

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality	Swatara Township	Surveyor	Terraviz Geospatial		Engineer	Integrated Consulting	
Plat Title	Residential Development at 425 Pear Avenue						
Zoning District	Medium Density Limited Residential District (RM-L)			Proposed Land Use	Single Family Attached Dwellings		
Plat Status:	☐ Preliminary	Plat Type:	☒ Subdivision	Regulations:	☐ County		
	☐ Final		☒ Land Development		☒ Municipal		
	☒ P/F		☐ Combined		☒ Zoning		
	☐ Minor				☒ S&LD		
# of Lots	2	# of New Lots	1	# of DUs	12	Acs Subdiv/Devel	1.23
						Total Acs	1.3
Date Received	6/4/24	Staff Review	6/7/24	Official County Review	6/10/24		
Reviewed by	KMD	Checked by	ARK	Parcel ID	63-018-058 63-019-001		

Project Description: To consolidate two existing parcels and construct 12 single-family, attached dwellings and associated improvements

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

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

Waivers Requested: Section § 253-11 (Preliminary Plan)
Section § 253-10A.(1)(b)(5) – Separate Drawing at 100' Scale

SALDO Comments:

1. All signatures, certifications, and notarizations must be obtained before the plan is brought in for signing.
2. Where six or fewer lots are proposed to be subdivided from a tract of land or where land is being transferred to be combined with an existing lot, the Board of Commissioners, being advised by the Planning Commission, in response to a written request by the applicant, may waive the requirements of preliminary plat requirements. (Section §253.10.A). The applicant is requesting a waiver.
3. The applicant is requesting a waiver for the Preliminary Plat procedures. (Section §253-11)
4. Locations and descriptions of survey monuments. All permanent reference monuments are shown and described on the plat. (Section § 253-14.A.3)

5. Name, address, telephone number, and seal of the professional engineer certifying engineering and professional land surveyor are required. (Section §253-14.A.4.)
6. A final erosion and sedimentation control plan is required and evidence that any required erosion and sedimentation control permit has been issued (Section § 253-14.A .17) The Erosion and Sedimentation (E&S) Control Plan should be reviewed by the township engineer for compliance.
7. Approval blocks to be signed by the appropriate offices of the Planning Commission and Board of Commissioners is required (Section §253-14.A.18) The provided block is mislabeled as Township Board of Supervisors and should be corrected.
8. Showing the width of the right-of-way, the width of the cartway, the location, and width of sidewalks, and curbs if required and the location and size of utility mains are required. (Section §253-14.19.b)
9. Certificates of agreement to provide service from applicable utility companies and of public convenience from the Pennsylvania Public Utility Commission are required (Section § 253-14. A.19.d)
10. A copy of the sewage “Plan Revision Module for Land Development” shall be submitted to the Swatara Township Authority for its review and development. (Section § 253-14. A.19.f)
11. A final stormwater management plan is required. (Section § 253-14. A.19.h) Because the site is going from vacant to mostly impervious, consider allowing Township MS4 staff to comment on the plan in the context of the MS4 program.
12. A copy of a report, when deemed necessary, indicating an estimated volume of vehicle traffic movement and the adequacy of existing streets and highways to carry the traffic both within and beyond the proposed development including possible solutions as may thereby identified. (Section § 253-12. B.8)
13. Minimum street right-of-way and cartway widths shall be required as presented in Table 1 for streets public or private. (Section §253-16.C.1)
14. The plan must comply with Section §253-20 regarding erosion and sedimentation control.
15. Determine if natural feature preservation is required by § 253-22 (Natural Features Preservation). The applicant indicates on Sheet 3 (Demolition Plan) that most trees will be destroyed on the site, and the proposed landscaping significantly reduces the number of trees in the area.
16. Where any excavation or grading is proposed or where any existing trees, shrubs or other vegetative cover will be removed, the developer shall consult the County Conservation District concerning plans for erosion and sedimentation control and also obtain a report on soil characteristics. (Section §253-23.B) A GIS layer indicated predominantly hydric soils (At) on the locations to the north of the property, near a stream. This should be reviewed by the town engineer.



17. The recreational areas and facilities must comply with Section §253-24 (Recreation and Open Space). This should be reviewed by the township engineer for compliance.
18. Monuments and markers are required to comply with § 253-26 (Monuments and Markers).
19. The driveway must be designed and improved to the standards in § 253-27. Due to the amount of traffic in and out of the proposed development consider building the access drive to street standards.
20. Reasonable efforts should be made by the applicant to preserve existing shade trees, and deciduous hardwood trees with a minimum caliper of 1 ½ inches. (Section § 253-34) Determine if shade trees are to be provided as specified in Chapter 74, Shade Tree Commission, and Chapter 266, Trees, of the Swatara Township Code.

Zoning Comments:

21. Where existing trees and/or shrubs are removed from lands that are less than 50 feet from the bank of the creek, then new trees and shrubs shall be planted and maintained and shall have the same or better impact upon controlling erosion and filtering pollutants from run/off as the tree/shrubs that were removed. (Z.O. §295-36.D) This should be reviewed by the township engineer for compliance.
22. Townhomes are required to comply with Z.O. §295.91. Note that a minimum of 20% of the total lot development shall be set aside as common open space for residents. This should be reviewed by the township engineer for compliance.
23. No fence, wall, or hedge shall obstruct the sight distance as required by Z.O. § 295-123.C and/or S&LDO §253. A clear sight triangle would be helpful where the access drive enters Pear Street/Plum Avenue.
24. Fences and walls are permitted by right in all districts. Any fence located in the required minimum front yard of lot in a residential district shall not exceed four feet in height. A taller height may be approved by the Zoning Officer if necessary to address a specific hazard. (Z.O. §295-96.D.7.c.1) Note that fences not in a residential district have a maximum height of four feet. The proposed basin fencing is eight (8) feet. The proposed front yard setback is 25 feet, and the basin fencing is proposed to be built at a 10-foot setback.
25. Off-street parking must be designed and improved to the standards in Zoning § 295-104, § 295-105, and § 295-106. This should be reviewed by the town engineer for compliance.
26. Fire lanes and access requirements should be reviewed by the township engineer for compliance. (Zoning § 295-108.)

27. Landscaping shall comply with Z.O. §295-124. This should be reviewed by the town engineer for compliance.

General Comments:

1. The vacated part of Pear Lane that was not part of the application should be addressed regarding land ownership.
2. Is there Home Owners Association Agreement that addresses maintenance of the private drive and common areas/facilities? This should be provided to the township.
3. Will the existing right of way line for Cedar Avenue also be vacated?
4. The proposed replaced pavement area for Pear Street and Plum Avenue is approximately 8 feet wide. Given the increase in traffic (two-way) shouldn't the pavement area be widened?
5. Table 1 in S&LDO §253-16 addresses street widths. The current right-of-way measurement for Pear Street is about 16 feet and does not meet the requirement for an alley or private service drive. Plum Avenue's right-of-way is 20 feet and would only meet the cartway requirements for a service drive or alley. How would this impact emergency and other large vehicles? Should this be considered one-way? Also note that an alternative entrance, Pear Avenue has a right-of-way width of 40 feet.
6. The definition of an alley in the S&LDO is defined as a service way providing a secondary means of public access to abutting property, and not intended for general traffic circulation. Is Pear Street and/or Plum Avenue being used as primary access rather than secondary?
7. How will cars move in and out of the development? What if more than one car wants to enter and exit at the same time? Are there improvements planned for Pear Street?
8. Safety concerns for emergency access?

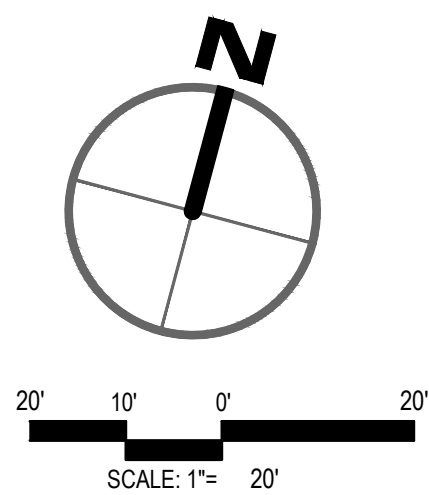
No. 24-054

	Yes	No	N/A
1. Name of proposed subdivision/land development shown	X		
2. Owner/developer name, address & telephone number shown	X		
3. Municipality name shown	X		
4. Tax parcel number/Deed reference shown	X		
5. North point shown	X		
6. Map scale shown (written/graphic)	X		
7. Date of plan preparation shown	X		
8. Certification of surveyor/engineer shown		X	
9. Location map shown	X		
10. Total property map (bearings, distances, area, primary control point) shown	X		
11. Names of adjacent landowners/subdivision shown	X		
12. Lot numbers shown	X		
13. Lot dimensions shown	X		
14. Lot areas shown	X		
15. Permanent monuments and markers shown	X		
16. Building setbacks shown	X		
17. Existing natural features shown - Wetlands			X
Floodplains			X
Woodlands, streams, etc.	X		
18. Contours at required interval shown	X		
19. Easements shown and identified	X		
20. Existing man-made features shown - Building (s)	X		
Storm drainage facilities)	X		
Sewer mains/Septic	X		
Water mains/Well	X		
21. Proposed man-made features shown – Building (s)	X		
Storm drainage facilities	X		
Sewer disposal- public (X) on-lot ()	X		
Water supply – public (X) well ()	X		
22. Existing streets shown - Name-	X		
R/W width- Pear Street missing		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	X		
32. Dedicatory statement shown	X		
33. Approval blocks shown	X		
34. PADOT Highway Occupancy Permit statement shown			X
35. Consistency with Future Land Use plans - County plans	X		
Municipal plans	X		

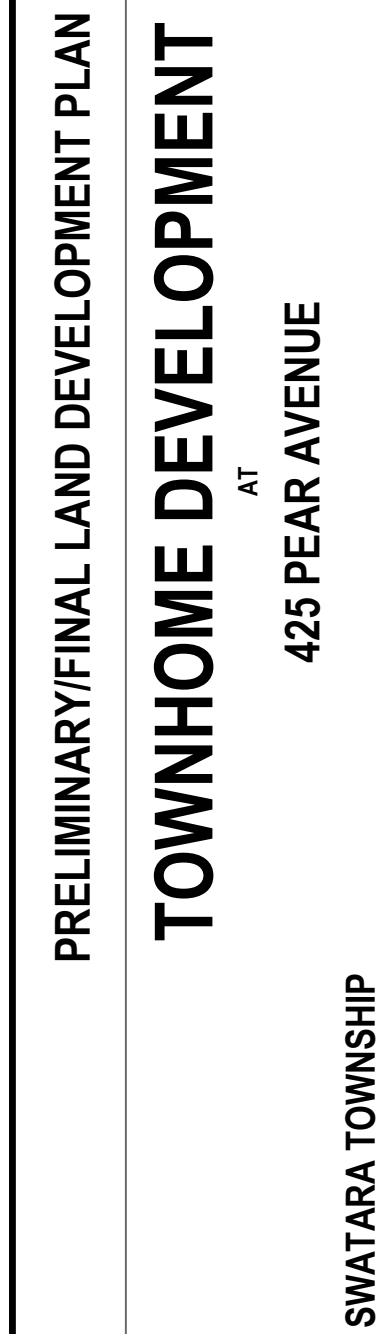
1. THIS SURVEY WAS PERFORMED AND MAPPING PREPARED WITH THE BENEFIT OF A TITLE SEARCH.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY TERRAZZI GEOSPATIAL INC., COMPLETED IN AUGUST, 2023.
3. CONTOURS AND ELEVATIONS ARE BASED ON NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD83).
4. BEARINGS ARE BASED ON PENNSYLVANIA STATE PLANE COORDINATES, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83).
5. UTILITY LOCATIONS ARE BASED ON SURFACE EVIDENCE AND LIMITED PA ONE-CALL MARKINGS OBTAINED AT THE TIME OF THE FIELD SURVEY. PA ONE-CALL SERIAL NO. 20240301406 AND WAS ASSIGNED ON JANUARY 30, 2024.
6. THE SUBJECT PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWNSHIP OF SWATARA, MAP NO. 4204030403, EFFECTIVE DATE AUGUST 2, 2012.

<i>At</i>	ATKINS SILT LOAM, HSG-B/D, HYDRIC
<i>BeC2</i>	BEDINGTON SHALY SILT LOAM, 8-15% SLOPES, HSG-B, NON-HYDRIC
<i>BhC2</i>	BERKS CHANNERY SILT LOAM, 8-15% SLOPES, HSG-B, NON-HYDRIC

Oh HAMBURG SEQUENCE ROCKS



	EXISTING PROPERTY LINE
	EXISTING ADJOINER LINE
	EXISTING PROPERTY CORNER
	EXISTING MAJOR CORNER
	EXISTING MINOR CORNER
	EXISTING OVERHEAD ELECTRIC
	EXISTING UTILITY POLE
	EXISTING GAS LINE
	EXISTING GAS VALVE
	EXISTING GAS METER
	EXISTING WATER HYDRANT
	EXISTING WATERLINE
	EXISTING WATERVALVE
	EXISTING SANITARY SEWER LINE
	EXISTING SANITARY MANHOLE
	EXISTING EDGE OF MACADAM
	EXISTING CURB
	EXISTING FENCE
	EXISTING TREE LINE
	EXISTING TOWNSHIP
	MONUMENT OR BENCHMARK
	EXISTING STREAM
	SOIL TYPE BOUNDARY LINE
	SOIL OR GEOLOGY TYPE
	ZONING BOUNDARY
	50' F.I. COMPI AIN



PROFESSIONAL SEAL	
DRAWN	YC
REVIEWED	ZEG
SCALE	AS NOTED
DATE	05/28/2024
PROJECT NO.	24-0335
CAD FILE:	
02 - EXISTING CONDITIONS	

[illegible]

TITLE

**EXISTING
CONDITIONS
PLAN**

SHEET NO.

02 of 15



SWATARA TOWNSHIP

[illegible]

03 of 15

FOR PERMITTING PURPOSES ONLY NOT FOR CONSTRUCTION

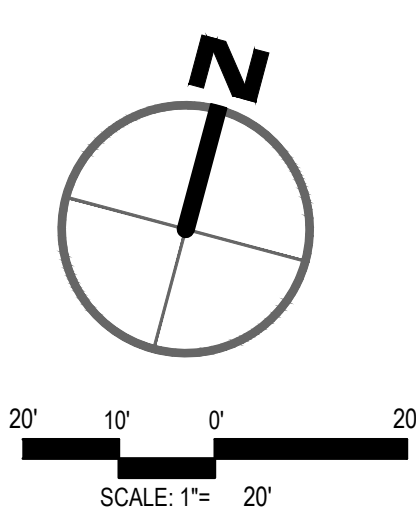


SWATARA TOWNSHIP

DRAWN	YC
REVIEWED	ZEG
SCALE	AS NOTED
DATE	05/28/2024
PROJECT NO.	24-0335
ADD FILE: - SITE PLAN	

SITE PLAN

ONLY. NOT FOR CONSTRUCTION



	PROPOSED YARD SETBACK LINE
	PROPOSED BUILDING
	PROPOSED STANDARD DUTY PAVEMENT
	PROPOSED CENTERLINE
	PROPOSED FENCE
	PROPOSED WALL
	SITE SIGN
	PROPOSED IRON PIN
	PROPERTY CORNER MARKER
	PROPOSED CONCRETE MONUMENT
	PROPERTY CORNER MARKER
	PROPOSED OPEN SPACE
	REPLACED PAVEMENT AREAS

NO.	DOT NO./ SIGN SIZE	LEGEND	QTY.
A	R1-1 30"x30"		1
B	R8-3A 24"x24"		3

1. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE SLOPE AND EROSION CONTROL PLAN.
2. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDINGS.
3. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING AS APPLICABLE UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
4. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS AS REQUIRED BY THE OWNER, ENGINEER OR LOCAL GOVERNING AUTHORITIES.
5. TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DOT STANDARD DETAIL SHEETS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB WITH THE EDGE OF THE SIGN 2" OFF THE FACE OF THE CURB, AND WITH 1" TOLERANCE, UNLESS OTHERWISE SPECIFIED OR NOTED.
6. CONSTRUCTION OCCURRING ON THIS SITE SHALL COMPLY WITH NFA 241 STANDARD AND NFA 242 STANDARD FOR CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS, AND CHAPTER 16 OF NFA 1 UNIFORM FIRE CODE.