curb
6" PVC
8" PVC
8" Plastic
2" Water
8" High Vinyl
6" High Stockade
5' High Stockade
4' High Vinyl
5' High Vinyl
7' High Stockade
4' High Wooden
6' High Wooden
Ex. Rebar Landscape Timbers
Concrete Block Wall
Brick Wall
Concrete Electric Panel
HVAC Unit
Concrete Block Wall (Above) Concrete Walk
Concrete Block Wall (Above)
Concrete Walk
Brick Steps
Concrete Steps
Concrete Walk
Wooden Deck (Above)
Wooden Steps (Above)
Wooden Walk
Wooden Ramp
Wooden Steps
Concrete Curb
Curb Inlet
Inlet
Handicap Parking & Ramp
Handicap Parking & Curb Ramp
Growing Advantage Childcare
15 Minute Parking
Do Not Enter
Stone Shed
Shed
Playground Area
4' High Chain Link
3 Story Stone and Stucco Building
HVAC Unit
Roof Drain (Typ.)
Bottom 546.22' Full of Water
Fuel Oil Tank
Electric Panel
Concrete Pad
Landscaped Area
Bituminous
Bituminous Curb
Grass
Wooded Area
Brick Steps
Control Point Mag and Nail Northing: 2243393.14 Easting: 329244.60 Elevation: 533.31
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Utility Pole
Light Standard
Gas Valve
Gas Meter
Sign
Speed Limit 35MPH
Route 441 South
Oberlin Road (SR 0441)
Ex. Rebar Depressed Curb
Concrete Curb
Bituminous Curb
6" PVC
8" PVC
8" Plastic
2" Water
8" High Vinyl
6" High Stockade
5' High Stockade
4' High Vinyl
5' High Vinyl
7' High Stockade
4' High Wooden
6' High Wooden
Ex. Rebar Landscape Timbers
Concrete Block Wall
Brick Wall
Concrete Electric Panel
HVAC Unit
Concrete Block Wall (Above) Concrete Walk
Concrete Block Wall (Above)
Concrete Walk
Brick Steps
Concrete Steps
Concrete Walk
Wooden Deck (Above)
Wooden Steps (Above)
Wooden Walk
Wooden Ramp
Wooden Steps
Concrete Curb
Curb Inlet
Inlet
Handicap Parking & Ramp
Handicap Parking & Curb Ramp
Growing Advantage Childcare
15 Minute Parking
Do Not Enter
Stone Shed
Shed
Playground Area
4' High Chain Link
3 Story Stone and Stucco Building
HVAC Unit
Roof Drain (Typ.)
Bottom 546.22' Full of Water
Fuel Oil Tank
Electric Panel
Concrete Pad
Landscaped Area
Bituminous
Bituminous Curb
Grass
Wooded Area
Brick Steps
Ex. Rebar
Ex. Rebar Set
Ex. Post
Rock Construction Entrance
Concrete and Stone Steps With 3.5' High Metal Railing
Concrete and Stone Steps With 3.5' High Wooden Railing (Typical)
Concrete Walk (Above)
Concrete Walk And Steps
Bollard (Typ.)
Concrete Steps
Concrete Walk
Concrete Block Wall
Brick Wall
Stone Wall
Wooden Deck (Above)
Wooden Steps (Above)
Wooden Walk
Wooden Ramp
Wooden Steps
Handicap Parking (Typical)




**KEYMAP**
NOT TO SCALE

## LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED YARD SETBACK LINE
- PROPOSED IRON PIN
- PROPERTY CORNER MARKER
- PROPOSED CONCRETE MONUMENT
- PROPERTY CORNER MARKER
- PROPOSED CLEAR SIGHT TRIANGLE
- PROPOSED STANDARD DUTY PAVEMENT

## SUBDIVISION NOTES

1. ALL PROPOSED MONUMENTS AND LOT LINES MARKERS WILL BE SET PRIOR TO RECORDING OF PLAN.

N

80' 40' 0' 80'
SCALE: 1"= 80'

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717.678.6750
www.IntegratedConsultingLLC.com

FINAL MINOR SUBDIVISION PLAN

# PROPOSED SUBDIVISION
AT
1801 OBERLIN ROAD

LOWER SWATARA TOWNSHIP
DAUPHIN COUNTY

PROFESSIONAL SEAL

| | |
|---|---|
| DRAWN | NJL |
| REVIEWED | JLK |
| SCALE | AS NOTED |
| DATE | 04/15/2026 |
| PROJECT NO. | 25-0514 |
| CAD FILE: | 05 - SUBD PLAN |

| REVISIONS | | |
|---|---|---|
| NO. | DATE | DESCRIPTION |

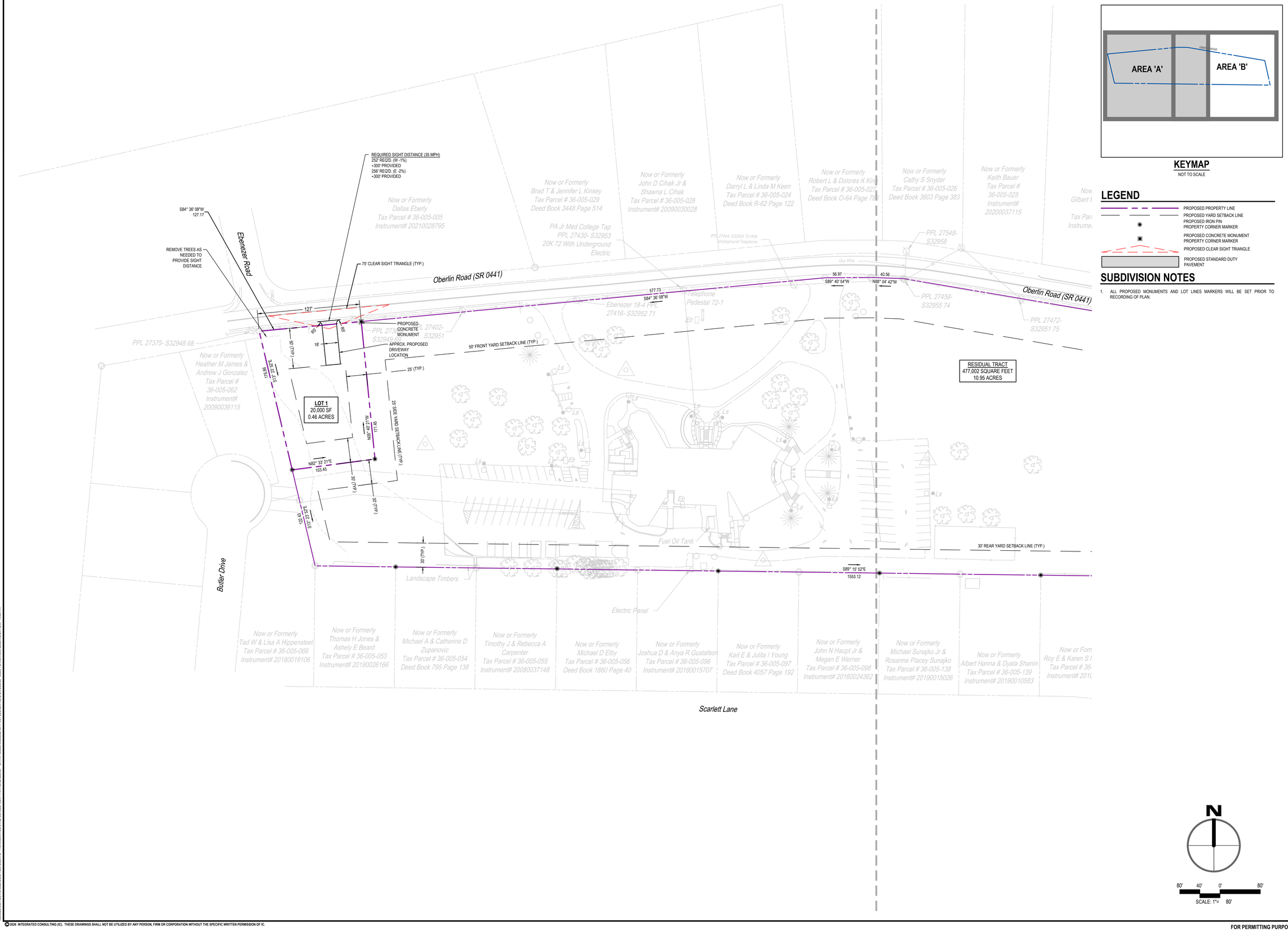
TITLE
**SUBDIVISION PLAN - OVERALL**

SHEET NO.
05 of 07

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4/29/2026, DEFAULT, C:\USERS\DEFAULT.DESKTOP-T5NNNGO\ONTEGRA\TED DEVELOPMENT PARTNERS, LLC\DP - J\A1\PROJECTS\2025\25-0514 1801 OBERLIN ROAD\DWGS\05 - SUBD PLAN.DWG,3.5 SUBDIVISION PLAN - OVERALL




## KEYMAP

NOT TO SCALE




## LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED YARD SETBACK LINE
- PROPOSED IRON PIN PROPERTY CORNER MARKER
- PROPOSED CONCRETE MONUMENT PROPERTY CORNER MARKER
- PROPOSED CLEAR SIGHT TRIANGLE
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## SUBDIVISION NOTES

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FINAL MINOR SUBDIVISION PLAN

# PROPOSED SUBDIVISION

AT

1801 OBERLIN ROAD

LOWER SWATARA TOWNSHIP

DAUPHIN COUNTY

PROFESSIONAL SEAL

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|---|---|
| DRAWN | NJL |
| REVIEWED | JLK |
| SCALE | AS NOTED |
| DATE | 04/15/2026 |
| PROJECT NO. | 25-0514 |
| CAD FILE: | |
| 05 - SUBD PLAN | |

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|

TITLE

## SUBDIVISION PLAN - AREA 'A'

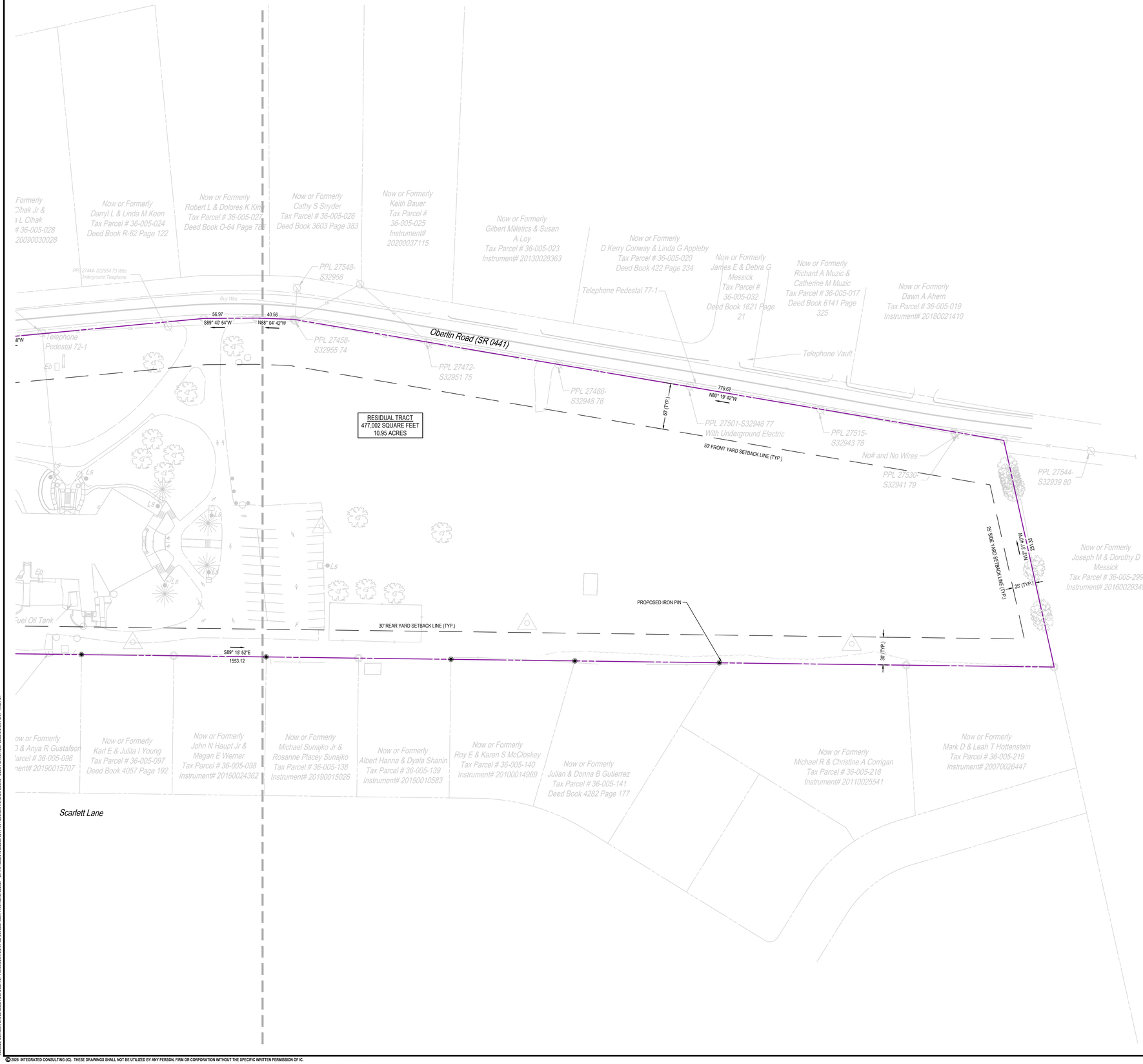
SHEET NO.

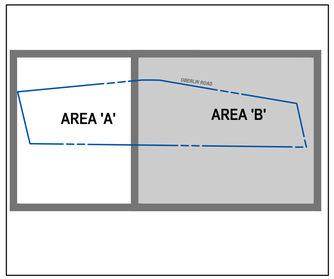
06 of 07


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**KEYMAP**
NOT TO SCALE

## LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED YARD SETBACK LINE
- PROPOSED IRON PIN
  PROPERTY CORNER MARKER
- PROPOSED CONCRETE MONUMENT
  PROPERTY CORNER MARKER
- PROPOSED CLEAR SIGHT TRIANGLE
- PROPOSED STANDARD DUTY PAVEMENT

## SUBDIVISION NOTES

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FINAL MINOR SUBDIVISION PLAN

# PROPOSED SUBDIVISION
AT
1801 OBERLIN ROAD

DAUPHIN COUNTY
LOWER SWATARA TOWNSHIP

PROFESSIONAL SEAL

| | |
|---|---|
| DRAWN | NJL |
| REVIEWED | JLK |
| SCALE | AS NOTED |
| DATE | 04/15/2026 |
| PROJECT NO. | 25-0514 |
| CAD FILE: | |
| 05 - SUBD PLAN | |

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|

TITLE
**SUBDIVISION PLAN - AREA 'B'**

SHEET NO.
07 of 07


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