No: 25-054

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Mifflin Township | Surveyor: NA | Engineer: Robert Ruth PE

Plat Title: Matt Molnar Ag Operation

Zoning District: N/A | Proposed Land Use: Agricultural

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

Existing # of Lots	Proposed # of Lots	Proposed # of New DUs	Subdivided / Developed Acres	Total Acres
1	0	0	10.85	28.79

Date Received: 5/1/2025 | 5/27/2025 | Official County Review: 5/27/2025

Reviewed by GD Checked by ARK Parcel ID 44-016-018

Project Description: The proposal is to construct a new poultry operation for four poultry barns (63'x500'), compost building (30'x50') gravel driveway, gravel pad, and associated stormwater management controls.

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. All signatures, notarizations, and certifications must be obtained before the plan is brought in for signing.

2. Is the applicant intended to submit this application as a combined Preliminary/Final plan? If so, then a waiver of Preliminary Plat Procedures must be requested.

3. The ordinance calls for the construction of sidewalks (Section 507) and Recreation Facilities (Section 510). Is the applicant requesting a waiver for these sections?

4. Note that the Township must be provided with proper justification before any waivers can be granted. The waivers must be approved by the applicable Board or Planning Commission before the plan can be formally approved.

5. The plan does not indicate that the information was based upon an existing or current survey (Section 304). Also, no corner designations markings (iron pins) were identified (Section 307.1.H).

6. Plan does not have the notice stating: “that a highway occupancy permit is required pursuant to §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.” (Section 306.5).

7. Note 21 on the Township notes reference compliance with Township zoning regulations. This should be readjusted as the Township does not have zoning regulations.

8. There appears to be a stamp area for Dauphin County Planning Commission. The DCPC does not stamp plans. There should be two signature lines on the DCPC approval block, one for the chairperson and one for the secretary.

9. It recognized the property contains an unnamed tributary to the Wiconisco Creek, which is impaired according to PA DEP water quality standards by nutrients of an agricultural source and other impairments of unknown sources.

   As the main body of the Wiconsico Creek has a Total Maximum Daily Load (TMDL) plan, there may be a limit to the amount and type of discharge the waterbody can receive. The Dauphin County Conservation District should be consulted on this matter.

10. The property and the proposed agricultural development are occurring within an agricultural security area, as noted on the plan. While this designation does not impose additional agricultural development restrictions, the applicant may speak to the Conservation District about the process of becoming an Agricultural Easement, if interested.

Plan No. 25-054

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 (*see note)*	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 *(see note)*		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/Septic	X		
Water mains/Well	X		
21. Proposed man-made features shown – Building (s)	X		
Storm drainage facilities	X		
Sewer disposal – public ( ) on-lot ()		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 (see note)		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 (see note)		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 *(see note about DCPC)*	X		
34. PADOT Highway Occupancy Permit statement shown		X	
35. Consistency with Future Land Use plans - County plans	X		
Municipal plans	X		

PRELIMINARY/FINAL
LAND DEVELOPMENT PLAN
FOR
MATT MOLNAR AG OPERATION
MIFFLIN, DAUPHIN COUNTY, PENNSYLVANIA



LOCATION MAP
SCALE: 1" = 2000'
PENNSYLVANIA QUADRANGLE-ELIZABETHVILLE

DEVELOPER:
SITE ADDRESS

MATT MOLNAR
214 MILL RD
ELIZABETHVILLE, PA 17023
PHONE: 717-380-6745

MAILING ADDRESS

MATT MOLNAR
57 WEBSTER SCHOOL RD
GRANTVILLE, PA 17028
PHONE: 717-380-6745

SOURCE OF TITLE:
LOT #1

DEED: 20250001800
ACCOUNT #44-016-018
LOT AREA: 28.79 AC.

NO NEW LOTS ARE CREATED WITH THIS PLAN.

EXISTING FEATURES:

SITE FEATURES ARE SHOWN PER AN ONSITE SURVEY ON 12/10/2024
BENCHMARK 1: TOP OF REBAR: ELEV. 609.90'
BENCHMARK 2: TOP OF REBAR: ELEV. 634.31'
BENCHMARK 3: TOP OF REBAR: ELEV. 625.12'
BENCHMARK 4: TOP OF REBAR: ELEV. 614.13'

DATUM: NAVD 88

FLOODPLAIN INFORMATION PER FLOOD MAP #42043C0108D, DATED: AUGUST 2, 2012

VORTEX ENVIRONMENTAL, INC. HAS COMPLETED AN ONSITE WETLANDS EVALUATION AND THE WETLANDS IDENTIFIED OUTSIDE THE PROJECT AREA HAVE BEEN SHOWN ON THE PLANS.

PROPOSED FEATURES:

DESIGN PROVIDED BY:
NYE CONSULTING SERVICES, INC.
330 W PA-897,
REINHOLDS, PA 17569

EXISTING USE: AGRICULTURAL
PROPOSED USE: AGRICULTURAL

THE PROPOSAL IS TO CONSTRUCT A NEW POULTRY OPERATION INCLUSIVE OF FOUR POULTRY BARNS (63'X500'), COMPOST BUILDING (30'X50'), GRAVEL DRIVEWAY, GRAVEL PADS, AND ASSOCIATED STORMWATER MANAGEMENT CONTROLS.

PROPOSED IMPERVIOUS COVERAGE:
THE PROPOSED IMPERVIOUS COVERAGE IS 212,543 S.F.

THE INCREASE IN RUNOFF IS MITIGATED WITH THE INSTALLATION OF INFILTRATION BASIN 1. THE FACILITIES HAVE BEEN DESIGN IN ACCORDANCE WITH THE GOVERNING ORDINANCE AND THE PA DEP REQUIREMENTS.

ADDITIONAL DESIGN INFORMATION CAN BE LOCATED WITHIN THE STORMWATER MANAGEMENT REPORT PREPARED BY: NYE CONSULTING SERVICES, INC.

SITING INFORMATION

BULK SITING DATA	REQUIRED
ZONING DISTRICT	AGRICULTURAL
MINIMUM LOT AREA:	43,560 SQ FT
MAXIMUM LOT AREA	N/A
MINIMUM LOT WIDTH	150 FEET
FRONT YARD SETBACK	25 FEET
SIDE YARD SETBACK	15 FEET
REAR YARD SETBACK	15 FEET
ACT 38 MANURE STORAGE	200
MAX LOT COVERAGE	10%
MAX BUILDING HEIGHT	150 FEET
WATER SERVICE	ON-LOT PRIVATE
SEWER SERVICE	ON-LOT PRIVATE (NONE PROPOSED)

* NO EMPLOYEES WILL BE UTILIZED AS PART OF THE PROPOSED USE.

ONE - CALL SYSTEM

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP CALL BEFORE YOU DIG!

Pennsylvania Act 121 (2008) requires 3 working days notice from excavators who are about to Dig, Blast, Auger, Bore, Grade, Trench or Demolish anywhere in the Commonwealth. Contractor Shall Place A One-Call (1-800-242-1776) Prior to Construction.

AGRICULTURAL NOTES:

1. AN ODOR MANAGEMENT PLAN, NUTRIENT MANAGEMENT PLAN, CONSERVATION PLAN HAVE BEEN COMPLETED BY NYE CONSULTING SERVICES, INC. A COPY OF THE DOCUMENTS ARE AVAILABLE AT THE DAUPHIN COUNTY CONSERVATION DISTRICT AND THE STATE CONSERVATION COMMISSION.
2. AEU CALCULATION FOR 148,000 BROILERS (148,000 X 3.00 LBS/1000) = 428.19 AEUS / 28.79 ACRES = 14.87 AEUS PER ACRE
3. THE OPERATION WILL NOT HAVE ANY EMPLOYEES OTHER THAN THE OWNER/OPERATOR
4. THE OPERATION WILL GENERATE AN AVERAGE OF 1 TRUCKS PER WEEK.
5. AGRICULTURAL NUISANCE DISCLAIMER. ALL LANDS WITHIN THE AGRICULTURAL ZONE ARE LOCATED WITHIN AN AREA WHERE LAND IS USED FOR COMMERCIAL AGRICULTURAL PRODUCTION. OWNERS, RESIDENTS AND OTHER USERS OF THIS PROPERTY MAY BE SUBJECTED TO INCONVENIENCE, DISCOMFORT AND THE POSSIBILITY OF INJURY TO PROPERTY AND HEALTH ARISING FROM NORMAL AND ACCEPTED AGRICULTURAL PRACTICES AND OPERATIONS, INCLUDING, BUT NOT LIMITED TO, NOISE, ODORS, DUST, THE OPERATION OF MACHINERY OF ANY KIND, INCLUDING AIRCRAFT, THE STORAGE AND DISPOSAL OF MANURE, THE APPLICATION OF FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. OWNERS, OCCUPANTS AND USERS OF THIS PROPERTY SHOULD BE PREPARED TO ACCEPT SUCH INCONVENIENCES, DISCOMFORT AND POSSIBILITY OF INJURY FROM NORMAL AGRICULTURAL OPERATIONS, AND ARE HEREBY PUT ON OFFICIAL NOTICE THAT SECTION 4 OF THE PENNSYLVANIA ACT 133 OF 1982, THE "RIGHT TO FARM LAW," MAY BAR THEM FROM OBTAINING A LEGAL JUDGMENT AGAINST SUCH NORMAL AGRICULTURAL OPERATIONS.
6. THE DESIGN AND CONSTRUCTION OF THE MANURE STORAGE FACILITY SHALL BE IN ACCORDANCE WITH THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S PUBLICATION MANURE MANAGEMENT MANUAL FOR ENVIRONMENTAL PROTECTION, AND ANY REVISIONS, SUPPLEMENTS, AND REPLACEMENTS THEREOF, PUBLISHED BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION

CLEAN AND GREEN PROGRAM NOTICE

NOTICE: ACCORDING TO COUNTY RECORDS, THE SUBJECT PROPERTY IS SUBJECT TO THE PENNSYLVANIA FARMLAND AND FOREST LAND ASSESSMENT ACT OF 1974, (A.K.A. THE CLEAN AND GREEN ACT), ACT 319 OF 1974, P.L. 973; 72 P.S. 5490.1, AS AMENDED, AND AS FURTHER AMENDED BY ACT 156 OF 1998, AS AMENDED. THESE ACTS PROVIDE FOR PREFERENTIAL PROPERTY TAX ASSESSMENT AND TREATMENT. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO BE AWARE OF THE LAWS, RULES AND REGULATIONS APPLICABLE TO HIS OR HER PROPERTY, INCLUDING THE PROVISION THAT: (A) PREFERENTIAL PROPERTY TAX ASSESSMENT AND TREATMENT WILL REMAIN IN EFFECT CONTINUOUSLY UNTIL THE LAND OWNER CHANGES THE AGRICULTURAL USE FROM THE APPROVED CATEGORY, OR IF A TRANSFER, SPLIT-OFF OR SEPARATION OF THE SUBJECT LAND OCCURS; (B) IF A CHANGE IN USE OCCURS, OR IF A CONVEYANCE, TRANSFER, SEPARATION, SPLIT-OFF OR SUBDIVISION OF THE SUBJECT LAND OCCURS, THE PROPERTY OWNER WILL BE RESPONSIBLE FOR NOTIFYING THE COUNTY ASSESSOR WITHIN 30-DAYS; (C) THE PAYMENT OF ROLL-BACK TAX, PLUS INTEREST, FOR THE PERIOD OF ENROLLMENT, OR A PERIOD NOT TO EXCEED 7-YEARS, WHICHEVER IS LESS, MAY BE REQUIRED;(D) IF THE PROPERTY OWNER FAILS TO NOTIFY THE COUNTY ASSESSOR WITHIN THE 30-DAY PERIOD, PRIOR TO THE LAND CONVEYANCE, THE PROPERTY OWNER MAY BE SUBJECT TO A $100.00 CIVIL PENALTY; (E) IF THE PROPERTY OWNER FAILS TO PAY THE ROLL-BACK TAX, A MUNICIPAL LIEN COULD BE PLACED ON THE PROPERTY UNDER EXISTING DELINQUENT TAX LAW.

TOWNSHIP NOTES:

1. NO OUTDOOR LIGHTING SHALL BE DIRECTLY VISIBLE FROM ADJOINING PROPERTIES
2. NO NEW LOTS ARE CREATED WITH THIS PLAN AND NO KNOWN EASEMENTS EXIST WITH THE PROPERTY.
3. THE APPROVED SITE PLAN SHALL BE ON-SITE THROUGHOUT THE ENTIRE PROJECT.
4. A MINIMUM 18 INCHES OF COVER TO THE SURFACE SHALL BE PROVIDED OVER PIPES
5. AS-BUILT PLANS SHALL BE PROVIDED TO THE TOWNSHIP FOR REVIEW AND APPROVAL UPON COMPLETION OF THE IMPROVEMENTS AND PRIOR TO THE RELEASE OF THE ESCROW ACCOUNT.
6. THE LANDOWNER SHALL KEEP ON FILE WITH THE TOWNSHIP THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE PERSON OR COMPANY RESPONSIBLE FOR MAINTENANCE ACTIVITIES; IN THE EVENT OF A CHANGE, NEW INFORMATION SHALL BE SUBMITTED TO THE TOWNSHIP WITHIN 10 DAYS OF THE CHANGE.
7. THE LANDOWNERS ARE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER FACILITIES.
8. NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE OR ALTER STORMWATER MANAGEMENT FACILITIES AND/ OR BMP FACILITIES WHICH MAY HAVE BEEN INSTALLED ON A PROPERTY UNLESS A STORMWATER MANAGEMENT PERMIT HAS BEEN OBTAINED TO PERMIT SUCH MODIFICATION, REMOVAL , FILLING, LANDSCAPING OR ALTERATION. NO PERSON SHALL PLACE ANY STRUCTURE ,FILL, LANDSCAPING OR VEGETATION INTO A STORMWATER MANAGEMENT FACILITY, A BMP FACILITY OR WITHIN A DRAINAGE EASEMENT.
9. REQUIRED INSPECTIONS SHALL BE SCHEDULED THROUGH THE TOWNSHIP A MINIMUM OF 48 HOURS PRIOR TO THE TIME THE INSPECTION IS REQUESTED.
10. THE DESIGN ENGINEER IS TO BE CONTACTED PRIOR TO THE INSTALLATION OF THE INFILTRATION BASIN TO REVIEW THE SITE PREPARATION AND PERFORM STORMWATER PERCOLATION TESTING TO ENSURE THE CONSTRUCTED INFILTRATION FACILITY WILL FUNCTION AS DESIGNED.
11. MATERIALS AND CONSTRUCTION STANDARDS FOR STREETS, CURBS AND GUTTERS, AND SIDWALKS, SHALL CONFORM TO REGULATIONS AND STANDARDS OF THE TOWNSHIP . THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PURCHASE AND INSTALLATION OF TRAFFIC CONTROLS, SIGNS, AND PAVEMENT MARKINGS. ALL STREET SIGNS SHALL BE PROVIDED AS PER PENNDOT REQUIREMENTS AND SHALL INCLUDE REGULATION SIZE LETTERING.
12. PROVISIONS OF STORM SEWERAGE INLETS, CATCH BASINS AND MANHOLES SHALL MEET THE REQUIREMENTS OF THE TOWNSHIP AS REGARDS TO BOTH DESIGN AND LOCATION.
13. NOTHING IS BEING PROPOSED TO BE DEDICATED TO THE TOWNSHIP.
14. ALL PROPOSED IMPROVEMENTS SHALL MEET MIFFLINTOWNSHIP REQUIREMENTS OR PENNDOT 408 STANDARDS WHICHEVER IS STRICTER.
15. ALL SIGNAGE FOR THE PROPOSED OPERATION SHALL CONFORM TO THE REQUIREMENTS OF MIFFLIN TOWNSHIP ORDINANCE AND DESIGNS SHALL BE APPROVED PRIOR TO PLACEMENT.
16. NO KNOWN EASEMENTS EXIST ON THE PROPERTY
17. AN NPDES PERMIT APPLICATION HAS BEEN SUBMITTED TO THE DAUPHIN COUNTY CONSERATION DISTRICT
18. PRIOR TO MODIFYING THE DRIVEWAY, A PERMIT MUST BE OBTAINED FROM MIFFLIN TOWNSHIP
19. EXCAVATION, THE PLACING OF FILL OR STRUCTURES, AND ANY ALTERATIONS THAT MAY ADVERSELY ADDECT THE FLOW OF STORMWATER WITHIN ANY PORTION OF THE EASEMENT IS PROHIBITED. NATURAL CONDITIONS, INCLUDING VEGETATED COVER SHALL BE PRESERVED, IF POSSIBLE. IF APPROPRIATE MAINTENANCE, INCLUDING MOW OF VEGETATION WITHIN THE EASEMENT, MAY BE REQUIRED.
20. ALL LANDS WITHIN THE EFFECTIVE AGRICULTURAL PRESERVATION DISTRICT ARE LOCATED WITHIN AN AREA WHERE LAND IS USED FOR COMMERCIAL AGRICULTURAL PRODUCTION OWNERS. RESIDENTS. AND OTHER USERS OF ANY PORTION OF THIS PROPERTY MAY BE SUBJECTED TO INCONVENIENCE. DISCOMFORT. AND THE POSSIBILITY OF INJURY TO PROPERTY AND HEALTH ARISING FROM NORMAL AND ACCEPTED AGRICULTURAL PRACTICES AND OPERATIONS INCLUDING BUT NOT LIMITED TO NOISE, ODORS. DUST. THE OPERATION OF MACHINERY OF ANY KIND INCLUDING AIRCRAFT. THE STORAGE AND DISPOSAL OF MANURE. THE APPLICATION OF FERTILIZERS. SOIL AMENDMENTS. HERBICIDES AND PESTICIDES OWNERS. OCCUPANTS, AND USERS OF ANY PORTION OF THIS PROPERTY SHOULD BE PREPARED TO ACCEPT THESE CONDITIONS (SUCH INCONVENIENCES. DISCOMFORT. AND POSSIBILITY OF INJURY FROM NORMAL AGRICULTURAL OPERATIONS) AND ARE HEREBY PUT ON OFFICIAL NOTICE THAT SECTION 4 OF THE PENNSYLVANIA ACT 133 OF 1982:THE RIGHT TO FARM LAW MAY BAR THEM FROM OBTAINING A LEGAL JUDGEMENT AGAINST SUCH NORMAL AGRICULTURAL OPERATIONS.
21. THE PROPOSED DUSK TO DAWN LIGHTING SHALL CONFORM TO THE REQUIREMENTS OF TOWNSHIP ZONING ORDINANCE FOR NIGHTTIME USE AND SHALL HAVE A FULL CUT-OFF LENSE TO .

RECORD PLANS/IMPROVEMENT GUARANTEES:

1. UPON COMPLETION OF ALL REQUIRED IMPROVEMENTS, AND PRIOR TO FINAL INSPECTIONS OF IMPROVEMENTS, THE DEVELOPER SHALL SUBMIT A PLAN LABELED "AS-BUILT PLAN," SHOWING THE ACTUAL LOCATION, DIMENSION AND ELEVATION OF ALL EXISTING IMPROVEMENTS. IN ADDITION, THE PLAN SHALL DEMONSTRATE THAT THE EXISTING GRADING, DRAINAGE STRUCTURES AND/OR DRAINAGE SYSTEMS AND EROSION AND SEDIMENT CONTROL PRACTICES, INCLUDING VEGETATIVE MEASURES, ARE IN SUBSTANTIAL CONFORMANCE WITH THE PREVIOUSLY APPROVED DRAWINGS AND SPECIFICATIONS. THE PLAN SHALL SPECIFICALLY IDENTIFY ALL DEVIATIONS FROM THE PREVIOUSLY APPROVED DRAWINGS. THE APPLICANT'S ENGINEER SHALL CERTIFY THAT THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY WAS COMPLETED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AS ORIGINALLY SUBMITTED AND APPROVED BY THE TOWNSHIP.

EASEMENT NOTES:

1. NOTHING SHALL BE PLACED, PLANTED, SET OR PUT WITHIN THE AREA OF AN EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH THE EASEMENT AGREEMENT.
2. MUNICIPAL AND COUNTY OFFICIALS AND THEIR AGENTS OR EMPLOYEES SHALL HAVE ACCESS TO ANY AND ALL DRAINAGE EASEMENTS AND/OR DRAINAGE FACILITIES AND SHALL HAVE THE RIGHT AT THEIR DISCRETION TO MAINTAIN OR REPAIR THE FACILITIES AS NECESSARY TO RESTORE THEM TO THE DESIGN CONDITIONS.
3. THE TOWNSHIP ENGINEER SHALL BE GUARENTEED THE RIGHT OF ENTRY IN ORDER TO CARRY OUT INSPECTIONS. THE TOWNSHIP, ITS EMPLOYEES, OR AGENTS SHALL BE AFFORDED RIGHT OF ENTRY AND ANY OTHER REASONABLE USE OF PROPERTY REQUIRED TO CARRY OUT REMEDIAL CONSTRUCTION IF DEEMED NECESSARY.
4. STORMWATER EASEMENTS SHALL HAVE A MINIMUM WIDTH OF 20 FEET AND SHALL BE ADEQUATELY DESIGNED TO PROVIDE AREA FOR:
THE COLLECTION AND DISCHARGE OF WATER; THE MAINTENANCE, REPAIR AND RECONSTRUCTION OF THE DRAINAGE FACILITIES; AND THE PASSAGE OF MACHINERY FOR SUCH WORK.
5. WHERE ANY ELECTRIC OR TELEPHONE TRANSMISSION OR PETROLEUM PRODUCT TRANSMISSION LINE TRAVERSES A PROPERTY, THE MINIMUM DISTANCE REQUIRED BETWEEN EACH STRUCTURE AND THE CENTER LINE OF SUCH TRANSMISSION LINE WILL BE IN ACCORDANCE WITH THE APPLICABLE UTILITY. RIGHTS OF ACCESS, MAINTENANCE, AND ANY ADDITIONAL CONDITIONS FROM THE UTILITY COMPANY MUST BE INCLUDED WITH THE RIGHT-OF-WAY AGREEMENT.
6. THE STORMWATER MANAGEMENT EASEMENT AND PLAN WITH THE ASSOCIATED OPERATIONS AND MAINTENACE IS TO BE RECORDED AT THE COUNTY RECORDER OF DEEDS.

CONTRACTOR NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS REQUIRED FOR THE CONSTRUCTION PROPOSED ON THIS PLAN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL, TRENCH BARRICADING, COVERING, SHEETING AND SHORING, IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
3. UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION, EXCAVATION, OR BLASTING. THE ACTUAL LOCATIONS OF THESE UTILITIES HAVE NOT BEEN FIELD VERIFIED. THIS PLAN DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE UNDERGROUND UTILITY INFORMATION REFLECTED ON THESE DRAWINGS IS CORRECT AND ACCURATE. NCS,INC. ASSUMES NO RESPONSIBILITY FOR ANY DAMAGE INCURRED AS A RESULT OF UNDERGROUND UTILITIES OMITTED OR INACCURATELY SHOWN.
4. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE DONE DUE TO THE CONTRACTOR'S NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR SHALL LEGALLY DISPOSE OF ALL UNDERGROUND AND ABOVE GROUND STRUCTURES, FEATURES, AND MATERIALS AS REQUIRED FOR THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN ON THIS PLAN.
6. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS.
7. THE CONTRACTOR SHALL COORDINATE ANY AND ALL UTILITY SERVICE EXTENSIONS/TERMINATIONS WITH THE UTILITY OWNER.
8. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL FIELD TESTING AND "RECORD DRAWINGS" AS REQUIRED BY THE VARIOUS AUTHORITY REQUIREMENTS ON THE LAND OWNERS BEHALF.
9. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE AUTHORITIES AT LEAST 10 DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND A MINIMUM OF 72 HOURS PRIOR TO THE START OF IMPROVEMENTS REQUIRING PROFESSIONAL OVERSITE.
10. THE CONTRACTOR SHALL CALL PA ONE-CALL PRIOR TO BEGINNING CONSTRUCTION.
11. IF SINKHOLES ARE ENCOUNTERED DURING CONSTRUCTION, THE SERVICES OF A REGISTERED GEOLOGIST SHALL BE OBTAINED TO ASSIST IN RECOMMENDING CONSTRUCTION TECHNIQUES AND PERMANENT FACILITIES NECESSARY TO AVOID FURTHER SINKHOLE CREATION AND WITH REGARD TO THE REPAIR OF ANY EXISTING SINKHOLES.

SANITARY SEWER NOTES:

1. N/A NO SEPTIC IS PROPOSED WITH THIS PROJECT

WATER SERVICE NOTES:

1. THIS PLAN PROPOSES ON-LOT PRIVATE WATER
2. WATER LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE TOWNSHIP REQUIREMENTS.
3. A MINIMUM OF 4' COVER IS REQUIRED OVER ALL WATER LINES.
4. WELLS SHALL BE LOCATED UPHILL FROM NEARBY SEWAGE DISPOSAL FACLITIES
5. WELLS SHALL NOT BE CLOSER THAN ONE HUNDRED FEET (100') FROM ANY SEWAGE DISPOSAL FACILITY NOR LESS THAN FIFTY FEET (50-) FROM LAKES, STREAMS. PONDS, PROPERTY LINES. QUARRY HOLES. ETC.
6. WELLS SHALL BE CASED TO BEDROCK AND SET TIGHTLY AT LEAST SIX FEET (6*) INTO SOLID ROCK, SO AS TO PROVIDE A COMPLETE SEAL FROM SURFACE WATER FROM HIGHER STRATA THAT MIGHT RUN DOWN ALONG THE PIPE. IF A TIGHT SEAL CANNOT BE ACHIEVED BY DRIVING THE PIPE AND ROTATING AND FORCING THE CASING AND ITS SHOES INTO THE ROCK. THEN INTERNAL CEMENT GROUTING SHALL BE USED AND ALLOWED TO SET UP BEFORE FURTHER DRILLING IS DONE BELOW THE CASING CASING USED SHALL BE NEW AND SHALL HAVE TIGHT THREADED OR TIGHTLY WELDED JOINTS.
7. HERE SHALL BE A MINIMUM OF TWENTY FEET (20*) OF CASING BELOW THE FINAL OR FINISHED GRADE
8. SUCH WELLS SHALL HAVE A PRODUCTION CAPACITY OF AT LEAST FIVE (5) GALLONS PER MINUTE OF SAFE, POTABLE DRINKING WATER.

PLAN SHEET INDEX

*	1 OF 17	C1 OF 1	COVER SHEET
*	2 OF 17	P1 OF 8	PCSM PLAN: NOTES
*	3 OF 17	P2 OF 8	PCSM PLAN: EXISTING RESOURSE MAP
*	4 OF 17	P3 OF 8	PCSM PLAN: CONTROL GRADING PLAN
*	5 OF 17	P4 OF 8	PCSM PLAN: SITE DETAILS
*	6 OF 17	P5 OF 8	PCSM PLAN: SITE DETAILS 2
*	7 OF 17	P6 OF 8	PCSM PLAN: PROFILES AND EASEMENT
*	8 OF 17	P7 OF 8	PRE-DEVELOPMENT DRAINAGE MAP
*	9 OF 17	P8 OF 8	POST-DEVELOPMENT DRAINAGE MAP
	10 OF 17	E1 OF 7	E&S PLAN: COVER SHEET AND NOTES
	11 OF 17	E2 OF 7	E&S PLAN: PROJECT AREA MAP
	12 OF 17	E3 OF 7	E&S PLAN: CONTROL GRADING PLAN
	13 OF 17	E4 OF 7	E&S PLAN: DRAINAGE MAP
	14 OF 17	E5 OF 7	E&S PLAN: SITE DETAILS
	15 OF 17	E6 OF 7	E&S PLAN: SITE DETAILS 2
	16 OF 17	E7 OF 7	E&S PLAN: SITE DETAILS 3
	17 OF 17	D1 OF 1	DRIVEWAY PLAN
		*	DRAWINGS TO BE RECORDED

ACT 38 ANIMAL NUMBERS

TYPE	NUMBER	AVG. WEIGHT (LB)	DAYS PER YEAR	ANIMAL EQUIVALENCY UNITS (AEU'S)
BROILERS	148,000	3.00	352	428.19

TOTAL AEUS = 428.19
AVAILABLE ACRES = 28.79 ACRES
AEU'S / ACRE = 14.87

CERTIFICATION OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF DAUPHIN:

ON THIS, THE _____ DAY OF _____ 20____, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED _____, WHO BEING DULY SWORN ACCORDING TO LAW DEPOSES AND SAYS THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN 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.

_____ _____
NOTARY LAND OWNER

_____ _____
MY COMMISSION EXPIRES LAND OWNER

LAND OWNER STORMWATER MANAGEMENT ACKNOWLEDGEMENT

I HEREBY ACKNOWLEDGE THAT THE PROPOSED STORMWATER BMPs 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.

_____ _____
DATE: LAND OWNER

PROFESSIONAL ENGINEER CERTIFICATION

I HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN SHOWN ON THIS PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE MIFFLIN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

_____ _____
DATE ENGINEER

MIFFLIN TOWNSHIP CERTIFICATION OF ACCURACY (PLAN AND TOPOGRAPHY)

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HERON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF THE TOWNSHIP OF UPPER TULPEHOCKEN

(1) _____
ENGINEER

_____, 20_____

(2)

(1) SIGNATURE OF THE REGISTERED ENGINEER OR REGISTERED SURVEYOR RESPONSIBLE FOR THE PREPARATION OF THE PLANNING COMMISSION
(2) SEAL OF ENGINEER OR SURVEYOR

UNDERLAIN GEOLOGY

_____, REPRESENTS THAT THE PROPOSED INFILTRATION BASIN IS NOT UNDERLAIN BY LIMESTONE

MIFFLIN TOWNSHIP MUNICIPAL REVIEW ENGINEER

THIS PLAN REVIEWED IN THE PRELIMINARY/FINAL STAGE BY MIFFLIN TOWNSHIP MUNICIPAL REVIEW ENGINEER THIS _____ DAY OF _____, 20____.

_____ _____ _____
ENGINEER DATE

MIFFLIN TOWNSHIP BOARD OF SUPERVISORS

THIS PLAN APPROVED BY THE MIFFLIN TOWNSHIP BOARD OF SUPERVISORS THIS _____ DAY OF _____, 20____.

_____
CHAIRMAN

_____
SECRETARY

DAUPHIN COUNTY PLANNING COMMISSION

THIS PLAN REVIEWED IN THE PRELIMINARY/FINAL STAGE BY DAUPHIN COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

_____
CHAIRMAN

_____
SECRETARY

DAUPHIN COUNTY RECORDER OF DEEDS

DAUPHIN COUNTY PLANNING COMMISSION

NYE CONSULTING SERVICES INC.
330 W PA-897 REINHOLDS, PA 17569
P: 717-380-6745

COVER SHEET

MATT MOLNAR AG OPERATION

CLIENT
MATT MOLNAR
214 NORTH MILL ROAD
ELIZABETHVILLE, PA 17023
PH: 717-304-0772

REVISION	DATE	DESCRIPTION

SITE ADDRESS:
214 NORTH MILL ROAD
ELIZABETHVILLE, PA 17023

COUNTY
DAUPHIN COUNTY

MUNICIPALITY:
MIFFLIN TOWNSHIP

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ROBERT J. RUTH ENGINEER PE77125

SEAL

DRAWN BY: VK CHECKED BY: RJR

DATE: 4/22/2025

INST NO: 20250001800

TAX ID: 44-016-018

SHEET 1 OF 17

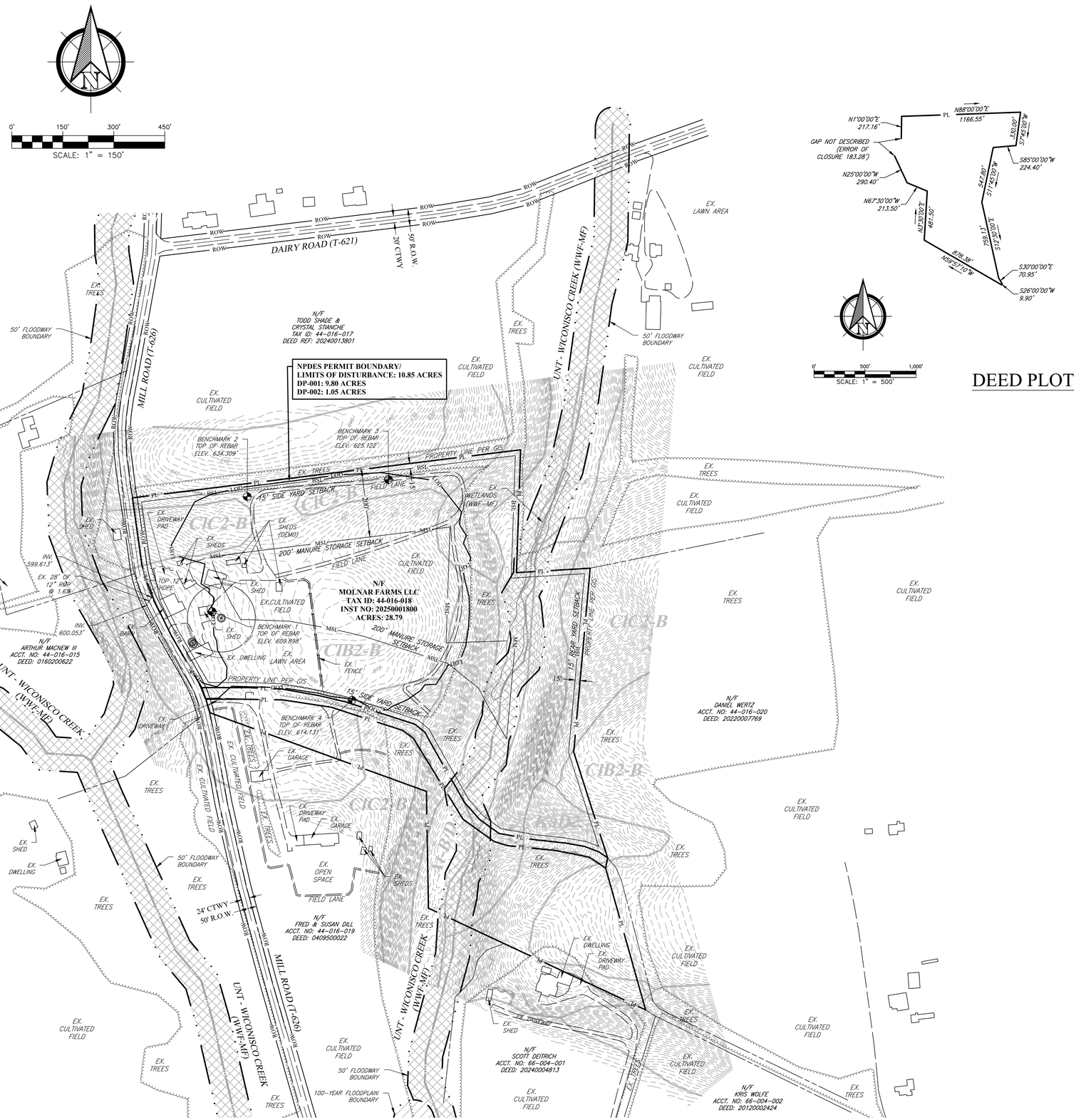
C1 OF 1

EXISTING FEATURES LEGEND

- ADJOINER PROPERTY LINE
- PL — PROPERTY LINE
- ROW — RIGHT-OF-WAY
- BSL — SETBACK LINE
- EASEMENT LINE
- MUNICIPAL BOUNDARY
- ZONING BOUNDARY
- SOIL BOUNDARY
- CL — ROAD CENTERLINE
- EDGE OF PAVEMENT
- EDGE OF DRIVEWAY
- FENCE
- BUILDING
- CONCRETE
- CONCRETE WALL
- EDGE OF WOODS
- 354' — MINOR CONTOUR
- 355' — MAJOR CONTOUR
- OH — OVERHEAD ELECTRICAL LINE
- UT — UNDERGROUND ELECTRIC LINE
- SANITARY SEWER PIPE
- STORMWATER PIPE / CULVERT
- WATER LINE
- WETLANDS BOUNDARY
- WETLANDS HATCH
- STREAM CENTERLINE
- FLOODPLAIN BOUNDARY
- BENCHMARK
- PROPERTY MARKER
- SEPTIC STRUCTURE
- STORM RISER PIPE
- UTILITY POLE
- WELL

PROPOSED FEATURES LEGEND

- LOD — NPDES PERMIT BOUNDARY / LIMIT OF DISTURBANCE BOUNDARY LINE
- SS — COMPOST FILTER SOCK / SILT FENCE
- CL — CENTERLINE
- 355' — MAJOR CONTOUR
- 353' — MINOR CONTOUR
- EASEMENT
- X — FENCE
- OH — OVERHEAD ELECTRIC LINE
- UE — UNDERGROUND ELECTRIC LINE
- S — SANITARY SEWER LINE
- STORMWATER LINE
- W — WATER LINE
- SL — SEWER LATERAL LINE
- WL — WATER LATERAL LINE
- G — GUTTER
- C.O. CLEANOUT
- STORM STRUCTURE
- RIP RAP APRON
- WELL
- D.S. DOWNSPOUT
- SEPTIC MANHOLE
- TREE
- TOPSOIL AMENDMENT / AVOID COMPACTION
- PERMANENT MATTING
- RIPARIAN FOREST BUFFER
- ASPHALT HATCH
- RIP-RAP LINING



DEED PLOT

SOILS INFORMATION
(PER SOILS SURVEY OF DAUPHIN COUNTY, PENNSYLVANIA

MAP SYMBOL	SOIL NAME	HYDROLOGIC GROUP
AbB2	ALBRIGHTS SILT LOAM, 3 TO 10 PERCENT SLOPES, MODERATELY ERODED LIMITATIONS: CUTBANKS CAVE, DROUGHTY, EASILY ERODIBLE, DEPTH TO SATURATED ZONE/ SEASONAL HIGH WATERTABLE, HYDRIC/ HYDRIC INCLUSIONS, LOW STRENGTH / LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, POOR SOURCE OF TOPSOIL, FROST ACTION, WETNESS	C/D
At	ATKINS SILT LOAM LIMITATIONS: CUTBANKS CAVE, FLOODING, DEPTH TO SATURATED ZONE/ SEASONAL HIGH WATERTABLE, HYDRIC/ HYDRIC INCLUSIONS, LOW STRENGTH / LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, POOR SOURCE OF TOPSOIL, FROST ACTION, WETNESS	B/D
ClB2	CALVIN-LECK KILL SHALY SILT LOAMS, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED LIMITATIONS: CUTBANKS CAVE, DROUGHTY, EASILY ERODIBLE, HYDRIC/ HYDRIC INCLUSIONS, PIPING, FROST ACTION	B
ClC2	CALVIN-LECK KILL SHALY SILT LOAMS, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED LIMITATIONS: CUTBANKS CAVE, DROUGHTY, EASILY ERODIBLE, HYDRIC/ HYDRIC INCLUSIONS, PIPING, FROST ACTION	B
KaD2	KLINESVILLE SHALY SILT LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED LIMITATIONS: CUTBANKS CAVE, DROUGHTY, EASILY ERODIBLE, HYDRIC/ HYDRIC INCLUSIONS, SLOW PERCOLATION, POOR SOURCE OF TOPSOIL, FROST ACTION	D
KaE2	KLINESVILLE SHALY SILT LOAM, 25 TO 50 PERCENT SLOPES, MODERATELY ERODED LIMITATIONS: CUTBANKS CAVE, DROUGHTY, EASILY ERODIBLE, HYDRIC/ HYDRIC INCLUSIONS, SLOW PERCOLATION, POOR SOURCE OF TOPSOIL, FROST ACTION	D

SOILS LIMITATIONS AND RESOLUTIONS

CUTBACK CAVE: SOIL CUT SLOPES SHALL BE GRADED AT A MINIMUM OF 3:1. ALL TRENCHING SHALL BE DONE PER OSHA GUIDELINES.
DROUGHTY: PERMANENT STABLIZATION SHALL BE COMPLETED DURING THE GROWING SEASON. CARE SHALL BE TAKEN TO ENSURE ADEQUATE MOISTURE IS AVAILABLE FOR SEED GERMINATION.
EASILY ERODIBLE: EROSION WILL BE MINIMIZED BY ESTABLISHMENT OF VEGETATION WITH A MINIMUM 6" OF TOPSOIL, PROPER COMPACTION OF SUBSOILS WHERE REQUIRED, AND THE INSTALLATION OF MATTING PER PLAN DETAILS AND SPECIFICATIONS. SOIL SLOPES SHALL BE GRADED AT A MINIMUM OF 3:1.
HYDRIC INCLUSIONS: THE SITE HAS BEEN INVESTIGATED AND NO DISTURBANCE WITH PROPOSED WITHIN ANY WETLANDS AREA. THE SITE IS LOCATED IN AN AREA THAT HAS BEEN CULTIVATED FOR THE LAST FIVE YEARS. SITE SPECIFIC TESTING WAS DONE ENSURE BMP'S WERE PROPERLY PLACED.
SLOW PERCOLATION: PERC TESTING WAS COMPLETED WITH A DOUBLE RING INFILTROMETER TO ENSURE ADEQUATE PERCOLATION WITHIN THE INFILTRATION BMP'S.
PIPING: PIPING WILL BE AVOIDED WITH PROPER COMPACTION AND ESTABLISHMENT OF VEGETATION.
POOR TOPSOIL: TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR LATER UTILIZATION OF PERMANENT STABLIZATION. THE TOPSOIL WILL BE AMENDED IN THE BMP AREAS.
DEPTH TO SATURATION: SITE SPECIFIC TESTING WAS DONE TO ENSURE INFILTRATION BMP'S MAINTAINED THE RECOMMEND SEPARATION DISTANCE.
LOW STRENGTH / LANDSLIDE PRONE: PROPER SITE COMPACTION AND PERMANENT SITE STABLIZATION PER PLAN DETAILS AND SPECIFICATIONS WILL MITIGATE THIS CONFLICT. SOIL SLOPES SHALL BE GRADED AT A MINIMUM OF 3:1.
FROST ACTION: COMMENCING/COMPLETING THE SITE WORK PRIOR TO INCLIMATE WEATHER MITIGATES THIS CONCERN. PROPER FOOTING DEPTH, DRAINAGE, AND COVER WILL AID IN THE REDUCTION OF THIS POTENTIAL.
SHRINK-SWELL: ESTABLISHMENT OF PERMANENT VEGETATION AND PROPER COMPACTION ALONG WITH PROPER INSTALLATION OF THE CONVEYANCE SYSTEM PER PLAN DETAILS AND SPECIFICATIONS WILL REDUCE THE POTENTIAL.
SINKHOLES: THE SITE WAS INVESTIGATED FOR SINKHOLE POTENTIAL. THE RECOMMENDED DEP LOADING RATIOS ARE MAINTAINED TO MITIGATE THIS POTENTIAL.
FLOODING / PONDING / WETNESS: THE SITE IS GRADED FOR PROPER DRAINAGE. SITE SPECIFIC TESTING WAS DONE IN THE AREAS OF THE BMPS TO AVOID NEGATIVE IMPACTS.

NYE CONSULTING SERVICES INC.
330 W PA-897 REINHOLDS, PA 17569
P: 717-380-6745

PCSM PLAN: EXISTING RESOURCE MAP

MATT MOLNAR AG OPERATION

CLIENT
MATT MOLNAR
214 NORTH MILL ROAD
ELIZABETHVILLE, PA 17023
PH: 717-304-0772

REVISION	DATE	DESCRIPTION

SITE ADDRESS:
214 NORTH MILL ROAD
ELIZABETHVILLE, PA 17023

COUNTY
DAUPHIN COUNTY

MUNICIPALITY:
MIFFLIN TOWNSHIP

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ROBERT J. RUTH ENGINEER PE077125

SEAL

DRAWN BY: VK CHECKED BY: RJR

DATE: 4/22/2025

INST NO: 20250001800

TAX ID: 44-016-018

SHEET 3 OF 17

P2 OF 8

PROPOSED FEATURES LEGEND

- LOD — NPDES PERMIT BOUNDARY/ LIMIT OF DISTURBANCE BOUNDARY LINE
- SS — COMPOST FILTER SOCK / SILT FENCE
- CL — CENTERLINE
- 355' — MAJOR CONTOUR
- 353' — MINOR CONTOUR
- EASEMENT
- X — FENCE
- OH — OVERHEAD ELECTRIC LINE
- UE — UNDERGROUND ELECTRIC LINE
- S — SANITARY SEWER LINE
- STORMWATER LINE
- W — WATER LINE
- SL — SEWER LATERAL LINE
- WL — WATER LATERAL LINE
- G — GUTTER
- C.O. — CLEANOUT
- D.S. — DOWNSPOUT
- STORM STRUCTURE
- SEPTIC MANHOLE
- RIP RAP APRON
- TREE
- WELL
- TOPSOIL AMENDMENT / AVOID COMPACTION
- PERMANENT MATTING
- RIPARIAN FOREST BUFFER
- ASPHALT HATCH
- RIP-RAP LINING

NPDES PERMIT BOUNDARY/
LIMITS OF DISTURBANCE: 10.85 ACRES
DP-001: 9.80 ACRES
DP-002: 1.05 ACRES

DP-002
LAT: 40.59121
LONG: -76.80162

POA-002
LAT: 40.59059
LONG: -76.80246

POA-001
LAT: 40.58970
LONG: -76.79849

DP-001
LAT: 40.59010
LONG: -76.79933

N/F
TODD SHADE & CRYSTAL STANCHE
TAX ID: 44-016-017
DEED REF: 20240013801

N/F
ARTHUR MACNEW III
ACCT. NO: 44-016-015
DEED: 0160200622

N/F
MOLNAR FARMS LLC
TAX ID: 44-016-018
INST NO: 20250001800
ACRES: 28.79

N/F
FRED & SUSAN DILL
ACCT. NO: 44-016-019
DEED: 0409500022

VEGETATED BERM 1
MIN SLOPE: 0.5%
MAX SLOPE: 11%

VEGETATED BERM 2
MIN SLOPE: 0.5%
MAX SLOPE: 5.5%

VEGETATED SWALE 1
MIN SLOPE: 0.5%
MAX SLOPE: 1.6%

VEGETATED SWALE 2
MIN SLOPE: 0.5%
MAX SLOPE: 1.8%

VEGETATED SWALE 3
MIN SLOPE: 0.5%
MAX SLOPE: 1.1%

VEGETATED SWALE 4
MIN SLOPE: 0.5%
MAX SLOPE: 1.1%

PROPOSED POULTRY HOUSE 1
SGE: 618.50

PROPOSED POULTRY HOUSE 2
SGE: 617.5

PROPOSED POULTRY HOUSE 3
25' STAGGER
SGE: 616.50

PROPOSED POULTRY HOUSE 4
INLINE WITH HOUSE 3
SGE: 616.00

PROPOSED GRAVEL DRIVEWAY

PROPOSED GRAVEL PAD

PROPOSED GRAVEL PAD

PROPOSED COMPOST STRUCTURE 30' × 50'

CONCRETE PAD (20x20)
PROPOSED DUSK TO DAWN LIGHT
WORK ROOM (12x20)
FEED BINS (13x22)
ROCK SPLASH PAD

INLET-1
GRATE = 613.50
INV. IN = 610.00
INV. OUT = 610.00

INLET-2
GRATE = 614.25
INV. IN = 610.75
INV. OUT = 610.75

INLET-3
GRATE = 615.00
INV. IN = 611.50
INV. OUT = 611.50

INLET-4
GRATE = 616.00
INV. OUT = 612.50

PIPE-1
111.00 L.F.
OF 30" HDPE
@ 0.50%

PIPE-2
113.00 L.F.
OF 30" HDPE
@ 0.66%

PIPE-3
168.00 L.F.
OF 24" HDPE
@ 0.86%

PIPE-4
36.00 L.F.
OF 24" HDPE
@ 0.86%

FES-1
INV. = 609.00

RR-1
48" DEPTH
ELEV: 609.00

INFILTRATION BASIN-1
BOTTOM ELEV.: 609.00
LAT: 40.590229
LONG: -76.79989

IT1 — 48" DEPTH ELEV: 609.00
IT2 — 48" DEPTH ELEV: 609.00
IT3 — 36" DEPTH ELEV: 609.00
IT5 — 48" DEPTH ELEV: 609.00
IT6 — 48" DEPTH ELEV: 609.00

TP-1 — 96" DEPTH, ELEV: 608.03, 8" LZ: 615.33, ROCK W/VOIDS
TP-2 — 96" DEPTH, ELEV: 608.00, 22" LZ: 614.17, ROCK W/VOIDS
TP-3 — 84" DEPTH, ELEV: 606.00, 6" LZ: 612.50, ROCK W/VOIDS
TP-4 — 84" DEPTH, ELEV: 606.00, 18" LZ: 611.50, ROCK W/VOIDS

LINED W/ NAG P300

MAINTENANCE DEWATERING UNDERDRAIN

PRINCIPAL SPILLWAY W/ TRASH RACK
GRATE = 611.00
INV. OUT = 607.00

OUTLET PIPE
39.00 L.F.
OF 15" HDPEP
@ 3.85%

LEVEL SPREADER
TOP ELEV. = 608.00
PIPE INV. = 605.50

EMERGENCY SPILLWAY (SEE DETAIL)
TOP OF BERM ELEV. = 613.00

PROPERTY LINE PER GIS

15' SIDE YARD SETBACK

25' FRONT YARD SETBACK

200' MANURE STORAGE SETBACK

50' R.O.W.
24' CTWY

50' FLOODWAY BOUNDARY

UNT- WICONISCO CREEK (WWF-MF)

MILL ROAD (T-526)

PENNDOT REQUIRED DISTANCE 275'+ AVAILABLE SIGHT DISTANCE 275'+

SPEED LIMIT 35 MPH POSTED
PENNDOT REQUIRED DISTANCE 252'
AVAILABLE SIGHT DISTANCE 275'+

NOTHING SHALL BE PLACED, PLANTED OR SET WITHIN THE AREA OF THE CLEAR SIGHT TRIANGLE WHICH OBSCURES THE VISION OF A MOTORIST

PROPOSED WELL

PROPOSED UNDERGROUND ELECTRIC PROPOSED ¾" UTILITY POLE (TYP.)

PROPOSED OVERHEAD ELECTRIC

PROPOSED ¾" PVC WATER LINE

BENCHMARK 1
TOP OF REBAR
ELEV: 609.898'

BENCHMARK 2
TOP OF REBAR
ELEV: 634.309'

BENCHMARK 3
TOP OF REBAR
ELEV: 625.122'

BENCHMARK 4
TOP OF REBAR
ELEV: 614.131'

LIGHTING SCHEDULE

COMMON NAME	LAMPS	LUMENS	BLST:	LLF
SPAULDING, LMC-175P-PC, WALLPACK LAREDO FULL CUTOFF	1 MVR175/VBU/MED PA	17500	STD	0.72@19.5

SCALE: 1" = 50'

NES
NYE CONSULTING SERVICES INC.
330 W PA-897 REINHOLDS, PA 17569
P: 717-389-6745

PCSM: CONTROL GRADING PLAN

MATT MOLNAR AG OPERATION

CLIENT
MATT MOLNAR
214 NORTH MILL ROAD
ELIZABETHVILLE, PA 17023
PH: 717-304-0772

REVISION	DATE	DESCRIPTION

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MUNICIPALITY:
MIFFLIN TOWNSHIP

COUNTY
DAUPHIN COUNTY

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ROBERT J. RUTH
ENGINEER
PE77125

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P3 OF 8