No: 26-094

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality Mifflin Township | Surveyor William A. Burch & Associates | Engineer N/A

Plat Title Jared & Tammy Moore

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

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

Plat Type: X Subdivision | ___ Land Development | ___ Combined

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

# of Lots 1 | # of New Lots 1 | # of DUs ___ | Acs Subdiv/Devel 1.99 | Total Acs 73.34

Date Received 8/27/2026 | Staff Review 8/31/2026 | Official County Review 8/31/2026

Reviewed by ARK | Checked by ___ | Parcel ID 44-010-004 (listed)

Project Description: Proposed two lot subdivision for residential use.

- *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.*

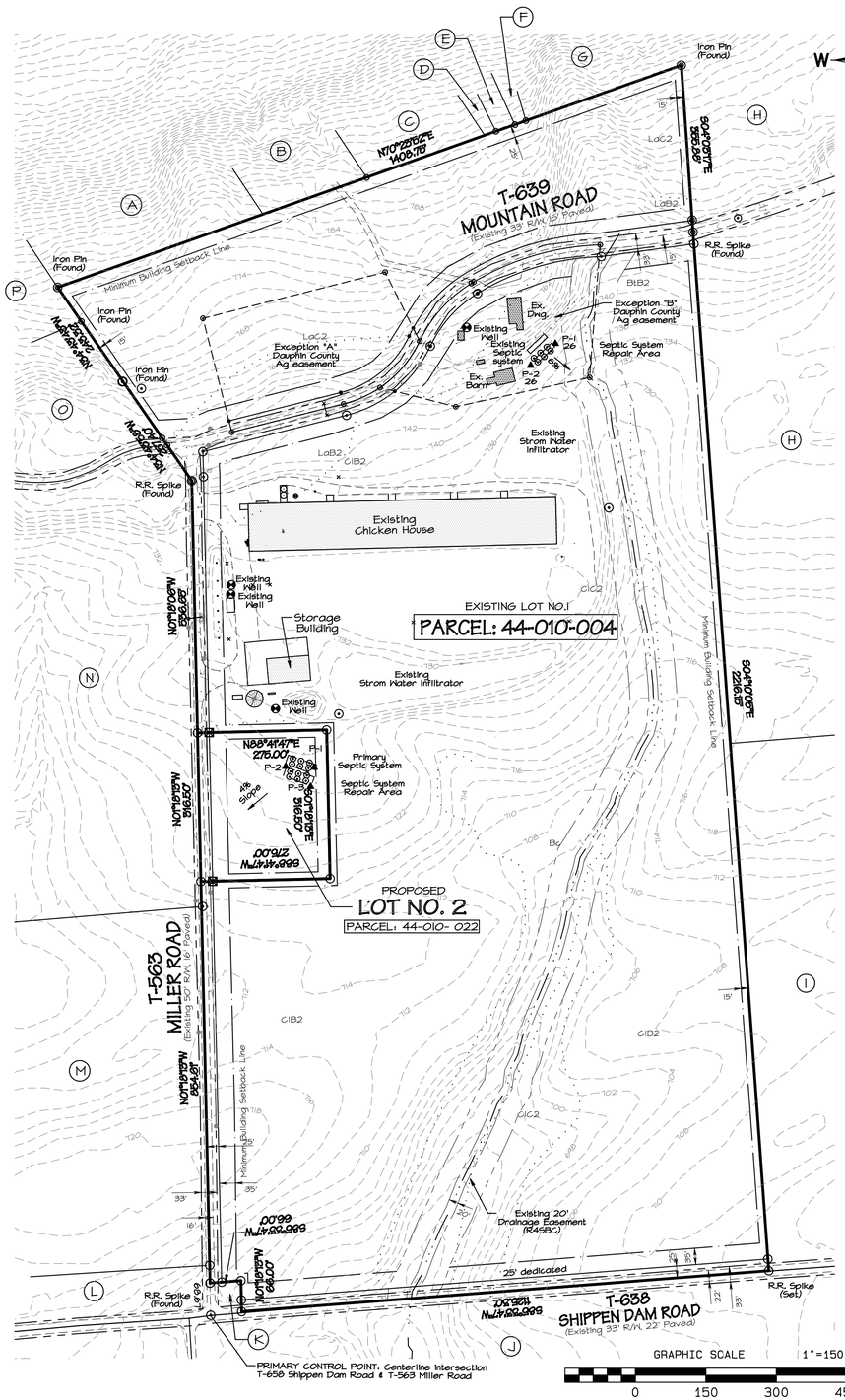
Review comment with cited ordinance provisions are based on municipal regulations on file with the *County Planning Commission.*

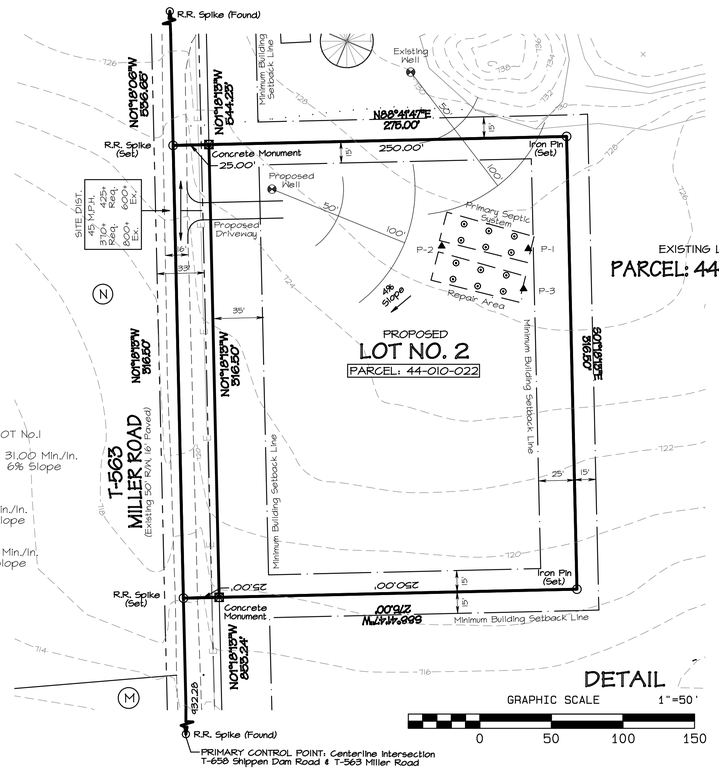
Waivers Requested: Section 305 Preliminary Plan Specifications; Section 305.F Location Plan Scale; Section 510 Dedication of Recreation Areas or Facilities: Section 507 Sidewalks

1. All signatures, notarizations, and authorizations must be obtained before the plan is brought in for signing.
2. The listed parcel number of 44-010-004 does not appear to match the lot in question. According to county parcel data, the lot to be subdivided (Existing Lot 1) is **44-007-024**. Please verify the lot number and correct it if needed.
3. Determine if a formal waiver of Section 506 (Curbs and Gutters) is required.
4. Verify the width of Proposed Lot 2 (Section 404.D.1) and the width of the proposed driveway (Driveway Ordinance – Section 501.d). The proposed driveway shall meet all additional requirements of the Driveway Ordinance.
5. The stream that intersects the site is an unnamed tributary of the Little Wiconisco Creek and is covered under its Total Maximum Daily Load (TMDL) plan. There may be additional requirements related to discharge, construction, and E&S control.
6. The septic repair area for Proposed Lot 2 appears to remain in Existing Lot 1. Determine whether an access easement (or other applicable easement) is necessary.

Plan No. 26-094

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) / Structures	X		
	Storm drainage facilities)		X	
	Sewer mains/Septic	X		
	Water mains/Wells	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 *Waiver requested.*			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 *Waiver request.*			X	
30. Erosion and sedimentation control plan shown **At time of construction.**				X
31. Statement of ownership, signature and notarization		X		
32. Dedicatory statement shown *Need signature.*		X		
33. Approval blocks shown		X		
34. PADOT Highway Occupancy Permit statement shown **At time of construction.**		X		
35. Consistency with Future Land Use plans -	County plans	X		
	Municipal plans	X		





GENERAL NOTES:

- Proposed: Two Lot Subdivision
- Existing Parcel 44-010-004 (Lot No.1) has an existing dwelling located on it serviced by its own on lot sewage disposal system and individual well.
- Proposed Lot No.2, Parcel 44-010-022 is for Residential use to be serviced by its own on lot sewage disposal system and individual well.
- Deed Reference: Jared & Tammy Moore ( )
- Contours are related to NAVD 88.
- Dauphin County Tax Parcel No.: (44-010-004)
- No development is to take place as a result of this plan. In the event of any possible future development on these Lots, sufficient plans and data must first be submitted for review and approval by the proper local, county and state agencies.
- Stormwater & Erosion control plans will be required prior to any building permit approval. An N.P.D.E.S. permit will be required if more than 1 Acre of land disturbance.
- A waiver of Section 305, preliminary plan specifications, has been requested by the applicant. Granted:_____
- A waiver of Section 305.F., Location Plan scale from 1"=1,000' to 1"=2,000', has been requested by the applicant. Granted:_____
- A waiver of Section 510, requirements for the dedication of recreation area or facilities, has been requested by the applicant. Granted:_____
- A waiver of Section 507, requirements for sidewalks, has been requested by the applicant. Granted:_____
- No building permit will be issued for any lot or parcel which will require access to a Township Highway until authorized by a Township Highway Occupancy Permit.

SITE DATA:

Owner:
Jared & Tammy Moore
664 Mountain Road
Elizabethville, Pa 17023
Phone:(570)-274-6896

Parcel: (44-007-024)

Deed: ( )

Building Setbacks:
Front 40' Arterial street
35' All other streets
Side 15'
Rear 25'

Minimum lot width 120'

Minimun Lot Area 1 Acre

Height Regulations
35' Principal Bulling
24' Accessory

SITE TEST:

EXISTING PARCEL 44-010-004, LOT No.1
Repair Area
Probe 1 2026- 20" Limiting Zone 31.00 Min./in.
Probe 2 2026 24" Limiting Zone 6% Slope

PROPOSED LOT No.2
Primary Septic System
Probe 1- 24" Limiting Zone 9.53 Min./in.
Probe 2- 24" Limiting Zone 3% Slope

Repair Area
Probe 2- 24" Limiting Zone 4.70 Min./in.
Probe 3- 20" Limiting Zone 4% Slope

WETLANDS NOTE:

All wetland areas, including riverine systems, are to be protected and remain undisturbed. Wetlands in the form R4SBC- Riverine, Intermitten,Streambed, Seasonally Flooded exist on the mapping for this property.

HIGHWAY OCCUPANCY PERMIT

No building permit will be issued for any lot or parcel which will require access to a Township Highway until authorized by a Township Highway Occupancy Permit.

AREA TABULATION:

EXISTING (Parcel 44-010-004) Lot No.1
Lot Area- 3,194,701 S.F. or 73.34 Acres

EXISTING (Parcel 44-010-) Lot No.2
Lot Area- 791,125 S.F. or 1.99 Acres
Right Of Way 7,912 S.F. Or 0.18 Acres
Total Lot Area 811,037 S.F. Or 1.99 Acres

Total Area of Subdivision= 3,281,738 S.F. or 75.33 Acres

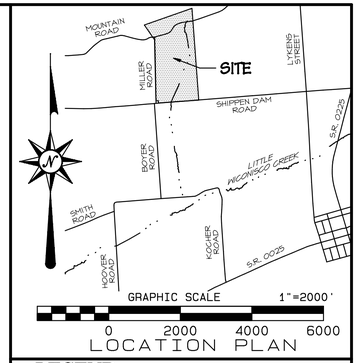
SOIL TYPES:

Bc- Barbour silt loam
BtB2- Brinkerton & Armagh silt loams, 3-8% Slopes
ClB2- Calvin -Leck Kill shaly silt loams, 3-8% Slopes
ClC2- Calvin -Leck Kill shaly silt loams, 8-15% Slopes
LaB2- Laidig gravelly loam, 3-8% Slopes
LaC2- Laidig gravelly loam, 8-20% Slopes

PROPERTY ADJOINERS:

A) Dale J. & Carol E. Hassinger Deed: 1226-31, Parcel: 44-006-052
B) Alvin E. & Karen E. Kocher Deed: 2641-106, Parcel: 44-007-019
C) Aquilla R. & Ruth Ann King Deed: 5312-76, Parcel: 44-007-054
D) Henninger Family Limited Partnership Parcel: 44-007-050
E) Henninger Family Limited Partnership Deed: 20190028823, Parcel: 44-007-021
F) Henninger Family Limited Partnership Deed: 20260010041, Parcel: 44-007-045
G) David A. & Kelly Hammarberg Deed: 20220006254, Parcel: 44-007-016
H) Lynn M. & Helen B. Henninger Deed: 20040000618, Parcel: 44-007-001
I) Lynn M. & Helen B. Henninger Deed: 20080045652, Parcel: 44-007-015
J) Wilmer J. & Susan King Deed: 20220005861, Parcel: 44-011-003
K) Robert G. Willi Deed: E-56-415, Parcel: 44-007-017
L) Kurtis R. Seiler Deed: 20190017412 Parcel: 44-006-010
M)Bryan S. Campbell Deed: 20250028454 Parcel: 44-006-031
N) Melvin & Ada Mae Stoltzfus Deed: 20170000613 Parcel: 44-006-004
O) Melvin & Ada Mae Stoltzfus Deed: 20170000613 Parcel: 44-006-038
P) Randall B. & Sandra F. Paul Deed: 2511-633, Parcel: 44-006-034

This plan recorded in the office of the Recorder of Deeds in Dauphin County this _____ day of _____, 2026 in Instrument No.: _____



LEGEND

- Sign
- Spot Elevation
- Proposed Elevation
- Overhead Telephone Line
- Underground Telephone Line
- Overhead Electric Line
- Underground Electric Line
- Existing Waterline
- Light Standard
- Property Corner
- Existing Contour
- Proposed Contour
- Fence Line
- Deep Probe
- Unsuitable Probe
- shrub
- Fire Hydrant
- Utility Pole
- Existing Sanitary Manhole
- Concrete Monument
- Property Adjoiners
- Flag Pole
- Traverse Point
- Soil Types
- Building Setback Line
- Silt Soxx
- Rock Construction Entrance

I hereby certify this plan to be correct as shown.

Pa. Lic. No. 22834-E

William A. Burch PLS
BURCH ASSOCIATES
Property & Engineering Surveys
340 Berrysburg Rd, Millersburg, PA 17061
PHONE: (717) 692-2274
www.burchsurveying.com

This plan approved by Mifflin Township Board of Supervisors this __ ddy of _____, 2026 .

Chairman_____

Secretary_____

This plan reviewed in the final stage by Dauphin County Planning Commission this __ day of_____, 2026.

Chairman _____

Secretary_____

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.

Owner(s) _____
Jared Moore

_____
Tammy Moore

Jared & Tammy Moore
664 Mountain Road
Elizabethville, Pa 17023
Phone:(570)-274-6896

Commonwealth of Pennsylvania
County of Dauphin
On this _____ day of _____ 2026
before me, the undersigned personally appeared

Owner(s)_____
Jared and Tammy Moore

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

PRELIMINARY/FINAL SUBDIVISION PLAN
FOR

JARED & TAMMY MOORE

situated in

Mifflin Township

Dauphin County, Pennsylvania

Date: July 30, 2026

Drawing No: MT-325