

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality	Swatara Township	Surveyor	TerraViz Geospatial		Engineer	Integrated Consulting			
Plat Title	6650 Evelyn Street Development								
Zoning District	Limited Commercial (C-L)		Proposed Land Use		Townhouses and Apartment Buildings				
Plat Status:	☐ Preliminary	Plat Type:	☐ Subdivision	Regulations:	☐ County				
	☐ Final		☒ Land Development		☒ Municipal				
	☒ P/F		☐ Combined		☒ Zoning				
	☐ Minor		☒ S&LD						
# of Lots	1	# of New Lots	1	# of DUs	34	Acs Subdiv/Devel	2.79	Total Acs	2.79
Date Received	9/13/2023		Staff Review	9/18/2023		Official County Review	9/18/2023		
Reviewed by	ARK		Checked by	GD		Parcel ID	63-063-120		

Project Description: 10 single-family attached unit townhouses and 1 apartment building including 24 units with 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 253.11 Preliminary Plat Procedure; Section 253.29.A(4) Fill Slope Setback

Comments:

- All signatures, certifications, and notarizations must be obtained before the plan is brought in for signing.
- The approval block for the Dauphin County Planning Commission should have a signature line for both the Secretary and the Chairperson.
- Verify that there is an official Erosion and Sedimentation (E&S) Control Plan on file.
- A rectangular grass field suitable for free play has been provided in accordance with the ordinance. It is noted that this play area is next to the detention basin. Be sure that the proposed fence is adequate to address safety concerns related to the standing water.
- Are the rest of the proposed open space areas to serve as passive recreation places? There is no recreation infrastructure proposed (playgrounds, paths, etc.)?

- Is there a lighting plan proposed? If so, how might that affect the parking area in terms of provided spaces?
- Consider putting “no parking” signs along the access drive to discourage street parking.
- Are the townhomes to have their own trash bins and pickup from their driveways? Or will they be utilizing the dumpster? If the latter, consider access issues as well as capacity issues.
- Is the turnaround at the northern end of the development providing adequate room for the garbage truck? Also consider that the proposed parking spaces at the edge of the lot near the dumpster may potentially impede the truck’s ability to back up.
- It is noted that the proposed access driveway does not line up with the driveway for the existing residential development on the other side of Evelyn Street. Determine the distance between the two drives and any potential safety conflict.

No. 23-086

	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 <i>Need signatures</i>	X		
9. Location map shown	X		
10. Total property map (bearings, distances, area, <i>primary control point</i>) 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			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 (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	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, signature and notarization shown <i>Need signatures</i>	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		



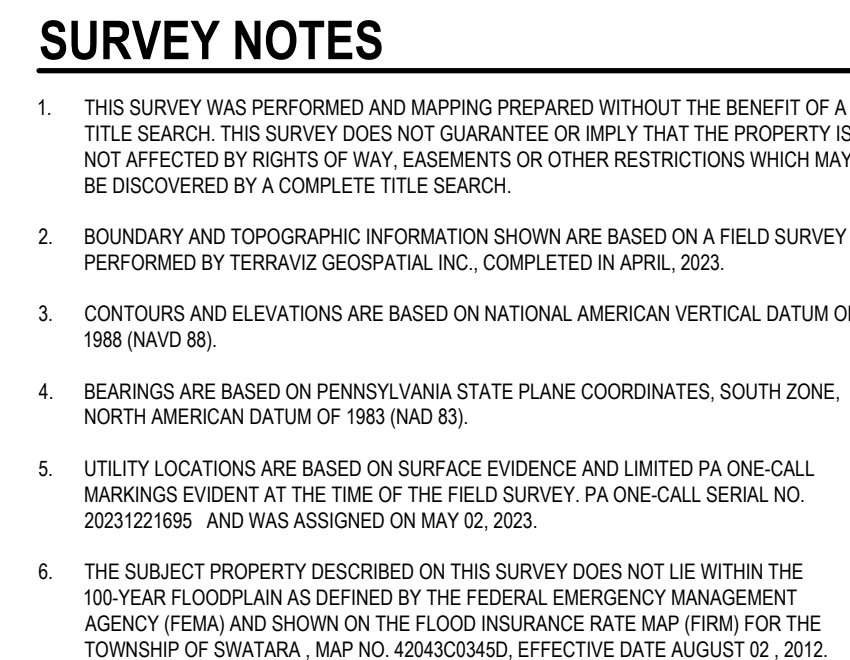
SWATARA TOWNSHIP

DRAWN	MLS
REVIEWED	ZEC
SCALE	AS NOTED
DATE	08/30/2023
PROJECT NO.	23-0280
CAD FILE:	
02 - EXISTING CONDITIONS	

TITLE

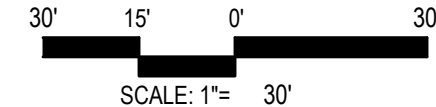
**EXISTING
CONDITIONS
PLAN**

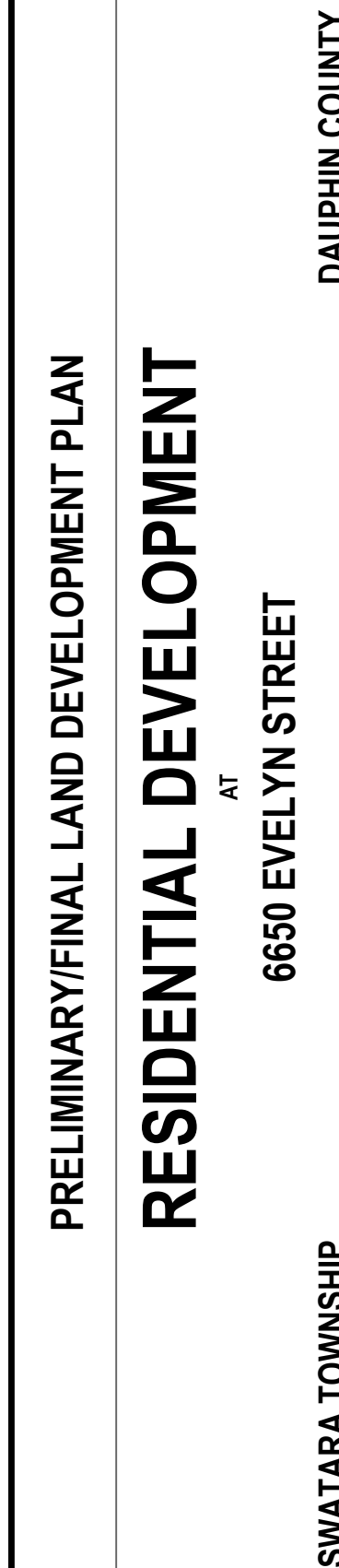
ES ONLY. NOT FOR CONSTRUCTION



<i>BeC2</i>	BEDINGTON SHALY SILT LOAM, 8-15% SLOPES, MODERATELY ERODED, HSG-B, NON-HYDRIC
<i>BkB2</i>	BERKS SHALY SILT LOAM, 3-8% SLOPES, MODERATELY ERODED, HSG-B, NON-HYDRIC
<i>BkD2</i>	BERKS CHANNERY SILT LOAM, 15-25% SLOPES, HSG-B, NON-HYDRIC

Oh HAMBURG SEQUENCE ROCKS





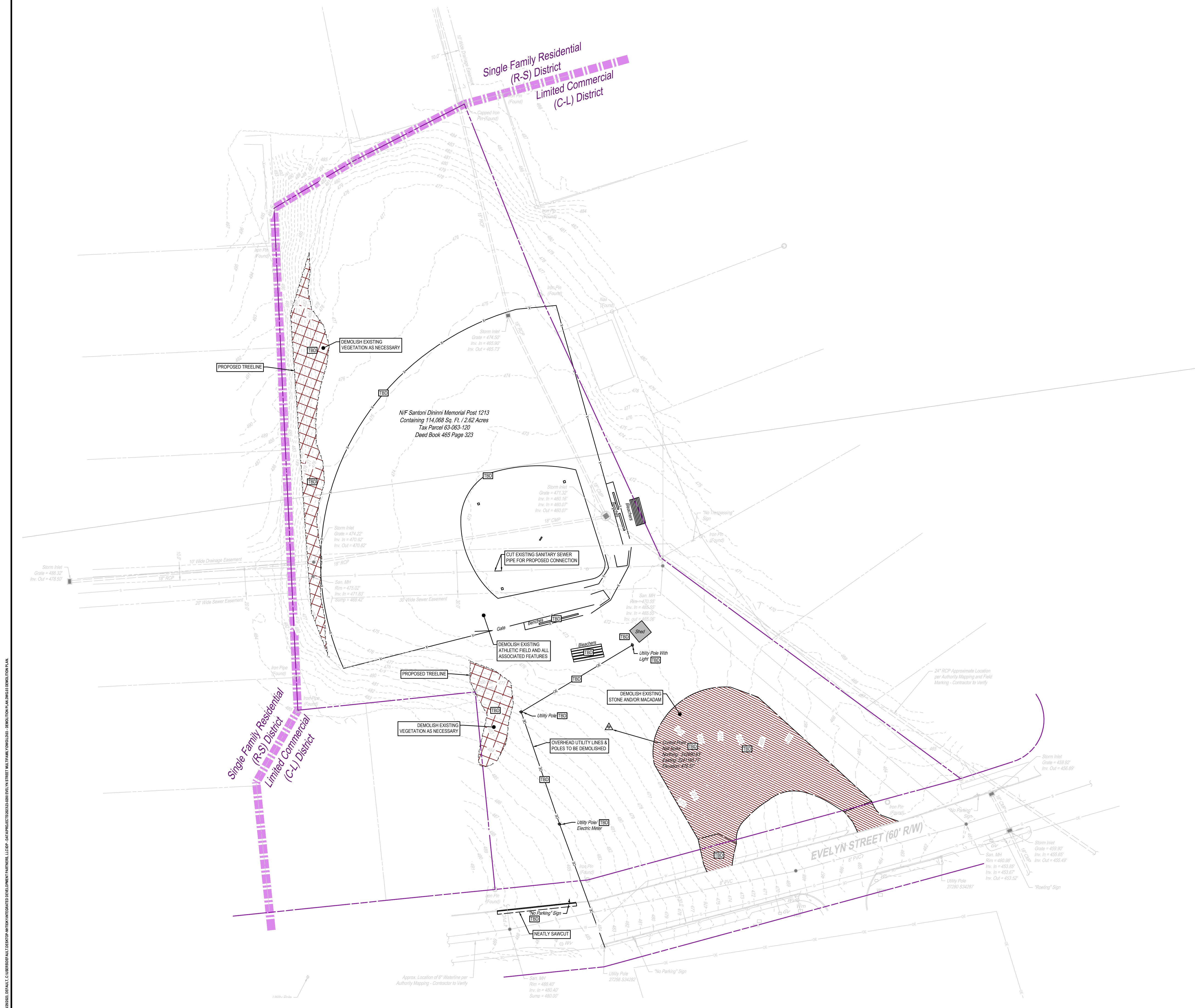
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[illegible]

SHEET NO.

03 of 16

1. SEDIMENT AND EROSION CONTROLS AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN AND/OR DEMOLITION PLAN SHALL BE INSTALLED BY THE DEMOLITION CONTRACTOR PRIOR TO START OF DEMOLITION AND CLEARING AND GRUBBING OPERATIONS.
2. REMOVE AND DISPOSE OF ANY SIDEWALKS, FENCES, STAIRS, WALLS, DEBRIS AND MATERIALS REQUIRING REMOVAL FROM THE PROJECT AREA IN AN APPROVED OFF SITE LANDFILL, BY AN APPROVED HAULER. HAULER SHALL COMPLY WITH ALL REGULATORY REQUIREMENTS.
3. THE CONTRACTOR SHALL SECURE ALL PERMITS FOR HIS DEMOLITION AND DISPOSAL OF HIS DEMOLITION MATERIAL, TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST BONDS AND PAY PERMIT FEES AS REQUIRED. BUILDING DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL BUILDING DEMOLITION DEBRIS IN AN APPROVED OFF-SITE LANDFILL.
4. THE CONTRACTOR SHALL STOP AND PLUG, OR ARRANGE FOR THE APPROPRIATE UTILITY PROVIDER TO STOP AND PLUG ALL SERVICE PIPING AT THE STREET LINE OR AT THE MAIN AS REQUIRED BY THE UTILITY PROVIDER, OR AS OTHERWISE NOTED OR SHOWN ON THE CONTRACT DRAWINGS. ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BEGINS TO DETERMINE THE EXTENT OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED. THE CONTRACTOR SHALL PAY ALL UTILITY PROVIDER FEES FOR ABANDONMENTS AND REMOVALS.
5. THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. ANY CONTRACTOR DISTURBED PINS, MONUMENTS, OR PROPERTY CORNERS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
6. THE DEMOLITION CONTRACTOR SHALL STABILIZE THE SITE AND KEEP EROSION CONTROL MEASURES IN PLACE UNTIL THE DEMOLITION IS COMPLETED OR UNTIL THE COMMENCEMENT OF WORK BY THE SITE CONTRACTOR, WHICHEVER OCCURS FIRST. AT REQUIRED OR DEEMED NECESSARY BY THE ENGINEER OR OWNERS REPRESENTATIVE THE SITE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF EROSION CONTROL AND SEDIMENTATION CONTROLS AND FOR INSTALLATION OF NEW SEDIMENT AND EROSION CONTROLS AS PER THE SEDIMENT AND EROSION CONTROL PLAN, AT THAT TIME.
7. BACK FILL DEPRESSIONS, FOUNDATION HOLES AND REMOVED DRIVEWAY AREAS IN LOCATIONS NOT SUBJECT TO FURTHER EXCAVATION WITH SOIL MATERIAL, APPROVED BY THE OWNERS GEO TECHNICAL ENGINEER AND CONTRACT, FERTILIZE, SEED AND MULCH EXPOSED AREAS AND/OR SUBMIT TO A POST CONSTRUCTION MONITORING DEMOLISHED BUILDING FOUNDATION AREA AND BASEMENT IF PRESENT TO BE BACKFILLED WITH GRAVEL, FILL OR MATERIAL SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT AND TO SUBMIT TO A POST CONSTRUCTION REPORT SPECIFIED TO 95% MAX. DRY DENSITY PER ASTM D1557 ± MOISTURE CONTENT SPECIFIC IN GEOTECHNICAL REPORT AND EARTHWORK SPECIFICATION EQUIPMENT FOR DUST CONTROL.
8. THE CONTRACTOR SHALL ARRANGE FOR AND INSTALL TEMPORARY OR PERMANENT UTILITY CONNECTIONS WHERE INDICATED ON PLAN OR AS REQUIRED. MAINTAIN UTILITY CONNECTIONS TO REMAINING BUILDINGS OR TO SUBMIT TO A POST CONSTRUCTION REPORT WITH UTILITY PROVIDERS FOR INSTALLATION AND PAY UTILITY PROVIDER FEES.



TITLE

SITE PLAN

	PROPOSED PROPERTY LINE
	PROPOSED RIGHT-OF-WAY LINE
	PROPOSED YARD SETBACK LINE
	PROPOSED PARKING SETBACK LINE
	PROPOSED LANDSCAPE BUFFER LINE
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED STANDARD DUTY PAVEMENT
	PROPOSED PARKING TOTAL
	PROPOSED STRIPING
	PROPOSED CROSSWALK
	PROPOSED HANDICAP PARKING SPACE
	PROPOSED LIGHT STANDARDS
	PROPOSED CENTERLINE
	PROPOSED CURVE
	PROPOSED CHAINLINK FENCE
	PROPOSED GUARDRAIL
	PROPOSED WALL
	SITE SIGN
	PROPOSED IRON PIN
	PROPERTY CORNER MARKER
	PROPOSED CONCRETE MONUMENT
	PROPERTY CORNER MARKER
	PROPOSED OPEN SPACE
	PROPOSED CLEAR SIGHT TRIANGLE

NO.	DOT NO./ SIGN SIZE	LEGEND	QTY.
A	R7-8 12"x18"		4
B	R7-8P 6"x12"		4
C	R7-8F 12"x18"		4
D	R1-1 30"x30"		2

1. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE SEDIMENT AND EROSION CONTROL PLAN.
2. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDINGS, CONCRETE SIDEWALKS, LANDINGS, RAMPS, AND STAIRS.
3. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING AS APPLICABLE UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
4. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRANS AS REQUIRED BY THE OWNER, ENGINEER OR LOCAL GOVERNING AUTHORITIES
5. TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DOT STANDARD DETAIL SHEETS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB WITH THE EDGE OF THE SIGN 2' OFF THE FACE OF THE CURB, AND WITH A VERTICAL CLEARANCE UNLESS OTHERWISE DETAILED OR NOTED.
6. PAVEMENT MARKING KEY:

4" SYL	4"	SOLID YELLOW DOUBLE LINE
4" SYL	4"	SOLID YELLOW LINE
4" SWL	4"	SOLID WHITE LINE
12" SWBS	12"	SOLID WHITE STOP BAR
4" BWL	4"	BROKEN WHITE LINE 10' STRIPS 30' SPACE
7. PARKING SPACES SHALL BE STRIPED WITH 4" SWL. HATCHED AREA SHALL BE STRIPED WITH 4" SWL AT A 45° ANGLE. 2' ON CENTER HATCHING, SYMBOLS, AND STRIPING FOR HATCHED SPACES SHALL BE PAINTED WHITE. OTHER MARKINGS SHALL BE PAINTED WHITE OR AS NOTED.
8. PAVEMENT MARKINGS SHALL BE HOT APPLIED TYPE IN ACCORDANCE WITH STATE DOT SPECIFICATIONS, UNLESS WHERE EPOXY RESIN PAVEMENT MARKINGS ARE INDICATED.
9. THE CONTRACTOR SHALL REMOVE CONFlicting PAVEMENT MARKINGS IN THE ROADWAY BY METHOD APPROVED BY THE AUTHORITY HAVING JURISDICTION OR PENNDOT AS APPLICABLE FOR THE LOCATION OF THE WORK.
10. ALL ADA DEFINED PARKING SITES, ACCESSIBLE AND PEDESTRIAN WALKWAYS SHALL CONFORM TO THE CURRENT VERSION OF THE AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN AND ANSI STANDARDS AND MAY BE SUPERSEDED BY THE STATE BUILDING CODE.
11. CONSTRUCTION OCCURRING ON THIS SITE SHALL COMPLY WITH NFPA 241 STANDARDS FOR SAFETY/CLEARING/DEMOLITION, ALTERATION AND DEMOLITION OPERATIONS, AND CHAPTER 16 OF NFPA 1 UNIFORM FIRE CODE.

