No: 25-011

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Lykens Township | Surveyor: Burch Associates | Engineer: N/A

Plat Title: MK Fisher Enterprises LLC

Zoning District: Commercial Business | Proposed Land Use: Commercial

Plat Status:		**Plat Type**:		**Regulations**:	
	Preliminary		Subdivision		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	0.90	6.27

Date Received: 12/06/2024 | Staff Review: 12/18/24 | Official County Review: 12/18/24

Reviewed by: TS | Checked by: _____ | Tax Map Parcel #: 39-018-059

Project Description: Proposed 62' x 100' Warehouse Addition

- *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 *County Planning Commission.*

SALDO Comments:

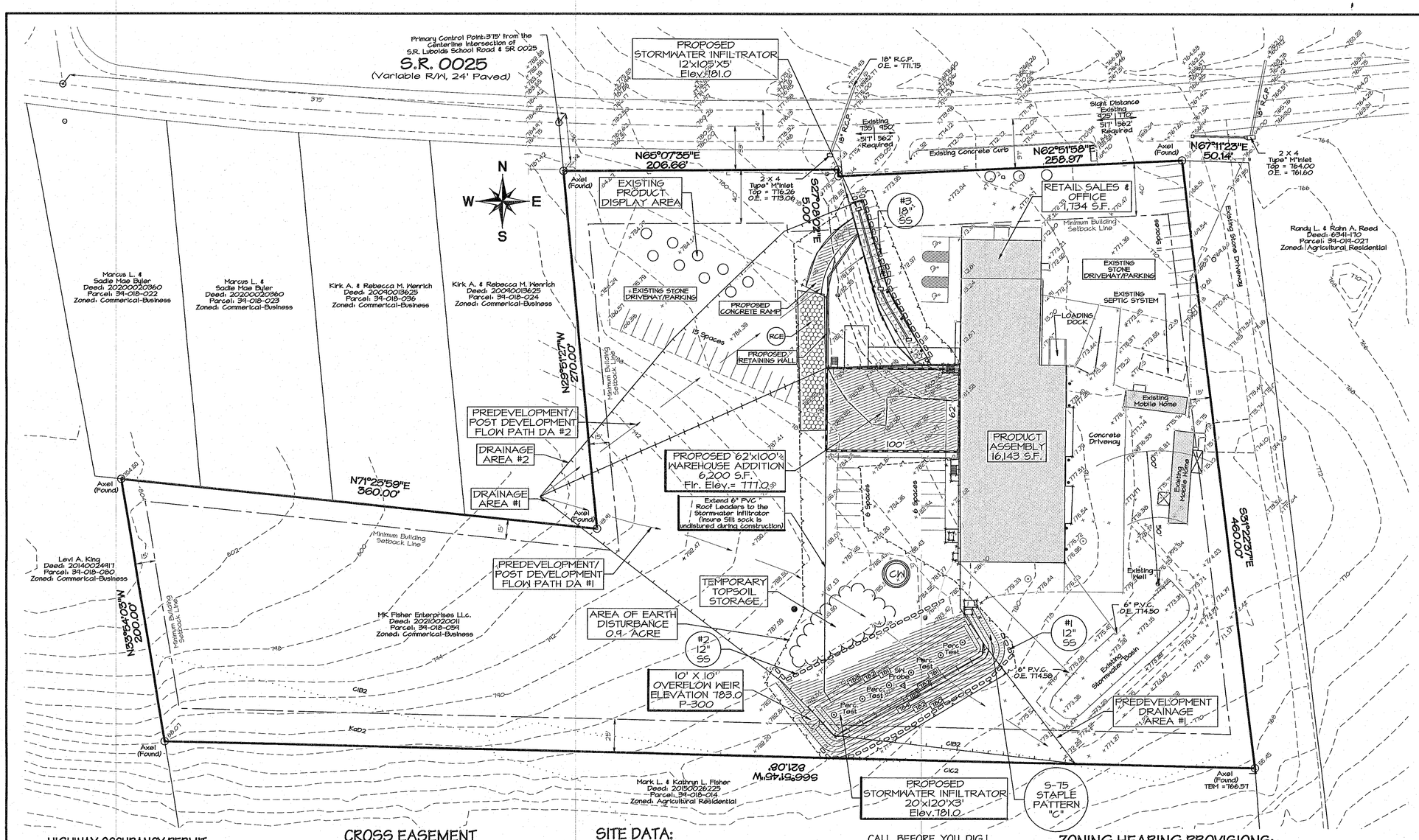
1. All signatures, certifications, dedications, and notarizations required by the subdivision and land development ordinance should be in place before final approval.
    a. There appears to be no signature block for the Dauphin County Recorder of Deeds on the plan.
2. The location map is required to be at a scale not less than 1" = 1,000'. (SLD 407.1.a.10)
3. Ensure a Final Erosion and Sedimentation Control plan is submitted and in accordance with SLD 407.1.a.19 All proposed erosion and sedimentation controls shall be in accordance with SLD 507 and ZO 1919.
4. A copy of an application for a permit or a signed and issued permit for earthmoving activities will be required. (SLD 407.1.a.22(e))
5. A copy of the final storm water management plan and runoff computations will be required. (SLD 407.1.a.22(j)) The stormwater management plan and proposed storm water management facilities shall be in accordance with SLD 508 & ZO 2004.P(B).5.a per Ord. No. 2024-01.

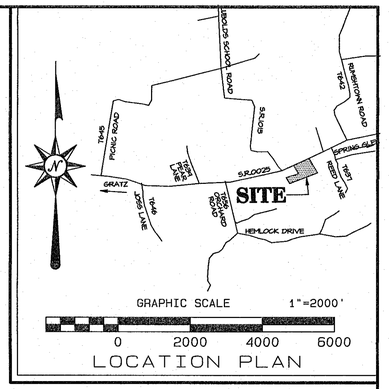
Zoning Comments:

1. The Township should verify that the parking requirements displayed on the plan are in accordance with ZO 1703.B for Industrial Uses.

Plan No. 25-011

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





GENERAL NOTES:

- Proposed: 62'x100' Addition to Existing Building
- Existing Parcel 34-018-059 has an existing dwelling located on it and is serviced by its own on lot sewage disposal system and individual well.
- Land Uses: Past- Commercial, Present-Commercial, Future- Commercial
- Off street parking is provided on Lot.
- Deed Reference- MK Fisher Enterprises LLC. (20210020011)
- Dauphin County Tax Parcel No.: 34-018-059
- The Area of Earth Disturbance is 0.9 Acre.
- Proposed Building Addition is being built over existing stone Parking Lot
- Please see the Operation and Maintenance Agreement. The operation and maintenance agreement is part of the SWM Site Plan.
- 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.
- The stormwater from the site will be infiltrated in the Stormwater Infiltrators,eliminating any thermal impacts that may be created.
- Individual lot owners are responsible for assuring the continued functionality and required maintenance of the stormwater management easement.
- Contours are related to NAVD 88. TBM: Iron Pin SE Corner of Parcel 34-018-059 , Elev.= 766.51
- Receiving waters unnamed tributary to Pine creek (CWF) Cold,Water,Fishes

STORMWATER MANAGEMENT OPERATION AND MAINTENANCE AGREEMENT

THIS AGREEMENT, made and entered into this ____ day of _____, 2024, and between MK Fisher Enterprises LLC., (hereinafter the "Landowner"), and LYKENS TOWNSHIP, Dauphin County, Pennsylvania, (hereinafter "Municipality");

WITNESSETH

WHEREAS, the Landowner is the owner of certain real property as recorded by deed in the land records of Dauphin County, Pennsylvania, Instrument No.20210020011, (hereinafter "Property").

WHEREAS, the Landowner is proceeding to build and develop the Property; and

WHEREAS, the SWM site Plan approved by the Municipality (hereinafter referred to as the "Plan") for the property identified herein, which is attached hereto as Appendix A and made part hereof, as approved by Municipality, provides for management of stormwater within the confines of the Property through the use of Best Management Practices (BMP's); and

WHEREAS, Municipality and the Landowner, his successors and assigns, agree that the health, safety, and welfare of the residents of Municipality and the protection and maintenance of water quality require that on-site stormwater BMP be constructed and maintained on the Property; and

WHEREAS, the Municipality requires, through the implementation of the SWM Site Plan, that stormwater BMPs as required by said Plan and the Municipal Stormwater Management Ordinance be constructed and adequately operated and maintained by the landowner, successors and assigns.

NOW, THEREFORE, in consideration of the foregoing promises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. The Landowner shall construct the BMPs in accordance with the plans and specifications identified in the SWM Site Plan.

2. The Landowner shall operate and maintain the BMPs as shown on the Plan in good working order in accordance with the specific maintenance requirements noted on the approved SWM Site Plan.

3. The Landowner hereby grants permission to Municipality, its authorized agents and employees, to enter upon the property at reasonable times and upon presentation of property credentials, to inspect the BMPs whenever necessary. Whenever possible, Municipality shall notify the Landowner prior to entering the Property.

4. In the event the Landowner fails to operate and maintain the BMPs per paragraph 2, the Municipality or its representatives may enter upon the Property and take whatever action is deemed necessary to maintain said BMPs. It is expressly understood and agreed that Municipality is under no obligation to maintain or repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on Municipality. The Landowner may be subjected to the Penalties Section of the applicable Ordinance.

5. In the event Municipality, pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner shall reimburse Municipality for all expenses (direct and indirect) incurred within 10 days of receipt of invoice from Municipality.

6. The intent and purpose of this Agreement is to ensure the proper maintenance of the onsite BMPs by the Landowner; provided, however, that this Agreement shall not be deemed to create or affect any additional liability of any party for damage alleged to result from or be caused by stormwater runoff.

7. The Landowner, its executors, administrators, assigns, and other successors in interests, shall release Municipality from all damages, accidents, casualties, occurrences or claims which might arise or be asserted against said employees and representatives from the construction, presence, existence, or maintenance of the BMP(s) by the Landowner or Municipality.

8. The Municipality may inspect the BMPs whenever necessary to ensure their continued functioning.

This Agreement shall be recorded in the Office of the Recorder of Deeds of Dauphin County, Pennsylvania, and shall constitute a covenant running with the Property and/or equitable servitude, and shall be binding on the Landowner, his administrators, executors, assigns, heirs, and any other successors in interest, in perpetuity.

SOIL TYPES:

CIB2 - Calvin-Leck Kill - shaly silt loam, 3-8% slopes HSG B/A
CIC2 - Calvin-Leck Kill - shaly silt loam, 8-15% slopes HSG B/A
KaD2 - Klinesville shaly silt loam, 15-25% slopes HSG D

HIGHWAY OCCUPANCY PERMIT

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

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 Lykens 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.
Stormwater BMPs are fixtures that cannot be altered or removed without prior approval by the Municipality.

_____
Mark L. Fisher

SITE DATA:

Owner- MK Fisher Enterprises LLC.
8202 Route 25
Spring Glen, PA 17978
LOT AREA:
213,282 S.F. or 6.27 Acres
ZONED: (C-B) Commercial-Business District
Minimum Building Setbacks:Front-40', Side-15', Rear-25'
MAXIMUM BUILDING HEIGHT:
Principal Building- 35'
Accessory Building- 24'
LOT COVERAGE: (Not More then 70%)
Existing 31%
Proposed 39%
PARKING: Industrial 1 Parking space for ever three employees of the largest shift, Plus 1 parking space for every 400 square feet of office/administration area
Proposed 12 Employees and 1,734 SF Of Office/retail sale
9 Spaces Required
38 Existing Space + 3 Accessible

TOTAL AREA:

213,282 S.F. Or 6.27Acres

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

ZONING HEARING PROVISIONS:

The variance request for the proposed use as a deer hunting blind manufacturing facility has been granted as shown in Zoning Hearing No. 2020-004 Dated December 31, 2021 with the following provisions.
1. Development to be completed in accordance with the plan shown at the hearing.
2. In the event that both mobile home residences are not removed within four years Applicant must obtain certification from the Sewage Enforcement Officer that the existing septic system is adequate, and that any and all other township requirements be addressed and brought into compliance.
3. Hours of work for the business are limited to 6:00 a.m. to 5:00 p.m. Monday through Friday, 6:00 a.m. to noon on Saturdays and no work on Sundays.
4. Use of pneumatic fasteners and power generators shall comply with all nois reduction requirements of Section 1503 of the Zoning Ordinance.
5. Exterior lighting shall comply with the requirements of Section 1404 of the Zoning Ordinance.
6. The only manufacturing activities permitted on the premises shall be assembly of deer hunting blinds with parts manufactured off site as well as packaging and storing of same for shipment.
7. Existing parking spaces and driveway entrances shall not be altered.
8. The Variance request for waiver of the screening is not approved, by Applicant is granted permission to proceed with development without screening at this time. In the event than the abutting land owners desire that screening be installed, Applicant or its successors are directed to install the screening as required under Section 1403 of the ordinance.

Commonwealth of Pennsylvania
County of Dauphin
On this _____ day of _____ 2024.
before me, the undersigned personally appeared
Owner(s) _____
Mark L. Fisher
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.
Owner(s) _____
Mark L. Fisher

MK Fisher Enterprises LLC.
8202 State Route 25
Spring Glen, PA 17978
(570)-240-1055

This plan reviewed in the final stage by Dauphin County Planning Commission this ___ day of _____ , 2024.
Chairman _____
Secretary _____

This plan recommended for approval by Lykens Township Planning Commission this ____day of_____, 2024.
Chairman _____
Secretary _____

This plan approved by Lykens Township Board of Supervisors this ___ day of_____, 2024.
Chairman _____
Secretary _____

I, William A. Burch, hereby certify that the Stormwater Management Plan Meets all design standards and criteria of the Lykens Township Subdivision and Land Development Ordiance and that the survey meets all accuracy requirements

Pa. Lic. No. 22834-E
PLS
BURCH ASSOCIATES
Property & Engineering Surveys
340 Berrysburg Rd, Millersburg, PA 17061
PHONE: (717) 692-2274
www.burchsurveying.com

LEGEND

- Sign
- X 100.00 Spot Elevation
- X[100.00] Proposed Elevation
- OH T Overhead Telephone Line
- UG/T Underground Telephone Line
- E Overhead Electric Line
- UG/E Underground Electric Line
- W Existing Waterline
- LS Light Standard
- Property Corner
- 1000 Existing Contour
- TRP Turf Reinforcement Matting
- RCE Rock Construction Entrance
- Fence Line
- Deep Probe
- Unsuitable Probe
- Shrub
- Utility Pole
- Concrete Monument
- Property Adjoiners
- Flag Pole
- Traverse Point
- CIB2 Soil Types
- CIC2
- Building Setback Line
- FF-30 30" Filter Fabric Fence
- Proposed Contour

LAND DEVELOPMENT/STORMWATER / EROSION AND SEDIMENT CONTROL PLAN FOR

MK FISHER ENTERPRISES LLC.

Situated in
Lykens Township
Dauphin County, Pennsylvania

GRAPHIC SCALE 1"=40'
0 40 80 120

Date: October 16,2024
Drawing No: LT-340