No: 25-026

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Lower Swatara Township | Surveyor: A to Z Land Consulting Service, LLC | Engineer: Hyland Engineering

Plat Title: 6121 Leon Avenue

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

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

# of Lots: 2 | # of New Lots: 3 | # of DUs: 1 | Acs Subdiv /Devel: 0.82 | Total Acres: 17.16

Date Received: 2/5/2025 | Staff Review: 2/12/2025 | Official County Review: 2/12/2025

Reviewed by: ARK | Checked by: _____ | Tax Map Parcel #: 63-038-147; 36-001-016

Project Description: To subdivide two existing lots to three proposed lots. A single family detached dwelling is proposed on one of the lots. Improvements including grading, stormwater management, private septic, a well and associated improvements.

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

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

Waivers Requested: Section 22-505.1.C – Lots Across Municipal Boundaries; Section 22-505.2.D.A – Lot Frontage to Right-of-Way

Comments:

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

2. Add a dedicatory statement to the Cover Sheet.

3. The Lower Swatara Township zoning table on page SP-1 (page 4) appears to be incorrect regarding Proposed Lot 1. There is no 50’ front setback provided, as the lot frontage is within Swatara Township and appears to comply with their front setback requirement of 25’.

4. It appears that both the existing and proposed residential development will exist in Lower Swatara Township, while a portion of the access drives, the access road (Leon Avenue), and the septic system for Proposed Lot 1 are all in Swatara Township. The applicant should consider sitting down with a representative of both Townships to discuss how this might affect things like stormwater fees and other concerns.

5. Likewise, the drainage easement public or private? Is it the intent of the easement for access by the respective Townships, or by the landowners?

6. The application states that there is a well proposed as part of the land development. However, it appears that no well is shown on the plan. There is a proposed connection to the public water line off Leon Avenue. Is this connection for stormwater purposes or will the lot be served by public water?

7. Proposed Lot 3 is landlocked parcel that gains access off Cockley Road through an access easement. The Township and the applicant should consider whether the subdivision will result in any issues when it comes to future development of this particular lot. Has the easement been written to apply to the land or to the current owner? If the latter, it is not guaranteed that a new owner will be offered the easement by the adjacent landowners.

8. The stream passing through the site is Laurel Run. The Township should be aware that this stream has been referenced in their Chesapeake Bay Pollution Reduction Plan (PRP) has having several pollutants of concern. It may be worth speaking with MS4 staff about any water quality concerns about the area.

No: 25-026

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Swatara Township | Surveyor: A to Z Land Consulting Services LLC | Engineer: Hyland Engineering

Plat Title: Preliminary/Final Minor Subdivision & Land Development Plan for 6121 Leon Ave

Zoning District: Residential – Medium Density (R-M) | Proposed Land Use: Single Family Residential

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

# of Lots: 2 | # of New Lots: 3 | # of DUs: 1 | Acs Subdiv/Devel: .82 | Total Acs: 17.16

Date Received: 2/5/25 | Staff Review: 2/24/25 | Official County Review: 2/24/25

Reviewed by: KMD | Checked by: ARK | Parcel ID 63-038-147, 36,001-016

Project Description: The purpose of this project is to subdivide two existing lots to three proposed lots. A single-family detached dwelling is proposed on one of the lots. Improvements include grading, stormwater management, private septic, a well, and associated improvements.

- *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:

Where six or fewer lots are proposed to be subdivided from a tract of land the applicant may request to waive the preliminary plat requirements, in response to a written request by the applicant. *Ensure that a written request is received from the applicant.*

Zoning Comments:

1. The driveway and development are required to comply with ZO §295-36 for development along streams and wetlands. *This should be reviewed by the township engineer for compliance.*
2. The township should ensure the minimum lot width requirements (150') are met for the R-S District. *This should be reviewed by the township engineer for compliance.*

SALDO Comments:

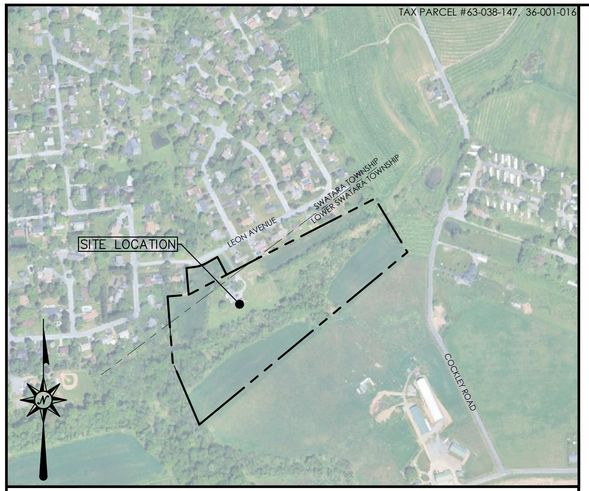
3. All signatures, certifications, and notarizations must be obtained before the plan is brought in for signing.
4. A final erosion and sedimentation control plan is required. (S&LDO §253-10.A.1.a) *The submitted erosion & sediment control plan should be reviewed by the township engineer for compliance.*
5. The primary control point is required to be displayed. (S&LDO §253-10.A.1.b.2)
6. A separate drawing of the proposed lot (scale one inch equals 100 feet) is required. (S&LDO §253-10 A.1.b.5)
7. A seal of a professional engineer certifying engineering aspects and a professional land surveyor certifying the accuracy of the plat survey is required. (S&LDO §253-10-A.1.b.8.b)
8. Add a dedicatory statement to the Cover Sheet. (S&LDO §253-10-A.1.b.8.f)
9. Location and description of survey monuments are required to be shown. (S&LDO 253-10 A.1.b.8.i)
10. A copy of the Sewage Module for Land Development if applicable. (Section § 253-10.A.1.b.8.l)
11. Verify if a Certificate of Agreement to provide service from applicable utility companies and of public convenience from the Pennsylvania Public Utility Commission is necessary. (Section §253-10. A.1.b.8.m)
12. A final stormwater management plan is required. (Section § 253-14. A.19.h)
13. The recreational areas and open space must comply with S&LDO §253-24 and should be reviewed by the township engineer for compliance. (S&LDO §253-10.A.1.c). *The Board of Commissioners may exempt the plan from dedicating land for recreational purposes but shall pay the fee in lieu of dedication.*
14. Driveways shall conform to S&LDO §253-16.
15. A clear-sight triangle is required for driveways intersecting a street. (Section §253-16.J)
16. Easements shall be provided for public utilities. (S&LDO §253-17.A). *Display the easements for the utilities to the proposed dwelling.*
17. Monuments and markers are required to comply with § 253-26 (Monuments and Markers).
18. The driveway must be designed and improved to the standards in S&LDO § 253-27. *This should be reviewed by the township engineer for compliance.*
19. A minimum 25-foot maintenance easement is required along streams (S&LDO 253-30.C) GIS aerial imagery indicates that the stream continues under and across Leon Avenue. The proposed easement terminates before the road. *This should be reviewed by the township engineer for compliance.*
20. Curbs shall be constructed where the subdivision or land development is immediately adjacent to, or within 1,000 feet of any existing development with curbs. (S&LDO §253.31). *This should be reviewed by the township engineer for compliance.*

General Comments:

1. Add a signature block for the Swatara Township Engineer.
2. Parcel identification of the existing lots owned by the applicant should be displayed on the existing conditions plan.
3. A signature block for Brook Meadows Farm should be added since the new proposed easement proposed lot 3 is on their land.
4. It appears that both existing and proposed residential development will exist in Lower Swatara, while the portion of the access drive to Leon Avenue, and the septic system for Proposed Lot 1 are in Swatara Township. The applicant should consider sitting down with a representative of both Townships to discuss how this might affect stormwater fees and other concerns.
5. The application states that there is a well proposed as part of the land development. However, it appears that no well is shown on the plan. There is a proposed connection to the public water line off Leon Avenue. Is this connection for stormwater purposes or will the lot be served by public water?

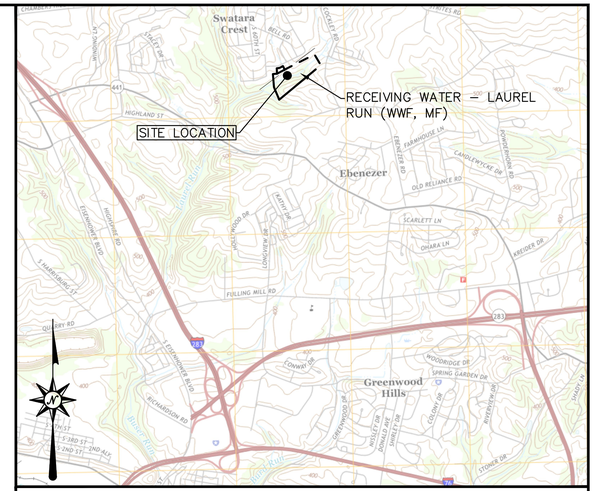
PRELIMINARY/ FINAL MINOR SUBDIVISION PLAN FOR 6121 LEON AVE.

6121 LEON AVE.
HARRISBURG, PA 17111
LOWER SWATARA TOWNSHIP AND SWATARA TOWNSHIP,
DAUPHIN COUNTY, PA



GRAPHIC SCALE
400 200 0 400
SCALE IN FEET

LOCATION MAP
SCALE: 1"=400'



GRAPHIC SCALE
2000 1000 0 2000
SCALE IN FEET

VICINITY MAP
SCALE: 1"=2,000'

ACT 287 LIST OF UTILITIES

THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996 FOR NOTIFICATION OF UTILITIES BEFORE EXCAVATION IN CONTRACT AREA. THE ONE UNDERGROUND UTILITIES LOCATION CALL NUMBER IS 1–800–242–1776. DESIGN SERIAL NUMBER IS **20242743022**, SUBMITTED ON 09/30/2024.

UTILITIES AND RESPONSES PROVIDED BY PA ONE CALL:

(HC) VERIZON PENNSYLVANIA LLC
15 E MONTGOMERY AVE
PITTSBURGH, PA 15212
CONTACT: OFFICE PERSONNEL

(PR) PPL ELECTRIC UTILITIES CORPORATION
827 HAUSMAN RD
ALLENTOWN, PA. 18104
CONTACT: CYNTHIA FOCT
EMAIL: CAFOCHT@PPLWEB.COM

(RS) COMCAST CABLE COMMUNICATIONS INC
C/O USIC LOCATING SERVICES INC
13085 HAMILTON CROSSING BLVD
STE 200
CARMEL, IN. 46032
CONTACT: USIC OFFICE PERSONNEL

(UI) UGI UTILITIES INC
1301 AIP DR
MIDDLETOWN, PA. 17057
CONTACT: TOM WITT
EMAIL: TWITT@UGI.COM

(DH) VEOLIA WATER PA
233–299 MUD PIKE
MIDDLETOWN, PA 17057

(STP) SWATARA TOWNSHIP
599 EISENHOWER BLVD
HARRISBURG, PA 17111
CONTACT: MIKE VARNER
EMAIL: MVARNER@SWATARATWPAUTHORITY–PA.GOV

CALL BEFORE YOU DIG
PENNSYLVANIA LAW REQUIRES
(3) WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND (10) WORKING DAYS IN DESIGN STAGE - STOP CALL

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

PREPARED FOR:

Mr. JERETT SPENCER
6121 LEON AVE.
HARRISBURG, PA 17111

PREPARED BY:

HYLAND Engineering

212 South Front Street
Wormleysburg, PA 17043
717-723-3326
adavis@hylandeng.com

OWNER'S CERTIFICATION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

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 NOTARIAL SEAL THE DAY AND DATE ABOVE WRITTEN.

_____ MY COMMISSION EXPIRES

_____ NOTARY PUBLIC

SWATARA TOWNSHIP BOARD OF COMMISSIONERS CERTIFICATION

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

PRESIDENT _____

SECRETARY _____

SWATARA TOWNSHIP PLANNING COMMISSION CERTIFICATION

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

CHAIRMAN _____

SECRETARY _____

LOWER SWATARA TOWNSHIP PLANNING COMMISSION CERTIFICATION

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

CHAIRMAN _____

SECRETARY _____

CONTENTS

Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	SUBDIVISION PLAN
4	SITE & GRADING PLAN
5	DETAILS & PROFILE SHEET
6	DETAIL SHEET
7	EROSION & SEDIMENT CONTROL PLAN
8	EROSION & SEDIMENT CONTROL PLAN NOTES
9	EROSION & SEDIMENT CONTROL PLAN DETAILS

DAUPHIN COUNTY PLANNING COMMISSION CERTIFICATION

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

CHAIRMAN _____

SECRETARY_____

TOWNSHIP ENGINEER CERTIFICATION

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

_____
TOWNSHIP ENGINEER

LOWER SWATARA TOWNSHIP BOARD OF COMMISSIONERS CERTIFICATION

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

PRESIDENT _____

SECRETARY _____

STATEMENT OF ACCURACY

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. THE ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN 10,000 FEET.

_____ _____, 20__.

_____
SURVEYOR - STEVEN WIBLE, PLS
A TO Z LAND CONSULTING SERVICES, LLC
STEVE@ATOZLANDCONSULTINGSERVICES.COM
1213 E DUTCH CORNER ROAD
MCCONNELLSBURG, PA 17233

RECORDER OF DEEDS CERTIFICATION

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

INSTRUMENT NUMBER _____.

STATEMENT OF ACCURACY

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE LAND DEVELOPMENT PLAN AND INFORMATION SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE LOWER SWATARA TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

_____ _____, 20__.

_____
ENGINEER - ADAM J. DAVIS, PE
HYLAND ENGINEERING
ADAVIS@HYLANDENG.COM
212 S FRONT STREET
WORMLEYSBURG, PA 17043

WAIVERS

THE FOLLOWING WAIVERS FROM THE LOWER SWATARA TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE HAVE BEEN APPLIED FOR:

1. SECTION 22-505.1.C - LOTS ACROSS MUNICIPAL BOUNDARIES
2. SECTION 22-505.2.D.A - LOT FRONTAGE TO RIGHT-OF-WAY

DEVELOPER/ APPLICANT/ OWNER

JERETT SPENCER
6121 LEON AVE.
HARRISBURG, PA 17111
717-503-0906
JERETT2018@GMAIL.COM

DATES

ISSUE DATE: JANUARY 30, 2025

PLAN PURPOSE

THE PURPOSE OF THIS PROJECT IS TO SUBDIVIDE TWO EXISTING LOTS TO THREE PROPOSED LOTS. A SINGLE FAMILY DETACHED DWELLING IS PROPOSED ON ONE OF THE LOTS. IMPROVEMENTS INCLUDE GRADING, STORMWATER MANAGEMENT, PRIVATE SEPTIC, PUBLIC WATER AND ASSOCIATED IMPROVEMENTS.

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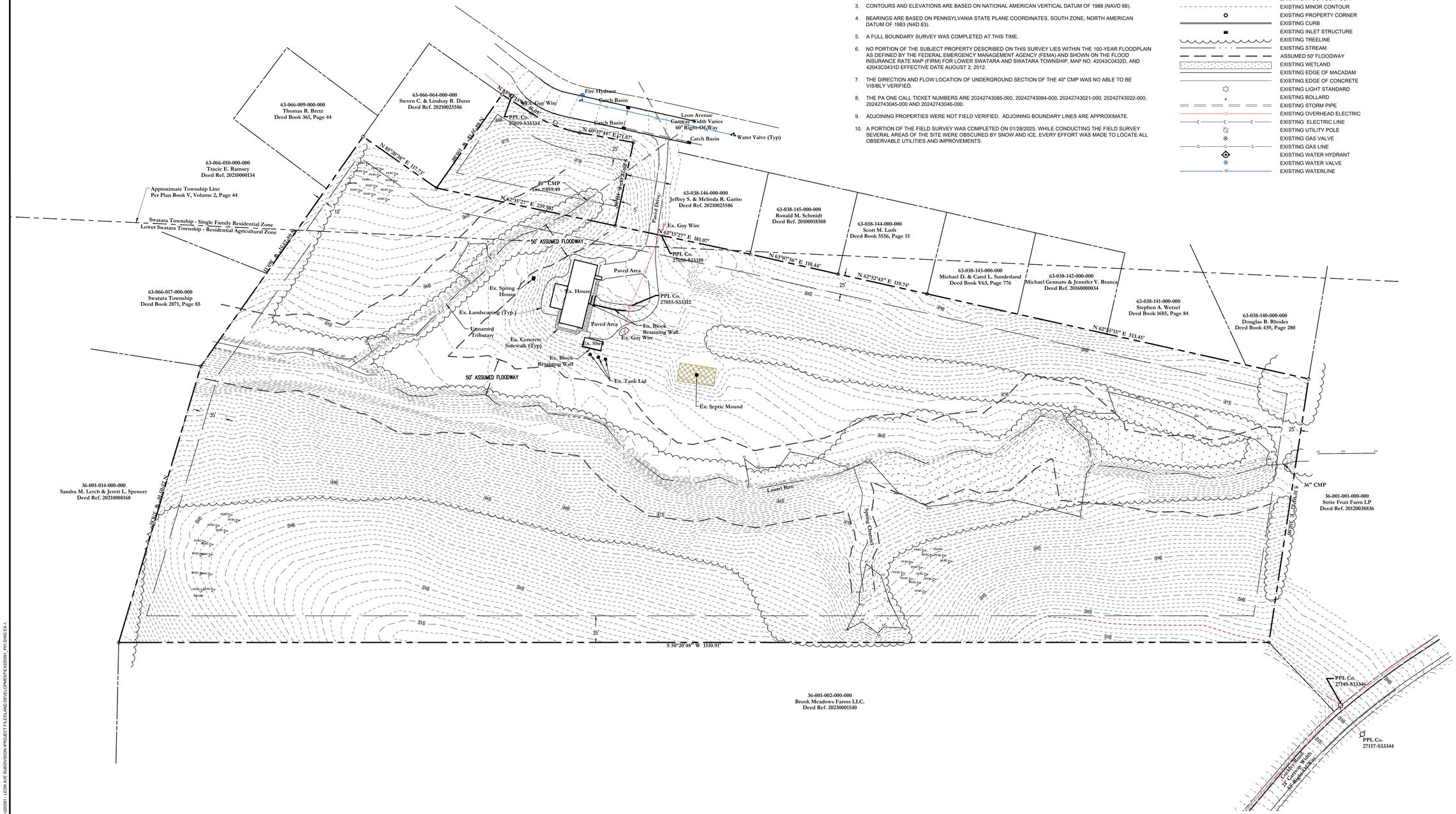
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SURVEY NOTES

1. THIS SURVEY WAS NOT PERFORMED AND MAPPING PREPARED WITH THE BENEFIT OF A TITLE PACKET.
2. TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A FIELD SURVEY PERFORMED BY A TO Z LAND CONSULTING SERVICES LLC., COMPLETED IN NOVEMBER, 2024.
3. CONTOURS AND ELEVATIONS ARE BASED ON NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
4. BEARINGS ARE BASED ON PENNSYLVANIA STATE PLANE COORDINATES, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83).
5. A FULL BOUNDARY SURVEY WAS COMPLETED AT THIS TIME.
6. NO PORTION OF THE SUBJECT PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN THE 100-YEAR FLOODPLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR LOWER SWATARA AND SWATARA TOWNSHIP, MAP NO. 42043C0432D, AND 42043C0431D EFFECTIVE DATE AUGUST 2, 2012.
7. THE DIRECTION AND FLOW LOCATION OF UNDERGROUND SECTION OF THE 40" CMP WAS NO ABLE TO BE VISIBLY VERIFIED.
8. THE PA ONE CALL TICKET NUMBERS ARE 20242743085-000, 20242743084-000, 20242743021-000, 20242743022-000, 20242743045-000 AND 20242743046-000.
9. ADJOINING PROPERTIES WERE NOT FIELD VERIFIED. ADJOINING BOUNDARY LINES ARE APPROXIMATE.
10. A PORTION OF THE FIELD SURVEY WAS COMPLETED ON 01/28/2025, WHILE CONDUCTING THE FIELD SURVEY SEVERAL AREAS OF THE SITE WERE OBSCURED BY SNOW AND ICE. EVERY EFFORT WAS MADE TO LOCATE ALL OBSERVABLE UTILITIES AND IMPROVEMENTS.

EXISTING CONDITIONS PLAN LEGEND

- EXISTING PROPERTY LINE
- EXISTING BUILDING SETBACK LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING PROPERTY CORNER
- EXISTING CURB
- EXISTING INLET STRUCTURE
- EXISTING TREELINE
- EXISTING STREAM
- ASSUMED 50' FLOODWAY
- EXISTING WETLAND
- EXISTING EDGE OF MACADAM
- EXISTING EDGE OF CONCRETE
- EXISTING LIGHT STANDARD
- EXISTING BOLLARD
- EXISTING STORM PIPE
- EXISTING OVERHEAD ELECTRIC
- EXISTING ELECTRIC LINE
- EXISTING UTILITY POLE
- EXISTING GAS VALVE
- EXISTING GAS LINE
- EXISTING WATER HYDRANT
- EXISTING WATER VALVE
- EXISTING WATERLINE



HYLAND Engineering

212 South Front Street
Wormleysburg, PA 17043
(717) 723-3326

PRELIMINARY/ FINAL MINOR SUBDIVISION PLAN

6121 LEON AVENUE
6121 LEON AVENUE, HARRISBURG, PA 17111
SWATARA & LOWER SWATARA TOWNSHIP, DAUPHIN COUNTY, PA

REVISIONS

No.	Date	Description / Reason

Designer	K.R.F.
Drafter	K.R.F.
Reviewer	A.J.D.
Scale	1" = 60'
Project No.	220591
Date	01/30/2025
CAD File:	EX220591_P01

Sheet Title

EXISTING CONDITIONS PLAN

Sheet Number

EX-1

2 OF 9

1/30/2025, KEN EFFELTY, C:\USERS\KEN.EFFELTY\DOCHOUSE\DOCS\SHYLAND ENGINEERING INC-220591 - LEON AVE SUBDIVISION\PROJECT FILES\LAND DEVELOPMENT\EX220591_P01.DWG, EX-1

SUBDIVISION PLAN LEGEND

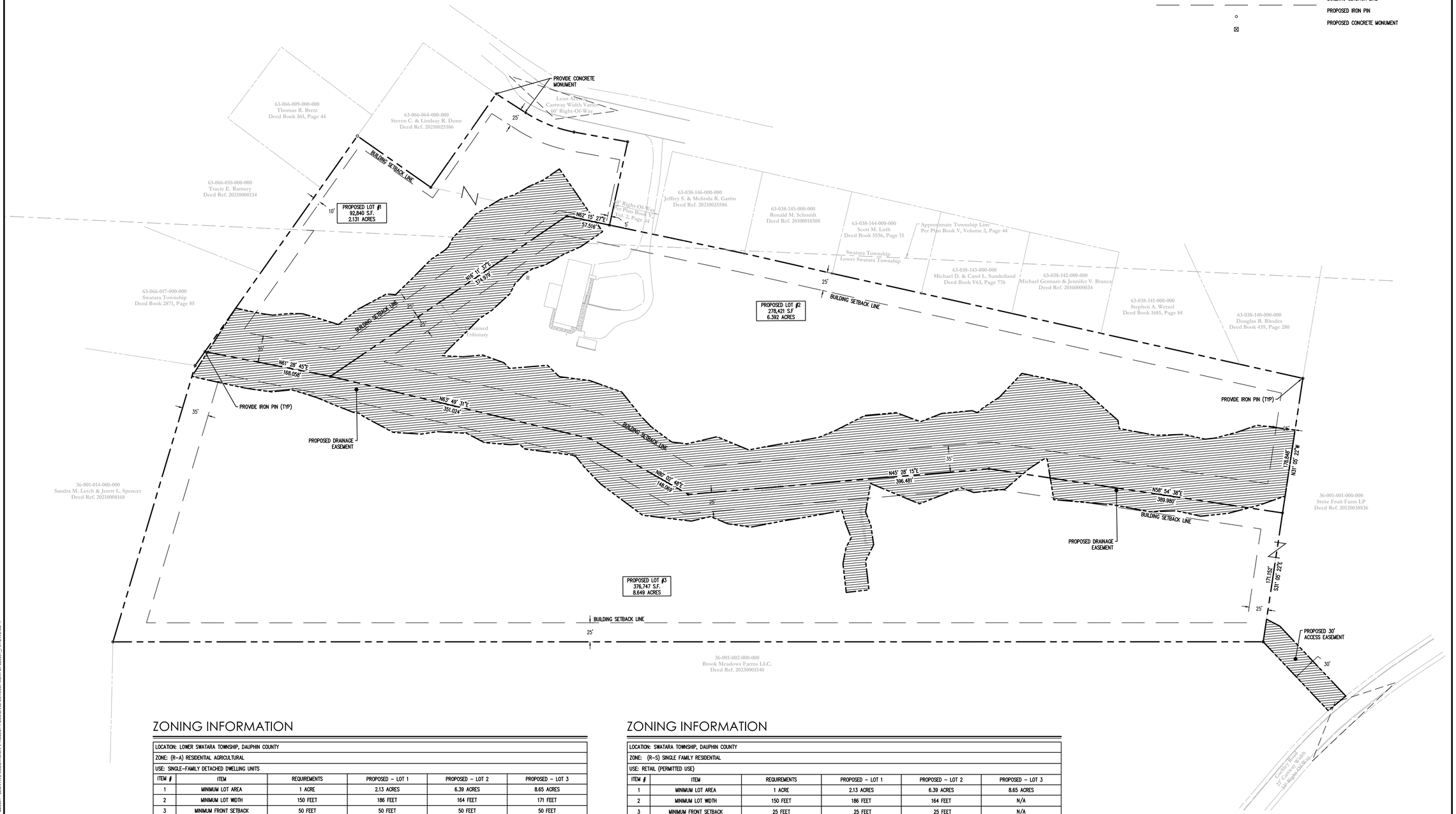
PROPERTY LINE

PROPOSED EASEMENT

BUILDING SETBACK LINE

PROPOSED IRON PIN

PROPOSED CONCRETE MONUMENT



ZONING INFORMATION

LOCATION: LOWER SWATARA TOWNSHIP, DAUPHIN COUNTY					
ZONE: (R-A) RESIDENTIAL AGRICULTURAL					
USE: SINGLE-FAMILY DETACHED DWELLING UNITS					
ITEM #	ITEM	REQUIREMENTS	PROPOSED – LOT 1	PROPOSED – LOT 2	PROPOSED – LOT 3
1	MINIMUM LOT AREA	1 ACRE	2.13 ACRES	6.39 ACRES	8.65 ACRES
2	MINIMUM LOT WIDTH	150 FEET	186 FEET	164 FEET	171 FEET
3	MINIMUM FRONT SETBACK	50 FEET	50 FEET	50 FEET	50 FEET
4	MINIMUM SIDE SETBACK	25 FEET	25 FEET	25 FEET	25 FEET
5	MINIMUM REAR SETBACK	35 FEET	35 FEET	35 FEET	35 FEET
6	MAXIMUM BUILDING HEIGHT	35 FEET	< 35 FEET	< 35 FEET	N/A
7	MAXIMUM IMPERVIOUS COVERAGE	30 PERCENT	7 PERCENT	4 PERCENT	0 PERCENT

ZONING INFORMATION

LOCATION: SWATARA TOWNSHIP, DAUPHIN COUNTY					
ZONE: (R-S) SINGLE FAMILY RESIDENTIAL					
USE: RETAIL (PERMITTED USE)					
ITEM #	ITEM	REQUIREMENTS	PROPOSED – LOT 1	PROPOSED – LOT 2	PROPOSED – LOT 3
1	MINIMUM LOT AREA	1 ACRE	2.13 ACRES	6.39 ACRES	8.65 ACRES
2	MINIMUM LOT WIDTH	150 FEET	186 FEET	164 FEET	N/A
3	MINIMUM FRONT SETBACK	25 FEET	25 FEET	25 FEET	N/A
4	MINIMUM SIDE SETBACK	ONE SIDE 5 FEET FOR A TOTAL OF 15 FEET	10 FEET	N/A	N/A
5	MINIMUM REAR SETBACK	25 FEET	25 FEET	N/A	N/A
6	MAXIMUM BUILDING HEIGHT	38 FEET / 3 STORIES	> 38 FEET	N/A	N/A
7	MAXIMUM BUILDING COVERAGE	35 PERCENT	0 PERCENT	N/A	N/A
8	MAXIMUM IMPERVIOUS COVERAGE	50 PERCENT	7 PERCENT	4 PERCENT	N/A

GRAPHIC SCALE
60 30 0 60
SCALE IN FEET

HYLAND Engineering
212 South Front Street
Wormleysburg, PA 17043
(717) 723-3326

PRELIMINARY/ FINAL MINOR SUBDIVISION PLAN

6121 LEON AVENUE
6121 LEON AVENUE, HARRISBURG, PA 17111
SWATARA & LOWER SWATARA TOWNSHIP, DAUPHIN COUNTY, PA

REVISIONS

No.	Date	Description / Reason

Designer	K.R.F.
Drafter	K.R.F.
Reviewer	A.J.D.
Scale	1" = 60'
Project No.	220591
Date	01/30/2025
CAD File:	SP220591_P01

Sheet Title

SUBDIVISION PLAN

Sheet Number

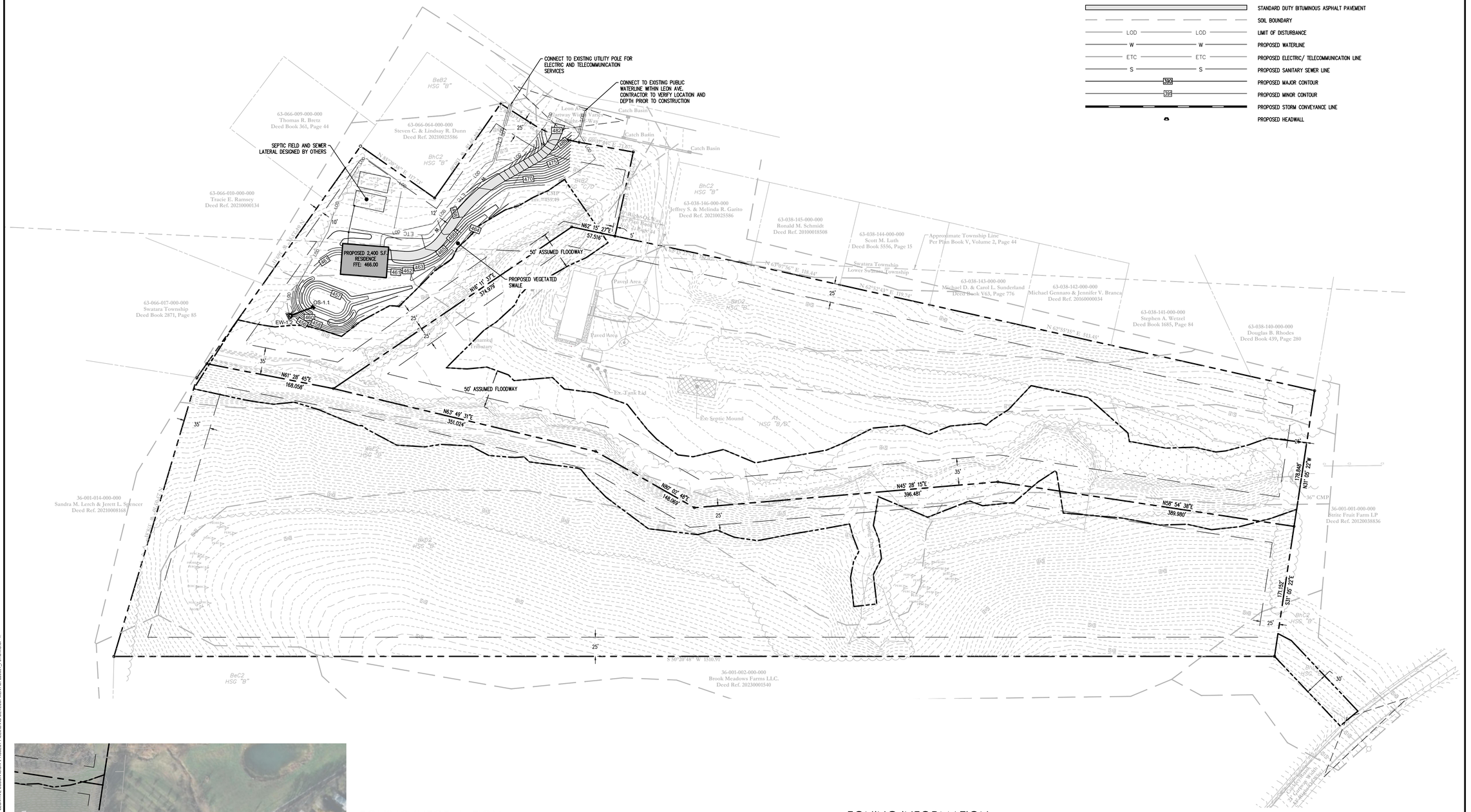
SB-1

3 OF 9

1/30/2025, KYLE FELTY, C:\USERS\KYLEFELTY\DOCS\CODESMYH AND ENGINEERING INC-220591 - LEON AVE SUBDIVISION-PROJECT FILES\LAND DEVELOPMENT\SP220591_P01 SWS.DBC

SITE & GRADING PLAN LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- STANDARD DUTY BITUMINOUS ASPHALT PAVEMENT
- SOIL BOUNDARY
- LOD — LOD — LIMIT OF DISTURBANCE
- W — W — PROPOSED WATERLINE
- ETC — ETC — PROPOSED ELECTRIC/ TELECOMMUNICATION LINE
- S — S — PROPOSED SANITARY SEWER LINE
- 590 — PROPOSED MAJOR CONTOUR
- 591 — PROPOSED MINOR CONTOUR
- PROPOSED STORM CONVEYANCE LINE
- PROPOSED HEADWALL





ZONING INFORMATION

LOCATION: LOWER SWATARA TOWNSHIP, DAUPHIN COUNTY					
ZONE: (R-A) RESIDENTIAL AGRICULTURAL					
USE: SINGLE-FAMILY DETACHED DWELLING UNITS					
ITEM #	ITEM	REQUIREMENTS	PROPOSED – LOT 1	PROPOSED – LOT 2	PROPOSED – LOT 3
1	MINIMUM LOT AREA	1 ACRE	2.13 ACRES	6.39 ACRES	8.65 ACRES
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4	MINIMUM SIDE SETBACK	25 FEET	25 FEET	25 FEET	25 FEET
5	MINIMUM REAR SETBACK	35 FEET	35 FEET	35 FEET	35 FEET
6	MAXIMUM BUILDING HEIGHT	35 FEET	< 35 FEET	< 35 FEET	N/A
7	MAXIMUM IMPERVIOUS COVERAGE	30 PERCENT	7 PERCENT	4 PERCENT	0 PERCENT

ZONING INFORMATION

LOCATION: SWATARA TOWNSHIP, DAUPHIN COUNTY					
ZONE: (R-S) SINGLE FAMILY RESIDENTIAL					
USE: RETAIL (PERMITTED USE)					
ITEM #	ITEM	REQUIREMENTS	PROPOSED – LOT 1	PROPOSED – LOT 2	PROPOSED – LOT 3
1	MINIMUM LOT AREA	1 ACRE	2.13 ACRES	6.39 ACRES	8.65 ACRES
2	MINIMUM LOT WIDTH	150 FEET	186 FEET	164 FEET	171 FEET
3	MINIMUM FRONT SETBACK	25 FEET	25 FEET	25 FEET	N/A
4	MINIMUM SIDE SETBACK	ONE SIDE 5 FEET FOR A TOTAL OF 15 FEET	10 FEET	N/A	N/A
5	MINIMUM REAR SETBACK	25 FEET	25 FEET	N/A	N/A
6	MAXIMUM BUILDING HEIGHT	38 FEET / 3 STORIES	> 38 FEET	N/A	N/A
7	MAXIMUM BUILDING COVERAGE	35 PERCENT	0 PERCENT	N/A	N/A
8	MAXIMUM IMPERVIOUS COVERAGE	50 PERCENT	7 PERCENT	4 PERCENT	N/A

GRAPHIC SCALE
60 30 0 60
SCALE IN FEET

HYLAND Engineering
212 South Front Street
Wormleysburg, PA 17043
(717) 723-3326

PRELIMINARY/ FINAL MINOR SUBDIVISION PLAN

6121 LEON AVENUE
6121 LEON AVENUE, HARRISBURG, PA 17111
SWATARA & LOWER SWATARA TOWNSHIP, DAUPHIN COUNTY, PA

REVISIONS
No. | Date | Description / Reason

Designer K.R.F.
Drafter K.R.F.
Reviewer A.J.D.
Scale 1" = 60'
Project No. 220591
Date 01/30/2025
CAD File: SP220591_P01

Sheet Title
SITE & GRADING PLAN

Sheet Number
SP-1

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