No: 24-054

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality	Swata	ara Surve	yor		Engineer		
	Town	nship	Terravi	z Geos	patial	Integrated C	Consulting
Plat Title l	Resider	ntial Developme	ent at 425 Pea	ar Aver	nue		
		ium Density Li	mited Reside	ential	D 11 111	0	nily Attached
Zoning District	Disti	rict (RM-L)			Proposed Land Use	Dwellings	
Plat Status:		Preliminary	Plat Type:	X	Subdivision Re	egulations:	County
		Final		X	Land Development		X Municipal
	X	P/F			Combined		X Zoning
		Minor					X S&LD
# of Lots	2	# of New Lots	1	# of DU	S Acs Subdiv/Devel	1.23	Total Acs 1.3
Date Received	d <u>6</u>	5/4/24	_ Staff Revi	ew _	6/7/24 Officia	l County Revie	6/10/24
Reviewed by <u>K</u>	KMD	_ Checked by	ARK	P	arcel ID 63-018-058 63-019-0	001	

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 markets 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 1½ 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.)

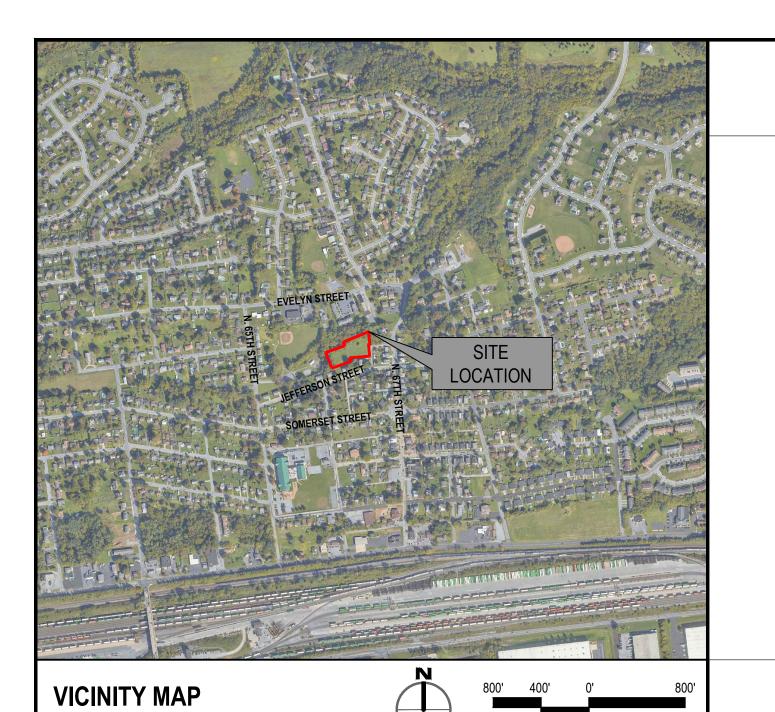
27. Landscaping shall comply with Z.O. §295-124. This should be reviewed by the town engineer for compliance.

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. <u>24-054</u>

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



PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

TOWNHOME DEVELOPMENT

425 PEAR AVENUE

SWATARA TOWNSHIP DAUPHIN COUNTY, PENNSYLVANIA

OWNHOUSES

MINIMUM LOT AREA

OWNHOUSE

MINIMUM LOT WIDTH

MINIMUM FRONT YARD SETBAC

MINIMUM REAR YARD SETBACK

AXIMUM BUILDING COVERAGI

AREA AND BULK REGULATIONS

ACT 287 LIST OF UTILITIES PLAN PREPARERS

ADDRESS: 437 BLUE CHURCH RD

E-MAIL: DLHAUPT@PPLWEB.COM

ADDRESS: 599 FISENHOWER BOULEVARD

HARRISBURG, PA 17111

CONTACT: DOUG HAUPT

PHONE: 717-564-2551

ADDRESS: 1301 AIP DR

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 20240312121 SUBMITTED ON 01/31/2024

ADDRESS: 8675 PAXTON ST HUMMELSTOWN, PA 1703 CONTACT: MICHAEL VARNER

EMAIL: MVARNER@SWATARATWPAUTHORITY-PA.GOV PHONE: 717-566-3361 EXT. 108 COMPANY: VEOLIA WATER PENNSYI VANIA INC.

ADDRESS: 6310 ALLENTOWN BOULEVARD HARRISBURG, PA 17112 CONTACT: CHRISTOPHER BRIDE E-MAIL: CHRISTOPHER.BRIDE@VEOLIA.COM

ADDRESS: 4601 SMITH STREET HARRISBURG, PA 17109

CONTACT: MICHAEL SWEIGARD EMAIL: MIKE_SWEIGARD@CABLE.COMCAST.COM

COMPANY: VERIZON PENNSYLVANIA LLO ADDRESS: 1026 HAY ST PITTSBURGH PA 15221 CONTACT: DEBORAH BARUM

MIDDLETOWN, PA 1705 CONTACT: STEPHEN BATEMAN EMAIL: SBATEMAN@UGI.COM PHONE: 610-807-3174



CDC	Member Name	Has Attachments	Response	Notes	Response Date	Initials
CI	SWATARA TOWNSHIP AUTHORITY	NO	ENGINEERING COMPLETED. A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR.		2/1/2024 6:48	MV-WEB
DH	VEOLIA WATER PENNSYLVANIA INC	NO	ENGINEERING COMPLETED. A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR.		2/16/2024 14:54	CBR-WEBSVC
HC	VERIZON PENNSYLVANIA LLC	NO	CLEAR. NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION.		2/2/2024 14:22	AAA-WEBSVC
PRD	PPL ELECTRIC UTILITIES CORPORATION	NO	ENGINEERING COMPLETED. A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR.		2/14/2024 13:04	CLS-WEBSVC
SB	COMCAST CABLE COMMUNICATIONS INC	NO	ENGINEERING COMPLETED. A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR.		2/17/2024 7:57	CLS-WEBSVC
STP	SWATARA TOWNSHIP DAUPHIN COUNTY	NO	CLEAR. NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION.		1/31/2024 13:29	TW-MOBILE
UI	UGI UTL HARRISBURG	NO	CLEAR. NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION.		1/31/2024 13:17	ATS-WEBSVC

Sł	HEET INDEX
#	SHEET TITLE
01	COVER SHEET
02	EXISTING CONDITIONS PLAN
03	DEMOLITION PLAN
04	SITE PLAN
05	STORMWATER MANAGEMENT PLAN
06	UTILITY PLAN
07	EASEMENT PLAN
80	LANDSCAPE PLAN
09	LANDSCAPE DETAILS
10	PROFILES
11	PROFILES
12	DETAILS
13	DETAILS
14	DETAILS
15	DETAILS
21100	LEMENTAL DI ANIO

WORMLEYSBURG | PA | 17043

EQUITABLE LANDOWNER AND DEVELOPER

1559 BOILING SPRINGS ROAD

JUSTIN@INTEGRATEDDP.COM

PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS TO PROPOSE THE CONSTRUCTION OF 12 TOWNHOME UNITS AND ASSOCIATED IMPROVEMENTS SHOWN HEREON.

WAIVER REQUEST

THE APPLICANT IS HEREBY REQUESTING THE FOLLOWING WAIVER(S) FROM THE SWATARA TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT

CERTIFICATION OF PLAN APPROVAL CONDITIONS

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE - PRELIMINARY PLAT PROCEDURE SECTION 253-10A.(1)(b)(5) -SEPARATE DRAWING IN 100' SCALE

DATE THAT ALL CONDITIONS OF PLAN APPROVAL WERE MET.

TOWNSHIP ZONING OFFICER OR TOWNSHIP MANAGER

MATTHEW DAVIS, PLS

ZANE GEIST, P.E. No. 093557

LAND SURVEYOR'S CERTIFICATION

CIVIL ENGINEER'S CERTIFICATION

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

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

AXIMUM LENGTH OF AN ATTACHED GROUPING O

OFF-STREET PARKING REQUIREMENTS							
#	ПЕМ	SECTION	REQUIREMENTS	PROPOSED			
1	MINIMUM # OF SPACES	§295-104.A.(4)	2 PER DWELLING UNIT (24 SPACES TOTAL)	2 PER UNIT W/ GARAGE AND DRIVEWAY = 24 SPACES			
2	MINIMUM WIDTH OF ACCESS DRIVE	§295-106.D.(1)	MIN. 22 FT & MAX. 30 FT	24 FT			
3	MINIMUM RESIDENTIAL DRIVEWAY SETBACK	§295-106.D.(3)	3 FT FROM PROPERTY LINES	18 FT			

REQUIREMENTS

MIN. AVG. LOT AREA OF 2,800 SF/DU

25 FT

50%

60%

20% OF TOTAL AREA

(20% OF 55,861 SF = 11,172 SF MIN.)

PROPOSED

56,861 SF/12 DU = 4,738 SF/DU

28 FT

10 FT

56,861 SF / 9,600 SF = 16.9%

56,861 SF / 23,958 SF = 42.1%

56,861 SF / 11,512 SF = 20.2%

120 FT

<=38 FT (3 STORIES

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH 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.

SECTION

§295-29.A

§295-29.A

§295-29. A

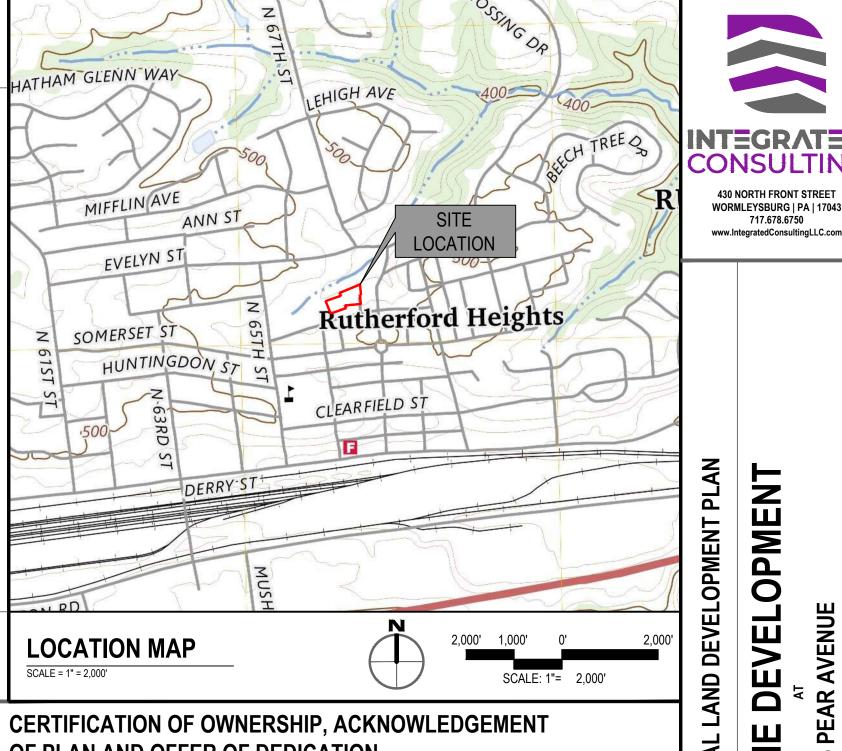
§295-29.A

§295-29.A

§295-29.A

§295-91. A

- 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 WRITIN 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
- 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 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 SWATARA TOWNSHIP.
- 13. THE SITE WILL BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
- 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.
- 16. NO LOT SHALL BE ALTERED SO AS TO HAVE AN ADVERSE IMPACT ON THE STORMWATER MANAGEMENT PLAN.
- 17. A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE SWATARA TOWNSHIP AUTHORITY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 18. THE TOWNSHIP ENGINEER SHOULD BE NOTIFIED 48 HOURS PRIOR TO CONSTRUCTION TO PROVIDE INSPECTION SERVICES.



OF PLAN AND OFFER OF DEDICATION

COMMONWEALTH COUNTY OF	OF PENNSYLVANIA			
OWNER OF THE P	&	,	ACCORDING TO LAW, DEPOSES EOF WAS MADE AT HIS/HER DII DESIRES THE SAME TO BE RE	S AND SAYS THAT HE/SHE IS THE
OWNER:		(PRINT)	OWNER:	(Pi

TOWNSHIP PLANNING COMM

RECOMMENDED FOR APPROV	Y THE TOWNSHIP PLANNING COMMISSION THIS DAY OF, 20_	<u>-</u> :
CHAIRMAN:	(PRINT)	

TOWNSHIP BOARD OF SUPERVISORS

APPROVED BY THE SWATARA	TOWNSHIP BOARD C	F SUPERVISORS AND AL	L CONDITIONS IMPOSED WI	TH RESPECT TO SUCH AF	PPROVAL WERE
COMPLETED ON THIS	_ DAY OF	_, 20			

TOWNSHIP ENGINEER

REVIEWED BY SWATARA TOWNSHIP ENGINEER THIS

:D			
	TWP. ENGINEER:	(PRINT)	
ING			

COUNTY PLANNING COMMISSION

EVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION THIS	DAY OF	, 20	
		, -	

RECORDER OF DEEDS

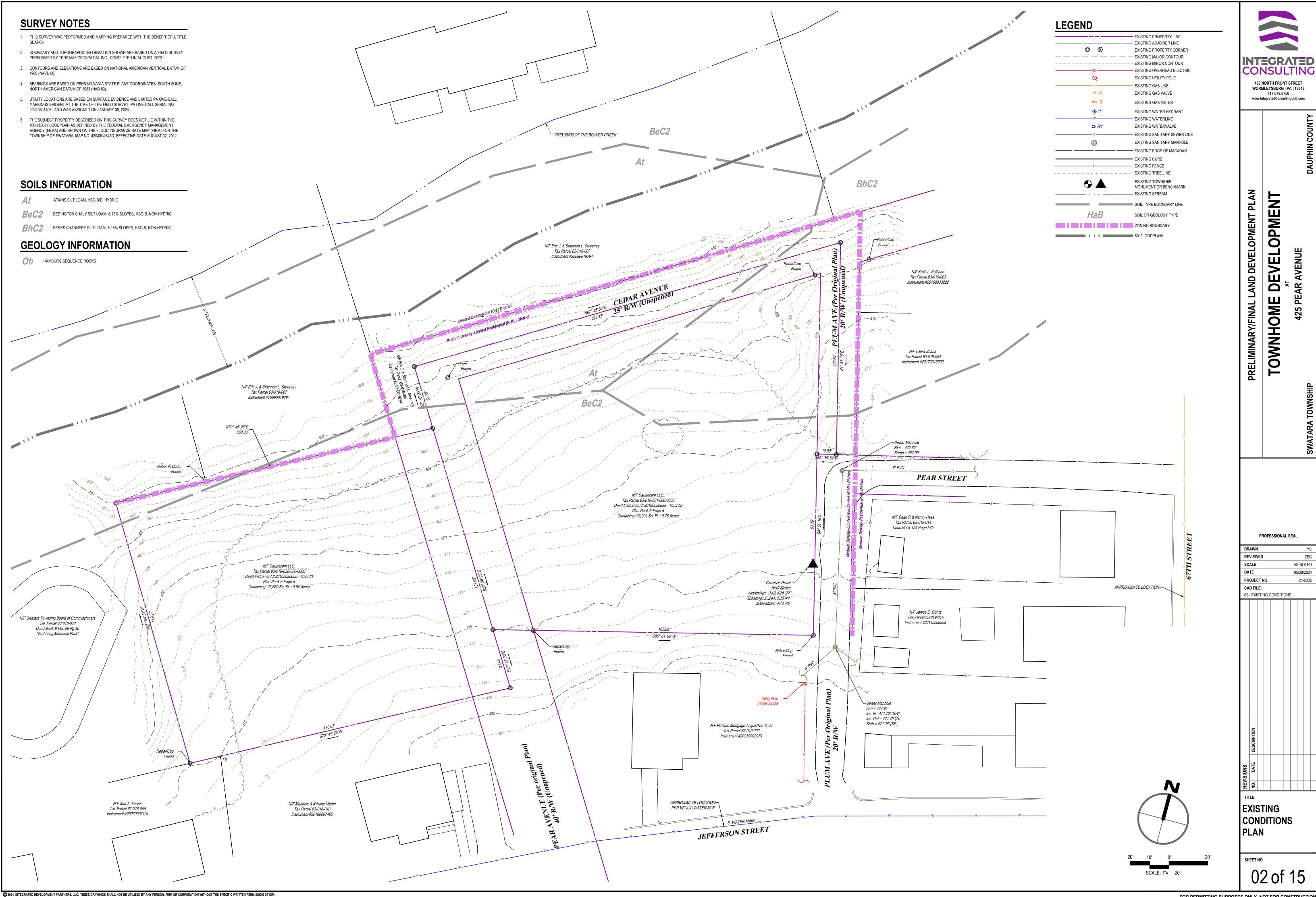
DIRECTOR OF PLANNING: __

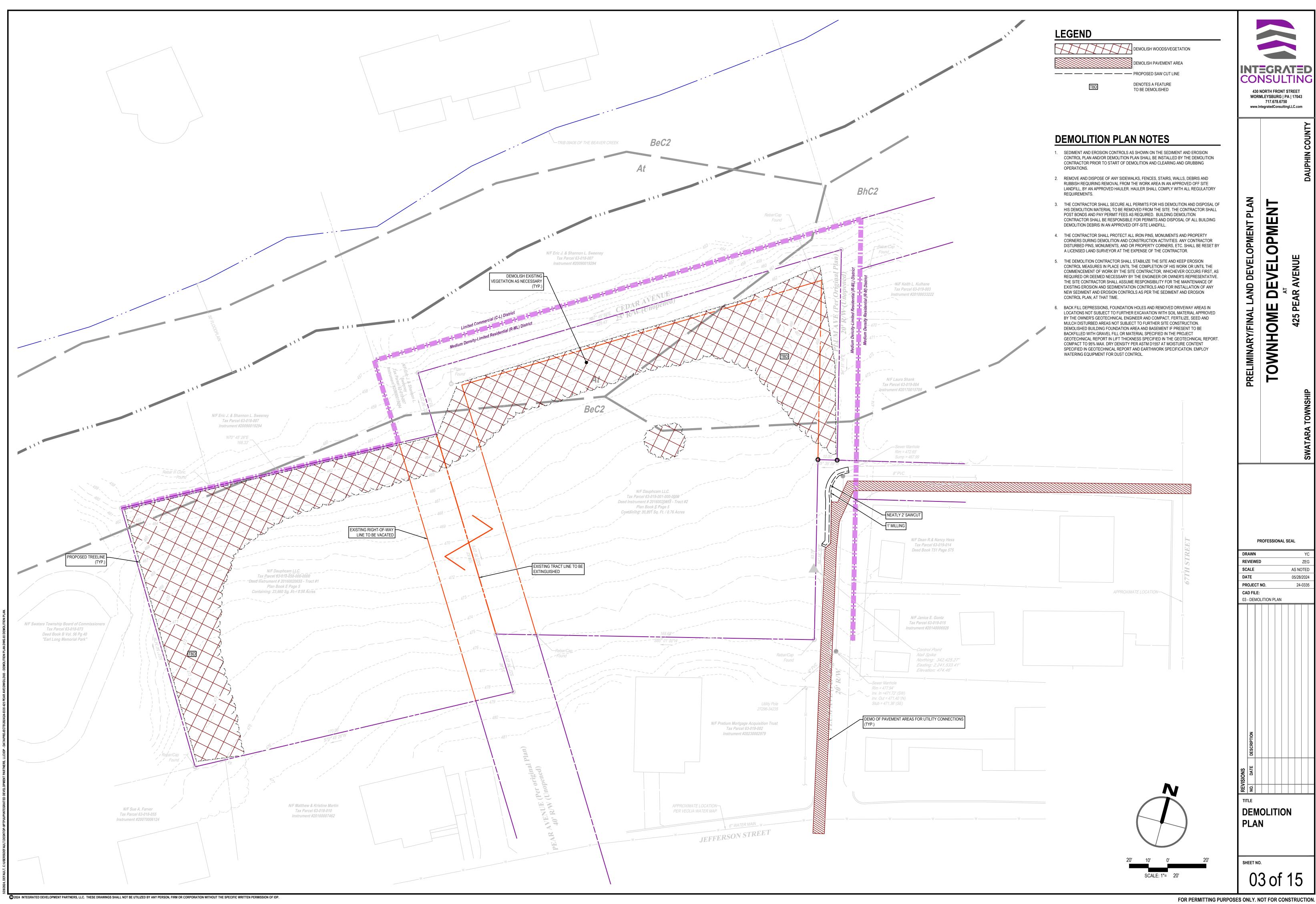
RECORDED IN TH	E OFFICE FOR RE	CORDING OF DE	COUNTY, PENNSYLVANIA, IN			
PLAN BOOK	, PAGE	, THIS	DAY OF	, 20		

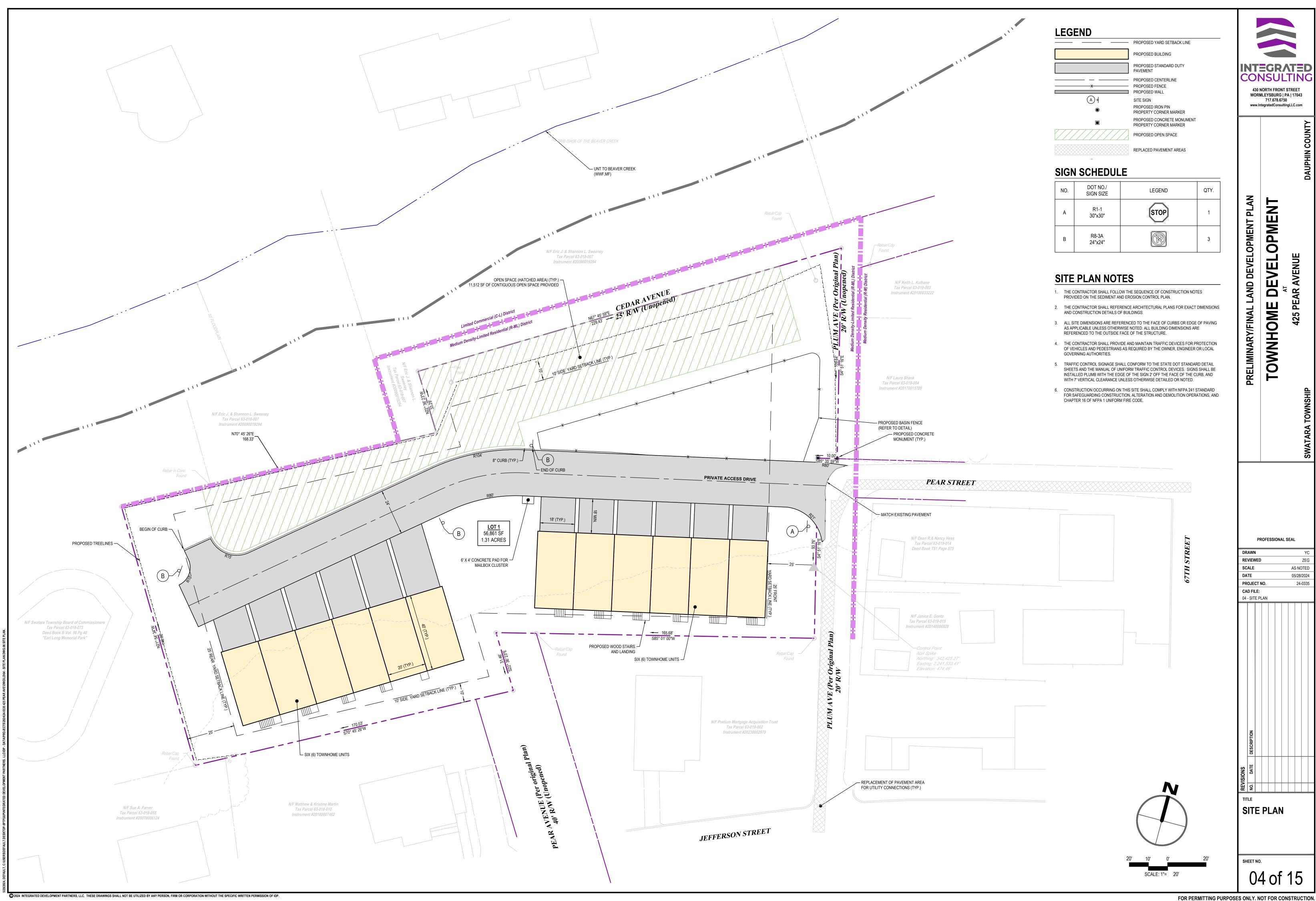
PLAN DATE

ISSUE DATE: MAY 28, 2024

PMENT 0 DEVEL **TOWNHOME** PRELIMINARY/FINAL PROFESSIONAL SEAL **PROJECT NO** CAD FILE: 1 - LD COVERSHEET **COVER SHEET** FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION







INTEGRATED CONSULTING 430 NORTH FRONT STREET WORMLEYSBURG | PA | 17043

AS NOTED