No: 26-070

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality	Steelton Borough	Surveyor	Charles M. Rodichok	Engineer	N/A
Plat Title	Preliminary/Final Minor Subdivision Plan				
Zoning District	Light Industrial (I-1)			Proposed Land Use	Industrial

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	21.45	59.99

Date Received	Staff Review	Official County Review
07-14-2026	7/27/2026	7/27/2026

Project Description: To retain ownership of a portion of the parcel.

Reviewed by RW Checked by GD Parcel ID 57-029-006; 57-029-005

- *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.*

Comments:

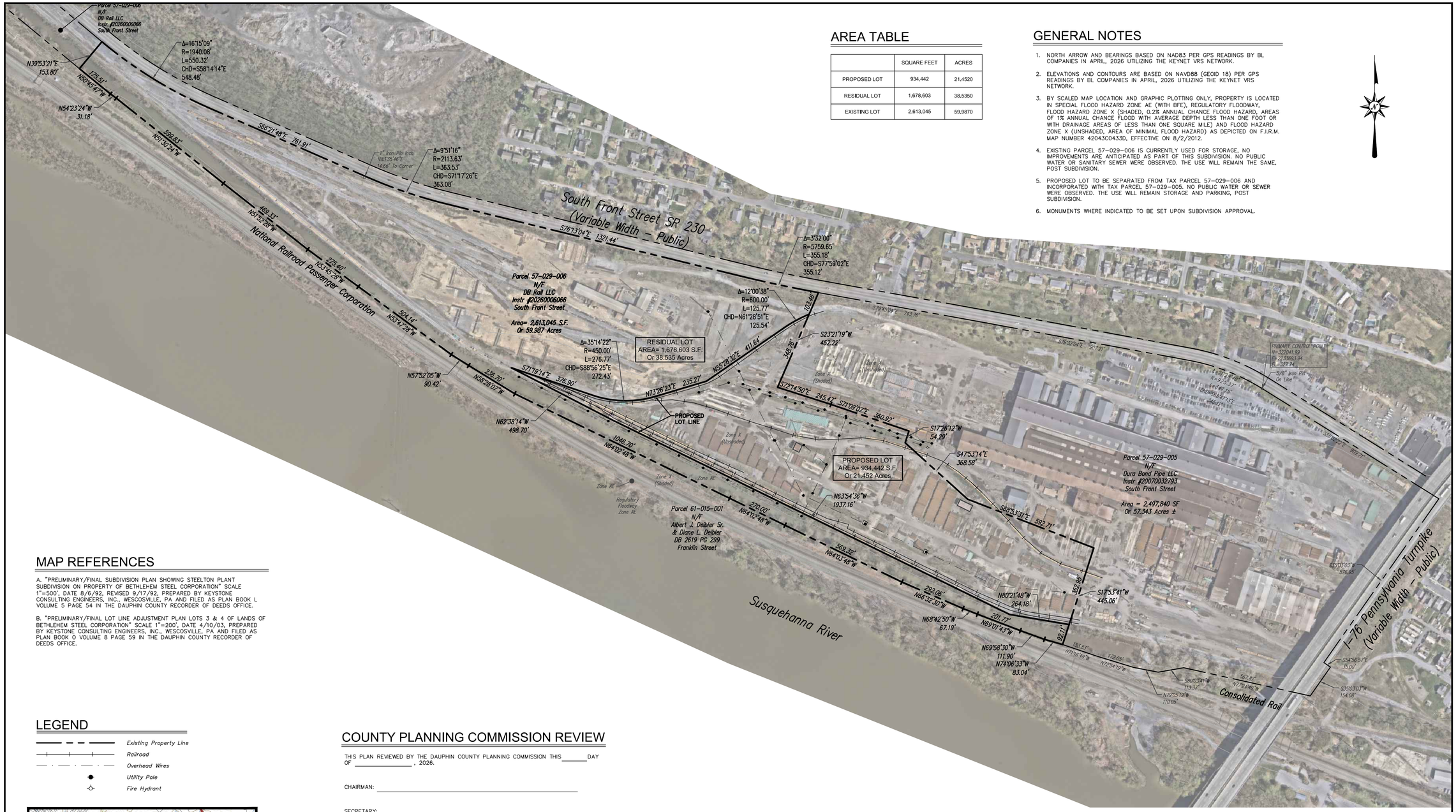
1. The Dauphin County Planning Commission believes that the submission lacks much of the basic information needed for Steelton Borough to fully evaluate the subdivision application. There is very little information regarding existing site conditions, improvements, setbacks, access, utilities, easements, and other site features that would typically be needed to understand the property and assess compliance with Borough requirements. As submitted, it is difficult to determine not only whether the application complies with specific ordinance provisions, but also whether the Borough has enough information to understand the overall impacts of the proposal.
2. All signatures, notarizations, and certifications must be obtained before the plan is brought in for signing.
3. Where will the primary access point be for the proposed lot?
    a. Include sight distances verified by the borough engineer.
    b. If primary access is onto SR 230 (South Front Street) include the PADOT highway occupancy permit (§99-14-B-10)
4. Include the owner's or applicant's name, address, and telephone number (§99-14-A-2)
5. Include existing contours on the plan (§99-14-A-10).
6. Identify all significant existing manmade features on or adjacent to the tract (§99-14-A-11).

a. It looks as though the “Pennsylvania Canal” runs through the property?

7. Identify zoning classification of tract and adjoining lots (§99-14-A-20).
8. Identify building setback lines on the property (§99-14-A-23).
9. Identify right of way of railways on and adjacent to the property (§99-16-B).
10. Identify right of way width and paving width of SR 230 (South Front Street) and I-76 (PA Turnpike) (§99-16-B).
11. Identify any easements or protective covenants, if applicable (§99-16-B and F)
12. Include dedicatory statement and statement of ownership on the plan (§99-16-D and E).
13. Identify the boundary of the floodplain area (§99-16-K-7-a)
14. Verify location of curbs and sidewalks (§99-33 and §99-34).
15. Include names of adjacent landowners.

Plan No. 26-070

Plat Specifications	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 *(Signatures Required)*	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			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			X
Water mains			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 *(Signature req.)*		X	
32. Dedicatory statement shown		X	
33. Approval blocks shown *(Signatures required)*	X		
34. PADOT Highway Occupancy Permit statement shown		X	
35. Consistency with Future Land Use plans - County plans	X		
Municipal plans	X		



AREA TABLE

	SQUARE FEET	ACRES
PROPOSED LOT	934,442	21.4520
RESIDUAL LOT	1,678,603	38.5350
EXISTING LOT	2,613,045	59.9870

GENERAL NOTES

1. NORTH ARROW AND BEARINGS BASED ON NAD83 PER GPS READINGS BY BL COMPANIES IN APRIL, 2026 UTILIZING THE KEYNET VRS NETWORK.
2. ELEVATIONS AND CONTOURS ARE BASED ON NAVD88 (GEOID 18) PER GPS READINGS BY BL COMPANIES IN APRIL, 2026 UTILIZING THE KEYNET VRS NETWORK.
3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD ZONE AE (WITH BFE), REGULATORY FLOODWAY, FLOOD HAZARD ZONE X (SHADED, 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) AND FLOOD HAZARD ZONE X (UNSHADED, AREA OF MINIMAL FLOOD HAZARD) AS DEPICTED ON F.I.R.M. MAP NUMBER 42043C0433D, EFFECTIVE ON 8/2/2012.
4. EXISTING PARCEL 57-029-006 IS CURRENTLY USED FOR STORAGE, NO IMPROVEMENTS ARE ANTICIPATED AS PART OF THIS SUBDIVISION. NO PUBLIC WATER OR SANITARY SEWER WERE OBSERVED. THE USE WILL REMAIN THE SAME, POST SUBDIVISION.
5. PROPOSED LOT TO BE SEPARATED FROM TAX PARCEL 57-029-006 AND INCORPORATED WITH TAX PARCEL 57-029-005. NO PUBLIC WATER OR SEWER WERE OBSERVED. THE USE WILL REMAIN STORAGE AND PARKING, POST SUBDIVISION.
6. MONUMENTS WHERE INDICATED TO BE SET UPON SUBDIVISION APPROVAL.

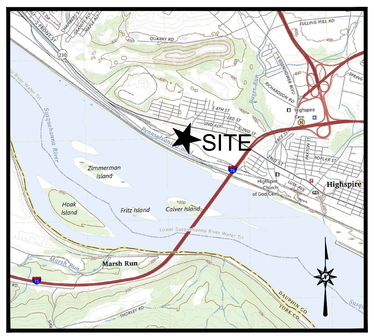
MAP REFERENCES

A. "PRELIMINARY/FINAL SUBDIVISION PLAN SHOWING STEELTON PLANT SUBDIVISION ON PROPERTY OF BETHLEHEM STEEL CORPORATION" SCALE 1"=500', DATE 8/6/92, REVISED 9/17/92, PREPARED BY KEYSTONE CONSULTING ENGINEERS, INC., WESCOSVILLE, PA AND FILED AS PLAN BOOK L VOLUME 5 PAGE 54 IN THE DAUPHIN COUNTY RECORDER OF DEEDS OFFICE.

B. "PRELIMINARY/FINAL LOT LINE ADJUSTMENT PLAN LOTS 3 & 4 OF LANDS OF BETHLEHEM STEEL CORPORATION" SCALE 1"=200', DATE 4/10/03, PREPARED BY KEYSTONE CONSULTING ENGINEERS, INC., WESCOSVILLE, PA AND FILED AS PLAN BOOK O VOLUME 8 PAGE 59 IN THE DAUPHIN COUNTY RECORDER OF DEEDS OFFICE.

LEGEND

- Existing Property Line
- Railroad
- Overhead Wires
- Utility Pole
- Fire Hydrant



LOCATION MAP

NOT TO SCALE

COUNTY PLANNING COMMISSION REVIEW

THIS PLAN REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION THIS_____DAY OF _____, 2026.

CHAIRMAN: _____

SECRETARY: _____

PLANNING COMMISSION APPROVAL

THIS PLAN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE BOROUGH OF STEELTON THIS_____DAY OF _____, 2026.

CHAIRMAN: _____

SECRETARY: _____

BOROUGH COUNCIL APPROVAL

THIS PLAN APPROVED BY THE STEELTON BOROUGH COUNCIL THIS_____DAY OF _____, 2026.

PRESIDENT: _____

SECRETARY: _____

GRAPHIC SCALE
200 100 0 200
SCALE IN FEET

SURVEY CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED ARE TO THE BEST OF MY KNOWLEDGE PREPARED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS. THE FIELD WORK WAS COMPLETED ON 4/1/2026.

SIGNED: _____
CHARLES M. RODICHOK
PROFESSIONAL LAND SURVEYOR SU-075133

Architecture
Engineering
Environmental
Land Surveying
BL Companies
355 Research Parkway
Meriden, CT 06450
(203) 630-1406

LANDS OF
DB RAIL, LLC
SOUTH FRONT STREET
STEELTON BOROUGH, DAUPHIN COUNTY, PENNSYLVANIA

REVISIONS

No.	Date	Desc.

Surveyed	JS/RL
Drawn	EB
Reviewed	CR
Scale	1"=200'
Project No.	2502966
Date	4/29/26
Field Book	602-46
CAD File:	SB250296601

Title
SUBDIVISION PLAN

Sheet No.
SB-1

Xref (s) : XY250296601

May 01, 2026 11:24am ebollingmeyer G:\JOBS\2025\2502966\DWG\SB250296601.dwg
Layout: SB1 24x36 (ARCH)

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