No: 25-112

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Lower Swatara Township | Surveyor: Burget & Associates, Inc. | Engineer: N/A

Plat Title: Final Minor Subdivision Plan for James Halkias

Zoning District: Residential Agricultural (R-A) | Proposed Land Use: 3 Lots

Plat Status: ___ Preliminary; ___ Final; X P/F; X Minor

Plat Type: X Subdivision; ___ Land Development

Regulations: ___ County; X Municipal; X Zoning; X S&LD

# of Lots: 1 | # of New Lots: 3 | # of DUs: | Acs Subdiv /Devel: 4.817 | Total Acres: 8.110

Date Received: 10/20/2025 | Staff Review: 10/22/2025 | Official County Review: 10/22/2025

Reviewed by: ARK | Checked by: | Tax Map Parcel # 36-011-008

Project Description: The purpose of this plan is to subdivide an existing 8.110-acre tract into three separate lots.

- *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 22-403.1.A(2) – Plan Size; Section 22-404 Preliminary Plan Specifications

1. All signatures, notarizations, and certifications must be obtained before the plan is brought in for signing.
2. Verify that a valid Highway Occupancy Permit (HOP) is on file for Oberlin Road.
3. County data shows a small stream on the property.
4. The applicant shall verify that an Erosion & Sedimentation Control Plan (Section 26-121) and/or a Stormwater Management Plan (Section 26-116) will be submitted when applicable, unless otherwise exempt due to area of earth disturbance or the Modifications/Exemptions section of Chapter 26, Part 1 (Section 26-117).
5. The Township shall determine whether the verification of existing easements via a title search is required.
6. The Township shall determine whether a recreation area or fee-in-lieu is required in accordance with Section 22-510.
7. Curbs and sidewalks are required according to Sections 22-606 and 22-607 of the Subdivision and Land Development Ordinance. Determine if the applicant is seeking a formal waiver.
8. Reconfigured Lot 1 has a proposed driveway gaining access via private street (Shady Lane) and private right-of-way. Is it guaranteed that the access rights will be transferred in the case of the sale of the lots? Likewise, who is currently responsible for maintenance of the street? Who will be responsible for the maintenance once the lot has been subdivided?

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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/Instrument #		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/landscape architect 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			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) / Structure (s)	X		
	Storm drainage facilities		X	
	Sewer disposal – public () on-lot (X)	X		
	Water supply – public () well (X)	X		
22. Existing streets shown -	Name	X		
	R/W width	X		
	Paving width	X		
	Dedicated R/W width		X	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		X		
32. Dedicatory statement shown Need signature.		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		