No: 26-009

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality Swatara T. Surveyor R.J. Fisher & Associates Engineer R.J. Fisher & Associates

Plat Title Lot 234 Rutherford Land Development Plan

Zoning District C-G General Commercial Proposed Land Use Residential (4 unit townhouse)

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

# of Lots	# of New Lots	# of DUs	Acs Subdiv/Devel	Total Acs
1	0	4	.161	. 98

Date Received 12/29/25 Staff Review 1/26/2026 Official County Review 1/26//2026

Reviewed by GD Checked by _____ Parcel ID 63-017-234

Project Description Construct a 4 unit townhouse on parcel 63-017-234 along with the necessary stormwater management features.

- *When applicable, streets, sewer, water, storm drainage, and other infrastructure elements are 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 is to be verified by the Municipal Zoning Officer.*
- *Appropriate sewage module components should be processed prior to final plat approval.*
- *Final plans 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: *(assumed although not indicated on the plan or in submitted documentation)*

Deferral of Sidewalks (§253-32)
Deferral of Curbing (§253-31)

SALDO Administrative Comments:

1. All signatures, certifications, and notarizations must be obtained before the plan is brought in for signing.
2. The current plan does not include sidewalk construction, which is required according to §253-32 the installation of sidewalks (or a waiver or deferral) is required.
3. Not a complete display of the property distance and dimensions are shown for the property. Only the northern property line has indicated distance.
4. Also, no primary control point has been identified. (§253-10.A.1.B.8.i and (§253-10.A.1.B.2)
5. Property has steep slopes indicated to be removed or re-graded. Proper care is to be taken that grading is completed in compliance with all sedimentation and erosion control measures and procedures.

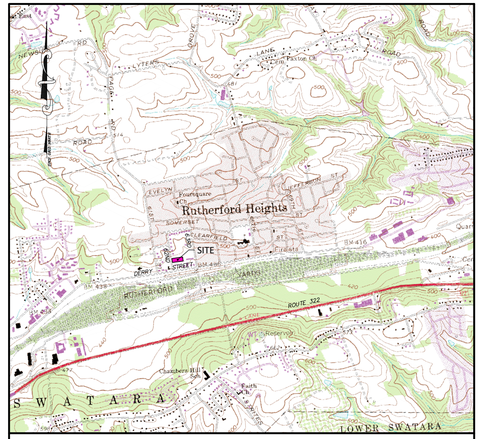
No. 26-009

	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 (Note to be provided if any or source of investigations taken)		X	
Floodplains	X		
Woodlands, streams, etc.	X		
18. Contours at required interval shown	X		
19. Easements shown and identified (*see note)*	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 *(requested waiver?)*		X	
25. Sidewalks shown *(see note)*		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	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		



VICINITY MAP: 1" = 200'

FINAL MINOR LAND DEVELOPMENT PLAN FOR LOT 234 RUTHERFORD LOCATED IN SWATARA TOWNSHIP, DAUPHIN COUNTY, PA



LOCATION MAP: 1" = 2000'

PLAN PURPOSE STATEMENT:

THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A 4 UNIT TOWNHOUSE ON PARCEL 63-017-234 ALONG WITH THE NECESSARY STORMWATER MANAGEMENT FEATURES.

GENERAL NOTES:

1. NO FLOODPLAIN EXISTS ON THIS SITE, AS SHOWN BY FEMA'S NATIONAL FLOOD HAZARD LAYER FIRMETTE, AREA 42043C0345D, EFFECTIVE 8/2/2012.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE APPROVED EROSION CONTROL PLAN.
3. 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.
4. TOWNSHIP STAFF SHALL HAVE PERMISSION TO ACCESS DRAINAGE EASEMENTS FROM THE NEAREST RIGHT-OF-WAY.
5. THE 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.
6. 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.
7. THE PROPERTY OWNER(S), THEIR SUCCESOR(S), AND/OR ASSIGN(S) SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF ALL STORMWATER MANAGEMENT FACILITIES (SWALES, PIPING, BASINS, ETC.) AND OTHER BEST MANAGEMENT PRACTICES (BMPS) CONSTRUCTED ON THE PROPERTY. THE TOWNSHIP SHALL HAVE THE RIGHT, BUT NOT THE DUTY, TO INSPECT THE FACILITY AT ANY TIME TO REQUIRE THE PRIVATE ENTITY A REASONABLE TIME PERIOD FOR ALL NECESSARY ACTION AND TO AUTHORIZE MAINTENANCE TO BE DONE AND LIEN ALL COSTS OF THE WORK AGAINST THE PROPERTY.
8. THE OPERATION AND MAINTENANCE AGREEMENT IS PART OF THE STORMWATER MANAGEMENT PLAN.
9. THE SITE CONSISTS OF HYDROLOGIC SOIL GROUPS B AND D ACCORDING TO WEB SOIL SURVEY.
10. RECORD DRAWINGS SHALL BE PROVIDED FOR ALL STORMWATER MANAGEMENT FACILITIES PRIOR TO OCCUPANCY OR RELEASE OF FINANCIAL SECURITY. THE RECORD DRAWINGS SHALL INCLUDE A CERTIFICATION OF COMPLETION SIGNED BY A QUALIFIED PROFESSIONAL, VERIFYING THAT ALL PERMANENT STORMWATER BMPS HAVE BEEN CONSTRUCTED ACCORDING TO THE APPROVED SWM SITE PLAN AND REPORT.
11. THE CONTINUED FUNCTIONALITY AND MAINTENANCE OF ALL EASEMENTS IS THE RESPONSIBILITY OF THE HOMEOWNER.
12. THE STORMWATER MANAGEMENT PLAN SHALL BE ON-SITE AN AVAILABLE FOR REVIEW THROUGHOUT THE DURATION OF THE REGULATED ACTIVITIES.
13. AN ANNUAL REPORT SHALL BE SUBMITTED TO THE TOWNSHIP ON OR BEFORE AUGUST 31ST OF EACH YEAR TO DOCUMENT OPERATION AND MAINTENANCE ACTIVITES DURING THE PRIOR YEAR'S REPORTING PERIOD (I.E. JULY 1ST THROUGH JUNE 30TH).
14. THE OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE TOWNSHIP FOR ALL STORMWATER AND SITE INSPECTIONS.
15. ALL EXISTING AND PROPOSED UTILITY LOCATIONS MUST BE CONFIRMED BY THE DEVELOPER. ALL UTILITY CONNECTIONS SHALL BE DISCUSSED WITH THE UTILITY COMPANY BEFORE FINALIZATION.

WAIVERS:

THE FOLLOWING WAIVERS ARE REQUESTED OR WERE APPROVED FROM THE SWATARA TOWNSHIP SALDO

WAIVER SECTION	REQUIREMENT	DATE OF WAIVER REQUEST	DATE OF WAIVER APPROVAL

OWNER / APPLICANT:

MCNAUGHTON PROPERTIES, LP
C/O MARK MCNAUGHTON
4400 DEER PATH ROAD, SUITE 1
HARRISBURG PA, 17110
PHONE: (717) 234-4000
MMCNAUGHTON@MCNAUGHTONCO.COM

DESIGN ENGINEER & LAND SURVEYOR:

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

ZONING DATA:

EXISTING ZONE: C-G (GENERAL COMMERCIAL) DISTRICT

	EXISTING	REQUIRED	PROPOSED
IMPERVIOUS COVERAGE	0.0% (0 S.F.)	80% MAX. (34,128 S.F.)	16.4% (7,010 S.F.)
MAXIMUM BUILDING COVERAGE	0.0% (0 S.F.)	60% (25,596 S.F.)	10.0% (4,287 S.F.)
MINIMUM LOT AREA	42,660 S.F.	20,000 S.F.	42,660 S.F.
MINIMUM BUILDING SETBACK, FRONT	25 FEET	25 FEET	25 FEET
MINIMUM BUILDING SETBACK, REAR	25 FEET	25 FEET	25 FEET
MINIMUM BUILDING SETBACK, SIDE	10 FEET	10 FEET	10 FEET

PER SWATARA TOWNSHIP ZONING ORDINANCE

SITE DATA:

RECORD OWNER:
MCNAUGHTON PROPERTIES, LP
C/O MARK MCNAUGHTON
4400 DEER PATH ROAD, SUITE 1
HARRISBURG, PA 17110
DEED OF RECORD: INSTRUMENT NUMBER 20210023061
PLAN OF RECORD: P.B. N, VOL. 1, PG. 9 (LOT #70)
EXISTING USE: VACANT
PROPOSED USE: RESIDENTIAL (4 UNIT TOWNHOUSE)
NUMBER OF EXISTING LOTS: 1 LOT
NUMBER OF PROPOSED LOTS: 1 LOTS
TOTAL TRACT AREA: 0.98 ACRES (42,660 S.F.)
EXISTING WATER SUPPLY: N/A
PROPOSED WATER SUPPLY: PUBLIC
EXISTING SANITARY SEWER DISPOSAL: N/A
PROPOSED SANITARY SEWER DISPOSAL: PUBLIC

OFF-STREET PARKING DATA:

USE: RESIDENTIAL DWELLINGS (TOWNHOUSE)
PARKING REQUIRED: 8 SPACES (2 PER DWELLING UNIT)
PARKING PROPOSED: 8 SPACES (2 PER DWELLING UNIT)

PA UTILITY ONE - CALL:

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

PENNSYLVANIA ACT 287 OF 1974, AS AMENDED BY ACT 127 OF 2024, REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.
SERIAL NO. 20251141078
COMPLETED ON April 24, 2025

LIST OF UTILITIES

SWATARA TOWNSHIP AUTHORITY
8675 PAXTON STREET
HUMMELSTOWN, PA. 17036
CONTACT: MICHAEL VARNER
EMAIL: MVARNER@SWATARATWPAUTHORITY-PA.GOV
PHONE: 717-566-3361 EXT. 108

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

VERIZON PENNSYLVANIA LLC
1050 VIRGINIA DRIVE
FORT WASHINGTON, PA. 19034
CONTACT: DIANE REDILLA
EMAIL: DIANE.C.REDILLA@VERIZON.COM
PHONE: 215-591-6210

LUMEN FORMERLY LEVEL 3
931 14TH STREET
DENVER, CO. 80202
CONTACT: LUMEN OPERATOR PERSONNEL
EMAIL: RELOCATIONS@LUMEN.COM
PHONE: 877-366-8344 EXT. 3

PPL ELECTRIC UTILITIES CORPORATION
437 BLUE CHURCH ROAD
PAXINOS, PA. 17860
CONTACT: DOUG HAUPT
EMAIL: DLHAUPT@PPLWEB.COM
PHONE: 570-490-5684

COMCAST
1241 PA-66 BUS
GREENSBURG, PA. 15601
CONTACT: ASHLEY DONALDSON
EMAIL: ASHLEY_DONALDSON@COMCAST.COM
PHONE: 412-925-3236

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

UGI UTILITIES INC
1301 AIP DRIVE
MIDDLETOWN, PA. 17057-5987
CONTACT: GEOFFREY FERGUSON
EMAIL: GFERGUSON@UGI.COM
PHONE: 610-807-3118

DESIGN ENGINEER & LAND SURVEYOR CERTIFICATIONS:

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN.

I HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE SWATARA TOWNSHIP'S STORMWATER MANAGEMENT CHAPTER.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — MATTHEW R. FISHER — ENGINEER — PE 090713

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

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

DRAWING INDEX:

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	LAND DEVELOPMENT PLAN
4	GRADING, PCSM & E&S PLAN
5	SITE & PCSM DETAILS
6	SANITARY SEWER DETAILS
7	EROSION & SEDIMENT CONTROL DETAILS

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

TOWNSHIP OF SWATARA
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF _____
ON THIS THE ____ DAY OF _____ 20____ BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED:

OWNER(S) _____

OWNER(S) _____

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:

_____ _____
MY COMMISSION EXPIRES NOTARY PUBLIC

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED ARE THE EQUITABLE 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.

IT IS UNDERSTOOD THAT STORMWATER BMPS ARE FIXTURES AND CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL FROM THE TOWNSHIP.

OWNER(S) _____

OWNER(S) _____

TAX PARCEL NUMBER(S):

63-017-234

PLAN APPROVAL BLOCKS:

COUNTY PLANNING COMMISSION REVIEW STATEMENT:

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

CHAIRMAN: _____

SECRETARY: _____

TOWNSHIP PLANNING COMMISSION APPROVAL STATEMENT:

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

CHAIRMAN: _____

SECRETARY: _____

TOWNSHIP BOARD OF COMMISSIONERS APPROVAL STATEMENT:

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

PRESIDENT: _____

SECRETARY: _____

DATE THAT ALL CONDITIONS OF PLAN APPROVAL WERE MET

DATE: _____

SIGNATURE: _____
ZONING OFFICE AND/OR TOWNSHIP MANAGER

DATE: _____

SIGNATURE: _____
TOWNSHIP STORMWATER ENGINEER

APPLICANT

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

MCNAUGHTON PROPERTIES REPRESENTATIVE: _____
(TITLE)

_____
SIGNATURE DATE

RECORDING:

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND FOR DAUPHIN COUNTY, PENNSYLVANIA,

IN PLAN BOOK _____, PAGE _____,

INSTRUMENT NUMBER _____

THIS _____DAY OF _____, 20___.

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

COPYRIGHT @ 2025 BY R.J. FISHER & ASSOCIATES, INC.

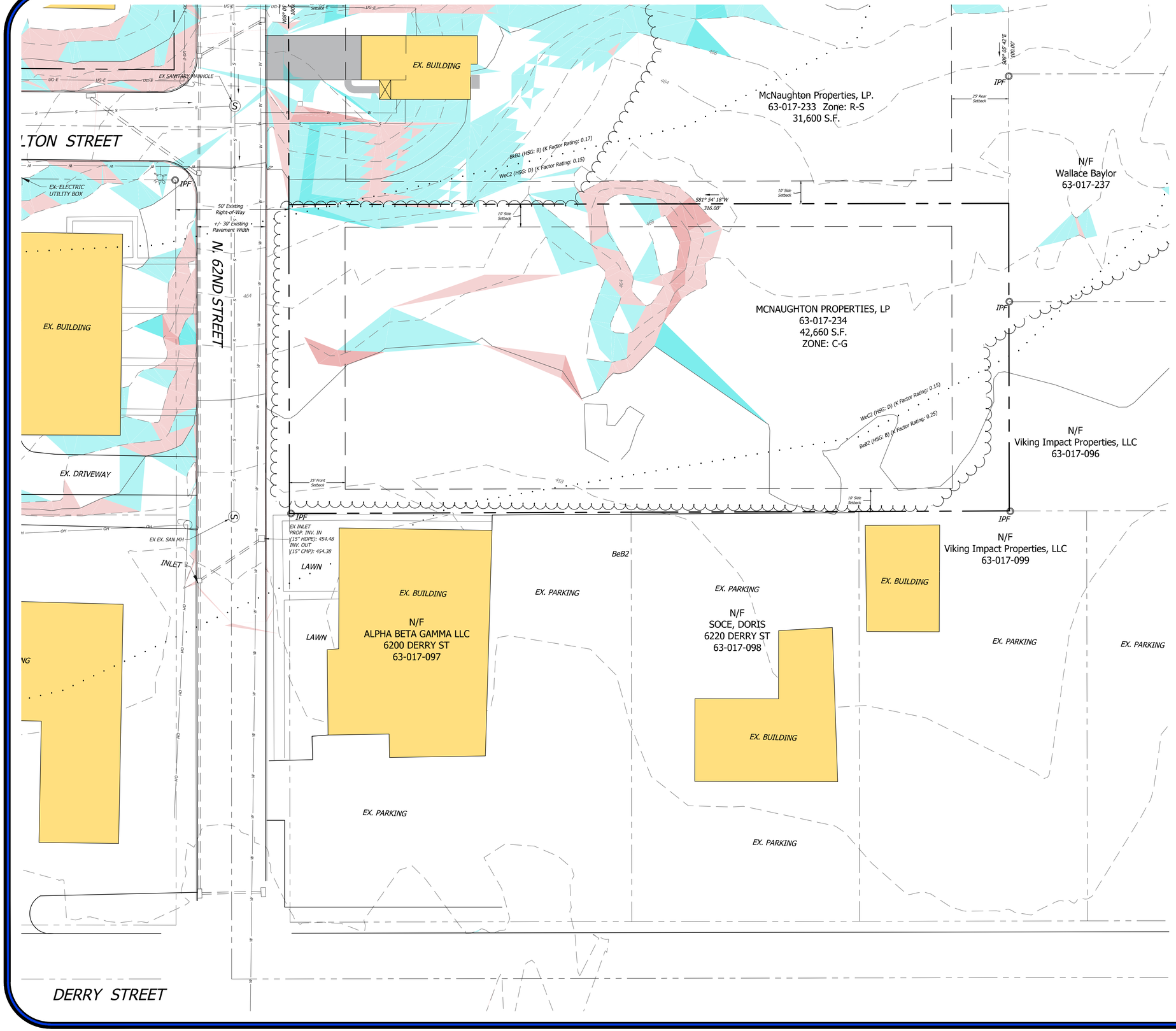
R. J. FISHER & ASSOCIATES, INC.
SITE PLANNING CIVIL ENGINEERING LAND SURVEYS
1546 BRIDGE STREET, NEW CUMBERLAND, PA. 17070
PHONE: (717) 774-7534 FAX: (717) 774-7190
RJFISHERENGINEERING.COM

R. FISHER & Associates, Inc.

COVER SHEET
FOR
LOT 234 RUTHERFORD
LOCATED IN
SWATARA TOWNSHIP, DAUPHIN COUNTY, PA

DRAWING ID: 225046-COV
PROJECT: 225046
DATE: 12/19/25
SHEET: 1 OF 7

XREF:
COV (1)



SOIL LIMITATIONS & RESOLUTIONS:

- Cutbanks Cave - Contractors shall be aware of potentially low strength banks while trenching or digging basements and property stabilization.
- Corrosive to Concrete & Steel - Use plastic pipes where possible to alleviate vulnerability.
- Droughty - Contractors shall be aware of plant tolerances to select appropriate vegetation that can withstand soils with poor moisture holding capacity.
- Easily Erodible - Special attention shall be given to maintaining existing vegetation to maintain soil support. Where vegetation does not exist, blanketing shall be considered. Limit grading to acceptable slopes (2:1 cut, 3:1 fill) and stabilize slopes as soon as they've been graded.
- Hydric/Hydric Inclusions - Hydric soils that are delineated as wetlands shall be avoided and remain undisturbed.
- Low Strength/Landslide Prone - Precautions should be taken to prevent slope failures due to improper construction practices such as over-steepening and overloading slopes, removal of lateral support, and failure to prevent saturation of slopes.
- Slow Percolation - BMPs shall be inspected after runoff events to ensure adequate drainage.
- Piping - Trench plugs shall be utilized if piping during construction occurs.
- Poor Source of Topsoil - Any excavated topsoil should be stockpiled and reused. If necessary, additional topsoil shall be brought on site.
- Frost Action - Precautions shall be taken to prevent damage to roadways.

SOIL INFORMATION

SOIL TYPE	SOIL DESCRIPTION	HYDROLOGIC SOIL GROUP	K-FACTOR (WHOLE SOIL)
BeB2	Belmont Silt Loam, 3 to 12 Percent Slopes, Moderately Eroded	B	0.25
BkB2	Berks Shaly Silt Loam, 3 to 8 Percent Slopes, Moderately Eroded	B	0.17
WeC2	Weikert Shaly Silt Loam, 5 to 15 Percent Slopes, Moderately Eroded	D	0.15

Existing Conditions Legend

- Existing Adjacent Property Line
- Existing Benchmark
- Existing Boundary Line
- Existing Building Setback Line
- Existing Street Centerline
- Existing Curb/ Edge of Pave
- Existing Minor Contour
- Existing Major Contour
- Existing Edge of Pave
- Existing Fence
- Existing Guiderail
- Existing Mailbox
- Existing Property Line Marker
- Existing Concrete Monument
- Existing Paint Line
- Existing Right-of-Way
- Existing Soils Boundary
- Existing Sidewalk
- Existing Treeline
- Existing Sanitary Sewer Line, MH
- Existing Sanitary Sewer Easement
- Existing Sanitary Lateral
- Existing Force Main
- Existing Storm Sewer Line, Inlet, MH
- Existing Building
- 15% - 25% Slopes
- 25% or Greater Slopes

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

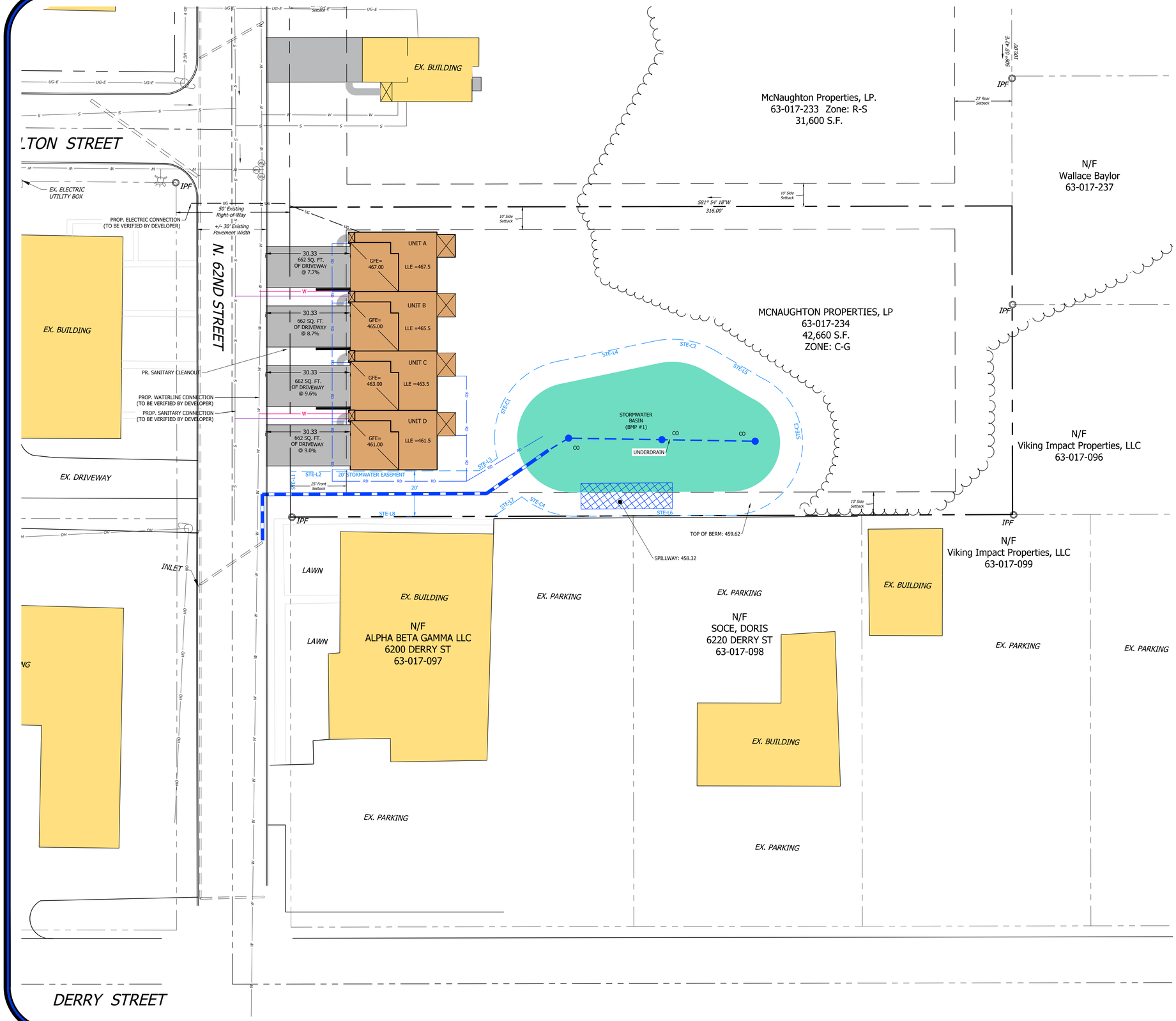
COPYRIGHT © 2025 BY R.J. FISHER & ASSOCIATES, INC.

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
LOT 234 RUTHERFORD
LOCATED IN
SWATARA TOWNSHIP, DAUPHIN COUNTY, PA

DRAWING ID: 225046-EXC
PROJECT: 225046
DATE: 12/19/25
SHEET: 2 OF 7

EXC (2)



Proposed Storm Easement Line Table

Line #	Direction	Length
STE-L1	N08° 05' 42"W	20.00
STE-L2	N81° 47' 55"E	82.75
STE-L3	N47° 14' 10"E	9.57
STE-L4	N70° 11' 14"E	44.01
STE-L5	S67° 32' 16"E	22.91
STE-L6	S81° 39' 06"W	68.65
STE-L7	S47° 14' 10"W	14.97
STE-L8	S81° 47' 55"W	89.01

Proposed Storm Easement Curve Table

Curve #	Radius	Length	Chord Bearing	Chord
STE-C1	33.71	45.52	N31° 29' 51"E	42.14
STE-C2	38.16	28.15	S88° 40' 31"E	27.52
STE-C3	31.64	85.82	S05° 17' 58"W	61.82
STE-C4	38.27	23.99	N76° 52' 21"W	23.60

Proposed Conditions Legend

- Proposed Property Line
- Proposed Right-of-Way
- Proposed Edge of Pave
- Proposed Curb
- Proposed Paint
- Proposed Sidewalk
- Proposed Building Setback Line
- Proposed Street Centerline
- Proposed Wall
- Proposed Sanitary Sewer Line, MH
- Proposed Storm Sewer Line, Inlet, MH
- Proposed Roof Drain
- Proposed Water Line, Hydrant
- Proposed Sign
- Proposed Light
- Proposed Pedestrian Ramp Location (See Detail)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

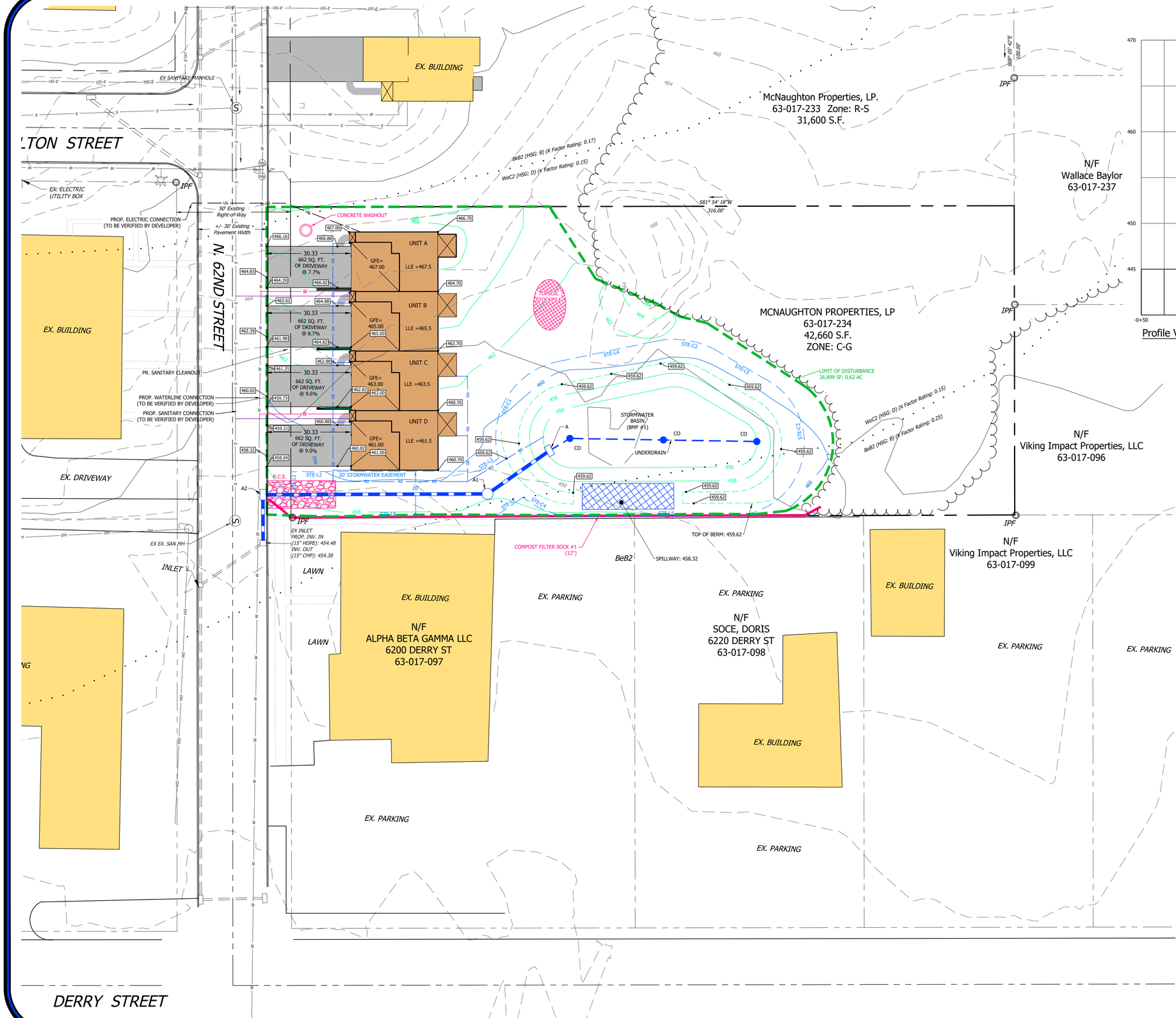
COPYRIGHT © 2025 BY R.J. FISHER & ASSOCIATES, INC.

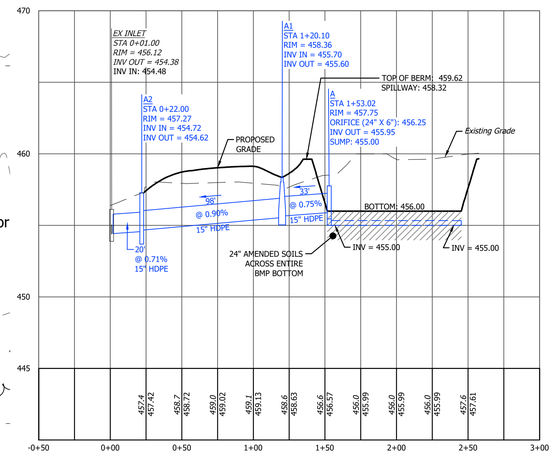
R. J. FISHER & ASSOCIATES, INC.
SITE PLANNING ▫ CIVIL ENGINEERING ▫ LAND SURVEYS
1546 BRIDGE STREET, NEW CUMBERLAND, PA. 17070
PHONE: (717) 774-7534 ▫ FAX: (717) 774-7190
RJFISHERENGINEERING.COM

LAND DEVELOPMENT PLAN
FOR
LOT 234 RUTHERFORD
LOCATED IN
SWATARA TOWNSHIP, DAUPHIN COUNTY, PA

DRAWING ID: 225046-LDP
PROJECT: 225046
DATE: 12/19/25
SHEET: 3 OF 7

XREF: I:\PROJECTS\2025\225046\CAD\LDP-SUB\225046-LDP.DWG





Profile View of Storm Ex. Inlet to A (BMP #1) Sta: -0+50.00 - 3+00.00
Horizontal Scale: 1" = 50'
Vertical Scale: 1" = 5'

0 25 50
(IN FEET) 1 inch = 50 ft.
GRAPHIC SCALES
5 2.5 0
(IN FEET) 1 inch = 5 ft.

Proposed Conditions Legend

- Proposed Right-of-Way
- Proposed Edge of Pave
- Proposed Curb
- Proposed Sidewalk
- Proposed Retaining Wall
- Proposed Sanitary Sewer Line, MH
- Proposed Storm Sewer Line, Inlet, MH
- Proposed Water Line, Hydrant
- Proposed Minor Contour
- Proposed Major Contour
- Limit of Disturbance
- NPDES Boundary
- Proposed Roof Drain
- 500.00 Proposed Spot Elevation
- Inlet Protection
- Compost Filter Sock

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET) 1 inch = 20 ft.

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

COPYRIGHT © 2025 BY R.J. FISHER & ASSOCIATES, INC.

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

GRADING, PCSM & E&S PLAN
FOR
LOT 234 RUTHERFORD
LOCATED IN
SWATARA TOWNSHIP, DAUPHIN COUNTY, PA

DRAWING ID: 225046-GRD
PROJECT: 225046
DATE: 12/19/25
SHEET: 4 OF 7

J:\PROJECTS\2025\225046\CAD\LDP-GWB\225046-GRDLDNG
XREF: J:\PROJECTS\2025\225046\CAD\XREF\225046-E10.dwg
GRD (3)