No: 26-071

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality	Upper Paxton Township	Surveyor	Stahl Shaffer Engineering	Engineer	Stahl Shaffer Engineering

Plat Title CRI Industrial Park

Zoning District A - Agricultural Proposed Land Use Commercial

Plat Status:	Preliminary	**Plat Type**:	Subdivision	**Regulations**:	County
	Final	X	Land Development	X	Municipal
	X P/F		Combined	X	Zoning
	Minor			X	S&LD

Existing # of Lots 1 Proposed # of Lots 0 Proposed # of New DUs 0 Subdivided/ Developed Acres 9.58 Total Acs 100.09

Date Received 07/14/2026 Staff Review 08/07/2026 Official County Review 08/07/2026

Reviewed by TS Checked by _____ Parcel # 44-013-002

Project Description: Construction of 2 commercial buildings and related 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 Dauphin County Planning Commission.

Waivers Requested: None identified.

Comments:

1. The portion of Lot 8 that is within Upper Paxton Township appears to have incorrect setback distances. Setbacks for the Agricultural district in Upper Paxton Township is 25 feet for side yard and 50 feet for rear yard. (ZO § 27-503.1)

General Comments

1. Per Instrument Number 20250030096 of the Dauphin County Recorder of Deeds, all proposed development on this plan is located on Existing Lot 8 with the exception of the PCSM BASIN 1. The lot that PCSM BASIN 1 is located on does not appear to be labeled on this plan. The reviewer acknowledges that General Note 11 states to reference Instrument Number 20250030096 for more detail on Stormwater Management Design.
2. All required signatures, certifications, dedications, and notarizations should be in place before final approval.
3. A signature block for the Dauphin County Planning Commission must be added to the cover sheet. It should contain two signature lines, one for the Chairperson and one for the Secretary. Also, please use the word "reviewed" in place of approved for the County block.

Plan No. 26-071

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 – *On-lot*			X
Water mains – *On-lot*			X
21. Proposed man-made features shown – Building (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	
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		X	
33. Approval blocks shown Need Dauphin County Planning Commission		X	
34. PennDOT Highway Occupancy Permit statement shown	X		
35. Consistency with Future Land Use plans - County plans	X		
Municipal plans	X		

PRELIMINARY/FINAL DEVELOPMENT PLAN
FOR LOT 8 OF THE CRI INDUSTRIAL PARK
FOR
SAM KING
LOCATED IN
MIFFLIN TOWNSHIP & UPPER PAXTON TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

OWNER(S) CERTIFICATION & ACKNOWLEDGEMENT OF PLAN

STATE OF: PENNSYLVANIA
COUNTY OF: DAUPHIN
ON THIS, THE___DAY OF_____, 20___, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY

APPEARED _____

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THEY ARE THE OWNER AND/OR EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND AND SEAL ON THIS DAY AND DATE WRITTEN ABOVE.

_____

_____
NOTARY PUBLIC

UPPER PAXTON TOWNSHIP SUPERVISORS

THIS PLAN APPROVED BY THE UPPER PAXTON TOWNSHIP BOARD OF SUPERVISORS ON THIS____DAY OF_____, 20____.

CHAIRMAN _____

SECRETARY _____

MIFFLIN TOWNSHIP SUPERVISORS

THIS PLAN APPROVED BY THE MIFFLIN TOWNSHIP BOARD OF SUPERVISORS ON THIS____DAY OF_____, 20____.

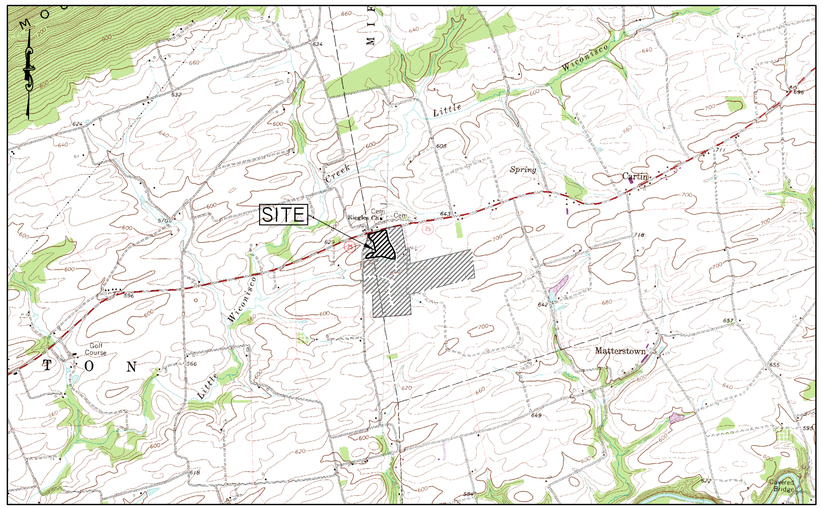
CHAIRMAN _____

SECRETARY _____

PROFESSIONAL LAND SURVEYOR CERTIFICATION

I,_____, HEREBY CERTIFY THAT. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE MONTOUR COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND IN ACCORDANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA.

, 20 SIGNED



LOCATION MAP
SCALE: 1" = 1000'

MIFFLIN TOWNSHIP, DAUPHIN COUNTY ZONING REQUIREMENTS

RESIDENTIAL DEVELOPMENT (ON-LOT SEWER AND WATER)
1. MINIMUM LOT AREA: 1 ACRE PER DWELLING
2. MINIMUM LOT WIDTH: 120 FEET AT FRONT BUILDING SETBACK
3. MINIMUM BUILDING SETBACKS:
   FRONT YARD (ARTERIAL STREET): 60 FEET FROM RIGHT-OF-WAY
   FRONT YARD (COLLECTOR STREET): 35 FEET FROM RIGHT-OF-WAY
   SIDE YARDS: 15 FEET EACH SIDE
   REAR YARD: 25 FEET

UPPER PAXTON TOWNSHIP, DAUPHIN COUNTY ZONING REQUIREMENTS

A - AGRICULTURAL ZONE DISTRICT
1. MINIMUM LOT AREA: 20 ACRES
2. MINIMUM LOT WIDTH: 150 FEET
3. MAXIMUM LOT COVERAGE: 20%
4. MINIMUM BUILDING SETBACKS:
   FRONT YARD: 50 FEET
   SIDE YARDS: 25 FEET
   REAR YARD: 50 FEET
5. MAXIMUM BUILDING HEIGHT: 35 FEET (PRINCIPAL)
   25 FEET (ACCESSORY)

GENERAL NOTES

1. SURVEY BY STAHL SHEAFFER ENGINEERING IN MARCH 2021.
2. THE VERTICAL DATUM FOR THIS PROJECT IS NAVD88.
3. THE HORIZONTAL DATUM FOR THIS PROJECT IS NAD83.
4. THE ENTIRE PROJECT AREA IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD. SOURCE: FEMA NATIONAL FLOOD HAZARD LAYER, FIRM MAP PANEL NUMBERS 42043C0105D AND 42043C0085D, BOTH EFFECTIVE 08/02/2012.
5. SOILS MAPPING INFORMATION SHOWN REPRESENTS THE DAUPHIN COUNTY SOIL SURVEY AS PROVIDED BY THE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY WEBSITE.
6. SEWER - ON LOT
7. WATER - ON LOT
8. ANY DAMAGE TO THE PUBLIC ROAD CAUSED BY THE APPLICANTS DEVELOPMENT ACTIVITIES SHALL BE REPAIRED BY THE APPLICANT.
9. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW," BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.
10. ALL CORNERS NOT MARKED SHALL BE MARKED WITH A 5/8 REBAR AND CAP.
11. REFER TO PRELIMINARY SUBDIVISION PLAN RECORDED IN INSTRUMENT NUMBER 20250030096 ON DECEMBER 23, 2025 FOR MORE DETAILS ON STORMWATER MANAGEMENT DESIGN AND OTHER DETAILS.
12. LOT 8 IS BEING DEVELOPED IN CONFORMANCE WITH THE PREVIOUSLY APPROVED LAND DEVELOPMENT AND NPDES APPROVAL. ALTHOUGH THE BUILDING, GRADING AND STORM DRAIN CONFIGURATIONS HAVE BEEN ADJUSTED TO SUIT THE INTENDED USE, THE DRAINAGE AREAS, AND STORM DRAIN CAPACITY REMAIN IN TACT, AND IN ACCORDANCE WITH THE APPROVED PLANS AND COMPUTATIONS. THE LOT 8 SITE PLAN SET WILL BE APPENDED TO THE APPROVED DRAWINGS AS RED-LINE REVISION.
13. WELLS FOR DRINKING WATER SHALL BE COMPLETED BY A DEP CERTIFIED WATER WELL DRILLER WHO SHALL MAINTAIN AN ACCURATE DESCRIPTION OF WELL CONSTRUCTION, TESTING, SAMPLING, DISINFECTION AND INCLUDE A DESCRIPTION OF ROCK TYPES AND DEPTHS ENCOUNTERED AS WELL AS WATER BEARING ZONES AND ESTIMATED YIELDS. WELLS SHALL BE PERMITTED IN ACCORDANCE WITH TOWNSHIP REGULATIONS.

SHEET INDEX

SUBDIVISION/LAND DEVELOPMENT PLAN
SHEET 01 - COVER - COVER SHEET
SHEET 02 - SITE, GRADING AND UTILITY PLAN
SHEET 03 - CONSTRUCTION DETAILS

LOT AREAS

LOT	GROSS LOT AREA	NET LOT AREA
8	417,323 S.F. 9.580 ACRES	399,333 S.F. 9.167 ACRES

SITE DATA

1. OWNER: CRI INDUSTRIAL PARK, LLC
   270 LUXEMBURG ROAD
   ELIZABETHVILLE, PA 17023
2. TAX MAP PARCEL 44-013-002-000-0000
3. SOURCE OF TITLE: INSTRUMENT #20220017816
   TRACT AREA: 100.09 ACRES
   PROJECT AREA: 9.167 ACRES
4. IMPERVIOUS COVER CALCULATION:
   MAXIMUM: 6.015 AC (65.62%) - PER ORIGINAL SUBDIVISION
   PROPOSED: 5.143 AC (56.10%)
5. EXISTING USE: AGRICULTURAL
   PROPOSED USE: RETAIL SALES, OFFICES, WAREHOUSING, LIGHT FABRICATION AND AGRICULTURAL
6. PROPOSED STRUCTURES:
   BUILDING 1 - 120' x 140' w/ 10' x 20' VESTIBULE - 17,000 SF
   BUILDING 2 - 150' x 80' - 12,000 SF
   TOTAL PROPOSED BUILDING AREA - 29,000 SF
7. EXISTING STRUCTURES:
   EXISTING BARN (REDUCED SIZE) - 110' x 208' - 22,880 SF
8. REQUIRED PARKING:
   TOTAL EMPLOYEES ON LOT: 8 = 14 REQUIRED SPACES
   SF OF RETAIL SALES: 6500SF/200 = 33 REQUIRED SPACES
   SF OF OFFICE: 1650SF/300 = 6 REQUIRED SPACES
   TOTAL REQUIRED PARKING = 53 SPACES

   TOTAL PARKING PROVIDED = 60 SPACES (4 VAN ACCESSIBLE ADA)
9. ALL SITE LIGHTING SHALL BE DIRECTED DOWNWARD AND AWAY FROM THE PROPERTY LINES
10. A WAIVER OF SECTION 304 OF THE MIFFLIN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE PERTAINING TO SUBMISSION OF A PRELIMINARY PLAN IS BEING REQUESTED

STAHL SHEAFFER ENGINEERING
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FAX: 814-205-4018
www.stahlsheaffer.com

SEAL:

SURVEYOR SSE
CADD WRB
DESIGNER DRD
PROJ. MANAGER JJD
FILE 22-190

DESCRIPTION
DATE REVISIONS

PROJECT NAME

CRI INDUSTRIAL PARK

MIFFLIN TOWNSHIP & UPPER PAXTON TOWNSHIP
DAUPHIN COUNTY

SHEET NAME

COVER SHEET

PROJECT NO.
SSE 22-190

DATE
JULY 10, 2026

SCALE	SHEET NO.
N/A	COVER

SOILS DATA

UNIT SYMBOL	UNIT NAME
AbA	ALBRIGHT SILT LOAM, 0 TO 3 PERCENT SLOPES
AbB2	ALBRIGHT SILT LOAM, 3 TO 10 PERCENT SLOPES
BtA	BRINKERTON & ARMAGH SILT LOAMS, 0 TO 3 PERCENT SLOPES
BtB2	BRINKERTON & ARMAGH SILT LOAMS, 3 TO 8 PERCENT SLOPES
ClA	CALVIN-LECK KILL SHALY SILT LOAMS, 0 TO 3 PERCENT SLOPES
ClB2	CALVIN-LECK KILL SHALY SILT LOAMS, 3 TO 8 PERCENT SLOPES
ClC2	CALVIN-LECK KILL SHALY SILT LOAMS, 8 TO 15 PERCENT SLOPES
CkC2	CALVIN-KLINESVILLE SHALY SILT LOAMS, 8 TO 15 PERCENT SLOPES
CkD2	CALVIN-KLINESVILLE SHALY SILT LOAMS, 15 TO 25 PERCENT SLOPES
KaD2	KLINESVILLE SHALY SILT LOAM, 15 TO 25 PERCENT SLOPES

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

Curve Table				
Curve #	R	L	Chd B	Chd L
C1	515.82'	164.59'	S20° 47' 48"E	163.89'
C2	466.07'	261.73'	S14° 00' 35"E	258.30'
C18	604.06'	80.19'	N3° 52' 45"W	80.13'

Parcel Line Table		
Line #	Length	Direction
L1	49.76	S57° 51' 00"E
L2	157.67	S12° 28' 08"E
L3	44.62	S12° 24' 21"E
L4	166.74	S29° 56' 16"E
L5	44.72	S02° 04' 41"W
L34	105.71	N70° 05' 00"E
L35	102.53	N10° 38' 46"W
L36	102.26	N88° 02' 32"W

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DESCRIPTION
DATE REVISIONS

PROJECT NAME

CRI INDUSTRIAL PARK

MIFFLIN TOWNSHIP
&
UPPER PAXTON TOWNSHIP
DAUPHIN COUNTY

SHEET NAME

SITE, GRADING, UTILITY PLAN

PROJECT NO.
SSE 22-190

DATE
JULY 10, 2026

SCALE	SHEET NO.
1" = 40	C-100