No: 26-064

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Swatara Township | Surveyor: RJ Fisher & Assoc Inc | Engineer: RJ Fisher & Assoc Inc

Plat Title: Final Minor Subdivision Plan for 1099 & 1065 Highspire Road

Zoning District: CG – General Commercial District | Proposed Land Use: Place of Worship

Plat Status:		Preliminary	**Plat Type**: X	Subdivision	**Regulations**:		County
		Final		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
2	0	0	0.21	12.6

Date Received: 6/30/2026 | Staff Review: 7/7/2026 | Official County Review: 7/7/2026

Reviewed by: GD | Checked by: _____ | Parcel ID: 63-062-079

Project Description: To subdivide interim lot #2A from lot #2 and to add to lot #1

- *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.*

Comments:

1. This plan proposes the transfer of a portion of land identified as proposed Lot 2A, measuring approximately 16 to 30 feet in width (not fully dimensioned on the plan) and approximately 450 feet in length. The area is located between parcels 63-063-107 and 63-062-079 and is proposed to be transferred from parcel 63-062-026 to parcel 63-062-079.

   On its face, the proposal appears to be a simple lot transfer and may not require additional information for processing. However, the plan provides little information regarding any existing underground utilities on the plan or within the transfer area. It should be determined whether this strip of land was established through previous subdivisions or land development actions to provide access for utilities, or whether it was created in lieu of granting an easement for access and/or utilities connecting parcel 63-062-026 to the unopened Bender Road to the south.

   This should be confirmed prior to approval to ensure that any existing access rights, utility connections, easements, or provisions for future services are not inadvertently affected or eliminated. Identifying and documenting these conditions during the subdivision process will help avoid future access, easement, or utility conflicts between these adjoining properties.

No. 26-064

	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		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 () on-lot ()			X
Water supply – public () 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			X
25. Sidewalks shown			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 SUBDIVISION PLAN

FOR

1099 & 1065 HIGHSPIRE ROAD

LOCATED IN

SWATARA TOWNSHIP, DAUPHIN COUNTY, PA

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT #2A FROM LOT #2. LOT #2A SHALL BE ADDED TO EXISTING LOT #1. AN EXISTING SHED IS OVER THE LOT LINE. THIS PLAN REMEDIES THAT ENCROACHMENT. NO CONSTRUCTION IS PROPOSED AS A RESULT OF THIS PLAN.
2. THIS PLAN QUALIFIES FOR STORMWATER EXEMPTION PER SWATARA TOWNSHIP CODE §247-12.D - NO NEW IMPERVIOUS AREA AND NO EARTH DISTURBANCE.
3. UPDATED DEEDS WILL BE RECORDED UPON PLAN APPROVAL.
4. PER FEMA FLOOD MAP #42043C0431D, EFFECTIVE DATE: AUGUST 2, 2012, THERE ARE NO IDENTIFIED FLOOD HAZARD AREAS ON EITHER PROPERTY.
5. PROPOSED PROPERTY CORNERS WILL BE SET AFTER THE PLAN HAS BEEN APPROVED.
6. NO LOT CREATED BY THIS PLAN SHALL LATER BE SUBDIVIDED TO CREATE ADDITIONAL BUILDING LOTS. THE LEASE, CONVEYANCE, SALE OR TRANSFER OF LAND SHALL BE INCORPORATED INTO EXISTING LOTS BY RECORDED DEED. THE NEWLY CREATED LOT MAY NOT BE USED AS A STAND-ALONE LOT.



LOCATION MAP: 1" = 1,000'

ZONING DATA:

Existing Zoning: General Commercial District (C-G)
Minimum Lot Area: 20,000 s.f.
Minimum Lot Width: 80 ft., except 200 ft. for new lot with own vehicle access on arterial street.
Minimum Setback, Front Yard*: 25 ft., except 50 ft. where parking exists between the principal building and an arterial street.
Minimum Setback, Rear Yard*: 25 ft.
Minimum Setback, Side Yard*: 10 ft.
Maximum Building Height: 120 ft., provided that any building greater than 38 feet shall be set back a distance equal to its height from any residential district.
Maximum Building Cover: 60%
Maximum Lot Impervious Cover: 80%

* The minimum front yard shall be increased to 80 feet, and the minimum side and rear yard shall be increased to 60 feet from the center line of Eisenhower Boulevard, except such front yard shall be 100 feet along Eisenhower Boulevard.

SITE DATA:

Record Owner - Lot #1:
Cornerstone Baptist Church of Harrisburg
Michael Golden
1099 Highspire Road
Harrisburg, PA 17111
Phone: (717) 439-0492
Record Owner - Lot #2:
PA Business Center LP, A Pennsylvania Partnership
Mark DiSanto
5354 Jaycee Avenue
Harrisburg, PA 17112
Phone: (717) 657-5729
Tax Parcel Numbers:
Lot #1: 63-062-079
Lot #2: 63-062-026
Interim Lot #2A: _____
Existing Lot Area:
Lot #1: 112,401 Square Feet -- 2.58 Acres
Lot #2: 436,299 Square Feet -- 10.02 Acres
Interim Lot Areas:
Lot #2A: 9,125 Square Feet -- 0.21 Acres
Proposed Lot Area:
Lot #1: 121,526 Square Feet -- 2.79 Acres
Lot #2: 427,174 Square Feet -- 9.81 Acres
Existing Lot Width:
Lot #1 at Right-of-Way: 447.13 Feet
Lot #1 at Building Setback Line: 447.40 Feet
Lot #2 at Right-of-Way: 874.29 Feet
Lot #2 at Building Setback Line: 869.56 Feet
Proposed Lot Width:
Lot #1 at Right-of-Way: 447.13 Feet
Lot #1 at Building Setback Line: 447.40 Feet
Lot #2 at Right-of-Way: 874.29 Feet
Lot #2 at Building Setback Line: 869.56 Feet
Existing Impervious Cover:
Lot #1: 26,098 Square Feet (23.22%)
Lot #2: 207,460 Square Feet (47.55%)
Proposed Impervious Cover:
Lot #1: 26,098 Square Feet (21.48%)
Lot #2: 207,460 Square Feet (48.57%)
Existing Use (Lot #1): Place of Worship
Proposed Use (Lot #1): Place of Worship
Existing Use (Lot #2): Warehouse
Proposed Use (Lot #2): Warehouse
Existing Water Supply: Public
Proposed Water Supply: Public
Existing Sewage Disposal: Private
Proposed Sewage Disposal: Private

SOURCE OF TITLE

Lot #1: Deed Book 2582 – Page 40
Lot #2: Instrument #20220027896

ADJOINING RECORDED SUBDIVISION PLANS

1. **Estate of Robert M. Bender: PB K, Vol. 8, Pg. 8 (11/1/2002**
2. **Plan of Robert Benders Property: PB I, Vol. 2, Pg. 47 (4/27/1971)**
3. **Plan of Robert Benders Property: PB I, Vol. 2, Pg. 39 (4/29/1971)**

PLAN APPROVAL BLOCKS

THIS PLAN RECOMMENDED FOR APPROVAL BY THE SWATARA TOWNSHIP PLANNING COMMISSIONTHIS_____DAY OF_____20____

CHAIRMAN _____

SECRETARY _____

THIS PLAN APPROVED BY THE BOARD OF COMMISSIONERS OF SWATARA TOWNSHIP THIS_____DAY OF_____20____

PRESIDENT _____

SECRETARY _____

THIS PLAN REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION THIS_____DAY OF_____20____

CHAIRMAN _____

SECRETARY _____

OWNER CERTIFICATION - LOT #1

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

ON THIS THE _____ DAY OF _____20____ BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED MICHAEL GOLDEN

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 NOTORIAL SEAL THE DAY AND THE DATE ABOVE WRITTEN.

_____
NOTARY PUBLIC MY COMMISSION EXPIRES

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED ARE THE 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: CORNERSTONE BAPTIST CHURCH OF HARRISBURG
MICHAEL GOLDEN

OWNER CERTIFICATION - LOT #2

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

ON THIS THE _____ DAY OF _____20____ BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED MARK DISANTO

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 NOTORIAL SEAL THE DAY AND THE DATE ABOVE WRITTEN.

_____
NOTARY PUBLIC MY COMMISSION EXPIRES

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED ARE THE 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: PA BUSINESS CENTER LP
MARK DISANTO, CEO

DAUPHIN COUNTY RECORDER OF DEEDS

THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR DAUPHIN COUNTY THIS_____DAY OF_____20____

INSTRUMENT NUMBER: _____

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP! CALL BEFORE YOU DIG!

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. 20261281432 IN SWATARA TOWNSHIP

LIST OF UTILITIES

COMPANY: CABLE PROTECTION SERVICES INC
ADDRESS: PO BOX 4816
MIDLOTHIAN, VA. 23112
CONTACT: DEBBIE KING
EMAIL: debbie_king@cableps.com
PHONE: 804-562-3409

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: VERIZON PENNSYLVANIA LLC
ADDRESS:
CONTACT: OFFICE PERSONNEL
EMAIL: 1Call-Verizon-PADE@verizon.com

COMPANY: BUCKEYE PARTNERS
ADDRESS: THE BUCKEYE BUILDING
6161 HAMILTON BLVD
ALLENTOWN, PA. 18106
CONTACT: BRIAN BARR
EMAIL: bbarr@buckeye.com
PHONE : 610-904-4156

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

COMPANY: SWATARA TOWNSHIP
ADDRESS: 599 EISENHOWER BOULEVARD
HARRISBURG, PA. 17111
CONTACT: BUILDING CODES PERSONNEL
PHONE: 717-564-2551

COMPANY: UGI UTILITIES INC
ADDRESS: 1301 AIP DR
MIDDLETOWN, PA. 17057
CONTACT: GEOFFREY FERGUSON
EMAIL: GFERGUSON@UGI.COM
PHONE: 610-807-3118

OWNER/APPLICANT (Lot #1)

CORNERSTONE BAPTIST
CHURCH OF HARRISBURG
1099 HIGHSPIRE ROAD
HARRISBURG PA, 17111
PHONE: 717-439-0492
mgolden3016@comcast.net

OWNER (Lot #2)

PA BUSINESS CENTER LP, A
PENNSYLVANIA PARTNERSHIP
5354 JAYCEE AVENUE
HARRISBURG PA, 17112
PHONE: 717-657-5729
DISANTOM@TRIPLECROWNCORP.COM

DESIGN ENGINEER

R.J. FISHER & ASSOCIATES, INC.
1546 BRIDGE STREET
NEW CUMBERLAND, PA 17070
PHONE: (717) 774-7534
E-MAIL: MRF@RJFISHERENGINEERING.COM

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 SWATARA TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN.

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

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — MATTHEW R. FISHER — LAND SURVEYOR — SU 075443

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

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R. J. FISHER & ASSOCIATES, INC.
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PHONE: (717) 774-7534 ▫ FAX: (717) 774-7190
RJFISHERENGINEERING.COM

COVER SHEET

FOR

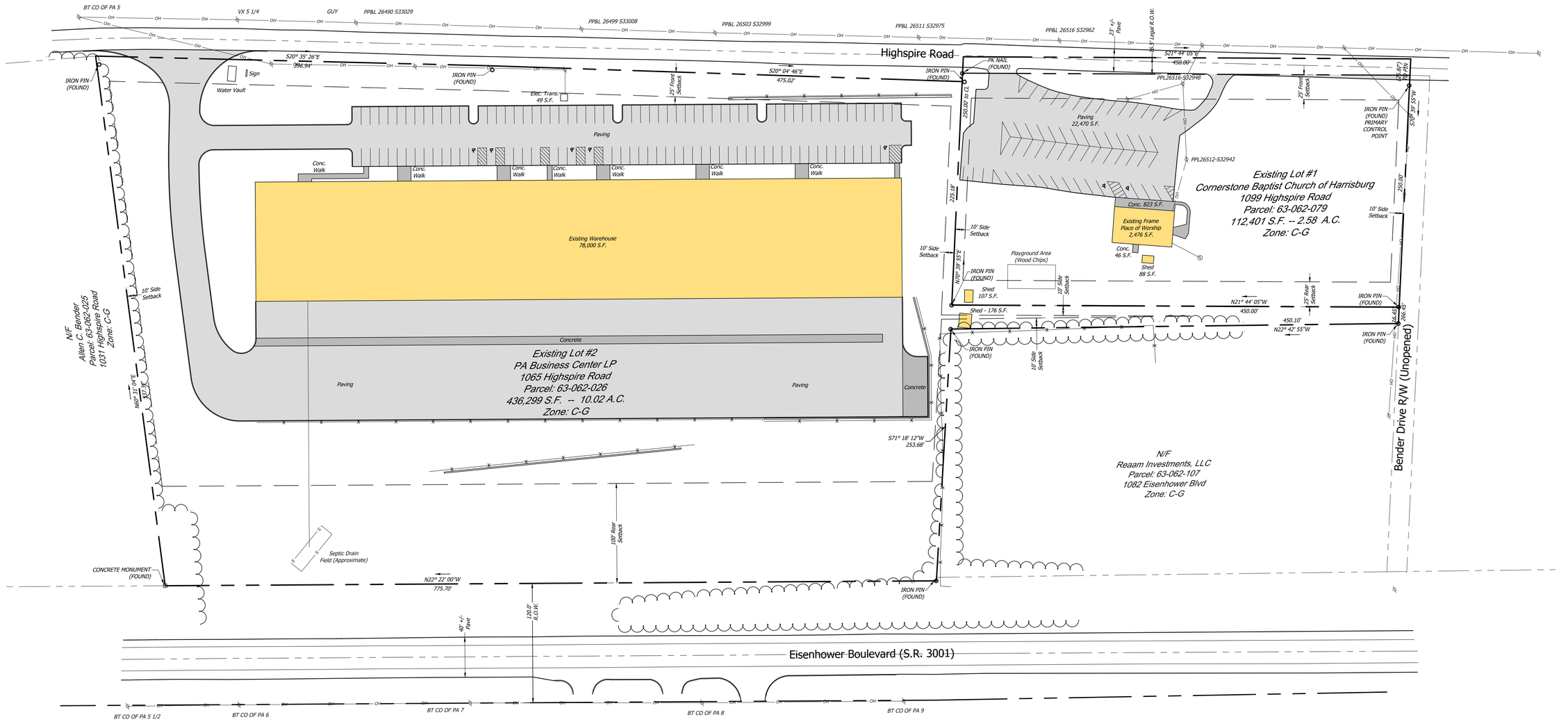
1099 & 1065 HIGHSPIRE ROAD

LOCATED IN

SWATARA TOWNSHIP, DAUPHIN COUNTY, PA.

DRAWING ID: 226013-COV
PROJECT: 226013
DATE: 6/26/26
SHEET: 1 OF 3

J:\PROJECTS\2026\226013\CAD\LDP-ISSUE\226013-COV.DWG
XREF:
1. COV



Existing Conditions Legend

- Existing Boundary Line
- Existing Right-Of-Way Line
- Existing Adjacent Property Line
- Existing Benchmark
- Existing Building Setback Line
- Existing Street Centerline
- Existing Edge Of Pavement
- Existing Curb
- Existing Paint Line
- Existing Drainage Area
- 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 100 Year Floodplain
- 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

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NO.	REVISION	DATE
1	----	----
2	----	----
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4	----	----
5	----	----

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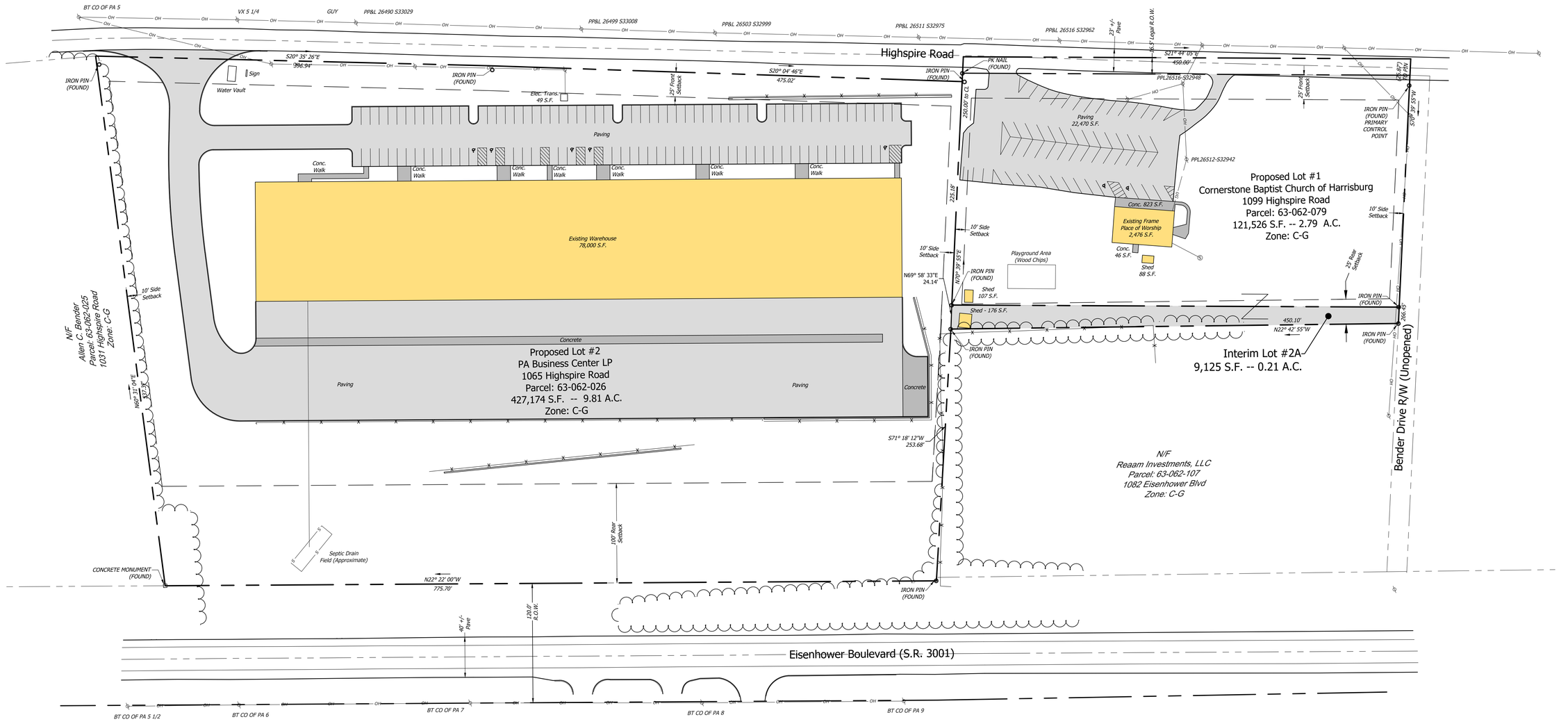
R. J. FISHER & ASSOCIATES, INC.
SITE PLANNING ▫ CIVIL ENGINEERING ▫ LAND SURVEYS
1546 BRIDGE STREET, NEW CUMBERLAND, PA. 17070
PHONE: (717) 774-7534 ▫ FAX: (717) 774-7190
RJFISHERENGINEERING.COM

EXISTING CONDITIONS PLAN
FOR
1099 & 1065 HIGHSPIRE ROAD
LOCATED IN
SWATARA TOWNSHIP, DAUPHIN COUNTY, PA.

DRAWING ID: 226013-EXC
PROJECT: 226013
DATE: 6/26/26
SHEET: 2 OF 3

R. J. Fisher & Associates, Inc.

XREF: J:\PROJECTS\2026\226013\CAD\LDP-SUB\226013-EXC.DWG
J:\PROJECTS\2026\226013\CAD\XREF\226013-TitleBlock.dwg
2. EXC



Proposed Conditions Legend

- Proposed Property Line
- Proposed Right-Of-Way
- Proposed Building Setback Line
- Proposed Stream/ Wetland Easement
- Proposed Property Monument (To Be Set)
- Proposed Concrete Monument (To Be Set)

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NO.	REVISION	DATE
1	----	----
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RJFISHERENGINEERING.COM

FINAL PLAT
FOR
1099 & 1065 HIGHSPIRE ROAD
LOCATED IN
SWATARA TOWNSHIP, DAUPHIN COUNTY, PA.

DRAWING ID: 226013-SDP
PROJECT: 226013
DATE: 6/26/26
SHEET: 3 OF 3

R. J. Fisher & Associates, Inc.

REF: J:\PROJECTS\2026\226013\CAD\LDP-SUB\226013-SDP-ENG 3. SDP