No: 26-032

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality Swatara T. Surveyor Burget & Associates, Inc Engineer ———

Plat Title Final Minor Subdivision Plan for Made Ya Look Property Holdings Company

Zoning District RM- Medium Density Residential Proposed Land Use Residential

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 1 # of New Lots 1 # of DUs 2 Acs Subdiv/Devel 0.098 Total Acs 0.207

Date Received 3/26/2026 Staff Review 4/7/2026 Official County Review 4/7/2026

Reviewed by GD Checked by _____ Parcel ID 63-051-098

Project Description the purpose of the project is to subdivide an existing residential lot containing two dwellings into two residential lots containing one dwelling

- *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:

Preliminary Plan Approval (§253-11)

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, particularly along the newly created lot on Simmers Street. Because the project is being reviewed as a Minor Subdivision under Section 253-10, it is unclear whether sidewalks are required pursuant to §253-32. If sidewalks are required, their installation—or an approved waiver or deferral—will be necessary.
3. The plan indicates several existing nonconforming features. While lawful nonconformities may continue, the proposed subdivision may increase the degree of nonconformity by creating a new lot containing existing nonconforming conditions. Pursuant to Chapter 295 of the Swatara Township Zoning Ordinance, increases or expansions of nonconforming conditions are generally not permitted by right. Accordingly, the proposed subdivision may require zoning review and approval to address the reallocation of existing nonconforming features to a newly created lot.

4. Several apparent cross-easement conditions are shown on the plan but are not fully delineated. All easements shall be clearly identified and labeled. This includes the walkway /sidewalk originating from the residence on Lot #2 onto the Reconfigured Lot #1.
5. The plan appears to show an encroachment of a structure located on the subject tract onto adjacent property (Structure on Parcel 1 onto neighboring parcel 63-0051-097), which is not part of the subdivision application. All structures shall be located entirely within the boundaries of the lots being created or otherwise supported by appropriate recorded agreements. This encroachment should be resolved and reflected on the plan prior to final plan approval and recording.

No. 26-032

	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		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		

RECORDER OF DEEDS CERTIFICATE

This plan recorded in the office of the Recorder of Deeds in and for Dauphin County this ____ day of _____, 20__.

Plan Book _____ Volume _____ Page ____.

SUBDIVISIONS WITHIN 1,000'

PB H, Vol 1, Pg 62 – Boyer – 07/20/1923
PB Y, Vol 1, Pg 11 – Plesics Extention of Bressler – 10/25/1960
PB E, Vol 2, Pg 18 – Plesics Extention of Bressler – 05/26/1966
PB V, Vol 2, Pg 99 – Sipos – 09/14/1976
PB A, Vol 3, Pg 87 – Wagner – 03/10/1978
PB B, Vol 4, Pg 55 – Salerno – 11/15/1985
PB H, Vol 4, Pg 36 – Graham – 12/12/1986
PB O, Vol 4, Pg 22 – Egner – 03/16/1988
Instr 20070014888 – Mohn Street Accessible Housing LLC. – 04/16/2007

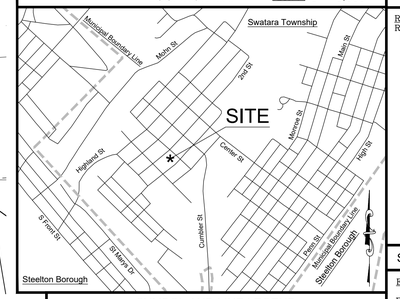
SOIL LEGEND

BeB2 – Bedington shaly silt loam, 3 to 8 percent slopes, moderately eroded
(SOIL TYPE COVERS ENTIRE SITE)



LOCATION MAP

SCALE 1"= 1,000'



SYMBOL AND LINE LEGEND

- Existing Edge of Stone
- Property Line
- Existing Utility Lines
- Existing Adjoining Property Line
- 705 Existing LIDAR Contour
- Existing Edge of Macadam
- Proposed Building Setback Line
- Existing Edge of Tree line
- Final Resolved Property Corner
- IPS Iron Pin Set

DESIGN REQUIREMENTS - SWATARA TWP.

REQUIREMENTS:
R-M – MEDIUM-DENSITY RESIDENTIAL DISTRICT
Minimum Lot Area:
5,000 Sq Ft (Single Family detached w/ public sewer/water)
2,800 Sq Ft (per dwelling unit/Townhouse w/ public sewer/water)
Building Setbacks:
to front: 25'
to rear: 25'
to side: 5' (Single Family detached w/ public sewer/water)
to side: 10' (one side, per dwelling unit Townhouse w/ public sewer/water)
Minimum Lot Width:
at Minimum Building Setback:
40' (Single Family detached w/ public sewer/water)
20' (per dwelling unit-Townhouse w/ public sewer/water)
Maximum Building Coverage: 60%
Maximum Impervious Coverage: 70%

SITE DATA

Existing Lot Information

Existing Lot 1
Gross Surveyed Area: 9,016 sq.ft. or 0.207 Acres
Existing Lot Width = 55'+
Existing Building Coverage = <21%
Existing Impervious Coverage = <29%
Existing Water and Septic = Public

Final Lot Information

Reconfigured Lot 1 (Single Family Detached)
Gross Surveyed Area: 5,006 sq.ft. or 0.115 Acres
Proposed Lot Width = 55'+
Existing Building Coverage = <19%
Existing Impervious Coverage = <26%
Proposed Water & Septic = Public (Existing)

Proposed Lot 2 (Townhouse)
Gross Surveyed Area: 4,010 sq.ft. or 0.092 Acres
Proposed Lot Width = 55'+
Existing Building Coverage = <24%
Existing Impervious Coverage = <33%
Proposed Water & Septic = Public (Existing)

REVISIONS

GRAPHIC SCALE

10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

STATEMENT OF OWNERSHIP

Commonwealth of Pennsylvania
County of Dauphin

On this ____ 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 written above:

My commission expires _____ Notary Public _____

PLAN REVIEW AND APPROVAL CERTIFICATES

SWATARA TOWNSHIP

BY THE SWATARA TOWNSHIP PLANNING COMMISSION.

This plan recommended for approval by the Swatara Township Planning Commision this _____ day of _____, 20__.

Chairman _____

Secretary _____

BY THE SWATARA TOWNSHIP BOARD OF COMMISSIONERS.

This plan approved by the Board of Board of Commissioners of Swatara Township on this _____ day of _____, 20__.

Chairman _____

Secretary _____

COUNTY

BY THE DAUPHIN COUNTY PLANNING COMMISSION.

This plan reviewed by the Dauphin County Planning Commission this ____ day of _____, 20__.

Chairman _____

Secretary _____

GENERAL NOTE(S)

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE AN EXISTING 0.207 ACRE TRACT (EX. LOT 1) TO CREATE ONE NEW BUILDING LOT (PROPOSED LOT 2), WITH THE RESIDUAL LANDS (RECONFIG. LOT 1) TO REMAIN.
2. EXISTING LOT 1 CONTAINS TWO DWELLINGS WITH PUBLIC SEWER AND PUBLIC WATER.
3. ALL INFORMATION ON THIS PLAN IS A RESULT FROM ACTUAL FIELD SURVEY COMPLETED BY BURGET ASSOCIATES INC. IN 2025.
4. ACCORDING TO THE NATIONAL FLOOD INSURANCE MAP(S) FOR SWATARA TOWNSHIP, DAUPHIN COUNTY, PA; AN AREA OF MINIMAL FLOOD HAZARD (ZONE-X) EXIST WITHIN THE EXISTING PARCEL.
5. NO PROTECTIVE COVENANTS OTHER THAN THOSE SHOWN ON THIS PLAN EXIST.
6. NO IMPROVEMENTS ARE BEING PROPOSED BY THIS SUBDIVISION.
7. ALL EXISTING UTILITIES ARE COVERED BY A PROPOSED 20' WIDE UTILITY EASEMENT (CENTERED ABOUT THE EXISTING UTILITY LINE) UNLESS OTHERWISE NOTED.
8. NO FURTHER SUBDIVISION OF THE LOTS OF THIS PLAN SHALL BE ALLOWED WITHOUT ADDITIONAL REVIEW/APPROVAL BY SWATARA TOWNSHIP.
9. ANY FUTURE IMPROVEMENTS TO ANY LOT OF THIS SUBDIVISION MAY REQUIRE ADDITIONAL REVIEWS/APPROVALS BY SWATARA TOWNSHIP PRIOR TO CONSTRUCTION.

STATEMENT OF ACCURACY

I certify that, to the best of my knowledge, the survey and plan shown hereon correctly represents the lots, lands, streets and highways as surveyed and plotted by me.

_____, 20__. Professional Surveyor _____
JOE ALLEN BURGET, JR., P.L.S.

WAIVER(S)

WAIVER AND SECTION REQUESTING WAIVER FROM	APPROVAL DATE
1. Section 253-11 – Preliminary Plat Procedure	_____

SOURCE OF TITLE	SHEET NUMBER
Instrument No.-20210010014	1 OF 1

TAX MAP NUMBER

Tax Parcel 63-051-098-000-0000

BURGET & ASSOCIATES, INC.
"Mapping and Surveying Services"
1797 N.B. ROAD New Bloomfield Pennsylvania 17068
Phone: 717-582-7011 Fax: 717-582-3557
Joe Allen Burget, Jr.

OWNER(S)/DEVELOPER(S)

Prepared For: Made Ya Look Property Holdings Company
100 Carroll Drive
Dillsburg, PA 17019
Phone: 717-744-2464

Site: 462 2nd Street/
463 Summers Street
Harrisburg, PA 17113

FINAL MINOR SUBDIVISION PLAN
FOR
MADE YA LOOK PROPERTY HOLDINGS COMPANY

SWATARA TOWNSHIP, DAUPHIN COUNTY, PA
JOB NUMBER: 25375
DRAWING NUMBER: 25375-001

Scale: 1"= 10' Date: March 16th, 2026