No: 25-006

# DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

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

Plat Title: Chester L & Emma L. Stotzfus Plan

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

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

| Existing # of Lots | Proposed # of Lots | Proposed # of New DUs | Subdivided / Developed Acres | Total Acres |
|---|---|---|---|---|
| 1 | 3 | 0 | 35.16 | 108.50 |

Date Received: 12/2/2024 | 12/19/2024 | Official County Review: 12/19/2024

Reviewed by: GD | Checked by: | Parcel ID: 44-006-013

**Project Description**: Proposed three lot subdivision

*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. The Township is considering four waivers: Preliminary and final plan approval specifications (Section 305); Sidewalks (Section 507); Recreation Facilities (Section 510); and Location map scale (Section 305.1.F) and Plan Scale (section 307.1). If the waivers are to be granted, the Township must provide proper justification. As a reminder, the waivers must be approved by the applicable Board or Planning Commission before the plan can be formally approved.

3. Plan does not indicate lines bearings and distances. Given the request for relief from the scale provisions, and the use of an uncommon scale of 1" to 150", it is difficult to scale off the distances. As such it is not determined if the proposed lot #2 has the necessary 35 foot setback. Scaling it indicated there was a 30' setback to be provided. If the use of numerical indicators were provided, then it would be less confusing.

4. An interpretation by the township is required as to whether the unusual "hourglass" lot configuration meets the requirement to have a minimum lot width of 120 feet. If the interpretation is that all portions of the lot are to be 120 feet, then it appears that this would not be met. This portion of the lot only scales out to be approximately 30 feet in width. If the interpretation is that the 120 foot requirement is to be measured at the building line, then the requirement is met.

5. Existing water and sewer facilities are not shown for proposed lot 3 and no water service (well) provided for proposed lot 2. As this development is an agricultural only use – and assumed no human habitation is anticipated it may not be anticipation for future need or expansion for this service. A waiver for displaying may need to be requested, However, it if it anticipated this is to not have additional uses above utilization for agricultural uses, then all utilities locations should be identified.

6. It recognized the property contains the Little Wiconsico Creek and an unnamed stream running through lot 1 is a tributary of the Little Wiconsico Creek. Although the unnamed stream is not listed as impaired, it is a source water to the Little Wiconsico Creek which has a Total Maximum Daily Load (TMDL) plan. This plan limits the amount and type of discharge that the waterbody can receive. The applicant should be aware that there is a Total Maximum Daily Load (TMDL) plan in place for the Wiconsico Creek, which may restrict the type and amount of discharge permitted to the stream and within the tributaries. The Dauphin County Conservation District should be consulted on this matter.

7. The property is in an agricultural security area and surrounded by agricultural easements. Being adjacent to existing easements will give this property additional consideration for becoming a priority in obtaining an agricultural easement. As being in an agricultural security area, there are no additional development restrictions in place. But development on this site could lower the chances of this site being eligible for an agricultural easement. Contact with the Conservation District is encouraged.

**Plan No.** 25-006

| **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 *(see waiver request)* | 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 Note provided | X | | |
| Floodplains Note needed | | 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 ) | See note | | |
| Water supply – public ( ) well ( ) | See note | | |
| 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 requested | | 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 | X | | |
| 35. Consistency with Future Land Use plans - County plans | X | | |
| Municipal plans | X | | |

## GENERAL NOTES:

- Proposed: three Lot Subdivision
- Existing Parcel 44-010-004(Lot No.1) is Residential use. Owned by Chester L. & Emma L. Stoltzfus Instrument No. (20240018706)
- Proposed Parcel 44-010-______(Lot No.2) is Residential use. Owned by Chester L. & Emma L. Stoltzfus Instrument No. (20240018706)
- Proposed Parcel 44-010-_____ (Lot No.3) is for Silviculture use. Owned by Chester L. & Emma L. Stoltzfus Instrument No. (20240018706)
- Deed Reference: Chester L. & Emma L. Stoltzfus. (20240018706)
- Off street parking is provided on Lot.
- 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:________________

A waiver of Section 307.1, Plan scale from 1"=50' to 1"=150', has been requested by the applicant. Granted:________________

## PLANNING WAIVER & NONBUILDING DECLARATION

As of the date of this plot plan recording, the subdivision described herein is and shall be dedicated for the express purpose of Agriculture/Silviculture and lot-add on use. No portion of Lot No. 3 of the subdivision are approved by Mifflin Township or the Department of Environmental Protection (DEP) for the installation of any sewage disposal facility. No permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and DEP have both approved sewage facilities planning for the subdivision described herein in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. sections 750.1 et seq.) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan any purchaser or subdivider of any portion of this property should contact appropriate officials of Mifflin Township, who are charged with administering the Sewage Facilities Act to determine the form of sewage facilities planning required and the procedure and requirement for obtaining appropriate permits and approval.

This plan recorded in the office of the Recorder of Deeds in Dauphin County this _____ day of ____________, 2025 in Instrument No. ______________________

## SITE TEST:

EXISTING LOT No.1
Primary Septic System
Probe 1- 22" Limiting Zone 7.7 Min./In.
Probe 2- 22" Limiting Zone 6% Slope

Repair Area
Probe 3- 24" Limiting Zone 5.95 Min./In.
Probe 4- 24" Limiting Zone 4% Slope

PROPOSED Lot No2
Primary Septic System
Probe 5- 21" Limiting Zone 8.95 Min./In.
Probe 7- 21" Limiting Zone 3% Slope

Repair Area
Probe 6- 21" Limiting Zone 11.78 Min./In.
Probe 7- 21" Limiting Zone 6% Slope

Other Probes
P-A 14' Shallow water table
P-B 16" Rocks with Voids
P-C 18" Rock With Voids
P-D 10" Rock With Voids

## 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- 878,803 S.F. or 20.17 Acres

EXISTING (Parcel 44-010- ) Lot No.3
Lot Area- 652,998 S.F. or 14.99 Acres

Total Area of Subdivision= 4,726,502 S.F. or 108.50 Acres

## SITE DATA:

Owner:
Chester L. & Emma L. Stoltzfus
6133 Limenville Road
Parkesburg, Pa 19365
Phone:(717)-951-2778

Site Address
279 Hoover Road
Elizabethville,Pa 17023

Dauphin county Parcel No.
(44-010-004)

Deed reference: (20240018706)

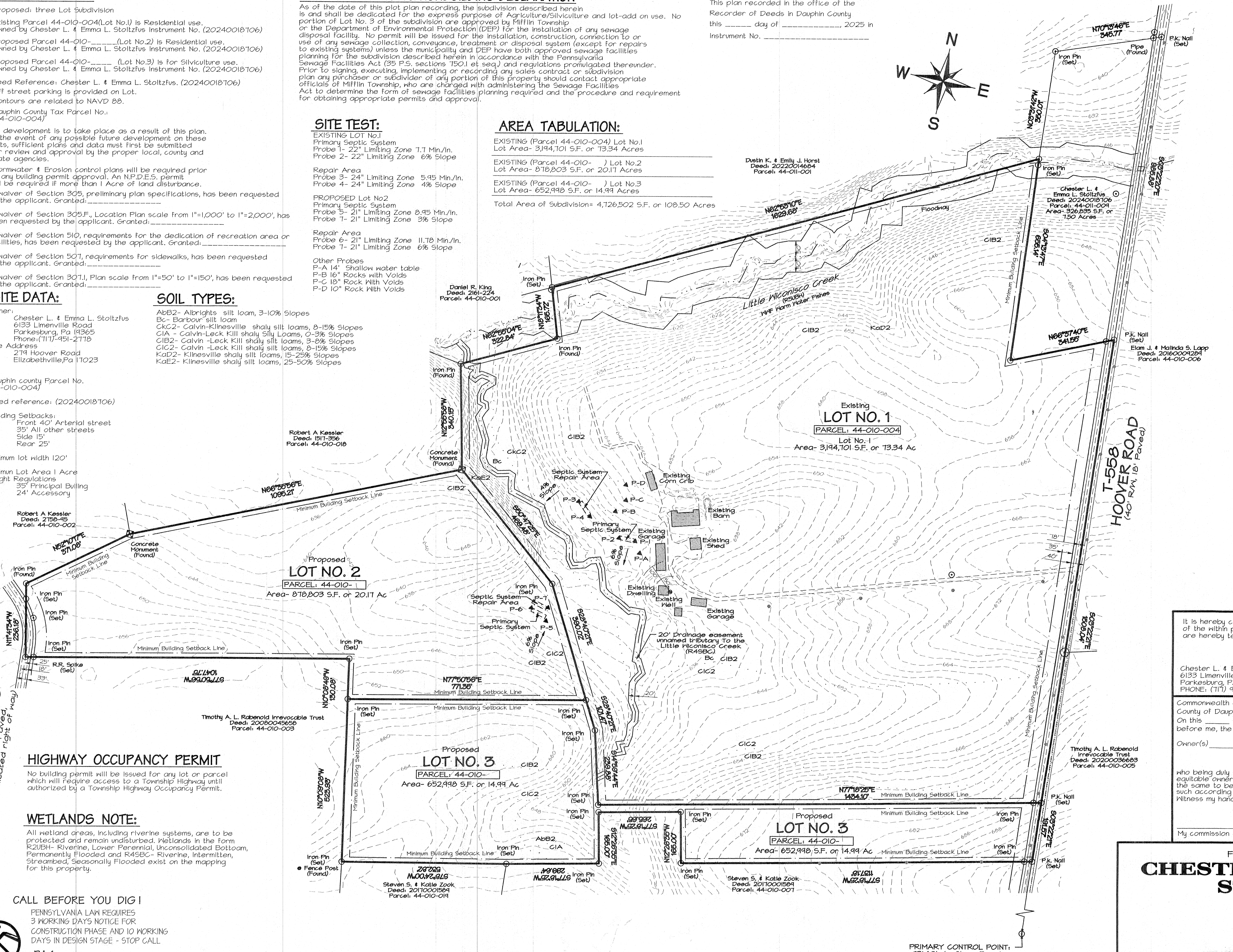
Building Setbacks:
Front 40' Arterial street
35' All other streets
Side 15'
Rear 25'

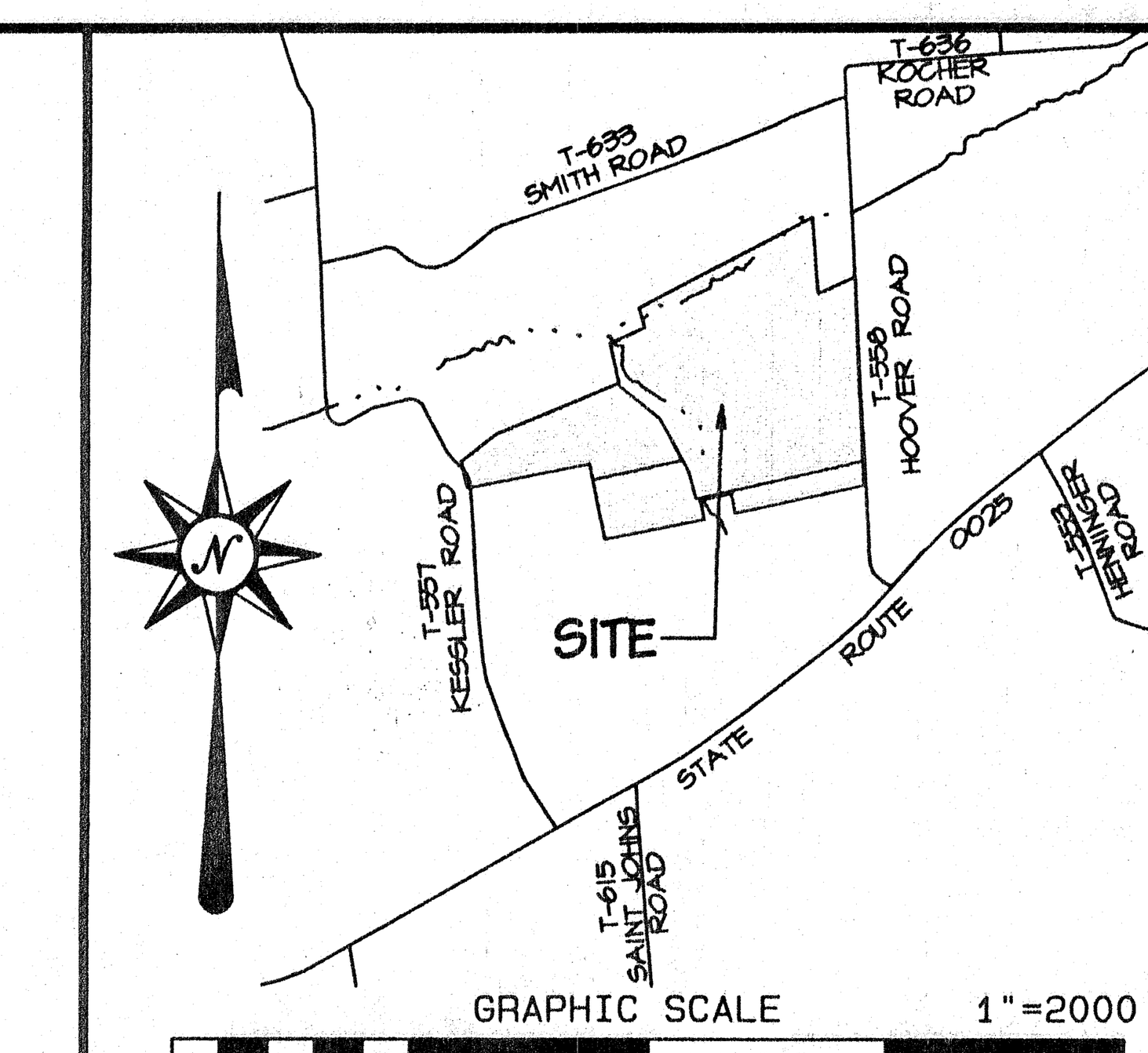
Minimum lot width 120'

Minimun Lot Area 1 Acre
Height Regulations
35' Principal Builing
24' Accessory

## SOIL TYPES:

AbB2- Albrights silt loam, 3-10% Slopes
Bc- Barbour silt loam
CkC2- Calvin-Klinesville shaly silt loams, 8-15% Slopes
CIA - Calvin-Leck Kill shaly Sily Loams, 0-3% Slopes
CIB2- Calvin -Leck Kill shaly silt loams, 3-8% Slopes
CIC2- Calvin -Leck Kill shaly silt loams, 8-15% Slopes
KaD2- Klinesville shaly silt loams, 15-25% Slopes
KaE2- Klinesville shaly silt loams, 25-50% Slopes




GRAPHIC SCALE 1"=2000'

0 2000 4000 6000

LOCATION PLAN

## 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

## 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.

## WETLANDS NOTE:

All wetland areas, including riverine systems, are to be protected and remain undisturbed. Wetlands in the form R2UBH- Riverine, Lower Perennial, Unconsolidated Bottoam, Permanently Flooded and R4SBC- Riverine, Intermitten, Streambed, Seasonally Flooded exist on the mapping for this property.

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

I hereby certify this plan to be correct as shown.

Pa. Lic. No. 22834-E

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 __ day of ____________, 202 .

Chairman________________________

Secretary________________________

This plan reviewed in the final stage by Dauphin County Planning Commission this __ day of____________, 202 .

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) ________________________
Chester L. Stoltzfus

Chester L. & Emma L. Stoltzfus
6133 Limenville Road
Parkesburg, PA 19365
PHONE: (717) 951-2778

________________________
Emma L. Stoltzfus

Commonwealth of Pennsylvania
County of Dauphin
On this _____ day of ____________ 2024
before me, the undersigned personally appeared

Owner(s)________________________
Chester L. & Emma L. Stoltzfus

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

FINAL SUBDIVISION PLAN FOR

# CHESTER L. & EMMA L. STOLTZFUS

situated in

Mifflin Township

Dauphin County, Pennsylvania

GRAPHIC SCALE 1"=150'

0 150 300 450

Date: November 18, 2024

Drawing No: MT-317