No: 25-017

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Swatara Township | Surveyor: n/a | Engineer: BL Companies

Plat Title: Preliminary/Final Minor Subdivision Plat for Cloverleaf Motel Inc.

Zoning District: C-L – Limited Commercial District | Proposed Land Use: Commercial

Plat Status:		Preliminary	**Plat Type**: X	Subdivision	**Regulations**:		County
		Final		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	2	0		2.77

Date Received: 1/7/25 | Staff Review: 1/10/25 | Official County Review: 1/10/25

Reviewed by: KMD | Checked by: DMK | Parcel ID 63-031-047

Project Description: The purpose of this plan is to subdivide the existing parcel into two separate lots.

- *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:

S&LDO § 253-11 (Preliminary Plan)

SALDO Comments:

1. All signatures, certifications, and notarizations must be obtained before the plan is brought in for signing.
2. All easements are required to be displayed. (S&LDO §253-14.A.2) *It appears that the water from Lot 2 drains onto Lot 1's drain basin. An easement to access this drain basin must be displayed.*
3. The name, address, and telephone number of the owner/applicant are required to be shown. (S&LDO §253-14.A.8 and §253.1.8.a) *The phone number is not displayed.*
4. A final erosion and sedimentation control plan is required. (S&LDO §253-14.A.17 and §253-10.1.A) *It is noted that there is no proposed development or earth-moving activity.*
5. 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)
6. Existing and proposed contours at vertical intervals of five feet or less must be displayed. (S&LDO 253-14.A.14)
7. A copy of the sewage "Plan Revision Module for Land Development is required. (Section § 253-14. A.19.f)
8. A final stormwater management plan is required. (Section § 253-14. A.19.h)
9. Monuments and markers are required to comply with § 253-26 (Monuments and Markers).

10. Proposed driveways and access roads are required to comply with S&LDO §253-16 and should be reviewed by the Township Engineer for compliance.
11. Fire hydrants shall be installed within 600 feet of all existing and proposed structures. The Township Engineer should review this for compliance.

Zoning Comments:

1. Fire lanes and access requirements should be reviewed by the Township Engineer for compliance. (Zoning § 295-108.)
2. Ensure that parking spaces for both lots are compliant with the off-street parking and loading requirements in Zoning Article IV. This should be reviewed by the Township Engineer for compliance.
3. A table for required parking for both lots would be helpful.

General Comments:

1. Is lot 2 still going to use the parking area in proposed lot 1 or will it be reconfigured? If there are any access and parking changes are there any safety concerns for emergency access, including a turnaround area for emergency vehicles?
2. Township emergency personnel should be given an opportunity to review the plan for emergency access.
3. General note 3 on sheet EX-1 states that the property is located in a Flood Hazard X, an area of minimal flooding. Current flood maps from FEMA do not display this area as a flood risk area. This should be reviewed by the Township Engineer for compliance with S&LDO §253-12.A.1.n and §253-14.19.g.

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 (drain basin)		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		

PRELIMINARY/FINAL
MINOR SUBDIVISION PLAT FOR
CLOVERLEAF MOTEL INCORPORATED

631 EISENHOWER BOULEVARD
SWATARA TOWNSHIP, DAUPHIN COUNTY
PENNSYLVANIA

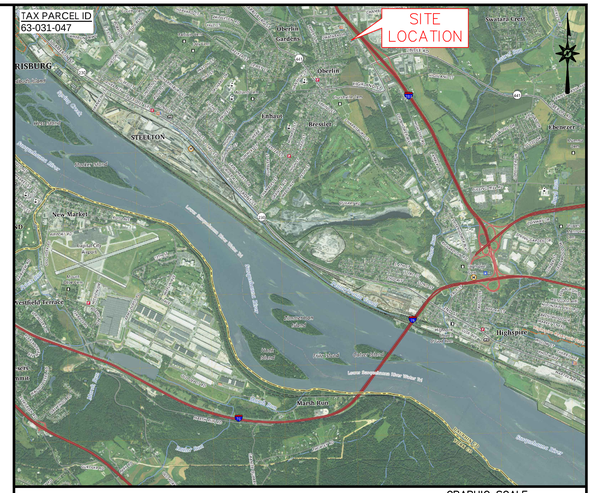
PREPARED FOR:

CLOVERLEAF MOTEL INCORPORATED
631 EISENHOWER BOULEVARD
HARRISBURG, PA 17111

PREPARED BY:

ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING

2601 MARKET PLACE, SUITE 350
HARRISBURG, PA 17110
(717) 651-9850



VICINITY MAP
SCALE: 1"=1000'

GRAPHIC SCALE
1000 500 0 1000
SCALE IN FEET

OWNERS 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 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.

OWNER(S) _____

OWNER(S) _____

COUNTY PLANNING COMMISSION STATEMENT

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

CHAIRMAN _____

SECRETARY _____

LANDOWNER STATEMENT

I _____ (OWNER), ACKNOWLEDGE THAT THE STORMWATER BMPS ARE FIXTURES THAT CANNOT BE REMOVED OR ALTERED WITHOUT PRIOR APPROVAL BY THE MUNICIPALITY.

_____, 20____

_____ OWNER

TOWNSHIP PLANNING COMMISSION STATEMENT

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

CHAIRMAN _____

SECRETARY _____

WAIVER REQUESTED

APPROVAL DATE

THE SWATARA TOWNSHIP BOARD OF COMMISSIONERS GRANTED WAIVERS OF THE FOLLOWING SECTIONS OF THE SWATARA TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

§253-11 - PRELIMINARY PLAT PROCEDURE

PLAN APPROVAL

APPROVAL DATE

DATE THAT ALL CONDITIONS OF PLAN APPROVAL WERE MET.

_____ ZONING OFFICER OR TOWNSHIP MANAGER

_____ DATE

TOWNSHIP BOARD OF COMMISSIONERS STATEMENT

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

PRESIDENT _____

SECRETARY _____

UNIFORM PARCEL IDENTIFIER

PROPERTY ID: 63-031-047

PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE EXISTING PARCEL INTO TWO SEPARATE LOTS.

Sheet List Table

1	CV-1	COVER SHEET
2	EX-1	EXISTING CONDITIONS
3	SB-1	MINOR SUBDIVISION

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN.

_____ REGISTERED SURVEYOR

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RONALD LEE LEWIS
LAND SURVEYOR
SU061596

RON LEWIS LS No. SU-061596
2601 MARKET PLACE SUITE 350, HARRISBURG, PA 17110
717-943-1686

RECORDER OF DEEDS STATEMENT

THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR DAUPHIN COUNTY THIS _____ DAY OF _____, 20____

PLAN BOOK _____ VOLUME _____ PAGE _____

INSTRUMENT NO. _____

DATES

ISSUE DATE: DECEMBER 17, 2024
REVISION:

OWNER / DEVELOPER

CLOVERLEAF MOTEL INCORPORATED
631 EISENHOWER BOULEVARD
HARRISBURG, PA 17111

CV-1 No. 1 of 3

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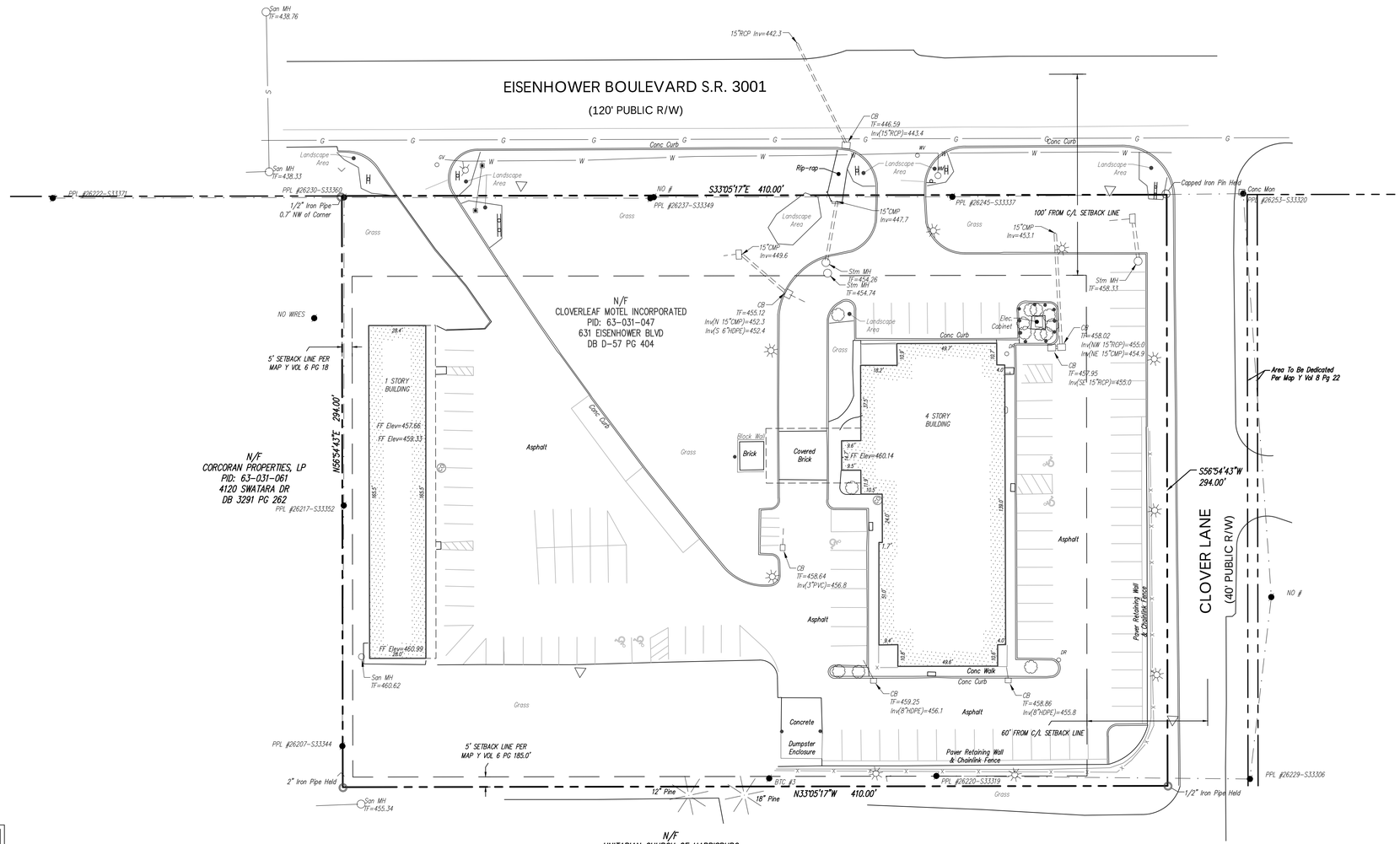


LOCATION MAP

NOT TO SCALE

LEGEND

- Property Line
- Fence
- Overhead Wires
- Sanitary Sewer
- Storm Sewer
- Water Line
- Handhole
- Electric Meter
- Utility Pole
- Guy Wire
- Light Pole
- Gas Valve
- Cleanout
- Catch Basin
- Manhole
- Small Drain
- Fire Hydrant
- Water Valve
- Water Meter
- Fire Connection – Single
- Sign
- Bollard
- Handicap Symbol
- Shrub
- Deciduous Tree
- Coniferous Tree



GENERAL NOTES

1. NORTH ARROW AND BEARINGS BASED ON NAD83 PER GPS READINGS BY BL COMPANIES IN NOVEMBER, 2024 UTILIZING THE KEYNET VRS NETWORK.
2. ELEVATIONS AND CONTOURS ARE BASED ON NAVD88 (GEOID 18) PER GPS READINGS BY BL COMPANIES IN NOVEMBER, 2024 UTILIZING THE KEYNET VRS NETWORK.
3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS DEPICTED ON F.I.R.M. MAP NUMBER 42043C0431D, EFFECTIVE ON 8/2/2012.
4. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
5. ALL FEATURES SHOWN ON THIS PLAN ARE EXISTING. NO DEVELOPMENT IS PROPOSED.
6. THE SITE IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.

UTILITY NOTE

INFORMATION FROM AVAILABLE EXISTING PLANS AND/OR REPORTS IS COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. CONTRACTORS SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION.

811 Know what's below. Call before you dig.

PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 199 (2004) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH. PA ONE-CALL SERIAL NO. 20243123573

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Architecture
Engineering
Environmental
Land Surveying
BL Companies
2601 Market Place
Suite 350
Harrisburg, PA 17110
(717) 651-9850

CLOVERLEAF MOTEL

631 EISENHOWER BOULEVARD

SWATARA TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

REVISIONS

No.	Date	Desc.

Surveyed	RL
Drawn	EB
Reviewed	CR/RL
Scale	1"=30'
Project No.	2402549
Date	12/17/24
Field Book	592-62
CAD File:	EX240254901

Title

EXISTING CONDITIONS MAP

Sheet No.

EX-1

No. 2 of 3

Xref (s) : XY240254901

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Layout: EX-1 Model: Model



LOCATION MAP

NOT TO SCALE

AREA TABLE

	SQUARE FEET	ACRES
LOT 1	58,307	1.339
LOT 2	62,233	1.428
TOTAL	120,540	2.767

GENERAL NOTES

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4. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
5. ALL FEATURES SHOWN ON THIS PLAN ARE EXISTING. NO DEVELOPMENT IS PROPOSED.
6. THE SITE IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.

SUBDIVISION NOTES

1. THIS PROPOSED SUBDIVISION IS FOR TWO LOTS FROM TAX PARCEL 62-031-047. WITH THE SOURCE OF TITLE FOUND IN DEED BOOK D, VOLUME 57, PAGE 404.
2. THE EXISTING PARCEL AND THE TWO PROPOSED LOTS WILL BE SERVICED BY PUBLIC SEWER AND WATER FACILITIES.
3. ANY FUTURE DEVELOPMENT OF THE PROPOSED LOTS MUST CONFORM TO THE APPLICABLE SWATARA TOWNSHIP, DAUPHIN COUNTY AND FEDERAL REGULATIONS AND SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS.
4. ACCESS ONTO EISENHOWER BOULEVARD WILL REQUIRE A HIGHWAY OCCUPANCY PERMIT FROM PENNDOT.

UTILITY NOTE

INFORMATION FROM AVAILABLE EXISTING PLANS AND/OR REPORTS IS COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. CONTRACTORS SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION.

ZONING TABLE

LOCATION: 631 EISENHOWER BLVD
SWATARA TOWNSHIP, DAUPHIN COUNTY, PA

ZONE: C-L LIMITED COMMERCIAL DISTRICT

ITEM #	ITEM	REQUIREMENTS
1	MINIMUM LOT AREA (NOTE E)	20,000 SF
2	MINIMUM LOT WIDTH	80, EXCEPT 200 FOR A NEW LOT APPROVED AFTER THE ADOPTION OF THIS CHAPTER THAT WILL HAVE ITS OWN VEHICLE ACCESS DIRECTLY ONTO AN ARTERIAL STREET
3	MINIMUM FRONT SETBACK (NOTE D) (NOTE F)	25, EXCEPT 50 FEET WHERE OFF-STREET PARKING WILL EXIST BETWEEN THE PRINCIPAL BUILDING AND AN ARTERIAL STREET
4	MINIMUM SIDE SETBACK** (NOTE F)	10 FEET (NOTE A)
5	MINIMUM REAR SETBACK** (NOTE F)	25 FEET (NOTE A)

CORNER LOT SETBACKS: SEE § 295-123B.
** = THE FOLLOWING EXCEPTIONS SHALL APPLY:
A. FOR ACCESSORY STRUCTURES AND USES, SEE § 295-29C BELOW.
B. STRUCTURES SHALL NOT OBSTRUCT MINIMUM SIGHT CLEARANCE AT INTERSECTIONS.
C. SEE § 295-123B PERTAINING TO CORNER LOTS.
D. SEE § 295-125 REGARDING EXTENSION OF NONCONFORMING SETBACKS.
E. SEE § 295-123 REGARDING PERMITTED REDUCTIONS IN SETBACKS TO REFLECT AVERAGE SETBACKS OF ADJACENT BUILDINGS.

(NOTE A) = EXCEPT 40 FEET SIDE AND 50 FEET REAR FOR A PRINCIPAL BUSINESS USE FROM A DIRECTLY ABUTTING PRINCIPAL RESIDENTIAL LOT IN A RESIDENTIAL DISTRICT. A SIDE OR REAR YARD SHALL BE INCREASED TO 100 FEET FOR ANY NEW OR EXPANDED PORTION OF AN INDUSTRIAL BUILDING OR TRACTOR-TRAILER TRUCK LOADING DOCK FROM THE LOT LINE OF A PRIMARILY RESIDENTIAL USE IN A RESIDENTIAL DISTRICT.

(NOTE E) = SEE NATURAL FEATURE REGULATIONS, INCLUDING §§ 295-30 AND 295-32.

(NOTE F) = 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 DERRY STREET, EISENHOWER BOULEVARD, CHAMBERS HILL ROAD, 40TH STREET, PAXTON STREET, PENHAR ROAD AND ROUTE 441, EXCEPT SUCH FRONT YARD SHALL BE 100 FEET ALONG EISENHOWER BOULEVARD.

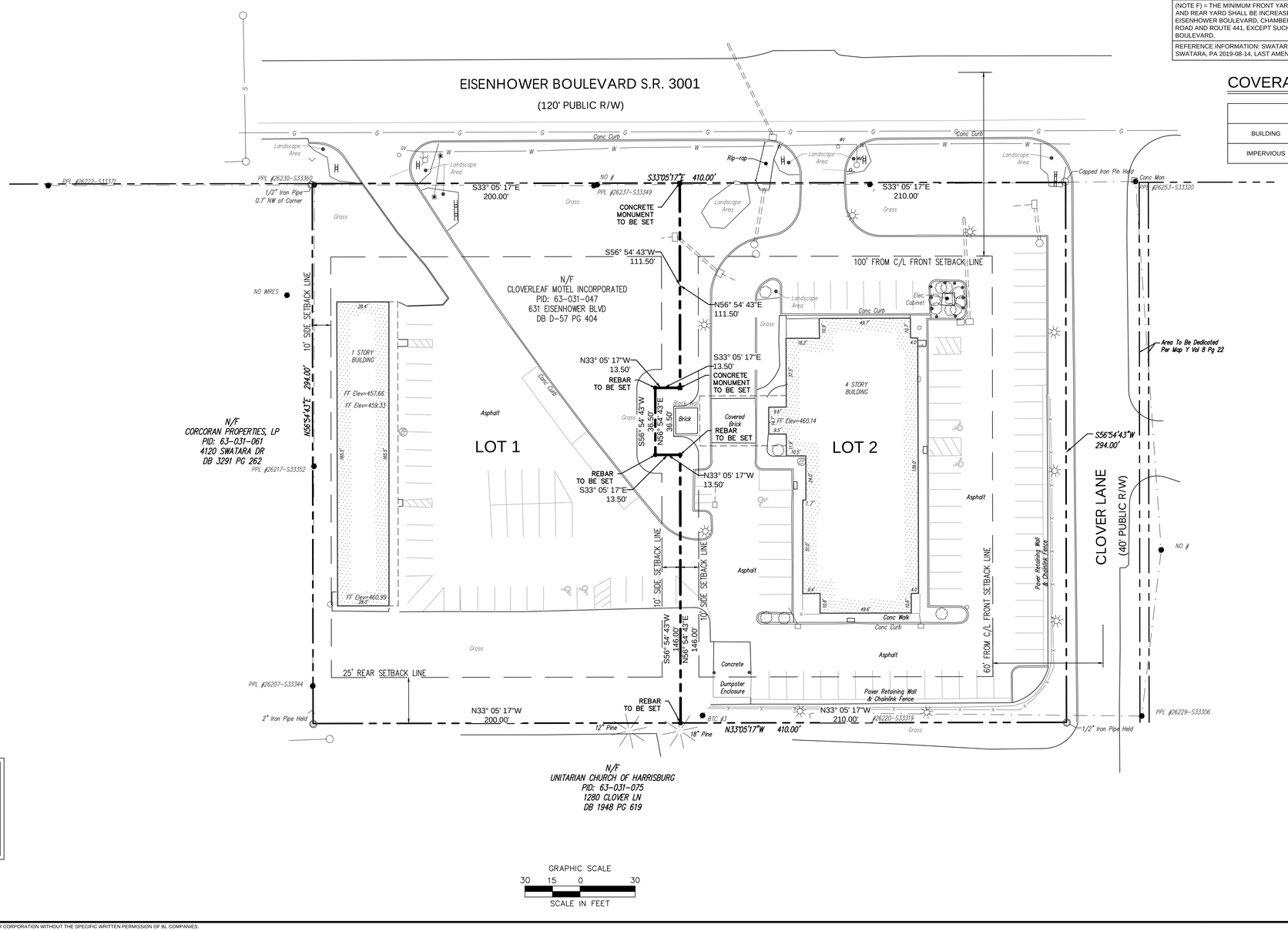
REFERENCE INFORMATION: SWATARA TOWNSHIP ZONING MAP UPDATED 2016; TOWNSHIP OF SWATARA, PA 2019-08-14, LAST AMENDED 05-2023, ZONING ORDINANCE

COVERAGE TABLE

	MAXIMUM	LOT 1	LOT 2
BUILDING	60%	8%	17%
IMPERVIOUS	80%	45%	77%

LEGEND

- Property Line
- Fence
- Overhead Wires
- Sanitary Sewer
- Storm Sewer
- Water Line
- Handhole
- Electric Meter
- Utility Pole
- Guy Wire
- Light Pole
- Gas Valve
- Cleanout
- Catch Basin
- Manhole
- Small Drain
- Fire Hydrant
- Water Valve
- Water Meter
- Fire Connection – Single
- Sign
- Bollard
- Handicap Symbol
- Shrub
- Deciduous Tree
- Coniferous Tree



GRAPHIC SCALE
30 15 0 30
SCALE IN FEET

811 Know what's below. Call before you dig.

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Dec 17, 2024 10:12am etodlingmeyer O:\SB\SA\24\2402549\WD\SB240254901.dwg
Layout: SB-1 (ANSI D)

Architecture
Engineering
Environmental
Land Surveying
BL Companies
2601 Market Place
Suite 350
Harrisburg, PA 17110
(717) 651-9850

CLOVERLEAF MOTEL
631 EISENHOWER BOULEVARD
SWATARA TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

REVISIONS
No. Date Desc.

Surveyed	RL
Drawn	EB
Reviewed	CR/RL
Scale	1"=30'
Project No.	2402549
Date	12/17/24
Field Book	592-62
CAD File:	SB240254901

Title
MINOR SUBDIVISION

Sheet No.
SB-1
No. 3 of 3

Xref (s) : _XY\2402549\1_XI\2402549\1