No: 25-069

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Washington Township | Surveyor: Burch Associates | Engineer: None provided

Plat Title: Amos & Marianne Beiler

Zoning District: Agricultural | Proposed Land Use: Agriculture

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

Existing # of Lots	Proposed # of Lots	Proposed # of New DUs	Subdivided / Developed Acres	Total Acres
1	0	0	3.38	49.77

Date Received: 6/16/25 | Staff Review: 6/19/25 | Official County Review: 6/25/25

Reviewed by KD | Checked by GD | Parcel ID 66-010-039

Project Description: Proposed construction of a 48'x464' chicken house

- *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.*

Plan Comments:

1. The designation of the plan as a final plat is required to be displayed. (S&LDO §22-307.1.A). The application to the DCPC indicates this as a Final Land Development. This should be corrected to reflect a Preliminary/Final Land Development on the plan. For the purpose of this review, this was reviewed as a Final Land Development.
2. A number to identify each lot/site is required. (S&LDO 22-307.1.E)
3. Locations and descriptions of survey monuments are required to be displayed. (S&LDO 22-307.1.H)
4. The proposed sanitary, stormwater sewer, and E&S plans should be reviewed by the Township Engineer for compliance. (S&LDO 22-307.1.P.3) (S&LDO 22-307.1.P.4). (S&LDO §22-307-1.P.7)
5. Monuments and markers are required to comply with S&LDO §22-502
6. The floodplain area is not clearly delineated and should be referenced in the legend.

Zoning Comments

1) Commercial poultry and livestock are permitted as a conditional use in the Agricultural District (ZO §27-403) and must be in accordance with ZO §27-1218. This should be reviewed by the Township Solicitor for compliance with the State Right to Farm Act (RFTA).
2) Off-street parking shall comply with ZO §27-409. How will vehicles/trucks access the new building? Will there be a need for a loading area? There is very little detail about the proposed driveway/parking area.

General Comments

1) Proposed lot coverage was not provided.
2) As this is an agricultural operation, it is anticipated that there will be a manure storage area or facilities. Care must be taken to ensure proper handling of the agricultural waste, including meeting all requirements associated with PA DEP and Conservation District guidelines for manure storage and handling.
3) The water supply is to be coordinated with the building permit.

Plan No. 25-069

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			X
Water mains			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	X		
34. PADOT Highway Occupancy Permit statement shown *(see note)*		X	
35. Consistency with Future Land Use plans - County plans	X		
Municipal plans	X		

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
FOR

AMOS & MARIANNE BEILER

Situated in
Washington Township
Dauphin County, Pennsylvania

Date: May 8, 2025

Drawing No: WAT-356

PUBLIC UTILITIES:

COMCAST CABLE COMMUNICATIONS INC
13085 Hamilton Crossing Blvd Ste 200
Carmel, In 46032
Contact: USIC Office Personnel
Phone 800-811-7981

PPL ELECTRIC UTILITIES CORPORATION (Washington)
437 Blue Church Road
Paxinos,PA 17860
Contact: Doug Haupt
570-440-5684
Email: dlhaupt@pplweb.com

Upper Dauphin Area School District
5668 S.R. 0209
Lykens,Pa 17048
Contract Jared Shade
(717) 362-6545

Washington Township Dauphin Co.
185 Manors Road
Elizabethville, PA 17032
Contact:Robert Crabb
(717)-362-3141

HIGHWAY OCCUPANCY PERMIT

Access to the Township Highway is authorized by a Township Highway Occupancy Permit. No building construction or work within the Township Highway R/W may commence without said permit.

WETLANDS NOTE:

All wetland areas, including riverine systems, are to be protected and remain undisturbed. No wetlands existed within the area of development

SITE DATA:

Owner:
Amos & Marianne Beiler
193 Harman Lane
Millersburg,Pa 17061
Phone:(717)-362-0907

Dauphin county Parcel No.
(66-007-007)

Zoned: (A) Agricultural District
(F) Floodplain Management District

Deed reference: (20190030217)

Building Setbacks:
Front 40'
Side 15'
Rear 30'

Minimum lot width
150' Nonsewered,100' Sewered

Minimun Lot Area 60,000 S.F.

Height Regulations
50' Exept for silo

AREA TABULATION:

EXISTING PARCEL (66-007-007)
Area= 2,168,379 S.F. or 49.77 +/- Ac BY Deed

RECYCLING AND DISPOSAL OF BUILDING MATERIALS AND WASTES:

All building materials and wastes must be removed from the site and recycled or disposed of in accordance with the Department's Solid Waste Management Regulations at 25 Pa Code 260.1 et seq., 271.1 et seq., and 287.1 et seq. No building material or wastes or unused building materials shall be buried, dumped, or discharged at the site.

OWNER'S ACKNOWLEDGEMENT

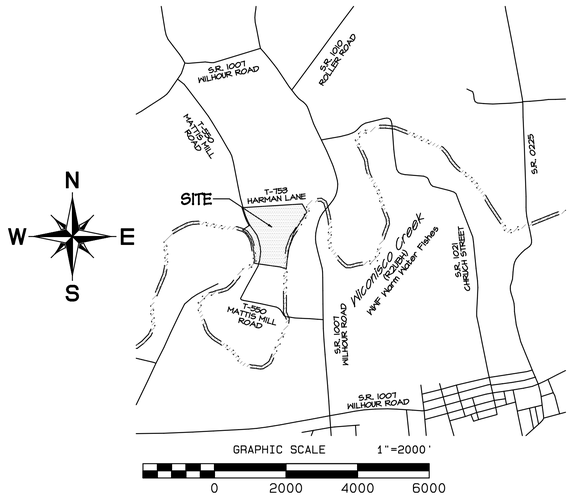
" I,_____hereby acknowledge that the stormwater BMP's are fixtures that cannot be altered or removed without prior Approval of the Municipality"
Record Drawings will be provided for all stormwater management facilities prior to occupancy, or the release of financial security

CROSS EASEMENT STORMWATER AGREEMENT

The owners/developers do hereby reserve the right for Washington Township and their representatives to access the total property shown here in for the purpose of inspecting the operation and maintenance of stormwater facilities. This shall include all rights of ingress and egress over and upon the roadways, sidewalks, and parking areas which shall be designated as common use easement areas. All stormwater facilities including drainage swales, lagoons, stormwater basins, collection and conveyance systems, and stormwater outlet structures shall be determined as part of the stormwater easement.

_____
Amos Beiler

_____
Marianne Beiler



LOCATION PLAN:

SOIL TYPES AND CHARACTERISTICS:

SOIL TYPE	DEPTH	DRAINAGE	SLOPES	AVAILABLE WATER CAPACITY	PERMEABILITY	SURFACE RUNOFF	EROSION HAZARD	WINDTHROW HAZARD	HSG	Soil Limitations	Resolution
Calvin-Leck Kill shaly silt loam CdB2	Moderately Deep	Well Drained	3-8%	Moderate to Low	Moderate	Moderate	Slight	Slight	B	Slight erosion hazard	Install 12" Compost Filter Sock
Calvin-Leck Kill shaly silt loam CdC2	Moderately Deep	Well Drained	8-15%	Moderate to Low	Moderate	Moderate	Slight	Slight	B	Slight erosion hazard	Install 12" Compost Filter Sock
Klinesville shaly silt loam KdE2	Shallow	Well Drained	25-50%	Low	Moderately Rapid	Medium	Slight	Slight	D	not in area of earth disturbance	not in area of earth disturbance
Riverwash Rv		Excessively Drained	0-3%	Low					A	not in area of earth disturbance	not in area of earth disturbance

PLAN INDEX:

SHEETS SW1 :	POST CONSTRUCTION STORMWATER COVER SHEET
SHEETS SW2-SW3:	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
SHEETS ES1 - ES2:	EROSION AND SEDIMENTATION CONTROL PLAN
SHEETS EC1:	EXISTING CONDITIONS PLAN

GENERAL NOTES:

- Proposed: Construction of a 48' X 464' Chicken House
- Existing Parcel 66-007-007 is Residential/Agriculture use and serviced by it's own individual on lot sewage disposal system and well.
- Deed Reference: Amos & Marianne Beiler (20190030217)
- Dauphin County Tax Parcel No.- (66-007-007)
- Off street parking will be provided on Lot.
- Land Uses: Past- Agriculture, Present- Agriculture, Future- Agriculture
- The stormwater from the site will be infiltrated in the Stormwater Infiltrators, eliminating any thermal impacts that may be created.
- Please see the Operation and Maintenance Agreement. The operation and maintenance agreement is part of the SWM Site Plan.
- Record Drawings will be provided for all stormwater management facilities prior to occupancy, or the release of financial security.
- Nothing shall be planted or placed within the stormwater easement which would adversely affect the function of the easement, or conflict with any conditions associated with such easement.
- Individual lot owners are responsible for assuring the continued functionality and required maintenance of the stormwater management easement.
- Area of Earth Disturbance - 3.38 Acres
- Receiving Waters Wiconisco Creek (W.W.F.) Warm Water Fishes.
- A licensed professional or their designee must be present on site when the infiltration beds are being installed.
- Topsoil should be uniformly distributed across the disturbed area to a depth of 4 to 8 inches minimum 2 inches on fill outslopes. Spreading should be done in such a manner that sodding or seeding can proceed with a minimum of additional preparation or tillage
- Benchmark Top Of septic Tank Lid Ele =590.41
- The total length of excavated trench open at any one time should not be greater than total lenght of utility line that can be placed in the trench and back-filled in one working day
- The proposed project is not located in an area of Carbonate Geology or Karst Topography.
- Washington township or their representative should inspect the stormwater infiltrator a upon completion.

REPONSIBILITIES FOR FILL MATERIALS:

Clean fill may be used in an unrestricted manner. However, clean fill may only be placed in waters of the commonwealth if other environmental programs authorize such use. To determine whether fill is uncontaminated, a person should perform environmental due diligence. If due diligence shows no evidence of a release, the material may be managed as clean fill under this policy. If due diligence shows evidence of a release, the material is regulated fill and may not be managed under this policy.
Clean Fill: Uncontaminated, nonwater-soluble, nondecomposable inert solid material used to level an area or bring the area to grade. The term does not include materials placed in or on the waters of the commonwealth. The term does include the following materials: soil, rock, stone, dredged material, used asphalt, and brick, block or concrete from construction and demolition activities that is separate from the other waste and recognizable as such.
Environmental Due Diligence: Investigative techniques, including, but not limited to, visual property inspections, electronic data base searches, review of ownership and use history of property, sandborne maps, environmental questionaires, transaction screens, environmental assessments and audits.

POST - CONSTRUCTION STORMWATER MANAGEMENT PLAN

1. After construction has been completed, the erosion control procedures must be maintained. The owner shall establish an Erosion Control Inspection Logbook in which a written log will be maintained pertainning to the site E/S maintenance. The logbook will reflect the inspection date , by whom, condition of the E/S facilities and a description of maintenance performed. The logbook will be a thorough record of E/S maintenance and available for review at any time by the Dauphin County Conservation District.
2. Inspections will be made once every three months and after a severe storm event.
3. All debris will be removed from the stormwater facilities which include the infiltration basin and basin outlet structure.
4. The outlet structures will be kept free of debris and repaired immediately if they receive any damage.
5. The drainage basin and vegetated areas will be inspected for stress and will be repaired immediately.
6. The basin side slopes and embankments will be inspected for any evidence of damage by burrowing animals. If any burrowing is discovered it is to be corrected immediately.
7. The basin is to be kept free of a build up of silt. If any is discovered, it is to be removed of and disposed of at an environmentally approved spoils disposal site.

INFILTRATOR PROTECTION:

Prior to beginning construction, the contractor is to mark out the infiltrator footprint with contractors fencing or tape. This is to keep equipment weight from compacting the soil. Construction and grading of the infiltrator is to be done with the equipment located outside of the infiltrator footprint. Excavation and grading of the infiltrator is to be tapered and shaped to the existing contour.

REVISIONS

DATE	DESCRIPTION

Commonwealth of Pennsylvania
County of Dauphin
On this _____ day of_____2025.
before me, the undersigned personally appeared
Owner(s) _____
Amos Beiler Marianne Beiler
who being duly sworn according to law deposes and says that they are the equitable owners of the property shown on this plat and 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 the day and date written.

_____
My commission expires NOTARY PUBLIC

It is hereby certified that the undersigned is/are the equitable owner(s) of the within plat and that all streets or parts and not previously dedicated are hereby tendered for dedication to public use.

_____
Amos Beiler

_____
Marianne Beiler

Amos & Marianne Beiler
193 Harman Lane
Millersburg,Pa 17061
Phone:(717)-362-0907

This plan reviewed in the final stage by Dauphin County Planning Commission this __ day of _____ , 2025.
Chairman _____
Secretary _____

This plan recommended for approval by the Washington Township Planning Commission this __ day of _____2025
Chairman _____
Secretary _____

This plan approved by Washington Township Board of Supervisors this __ day of_____, 2025.
Chairman _____
Secretary _____

I hereby certify that the stormwater management plan shown on this plan meets all design standards and criteria of the Washington Township Subdivision and Land Development Ordinance and the survey meets all accuracy requirements.

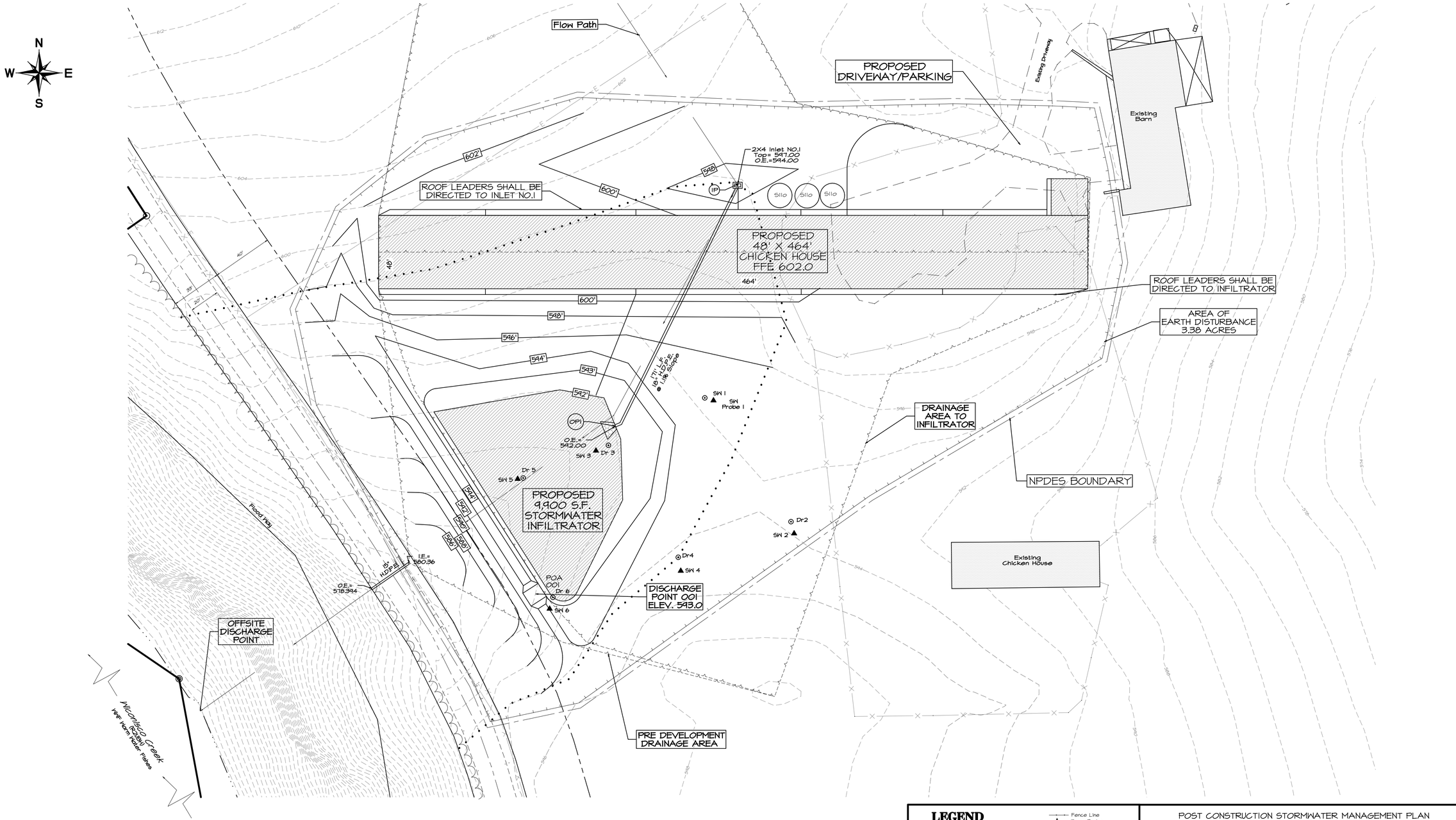
_____ PLS
BURGH ASSOCIATES
Property & Engineering Surveys
340 Berrysburg Road Suite 1
Millersburg, PA 17061
Phone: (717) 692-2214

Pa. Lic. No. 22834-E

LEGEND

- Sign
- X 620.00 Spot Elevation
- X(620.00) Proposed Elevation
- OH Overhead Telephone Line
- US/T Underground Telephone Line
- E Overhead Electric Line
- US/E Underground Electric Line
- Existing Waterline
- LL Existing Light Standard
- PROP. LL Proposed Light Standard
- Property Corner
- 600 Existing Contour
- TRF Turf Reinforcement Matting
- RCE Rock Construction Entrance
- Fence Line
- Deep Probe
- Unsuitable Probe
- Shrub
- Utility Pole
- Concrete Monument
- A Property Adjoiners
- Flag Pole
- A1 Traverse Point
- GBD GkC2 Soil Types
- Building Setback Line
- SS Silt Soxx
- 6000 Proposed Contour

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL
PA 1
CALL SYSTEM, INC.
1-800-242-1776
SERIAL NO.- 20251249351 (Washington Township)



CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
PA 1
CALL SYSTEM, INC.
1-800-242-1776
SERIAL NO.- 2025129351 (Washington Township)

REVISIONS

DATE	DESCRIPTION

LEGEND

- Sign
- 620.00 Spot Elevation
- 620.00 Proposed Elevation
- OH T Overhead Telephone Line
- UG/T Underground Telephone Line
- E Overhead Electric Line
- UG/E Underground Electric Line
- Existing Waterline
- Existing Light Standard
- Proposed Light Standard
- Property Corner
- 600 Existing Contour
- TRF Turf Reinforcement Matting
- RCE Rock Construction Entrance
- Fence Line
- Deep Probe
- Unsuitable Probe
- Shrub
- Utility Pole
- Concrete Monument
- A Property Adjoiners
- Flag Pole
- Traverse Point
- CB2 CC2 Soil Types
- Building Setback Line
- SG Silt Soxx
- 1000 Proposed Contour

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
FOR

AMOS & MARIANNE BEILER

Situated In
Washington Township
Dauphin County, Pennsylvania

GRAPHIC SCALE 1"=30'

0 30 60 90

May 8,2025

Drawing No: WAT-356

SHEET - SW2 OF SW3