No: 26-061

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality	Swatara Township	Surveyor	Romeo Land Surveying Inc	Engineer	Elsa Associates LLC
Plat Title	Final Minor Land Development Plan for a Proposed Two-Unit Residential Building				
Zoning District	RM – Medium Residential District			Proposed Land Use	Residential – Twin/ Semidetached

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

# of Lots	# of New Lots	# of DUs	Acs Subdiv/Devel	Total Acs
1	1	2	2.58	2.58

Date Received	Staff Review	Official County Review
6/10/2026	6/30/2026	6/30/2026

Reviewed by GD Checked by _____ Parcel ID 63-051-111

Project Description: To develop a residential building containing 2 twin semidetached dwelling units sharing a common wall.

- *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:

§253-11: Preliminary plan procedure.
§253-31: Curbs
§253-32: Sidewalks, Pedestrian Walkways and Bicycle Paths

Comments:

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

2. Consider whether granting the requested waivers is consistent with past Township decisions involving similar land development plans and uses. Based on prior reviews, the waiver associated with the preliminary plan may be generally consistent with previous actions. However, it is my understanding that the other two waiver requests have not been routinely granted and, in past cases, have typically required a greater level of justification than was provided in the applicant's appeal.

3. With respect to the pedestrian access waiver, approval would appear to be inconsistent with recent Township efforts to improve pedestrian connectivity and safety. The Township has actively advanced pedestrian infrastructure through sidewalk construction and related transportation improvements. Further, the Swatara Rising 2025 Comprehensive Plan identifies sidewalk expansion, trail connections, transportation safety, neighborhood improvements, and improved connectivity between destinations as recurring priorities expressed by residents. Accordingly, granting a waiver that eliminates pedestrian accommodations may be contrary to these established planning objectives

4. The applicant indicates that the parking requirement is satisfied by providing two off-street parking spaces per residential unit. The Township may wish to verify that the proposed parking layout, including any stacked parking arrangement, is acceptable under the Zoning Ordinance. It also appears that vehicles may need to back from the driveway/parking area onto Third Street. Since Third Street appears to have an approximately 28-foot cartway, the Township may wish to consider whether the available street width, together with existing or permitted on-street parking conditions, provides adequate room for safe vehicle maneuvering. Final determination of zoning compliance and driveway/parking acceptability should be made by the Township Zoning Officer and/or Township Engineer.

5. Given the applicant has also requested a curb waiver, the Township may also should verify that the proposed driveway design complies with applicable zoning (§295-105, 106) and subdivision and land development requirements (§253-16.F) , including driveway width, curb cut/apron width, access location, and any applicable maneuvering or sight distance standards. This verification may be particularly relevant given the proposed stacked parking arrangement and the apparent anticipated plan of vehicles to back onto Third Street.

6. Section 253-24 of the Swatara Township Subdivision and Land Development Ordinance requires the dedication of recreation and open space or the payment of a fee in lieu thereof. The ordinance states that "*any residential subdivision or land development plan, whether single-family and/or multifamily, that contains fewer than 30 dwelling units may be exempted by the Board of Commissioners from dedicating land for recreational purposes but shall pay the fee in lieu of dedication as provided in this chapter.*" The Township should determine whether this requirement applies to the proposed development, as the application does not indicate whether the applicant has requested or is seeking relief from the recreation land dedication requirement. If an exemption from land dedication is granted, the applicable fee in lieu of dedication should be addressed.

No. 26-061

	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 (note provided)		X	
Woodlands, streams, etc.			X
18. Contours at required interval shown	X		
19. Easements shown and identified *(utilities are shown – but all utility easements? Road easement shown)*	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-	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 (waiver 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 (See Note)			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		

FINAL MINOR LAND DEVELOPMENT PLAN FOR
A PROPOSED TWO-UNIT RESIDENTIAL BUILDING
500 BLOCK OF THIRD STREET, SWATARA TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED CONSTRUCTION OF A TWO-UNIT RESIDENTIAL BUILDING ON AN UNDEVELOPED PARCEL LOCATED ON THE 500 BLOCK OF THIRD STREET IN SWATARA TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA, WHICH IS PARCEL #63-051-111. NO SUBDIVISION OF LAND IS PROPOSED BY THIS PLAN.
2. THE PROPERTY LINES, EXISTING FEATURES, AND EXISTING TOPOGRAPHY SHOWN HEREON ARE PER A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR: GSONS, LLC" PREPARED BY ROMEO LAND SURVEYING, INC., AND DATED MARCH 18, 2026 (HEREIN REFERRED TO AS "THE EXISTING CONDITIONS PLAN"). NOTE THE SURVEY IDENTIFIES THE PARCEL AS 523 THIRD STREET, HARRISBURG, PA 17113.
3. THERE ARE NO KNOWN EXISTING COVENANTS FOR THE SUBJECT TRACT.
4. ACCORDING TO THE EXISTING CONDITIONS PLAN, THE PARCEL IS LOCATED WITHIN FEMA FLOOD HAZARD ZONE X (MINIMAL FLOOD HAZARD) AS DELINEATED ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR DAUPHIN COUNTY, PENNSYLVANIA, MAP NO. 42043C0427D, PANEL 427 OF 501, EFFECTIVE AUGUST 2, 2012.
5. NO WETLANDS WERE OBSERVED ON THE PROPERTY BY THE AFOREMENTIONED PROFESSIONAL LAND SURVEYOR OR IDENTIFIED BY A QUERY OF THE NATIONAL WETLANDS INVENTORY ON APRIL 28, 2026.
6. A PA NATURAL DIVERSITY INVENTORY (PNDI) SEARCH WAS PERFORMED FOR THE SUBJECT TRACT ON APRIL 28, 2026. THE POTENTIAL IMPACT IDENTIFIED BY THE UNITED STATES FISH & WILDLIFE SERVICE WAS SUBSEQUENTLY CLEARED ON APRIL 29, 2026.
7. THE PROPERTY'S SOILS ARE BEDINGTON SHALY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED (BeC2) (HSG B) AND WEIKERT SHALY SILT LOAM, 25 TO 40 PERCENT SLOPES, MODERATELY ERODED (WeE2) (HSG D), PER A QUERY OF THE NRCS WEB SOIL SURVEY ON OCTOBER 24, 2025.
8. THE PROPERTY IS TRIBUTARY TO AN UNNAMED INTERMITTENT TRIBUTARY OF SUSQUEHANNA RIVER, WHICH HAS A CLASSIFICATION OF WWF, MF (WARM WATER FISHES, MIGRATORY FISHES) PER 25 PA CODE CHAPTER 93. THE PROPERTY DRAINS PRIMARILY EAST TO A PAIR OF STORMWATER INLETS LOCATED ON THE CORNER OF THIRD STREET AND CUMBLER STREET.
9. THERE ARE NO KNOWN WELLS OR SEPTIC SYSTEMS ON THE PARCEL. PUBLIC WATER AND PUBLIC SANITARY SEWER UTILITIES ARE PRESENT ALONG THE PARCEL'S THIRD STREET FRONTAGE. THE PROPOSED IMPROVEMENTS ARE INTENDED TO BE SERVED BY PUBLIC WATER BY VEOLIA AND PUBLIC SANITARY SEWER BY THE SWATARA TOWNSHIP AUTHORITY.
10. ALL TRAFFIC CONTROL SIGNS DETERMINED TO BE REQUIRED SHALL BE POSTED BY THE PROPERTY OWNER IN ACCORDANCE WITH THE LATEST REVISIONS OF THE 2023 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES ("MUTCD") AND PENNDOT PUBLICATION 236M ("HANDBOOK OF APPROVED SIGNS"). ADDITIONALLY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF TRAFFIC SIGNAGE LOCATED ON SITE AND IN ACCORDANCE WITH ANY RECORDED AGREEMENTS.
11. THE SITE DEVELOPMENT WILL COMPLY WITH ALL APPLICABLE TOWNSHIP ORDINANCES IN EFFECT AT THE TIME OF THIS LAND DEVELOPMENT PLAN SUBMISSION. THE PROPERTY SUBJECT TO THIS PLAN SHALL BE DEVELOPED IN ACCORDANCE WITH THE APPROVED PLAN. NO CHANGES, ALTERATIONS, OR DEVIATIONS SHALL BE MADE UNLESS APPROVED BY SWATARA TOWNSHIP.
12. ALL CONSTRUCTION SHALL CONFORM TO PENNDOT PUBLICATIONS 408 & 72 STANDARDS AND ALL APPLICABLE SWATARA TOWNSHIP ORDINANCES.
13. THE DEVELOPER / CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A MINIMUM OF FORTY-EIGHT (48) HOURS NOTICE TO THE TOWNSHIP AND/OR TOWNSHIP ENGINEER REGARDING ANY APPLICABLE MUNICIPAL INSPECTIONS.
14. THE REMAINING TRENCH EXCAVATIONS SHOULD BE BACKFILLED WITH SUITABLE ON-SITE SOIL FREE OF ORGANIC MATERIAL, ASH, CINDERS, OR OTHER MAN-MADE DEBRIS/MATERIAL. THE MATERIAL SHOULD BE PLACED AND COMPACTED UNDER ENGINEERING CONTROL NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS (4 INCHES WHERE HAND-OPERATED EQUIPMENT IS USED). THE FILL SHOULD NOT DEVIATE NOMINALLY (±2%) FROM THE OPTIMUM MOISTURE CONTENT PER ASTM D698 AND COMPACTED TO MINIMUM OF 95% OF THE SOIL'S MAXIMUM DRY DENSITY. SHOULD THE ON-SITE SOIL BE DEEMED UNSUITABLE, IMPORTED MATERIAL OR ENGINEERED FILL SUCH AS 2A STONE CAN BE USED. FINAL APPROVAL OF THE STRUCTURAL FILL SHOULD BE GIVEN BY THE GEOTECHNICAL ENGINEER OF RECORD OR THE TESTING AGENCY.
15. THE RECORDED OPERATIONS AND MAINTENANCE (O&M) AGREEMENT IS TO BE A PART OF THE APPROVED LAND DEVELOPMENT AND STORMWATER SITE PLANS.
16. RECORD DRAWINGS WILL BE PROVIDED FOR ALL STORMWATER MANAGEMENT FACILITIES PRIOR TO OCCUPANCY OR THE RELEASE OF FINANCIAL SECURITY.
17. THE TOWNSHIP ENGINEER SHALL COMPLETE THE FOLLOWING INSPECTIONS PRIOR TO THE RELEASE OF FINANCIAL SECURITY:
    - 17.1. INSTALLATION OF ALL EROSION & SEDIMENT POLLUTION CONTROLS;
    - 17.2. INSTALLATION OF THE STORMWATER BMP(S) PER THE APPROVED PLANS, AND
    - 17.3. INSTALLATION OF ALL STORM PIPES AND STRUCTURES PER THE APPROVED PLANS.
18. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES OUTSIDE OF THE PUBLIC RIGHT-OF-WAY SHALL BE OWNED, OPERATED, AND MAINTAINED BY THE PROPERTY OWNER.
19. NO LOT SHALL BE ALTERED SO AS TO HAVE AN ADVERSE IMPACT ON THE STORMWATER MANAGEMENT PLAN.
20. SWATARA TOWNSHIP SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY AREA NOT DEDICATED TO AND ACCEPTED FOR PUBLIC USE.
21. ALL PROPOSED EXTERIOR LIGHTING SHALL BE LOCATED AND SHIELDED SUCH THAT NO OBJECTIONABLE ILLUMINATION OR GLARE IS CAST UPON ADJOINING PROPERTIES OR STREET RIGHTS OF WAY. LIGHTING SHALL BE DIRECTED INWARD AND DOWNWARD TO ENSURE THAT GLARE WILL NOT BE VISIBLE TO RESIDENCES.
22. THE LANDOWNER IS SOLELY RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS REQUIRED TO COMPLETE THE WORK SHOWN HEREON, WHICH MAY INCLUDE BUT ARE NOT NECESSARILY LIMITED TO STREET CUT PERMITS, STORMWATER MANAGEMENT PERMITS, ZONING PERMITS, AND BUILDING PERMITS.

SITE DATA / ZONING NOTES

THE PARCEL IS LOCATED IN THE R-M (MEDIUM-DENSITY RESIDENTIAL) ZONING DISTRICT AND WILL BE PROVIDED WITH TOWNSHIP-APPROVED PUBLIC WATER AND TOWNSHIP-APPROVED PUBLIC SANITARY SEWAGE SERVICES.

REQUIREMENT	STANDARD	EXISTING	PROPOSED
USE OF PARCEL	N/A	NONE	TWIN ("SEMIDETACHED") DWELLING UNITS
MINIMUM LOT AREA	4,000 SF PER TWIN DU	11,250 SF	11,250 SF (NO CHANGE) (R/W DEDICATION NOT INCLUDED)
MINIMUM LOT WIDTH	35 FEET PER TWIN DU	75 FEET	75 FEET (NO CHANGE)
MINIMUM FRONT YARD SETBACK	25 FEET	N/A	>25 FEET
MINIMUM SIDE YARD SETBACK	5 FEET	N/A	>5 FEET
MINIMUM REAR YARD SETBACK	25 FEET	N/A	>25 FEET
MAXIMUM BUILDING COVERAGE	60%	0%	21.3% (2,400 / 11,250)
MAXIMUM IMPERVIOUS COVERAGE	70%	0%	32.6% (3,669 / 11,250)
MAXIMUM BUILDING HEIGHT	3 STORIES / 38 FEET	N/A	2 STORIES / <38 FEET
MINIMUM REQUIRED PARKING SPACES	TWO (2) PER DU	N/A	TWO (2) PER DU ON-SITE, PLUS ON-STREET PARKING PER §295-104.

WAIVER REQUESTS

1. A WAIVER FROM THE PROVISIONS OF §253-11 ("PRELIMINARY PLAT PROCEDURE") IS HEREBY REQUESTED. THE APPLICANT REQUESTS THAT THE TOWNSHIP CONSIDER THIS FINAL MINOR LAND DEVELOPMENT PLAN WITHOUT REQUIRING AN INITIAL PRELIMINARY PLAN.
2. A WAIVER FROM THE PROVISIONS OF §253-31 ("CURBS") IS HEREBY REQUESTED. THE APPLICANT REQUESTS THAT THE TOWNSHIP PERMIT THIS LAND DEVELOPMENT WITHOUT REQUIRING CURBING TO BE INSTALLED ALONG THE PARCEL'S FRONTAGES.
3. A WAIVER FROM THE PROVISIONS OF §253-32 ("SIDEWALKS, PEDESTRIAN WALKWAYS, AND BICYCLE PATHS") IS HEREBY REQUESTED. THE APPLICANT REQUESTS THAT THE TOWNSHIP PERMIT THIS LAND DEVELOPMENT WITHOUT REQUIRING SIDEWALKS, PEDESTRIAN WALKWAYS, OR BICYCLE PATHS TO BE INSTALLED.

DISCLAIMER

ELSA ASSOCIATES, LLC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT ANY IMPROVEMENTS SHOWN ON THIS PLAN AND ANY OTHER DRAWING WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS, METHODS, AND MATERIALS ARE THE SOLE RESPONSIBILITY OF THE LANDOWNER AND THE CONTRACTOR. ELSA ASSOCIATES, LLC HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE LANDOWNER OR THE CONTRACTOR.

UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS, AND INFORMATION AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES, AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, WHETHER SHOWN OR NOT SHOWN ON THESE PLANS. ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS REGARDING UNDERGROUND UTILITY LINES.

UTILITY INFORMATION SHOWN HEREON IS PRELIMINARY AND FOR DESIGN PURPOSES ONLY. THE OWNER AND/OR CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER WHEN THE PROJECT IS READY FOR FINAL DESIGN SO THAT UPDATED UTILITY INFORMATION MAY BE OBTAINED AND A FINAL DESIGN TICKET PROCESSED THROUGH THE PENNSYLVANIA ONE CALL SYSTEM IN ACCORDANCE WITH SECTION 4(2) OF THE PENNSYLVANIA UNDERGROUND UTILITY LINE PROTECTION LAW.

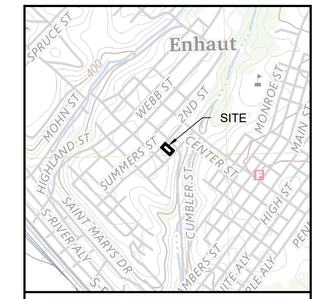
PROJECT SERIAL NO. 20252962026-000

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES
THREE (3) WORKING DAYS NOTICE
FOR CONSTRUCTION PHASE
AND 10 WORKING DAYS FOR
DESIGN STAGE

STOP! CALL:

Pennsylvania One Call System, Inc.
8-1-1 or 1-800-242-1776 (outside PA)



LOCATION MAP: USGS 'STEELTON' QUADRANGLE
SCALE: 1" = 1,000'

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

LANDOWNER & APPLICANT

GSONS, LLC
ATTN: MR. KONSTANTIN GALOYAN
1600 BRIDGE STREET, NEW CUMBERLAND, PA 17070
EMAIL: GSONSHOMES@GMAIL.COM
PHONE: (717) 350-4725

CIVIL ENGINEER

ELSA ASSOCIATES, LLC
ATTN: MR. MICHAEL BRUCE, PE
PO BOX 176, HUMMELSTOWN, PA 17036
EMAIL: MBRUCE@ELSAASSOCIATES.COM
PHONE: (717) 482-4141
FAX: (717) 482-4544

LAND SURVEYOR

ROMEO LAND SURVEYING, INC.
ATTN: MR. MARK ROMEO, PLS
700 OHIO AVENUE
LEMOYNE, PA 17043
EMAIL: ROMEOSURVEYING@GMAIL.COM
PHONE: (717) 763-4144

UTILITY CONTACTS

THE CONTRACTOR SHALL COMPLY WITH THE PENNSYLVANIA UNDERGROUND UTILITY LINE PROTECTION LAW. THE OWNER AND/OR CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER WHEN THE PROJECT IS READY FOR FINAL DESIGN SO THAT UPDATED UTILITY INFORMATION MAY BE OBTAINED AND A FINAL DESIGN TICKET PROCESSED THROUGH THE PENNSYLVANIA ONE CALL SYSTEM IN ACCORDANCE WITH SECTION 4(2) OF THE LAW.

CALL 1-800-242-1776 (or 811)

ONE CALL SERIAL NUMBER: 20252962026-000
(PRELIMINARY DESIGN TICKET)

ONE CALL SERIAL NUMBER DATE: OCTOBER 23, 2025

THE FOLLOWING UTILITY FACILITY OWNERS WERE NOTIFIED BY THE PA ONE CALL SYSTEM, INC.

PPL [ELECTRICITY]
437 BLUE CHURCH ROAD, PAXINOS, PA 17860
CONTACT: DOUG HAUPT
EMAIL: DLHAUPT@PPLWEB.COM
PHONE: (570) 490-5684

SWATARA TOWNSHIP [STORMWATER]
599 EISENHOWER BOULEVARD, HARRISBURG, PA 17111
CONTACT: ZACHARY GULDEN
EMAIL: DIRECTOROFPZ@SWATARATWP.COM
PHONE: (717) 564-2551

SWATARA TOWNSHIP AUTHORITY [SANITARY SEWER]
8675 PAXTON STREET, HUMMELSTOWN, PA 17036
CONTACT: MIKE VARNER
EMAIL: MVARNER@SWATARATWPAUTHORITY-PA.GOV
PHONE: (717) 566-3361

UGI [NATURAL GAS]
PO BOX 13009, READING, PA 19601
CONTACT: SAMANTHA KOPP
EMAIL: SCHICHEARO@UGI.COM
PHONE: (484) 345-8907 OR (610) 807-3118

VEOLIA [WATER]
6310 ALLENTOWN BOULEVARD, HARRISBURG, PA 17112
CONTACT: SCOT CHRISTIANSEN
EMAIL: SCOT.CHRISTIANSEN@VEOLIA.COM
PHONE: (717) 554-0419 OR (717) 901-6317

VERIZON [TELECOMMUNICATIONS]
40 S. MERCER STREET, NEW CASTLE, PA 16010
PHONE: (724) 656-5224

SHEET INDEX

NUM	TITLE	DATE	LAST REVISED
1	TITLE SHEET	JUNE 5, 2026	N/A
2	EXISTING CONDITIONS AND DEMOLITION PLAN	JUNE 5, 2026	N/A
3	SITE PLAN	JUNE 5, 2026	N/A
4	GRADING PLAN	JUNE 5, 2026	N/A
5	UTILITY PLAN	JUNE 5, 2026	N/A
6	EROSION & SEDIMENT POLLUTION CONTROL PLAN	JUNE 5, 2026	N/A
7	EROSION & SEDIMENT POLLUTION CONTROL DETAIL SHEET	JUNE 5, 2026	N/A
8	CONSTRUCTION DETAIL SHEET	JUNE 5, 2026	N/A
9	CONSTRUCTION DETAIL SHEET	JUNE 5, 2026	N/A
10	STORMWATER MANAGEMENT SITE PLAN	JUNE 5, 2026	N/A
11	STORMWATER MANAGEMENT SITE PLAN DETAIL SHEET	JUNE 5, 2026	N/A

PLAN ACCURACY CERTIFICATION (ENGINEER)

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE LAND DEVELOPMENT PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT.

_____ _____
MICHAEL BRUCE, PE #083416 DATE

STORMWATER CERTIFICATION OF ACCURACY

I, _____ HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE SWATARA TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

_____ _____
MICHAEL BRUCE, PE #083416 DATE

PLAN ACCURACY CERTIFICATE (SURVEYOR)

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT.

_____ _____
MARK ROMEO, PLS #SU-049366-E DATE

SWATARA TOWNSHIP ENGINEER CERTIFICATE

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

_____
TOWNSHIP ENGINEER

SWATARA TOWNSHIP PLANNING COMMISSION

THIS PLAN WAS RECOMMENDED FOR APPROVAL BY THE SWATARA TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

_____ _____
CHAIR SECRETARY

DAUPHIN COUNTY PLANNING COMMISSION

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

_____ _____
CHAIR SECRETARY

SWATARA TOWNSHIP BOARD OF COMMISSIONERS

THIS PLAN WAS APPROVED BY THE SWATARA TOWNSHIP BOARD OF COMMISSIONERS AND ALL CONDITIONS IMPOSED WITH RESPECT TO SUCH APPROVAL WERE COMPLETED ON THIS _____ DAY OF _____, 20____.

_____ _____
PRESIDENT SECRETARY

LANDOWNER'S CERTIFICATION AND ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA }
} SS
COUNTY OF _____ }

ON THIS, THE _____ DAY OF _____, 20_____, BEFORE ME _____, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, BEING THE _____ OF GSONS, LLC, KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HEREON, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT GSONS, LLC IS THE EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS DIRECTION, THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN AND THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON, THAT HE DESIRES THE SAME TO BE RECORDED, AND ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL:

_____ _____
NOTARY PUBLIC SIGNATURE SIGNATURE

_____ _____
MY COMMISSION EXPIRES PRINTED NAME

_____
TITLE

OWNER'S STORMWATER STATEMENT

I ACKNOWLEDGE THAT THE STORMWATER BMP(S) SHOWN WITHIN THESE PLANS ARE PERMANENT FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY SWATARA TOWNSHIP.

_____ _____
GSONS, LLC DATE

DAUPHIN COUNTY RECORDER OF DEEDS CERTIFICATE

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND FOR DAUPHIN COUNTY, PENNSYLVANIA THIS _____ DAY OF _____, 20____.

INSTRUMENT NUMBER _____.

Elsa Associates
PO Box 176
Hummelstown, PA 17036
Tel: (717) 482-4141
Fax: (717) 482-4544
elsaassociates.com

MICHAEL BRUCE, PE #

FINAL MINOR LAND DEVELOPMENT PLAN FOR
A PROPOSED TWO-UNIT RESIDENTIAL BUILDING
PARCEL #63-051-111
500 BLOCK OF THIRD STREET, SWATARA TWP., DAUPHIN COUNTY, PA

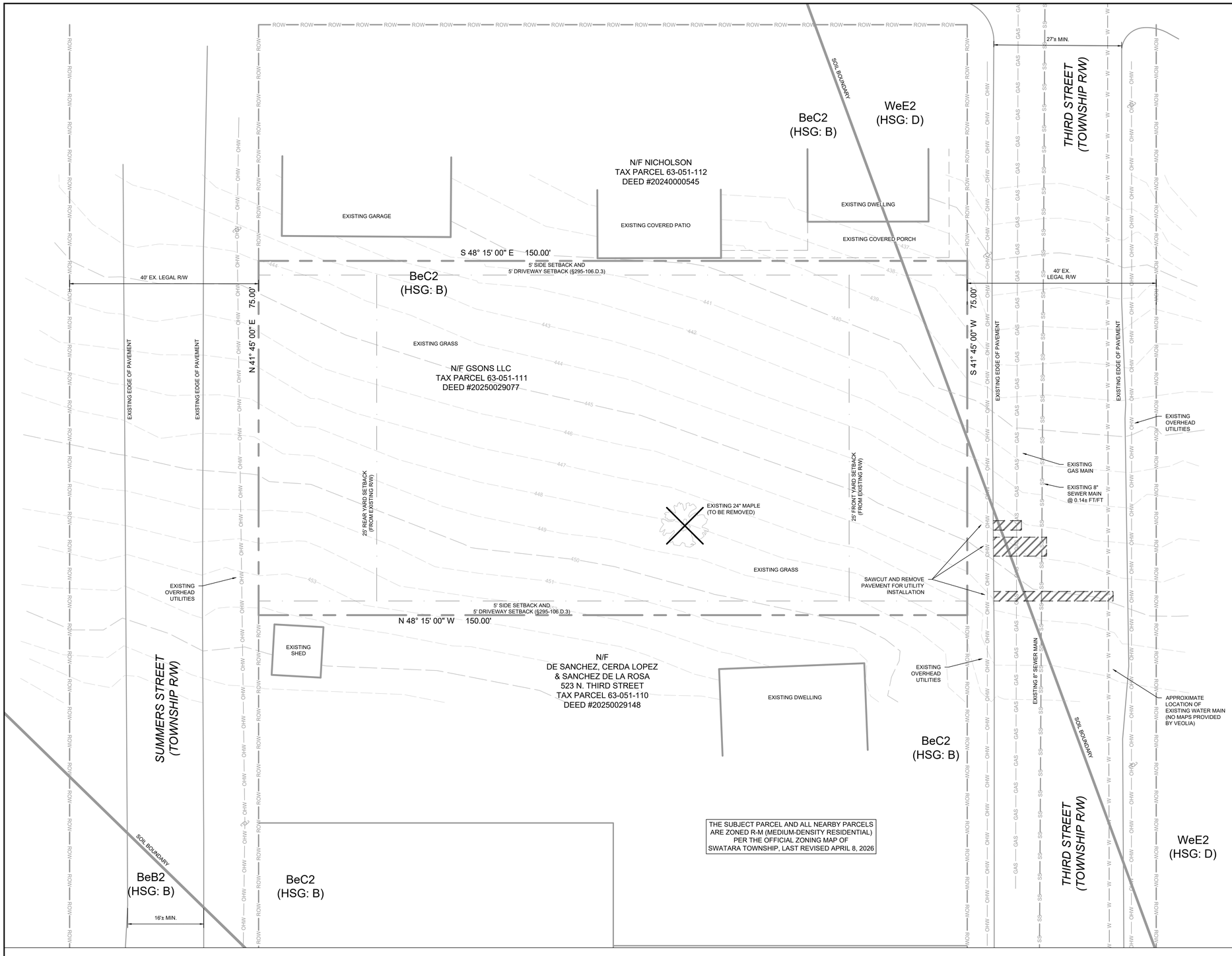
REVISIONS

NO.	DESCRIPTION	DATE

ISSUED: JUNE 5, 2026	DRAWN: MMB
SCALE: AS NOTED	CHECKED: MMB
SHEET SIZE: 24" x 36"	APPROVED: MMB

SHEET NAME: SITE PLAN

SHEET NUMBER: 1 of 11



EXISTING CONDITIONS & DEMOLITION NOTES

1. THE PROPERTY LINES, EXISTING FEATURES, AND EXISTING TOPOGRAPHY SHOWN HEREON ARE PER A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR: GSONS, LLC" PREPARED BY ROMEO LAND SURVEYING, INC., AND DATED MARCH 18, 2026 (HEREIN REFERRED TO AS "THE EXISTING CONDITIONS PLAN"). NOTE THE SURVEY IDENTIFIES THE PARCEL AS 523 THIRD STREET, HARRISBURG, PA 17113.
2. PER THE EXISTING CONDITIONS PLAN, BEARINGS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD-83 SOUTH ZONE), ELEVATIONS BASED ON NAVD OF 1988.
3. NO TITLE REPORT WAS PROVIDED TO ELSA ASSOCIATES, LLC OR TO ROMEO LAND SURVEYING, INC. PRIOR TO THE SURVEY OF THE PROPERTY. THE TITLE REPORT OBTAINED AFTER THE SURVEY CONTAINS NO REFERENCES TO ANY SPECIFIC EASEMENTS, DEED RESTRICTIONS OR ENCUMBRANCES.
4. THE PRESENCE OF BEDROCK, LEDGE, OR ANY OTHER SUBSURFACE ROCK THAT COULD HAMPER THE REQUIRED EXCAVATIONS IS UNKNOWN. THE LANDOWNER SHOULD COMPLETE TEST PITS TO ASCERTAIN IF ROCK EXISTS.
5. NO MAPPING OF WATER FACILITIES WAS PROVIDED BY VEOLIA. THE LOCATION OF THE WATER MAIN MUST BE CONSIDERED APPROXIMATE ONLY.
6. PRIOR TO CONSTRUCTION, THE CONTRACTOR MUST VERIFY THE ELEVATION OF THE EXISTING SANITARY SEWER MAIN TO ENSURE THE FEASIBILITY OF CONNECTING THE TWO (2) DWELLING UNITS TO IT.
7. ANY EXISTING UTILITY LIDS (MANHOLE, CLEANOUTS, VALVE COVERS, ETC.) AND ASSOCIATED APPURTENANCES TO REMAIN, WHETHER INDICATED HEREON OR NOT INDICATED HEREON, SHALL BE BROUGHT TO FINAL FINISHED GRADE AS PART OF CONSTRUCTION.
8. REGARDING ANY EXISTING PIPES THAT ARE TO BE ABANDONED IN PLACE, THE PIPES SHALL BE CUT AT THE LIMITS SHOWN ON THE PLAN, FILLED WITH APPROVED FLOWABLE BACKFILL, AND CAPPED.
9. TREES AND SHRUBS TO BE REMOVED SHALL HAVE ALL STUMPS AND ROOTS REMOVED BY MEANS OF STUMP GRINDING AND/OR BACKHOE. ALL BIODEGRADABLE PLANT MATERIAL FROM THE REMOVAL PROCESS SHALL BE COLLECTED AND REMOVED FROM THE SITE.
10. THE REMAINING TRENCH EXCAVATIONS SHOULD BE BACKFILLED WITH SUITABLE ON-SITE SOIL FREE OF ORGANIC MATERIAL, ASH, CINDERS, OR OTHER MAN-MADE DEBRIS/MATERIAL. THE MATERIAL SHOULD BE PLACED AND COMPACTED UNDER ENGINEERING CONTROL NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS (4 INCHES WHERE HAND-OPERATED EQUIPMENT IS USED). THE FILL SHOULD NOT DEVIATE NOMINALLY (±2%) FROM THE OPTIMUM MOISTURE CONTENT PER ASTM D698 AND COMPACTED TO MINIMUM OF 98% OF THE SOILS MAXIMUM DRY DENSITY. SHOULD THE ON-SITE SOIL BE DEEMED UNSUITABLE, IMPORTED MATERIAL OR ENGINEERED FILL SUCH AS 2A STONE CAN BE USED. FINAL APPROVAL OF THE STRUCTURAL FILL SHOULD BE GIVEN BY THE GEOTECHNICAL ENGINEER OF RECORD OR THE TESTING AGENCY.
11. ANY ENTITY USING THIS PLAN MUST COMPLY WITH THE PROVISIONS OF THE UNDERGROUND UTILITY LINE PROTECTION LAW. ALL OTHER APPLICABLE LAWS, REGULATIONS, AND ORDINANCES, AND THE PLAN NOTES SHOWN HEREON. NOTWITHSTANDING ONLY CERTAIN UTILITIES BEING LABELED AS "APPROXIMATE," THE LOCATION OF ALL UTILITIES MUST BE CONSIDERED APPROXIMATE.
12. DEMOLITION INFORMATION SHOWN HEREON IS INTENDED TO DEPICT THE GENERAL ANTICIPATED LIMITS OF WORK. CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND COORDINATE DEMOLITION ACTIVITIES. SITE SHALL BE LEFT IN A CLEAN AND STABLE CONDITION SUITABLE FOR CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.

EXISTING SOILS INFORMATION

BeB2	BEDINGTON SHALY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED (HSG B) (OFFSITE)
BeC2	BEDINGTON SHALY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED (HSG B)
WeE2	WEIKERT SHALY SILT LOAM, 25 TO 40 PERCENT SLOPES, MODERATELY ERODED (HSG D)

PER A QUERY OF THE NRCS WEB SOIL SURVEY ON OCTOBER 24, 2025.

PROJECT SERIAL NO. 20252962026-000

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MICHAEL BRUCE, PE #

FINAL MINOR LAND DEVELOPMENT PLAN FOR

A PROPOSED TWO-UNIT RESIDENTIAL BUILDING

500 BLOCK OF THIRD STREET, SWATARA TWP., DAUPHIN COUNTY, PA
PARCEL #63-051-111

REVISIONS

NO.	DATE	DESCRIPTION

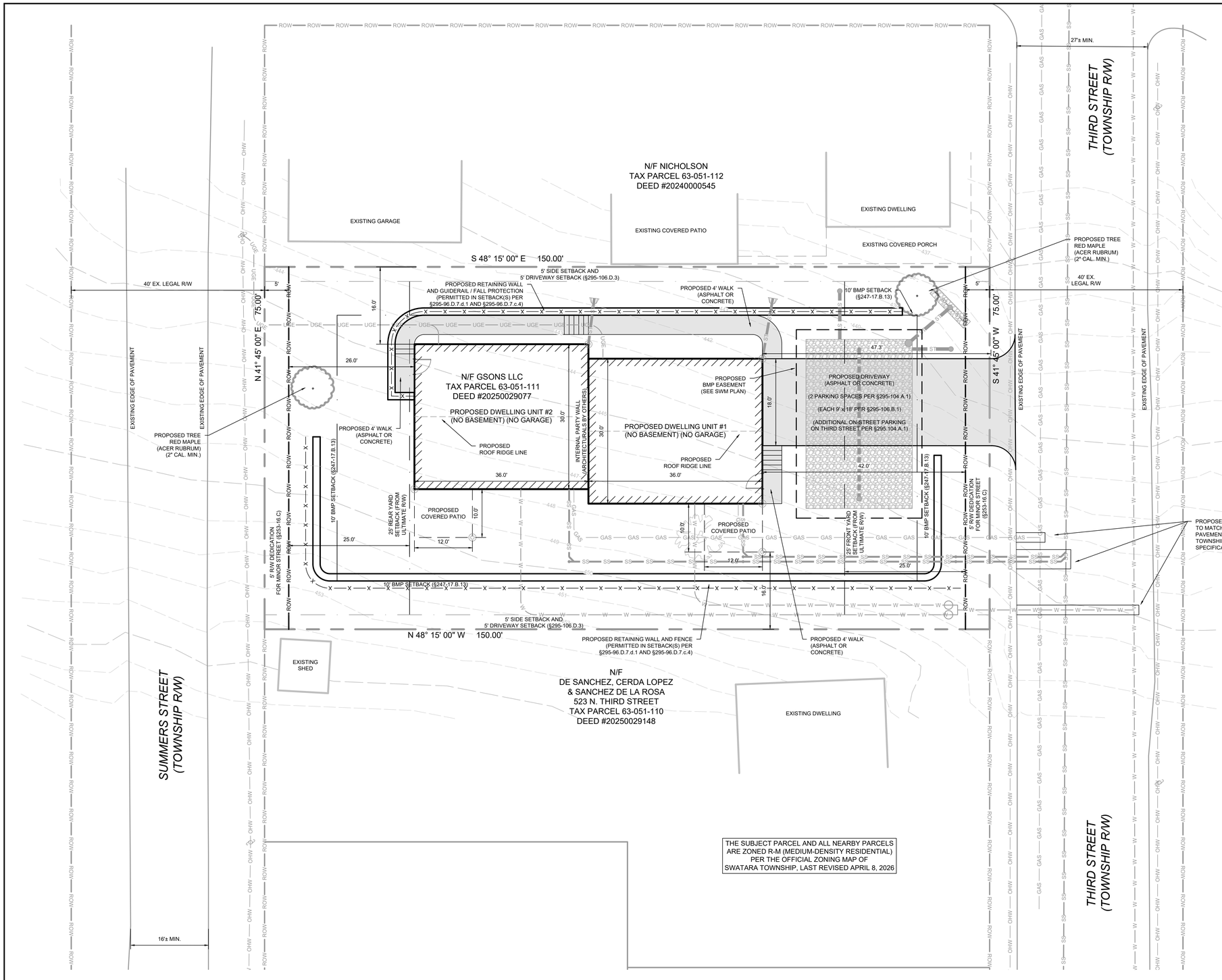
ISSUED: JUNE 5, 2026	DRAWN: MMB
SCALE: 1" = 10'	CHECKED: MMB
SHEET SIZE: 24" x 36"	APPROVED: MMB

SHEET NAME:

EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET NUMBER:

2 of 11



SITE NOTES

1. NO SUBDIVISION IS PROPOSED AS PART OF THIS PLAN. THE DWELLING UNITS ARE PROPOSED TO BE LOCATED ON A SINGLE LOT, WHICH IS ALLOWABLE BY THE ZONING ORDINANCE.
2. NO ZONING RELIEF IS BELIEVED TO BE REQUIRED FOR THE CONSTRUCTION OF THE TWO (2) DWELLINGS SHOWN HEREON.
3. BUILDING DIMENSIONS ARE PER THE LANDOWNER ON MAY 4, 2026. DIMENSIONS TO PROPERTY LINES ARE MEASURED FROM THE FOUNDATION. ROOF LINES ARE ASSUMED AND MUST BE CONFIRMED PRIOR TO CONSTRUCTION.
4. THE PARKING REQUIREMENT OF TWO (2) SPACES PER DWELLING UNIT IS MET WITH THE DRIVEWAY SHOWN ON THIS PLAN. ON-STREET PARKING ON THIRD STREET IS AVAILABLE FOR THE TWO (2) ADDITIONAL PARKING SPACES REQUIRED BY THE ZONING ORDINANCE.
5. THE PRESENCE OF BEDROCK, LEDGE, OR ANY OTHER SUBSURFACE ROCK THAT COULD HAMPER THE REQUIRED EXCAVATIONS IS UNKNOWN. THE LANDOWNER SHOULD COMPLETE TEST PITS TO ASCERTAIN IF ROCK EXISTS.
6. RETAINING WALLS ARE ANTICIPATED TO BE REQUIRED IN PART BECAUSE NO GARAGES ARE PROPOSED BY THE LANDOWNER. RETAINING WALLS ARE SHOWN FOR REFERENCE ONLY AND MUST BE DESIGNED BY OTHERS, AT THE LANDOWNER'S SOLE EXPENSE. RETAINING WALL BACKFILL MUST ACCOUNT FOR PROPOSED UTILITIES AND THE REQUIREMENTS OF THE VARIOUS UTILITY PROVIDERS. RETAINING WALL DRAIN PIPES ARE NOT SHOWN HEREON AND MUST BE ACCOUNTED FOR AFTER THE RETAINING WALLS ARE DESIGNED AND PRIOR TO CONSTRUCTION.
7. THE HEIGHTS OF THE RETAINING WALLS CANNOT EXCEED EIGHT (8) FEET WITHOUT FIRST OBTAINING ZONING RELIEF FROM THE TOWNSHIP.
8. THE PROPOSED IMPROVEMENTS ARE NOT DESIGNED TO BE ADA COMPLIANT.
9. GUARDS / FALL PROTECTION IS REQUIRED ON THE TOP (HIGH SIDE) OF THE RETAINING WALLS
10. THE LANDOWNER AND THE CONTRACTOR ARE WHOLLY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION. SHOULD RETAINING WALLS BE FOUND TO NOT BE REQUIRED AS SHOWN HEREON, THEY MAY BE OMITTED SO LONG AS THE ORIGINAL DRAINAGE INTENT IS ADHERED TO.

SWATARA TOWNSHIP PAVEMENT NOTES

1. THE PAVEMENT BASE AND WEARING SURFACE MUST BE CONSTRUCTED ACCORDING TO THE SPECIFICATIONS OUTLINED IN PENNDOT PUB 70, AS AMENDED.
2. NO BASE COURSE SHALL BE PLACED ON WET, FROZEN OR UNSUITABLE MATERIAL. UNSUITABLE MATERIAL IS DEFINED IN PENNDOT PUB 408, AS AMENDED.
3. SUBGRADE IN FILL AREA SHALL BE COMPACTED IN NOT MORE THAN FOUR-INCH LAYERS WITH A MINIMUM ROLLER WEIGHT OF 10 TONS OR EQUIVALENT COMPACTION.
4. SUBGRADE THAT HAS BEEN DISTRIBUTED BY TRENCHING SHALL BE BACKFILLED AND COMPACTED IN EIGHT-INCH LAYERS AND INSPECTED BY THE TOWNSHIP ENGINEER OR DESIGNATED AGENT.
5. UNSUITABLE MATERIAL IN SUBGRADE SHALL BE REMOVED AND REPLACED WITH MATERIAL ACCEPTABLE TO THE TOWNSHIP ENGINEER.
6. THE MOISTURE CONTENT AT THE TIME OF COMPACTION AND DENSITY OF THE FINISHED SUBGRADE SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AS SET FORTH IN PENNDOT PUB 408, AS AMENDED.
7. ANY SPRINGS OR SPONGY AREAS SHALL BE PROVIDED WITH A PROPER UNDERDRAIN SYSTEM WHICH IS CONNECTED TO THE STORM SEWER SYSTEM.
8. SUBGRADE SHALL BE INSPECTED BY THE TOWNSHIP ENGINEER OR HIS DESIGNATED AGENT PRIOR TO THE PLACEMENT OF THE BASE COURSE.
9. BASE COURSE OF MINOR STREETS SHALL BE CONSISTENT WITH THE SPECIFICATIONS AS SET IN PENNDOT PUB 408, AS AMENDED.
10. BASE COURSE SHALL BE INSPECTED BY TOWNSHIP ENGINEER OR HIS DESIGNATED AGENT PRIOR TO THE PLACING OF BINDER COURSE.
11. BASE SHALL HAVE BINDER APPLIED AS SOON AS POSSIBLE TO AVOID DAMAGE TO BASE.
12. ALL FOREIGN MATERIAL SHALL BE REMOVED FROM BASE COURSE PRIOR TO PLACING BINDER COURSE.
13. BASE SHALL BE COMPACTED WITH A VIBRATING TAMPER OR VIBRATING ROLLER.
14. SURFACE COURSE OF MINOR STREETS SHALL BE CONSISTENT WITH THE SPECIFICATIONS AS SET FORTH IN PENNDOT PUB 408, AS AMENDED.
15. SURFACE COURSE SHALL BE SEALED WHEREVER IT COMES IN CONTACT WITH ANOTHER STRUCTURE (I.E., CURB, MANHOLE, INLET, ETC.). THIS WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AS SET FORTH IN PENNDOT PUB 408, AS AMENDED.

LANDSCAPE NOTES

1. CONTRACTOR TO CONFIRM EXISTING TOPSOIL DEPTH AND SHALL ENSURE APPROPRIATE ACIDITY, ORGANIC CONTENT, AND A MINIMUM TOPSOIL DEPTH OF TWELVE (12) INCHES. ADDITIONAL TOPSOIL SHALL BE ADDED IF NECESSARY.
2. APPLY SOIL AMENDMENTS AS APPLICABLE AND FERTILIZER ON SURFACE AND THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BACKFILL.
3. LAY OUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE EXTERIOR PLANTINGS. STAKE LOCATIONS, OUTLINE AREAS, ADJUST LOCATIONS WHEN REQUESTED, AND OBTAIN TOWNSHIP APPROVAL OF LAYOUT BEFORE PLANTING.
4. ALL PLANTING MATERIAL TO BE INSTALLED PER THE SIZES INDICATED HEREON.
5. REQUIRED TREES SHALL BE OF SYMMETRICAL GROWTH AND FREE OF INSECT PESTS AND DISEASE. THE TRUNK DIAMETER (MEASURED AT A HEIGHT OF SIX INCHES ABOVE THE FINISHED GRADE LEVEL) SHALL BE A MINIMUM OF TWO INCHES OR GREATER.
6. ANY SUBSTITUTIONS THAT MAY BE REQUIRED SHALL BE APPROVED BY THE TOWNSHIP PRIOR TO ORDERING MATERIAL.
7. ALL PLANTINGS AND PLANTING PROCEDURES SHALL CONFORM WITH GOOD NURSERY AND LANDSCAPE PRACTICE AND THE STANDARDS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMAN.
8. CONTRACTOR TO VERIFY ALL PLANT COUNTS AND LOCATIONS PRIOR TO ORDERING MATERIAL. NEITHER THE DESIGN ENGINEER NOR THE LANDOWNER IS RESPONSIBLE FOR TYPOGRAPHICAL ERRORS AND MISCOUNTS.
9. EACH PLANT SHALL BE PLANTED SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT, AT ANY TIME, COVER THE ROOTBALL WITH TOPSOIL BACKFILL.
10. THE TOPSOIL BACKFILL SHALL BE FIRMLY TAMPED, COMPARABLE TO FOOT PRESSURE, IN 3" LIFTS TO STABILIZE THE ROOT BALL AND TO PREVENT AIR POCKETS.
11. WATER ALL PLANTINGS INDIVIDUALLY WITH AN OPEN ENDED GARDEN HOSE SUBSEQUENT TO INSTALLATION. DO NOT USE MECHANICAL SPRINKLERS TO WATER PLANTINGS.
12. DURING EXTERIOR PLANTING, KEEP ADJACENT PAVINGS AND CONSTRUCTION CLEAN AND WORK AREA IN AN ORDERLY CONDITION.
13. PROTECT EXTERIOR PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES, AND OTHERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE DAMAGED EXTERIOR PLANTING.
14. REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING EXCESS SUBSOIL, UNSUITABLE SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
15. ALL TREES SHALL BE PERPETUALLY MAINTAINED BY THE PROPERTY OWNER. ANY LANDSCAPING NEEDED TO MEET A ZONING ORDINANCE REQUIREMENT THAT DIES, IS REMOVED, OR IS SEVERELY DAMAGED SHALL BE REPLACED BY THE CURRENT PROPERTY OWNER, ON A ONE-TO-ONE BASIS, AS SOON AS IS PRACTICAL CONSIDERING GROWING SEASONS, WITHIN A MAXIMUM OF 150 DAYS.

0 10' 20'
SCALE: 1" = 10'

PROJECT SERIAL NO. 20252962026-000

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PARCEL #63-051-111
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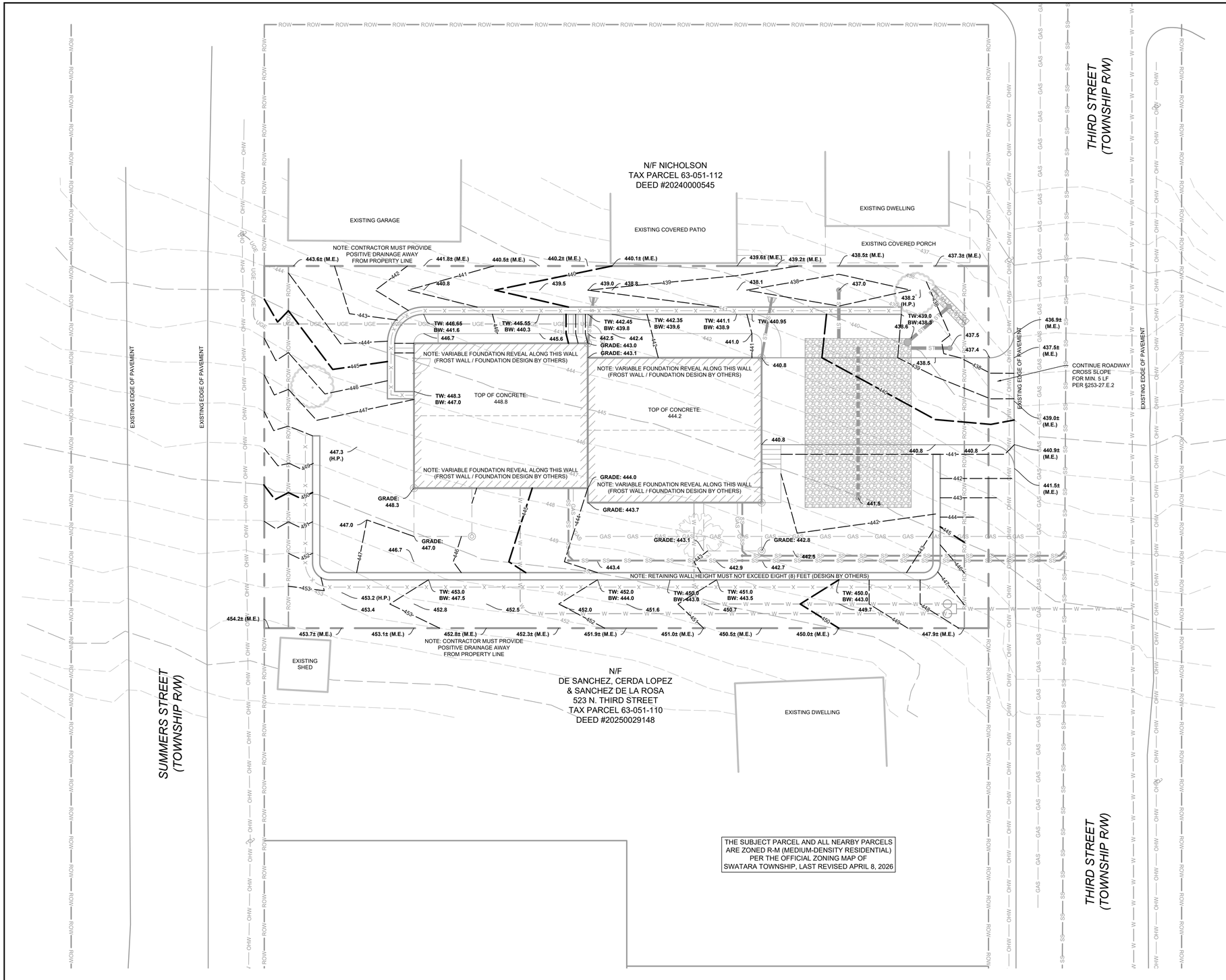
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NO.	DATE	DESCRIPTION

ISSUED: JUNE 5, 2026	DRAWN: MMB
SCALE: 1" = 10'	CHECKED: MMB
SHEET SIZE: 24" x 36"	APPROVED: MMB

SHEET NAME: SITE PLAN

SHEET NUMBER: 3 of 11



GRADING NOTES

1. THE PRESENCE OF BEDROCK, LEDGE, OR ANY OTHER SUBSURFACE ROCK THAT COULD HAMPER THE REQUIRED EXCAVATIONS IS UNKNOWN. THE LANDOWNER SHOULD COMPLETE TEST PITS TO ASCERTAIN IF ROCK EXISTS.
2. PER THE LANDOWNER, THE DWELLINGS WILL BE CONSTRUCTED ON SLABS WITH MINIMAL RISE FROM THE SLAB ELEVATIONS TO THE FINISHED FIRST FLOOR ELEVATIONS. THE DESIGN ENGINEER MUST BE CONSULTED, PRIOR TO CONSTRUCTION, IN ORDER TO VERIFY THE ELEVATIONS SHOWN ON THIS PLAN SHOULD THOSE PARAMETERS CHANGE.
3. THE LANDOWNER AND THE CONTRACTOR MUST VERIFY CRITICAL DESIGN ELEVATIONS PRIOR TO CONSTRUCTION, INCLUDING BUT NOT LIMITED TO LOCATIONS OF THE DRIVEWAY CONNECTION AND UTILITY CONNECTIONS. THE LANDOWNER AND THE CONTRACTOR MUST NOTIFY THE DESIGN ENGINEER OF ANY CONFLICTS OR AMBIGUITIES PRIOR TO CONSTRUCTION. PROCEEDING WITH CONSTRUCTION WITHOUT SUCH VERIFICATION IS AT THE LANDOWNER'S SOLE RISK.
4. FOUNDATION WALLS HAVE VARIABLE REVEALS AS SHOWN AND MUST BE DESIGNED BY OTHERS.
5. RETAINING WALLS ARE REQUIRED IN PART BECAUSE NO GARAGES ARE PROPOSED BY THE LANDOWNER. RETAINING WALLS ARE SHOWN FOR REFERENCE ONLY AND MUST BE DESIGNED BY OTHERS, AT THE LANDOWNER'S SOLE EXPENSE. RETAINING WALL BACKFILL MUST ACCOUNT FOR PROPOSED UTILITIES AND THE REQUIREMENTS OF THE VARIOUS UTILITY PROVIDERS. RETAINING WALL DRAIN PIPES ARE NOT SHOWN HEREON AND MUST BE ACCOUNTED FOR AFTER THE RETAINING WALLS ARE DESIGNED AND PRIOR TO CONSTRUCTION.
6. THE HEIGHTS OF THE RETAINING WALLS CANNOT EXCEED EIGHT (8) FEET WITHOUT FIRST OBTAINING ZONING RELIEF FROM THE TOWNSHIP.
7. STAIRS SHOWN HEREON ARE ASSUMED TO HAVE A TREAD WIDTH OF TWELVE (12) INCHES AND A RISER HEIGHT OF SIX (6) INCHES.
8. CONTRACTOR MUST PROVIDE POSITIVE DRAINAGE AWAY FROM PROPERTY LINES.
9. APPROPRIATE OVERLAND FLOW PATHS MUST ALWAYS BE MAINTAINED.
10. THE PROPOSED IMPROVEMENTS ARE NOT DESIGNED TO BE ADA COMPLIANT.
11. GUARDS / FALL PROTECTION IS REQUIRED ON THE TOP (HIGH SIDE) OF THE RETAINING WALLS
12. POSITIVE DRAINAGE SHALL BE PROVIDED ACROSS THE ENTIRE PROJECT AREA AND DIRECTED TOWARDS EXISTING AND PROPOSED DRAINAGE FACILITIES.
13. THE LANDOWNER AND THE CONTRACTOR ARE WHOLLY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION. SHOULD RETAINING WALLS BE FOUND TO NOT BE REQUIRED AS SHOWN HEREON, THEY MAY BE OMITTED SO LONG AS THE ORIGINAL DRAINAGE INTENT IS ADHERED TO.

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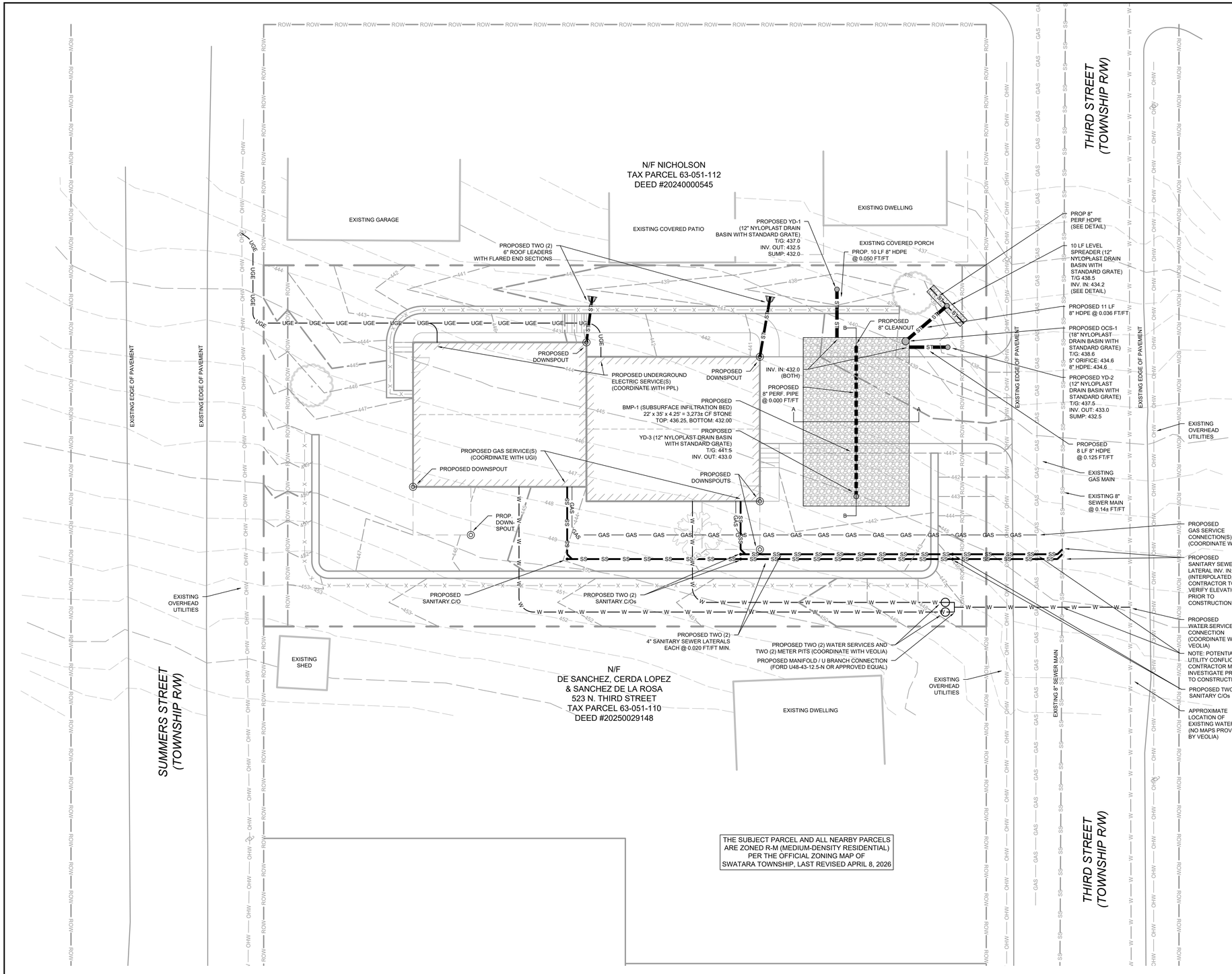
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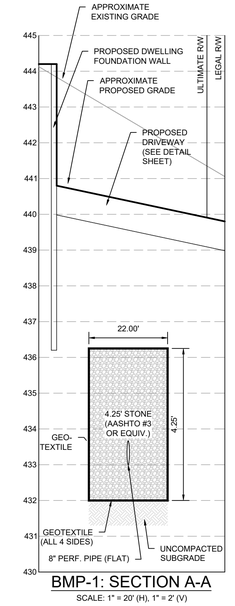
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ISSUED: JUNE 5, 2026	DRAWN: MMB
SCALE: 1" = 10'	CHECKED: MMB
SHEET SIZE: 24" x 36"	APPROVED: MMB

SHEET NAME: GRADING PLAN

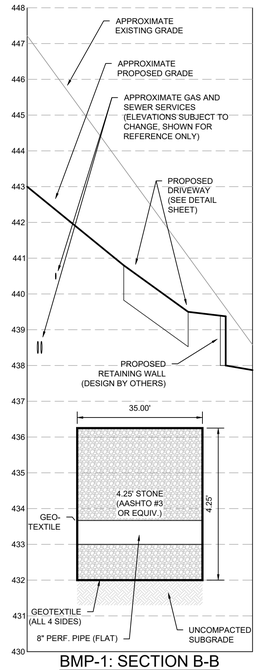
SHEET NUMBER: 4 of 11





BMP-1: SECTION A-A

SCALE: 1" = 20' (H), 1" = 2' (V)



BMP-1: SECTION B-B

SCALE: 1" = 20' (H), 1" = 2' (V)

PROJECT SERIAL NO. 20252962026-000

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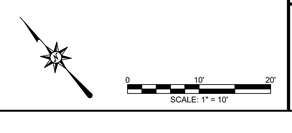
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UTILITY NOTES

1. REFER TO THE STORMWATER MANAGEMENT SITE PLAN AND ACCOMPANYING DETAIL SHEET FOR MORE INFORMATION REGARDING THE DESIGN OF THE STORMWATER MANAGEMENT AND CONVEYANCE FACILITIES.
2. REFER TO THE CONSTRUCTION DETAIL SHEET FOR THE REQUIREMENTS OF THE SWATARA TOWNSHIP AUTHORITY.
3. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A PLUMBING OR ELECTRIC DESIGN. THEREFORE, UTILITY CONNECTIONS ARE CONCEPTUAL AND SHOWN FOR REFERENCE ONLY.
4. THE LANDOWNER AND THE CONTRACTOR MUST COMPLETE APPLICATIONS FOR SERVICE, COORDINATE WITH THE UTILITY PROVIDERS, AND ENSURE THAT THE LAYOUT OF THE UTILITIES ON THIS PLAN IS APPROPRIATE.
5. ALL DRAINAGE STRUCTURES (INCLUDING INLETS, MANHOLES, ENDWALLS, ETC.) PROPOSED FOR DEDICATION OR LOCATED WITHIN A STREET SECTION SHALL BE CAPABLE OF HANDLING AN HS-25 LOADING.
6. NOTWITHSTANDING THE TYPICAL DETAILS SHOWN ON THESE PLANS, THE LANDOWNER WILL BE REQUIRED TO COMPLETE UTILITY TRENCHING, BEDDING, AND BACKFILLING AS REQUIRED BY THE UTILITY PROVIDERS. THE RETAINING WALL DESIGN SHALL ACCOUNT FOR THE BACKFILL REQUIREMENTS OF THE UTILITY PROVIDERS.



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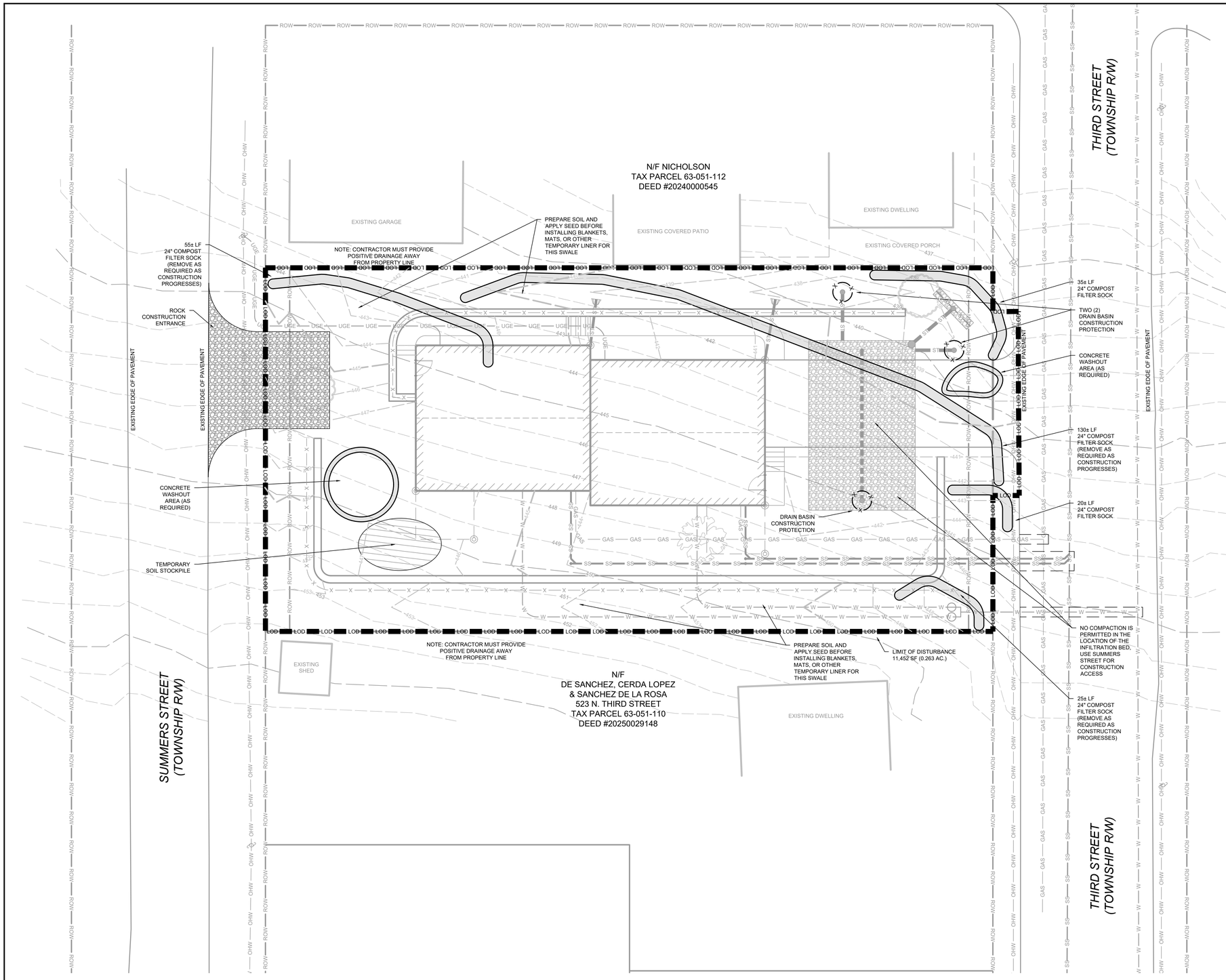
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SHEET NAME: UTILITY PLAN

SHEET NUMBER: 5 of 11



EROSION & SEDIMENT POLLUTION CONTROL NOTES

1. REFER TO THE EROSION & SEDIMENT POLLUTION CONTROL DETAIL SHEET FOR ADDITIONAL NOTES.
2. ALL EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING, GRUBBING, CUTS, AND FILLS, SHALL BE DONE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT POLLUTION CONTROL PLAN. A COPY OF THE APPROVED PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE MUNICIPALITY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
3. AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES OR AS REQUIRED BY THE MUNICIPALITY, THE DEVELOPER SHALL INVITE THE LANDOWNER, ALL CONTRACTORS, THE APPROPRIATE MUNICIPAL OFFICIALS, AND THE PLAN PREPARER(S) TO AN ONSITE PRE-CONSTRUCTION MEETING.
4. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM SHALL BE NOTIFIED TO ASCERTAIN THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
5. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THESE PLANS.
6. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL.
7. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING, AND TOPSOILING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE BEST MANAGEMENT PRACTICE(S) FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS PLAN.
8. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING CAN COMMENCE.
9. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLANS IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER AS SHOWN ON THE PLANS. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET.
10. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE DEVELOPER SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND SHALL NOTIFY THE MUNICIPALITY.
11. BEFORE INITIATING ANY REVISION TO THE APPROVED EROSION AND SEDIMENT POLLUTION CONTROL PLAN, OR REVISIONS TO OTHER PLANS THAT MAY AFFECT THE EFFECTIVENESS OF THE APPROVED EROSION AND SEDIMENT POLLUTION CONTROL PLAN, THE DEVELOPER SHALL RECEIVE APPROVAL OF THE REVISIONS FROM THE MUNICIPALITY. THE DEVELOPER SHALL ENSURE THAT THE APPROVED PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.
12. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL MATERIAL BROUGHT ON SITE IS CLEAN FILL.
13. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE SITE.
14. AREAS TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3-5 INCHES, OR 6-12 INCHES ON COMPACTED SOILS, PRIOR TO THE PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM OF 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
15. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE, OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES, CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS AND CODES.
16. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
17. FILL MATERIALS SHALL BE FREE OF BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT COULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
18. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
19. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS FOR SUBSURFACE DRAINS OR OTHER APPROVED METHODS.
20. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED UPON REACHING FINISHED GRADE.
21. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE DEVELOPER SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE BUT THAT WILL BE REACTIVATED WITHIN 1 YEAR MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. AREAS NOT AT FINISHED GRADE AND NOT TO BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
22. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
23. EROSION AND SEDIMENTATION POLLUTION CONTROL BEST MANAGEMENT PRACTICES SHALL REMAIN FUNCTIONAL UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENT STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BEST MANAGEMENT PRACTICE APPROVED BY THE MUNICIPALITY.
24. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE DEVELOPER SHALL CONTACT THE MUNICIPALITY FOR AN INSPECTION PRIOR TO THE REMOVAL OR CONVERSION OF THE BEST MANAGEMENT PRACTICES.
25. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT POLLUTION CONTROL BEST MANAGEMENT PRACTICES MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OR CONVERSION SHALL BE STABILIZED IMMEDIATELY. SUCH REMOVALS OR CONVERSIONS ARE ONLY TO BE COMPLETED DURING THE GERMINATING SEASON.
26. SHOULD ANY MEASURES CONTAINED WITHIN THIS PLAN PROVE INCAPABLE OF ADEQUATELY REMOVING SEDIMENT FROM ON-SITE FLOWS, ADDITIONAL MEASURES MUST BE IMMEDIATELY IMPLEMENTED BY THE DEVELOPER TO ELIMINATE SUCH PROBLEMS. THE MUNICIPALITY MUST BE NOTIFIED BY THE DEVELOPER OF CHANGES OR MODIFICATIONS TO THE CONTROLS.
27. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED IN THE PLAN. IN NO CASE SHALL CONCRETE WASH WATER BE ALLOWED TO ENTER SURFACE WATER OR GROUNDWATER SYSTEMS.
28. ALL EXCAVATED MATERIAL ASSOCIATED WITH UTILITY TRENCHING SHALL BE PLACED ON THE HIGH SIDE OF THE TRENCH SO AS TO ALLOW THE TRENCH TO INTERCEPT SILT LADEN RUNOFF. THE CONTRACTOR SHALL ONLY EXCAVATE AS MUCH TRENCH AS CAN BE COMPLETED, BACKFILLED, AND STABILIZED IN ONE DAY SO AS TO LIMIT THE AMOUNT OF OPEN, DISTURBED TRENCHING.

PROJECT SERIAL NO. 20252962026-000

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MICHAEL BRUCE, PE #

FINAL MINOR LAND DEVELOPMENT PLAN FOR

A PROPOSED TWO-UNIT RESIDENTIAL BUILDING

PARCEL #63-051-111
500 BLOCK OF THIRD STREET, SWATARA TWP. DAUPHIN COUNTY, PA

REVISIONS

NO.	DATE	DESCRIPTION

ISSUED: JUNE 5, 2026	DRAWN: MMB
SCALE: 1" = 10'	CHECKED: MMB
SHEET SIZE: 24" x 36"	APPROVED: MMB

SHEET NAME:

EROSION & SEDIMENT POLLUTION CONTROL PLAN

SHEET NUMBER:

6 of 11

0 10' 20'
SCALE: 1" = 10'