No: 26-089

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Lower Swatara Township | Surveyor: Melham Associates, PC | Engineer: Melham Associates, PC

Plat Title: Brook Meadow Farms

Zoning District: Residential Agriculture (R-A) | Proposed Land Use: Residential/Agriculture

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

# of Lots: 4 | # of New Lots: 8 | # of DUs: 3 | Acs Subdiv/Devel: 115 | Total Acs: 115

Date Received: 8/20/2026 | Staff Review: 8/24/2026 | Official County Review: 8/24/2026

Reviewed by: ARK | Checked by: | Parcel ID: 36-001-002

Project Description: To subdivide four existing parcels into eight lots.

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

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

Waivers Requested: 22-404 Preliminary Plat Procedure; 22-407.A – Plan Scale

Deferrals Requested: 22-606 – Curbs; 22-607 Sidewalks

Comments:

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

2. There appears to be existing internal access between the existing hoop buildings (Proposed Lot 3) and the existing barn (Proposed Lot 8). Is that access intended to remain? If so, the applicant should consider an access easement, as there is now an additional lot in between.

3. Verify that all proposed driveways comply with Part 25 – Section 27502 (Driveways and Curbs) as applicable. Verify the width of all proposed driveways.

4. How much frontage does Proposed Lot 5 have along Longview Drive? The curve in the road may also contribute to safety issues.

5. Proposed Lot 1 is noted to have existing non-conformity. The applicant should reference any previous administrative action regarding the nonconformity (variances, waivers, approvals, etc.) on the cover sheet.

6. Given that the subdivision is both residential and agricultural in nature, determine whether section 22-510 (Recreation and Open Space) or fee in-lieu-of applies.

Plan No. 26-089

Plat Specifications	**Yes**	**No**	**N/A**
1. Name of proposed subdivision/land development shown	X		
2. Owner/developer name, address & telephone number shown	X		
3. Municipality name shown	X		
4. Tax parcel number/Deed reference shown	X		
5. North point shown	X		
6. Map scale shown (written/graphic)	X		
7. Date of plan preparation shown	X		
8. Certification of surveyor/engineer shown		X	
9. Location map shown	X		
10. Total property map (bearings, distances, area, primary control point) shown	X		
11. Names of adjacent landowners/subdivision shown	X		
12. Lot numbers shown	X		
13. Lot dimensions shown	X		
14. Lot areas shown	X		
15. Permanent monuments and markers shown	X		
16. Building setbacks shown	X		
17. Existing natural features shown - Wetlands			X
Floodplains	X		
Woodlands, streams, etc.	X		
18. Contours at required interval shown	X		
19. Easements shown and identified	X		
20. Existing man-made features shown - Building (s) / Structure (s)	X		
Storm drainage facilities)	X		
Sewer mains/Septic	X		
Water mains/Well	X		
21. Proposed man-made features shown – Building (s) / Structure (s)	X		
Storm drainage facilities	X		
Sewer disposal– public () on-lot (X)	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 *Deferral requested.*		X	
25. Sidewalks shown *Deferral 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 Need signature.	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		

PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN

FOR

BROOK MEADOW FARMS

LOWER SWATARA TOWNSHIP
DAUPHIN COUNTY, PENNSYLVANIA

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN, AND OFFER OF DEDICATION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED

OWNER: OM N. KOIRALA – PRESIDENT OF BROOK MEADOW FARMS, LLC

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THE CORPORATION IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE IS AUTHORIZED TO ACT ON THE CORPORATION'S BEHALF, AND ACKNOWLEDGES THIS PLAN TO BE THE ACT AND DEED OF THE CORPORATION, AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

OWNER: _____
SIGNATURE TITLE

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND DATE ABOVE WRITTEN.

_____ _____
MY COMMISSION EXPIRES: (NOTARY PUBLIC OR OTHER OFFICER)

(SEAL)

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAT AND THAT ALL STREETS OR PARTS THEREOF, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.

OWNER: _____
SIGNATURE TITLE

IT IS HEREBY ACKNOWLEDGED THAT THE STORMWATER BMP'S SHOWN HEREON ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITH PRIOR APPROVAL BY LOWER SWATARA TWP.

OWNER: _____
SIGNATURE TITLE

SITE DATA

TYPE OF DEVELOPMENT	SUBDIVISION AND LAND DEVELOPMENT
NO. OF EXISTING LOTS	4 LOTS
NO. OF PROPOSED LOTS	8 LOTS
ZONING DISTRICT	RA – RESIDENTIAL AGRICULTURAL
TOTAL TRACT AREA	115.0076 +/- ACRES
AREA TO BE DEVELOPED	160,832 SQ. FT.
PROPOSED RECREATION AREA	0 SQ. FT.
EXISTING WATER SUPPLY	PUBLIC
EXISTING SEWAGE DISPOSAL	ON-LOT
PROPOSED WATER SUPPLY	PUBLIC
PROPOSED SEWAGE DISPOSAL	ON-LOT
LINEAL FEET OF NEW STREETS	0 FEET

ZONING DATA

ZONING	RA – RESIDENTIAL AGRICULTURAL
EXISTING USE	RESIDENTIAL/AGRICULTURAL
PROPOSED USE	RESIDENTIAL/AGRICULTURAL
MINIMUM LOT SIZE REQUIREMENT	1 ACRES
MINIMUM LOT SIZE PROPOSED	1.8 ACRES (PROP. LOT 7)
MAXIMUM DENSITY	1 DU/ACRE
MINIMUM LOT WIDTH AT SETBACK LINE	150 FT.
MINIMUM LOT WIDTH PROPOSED	167.46 FT. (PROP. LOT 7)
MAXIMUM BUILDING HEIGHT	35 FEET (PRINCIPAL) 14 FEET (ACCESSORY EXCEPT FARM USE)
REQUIRED BUILDING SETBACKS	FRONT – 50 FEET SIDE – 25 FEET REAR – 35 FEET
MAX LOT COVERAGE PERMITTED	30%
MAX LOT COVERAGE PROPOSED	9.58% (PROP. LOT 8)

EXISTING NON-CONFORMITIES

EXISTING DWELLING (FRONT SETBACK):	33.6' (FROM EXISTING ROW) 25.2' (FROM DEDICATED ROW) 50' (REQUIRED)
EXISTING BARN (FRONT SETBACK):	41.7' (FROM EXISTING ROW) 33.2' (FROM DEDICATED ROW) 50' (REQUIRED)
EXISTING SHED (FRONT SETBACK):	38.9' (FROM EXISTING ROW) 30.4' (FROM DEDICATED ROW) 50' (REQUIRED)

LOT COVERAGES

PROPOSED LOT	ACREAGE	IMPERVIOUS AREA	IMPERVIOUS %
PROPOSED LOT 1	26.3347 AC.	2.1911 AC.	8.32%
PROPOSED LOT 2	12.2517 AC.	0.1708 AC.	1.39%
PROPOSED LOT 3	25.9377 AC.	2.4211 AC.	9.33%
PROPOSED LOT 4	10.0693 AC.	00123 AC.	5.32%
PROPOSED LOT 5	28.4219 AC.	0.0000 AC.	0.00%
PROPOSED LOT 6	2.9324 AC.	0.1132 AC.	3.86%
PROPOSED LOT 7	1.7334 AC.	0.0658 AC.	3.80%
PROPOSED LOT 8	3.0328 AC.	0.2904 AC.	9.58%

Owner
Brook Meadow Farms, LLC
1306 Longview Drive
Harrisburg, Pa 17111
(717) 810-8074

TAX PARCEL NUMBERS 36-001-002, 36-001-003, 36-004-001, 36-004-066
SOURCE OF TITLE: INST. #2023001540

Prepared By
Melham Associates, PC
2247 N. Front Street
Harrisburg, Pa, 17110
(717) 238-5000

WAIVER REQUESTS

1. A WAIVER OF THE MINIMUM PLAN SCALE IS REQUESTED {SECTION 22-407.A}. A MINIMUM SCALE OF 1" = 100' IS REQUIRED. WE ARE PROPOSING A MINIMUM SCALE OF 1" = 200' SO THE ENTIRE SITE CAN BE SHOWN ON A SINGLE SHEET.
2. A WAIVER OF THE PRELIMINARY PLAT PROCEDURE IS REQUESTED {SECTION 22-404} TO ALLOW FOR A COMBINED PRELIMINARY/FINAL PLAN.

DEFERRAL REQUESTS

1. A DEFERRAL OF CURBS IS REQUESTED. PROPERTY OWNERS SHALL BE REQUIRED TO INSTALL CURBS WITHIN 180 DAYS OF NOTIFICATION BY THE MUNICIPALITY. {SECTION 22-606}.
2. A DEFERRAL OF SIDEWALKS IS REQUESTED. PROPERTY OWNERS SHALL BE REQUIRED TO INSTALL CURBS WITHIN 180 DAYS OF NOTIFICATION BY THE MUNICIPALITY. {SECTION 22-607}.

NOTES

1. THIS PLAN REPRESENTS A BOUNDARY SURVEY OF TAX PARCELS 36-001-003, 36-001-002, 36-004-001, 36-004-066 BY MELHAM ASSOCIATES, PC.
2. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE PROPOSED LOT 2 (12.92± ACRES), LOT 3 (27.23± ACRES), LOT 4 (10.51± ACRES), LOT 6 (2.99± ACRES), LOT 7 (1.83± ACRES), AND LOT 8 (3.45± ACRES) FROM EXISTING TRACT 1 (PARCEL 36-001-003) AND COMBINE THE RESIDUAL OF TRACT 1 WITH EXISTING TRACT 3 (PARCEL 36-001-002) INTO A SINGLE LOT, PROPOSED LOT 1. EXISTING TRACT 2 (PARCEL 36-004-001) AND EXISTING TRACT 4 (PARCEL 36-004-006) ARE ALSO TO BE COMBINED INTO A SINGLE LOT, PROPOSED LOT 5.
3. SOURCES OF TITLE: PARCELS 36-001-003, 36-001-002, 36-004-001, 36-004-066: INST. #20230001540.
4. BEARING BASE: NAD 83.
5. EXISTING CONTOURS WITHIN AREAS OF DISTURBANCE SHOWN BY A TOPOGRAPHIC SURVEY CONDUCTED BETWEEN OCTOBER 2023 AND JANUARY 2024 (1 FOOT CONTOUR INTERVAL). OTHER EXISTING CONTOURS SHOWN BY PENNSYLVANIA SPATIAL DATA ACCESS (PASDA) LIDAR DATA AND CONFIRMED BY TARGETED FIELD SURVEY DATA (2 FOOT CONTOUR INTERVAL).
6. NO PORTION OF THIS SITE IS LOCATED WITHIN A FLOODPLAIN PER FEMA FIRM PANELS 42043C0432D AND 42043C0431D, EFFECTIVE 08/02/2012.
7. UPRIGHT TEXT REFERS TO PROPOSED FEATURES. ITALICIZED TEXT REFERS TO EXISTING FEATURES.
8. ALL MONUMENTS AND MARKERS SHALL BE SET PRIOR TO PLAN RECORDING.
9. STREET RIGHTS-OF-WAY TO BE DEDICATED AS SHOWN.
10. SOILS SHOWN HEREON INTERPOLATED FROM THE WEB SOIL SURVEY.
11. ALL STORMWATER MANAGEMENT FACILITIES PROPOSED BY THIS PLAN ARE TO REMAIN PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.
12. PADEP APPROVAL OF A PLANNING MODULE OR EXEMPTION THEREFROM IS REQUIRED PRIOR TO PLAN RECORDING.
13. A NPDES PERMIT AND EROSION AND SEDIMENT POLLUTION CONTROL PLAN APPROVAL HAS BEEN APPROVED FOR THIS SITE. REFERENCE PERMIT #PAC220476.
14. THE DEVELOPER INTENDS TO PAY A FEE-IN-LIEU OF DEDICATION OF RECREATION AREA.
15. THE OPERATION AND MAINTENANCE AGREEMENT ASSOCIATED WITH THIS PROJECT IS PART OF THE STORMWATER MANAGEMENT PLAN.
16. RECORD DRAWINGS WILL BE PROVIDED FOR ALL STORMWATER MANAGEMENT FACILITIES PRIOR TO THE RELEASE OF FINANCIAL SECURITY.
17. PROPOSED LOTS 3, 4, 5, & 8 ARE BEING CREATED AS NON-BUILDING AGRICULTURAL LOTS AND SHALL ONLY BE USED AS SUCH UNTIL ADEQUATE SOILS TESTING AND ACT 537 PLANNING IS COMPLETED.
18. PROPOSED LOTS 2, 6, AND 7 ARE PROPOSED AS RESIDENTIAL LOTS. HOMES, DRIVEWAYS, UTILITIES, AND STORMWATER MANAGEMENT FACILITIES HAVE BEEN PROPOSED FOR THESE LOTS.
19. ALL ELECTRIC AND TELEPHONE SERVICE LINES, INCLUDING STREET LIGHTING, SHALL BE PLACED UNDERGROUND WITHIN ANY SUBDIVISION OR LAND DEVELOPMENT OF FIVE OR MORE LOTS AND/OR DWELLING UNITS.
20. ALL BUSINESS IDENTIFICATION SIGNS REQUIRE THE ISSUANCE OF A ZONING / BUILDING PERMIT PRIOR TO THE INSTALLATION / CONSTRUCTION OF SUCH.
21. BUILDINGS WHICH WERE PREVIOUSLY EXEMPT FROM A UCC PERMIT, AS AGRICULTURAL BUILDINGS, WILL NEED TO (1) BE EVALUATED BY AN ENGINEER, AND (2) OBTAIN A BUILDING PERMIT TO ENSURE THAT SAID BUILDINGS ARE TO CODE, AND CAN BE UTILIZED FOR THEIR INTENDED USE(S).
22. ALL PROPOSED LIGHTING SHALL BE SHIELDED AND/OR CONSIST OF CUTOFF LIGHTS.
23. SITE BENCHMARK IS AN EXISTING MANHOLE AT THE SOUTHEAST CORNER OF THE SITE, RIM ELEVATION 576.56.
24. THE TOWNSHIP OR THEIR DESIGNEES ARE HEREBY GRANTED ACCESS TO ALL EASEMENTS WA THE NEAREST PUBLIC RIGHT-OF-WAY.
25. ALL LOT CORNERS SHALL BE MARKED WITH 5/8" REBAR UNLESS OTHERWISE NOTED.
26. NOTHING SHALL BE PLANTED OR PLACED ANY EASEMENT WHICH WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT, OR CONFLICT WITH ANY CONDITIONS ASSOCIATED WITH SUCH EASEMENT.

SHEET INDEX

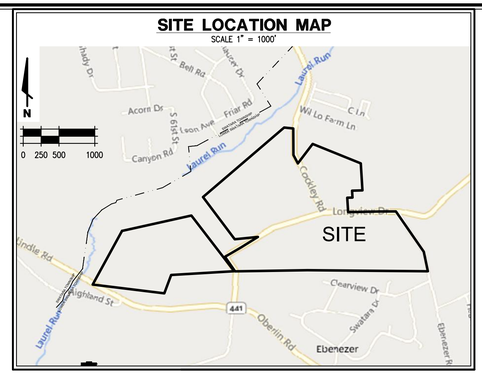
1. COVER SHEET
2. EXISTING CONDITIONS PLAN
3. EXISTING CONDITIONS AERIAL
4. SUBDIVISION PLAN (1 OF 3)
5. SUBDIVISION PLAN (2 OF 3)
6. SUBDIVISION PLAN (3 OF 3)
7. GRADING / UTILITY PLAN (1 OF 2)
8. GRADING / UTILITY PLAN (2 OF 2)
9. CONSTRUCTION DETAILS
10. EROSION AND SEDIMENT POLLUTION CONTROL PLAN (1 OF 5)
11. EROSION AND SEDIMENT POLLUTION CONTROL PLAN (2 OF 5)
12. EROSION AND SEDIMENT POLLUTION CONTROL DETAILS (3 OF 5)
13. EROSION AND SEDIMENT POLLUTION CONTROL DETAILS (4 OF 5)
14. EROSION AND SEDIMENT POLLUTION CONTROL DETAILS (5 OF 5)
15. POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN (1 OF 3)
16. POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN (2 OF 3)
17. POST-CONSTRUCTION STORMWATER MANAGEMENT DETAILS (3 OF 3)
18. STORMWATER EASEMENT PLAN (1 OF 2)
19. STORMWATER EASEMENT PLAN (2 OF 2)

PROPOSED TAX PARCEL NOS.

PROP. LOT NO.	PROP. TAX PARCEL #
LOT NO. 1	36-001-003
LOT NO. 2	36-____-____
LOT NO. 3	36-____-____
LOT NO. 4	36-____-____
LOT NO. 5	36-004-001
LOT NO. 6	36-____-____
LOT NO. 7	36-____-____
LOT NO. 8	36-____-____

SITE LOCATION MAP

SCALE 1" = 1000'



DAUPHIN COUNTY PLANNING COMMISSION

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

CHAIRMAN _____

SECRETARY _____

LOWER SWATARA TOWNSHIP ENGINEER

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

TOWNSHIP ENGINEER _____

LOWER SWATARA TOWNSHIP PLANNING COMMISSION

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

CHAIRMAN _____

SECRETARY _____

LOWER SWATARA TOWNSHIP BOARD OF COMMISSIONERS

THIS PLAN APPROVED BY THE BOARD OF COMMISSIONERS OF LOWER SWATARA TOWNSHIP THIS _____ DAY OF _____, 20___.

PRESIDENT _____

SECRETARY _____

RECORDING CERTIFICATE:

THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR DAUPHIN COUNTY THIS ___ DAY OF _____, 20___.

INSTRUMENT NUMBER _____

CERTIFICATION OF SURVEY ACCURACY

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

__JULY 30__, 2026___ _____
ANTHONY STACKPOLE TROST
PLS #: 055509-E
MELHAM ASSOCIATES, PC
2247 NORTH FRONT STREET
HARRISBURG, PA 17110
(717) 238-5000
ATROST@MELHAM.COM

STORMWATER MANAGEMENT CERTIFICATION

I, ANTHONY S. TROST, HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE LOWER SWATARA TOWNSHIP'S STORMWATER MANAGEMENT ORDINANCE.

__JULY 30__, 2026___ _____
ANTHONY STACKPOLE TROST

WETLANDS CERTIFICATION

I, STEVEN GOODYEAR, HEREBY CERTIFY THAT THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY, THE PROPOSED PROJECT WILL NOT IMPACT WETLANDS, AND PERMITS ARE NOT REQUIRED FROM THE STATE OR FEDERAL GOVERNMENT.

__NOVEMBER__, 2024__ _____
STEVEN GOODYEAR, MANAGING SCIENTIST, AQUA-NICHE

TOWNSHIP CERTIFICATION

I, _____, THE _____ FOR THE TOWNSHIP OF LOWER SWATARA, ON THIS DATE, THE ___ OF _____, OF 20___ HAVE REVIEWED AND HERBY CERTIFIES THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE CODE OF ORDINANCES ADOPTED BY THE TOWNSHIP OF LOWER SWATARA.

_____, 20___ _____

architecture
engineering
landscape architecture
planning
surveying

melham ASSOCIATES, PC

2247 North Front Street
Harrisburg, PA 17110

tel 717 238 5000

fax 717 236 2600

www.melham.com

0 50 100 150

CLIENT

Brook Meadow Farms, LLC
c/o Om Koirala

1306 LONGVIEW DRIVE, HARRISBURG, PA 17111
717-810-8074
OmKoirala15@gmail.com

PROJECT

Brook Meadow Farms

1306 LONGVIEW DRIVE, HARRISBURG, PA 17111
LOWER SWATARA TOWNSHIP, DAUPHIN COUNTY, PA

PHASE

PRELIMINARY / FINAL
LAND DEVELOPMENT PLAN

DRAWING

COVER SHEET

© 2025 MELHAM ASSOCIATES PC

SCALE

AS SHOWN

JOB #

18210

CADD

18210base-sub-plan-only.dwg

DATE

07/30/26

SHEET

1 OF 19

Aug 15, 2026 Z:\Yr1-18000\18210\Brook Meadow Farms\18210base-sub-plan-only.dwg

NOTE: ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE A COMPILATION OF ACTUAL FIELD SURVEYS AND DATA FURNISHED BY OTHERS. MELHAM ASSOCIATES ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND UTILITY AS SHOWN ON THIS DRAWING. THE CONTRACTOR SHOULD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. FOR INFORMATION CONCERNING UNDERGROUND UTILITIES CALL 811

ONE CALL SERIAL NUMBER: 20233482354

PA1Call Design Contact Information
Please use email when possible to communicate with facility owners.

COMPANY: CROWN CASTLE
ADDRESS: 1500 CORPORATE DR
CANONSBURG, PA. 15317
CONTACT: FIBER DIG TEAM PERSONNEL
EMAIL: fiber.dig@crowncastle.com
PHONE: 800-654-3110

COMPANY: AT&T
ADDRESS: 1100 3RD AVE
ALTOONA, PA. 16602
CONTACT: PAT SUTTON
EMAIL: ps4364@att.com
PHONE: 814-321-6470

COMPANY: BRIGHTSPEED
ADDRESS: 1120 S TRYON STREET
SUITE 700
CHARLOTTE, NC. 28203
CONTACT: CASE WELLS
EMAIL: case.wells@brightspeed.com
PHONE: 704-314-2503

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

COMPANY: FRONTIER COMMUNICATIONS OF PA INC
ADDRESS: 300E LAIRD ST
WILKES BARRE, PA. 18702
CONTACT: MICHAEL NAVICH
EMAIL: Michael.Navich@FTR.com
PHONE: 570-208-3375

COMPANY: VERIZON PENNSYLVANIA LLC
ADDRESS: 1026 HAY ST
PITTSBURGH, PA. 15221
CONTACT: DEBORAH BARUM
EMAIL: deborah.d.dello@verizon.com
PHONE: 412-344-3901

COMPANY: USIC LOCATING SERVICES LLC
ADDRESS: 9045 N RIVER ROAD SUITE 300
INDIANAPOLIS, IN. 46240
CONTACT: USIC DISPATCH
PHONE: 800-778-9140

COMPANY: LOWER SWATARA TOWNSHIP
ADDRESS: 1499 SPRING GARDEN DR
MIDDLETOWN, PA. 17057
CONTACT: SCOTT WASHINGER
EMAIL: swashinger@lowerswatara.org
PHONE: 717-939-9377EXT. 3036
COMPANY: FIRSTENERGY CORPORATION
ADDRESS: 21 S MAIN ST
AKRON, OH. 44308
CONTACT: MELLYSSA ADAMS
EMAIL: madams@firstenergycorp.com
PHONE: 330-604-4073

COMPANY: ZAYO BANDWIDTH FORMERLY PPL TELCOM LLC
ADDRESS: 170 ROBBINS RD
DOWNINGTOWN, PA. 19335
CONTACT: JOHN HOWELLS
EMAIL: JOHN.HOWELLS@ZAYO.COM
PHONE: 610-476-1634

COMPANY: PPL ELECTRIC UTILITIES CORPORATION
ADDRESS: 437 BLUE CHURCH RD
PAXINOS, PA. 17860
CONTACT: DOUG HAUPT
EMAIL: dlhaupt@pplweb.com
PHONE: 570-490-5684

COMPANY: COMCAST
ADDRESS: 4601 SMITH STREET
HARRISBURG, PA. 17109
CONTACT: MICHAEL SWEIGARD
EMAIL: mike_sweigard@cable.comcast.com
PHONE: 717-298-6450

COMPANY: ENERGY TRANSFER
ADDRESS: 1300 MAIN ST
HOUSTON, TX. 77002
CONTACT: SAUL SHAW
EMAIL: saul.shaw@energytransfer.com
PHONE: 713-989-7342

COMPANY: LOWER SWATARA TOWNSHIP
ADDRESS: 1499 SPRING GARDEN DR
MIDDLETOWN, PA. 17057
CONTACT: SCOTT WASHINGER
EMAIL: swashinger@lowerswatara.org
PHONE: 717-939-9377EXT. 3036

COMPANY: UGI UTILITIES INC
ADDRESS: 1301 AIP DR
MIDDLETOWN, PA. 17057
CONTACT: STEPHEN BATEMAN
EMAIL: sbateman@ugi.com
PHONE: 610-807-3174

SOILS TABLE

SOIL SYMBOL	SOIL NAME	ACRES	PERCENT
BeB2	BEDINGTON SHALY SILT LOAM 3-8% SLOPE	70.9	66.0%
BeC2	BEDINGTON SHALY SILT LOAM 8-15% SLOPE	25.2	22.0%
BhC2	BERKS CHANNERY SILT LOAM 8-15% SLOPE	17.1	6.2%
BkB2	BERKS SHALY SILT LOAM 3-8% SLOPE	5.4	4.7%
BkD2	BERKS CHANNERY SILT LOAM 15-25% SLOPE	4.7	4.1%
WeE2	WEIKERT SHALY SILT LOAM 25-40% SLOPE	1.1	0.9%

TABLE OF ADJOINERS

ADJOINER	NAME	PARCEL #	SOURCE OF TITLE
A1	DAVID M. SHANK	36-025-001	BOOK 3644 PAGE 185
A2	JULIE L. KUPP & GARY E. LAVERTY	36-025-002	INSTRUMENT # 20190016324
A3	SHAWNA M. & DAVID A. MOORE	36-025-003	INSTRUMENT # 20080028642
A4	THOMAS E. GUENTHER	36-025-004	BOOK 2229 PAGE 225
A5	RICHARD C. JR. & FRANCES E. HUBER	36-025-005	BOOK G VOLUME 63 PAGE 275
A6	BARRY D. FETTER	36-025-006	BOOK 4068 PAGE 154
A7	STEPHEN E. & JOANNE M. ARTMAN	36-025-012	BOOK 4092 PAGE 309
A8	CASPER J. & CATHER VOITHOFER	36-025-013	BOOK X VOLUME 59 PAGE 698
A9	GARY E. & BONNIE L. LAVERTY	36-025-014	INSTRUMENT # 20180008932
A10	TARAS J. K. BODNARCZUK	36-025-016	BOOK 677 PAGE 336
A11	NICKOLAS A. & NANCY L. STEKOVICH	36-025-017	INSTRUMENT # 20140020810
A12	PAUL D. & NANCY K. DINTIMAN	36-025-018	BOOK G VOLUME 62 PAGE 48
A13	OTIS K. & JULIA PARKER	36-001-008	BOOK Z VOLUME 41 PAGE 271
A14	JONATHAN & ELIZABETH A. STRITE	36-001-006	INSTRUMENT # 20120001044
A15	CHRISTOPHER A. & MINDY S. ETTER	36-001-013	INSTRUMENT # 20070017617
A16	LESTER & PATRICIA SOUDERS	36-001-015	BOOK 3735 PAGE 565
A17	ETHAN & DANIELLE MCLAREN	36-001-004	INSTRUMENT # 20190029638
A18	C. H. POTICHER & SUSAN J. ENTERLINE	36-001-005	BOOK A VOLUME 60 PAGE 761

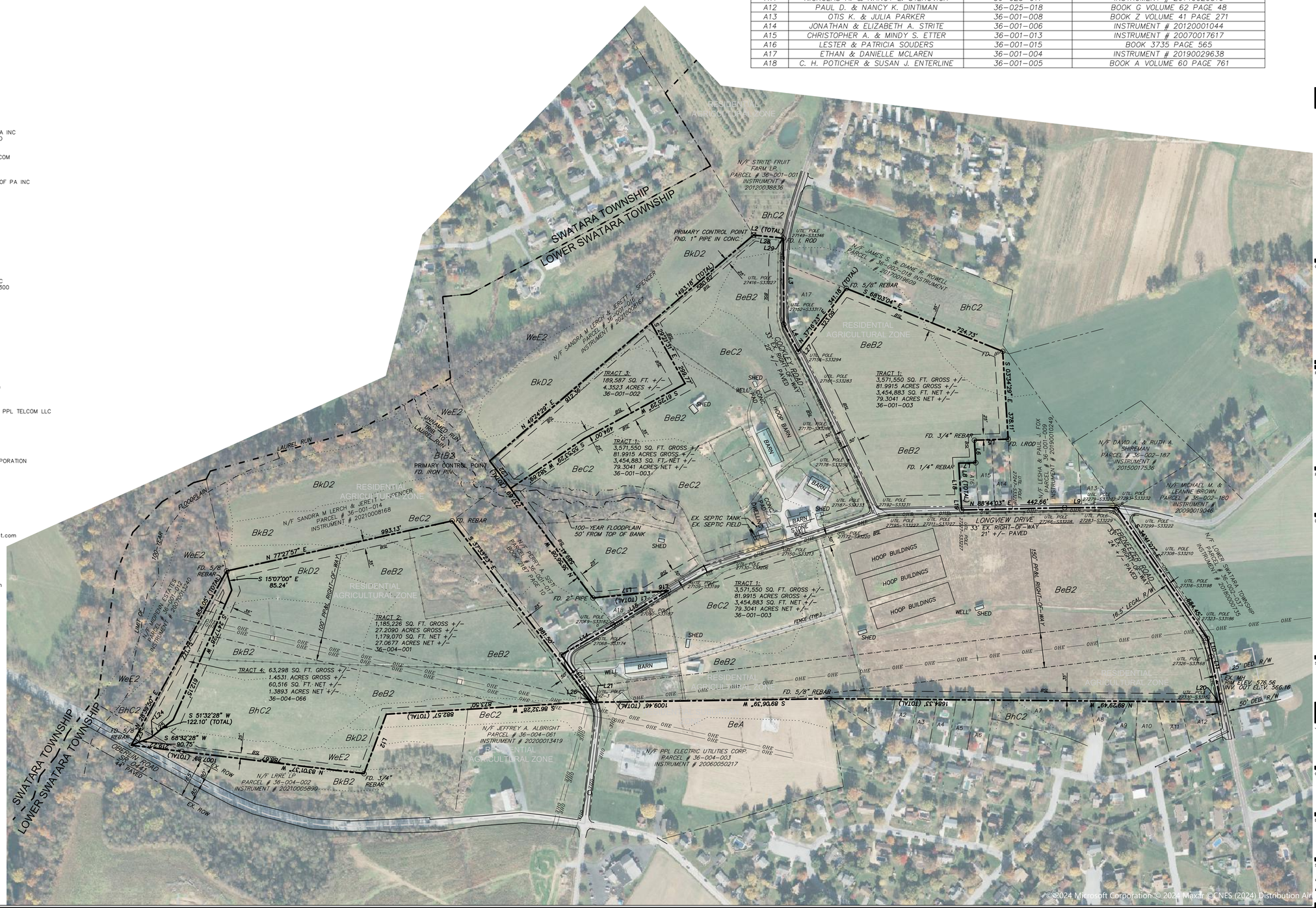
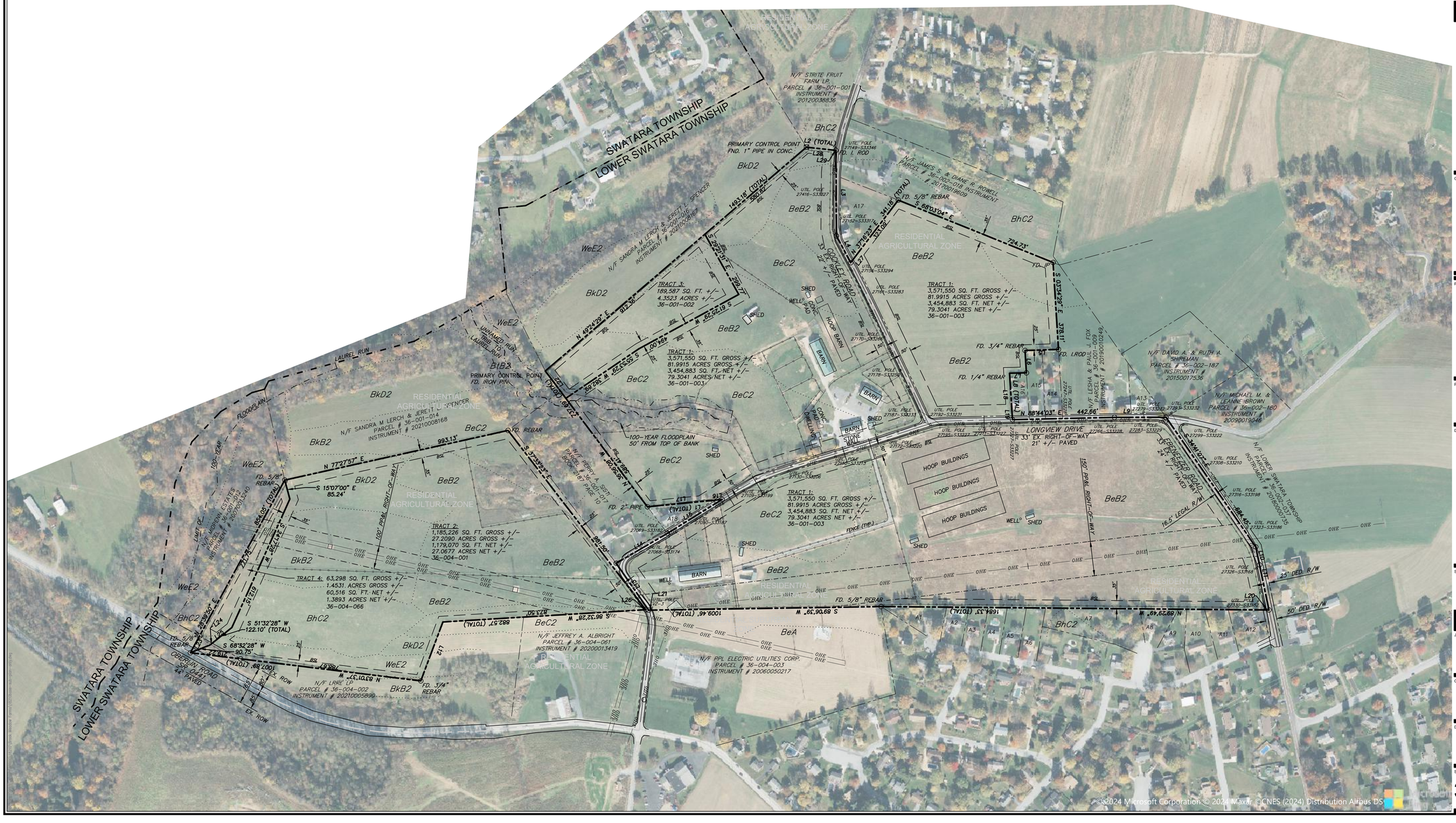

SWATARA TOWNSHIP
LOWER SWATARA TOWNSHIP
RESIDENTIAL AGRICULTURAL ZONE
N/F STRITE FRUIT FARM LP PARCEL # 36-001-001 INSTRUMENT # 20120038836
PRIMARY CONTROL POINT FND. 1" PIPE IN CONC.
L2 (TOTAL)
L28
L29
UTIL. POLE 27149-S33546
FD. I. ROD
N/F JAMES S. & DIANE R. ROMELL PARCEL # 36-002-018 INSTRUMENT # 20170019609
FD. 5/8" REBAR
S 89°03'04" E
341.18' (TOTAL)
334.18'
724.73'
FD. IP
S 01°42'22" E
378.11'
TRACT 1: 3,571,550 SQ. FT. GROSS +/- 81.9915 ACRES GROSS +/- 3,454,883 SQ. FT. NET +/- 79.3041 ACRES NET +/- 36-001-003
TRACT 3: 189,587 SQ. FT. +/- 4.3523 ACRES +/- 36-001-002
S 62°57'29" W 812.36'
N 49°24'29" E
N/F SANDRA M LERCH & JERETT L. SPENCER PARCEL # 36-001-014 INSTRUMENT # 20210008168
N/F SANDRA M LERCH & JERETT L. SPENCER PARCEL # 36-001-016 INSTRUMENT # 20210008167
149.18' (TOTAL)
S 62°57'29" W 259.77'
UNNAMED RUN TRIB TO LAUREL RUN
PRIMARY CONTROL POINT FD. IRON PIN
N 69°26'55" W 1,058.00'
N 69°26'55" W 1,058.00'
N 69°26'55" W 1,058.00'

TABLE OF ADJOINERS

ADJOINER	NAME	PARCEL #	SOURCE OF TITLE
A1	DAVID M. SHANK	36-025-001	BOOK 3644 PAGE 185
A2	JULIE L. KUPP & GARY E. LAVERTY	36-025-002	INSTRUMENT # 20190016324
A3	SHAWNA M. & DAVID A. MOORE	36-025-003	INSTRUMENT # 20080028642
A4	THOMAS E. GUENTHER	36-025-004	BOOK 2229 PAGE 225
A5	RICHARD C. JR. & FRANCES E. HUBER	36-025-005	BOOK G VOLUME 63 PAGE 275
A6	BARRY D. FETTER	36-025-006	BOOK 4068 PAGE 154
A7	STEPHEN E. & JOANNE M. ARTMAN	36-025-012	BOOK 4092 PAGE 309
A8	CASPER J. & CATHER VOITHOFER	36-025-013	BOOK X VOLUME 59 PAGE 698
A9	GARY E. & BONNIE L. LAVERTY	36-025-014	INSTRUMENT # 20180008932
A10	TARAS J. K. BODNARCZUK	36-025-016	BOOK 677 PAGE 336
A11	NICKOLAS A. & NANCY L. STEKOVICH	36-025-017	INSTRUMENT # 20140020810
A12	PAUL D. & NANCY K. DINTIMAN	36-025-018	BOOK G VOLUME 62 PAGE 48
A13	OTIS K. & JULIA PARKER	36-001-008	BOOK Z VOLUME 41 PAGE 271
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A18	C. H. POTICHER & SUSAN J. ENTERLINE	36-001-005	BOOK A VOLUME 60 PAGE 761



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PROJECT

Brook Meadow Farms

1306 LONGVIEW DRIVE, HARRISBURG, PA 17111
LOWER SWATARA TOWNSHIP, DAUPHIN COUNTY, PA

PHASE

PRELIMINARY / FINAL
LAND DEVELOPMENT PLAN

DRAWING

EXISTING CONDITIONS
AERIAL

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SCALE

1" = 200'

JOB #

18210

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DATE

07/30/26

SHEET

3 OF 19

TABLE OF ADJOINERS

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A17	ETHAN & DANIELLE MCLAREN	36-001-004	INSTRUMENT # 20190029638
A18	C. H. POTICHER & SUSAN J. ENTERLINE	36-001-005	BOOK A VOLUME 60 PAGE 761

BEARING TABLE

LINE	BEARING	DISTANCE
L1	S 84°21'58" W	325.96'
L2	S 83°48'58" E	128.70'
L3	S 00°21'42" E	371.39'
L4	S 28°02'11" E	131.41'
L5	S 88°09'45" W	145.48'
L6	S 03°40'15" E	97.14'
L7	S 88°44'45" W	73.44'
L8	S 03°40'15" E	201.95'
L9	N 89°52'36" E	224.12'
L10	S 11°53'56" E	79.69'
L11	S 11°50'12" E	200.01'
L12	S 20°33'32" W	273.35'
L13	N 34°41'52" W	247.84'
L14	N 59°44'37" E	257.40'
L15	N 58°13'50" E	215.36'
L15A	N 58°13'50" E	64.30'
L16	S 84°21'58" W	37.46'
L17	S 84°21'58" W	288.50'
L18	S 03°40'15" E	185.44'
L19	S 03°40'15" E	16.51'
L20	N 89°29'49" W	16.89'
L21	S 89°06'39" W	16.29'
L22	N 36°56'08" W	148.28'
L23	N 28°39'50" E	82.30'
L24	S 51°32'28" W	13.24'
L25	S 51°32'28" W	108.86'
L26	S 86°32'28" W	9.06'
L27	N 37°16'23" E	18.09'
L28	S 83°48'58" E	124.59'
L29	S 83°48'58" E	4.11'
L30	S 83°48'58" E	116.09'
L31	S 83°48'58" E	12.61'
L32	S 05°02'46" W	97.98'
L33	S 00°47'07" W	106.15'
L34	S 00°23'21" W	135.45'
L35	S 11°11'13" E	62.35'
L36	S 27°59'34" E	89.72'

BEARING TABLE

LINE	BEARING	DISTANCE
L37	S 28°32'54" E	51.94'
L38	S 26°41'34" E	132.66'
L39	S 25°48'07" E	81.80'
L40	S 25°28'59" E	135.52'
L41	S 25°28'40" E	110.36'
L42	S 25°28'38" E	172.65'
L43	S 25°02'04" E	75.98'
L44	S 71°44'53" W	46.55'
L45	S 72°05'22" W	110.43'
L46	S 71°46'07" W	34.70'
L47	S 72°05'46" W	46.10'
L48	S 73°02'01" W	126.11'
L49	S 73°36'06" W	76.16'
L50	S 72°39'31" W	166.82'
L51	S 70°44'50" W	81.53'
L52	S 70°44'50" W	57.62'
L53	S 59°53'07" W	95.25'
L54	S 60°15'52" W	9.24'
L55	S 60°15'52" W	18.48'
L56	S 58°50'06" W	55.25'
L57	S 58°13'50" W	51.08'
L58	S 84°21'58" W	56.75'
L59	S 84°21'58" W	269.21'
L60	S 59°36'59" W	78.01'
L61	S 59°36'59" W	97.24'
L62	S 70°44'50" W	64.75'
L63	S 77°44'50" W	71.61'
L64	N 37°16'23" E	27.40'
L65	S 03°40'15" E	176.93'
L66	S 03°40'15" E	25.02'
L67	S 88°52'27" W	204.64'
L68	S 88°09'41" W	88.64'
L69	S 85°08'08" W	50.46'
L70	N 25°02'04" W	84.75'
L71	N 25°28'38" W	172.88'

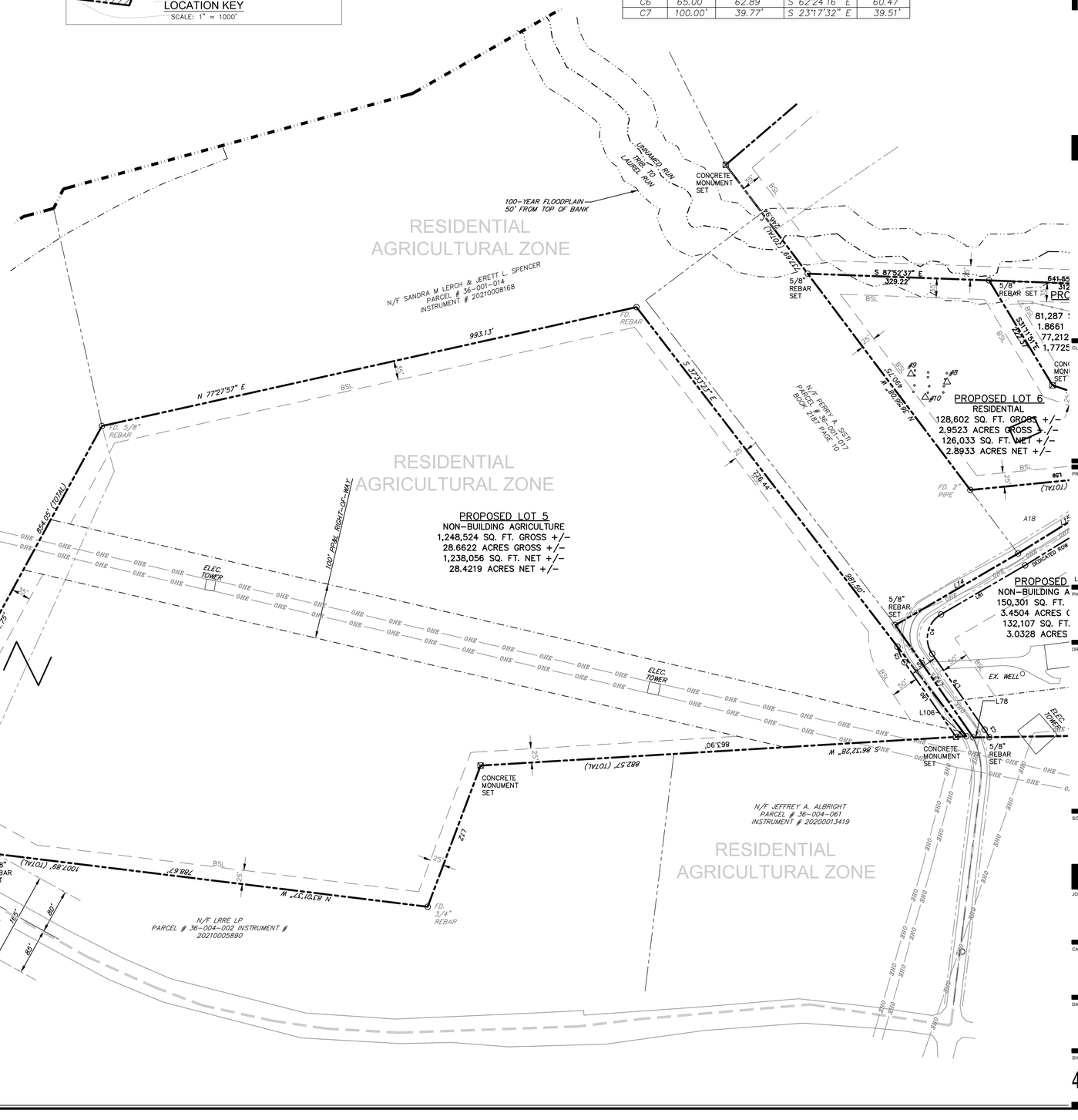
BEARING TABLE

LINE	BEARING	DISTANCE
L72	N 25°28'40" W	110.36'
L73	N 25°28'59" W	135.66'
L74	N 25°48'07" W	82.33'
L75	N 26°41'34" W	133.86'
L76	N 28°32'54" W	39.96'
L77	N 89°29'49" W	25.64'
L78	S 89°06'39" W	29.18'
L79	N 34°41'52" W	166.79'
L80	S 34°41'52" E	164.43'
L81	N 59°44'37" E	176.68'
L82	N 58°13'49" E	279.72'
L83	N 58°50'06" E	54.50'
L84	N 16°15'52" E	27.27'
L85	N 59°53'07" E	90.66'
L86	N 70°44'50" E	133.57'
L87	N 72°39'31" E	165.58'
L88	N 73°36'06" E	76.00'
L89	N 73°02'01" E	126.77'
L90	N 72°05'46" E	12.84'
L91	N 72°05'46" E	33.81'
L92	N 71°46'07" E	34.71'
L93	N 72°05'22" E	110.44
L94	N 71°44'53" E	45.84'
L95	N 73°02'47" E	69.82'
L96	N 85°08'08" E	36.49'
L97	N 88°09'41" E	87.01'
L98	N 88°52'27" E	205.44'
L99	N 88°44'03" E	442.47'
L100	N 89°52'36" E	176.58'
L101	S 34°41'07" E	611.97'
L102	S 11°49'17" E	194.52'
L103	S 15°55'51" E	27.24'
L104	S 50°56'12" E	41.73
L105	S 11°53'56" E	54.48'
L106	S 86°32'28" W	18.67'
L107	S 40°03'47" E	26.74'
L108	S 31°46'11" E	25.00'
L109	S 40°56'12" E	25.98'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD	
			BEARING	DISTANCE
C1	10.00'	16.89'	S 23°21'24" W	14.95'
C2	10.00'	12.19'	N 59°47'25" W	11.40'
C3	175.00'	16.26'	N 32°02'09" W	16.25'
C4	50.00'	82.42'	N 12°31'23" E	73.40'
C5	85.00'	31.40'	S 24°06'53" E	31.22'
C6	65.00'	62.89'	S 62°24'16" E	60.47'
C7	100.00'	39.77'	S 23°17'32" E	39.51'

LOCATION KEY
SCALE: 1" = 1000'



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fax 717 236 2600

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c/o Om Koirala

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717-810-8074
OmKoirala15@gmail.com

PROJECT

Brook Meadow Farms

1306 LONGVIEW DRIVE, HARRISBURG, PA 17111
LOWER SWATARA TOWNSHIP, DAUPHIN COUNTY, PA

PHASE

PRELIMINARY / FINAL
LAND DEVELOPMENT PLAN

DRAWING

SUBDIVISION PLAN
(1 OF 3)

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SCALE

1" = 100'

JOB #

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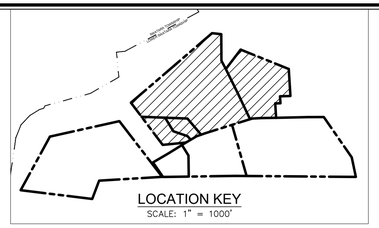
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4 OF 19

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(2 OF 3)

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JOB #

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SHEET

5 OF 19

PROPOSED LOT 1
1,194,313 SQ. FT. GROSS +/-
27.4177 ACRES GROSS +/-
1,147,138 SQ. FT. NET +/-
26.3347 ACRES NET +/-

PROPOSED LOT 2
RESIDENTIAL
562,763 SQ. FT. GROSS +/-
12.9193 ACRES GROSS +/-
533,685 SQ. FT. NET +/-
12.2517 ACRES NET +/-

PROPOSED LOT 3
NON-BUILDING AGRICULTURE
1,186,172 SQ. FT. GROSS +/-
27.2308 ACRES GROSS +/-
1,129,845 SQ. FT. NET +/-
25.9377 ACRES NET +/-

PROPOSED LOT 4
NON-BUILDING AGRICULTURE
457,767 SQ. FT. GROSS +/-
10.5089 ACRES GROSS +/-
438,619 SQ. FT. NET +/-
10.0693 ACRES NET +/-

PROPOSED LOT 5
NON-BUILDING AGRICULTURE
1,248,524 SQ. FT. GROSS +/-
28.6622 ACRES GROSS +/-
1,238,056 SQ. FT. NET +/-
28.4219 ACRES NET +/-

PROPOSED LOT 6
RESIDENTIAL
128,602 SQ. FT. GROSS +/-
2.9523 ACRES GROSS +/-
126,033 SQ. FT. NET +/-
2.8933 ACRES NET +/-

PROPOSED LOT 7
RESIDENTIAL
81,287 SQ. FT. GROSS +/-
1.8661 ACRES GROSS +/-
77,212 SQ. FT. NET +/-
1.7725 ACRES NET +/-

PROPOSED LOT 8
NON-BUILDING AGRICULTURE
150,301 SQ. FT. GROSS +/-
3.4504 ACRES GROSS +/-
132,107 SQ. FT. NET +/-
3.0328 ACRES NET +/-

PROPOSED 50'x60' CUSTOM SLAUGHTERING FACILITY

RESIDENTIAL AGRICULTURAL ZONE

RESIDENTIAL SUBURBAN ZONE

COCKLEY ROAD
33' EX. RIGHT-OF-WAY
50' DED. RIGHT-OF-WAY
22' +/- PAVED

LONGVIEW DRIVE
33' EX. RIGHT-OF-WAY
50' DED. RIGHT-OF-WAY
21' +/- PAVED

150' PP&L RIGHT-OF-WAY

N/F SANDRA M LERCH & JERETT L. SPENCER PARCEL # 36-001-016 INSTRUMENT # 2021000867

N/F JAMES S. & DIANE R. ROWELL PARCEL # 36-002-018 INSTRUMENT # 201700019609

N/F PERRY A. SEST PARCEL # 36-001-017 BOOK 2187 PAGE 10

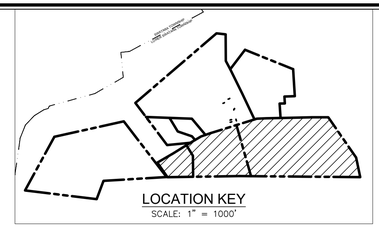
N/F LESHA & PAUL J. FOX PARCEL # 36-001-023 INSTRUMENT # 201900010249

N/F SANDRA M LERCH & JERETT L. SPENCER PARCEL # 36-001-014 INSTRUMENT # 2021000868

100-YEAR FLOODPLAIN 50' FROM TOP OF BANK

UNNAMED RUN TRIB. TO LAUREL RUN

Aug 06, 2026 - 2:47pm 18000/18210 Brook Meadow Farms\18210base-sub-plan-only.dwg



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SCALE

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6 OF 19

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3.4504 ACRES GROSS +/-
132,107 SQ. FT. NET +/-
3.0328 ACRES NET +/-

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COOKLEY ROAD
33' EX. RIGHT-OF-WAY
50' DED. RIGHT-OF-WAY
22' +/- PAVED

LONGVIEW DRIVE
33' EX. RIGHT-OF-WAY
50' DED. RIGHT-OF-WAY
21' +/- PAVED

EBENEEZER ROAD
50' DED. RIGHT-OF-WAY
24' +/- PAVED

RESIDENTIAL AGRICULTURAL ZONE

RESIDENTIAL SUBURBAN ZONE

N/F SANDRA M.LERCH & JERETT L. SPENCER PARCEL # 36-001-016 INSTRUMENT # 202100036167

N/F JAMES S. & DIANE R. ROWELL PARCEL # 36-002-019 INSTRUMENT # 201720019609

N/F LESHA & PAUL J. FOX PARCEL # 36-001-009 INSTRUMENT # 201900102449

N/F DAVID A. & RUTH A. SHIREMAN PARCEL # 36-002-187 INSTRUMENT # 201500017536

N/F MICHAEL M. & LEANNE BROWN PARCEL # 36-002-180 INSTRUMENT # 20090019046

N/F LOWER SWATARA TOWNSHIP PARCEL # 36-002-007 INSTRUMENT # 201800007135

N/F PPL ELECTRIC UTILITIES CORP. PARCEL # 36-004-003 INSTRUMENT # 20060050217

HOOP BARN
BARN
HOOP BUILDINGS
DWELLING
SHED
CONC. PAD
EX. WELL
CONCRETE MONUMENT SET
5/8" REBAR SET
FD. 5/8" REBAR
FD. CAPPED IRON PIN
FD. IRON ROD
FD. 3/4" REBAR
FD. 2" PIPE
DEDICATED ROW
BSL
150' PENN. RIGHT-OF-WAY
16.5' LEGAL R/W
25' DED. R/W
50' DED. R/W