No: 25-103

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Upper Paxton Township | Surveyor: Burch Associates | Engineer: Not Provided

Plat Title: Reuben E. & Lillian F. Lantz

Zoning District: A - Agricultural | Proposed Land Use: Agricultural

Plat Status:		Preliminary	**Plat Type**:		Subdivision	**Regulations**:	
	X	Final		X	Land Development		X Municipal
		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: 2.79 | Total Acs: 85.22

Date Received: 09/19/2025 | Staff Review: 10/02/2025 | Official County Review: 10/02/2025

Reviewed by: TS | Checked by: | Parcel # 65-020-003

Project Description: Proposed construction of 46' x 360' 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 comments with cited ordinance provisions are based on municipal regulations on file with the Dauphin County Planning Commission.

Waivers requested:

1. S-LD § 22-501: Preliminary Plan Specifications

Comments:

1. The location map shall be displayed at a scale of 1" = 2000'. (S-LD § 22-501.A.16 per S-LD § 22-601.A.1)
2. The plan shall be drawn to a scale of 1"=100' (S-LD § 22-601.A)

General Comments

1. The reviewer notes that Mifflin Township intends to waive their right to review this plan. If this is accurate, a note should be placed on the plan, and signed by Mifflin Township, stating that they intend to do as such.
2. All required signatures, certifications, dedications, and notarizations should be in place before final approval.
3. Easements and rights-of-way, if any, for streams, public utilities, or any other purpose should be displayed on the plan for reference and per the requirements set fourth in the Upper Paxton Township Subdivision and Land Development Ordinance Chapter 22.
4. Will the new poultry barn connect to the existing well, or will a new well be drilled? If a new well is to be installed, the location should be noted on the plan for reference.
5. All poultry operations shall conform to the regulations set forth in ZO § 27-1102.2.
6. The Township should ensure that there is adequate turn-around space for any vehicle or large trucks that will require access to the site during construction and operation.
7. The Zoning boundary line should be shown on the Existing Conditions Plan for reference.

Plan No. 25-103

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	X		
34. PennDOT Highway Occupancy Permit statement shown	X		
35. Consistency with Future Land Use plans - County plans	X		
Municipal plans	X		

PUBLIC UTILITIES:

TDS TELECOM (Mifflin)(Upper Paxton)
170 Urban Road
Herndon, PA 17830
Contact: Jacob Smith
Phone 570-758-0082
Email: jacob.smith@tdstelecom.com

PILLOW BOROUGH/PILLOW BOROUGH AUTHORITY (Mifflin)
PO Box 206
Pillow, PA 17080-0206
Contact: Office Personnel
Phone 570-758-2420

PPL ELECTRIC UTILITIES CORPORATION (Upper Paxton)
434 Susquehanna Trail
Northumberland, PA 17857
Contact: Doug Haupt
570-440-5684
Email: dlhapt@pplweb.com

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.

SITE DATA:

OWNER:
Reuben E. & Lillian F. Lantz

ADDRESS:
449 Wert Road
Millersburg, PA 17061

PARCEL NO.:65-020-003

DEED REFERENCE: 20180004015

ZONED: ('A' - Agricultural)

MINIMUM LOT WIDTH: (150')

MINIMUM LOT AREA: (20 Acres)
Lot No. 1- 85.22 Acres
Lease Area- 86,206 S.F. or 1.98 Acres

MINIMUM YARD SETBACKS:
Front- 50', Side- 25', Rear- 50'

Lot Coverage Maximum 20%
Lot No. 1- 2% Proposed
Lease Area- 4.5%

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 Upper Paxton 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.

_____
Reuben E. Lantz

_____
Lillian F. Lantz

WETLANDS NOTE:

All wetland areas, including riverine systems, are to be protected and remain undisturbed. Wetlands do exist in the form of R4SBC- Riverine, Intermittent, Streambed, Seasonally Flooded and R5UBH- Riverine, Unknown Perennial, Unconsolidated Bottom, Permanently Flooded do existing on the property. No wetlands exist within the area of earth disturbance.

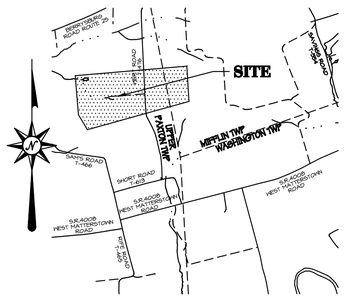
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN FOR

REUBEN E. & LILLIAN F. LANTZ

Situated in
Upper Paxton/Mifflin Township
Dauphin County, Pennsylvania

Date: August 5, 2025

Drawing No: UP-833



LOCATION PLAN:

GRAPHIC SCALE 1"=1000'

0 1000 2000 3000

SOIL TYPES AND CHARACTERISTICS:

SOIL TYPE	DEPTH	DRAINAGE	SLOPES	AVAILABLE WATER CAPACITY	PERMEABILITY	SURFACE RUNOFF	EROSION HAZARD	WINDTHROW HAZARD	HSG	Soil Limitations	Resolution
Albrights silt loam AbA	Deep	Moderately Well Drained	0-3%	Moderate	Moderately Slow	Moderately Rapid	Slight	Slight	C/D	not in area of earth disturbance	not in area of earth disturbance
Calvin-Leck Kill shaly silt loam CrA	Moderately Deep	Well Drained	0-3%	Moderate to Low	Moderate	Moderate	Slight	Slight	B	not in area of earth disturbance	not in area of earth disturbance
Calvin-Leck Kill shaly silt loam CrB2	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 CrC2	Moderately Deep	Well Drained	8-15%	Moderate to Low	Moderate	Moderate	Slight	Slight	B	not in area of earth disturbance	not in area of earth disturbance
Klinesville shaly silt loam KaD2	Shallow	Well Drained	15-25%	Low	Moderately Rapid	Medium	Slight	Slight	D	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 46' X 360' Chicken House
- Existing Parcel 65-020-003 is for Agriculture use and serviced by it's own individual on lot sewage disposal system and well.
- Deed Reference: Reuben E. & Lillian F. Lantz (20180004015
- Dauphin County Tax Parcel No.- (65-020-003)
- 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 - 2.79 Acres
- Receiving waters unnamed tributary to Little 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 Iron Pin With Cap Ele. 646.76
- 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.
- A waiver of Section 22-501, preliminary plat specifications, has been requested by the applicant. Granted._____

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 burroning 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) _____
Reuben E. Lantz Lillian F. Lantz
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.

_____
Reuben E. Lantz

_____
Lillian F. Lantz

Reuben E. & Lillian F. Lantz
449 Wert Road
Millersburg, PA 17061
PHONE: (717) 692-3080

This plan reviewed in the final stage by Dauphin County Planning Commission this __ day of _____ , 2025.
Chairman _____
Secretary _____
This plan approved by Upper Paxton Township Board of Supervisors this __ day of_____, 2025.
Chairman _____
Secretary _____
This plan approved by Mifflin 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 Upper Paxton Township Subdivision and Land Development Ordinance and the [illegible] accuracy requirements.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
WILLIAM ABNER BURCH
LAND SURVEYOR
No. 22834-E

William A. Burch PLS

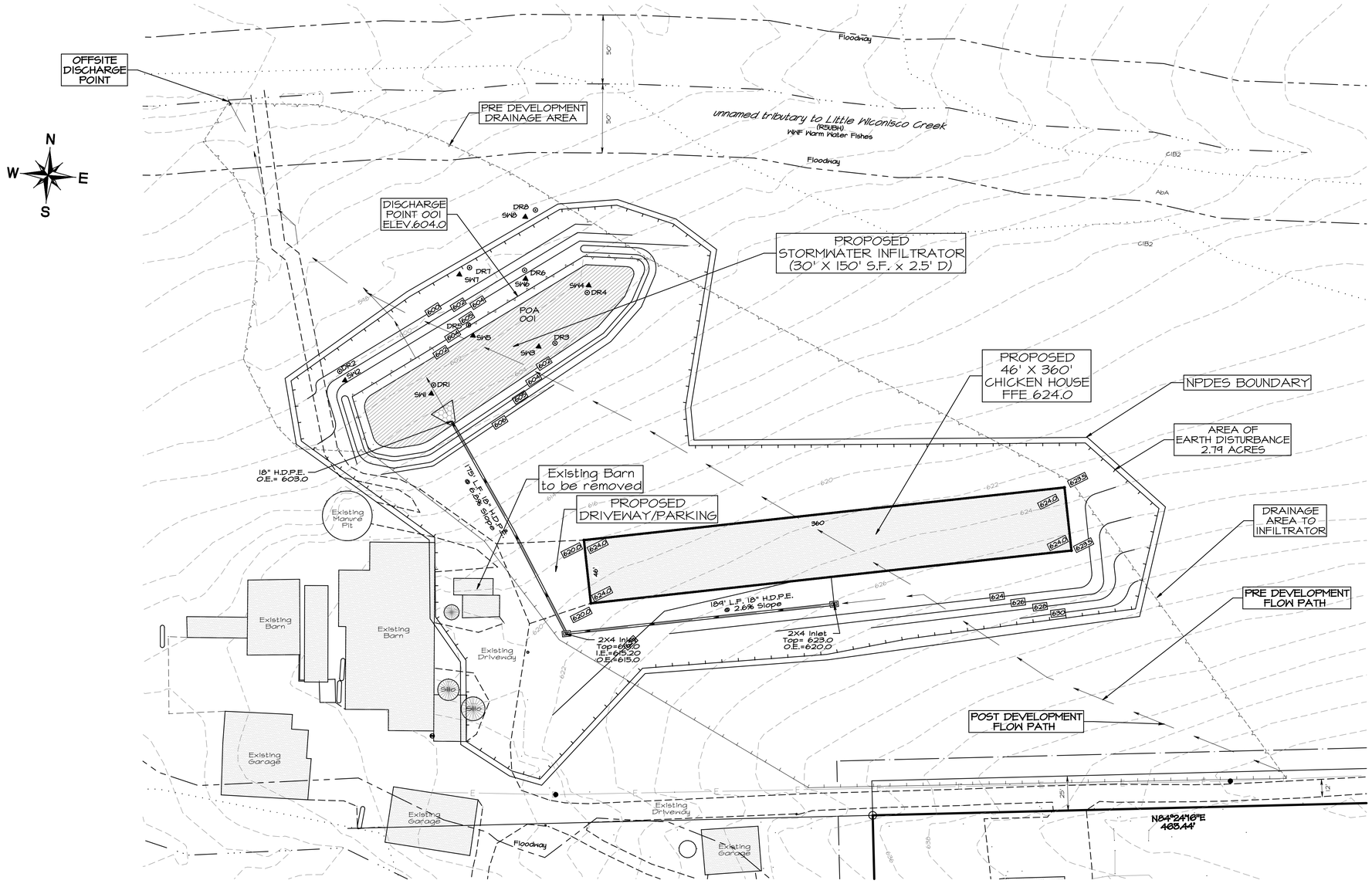
BURCH ASSOCIATES
Property & Engineering Surveys
340 Berrysburg Road Suite 1
Millersburg, PA 17061
Phone: (717) 692-2214
Burchsurveying.com

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 960 Existing Light Standard
- Proosed 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
- CBD CkC Soil Types
- Building Setback Line
- SS Silt Soxx
- 600 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.- 20252170998 (Upper Paxton Township)
SERIAL NO.- 20252170999 (Mifflin Township)



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REVISIONS

DATE	DESCRIPTION

Reuben E. & Lillian F. Lantz
444 Hert Road
Millersburg, PA 17061
PHONE: (717) 692-3080

LEGEND

- Sign
- 620.00 Spot Elevation
- 620.00 Proposed Elevation
- OH Overhead Telephone Line
- UG/T Underground Telephone Line
- E Overhead Electric Line
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- Fence Line
- Deep Probe
- Unsuitable Probe
- Shrub
- Utility Pole
- Concrete Monument
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- Flag Pole
- 1 Traverse Point
- CdB2 GkC2 Soil Types
- Building Setback Line
- SS Silt Soxx
- 600 Proposed Contour

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
FOR

REUBEN E. & LILLIAN F. LANTZ

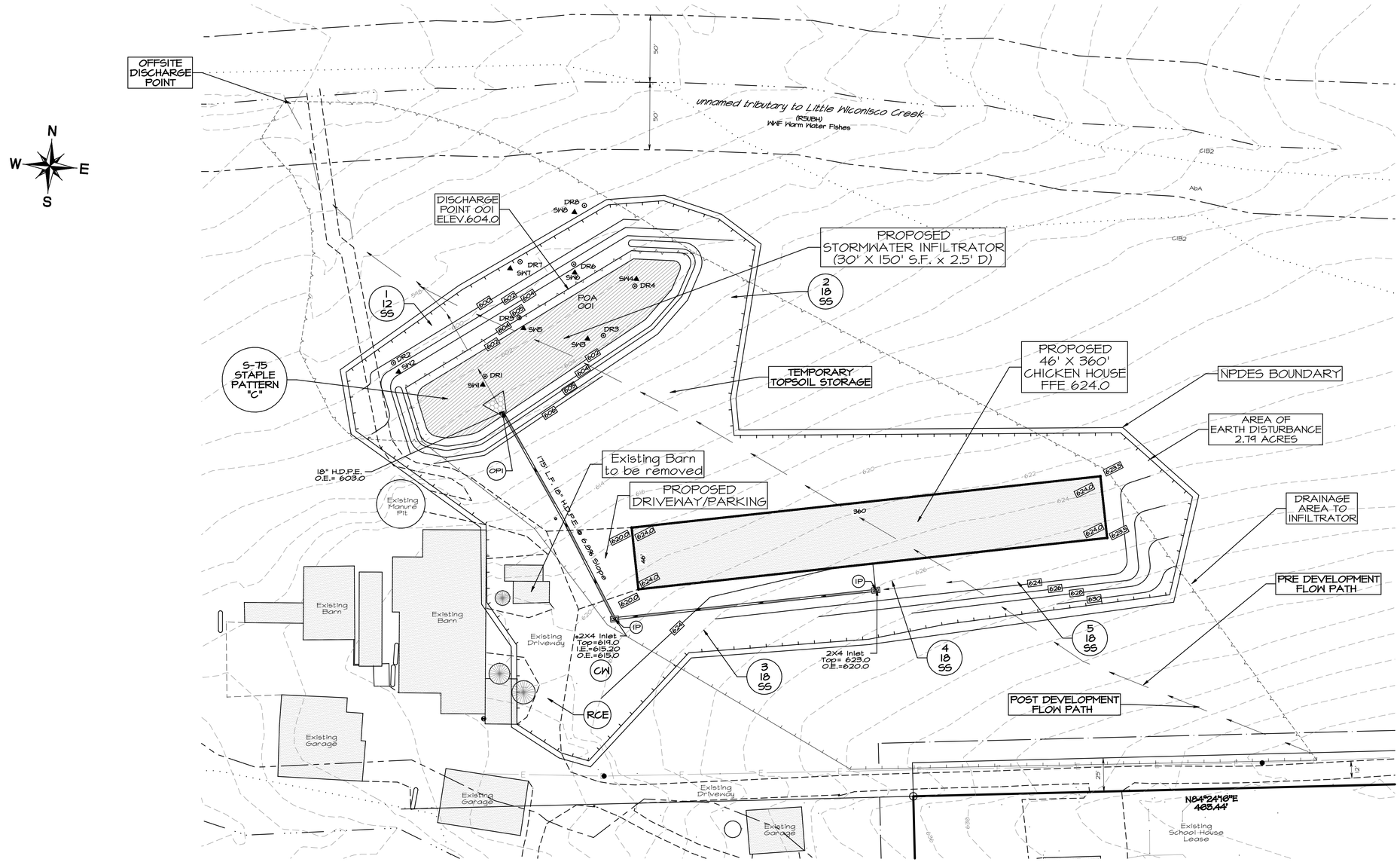
Situated In
Upper Paxton & Mifflin Township
Dauphin County, Pennsylvania

GRAPHIC SCALE 1"=40'
0 40 80 120

August 5, 2025

Drawing No: UP-833

SHEET - SW2 OF SW3



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.- 20252170998 (Upper Paxton Township)
SERIAL NO.- 20252170999 (Mifflin Township)

REVISIONS

DATE	DESCRIPTION

Reuben E. & Lillian F. Lantz
449 Mert Road
Millersburg, PA 17061
PHONE: (717) 692-3080

LEGEND

- Sign
- X 620.00 Spot Elevation
- X 625.50 Proposed Elevation
- OH Overhead Telephone Line
- UG/T Underground Telephone Line
- E Overhead Electric Line
- UG/E Underground Electric Line
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- CkC2
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- Proposed Contour

EROSION AND SEDIMENTATION CONTROL PLAN FOR

REUBEN E. & LILLIAN F. LANTZ

Situated In
Upper Paxton & Mifflin Township
Dauphin County, Pennsylvania

GRAPHIC SCALE 1"=40'

0 40 80 120

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SHEET - ES2 OF ES3