No: 25-064

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality Mifflin Township | Surveyor N/A | Engineer Colton Zimmerman, PE

Plat Title PA Chamber – Manufacturing & Warehousing Facility

Zoning District NA – (No Township Zoning) | Proposed Land Use Commercial

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

Plat Type: ___ Subdivision X Land Development ___ Combined

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

# of Lots 1 | # of New Lots 1 | # of DUs 0 | Acs Subdiv/Devel 2.21 | Total Acs 2.67

Date Received 5/28/2025 | Staff Review 6/19/2025 | Official County Review 6/19/2025

Reviewed by ARK | Checked by _____ | Parcel ID 44-009-064

Project Description: To construct a commercial development to assist in manufacturing and warehousing for PA Chamber's existing business.

- *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 comment with cited ordinance provisions are based on municipal regulations on file with the *County Planning Commission.*

Waivers Requested: Section 304– Preliminary Plat Procedure

All requested waivers must be approved by the applicable Board or Planning Commission before the plan can move forward.

1. All signatures, notarizations, and certifications must be obtained before the plan is brought to the County office for signing.
2. Verify the recreational areas/facilities requirements provided or the fee-in-lieu to be paid (SALDO Section 510).
3. Verify the location of the proposed well (SALDO Section 504).
4. Identify the loading/unloading and parking facilities (SALDO Section 404. D.6) and verify that appropriate ADA infrastructure will be installed. It may be appropriate to allow Township safety/emergency management personnel to review and comment on the configuration of the parking area.
5. Determine if a traffic study shall be conducted. Does the applicant have a general idea of the amounts and types of
6. Determine whether waivers are required for the installation of Curbs and Gutters (SALDO Section 506) and Sidewalks (SALDO Section 507).

Plan No. 25-064

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		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)/Structures	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		
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 Statement shown; signature needed.		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		

PA CHAMBER LLC
MANUFACTURING & WAREHOUSING FACILITY
PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
MIFFLIN TOWNSHIP, DAUPHIN COUNTY, PA

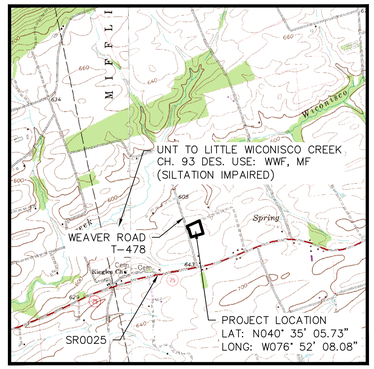
MAY 2025

GENERAL NOTES / SITE DATA:

1. APPLICANT/OWNER/RESPONSIBLE PARTY:
   PA CHAMBER LLC
   ATTN: JESSE SMUCKER
   1013 STATE ROUTE 25
   MILLERSBURG, PA 17061
   PHONE: (717) 979-5988
   EMAIL: PAROOFERS@HOTMAIL.COM
2. ENGINEER:
   PENNCORE CONSULTING LLC
   COLTON ZIMMERMAN, PE
   920 E. WICONISCO AVE.
   TOWER CITY, PA 17980
   PHONE: (570) 980-3994
   EMAIL: CZIMMERMAN@PENNCORECONSULTING.COM
3. COUNTY: DAUPHIN COUNTY
4. MUNICIPALITY: MIFFLIN TOWNSHIP
5. SOURCE OF TITLE:
   PA CHAMBER LLC
   INSTRUMENT #: 20250000492
   PIN: 44-009-064
6. LOT COVERAGE:
   ALLOWABLE COVERAGE: NO REQUIREMENT SET FORTH IN THE MUNICIPAL ORDINANCES
   PROPOSED IMPERVIOUS COVERAGE: 81.8%
   PROPOSED BUILDING COVERAGE: 23.7%
7. PARKING:
   REQUIRED: NO REQUIREMENT SET FORTH IN THE MUNICIPAL ORDINANCES
   PROPOSED: THE APPLICANT SHALL PROVIDE ADEQUATE PARKING TO ACCOMMODATE THE PROPOSED MANUFACTURING & WAREHOUSING FACILITY OPERATIONS.
8. THE TOTAL PARCEL AREA IS 3.00 ACRES. THE PROJECT PROPERTY LINES SHOWN WERE OBTAINED FROM A SUBDIVISION COMPLETED BY BURCH ASSOCIATES, INC . IN OCTOBER OF 2024 AND RECORDED AT THE DAUPHIN COUNTY COURTHOUSE.
9. THIS LAND DEVELOPMENT PLAN, PREPARED FOR THE FACILITY, IS FOR PERMITTING PURPOSES ONLY. THIS FINAL LAND DEVELOPMENT PLAN SET MAY NOT BE SUITABLE FOR CONSTRUCTION WITHOUT ADDITIONAL SUPPLEMENTARY INFORMATION, INCLUDING TECHNICAL SPECIFICATIONS, CONTRACT DOCUMENTS, DETAILS, GEOTECHNICAL INVESTIGATION, OR OTHER RELATED DOCUMENTS COMPRISED TO FORM A COMPLETE BIDDING AND CONSTRUCTION DOCUMENT SET.
10. AN NPDES PERMIT IS REQUIRED FOR THIS PROJECT AND WILL BE APPROVED BY THE DAUPHIN COUNTY CONSERVATION DISTRICT.
11. THE EROSION AND SEDIMENT CONTROL PLAN HAS BEEN SUBMITTED WITH THE NPDES APPLICATION AND IS NOT INCLUDED WITH THE LAND DEVELOPMENT SUBMISSION MATERIALS.
12. THE PROPOSED LAND DEVELOPMENT IS LOCATED WITHIN MIFFLIN TOWNSHIP, DAUPHIN COUNTY, PA.
13. THE APPLICABLE REGULATIONS ARE DESCRIBED WITHIN THE MIFFLIN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
14. ACCORDING TO THE MOST RECENT INFORMATION PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THERE IS NO SPECIAL FLOOD HAZARD AREA (100-YEAR FLOODPLAIN) LOCATED WITHIN THE PROJECT AREA.
15. EXISTING TOPOGRAPHY IS FROM THE PAMAP PROGRAM (DOWNLOADED FROM LIDAR DATA AVAILABLE FROM THE PASDA WEBSITE (HTTP://WWW.PASDA.PSU.EDU/). THIS DATA WAS SUPPLEMENTED WITH EXISTING CONDITIONS DATA FROM THE SUBDIVISION COMPLETED BY BURCH & ASSOCIATES IN OCTOBER OF 2024.
16. TRM REFERS TO TURF REINFORCEMENT MATTING. THE TRM ACCEPTABLE MATERIALS FOR THIS ARE:
    A. NORTH AMERICAN GREEN SC250
    B. ENGINEER APPROVED EQUAL
17. ECB REFERS TO EROSION CONTROL BLANKET. THE ACCEPTABLE PRODUCTS FOR THIS ARE: A. AMERICAN EXCELSIOR PREMIUM DOUBLE STRAW NET
    B. EAST COAST EROSION BLANKET ECS-2B
    C. NORTH AMERICAN GREEN SC150BN OR DS75
    D. PROPEX LANDLOK S2
    E. WESTERN EXCELSIOR EXCEL SS-2
    F. ENGINEER APPROVED EQUAL
18. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ON SITE PRIOR TO ANY CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
19. EXISTING UTILITY LOCATIONS AS SHOWN ARE BASED ON FIELD MARKINGS ONLY AND ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE ACTUAL LOCATION OF ALL THE EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY LIABLE FOR ANY DAMAGE TO ALL UTILITIES DURING THE COURSE OF CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS OF ACT 199.
20. A GEOTECHNICAL STUDY WAS NOT PERFORMED FOR THIS PROJECT.
21. AN AQUATIC RESOURCE STUDY WAS NOT PERFORMED, FROM KNOWLEDGE OBTAINED BY THE NATIONAL WETLAND INVENTORY (NWI) AND SITE VISIT, THERE ARE NO WETLANDS PRESENT WITHIN THE PROJECT LIMITS.
22. THERE ARE NO POTENTIALLY UNSTABLE GEOLOGIC OR SUBSURFACE CONSITIONS SUCH AS LIMESTONE DOLOMITE, OR MINES ASSOCIATED WITH THE PROJECT AREA.
23. THE ENTIRE PROJECT BOUNDARY IS PROVIDED AS A STORMWATER ACCESS EASEMENT THAT PROVIDES FULL INGRESS AND EGRESS TO ALL STORMWATER FACILITIES ON SITE.
24. ON-LOT SEWAGE FACILITIES ARE BEING PROPOSED AT THE SOUTHEAST CORNER OF THE PROPERTY. AN ON-LOT SEWAGE FACILITIES PERMIT SHALL BE OBTAINED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
25. THE PROPOSED FACILITIES ARE TO BE SERVED BY ON-LOT WATER IN THE FORM OF A CONVENTIONAL WATER WELL. ISOLATION DISTANCES TO SEWAGE FACILITIES SET FORTH BY PADEP SHALL BE MAINTAINED.
26. A MIFFLIN TOWNSHIP DRIVEWAY PERMIT SHALL BE OBTAINED FOR BOTH DRIVEWAY LOCATIONS.
27. THE STORMWATER MANAGEMENT O&M AGREEMENT SHALL BE CONSIDERED PART OF THIS STORMWATER MANAGEMENT SITE PLAN.

OWNER:

PA CHAMBER LLC
1013 STATE ROUTE 25
MILLERSBURG, PA 17061
PHONE: (717) 979-5988



LOCATION MAP
SCALE: 1" = 2000'
USGS QUAD: ELIZABETHVILLE & MILLERSBURG, PA
1965, REVISED 1986

SHEET	DESCRIPTION	NO.
---	COVER	1
LD-1	GENERAL NOTES	2
EX-1	EXISTING CONDITIONS PLAN	3
LD-2	SITE PLAN	4
LD-3	GRADING / STORMWATER MANAGEMENT PLAN	5
LD-4	ACCESS ROAD PROFILES & CROSS SECTIONS	6
LD-5	BUILDING PAD CROSS SECTIONS	7
LD-6	STORM SEWER PROFILES & DETAILS	8
LD-7A	STORMWATER MANAGEMENT SCM DETAILS	9
LD-7B	ADS STORMTECH MC-3500 DETAILS	10
LD-8	NOTES & DETAILS	11
LD-9	NOTES & DETAILS	12
DRN-1	PRE-DEVELOPMENT DRAINAGE AREA MAP	13
DRN-2	POST DEVELOPMENT DRAINAGE AREA MAP	14
DRN-3	E&S DRAINAGE AREA MAP	15

PREPARED BY:

PENNCORE CONSULTING
THE CORE FOUNDATION OF YOUR SOLUTIONS

PENNCORE CONSULTING LLC
920 E. WICONISCO AVE.
TOWER CITY, PA 17980
PHONE: (570) 980-3994

LEGEND:

EXISTING FEATURES
- 1490 — MAJOR CONTOUR (10' INTERVAL)
- MINOR CONTOUR (2' INTERVAL)
- PROPERTY LINE
- CULVERT
- E E E — EXISTING ELECTRIC LINES
- TREE / BRUSH LINE
- MoB2 — SOIL CLASSIFICATION
- SOIL BOUNDARY
- IMPERVIOUS SURFACE

PROPOSED FEATURES
- COLLECTION CHANNEL
- DIVERSION BERM
- ACCESS ROAD
- 1500 MAJOR CONTOUR (10' INTERVAL)
- 1498 MINOR CONTOUR (2' INTERVAL)
- EMERGENCY SPILLWAY / TURF REINFORCEMENT MATTING
- TOPSOIL STOCKPILE
- LOD LOD LIMIT OF DISTURBANCE
- NPDES BOUNDARY/PROJECT SITE BOUNDARY
- CULVERTS
- MINIMUM COMPACTION AREA
- TOP OF EMBANKMENT
- COMPACTED DUST FREE GRAVEL AREA
- ECB LINING
- ASPHALT PAVEMENT

THE LOCATION OF ALL UTILITIES (ABOVE OR BELOW GROUND) SHOWN ON THESE DRAWINGS ARE APPROXIMATE & WERE OBTAINED FROM USGS TOPO MAPS AND/OR UTILITY OWNERS. PENNCORE CONSULTING LLC DOES NOT GUARANTEE THAT LOCATION SHOWN ON THE DRAWINGS ARE CORRECT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE LOCATIONS OF EXISTING UTILITIES (ABOVE OR BELOW GROUND) & TO NOTIFY THE RESPECTIVE UTILITY OWNERS BEFORE BEGINNING CONSTRUCTION.

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
Pennsylvania One Call System Inc.
1-800-242-1776

WAIVER REQUESTS:

1. APPLICANT IS REQUESTING A WAIVER OF THE PRELIMINARY PLAN REQUIREMENT (SECTION 304 OF THE MIFFLIN TOWNSHIP SALDO). THE APPLICANT IS PLANNING TO SUBMIT AS A PRELIMINARY / FINAL LAND DEVELOPMENT PLAN.

CERTIFICATION OF ACCURACY OF PLAN

I, COLTON ZIMMERMAN, HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE MIFFLIN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
COLTON J. ZIMMERMAN
ENGINEER
PE094456
PENNSYLVANIA

_____
(SIGNATURE)

ENGINEERS CERTIFICATE

I, COLTON ZIMMERMAN, ON THIS DATE _____, HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL CURRENT DESIGN STANDARDS AND CRITERIA OF THE MIFFLIN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

_____
(SIGNATURE)

MIFFLIN TOWNSHIP BOARD OF SUPERVISORS APPROVAL

THIS PLAN APPROVED BY THE BOARD OF SUPERVISORS OF MIFFLIN TOWNSHIP THIS____DAY OF_____2025.

CHAIRMAN_____

SECRETARY_____

MIFFLIN TOWNSHIP ENGINEER REVIEW CERTIFICATE

THIS PLAN REVIEWED BY THE MIFFLIN TOWNSHIP ENGINEER THIS____DAY OF_____2025.

TOWNSHIP ENGINEER_____

STORMWATER MANAGEMENT CERTIFICATE (OWNER)

I, _____, HEREBY ACKNOWLEDGE THAT THE STORMWATER SCM's ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY THE MUNICIPALITY.

_____ _____
OWNER DATE

DAUPHIN COUNTY PLANNING COMMISSION FINAL PLAN CERTIFICATE

THIS PLAN REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION THIS_____DAY OF_____2025.

CHAIRMAN_____

SECRETARY_____

DAUPHIN COUNTY RECORDER OF DEEDS

THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR DAUPHIN COUNTY THIS_____DAY_____2025.
PLAN BOOK _____ VOLUME _____PAGE_____.

CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGMENT OF PLAN

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF _____;

ON THIS THE ____ DAY OF _____, 2025 BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED

PA CHAMBER LLC REPRESENTATIVE: JESSE SMUCKER

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 NOTARIAL SEAL THE DAY AND DATE ABOVE WRITTEN,

_____ _____
MY COMMISSION EXPIRES NOTARY PUBLIC

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED ARE THE LEGAL/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.

_____
SIGNATURE OF IDENTIFYING OWNER

SOILS LEGEND:

SYMBOL	DESCRIPTION	HSG*
CIB2	CALVIN - LECK KILL SILT LOAM, 3 TO 8 PERCENT SLOPES	B

*HYDROLOGIC SOIL GROUP

NOTES:

1. THE DEPICTED INFILTRATION TEST LOCATIONS REPRESENTS THE LOCATION OF THE DEEP PROBE. TWO (2) FALLING HEAD INFILTRATION TESTS WERE COMPLETED ALONG CONTOUR APPROXIMATELY 10-FT IN BOTH DIRECTIONS FROM EACH DEEP PROBE. A TOTAL OF EIGHT (8) FALLING HEAD TESTS WERE COMPLETED.

AMISH SCHOOL LEASED AREA

N/F
DAVID Z. & ESTHER S. ESH
DEED: 20140031313
PARCEL: 44-009-008

N/F
JASON H. & LAURA DREIBELBIS
DEED: 20190013898
PARCEL: 44-009-025

EXISTING PRIVATE DRIVE

CIB2-B

INFILTRATION TEST IT-2A & 2B
LAT: N040° 35' 08.84"
LONG: W076° 52' 06.21"
TEST DEPTH: 3-FT (639.50')
PROBE DEPTH .5-FT (637.50')

CONCRETE MONUMENT
(SET BY BURCH & ASSOCIATES)

20' CARTWAY

33' R-O-W

INFILTRATION TEST IT-1A & 1B
LAT: N040° 35' 08.32"
LONG: W076° 52' 08.14"
TEST DEPTH: 0.5-FT (639.50')
PROBE DEPTH: 2.5-FT (637.50')

LIMITS OF DISTURBANCE
3.00 ACRES

INFILTRATION TEST IT-3A & 3B
LAT: N040° 35' 08.48"
LONG: W076° 52' 05.55"
TEST DEPTH: 4.5-FT (639.50')
PROBE DEPTH: 6.5-FT (637.50')

INFILTRATION TEST IT-4A & 4B
LAT: N040° 35' 08.26"
LONG: W076° 52' 06.55"
TEST DEPTH: 3.0-FT (639.50')
PROBE DEPTH: 5.0-FT (637.50')

IRON PIN
(FOUND BY BURCH & ASSOCIATES)

EXISTING ENERGY DISSIPATOR
(TO REMAIN)

EXISTING 12" CMP
(TO BE REPLACED)
INV IN: 639.54'
INV OUT: 639.34'

WEAVER ROAD (T-478)

N/F
DANIEL P. & WANDA E.
HACKENBERRY
DEED: 20170089403
PARCEL: 44-009-007

REPLACEMENT AREA
PERC AND PROBE LOCATION

N/F
PA CHAMBER LLC
DEED: 20250000492
PARCEL: 44-009-064

PERC AND PROBE LOCATION

N/F
DAVID Z. & ESTHER S. ESH
DEED: 20140031313
PARCEL: 44-009-008

CONCRETE MONUMENT
(SET BY BURCH & ASSOCIATES)

IRON PIN
(SET BY BURCH & ASSOCIATES)

BUILDING SETBACK LINE
(TYP.)

IRON PIN
(SET BY BURCH & ASSOCIATES)

N/F
ROBERT S. KEENEY
DEED: 20110011238
PARCEL: 44-009-034
PLAN REF.: D-5-49

30' 15' 0' 30'

PENNCORE CONSULTING
THE CORE FOUNDATION OF YOUR SOLUTIONS
920 E. WICONISCO AVENUE
TOWER CITY, PA 17980
(570) 980 - 3994

PA CHAMBER LLC - MANUFACTURING / WAREHOUSE FACILITY
MIFFLIN TOWNSHIP, DAUPHIN COUNTY, PA

EXISTING CONDITIONS PLAN

COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL ENGINEER
COLTON J. ZIMMERMAN
ENGINEER PE084404

REVISIONS			APPROVED
DESCRIPTION			
DATE			

DRAWN BY:	CJZ
DRAFTING CK:	RKF
ENGINEERING CK:	CJZ
CONSTRUCTION CK:	N/A
ENVIRONMENTAL CK:	N/A
DATE:	MAY 2025
DRAWING NO.:	EX - 1
SHEET 3 OF 15	REV. 0
PCCP #:	2024-410

AMISH SCHOOL
LEASED AREA

N/F
DAVID Z. & ESTHER S. ESH
DEED: 20140031313
PARCEL: 44-009-008

N/F
JASON H. & LAURA DREIBELBIS
DEED: 20190013898
PARCEL: 44-009-025

EXISTING PRIVATE DRIVE

CONCRETE MONUMENT
(SET BY BURCH & ASSOCIATES)

20' CARTWAY
33' R-O-W

PROPOSED RETAINING WALL
3-FT TO 5.5-FT IN HEIGHT
MINIMUM 3-FT SETBACK FROM
PROPERTY LINE
(TO BE DESIGNED BY OTHERS)
150 LF

I-9
I-8
I-7

FUTURE BUILDING
FFE: 646.50'
40.00'
100.00'

SUBSURFACE INFILTRATION FEATURE
219'
101'
133'
116'

HEADWALL H-1

IRON PIN
(FOUND BY BURCH & ASSOCIATES)

STOP SIGN
(30"X30" R1-1)

MANUFACTURING SHOP
8,160.00 SF
FFE: 646.00'
119.54'

I-2/OS-1
TYPE 5 INLET

I-2/OS-1

I-10
I-11
I-12
I-13
I-14

172'
72'
36'
24'
76'
70'
44'
50'
59'
84'

ROOFED STORAGE
AREA
2,280.00 SF

OFFICE
4,080.00 SF
FFE: 646.00'

CONSTRUCTION SHOP
6,120.00 SF
FFE: 646.00'
101.46'

136'
137'

EXISTING ENERGY DISSIPATOR
(TO REMAIN)

EXISTING 12" CMP
(TO BE REPLACED)
INV IN: 639.54'
INV OUT: 639.34'

35-FT WIDE ACCESS PAVED APRON
LINE STRIPING SHALL BE PROVIDED AT
PAVING LIMITS TO RESTRICT TRAFFIC TO
THE 35-FT WIDTH ACCESS

WEAVER ROAD (T-478)

N/F
DANIEL P. & WANDA E.
HACKENBERRY
DEED: 20170008403
PARCEL: 44-009-007

REPLACEMENT AREA
PERC AND PROBE LOCATION

I-1
I-2
I-3
I-4
I-5
I-6

STOP SIGN
(30"X30" R1-1)

35-FT WIDE ACCESS PAVED APRON
LINE STRIPING SHALL BE PROVIDED AT
PAVING LIMITS TO RESTRICT TRAFFIC TO
THE 35-FT WIDTH ACCESS

IRON PIN
(SET BY BURCH & ASSOCIATES)

N/F
DAVID Z. & ESTHER S. ESH
DEED: 20140031313
PARCEL: 44-009-008

PERC AND PROBE
LOCATION

PROPOSED ON-LOT
SEPTIC SYSTEM

CONCRETE MONUMENT
(SET BY BURCH & ASSOCIATES)

IRON PIN
(SET BY BURCH & ASSOCIATES)

BUILDING SETBACK LINE
(TYP.)

PROPOSED RETAINING WALL
3-FT TO 5-FT IN HEIGHT
MINIMUM 3-FT SETBACK FROM
PROPERTY LINE
(TO BE DESIGNED BY OTHERS)
280 LF

N/F
ROBERT C. KEENEY
DEED: 20110011238
PARCEL: 44-009-034
PLAN REF.: D-5-49

EXISTING DWELLING DEMOLISHED

30' 15' 0' 30'

PENNCORE CONSULTING
PENNCORE CONSULTING
920 E. WICONISCO AVENUE
TOWER CITY, PA 17980
(570) 980 - 3994

PA CHAMBER LLC - MANUFACTURING / WAREHOUSE FACILITY
MIFFLIN TOWNSHIP, DAUPHIN COUNTY, PA

SITE PLAN

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
COLTON J. ZIMMERMAN
DRUMORE TOWNSHIP

REVISIONS		APPROVED
DESCRIPTION	DATE	

DRAWN BY:	CJZ
DRAFTING CK:	RKF
ENGINEERING CK:	CJZ
CONSTRUCTION CK:	N/A
ENVIRONMENTAL CK:	N/A
DATE:	MAY 2025
DRAWING NO.:	LD-2
SHEET 4 OF 15	REV. 0
PCCP #:	2024-410