No: 26-102

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Lower Swatara Township | Surveyor: R.J. Fisher & Associates | Engineer: R.J. Fisher & Associates

Plat Title: Final Plan for Colony at Old Reliance , Phases 2 & 3

Zoning District: Residential Suburban (R-S) | Proposed Land Use: Residential Development

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

# of Lots: 1 | # of New Lots: 60 | # of DUs: 57 | Acs Subdiv/Devel: 31.64 | Total Acs: 58.32

Date Received: 10/1/2026 | Staff Review: 10/6/2026 | Official County Review: 10/6/2026

Reviewed by: ARK | Checked by: | Parcel ID: 36-002-003

Project Description: Phase 2 & 3 of the residential development consisting of 30 duplex lots, 27 single family lots and 3 open space 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: Section 22-606 Curbs; Section 22-607 Sidewalks.

Administrative/General:

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

2. Township safety personnel, including the fire chief, should be given the opportunity to review and comment on the plan.

Stormwater:

3. It is noted that some of the stormwater/drainage infrastructure (and the proposed emergency access) exists underneath the existing overhead utility lines. Is there any case of "conflicting" access requirements or rights?

4. Verify who is responsible for the maintenance of the existing and proposed stormwater/drainage infrastructure.

5. Given that Lower Swatara Township is an MS4-regulated municipality the applicant should, if possible, provide all volume control/treatment numbers to the Township for their records.

6. The stream that intersects the site is an unnamed tributary of the Swatara Creek and is considered non-attaining (impaired) according to PA DEP water quality standards.

Transportation/Traffic:

7. Is there any possibility of having a full-access road connecting Newport Avenue to Pheasant Run Road? While it is noted that emergency access is planned, it is generally good planning and safety practice to have interconnectivity between adjacent developments

8. Is the exact use of the commercial lot known at this point (restaurant, retail store, doctor's office, etc.)? Is there any indication to the general operational hours or the amount of traffic generated?

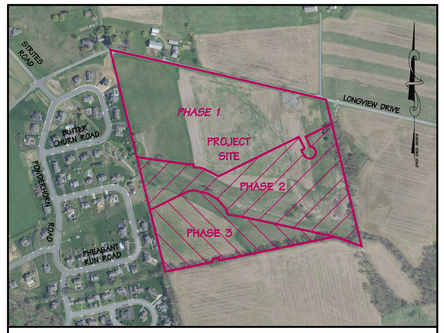
9. Are there any improvements to Longview Drive proposed as part of this development? Depending on what traffic the commercial use is expected to generate, might the addition of a turn lane be necessary?

10. Will an updated traffic study for the entire site be provided?

11. Verify the location of the snow dump areas on the proposed cul-de-sacs.

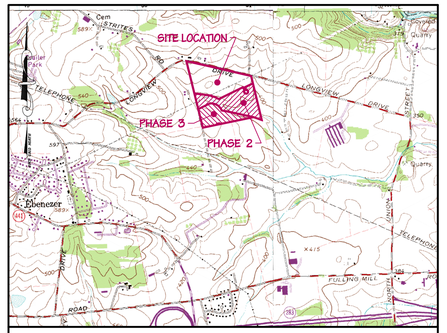
Plan No. 26-102

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 (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		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		



VICINITY MAP: 1" = 600'

FINAL SUBDIVISION & LAND DEVELOPMENT PLAN FOR COLONY AT OLD RELIANCE, PH. 2 & 3 LOCATED IN LOWER SWATARA TOWNSHIP, DAUPHIN COUNTY, PA



LOCATION MAP: 1" = 2000'

PLAN PURPOSE STATEMENT:

PHASE 2 OF THE RESIDENTIAL DEVELOPMENT CONSISTING OF 30 DUPLEX LOTS AND 2 OPEN SPACE LOTS. PHASE 3 OF THE RESIDENTIAL DEVELOPMENT CONSISTING OF 27 SINGLE FAMILY LOTS AND 1 OPEN SPACE LOT. THE DEVELOPMENT WILL INCLUDE LOCAL STREETS, PUBLIC WATER AND SEWER CONNECTIONS AND VARIOUS STORMWATER BMPS.

GENERAL NOTES:

1. THE SOURCE OF TITLE IS INSTRUMENT NO. 20070004604. THE DEED IS RECORDED AT THE DAUPHIN COUNTY RECORDER OF DEEDS.
2. THE TRACT AND LOT BEARINGS ARE RELATIVE TO THE PA STATE PLANE COORDINATE SYSTEM, NAD83, ZONE 3702 (PA SOUTH).
3. THE ELEVATIONS AND TOPOGRAPHY ARE RELATIVE TO NAVD88.
4. A SPECIAL EXCEPTION WAS GRANTED FOR THIS PROPERTY BY THE LOWER SWATARA TOWNSHIP ZONING HEARING BOARD ON JUNE 4, 2009, TO ALLOW FOR THE TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) USE AND CRITERIA PER SECTION 27-2002, SUBSECTION 28.
5. A WETLANDS INVESTIGATION WAS CONDUCTED ON APRIL 23, 2021 BY ENVIRONMENTAL DESIGN INC. IT WAS DETERMINED THAT WETLANDS EXIST ON THIS SITE AS SUMMARIZED IN THE "WETLAND DELINEATION REPORT FOR COLONY OF OLD RELIANCE".
6. NO PORTIONS OF THIS SITE ARE LOCATED WITHIN A FEMA SPECIAL FLOOD HAZARD ZONE AS SHOWN ON THE MOST RECENT FIRM, MAP NUMBER 42043C PANEL 0432F, EFFECTIVE AUGUST 2, 2012. THE 100-YEAR FLOODPLAIN AND FLOODWAY DEPICTED ON THE PLAN WERE ESTABLISHED THROUGH A HEC-RAS ANALYSIS PREPARED BY R.J. FISHER & ASSOCIATES.
7. SANITARY SEWER MAINS ARE PROPOSED TO BE DEDICATED TO LOWER SWATARA TOWNSHIP AUTHORITY.
8. NO EXISTING COVENANTS RUN WITH THIS LAND, EXCEPT FOR THE EXISTING EASEMENTS OF RECORD. PROPOSED RESTRICTIONS ARE NOTED ON THESE PLANS.
9. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE APPROVED EROSION CONTROL PLAN.
10. TOPOGRAPHIC BENCHMARK IS THE RIM OF AN EXISTING MANHOLE LOCATED ALONG PHEASANT RUN ROAD TO THE SOUTH OF THE EXISTING OVERHEAD POWER LINES NEAR TAX PARCEL 36-005-339 (NORTHING 332730.70 / EASTING 2245459.16), HORIZONTAL DATUM NAD83 (OPUS), VERTICAL DATUM NAVD88 (OPUS), ELEVATION 447.68'.
11. ANY PROPOSED WATER LINES ON THIS PLAN ARE SCHEMATIC ONLY AND FINAL DESIGN WILL BE SUPPLIED BY VEOLIA WATER, REFER TO THE FINAL PLANS PROVIDED BY VEOLIA WATER FOR FINAL PROFILES AND LOCATIONS.
12. CONCRETE MONUMENTS TO BE SET AS SHOWN, ALL OTHER CORNERS SHALL BE MARKED WITH 5/8" REBAR.
13. PRIOR TO THE CONSTRUCTION OF ANY FACILITIES SHOWN ON THESE PLANS, THE CONTRACTOR SHALL VERIFY ALL ELEVATIONS AND NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES.
14. TOWNSHIP OR THEIR DESIGNEES ARE GRANTED ACCESS TO ALL EASEMENTS VIA THE NEAREST PUBLIC RIGHT-OF-WAY AND/OR PRIVATE PARKING AREA.
15. INLET BOX CORNERS SHALL NOT BE KNOCKED OUT FOR PIPE CONNECTION.
16. IMPLEMENTATION OF THE EROSION CONTROL PLAN IS THE RESPONSIBILITY OF THE LOT OWNER, AND/OR THE PERSON(S) AUTHORIZED BY COVERAGE UNDER THE NPDES PERMIT FOR DISCHARGE OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY.
17. THE APPLICANT/DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A MINIMUM OF 48 HOURS NOTICE AND TO COORDINATE WITH THE TOWNSHIP AND THE TOWNSHIP ENGINEER IN REGARDS TO ALL MUNICIPAL INSPECTION WORK REQUIRED ON THE PROJECT SITE.
18. NOTHING SHALL BE PLANTED OR PLACED WITHIN AN EASEMENT WHICH WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT, OR CONFLICT WITH ANY CONDITIONS ASSOCIATED WITH SUCH EASEMENT.
19. STORMWATER MANAGEMENT FACILITIES WILL BE MAINTAINED BY THE PROPERTY OWNER OR APPLICABLE ASSOCIATION. MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES SHALL BE REQUIRED TO ENSURE THAT THEY ARE PERMANENT AND CONTINUOUSLY FUNCTIONING AS ORIGINALLY DESIGNED.
20. THE OPERATION AND MAINTENANCE AGREEMENT IS PART OF THE STORMWATER MANAGEMENT PLAN.
21. ALL STORMWATER CONVEYANCE PIPING SHALL HAVE WATERTIGHT JOINTS
22. ALL STREETS ARE PROPOSED TO BE PUBLIC AND WILL BE OFFERED FOR DEDICATION.
23. A DETAILED RETAINING WALL DESIGN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE TOWNSHIP ENGINEER. A BUILDING PERMIT WILL BE REQUIRED FOR PROPOSED RETAINING WALLS.
24. ELECTRIC AND COMMUNICATION LINES SHALL BE UNDERGROUND WHERE POSSIBLE. NO UNDERGROUND ELECTRIC AND COMMUNICATION LINES MAY BE INSTALLED WITHIN THE EXISTING PIPELINE, AT&T AND OTHER EXISTING EASEMENTS.
25. ROOF DRAIN DRAINAGE PATTERNS MUST BE MAINTAINED AND CANNOT BE ALTERED WITHOUT APPROVAL FROM LOWER SWATARA TOWNSHIP.
26. THE STORMWATER MANAGEMENT FACILITIES HAVE BEEN DESIGNED ASSUMING 4,200 SQ. FT. OF IMPERVIOUS COVER PER SINGLE FAMILY LOT AND 3,200 SQ. FT. OF IMPERVIOUS COVER PER DUPLEX LOT, WITH THE EXCEPTION OF LOT #85, WHICH HAS AN ASSUMED IMPERVIOUS COVER OF 3,700 SQ. FT.
27. ALL PROPOSED UTILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC AND TELEPHONE UTILITIES LOCATIONS AND DESIGNS WILL BE DEVELOPED BY OTHERS. FINAL LOCATION AND DESIGN WILL BE PROVIDED ONCE THE FINAL DESIGN HAS BEEN COMPLETED.
28. SIGNS FOR COMMERCIAL USES SHALL CONFORM TO THE REQUIREMENTS FOR SIGNS IN THE C-N DISTRICT, PART 23. HOWEVER, NO SIGNS SHALL BE INTERNALLY ILLUMINATED, AND NO FREESTANDING SIGN SHALL HAVE A HEIGHT EXCEEDING EIGHT FEET.
29. RECORD DRAWINGS WILL BE PROVIDED FOR ALL STORMWATER MANAGEMENT FACILITIES AND ALL OTHER IMPROVEMENTS OFFERED FOR DEDICATION TO LOWER SWATARA TOWNSHIP PRIOR TO OCCUPANCY, OR THE RELEASE OF FINANCIAL SECURITY.
30. THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ANY DEBRIS AND FLUSH OUT ALL EXISTING AND PROPOSED STORMWATER DRAINAGE FACILITIES WITHIN THE PROJECT LIMITS AT THE COMPLETION OF CONSTRUCTION.
31. THE APPLICANT, AT THEIR SOLE COST AND EXPENSE, HAS AGREED TO COMPLETE THE RE-ALIGNMENT AND WIDENING OF LONGVIEW DRIVE IN ACCORDANCE WITH THE GEOMETRY AND GRADING DESIGN DEPICTED ON THE FINAL SUBDIVISION AND LAND DEVELOPMENT PLANS.

SITE DATA:

RECORD OWNER: RONALD A. BURKHOLDER
1403 FARMHOUSE LANE
MIDDLETOWN, PA 17057
TAX PARCEL: 36-002-003
TOTAL TRACT AREA: 58.321 ACRES (GROSS) / 57.611 ACRES (NET)
TRACT AREA (PH 2): 20.016 ACRES
TRACT AREA (PH 3): 11.623 ACRES
EXISTING USE: AGRICULTURAL
PROPOSED USE: SINGLE-FAMILY & SEMIDETACHED DWELLINGS, COMMERCIAL
EXISTING NUMBER OF LOTS (PH 1): 69 (65 DWELLING / 1 COMMERCIAL / 2 OPEN SPACE / 1 RESIDUAL)
PROPOSED NUMBER OF LOTS (PH 2): 32 (30 DWELLING / 2 OPEN SPACE)
PROPOSED NUMBER OF LOTS (PH 3): 28 (27 DWELLING / 1 OPEN SPACE)
EXISTING NUMBER OF UNITS: 66 (65 DWELLING / 1 COMMERCIAL)
PROPOSED NUMBER OF UNITS (PH 2): 30 (30 DWELLING)
PROPOSED NUMBER OF UNITS (PH 3): 27 (27 DWELLING)
EXISTING WATER SUPPLY: NONE
EXISTING SEWAGE DISPOSAL: NONE
PROPOSED WATER SUPPLY: PUBLIC
PROPOSED SEWAGE DISPOSAL: PUBLIC

ZONING DATA:

EXISTING ZONE: RESIDENTIAL SUBURBAN (R-S) (DESIGN TO UTILIZE THE TRADITIONAL NEIGHBORHOOD DEVELOPMENT SPECIAL EXCEPTION CRITERIA)

	REQUIRED	PROPOSED
MINIMUM LOT AREA (SINGLE FAMILY)	5,000 SQ. FT.	6,600 SQ. FT.
MINIMUM LOT WIDTH (SINGLE FAMILY)	50 FEET	60 FEET
MINIMUM LOT AREA (SEMIDETACHED)	3,000 SQ. FT.	5,497 SQ. FT.
MINIMUM LOT WIDTH (SEMIDETACHED)	25 FEET	50 FEET
MAXIMUM BUILDING HEIGHT	45 FEET	35 FEET
MAXIMUM OVERALL LOT COVERAGE	40%	27%
MINIMUM PERIMETER/OPEN SPACE SETBACK (IN ADDITION TO MINIMUM YARD SETBACKS)	30 FEET	30 FEET
MIN. FRONT YARD SETBACK FROM LOCAL STREET	5 FEET	20 FEET
MAX. FRONT YARD SETBACK FROM LOCAL STREET	30 FEET	20 FEET
MINIMUM SIDE YARD SETBACK	5 FEET	5 FEET
MINIMUM REAR YARD SETBACK	30 FEET	30 FEET
MINIMUM TOTAL OPEN SPACE	20%	31.7%
MINIMUM CENTRAL COMMONS AREA	20,000 SQ. FT.	60,391 SQ. FT.

PER LOWER SWATARA TOWNSHIP ZONING ORDINANCE, DATED 2020

OPEN SPACE CALCULATIONS:

TOTAL OPEN SPACE REQUIREMENT: 20% OF TOTAL TRACT AREA
TOTAL TRACT AREA: 57.61 ACRES (NET)
TOTAL REQUIRED OPEN SPACE: 11.52 ACRES (57.61 x 20%)
TOTAL PROVIDED OPEN SPACE: 18.29 ACRES (31.7%)

WETLAND CERTIFICATION:

I, BENJAMIN S. HEISEY, HEREBY CERTIFY THAT THERE ARE WETLANDS BOTH ON THE SUBJECT PROPERTY AS WELL AS IN THE AREA OF THE OFF-SITE SANITARY SEWER EXTENSION. THERE WILL BE MINOR IMPACTS TO THE WETLAND AREAS DUE TO THE INSTALLATION OF THE SANITARY SEWER NETWORK, AND THE NECESSARY PERMITS FROM THE STATE OR FEDERAL GOVERNMENT SHALL BE OBTAINED.

PARKING DATA:

RESIDENTIAL:
REQUIRED PARKING, DWELLINGS: 244 SPACES
(2 SPACES PER DWELLING UNIT X 122 UNITS)

RESIDENTIAL:
PROPOSED PARKING, DWELLINGS: 244 SPACES
(2 SPACES PER UNIT)
(1 SPACE COUNTED FOR EACH GARAGE)
(1 SPACE COUNTED FOR EACH DRIVEWAY)

PA UTILITY ONE - CALL:

PENNSYLVANIA ACT 287 OF 1974, AS AMENDED BY ACT 50 OF 2017, REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.
SERIAL NO. 20220460760
COMPLETED ON FEBRUARY 15, 2022

LIST OF UTILITIES

VEOLIA NORTH AMERICA
6310 ALLENTOWN BLVD
HARRISBURG, PA 17112
CONTACT: SCOT CHRISTIANSEN
SCOT.CHRISTIANSEN@VEOLIA.COM

VERIZON PENNSYLVANIA LLC
1026 HAY STREET
PITTSBURGH, PA. 15221
CONTACT: DEBORAH BARUM
DEBORAH.D.DELLA@VERIZON.COM

LOWER SWATARA TOWNSHIP
1499 SPRING GARDEN DRIVE
MIDDLETOWN, PA. 17057
CONTACT: SCOTT WASHINGER
SWASHINGER@LOWERSWATARA.ORG

PPL ELECTRIC UTILITIES CORPORATION
434 SUSQUEHANNA TRL
NORTHUMBERLAND, PA. 17857
CONTACT: DOUGLAS HAUPT
DLHAUPT@PPLWEB.COM

COMCAST
4601 SMITH STREET
HARRISBURG, PA. 17109
CONTACT: MICHAEL SWEIGARD
MIKE_SWEIGARD@CABLE.COMCAST.COM

UGI UTL LANCASTER
1301 AIP DRIVE
MIDDLETOWN, PA. 17057
CONTACT: STEPHEN BATEMAN
SBATEMAN@UGI.COM

DRAWING INDEX:

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	OVERALL DEVELOPMENT PLAN
4	SUBDIVISION PLAN
5	SUBDIVISION PLAN
6	SUBDIVISION PLAN
7	SUBDIVISION PLAN
8	LAND DEVELOPMENT PLAN
9	LAND DEVELOPMENT PLAN
10	LAND DEVELOPMENT PLAN
11	LAND DEVELOPMENT PLAN
12	GRADING & PCSM PLAN
13	GRADING & PCSM PLAN
14	GRADING & PCSM PLAN
15	GRADING & PCSM PLAN
16	LANDSCAPE PLAN
17	E&S POLLUTION CONTROL PLAN
18	E&S POLLUTION CONTROL PLAN
19	E&S POLLUTION CONTROL PLAN
20	E&S POLLUTION CONTROL PLAN
21	LIGHTING PLAN
22	STREET PROFILES
23	STREET PROFILES
24	STREET PROFILES
25	STORM SEWER PROFILES
26	STORM SEWER PROFILES
27	SANITARY & STORM SEWER PROFILES
28	SITE CONSTRUCTION DETAILS
29	SITE CONSTRUCTION DETAILS
30	PCSM DETAILS
31	PCSM DETAILS
32	PCSM DETAILS
33	SANITARY SEWER DETAILS
34	SANITARY SEWER DETAILS
35	SANITARY SEWER DETAILS

T.N.D. COMMERCIAL LOT DATA:

27-2002.28.E.5 - ALL PERMITTED USES IN THE C-N DISTRICT AS SHOWN IN § 27-1402, PROVIDED THE FOLLOWING:
(A. COMMERCIAL USES SHALL ONLY BE PERMITTED ADJACENT TO OR WITHIN 200 FEET FROM A CENTRAL COMMONS WITHIN A TND OR ALONG A TRADITIONAL DOWNTOWN-STYLE MAIN STREET.
(B. COMMERCIAL BUILDINGS SHALL HAVE THEIR MAIN PEDESTRIAN ENTRANCE FACING A STREET OR A CENTRAL COMMONS.
(C. NO LESS THAN 2% NOR MORE THAN 15% OF THE UNITS SHALL BE USED FOR COMMERCIAL USES.
(D. INDIVIDUAL COMMERCIAL UNITS SHALL NOT EXCEED 1,000 SQUARE FEET OF INTERIOR FLOOR AREA. THE BOARD OF COMMISSIONERS MAY ALLOW INDIVIDUAL COMMERCIAL UNITS TO EXCEED 1,000 SQUARE FEET OF INTERIOR FLOOR AREA; HOWEVER, EACH ADDITIONAL PORTION OF 1,000 SQUARE FEET OF FLOOR AREA SHALL BE COUNTED AS ONE ADDITIONAL UNIT. (EXAMPLE: A 2,500 SQUARE FOOT INTERIOR FLOOR AREA COMMERCIAL UNIT SHALL COUNT AS THREE UNITS.)
(E. THE DEVELOPER SHALL HAVE THE OPTION OF OFFERING CERTAIN SINGLE-FAMILY DWELLING UNITS SPECIFIED ON THE MASTER PLAN AS "LIVE WORK UNITS" THAT ENCOURAGE A PERSON TO WORK ON THE FIRST FLOOR AND LIVE IN THE UPPER STORIES. HOWEVER, THOSE DWELLING UNITS ARE NOT REQUIRED TO BE USED AS LIVE WORK UNITS. SAID UNITS SHALL BE COUNTED AGAINST THE MINIMUMS STATED IN SUBSECTION 28E(1) ABOVE.
27-2002.28.F.8 - COMMERCIAL. A PRINCIPAL COMMERCIAL USE SHALL BE SET BACK A MINIMUM OF 200 FEET FROM ANY DWELLING UNIT OUTSIDE OF THE TND THAT EXISTED AT THE TIME OF THE ENACTMENT OF THIS SECTION.
(REFER TO ORDINANCE 27-2002.28 FOR ADDITIONAL TRADITIONAL NEIGHBORHOOD DEVELOPMENT (T.N.D.) INFORMATION

TAX PARCEL NUMBER:

36-002-003

PLAN APPROVAL BLOCKS:

COUNTY PLANNING COMMISSION REVIEW STATEMENT:
THIS PLAN REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION
THIS _____ DAY OF _____, 20___

CHAIRMAN: _____

SECRETARY: _____

TOWNSHIP ENGINEER REVIEW STATEMENT:
THIS PLAN REVIEWED BY THE LOWER SWATARA TOWNSHIP ENGINEER
THIS _____ DAY OF _____, 20___

TOWNSHIP ENGINEER: _____

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

CHAIRMAN: _____

SECRETARY: _____

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

PRESIDENT: _____

SECRETARY: _____

ACKNOWLEDGMENT OF PLAN, STATEMENT OF OWNERSHIP AND OFFER OF DEDICATION:

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN
ON THIS THE_____ DAY OF _____ 20___ BEFORE ME THE UNDERSIGNED
PERSONALLY APPEARED

OWNER: _____
RONALD A. BURKHOLDER

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

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

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED ARE THE OWNERS AND OWNERS 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: _____
RONALD A. BURKHOLDER

RECORDING:

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND FOR DAUPHIN COUNTY, PA,
IN PLAN BOOK _____, PAGE _____,
INSTRUMENT NUMBER _____
THIS _____DAY OF _____, 20___.

OWNER / APPLICANT:

RONALD A. BURKHOLDER
1403 FARMHOUSE LANE
MIDDLETOWN, PA 17057
717-939-0062
DOOG113@AOL.COM

I HEREBY ACKNOWLEDGE THAT STORMWATER MANAGEMENT FACILITIES AND BMPS ARE TO BE PERMANENT FIXTURES THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL OF A REVISED PLAN BY THE MUNICIPALITY.

APPLICANT DATE

DESIGN ENGINEER:

R.J. FISHER & ASSOCIATES, INC.
C/O BENJAMIN S. HEISEY, P.E.
1546 BRIDGE STREET
NEW CUMBERLAND, PA 17070
PHONE: (717) 774-7534
BSH@RJFISHERENGINEERING.COM

SURVEYOR CERTIFICATIONS:

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 LOWER SWATARA TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — MATTHEW R. FISHER — LAND SURVEYOR — SU 075413

MATTHEW R. FISHER, P.L.S., P.E. DATE

ENGINEER CERTIFICATIONS:

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN AND IN COMPLIANCE WITH THE REQUIREMENTS OF THE LOWER SWATARA TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

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

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — BENJAMIN S. HEISEY — ENGINEER — PE 087000

BENJAMIN S. HEISEY, P.E. DATE

WAIVERS:

THE FOLLOWING WAIVERS ARE REQUESTED OR WERE APPROVED FROM THE LOWER SWATARA TOWNSHIP SALDO & STORMWATER CODE

WAIVER SECTION	REQUIREMENT	DATE OF WAIVER REQUEST	DATE OF WAIVER APPROVAL
22-606	PERTAINING TO INSTALLING CURBING ALONG LONGVIEW DRIVE	11/21/22	9/6/23
22-607	PERTAINING TO INSTALLING SIDEWALK ALONG LONGVIEW DRIVE	11/21/22	9/6/23

NO.	REVISION	DATE
1	—	—
2	—	—
3	—	—
4	—	—
5	—	—

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R. J. FISHER & ASSOCIATES, INC.
SITE PLANNING ▫ CIVIL ENGINEERING ▫ LAND SURVEYS
1546 BRIDGE STREET, NEW CUMBERLAND, PA. 17070
PHONE: (717) 774-7534 ▫ FAX: (717) 774-7190
RJFISHERENGINEERING.COM

COVER SHEET
FOR
COLONY AT OLD RELIANCE, PH. 2 & 3
LOCATED IN
LOWER SWATARA TOWNSHIP, DAUPHIN COUNTY, PA

DRAWING ID: 226036-COV
PROJECT: 226036
DATE: 09/24/26
SHEET: 1 OF 35

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DATE: 9/8/26
1-COV

Existing Boundary Line Table		
Line #	Direction	Length
L1	N01° 28' 11"W	26.06'
L2	S78° 15' 40"W	56.05'
L3	S01° 28' 11"E	26.06'

Existing Boundary Curve Table				
Curve #	Radius	Length	Chord Bearing	Chord
C2	738.94	219.16	N85° 43' 05"W	218.36
C3	6.00	9.44	S58° 07' 12"W	8.50
C8	175.00	63.19	S35° 31' 33"E	62.84
C9	6.00	5.90	N54° 22' 34"W	5.67
C10	50.00	31.28	S09° 11' 46"W	30.77
C17	6.00	8.78	S74° 15' 28"E	8.02
C76	6.00	9.45	N32° 05' 03"W	8.51
C93	6.00	9.42	N58° 03' 10"E	8.49
C95	175.00	137.48	S35° 33' 31"W	133.97
C104	6.00	9.42	S18° 49' 04"W	8.49
C105	125.00	110.75	S51° 33' 53"E	107.16

Existing Conditions Legend

- Existing Adjacent Property Line
- Existing Benchmark
- Existing Boundary Line
- Existing Right-Of-Way Line
- Existing 100 Year Floodplain Per HEC-RAS Study
- Existing Assumed 100-Yr Floodway (50' Offset)
- Existing 100-Yr Floodway Per HEC-RAS Study
- Existing Building Setback Line
- Existing Street Centerline
- Existing Edge Of Pavement
- Existing Curb
- Existing Paint Line
- Existing Minor Contour
- Existing Major Contour
- Existing Fence
- Existing Guiderail
- Existing Mailbox
- Existing Property Line Marker
- Existing Concrete Monument
- Existing Sign
- Existing Light
- Existing Soils Boundary
- Existing Stream
- Existing Sidewalk
- Existing Treeline
- Existing Deciduous Tree
- Existing Coniferous Tree
- Existing Overhead Utility Wire, Utility Pole, Guy Pole, Guy Wire
- Existing Underground Utilities
- Existing Utility Easement
- Existing Communications Box
- Existing Underground Electric Transformer
- Existing Gas Main, Valve
- Existing Gas Easement
- Existing Gas Lateral, Service Shut-Off
- Existing Water Main, MH, Hydrant, Valve
- Existing Water Lateral, Meter, Service Shut-Off
- Existing Water Easement
- Existing Sanitary Sewer Line, MH
- Existing Sanitary Sewer Easement
- Existing Sanitary Lateral
- Existing Storm Sewer Line, Inlet, MH
- Existing Storm Sewer Easement
- Existing Wetlands

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

NO.	REVISION	DATE
1	—	—
2	—	—
3	—	—
4	—	—
5	—	—

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R. J. FISHER & ASSOCIATES, INC.
SITE PLANNING ▫ CIVIL ENGINEERING ▫ LAND SURVEYS
1546 BRIDGE STREET, NEW CUMBERLAND, PA. 17070
PHONE: (717) 774-7534 ▫ FAX: (717) 774-7190
RJFISHERENGINEERING.COM

EXISTING CONDITIONS PLAN
FOR
COLONY AT OLD RELIANCE, PH. 2 & 3
LOCATED IN
LOWER SWATARA TOWNSHIP, DAUPHIN COUNTY, PA

DRAWING ID: 226036-EXC
PROJECT: 226036
DATE: 09/24/26
SHEET: 2 OF 35

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XREF: XWEP\226036-P-0.dwg
Y-EXC



NO.	REVISION	DATE
1	—	—
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1546 BRIDGE STREET, NEW CUMBERLAND, PA. 17070
PHONE: (717) 774-7534 ▫ FAX: (717) 774-7190
RJFISHERENGINEERING.COM

OVERALL DEVELOPMENT PLAN
FOR
COLONY AT OLD RELIANCE, PH. 2 & 3
LOCATED IN
LOWER SWATARA TOWNSHIP, DAUPHIN COUNTY, PA

DRAWING ID: 226036-LDP-OA
PROJECT: 226036
DATE: 09/24/26
SHEET: 3 OF 35

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3-OVERALL