No: 25-031

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Lower Swatara Township | Surveyor: James. C Hockenberry | Engineer: Grant Marshall

Plat Title: Giuseppe Palomba & Musser Real Estate Development LLC

Zoning District: Residential Mobile Home (R-MH) | Proposed Land Use: Residential

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

# of Lots	# of New Lots	# of DUs	Acs Subdiv /Devel	Total Acres
1	1	2	2,040 sq. ft.	0.573

Date Received 2/27/2025 | Staff Review 3/5/2025 | Official County Review 3/5/2025

Reviewed by ARK | Checked by _____ | Tax Map Parcel # 36-022-059

Project Description: Combine 2 tracts into 1 lot and place 2 mobile homes on rear portion of property for rental.

- *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 22-404 – Preliminary Plan; Section 22-403.1.a(2) – Plan Size; Section 22-607 Sidewalk; Section 606 Curbs.

Comments:

1. All signatures, notarizations, and certifications must be obtained before the plan is brought in for signing.
2. The State of Accuracy on the cover sheet references West Pennsboro Township.
3. Provide a location map (Section 407. A.10.)
4. Provide an erosion and sedimentation control plan (Section 22-506).
5. Show and label any easements, if applicable (Section 22-407.A.2).
6. Provide a label or a note on the plan providing the square footage or acreage of the lots before and after consolidation (Section 405.1.A.11).
7. Verify whether any of the proposed development (including improvements) will take place within the 100-year floodplain?

   It should be noted that while there is only a small portion of the lot is within the 100-year flood plain, the majority of the lot is within the 500-year floodplain.

8. The existing garage appears to slightly encourage upon the building setback line. Determine whether a zoning variance is required.
9. The lot appears to be adjacent to an existing mobile home park. Is the lot in question considered part of the park?

   As a standalone lot, the area may not be large enough to accomdate the proposed development.The area of the combined tract is listed on the DCPC application as 0.573 acres or approximately 24,960 square feet. According to Section 27-804 (Lot Area and Width) of the Zoning Ordinance, the lot per single-family dwelling unit shall not be less than square 10,000 per dwelling unit. If the mobile homes are to be defnined as “dwelling units” the square footage of the lot needs to be 30,000 or more.

10. Verify that the proposed driveway is designed in accordance with regulations laid out in Section 27-2502 including but not limited to the width and site distance.

    Likewise, consider having emergency mangement personall review the plan for any access concerns.

Plan No. 25-031

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		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 Waiver requested		X	
25. Sidewalks shown Wavier requested		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			X
35. Consistency with Future Land Use plans - County plans	X		
Municipal plans	X		

GENERAL NOTES:

1. PLAN PURPOSE NOTE: The existing deed for this property is composed of two tracts. Tract 1 is made up of Lots 30, 31 and 32 of Oak Lane Terrace (Plan Book D–24). Tract 2 is made up of Lots 28 and 29 of said plan. The purpose of this plan is to extinguish interior lot lines and tract lines to form one Consolidated Property to facilitate the placement of 2 Mobile Homes on the property.
2. Site is served by Public Sewer and Public Water
3. There are no protective covenants running with this property.
4. 100 Year Base Flood Elevation is 304.00 based on FEMA FIRM for Lower Swatara Twp Comm. No. 420385, Panel 0434D, With an effective date of August 2, 2012.
5. There are no Wetlands on this Property.
6. Boundary and Topographic information from a field survey performed by James C. Hockenberry, PLS. Bearings based on NAD 83, State Plane Coordinates, South Zone, Contours are based on NAVD 83 Datum.

PLAN SHEETS

1 OF 2 – Subdivision/Lot Consolidation Plan
2 OF 2 – Land Development Plan
STORMWATER MANAGEMENT PLANS
(BY MARSHALL ENGINEERING)
1 OF 2 – Stormwater Management Plan
2 OF 2 – Stormwater Details

SITE DATA

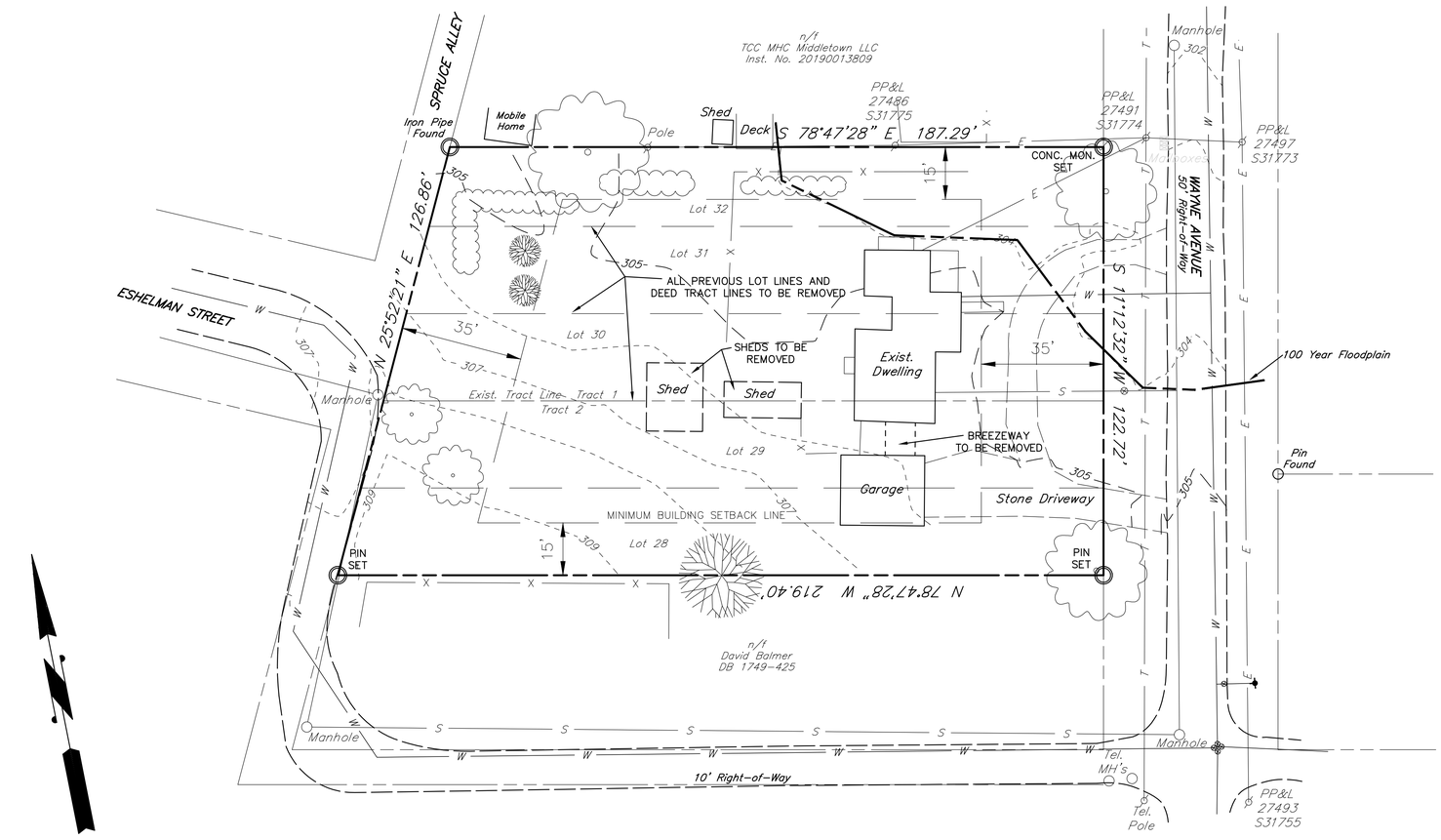
OWNER: Giuseppe Palomba
Musser Real Estate Development, LLC
1050 Albright Road
Harrisburg, PA 17110
(717) 623–3273

SOURCE OF TITLE: Instrument No. 20240013919
TAX REFERENCE: 36–022–059–000–0000
CONSOLIDATED LOT AREA: 24,955 Sq. Ft. (0.573 Acres)
TOTAL NO. OF LOTS: 1 PROPOSED (5 Existing)

ZONING DATA

Zoned: R–MH Residential Mobile Home
Min. Lot Area: 10,000 Sq. Ft.
Min. Lot Width: 80'
Max. Lot Coverage: 40%
Max. Building Ht: 35' Principle Structure
Max. Building Ht: 14' Accessory Structure
Setbacks: Front – 35'
Rear – 35'
Side – 15'

All Mobile Home Dwellings must have towing tongues removed and placed on permanent foundations approved by the Township.



Scale 1" = 20'
0 10 20 40 60

LOCATION MAP

RECORDER OF DEEDS CERTIFICATE

Recorded in the Office for Recording of Deeds, in and for Dauphin County, Pennsylvania, in Instrument No._____ this ____ day of _____, 20___.

STATEMENT OF ACCURACY

I hereby certify, that to the best of my knowledge, the survey and plan shown and described hereon is true and correct to the accuracy required by the West Pennsboro Subdivision and Land Development Ordinance. The error of closure is no greater than one foot in ten thousand feet.

_____, 20___

_____
James C. Hockenberry, PLS

DAUPHIN COUNTY REVIEW

Reviewed by the Dauphin County Planning Commission on _____, 20___.

Secretary _____ Chairman _____

PLANNING COMMISSION REVIEW

This plan recommended for approval by the Lower Swatara Township Planning Commission on this ___day of _____, 20___.

Secretary _____ Chairman _____

BOARD OF COMMISSIONERS APPROVAL

This plan approved by the Board of Commissioners of Lower Swatara Township on this ___day of _____, 20___.

Secretary _____ President _____

TOWNSHIP ENGINEER REVIEW

This plan reviewed by the Lower Swatara Township Engineer on this ___day of _____, 20___.

_____
Township Engineer

STATEMENT OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN, AND OFFER OF DEDICATION

On This, The _____ Day of _____, 20____ Before me, the undersigned officer, personally appeared Giuseppe Palomba and Vince Musser (Owner of Musser Real Estate Development, LLC); who being duly sworn according to law, deposes and says that they are the owners of the property shown on this plan, and that they desire the same 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 the Public Use.

Giuseppe Palomba _____ Vince Musser _____

Notary Public _____

My Commission Expires _____, 20___.

JAMES C. HOCKENBERRY, PLS
Land Surveying Services
533 Bucks Valley Road
Newport, PA 17074
717–554–8458

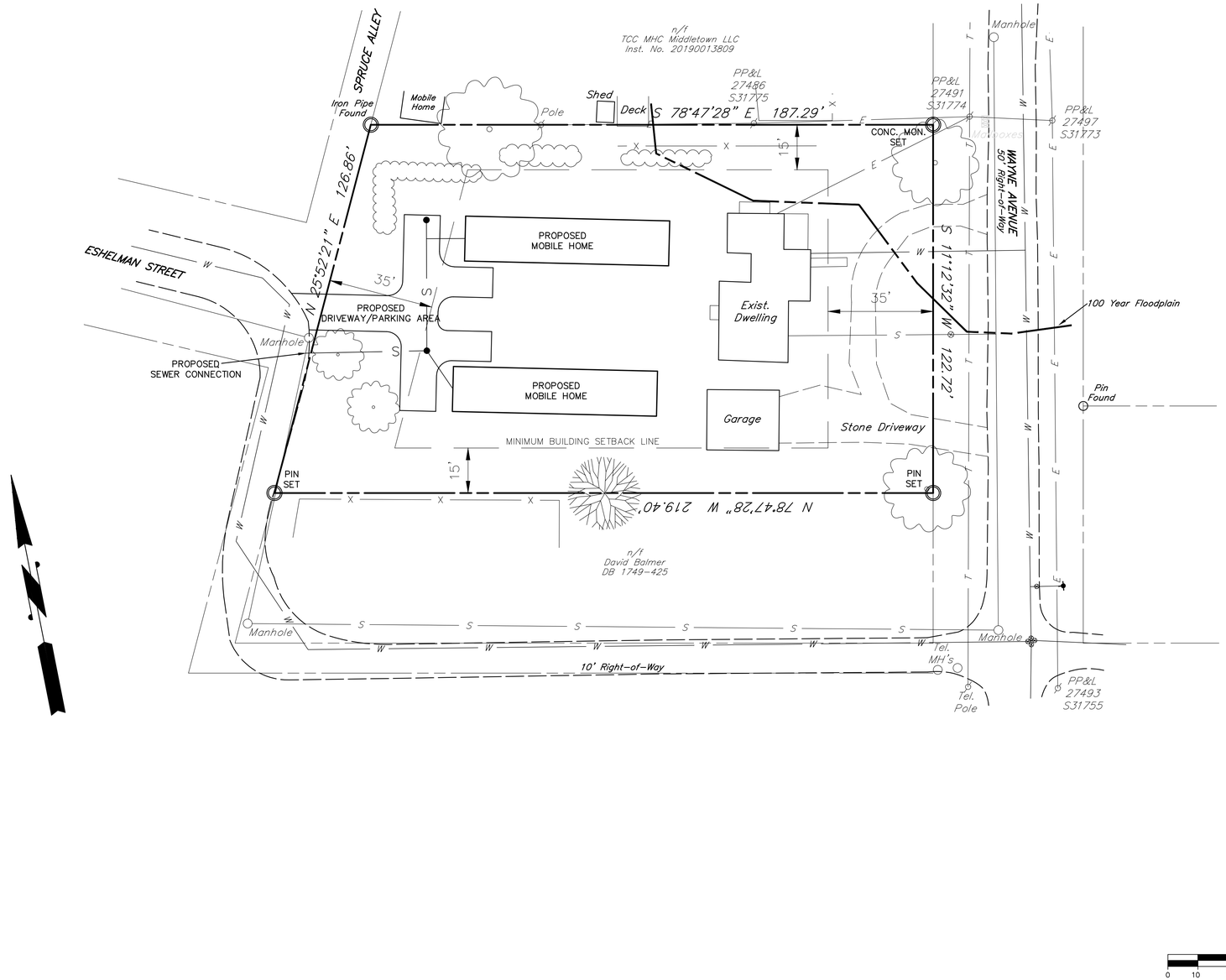
Title
LOT CONSOLIDATION PLAN
FOR
GIUSEPPE PALOMBA AND
MUSSER REAL ESTATE DEVELOPMENT, LLC
29 WAYNE AVENUE
Lower Swatara Township, Dauphin County, Pennsylvania

Date	2–26–25
Dwg. No.	00–2429
Dwg. Name	PALOMBA
Drwn By	JCH

Sheet
1 of 2

IMPERVIOUS COVERAGE CALCULATIONS:

Existing Impervious – 3,658 Sq. Ft.
Proposed Additional Impervious – 3,610 Sq. Ft.
TOTAL IMPERVIOUS = 7,268 Sq. Ft.
Tract Area = 24,955 Sq. Ft.
IMPERVIOUS COVERAGE = 29%



Scale 1" = 20'
0 10 20 40 60

JAMES C. HOCKENBERRY, PLS
Land Surveying Services
533 Bucks Valley Road
Newport, PA 17074
717-554-8458

Title
LAND DEVELOPMENT PLAN
FOR
GIUSEPPE PALOMBA AND
MUSSER REAL ESTATE DEVELOPMENT, LLC
29 WAYNE AVENUE
Lower Swatara Township, Dauphin County, Pennsylvania

Date	2-26-25
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Sheet
2 of 2