No: 25-108

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Swatara Township | Surveyor: Romeo Land Surveying, Inc. | Engineer: N/A

Plat Title: Final Minor Subdivision Plan for Maxie Wiley III

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

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

# of Lots	# of New Lots	# of DUs	Acs Subdiv/Devel	Total Acs
4	3	0	4.91	4.91

Date Received: 12/2/24 | Staff Review: 12/11/24 | Official County Review: 12/13/24

Reviewed by: KMD | Checked by: DMK | Parcel ID 63-046-006

Project Description: The purpose of this plan is to divide one parcel into separate tax parcels

- *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, provided such proposal is **on an existing street and no new streets are involved**. (S&LDO § 253-10) *It is noted that the applicant has requested a waiver for Section §253-10 on the plan but is referencing the Preliminary Plan requirements (S&LDO §253-12). The plan contains a proposed private access drive which is considered a street by definition.*
Section § 253-24.B.1.b – Fee in lieu of dedication waiver for Recreation and Open Space is requested.

SALDO Comments:

1. All signatures, certifications, and notarizations must be obtained before the plan is brought in for signing.
2. Locations and descriptions of survey monuments shall be shown and described on the plate. (Section §253-10.A.1.b.2) (Section § 253-14.A.3)
3. The name, address, and telephone number of the owner/applicant are required to be shown. (S&LDO §253-14.A.8)
4. Locations on the property map of existing streams are required to be shown. (S&LDO §253-10.A.1.b.4.) *GIS mapping indicates two streams are not displayed on the plan.*
5. Building setbacks are required to be shown. (S&LDO §253-14.A.13) *Setbacks are not displayed on the pole sections.*
6. A final erosion and sedimentation control plan is required. (S&LDO §253-14.A.17)

7. The widths of right-of-way, and cartway widths, and the locations and size of utility mains are required to be shown. (S&LDO §253-14.A.19.b) *Widths of the proposed access street, the location of water lines and electrical lines are required to be displayed, and any other utility that will access the proposed lots.*
8. Profiles of streets and alleys showing grades are required. (S&LDO §253-14.A.19.a)
9. 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) (Section § 253-14. A.19.d)
10. A copy of the sewage "Plan Revision Module for Land Development is required. (Section § 253-14. A.19.f)
11. A final stormwater management plan is required. (Section § 253-14. A.19.h)
12. The access road shall comply with the requirements of S&LDO § 253-15, and § 253-16, and should be reviewed by the township engineer for compliance.
13. A clear-sight triangle is required for driveways intersecting a street. (Section §253-16.J)
14. Easements shall be provided where a subdivision and/or land development is traversed by a watercourse, drainageway, channel, or stream. Under no circumstances shall the easement be less than 25 feet. (S&LDO §253.17.B) (S&LDO §253-22.B.1) *The easement for the stream situated between the existing house and barn is not displayed.*
15. Determine if natural feature preservation is required by § 253-22 (Natural Features Preservation). *Proposed lots 1,2,3, and 4 contain a significant amount of woodland area.*
16. Where any excavation or grading is proposed or where any existing trees, shrubs or other vegetative cover will be removed, the developer shall consult the County Conservation District concerning plans for erosion and sedimentation control and obtain a report on soil characteristics. (Section §253-23.B)
17. The recreational areas and open space must comply with S&LDO §253-24 and should be reviewed by the township engineer for compliance. *The applicant is requesting a waiver for this requirement.*
18. Monuments and markers are required to comply with § 253-26 (Monuments and Markers).
19. The access road must be designed and improved to the standards in S&LDO § 253-27 and reviewed by the township engineer for compliance.
20. Sidewalks shall be constructed on both sides of new streets/ on the adjacent sides of abutting streets. (S&LDO §253-32)
21. Fire hydrants shall be installed within 600 feet of all existing and proposed structures by way of accessible streets. (S&LDO §253-33) *Where is the nearest fire hydrant? Is the existing hydrant located within 600 feet of the proposed dwelling in lot 4? This should be reviewed by the township engineer for compliance.*

Zoning Comments:

1. The plan must comply with Zoning §295-32 (Steep Slopes). *It should be noted that a GIS-generated map indicates that proposed Lots 1,2,3, and 4 contain slopes 25% or greater. The proposed dwelling location on proposed lot 2 is partially located on a sloped area of 25% or greater. This should be reviewed by the township engineer for compliance.*
2. Fire lanes and access requirements should be reviewed by the township engineer for compliance. (Zoning § 295-108.)

General Comments:

1. A maintenance agreement for the access road between proposed Lots 1, 2,3, and 4 should be provided for the township.
2. If no development is proposed as part of this plan, then please add an additional note on the coversheet stating as such. An example statement is *"No development is to take place as a result of this plan. In the event of any potential future development on these Lots, sufficient plans and data must first be submitted for review and approval by the proper local, county, and state agencies."*
3. Are there any safety concerns for emergency access including a turnaround area for emergency vehicles on the proposed access road? Township emergency personnel should be given an opportunity to review the plan for emergency access.
4. The lots are oddly configured. Why were they configured in this manner?
5. The proposed access road is located where the sanitary sewer lines are located. Some agreement or acknowledgment from the utility should be in place, authorizing access for repair or maintenance.
6. The waterway/streams should be placed in the legend.
7. The proposed access road is being partially built over an existing stream feature which is required to be identified in the plan.

No. 25-008

	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 (no PCP)		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 (stream and utilities)		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			
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		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		

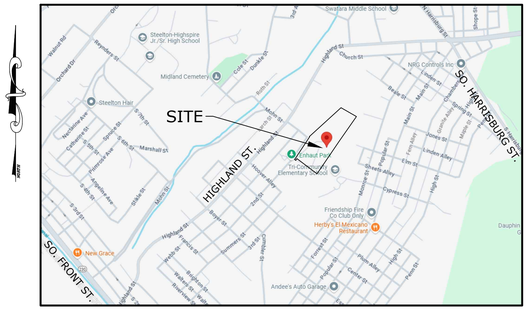
FINAL MINOR SUBDIVISION PLAN FOR MAXIE WILEY III

700 SECOND STREET, HARRISBURG, PA 17113

TAX PARCEL #63-046-009, SWATARA TOWNSHIP, DAUPHIN COUNTY, PA

LOCATION MAP

SCALE: 1"=1,000'



WAIVERS/MODIFICATIONS

THE APPLICANT REQUESTS THE FOLLOWING:

WAIVER FROM THE REQUIREMENT TO SUBMIT A SEPARATE PRELIMINARY PLAN (SECTION 253-10)

ACTION BY PLANNING COMMISSION: _____

ACTION BY BOROUGH COUNCIL: _____

WAIVER FROM THE REQUIREMENT TO PROVIDE A FEE IN-LIEU OF DEDICATION OF OPEN SPACE (SECTION 253-24 B.(1)(b)

ACTION BY PLANNING COMMISSION: _____

ACTION BY BOROUGH COUNCIL: _____

STATEMENT OF PURPOSE

THE PURPOSE OF THIS PLAN IS DIVIDE ONE TAX PARCEL INTO SEPARATE TAX PARCELS. NO CONSTRUCTION, DEVELOPMENT OR EARTH DISTURBANCE IS PROPOSED BY THIS PLAN.

SHEET INDEX

1 - COVER SHEET

2 - EXISTING CONDITIONS PLAN

3 - SUBDIVISION PLAN

4 - EASEMENT PLAN

GENERAL NOTES

1. OWNER & APPLICANT:
   MAXIE WILEY III & ANGELA M. WILEY (717)623-9339
   686 SECOND STREET
   HARRISBURG PA 17113
2. BOUNDARY AND TOPOGRAPHIC DATA IS BASED ON A SURVEY PERFORMED BY ROMEO LAND SURVEYING, INC. BEARINGS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD-83 SOUTH ZONE. ELEVATIONS BASED ON NAVD OF 1988.
3. THE SUBJECT IS LOCATED IN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FEMA MAP #42043C0427D (EFFECTIVE DATE AUGUST 2, 2012).
4. NO WETLANDS WERE OBSERVED ON SUBJECT PROPERTY.
5. THE PROPERTY HAS ADJACENT PUBLIC SEWER AND WATER.
6.

ZONING REQUIREMENTS

1. SUBJECT PROPERTY IS LOCATED IN THE R-M ZONING DISTRICT.
   (MEDIUM DENSITY RESIDENTIAL)
2. EXISTING AND PROPOSED USE: RESIDENTIAL
3. LOT REQUIREMENTS:

FRONT SETBACK:	25 FT.
REAR SETBACK:	25 FT.
SIDE SETBACK:	5 FT.
MIN. LOT WIDTH	40 FT. (AT BUILDING SETBACK LINE)
MIN. LOT AREA:	5,000 SQ. FT.

4. MAXIMUM BUILDING HEIGHT: 35 FEET.
5. MAXIMUM IMPERVIOUS COVERAGE: 60%(BLDG.) 70% (ALL IMPERVIOUS)
   EXISTING IMPERVIOUS COVERAGE: 3.87%

SIGNATURE BLOCKS

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF DAUPHIN

ON THIS THE ____DAY OF _____, 20___ BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED

FOR:

OWNER(S) NAME: MAXIE WILEY III ANGELA M. WILEY

OWNER(S) SIGNATURE: _____ _____

WHO BEING DULY SWORN ACCORDING TO THE 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

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED ARE THE LEGAL, EQUITABLE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAN AND THAT ALL STREETS OR PARTS THEREOF AND RIGHTS-OF-WAY, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO THE PUBLIC USE.

FOR:

OWNER(S) NAME:

OWNER(S) SIGNATURE: _____ _____

THIS PLAN REVIEWED BY THE DAUPHIN COUNTY PLANNING DEPARTMENT THIS ____DAY OF

_____, 20___ BY_____

THIS PLAN REVIEWED BY THE SWATARA TOWNSHIP ENGINEER THIS ____DAY OF

_____, 20___ BY _____
SWATARA TOWNSHIP ENGINEER

THIS PLAN RECOMMENDED FOR APPROVAL BY THE SWATARA TOWNSHIP PLANNING COMMISSION

THIS ____DAY OF _____, 20___

_____
CHAIRMAN

_____
SECRETARY

THIS PLAN APPROVED BY THE SWATARA TOWNSHIP BOARD OF COMMISSIONERS

THIS ____DAY OF _____, 20___

_____
PRESIDENT

_____
SECRETARY

THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR

DAUPHIN COUNTY THIS ____DAY OF _____, 20___

INSTRUMENT #_____

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — MARK G. ROMEO — LAND SURVEYOR SU 049366 E

I HEREBY CERTIFY THAT THIS PLAN IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Mark G. Romeo, P.L.S.
SU-049366-E

This plan has been prepared by:

Romeo Land Surveying, Inc.

Mark G. Romeo, P.L.S.

700 Ohio Avenue, Lemoyne, PA 17043 (717) 763-4144

CONCEPT SKETCHFOR:

WILEY SUBDIVSION

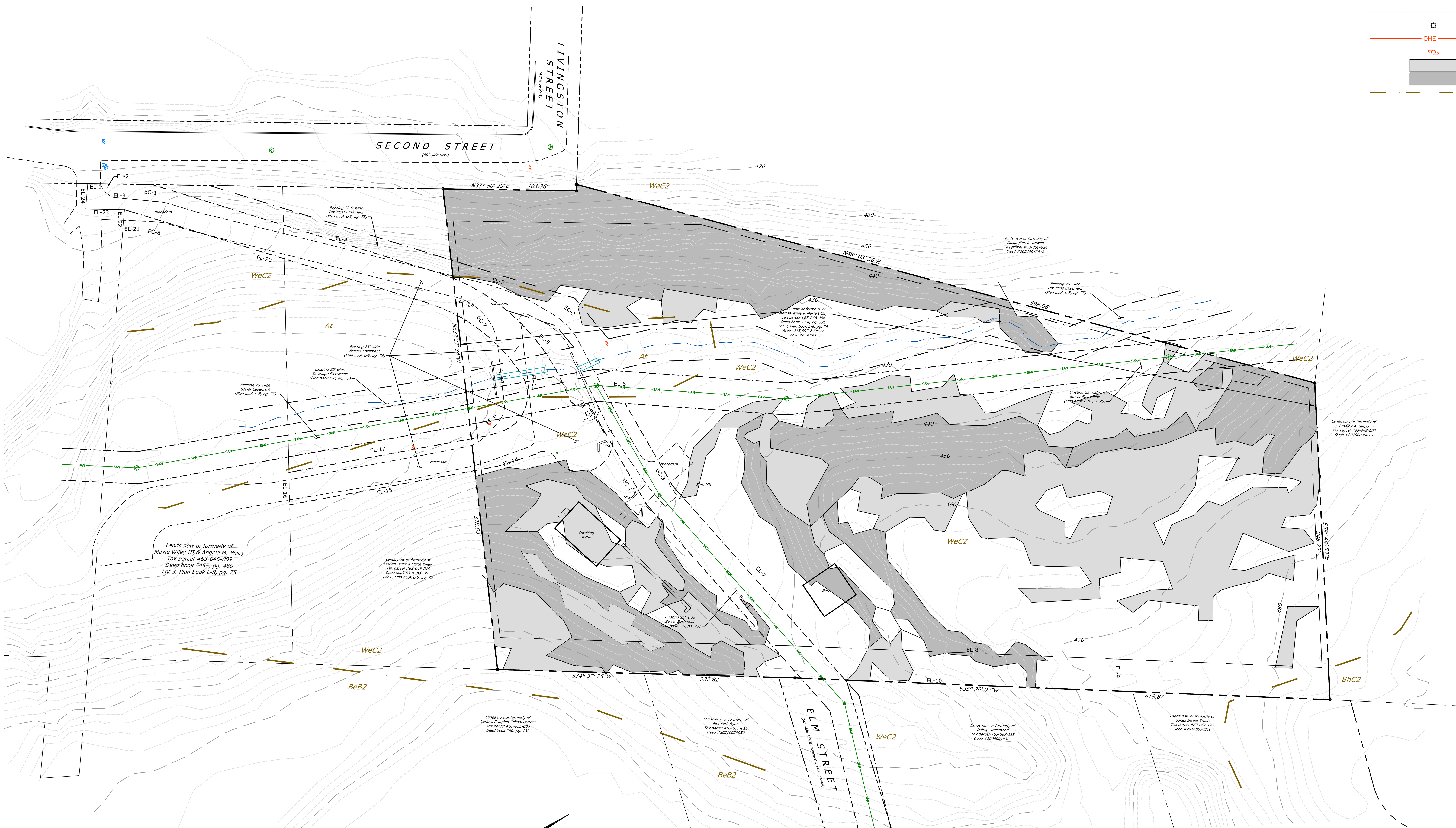
700 SECOND STREET, HARRISBURG, PA 17113

SWATARA TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

DATE:	11/18/2024	CHECKED BY:	MGR
LAST REV:	00/00/0000	CAD FILE:	24170.dwg
PROJECT #:	24170	SHEET #	1 of 4
SCALE:	AS SHOWN		

EXISTING FEATURES LEGEND

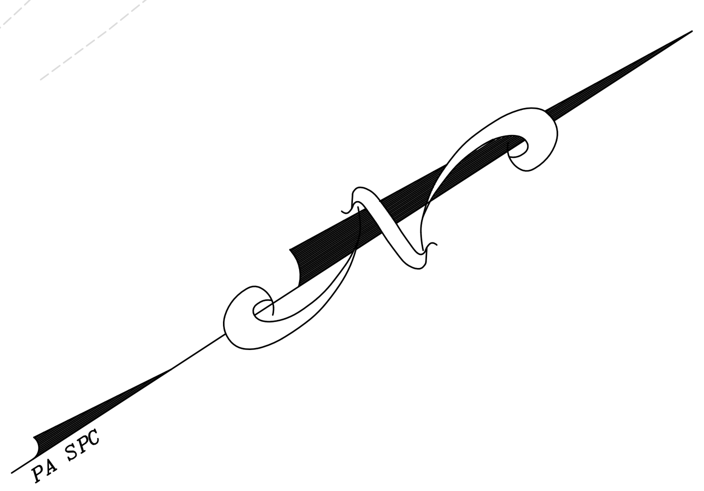
Symbol	Feature
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	PUBLIC ROAD RIGHT-OF-WAY LINE
	EASEMENT
	ELEVATION CONTOUR 2'
	ELEVATION CONTOUR 10'
W — W — W	WATER LINE
SAN	SANITARY SEWER
	SETBACK LINE
	BUILDING
	FENCE
	EDGE OF PAVEMENT
	PROPERTY CORNER MARKER
OHE	OVERHEAD WIRES
	UTILITY POLE
	15%-25% SLOPES
	>25% SLOPES
	SOILS BOUNDARY



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



SOILS

At	Atkins silt loam	
BeB2	Bedington shaly silt loam	3 to 8 percent slopes, moderately eroded
BhC2	Berks channery silt loam	8 to 15 percent slopes
WeE2	Weikert shaly silt loam	25 to 40 percent slopes, moderately eroded

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MARK G. ROMEO
LAND SURVEYOR
SU 049366 E

I HEREBY CERTIFY THAT THIS PLAN IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

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Mark G. Romeo, P.L.S.

700 Ohio Avenue, Lemoyne, PA 17043 (717) 763-4144

EXISTING CONDITIONS

WILEY SUBDIVSION

700 SECOND STREET, HARRISBURG, PA 17113

SWATARA TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

PROJECT #:	24170	DATE:	11/18/2024
SCALE:	1"=30'	LAST REV:	00/00/0000
SHEET #	2 of 4	CHECKED BY:	MGR
		CAD FILE:	24170.dwg

PROPOSED FEATURES LEGEND

- PROPERTY LINE
- PROPERTY CORNER MARKERS
- SETBACK LINE
- EASEMENT

EXISTING FEATURES LEGEND

- *PROPERTY LINE*
- *ADJACENT PROPERTY LINE*
- *PUBLIC ROAD RIGHT-OF-WAY LINE*
- *EASEMENT*
- *ELEVATION CONTOUR 2'*
- *ELEVATION CONTOUR 10'*
- *WATER LINE*
- *SANITARY SEWER*
- *SETBACK LINE*
- *BUILDING*
- *FENCE*
- *EDGE OF PAVEMENT*
- *PROPERTY CORNER MARKER*
- *OVERHEAD WIRES*
- *UTILITY POLE*
- *15%-25% SLOPES*
- *>25% SLOPES*
- *SOILS BOUNDARY*

SECOND STREET (50' wide R/W)

LIVINGSTON STREET (50' wide R/W)

DEED

N33° 50' 29"E 104.36'

L-1 L-2 L-3 L-4 L-5 L-6 L-7 L-8

N48° 03' 36"E 163.33'

N48° 03' 36"E 313.20'

N48° 03' 36"E 458.74'

N48° 03' 36"E 598.06'

Existing 12.5' wide Drainage Easement (Plan book L-8, pg. 75)

PROPOSED 25' WIDE ACCESS EASEMENT

Existing 25' wide Access Easement (Plan book L-8, pg. 75) SEE NOTE BELOW

Existing 25' wide Drainage Easement (Plan book L-8, pg. 75)

Existing 25' wide Sewer Easement (Plan book L-8, pg. 75)

PROPOSED 25' WIDE ACCESS EASEMENT

N63° 27' 34"W 378.63'

Lands now or formerly of Marion Wiley & Marie Wiley Tax parcel #63-046-010 Deed book 53-K, pg. 395 Lot 2, Plan book L-8, pg. 75

Lands now or formerly of Marion Wiley & Marie Wiley Tax parcel #63-046-006 Deed book 53-K, pg. 395 Lot 3, Plan book L-8, pg. 75 Area=213,897.2 Sq. Ft. or 4.908 Acres

Lands now or formerly of Jacqueline R. Rowan Tax parcel #63-050-024 Deed #20240012818

Lands now or formerly of Bradley A. Stepp Tax parcel #63-046-002 Deed #20190005076

Lands now or formerly of Jones Street Trust Tax parcel #63-067-125 Deed #20160030310

Lands now or formerly of Dalle C. Richmond Tax parcel #63-067-115 Deed #20080014325

Lands now or formerly of Central Dauphin School District Tax parcel #63-055-006 Deed book 780, pg. 132

Lands now or formerly of Meredith Ryan Tax parcel #63-055-011 Deed #20210024050

PROPOSED LOT 1 AREA=53,474.3 SQ.FT OR 1.227 ACRES

PROPOSED LOT 2 AREA=53,474.3 SQ.FT OR 1.227 ACRES

PROPOSED LOT 3 AREA=53,474.3 SQ.FT OR 1.227 ACRES

PROPOSED LOT 4 AREA=53,474.3 SQ.FT OR 1.227 ACRES

POTENTIAL DWELLING LOCATION

Dwelling #700

Barn

Existing 25' wide Sewer Easement (Plan book L-8, pg. 75)

S55° 44' 53"E 283.94'

S55° 44' 53"E 270.42'

S55° 44' 53"E 258.76'

S55° 44' 53"E 246.42'

S34° 37' 25"W 160.86'

232.82'

71.96'

96.06'

S35° 20' 07"W 163.87'

418.87'

158.94'

PROPOSED 25' WIDE ACCESS EASEMENT

ELM STREET (50' wide R/W(Undeveloped & unimproved))

macadam

WeC2 BeB2 BhC2 At

EL-1 EL-2 EL-3 EL-4 EL-5 EL-6 EL-7 EL-8 EL-9 EL-10 EL-11 EL-12 EL-13 EL-14 EL-15 EL-16 EL-17 EL-18 EL-19 EL-20

EC-1 EC-2 EC-3 EC-4 EC-5 EC-6

470 460 450 440 430 480

AREA TABULATION

	AREA IN SQ. FT.	AREA IN ACRES
EXISTING TOTAL AREA	213,897.20	4.910 ACRES
PROPOSED LOT 1 AREA	53,474.30	1.2276 ACRE
PROPOSED LOT 2 AREA	53,474.30	1.2276 ACRE
PROPOSED LOT 3 AREA	53,474.30	1.2276 ACRE
PROPOSED LOT 4 AREA	53,474.30	1.2276 ACRE

PROPERTY LINE TABLE

L-1	N56° 09' 31"W	5.00'
L-2	N33° 50' 29"E	26.36'
L-3	N63° 27' 34"W	14.70'
L-4	N33° 50' 29"E	26.00'
L-5	N63° 27' 34"W	34.71'
L-6	N33° 50' 29"E	26.00'
L-7	N63° 27' 34"W	54.72'
L-8	N33° 50' 29"E	26.00'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — MARK G. ROMEO — LAND SURVEYOR SU 049366 E

I HEREBY CERTIFY THAT THIS PLAN IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Mark G. Romeo, P.L.S.
SU-049366-E

This plan has been prepared by:

Romeo Land Surveying, Inc.
Mark G. Romeo, P.L.S.
700 Ohio Avenue, Lemoyne, PA 17043 (717) 763-4144

SUBDIVISON PLAN

WILEY SUBDIVSION

700 SECOND STREET, HARRISBURG, PA 17113

SWATARA TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

PROJECT #:	24170	DATE:	11/18/2024
SCALE:	1"=30'	LAST REV:	00/00/0000
SHEET #	3 of 4	CHECKED BY:	MGR
		CAD FILE:	24170.dwg

EASEMENT CURV TABLE

EC-1	R=212.50'	L=35.15'	S42° 32' 23"W	Ch=35.11'
EC-2	R=75.00'	L=59.88'	S72° 22' 11"W	Ch=58.30'
EC-3	R=200.00'	L=56.73'	S87° 06' 51"W	Ch=56.54'
EC-4	R=200.00'	L=56.73'	N87° 06' 51"E	Ch=56.54'
EC-5	R=50.00'	L=38.69'	N73° 04' 21"E	Ch=37.73'
EC-6	R=30.00'	L=44.98'	N20° 25' 31"E	Ch=40.88'
EC-7	R=30.00'	L=35.15'	S83° 03' 35"W	Ch=33.17'
EC-8	R=187.50'	L=31.01'	N42° 32' 23"E	Ch=30.98'

EASEMENT LINE TABLE

EL-1	N33° 50' 29"E	12.51'
EL-2	N82° 01' 44"E	8.17'
EL-3	S37° 48' 06"W	21.53'
EL-4	S47° 16' 40"W	226.02'
EL-5	S49° 29' 55"W	56.92'
EL-6	N84° 45' 34"W	86.81'
EL-7	N78° 59' 15"W	163.34'
EL-8	S35° 20' 07"W	232.27'
EL-9	S59° 44' 53"E	25.10'
EL-10	S35° 20' 07"E	244.51'
EL-11	N78° 59' 15"E	176.92'
EL-12	S84° 45' 34"E	90.38'
EL-13	N63° 22' 44"W	94.83'
EL-14	N10° 45' 57"W	53.22'
EL-15	S22° 31' 43"W	147.46'
EL-16	N58° 14' 35"W	25.33'
EL-17	N22° 31' 43"E	143.52'
EL-18	N63° 22' 44"W	45.16'
EL-19	N49° 29' 55"E	10.62'
EL-20	N47° 16' 40"E	225.53'
EL-21	N37° 48' 06"E	9.48'
EL-22	N52° 25' 31"W	11.94'
EL-23	S33° 50' 29"W	30.33'
EL-24	N52° 25' 31"W	19.99'

SECOND STREET
(50' wide R/W)

LIVINGSTON STREET
(40' wide R/W)

N33° 50' 29"E 104.36'

N48° 03' 36"E 163.23'

N48° 03' 36"E 313.20'

N48° 03' 36"E 458.74'

N48° 03' 36"E 598.06'

N63° 22' 44"W

S59° 44' 53"E 283.94'

S59° 44' 53"E 270.42'

S59° 44' 53"E 238.76'

378.63'

160.86' S34° 37' 25"W

232.82'

71.96'

96.06'

163.87' S35° 20' 07"W

418.87'

158.94'

Existing 12.5' wide Drainage Easement (Plan book L-8, pg. 75)

PROPOSED 25' WIDE ACCESS EASEMENT

Existing 25' wide Access Easement (Plan book L-8, pg. 75) SEE NOTE BELOW

Existing 25' wide Drainage Easement (Plan book L-8, pg. 75)

Existing 25' wide Sewer Easement (Plan book L-8, pg. 75)

PROPOSED 25' WIDE ACCESS EASEMENT

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Existing 25' wide Drainage Easement (Plan book L-8, pg. 75)

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Existing 25' wide Sewer Easement (Plan book L-8, pg. 75)

Existing 25' wide Drainage Easement (Plan book L-8, pg. 75)

macadam

PROPOSED LOT 1
AREA=53,474.3 SQ.FT
OR 1.227 ACRES

PROPOSED LOT 2
AREA=53,474.3 SQ.FT
OR 1.227 ACRES

PROPOSED LOT 3
AREA=53,474.3 SQ.FT
OR 1.227 ACRES

PROPOSED LOT 4
AREA=53,474.3 SQ.FT
OR 1.227 ACRES

POTENTIAL DWELLING LOCATION

POTENTIAL DWELLING LOCATION

POTENTIAL DWELLING LOCATION

Dwelling #700

Barn

Lands now or formerly of Maxie Wiley III & Angela M. Wiley
Tax parcel #63-046-009
Deed book 5455, pg. 489
Lot 3, Plan book L-8, pg. 75

Lands now or formerly of Marion Wiley & Marie Wiley
Tax parcel #63-046-010
Deed book 53-K, pg. 395
Lot 2, Plan book L-8, pg. 75

Lands now or formerly of Jacqueline R. Rowan
Tax parcel #63-050-024
Deed #20240012818

Lands now or formerly of Marion Wiley & Marie Wiley
Tax parcel #63-046-010
Deed book 53-K, pg. 395
Lot 3, Plan book L-8, pg. 75
Area=213,897.2 Sq. Ft
or 4.908 Acres

Lands now or formerly of Central Dauphin School District
Tax parcel #63-055-008
Deed book 780, pg. 132

Lands now or formerly of Meredith Ryan
Tax parcel #63-055-011
Deed #20210024050

Lands now or formerly of Dale C. Richmond
Tax parcel #63-067-115
Deed #20060014325

Lands now or formerly of Jones Street Trust
Tax parcel #63-067-125
Deed #20160030310

ELM STREET
(50' wide R/W)(unopened & unimproved)

DEED

AREA TABULATION

	AREA IN SQ. FT.	AREA IN ACRES
EXISTING TOTAL AREA	213,897.20	4.910 ACRES
PROPOSED LOT 1 AREA	53,474.30	1.2276 ACRE
PROPOSED LOT 2 AREA	53,474.30	1.2276 ACRE
PROPOSED LOT 3 AREA	53,474.30	1.2276 ACRE
PROPOSED LOT 4 AREA	53,474.30	1.2276 ACRE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

ACCESS EASEMENT NOTE

THE EXISTING ACCESS EASEMENT AS SHOWN ON PLAN BOOK L-8, PAGE 75, TO BE EXTINGUISHED AND REDEFINED BY THE PROPOSED ACCESS EASEMENT SHOWN ON THIS PLAN. AN OPERATION AND MAINTENANCE AGREEMENT FOR THE PROPOSED ACCESS EASEMENT SHALL BE EXECUTED AND RECORDED AS A CONDITION OF THIS PLAN APPROVAL.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MARK G. ROMEO
LAND SURVEYOR
SU 049366 E

I HEREBY CERTIFY THAT THIS PLAN IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Mark G. Romeo, P.L.S.
SU-049366-E

This plan has been prepared by:
Romeo Land Surveying, Inc.
Mark G. Romeo, P.L.S.
700 Ohio Avenue, Lemoyne, PA 17043 (717) 763-4144

EASEMENT PLAN

WILEY SUBDIVSION

700 SECOND STREET, HARRISBURG, PA 17113

SWATARA TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

PROJECT #:	24170	DATE:	11/18/2024
SCALE:	1"=30'	LAST REV:	00/00/0000
SHEET #	4 of 4	CHECKED BY:	MGR
		CAD FILE:	24170.dwg