No: 26-026

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Pillow Borough | Surveyor: Burch Associates | Engineer: N/A

Plat Title: Schreffler Family Trust and Tracy R. & Jill S. Troutman

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

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

# of Lots: 2 | # of New Lots: 2 | # of DUs: 0 | Acs Subdiv/Devel: 1.526 | Total Acs: 1.526

Date Received: 2/26/2026 | Staff Review: 3/5/2026 | Official County Review: 3/5/2026

Reviewed by: GD | Checked by: _____ | Parcel ID: 64-001-040

Project Description: Proposed subdivision for 2 side yard additions.

- *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.* *A copy of the Ordinance on file is dated March 9, 1978. Recent inquiries to the Borough produced a revised version of the SALDO regulations; however, this document has been identified as not fully codified. Accordingly, our review and comments are based primarily on the 1978 code. If there are any discrepancies for the two documents which affects the review of the plan – it is noted. The Borough should determine which set of codes it considers to be officially in force for purposes of reviewing the plan.*

Comments:

1. The plan only indicates a building line on the western side of SR 0225. Indicate the setback to the eastern portion in both visual and written form. (Section 504.h). Also determine the relevance of this found in the review completed against the noncodified which states:

> 15. *Minimum Building Setback Line*. All lots shall have a minimum building set back line from the street right-of-way line of 15 feet; except that the minimum building setback line may be reduced to no less than 5 feet upon the written concurrence of the owners of the lots on both sides of the affected lot. [A.O.]
>
> (*Ord. O-1-78*, 3/9/1978, §501; as amended by A.O.

2. Determine the location of any existing or proposed easements or protective covenants, if applicable. Given the inter-municipal nature of the lot, evaluate whether an access easement is necessary. This is especially important since the plan does not identify a proposed access point or driveway for the newly reconfigured parcel 39-005-015. Direct access from SR 0225 for this reconfigured lot appears impractical due to the presence of Deep Creek and the steep slopes along the roadway.
3. While it is understood that a Planning Waiver & Non-Building Declaration has been requested, it is still the responsibility of the Borough along with the neighboring Municipalities to ensure that all lots created are fit for development under the standards of their ordinances. Both the Borough, adjacent municipalities and the applicant should do their due diligence in identifying any planning, permitting, or development barriers within the newly created lots
4. The title block is to be revised to read “Approved by Pillow Board of Supervisors” as opposed to being “Reviewed by Pillow Board of Supervisors”.

Plan No. 26-026

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/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
	Water supply – public () well ()			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		X		
32. Dedicatory statement shown		X		
33. Approval blocks shown *(see note)*		X		
34. PADOT Highway Occupancy Permit statement shown ("Township" only provided)			X	
35. Consistency with Future Land Use plans -	County plans	X		
	Municipal plans	X		

PRELIMINARY/FINAL SUBDIVISION PLAN FOR

SCHREFFLER FAMILY TRUST AND TRACY R. & JILL S. TROUTMAN

situated in
Lykens Township/ Pillow Borough/ Mifflin Township
Dauphin County, Pennsylvania

Date: February 2, 2026 Drawing No: LT-398

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

PLANNING COMMISSION SIGNATURES

This plan reviewed for Lykens Township in the final stage by Dauphin County Planning Commission this___day of_____, 2026.

Chairman _____

Secretary _____

This plan reviewed for Mifflin Township in the final stage by Dauphin County Planning Commission this___day of_____, 2026.

Chairman _____

Secretary _____

This plan reviewed for Pillow Borough in the final stage by Dauphin County Planning Commission this___day of_____, 2026.

Chairman _____

Secretary _____

TOWNSHIP SIGNATURES

This plan approved by Mifflin Township Board of Supervisors this___day of _____, 2026.

Chairman_____

Secretary_____

This plan approved by Lykens Township Board of Supervisors this___day of _____, 2026.

Chairman_____

Secretary_____

This plan recommended for approval by Lykens Township Planning Commission this___ day of_____, 2026.

Chairman_____

Secretary_____

This plan reviewed by Pillow Borough Board of Supervisors this___day of _____, 2026.

Chairman_____

Secretary_____

This plan recommended for approval by Pillow Borough Planning Commission this___ day of_____, 2026.

Chairman_____

Secretary_____

OWNER(S) SIGNATURES

Commonwealth of_____
County of _____

On this _____ day of _____ 2026.
before me, the undersigned personally appeared

Owner(s) _____
Roger Schreffler

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

Commonwealth of_____
County of _____

On this _____ day of _____ 2026.
before me, the undersigned personally appeared

Owner(s) _____
Mark Schreffler

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 Schreffler

Mark Schreffler
545 N Demello, Tiverton, RI 02878
PHONE: (401) 624-6249

OWNER(S) SIGNATURES

Commonwealth of Pennsylvania
County of Dauphin

On this _____ day of _____ 2026.
before me, the undersigned personally appeared

Owner(s) _____
Tracy R. Troutman Jill S. Troutman

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) _____
Tracy R. Troutman

_____
Jill S. Troutman

Tracy R. & Jill S. Troutman
160 Hawthorne Drive, Hershey PA 17033
PHONE: (717) 712-4649

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) _____
Roger Schreffler

Roger Schreffler
199 Sixth Street, Providence, RI 02906
PHONE: (401) 861-2075

Commonwealth of_____
County of _____

On this _____ day of _____ 2026.
before me, the undersigned personally appeared

Owner(s) _____
Amy Schreffler

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.

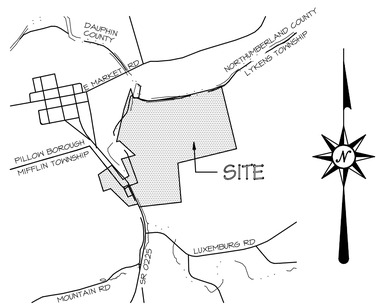
Witness my hand and seal the day and date written.

_____
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) _____
Amy Schreffler

Amy Schreffler
35 Knowlton Street, Riverside, RI 02915
PHONE: (401) 488-8491



LOCATION PLAN

GENERAL NOTES:

- Proposed: Subdivision for Side Yard Additions
- Existing Parcel 39-005-015 is Silvicultural use. Schreffler Family Trust Deed: 20210001945
- Area 1A has been proposed as a lot add on to adjoining Existing Parcel 39-005-015 to form a single lot consisting of 160.404 Acres, Area 1A may Not be sold or retained as a stand alone lot.
- Existing Parcel 44-004-006 is Silvicultural use. Tracy R. & Jill S. Troutman Deed: 5109-312
- Area 1B has been proposed as a lot add on to adjoining Existing Parcel 44-004-006 to form a single lot consisting of 11.794 Acres, Area 1B may Not be sold or retained as a stand alone lot.
- Existing Parcel 64-001-040 is Silvicultural use. Tracy R. Troutman Deed: 20130036024
- Contours are related to NAVD 88.
- Concrete Monuments to be placed where indicated on this plan by the developer.
- Floodplains exist on this property (R5UBH).
- No known Electrical Easements
- 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 construction or building permit approval. An N.P.D.E.S Permit will be required if more than 1 Acre of land is disturbed during any construction.
- Parcel 39-005-015 is Zoned conservation and 90-95% of the property is in the HSP Overlay district.
- A waiver of preliminary plan specifications, has been requested by the applicant.
- A waiver of Section 305.F., Location Plan scale from 1"=1,000' to 1"=2,000', has been requested by the applicant. Mifflin Township Granted:_____
- A waiver of Section 510, requirements for the dedication of recreation area or facilities, has been requested by the applicant. Mifflin Township Granted:_____
- A waiver of Section 507, requirements for sidewalks, has been requested by the applicant. Mifflin Township Granted:_____
- A waiver of Erosion and sedimentation plans (§ LD 407.1.a.19) has been requested by the applicant. Lykens Township Granted:_____
- A waiver of Stormwater management plans and computations (§ LD 407.1.a.22) has been requested by the applicant. Lykens Township Granted:_____

AREA TABULATION:

EXISTING Parcel 64-001-040 Lot Area- 66,484 S.F. or 1.526 Acres	
PROPOSED AREA '1A' (F/ Parcel 64-001-040) Lot Area- 55,668 S.F. or 1.278 Acres	
PROPOSED AREA '1B' (F/ Parcel 64-001-040) Lot Area- 10,821 S.F. or 0.248 Acres R/W Area = 2074 S.F. or 0.05 Acres	
EXISTING Parcel 39-005-015 Lot Area- 6,931,516 S.F. or 159.126 Acres	
Parcel 39-005-015 + AREA '1A' New Lot Area 6,987,184 S.F. or 160.404 Acres	
EXISTING Parcel 44-004-006 Lot Area- 502,928 S.F. or 11.546 Acres	
Parcel 44-004-006 + AREA '1B' New Lot Area 513,744 S.F. or 11.794 Acres	

SITE DATA:

ZONING DISTRICT: LYKENS TOWNSHIP

Zoned- 'C' Conservation

MAXIMUM BUILDING HEIGHT:
Principal Building not to exceed 35'
Accessory Building not to exceed 24'

MINIMUM LOT AREA: 3 Acres less then 10% Slope
5 Acres 10-15% Slopes
10 Acres 15-20% Slopes
Slopes Exceeds 20% Developement Prohibited

MAXIMUM LOT COVERAGE: Not to Exceed 4%

MINIMUM YARD SETBACKS: Front-40'/30', Side-15', Rear-25'

ZONING DISTRICT: MIFFLIN TOWNSHIP (NO ZONING)

MINIMUM YARD SETBACKS: Front-35', Side-15', Rear-25'

MINIMUM LOT AREA:
1 Acre (Residential use serviced by on lot sewage)

ZONING DISTRICT: PILLOW BOROUGH (NO ZONING)

MINIMUM YARD SETBACKS: Front-40', Side-15', Rear-25'

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 R5UBH- Riverine, Lower Perennial, Unconsolidated Bottoam, Permanently Flooded and R4SBC- Riverine, Intermitten, Streambed, Seasonally Flooded exist on the mapping for this property.

LEGEND

- Sign
- 420.00 Spot Elevation
- 420.00 Proposed Elevation
- OH T Overhead Telephone Line
- UG/T Underground Telephone Line
- E Overhead Electric Line
- UG/E Underground Electric Line
- Existing Waterline
- Light Standard
- Property Corner
- 400 Existing Contour
- 400 Proposed Contour
- Fence Line
- Deep Probe
- Unsuitable Probe
- shrub
- Fire Hydrant
- Utility Pole
- Existing Sanitary Manhole
- Concrete Monument
- A Property Adjoiners
- Flag Pole
- Traverse Point
- GB2 Soil Types
- Building Setback Line
- SS Silt Soxx
- RCE Rock Construction Entrance

SURVEYOR

I hereby certify this plan to be correct as shown.

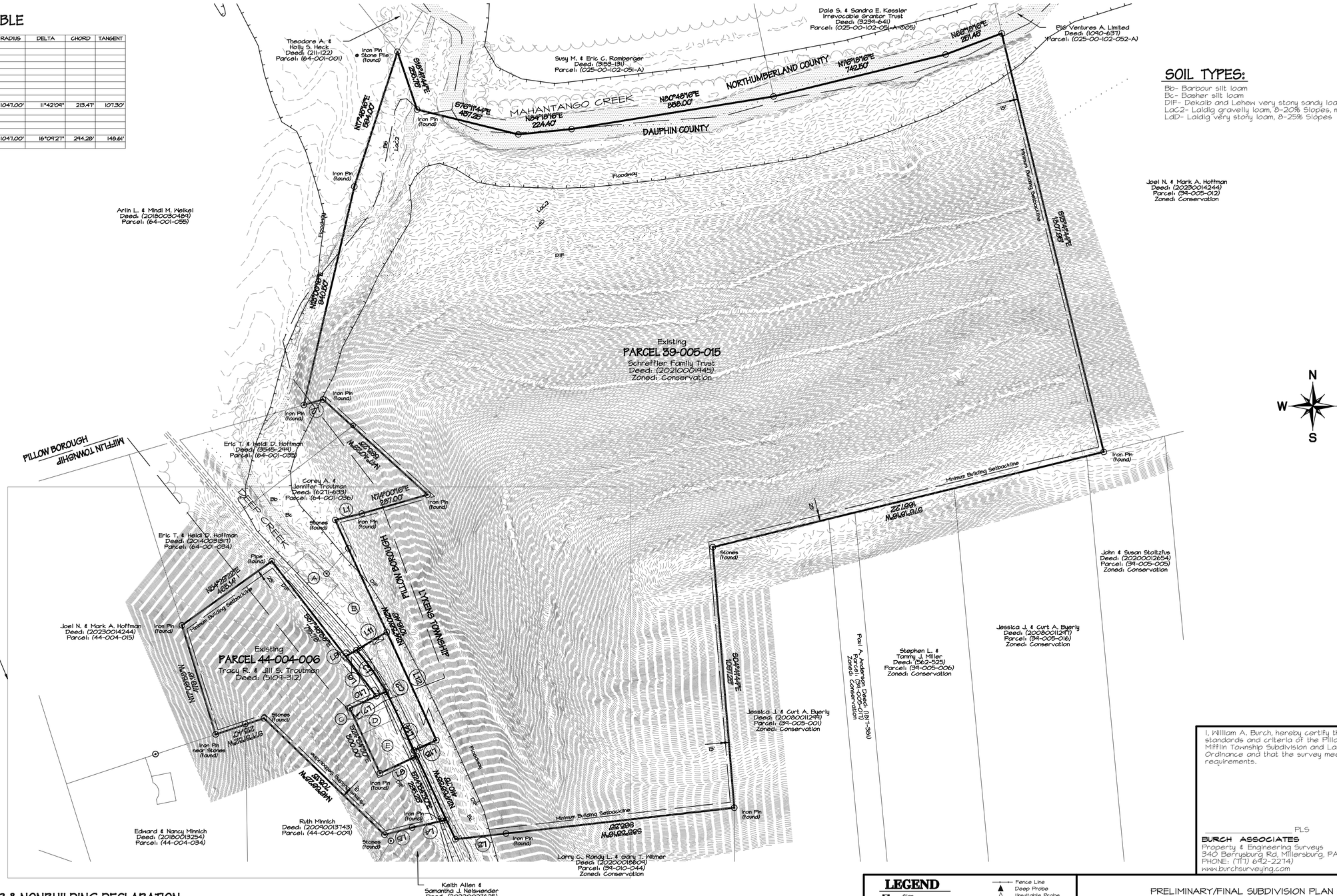
Pa. Lic. No. 22834-E

_____ PLS

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

LINE/ CURVE TABLE

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
L1	114.13'	N76°13'57"E				
L2	83.46'	S74°00'16"W				
L3	213.62'	S83°33'16"W				
L4	146.85'	S71°35'30"W				
L5	191.70'	S75°19'09"W				
L6	209.86'	N31°45'36"W				
L7	122.51'	S65°09'30"W				
L8	164.34'	N65°05'30"E				
L9	52.38'	N54°04'24"E				
C1	213.85'	S85°14'03"E	1047.00'	11°42'09"	213.47'	107.30'
L10	43.64'	S65°05'30"W				
L11	147.98'	N54°04'24"E				
L12	498.18'	S24°36'02"E				
L13	103.24'	S65°16'59"W				
C2	245.25'	S33°00'22"E	1047.00'	16°09'21"	244.28'	146.61'
L14	192.19'	N24°55'34"W				



SOIL TYPES:

BbB- Barbour silt loam
BcB- Basher silt loam
DIF- Dekalb and Lehew very stony sandy loams, 25-80% slopes
LaC2- Laidlg gravelly loam, 8-20% Slopes, moderately eroded
LaD- Laidlg very story loam, 8-25% Slopes

SEE DETAIL
SHEET 2 OF 2

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 Side yard addition. No portion of AREA 1A OR 1B of the subdivision are approved by Pillow Borough/Mifflin/LykensTownship 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 Pillow Borough/Mifflin/LykensTownship, 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.

PROPERTY ADJOINERS

A) Kenneth L. & Denise E. Newman Deed: (4537-16) Parcel: (64-001-037)

B) William H. & Patty A. Leeser Deed: (20070045358) Parcel: (64-001-049)

C) Katherine A. Bakowicz Deed: (20150001701) Parcel: (64-001-038)

D) Katherine A. Bakowicz Deed: (20150001701) Parcel: (64-001-039)

E) Katherine A. Bakowicz Deed: (20150001701) Parcel: (44-004-007)

I, William A. Burch, hereby certify that the Plan meets all standards and criteria of the Pillow Borough/Lykens and Mifflin Township Subdivision and Land Development Ordinance and that the survey meets all accuracy requirements.

PLS Pa. Lic. No. 22834-E

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

LEGEND

- Sign
- X 500.00 Spot Elevation
- X 505.00 Proposed Elevation
- OH Overhead Telephone Line
- UG/T Underground Telephone Line
- E Overhead Electric Line
- UG/E Underground Electric Line
- Existing Waterline
- Light Standard
- Property Corner
- 1000 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
- L1 Traverse Point
- LaD2 Soil Types
- LaC2
- Building Setback Line
- SG Silt Soxx
- 1000 Proposed Contour
- IP Inlet Protection

PRELIMINARY/FINAL SUBDIVISION PLAN FOR

SCHREFFLER FAMILY TRUST AND TRACY R. & JILL S. TROUTMAN

situate in
Lykens & Mifflin Township & Pillow Borough
Dauphin County, Pennsylvania

GRAPHIC SCALE 1"=200'

0 200 400 600

Date: February 2, 2026

Drawing No: LT-398

SOIL TYPES:

Bb- Barbour silt loam
Bc- Basher silt loam
DIF- Dekalb and Lehew very stony sandy loams, 25-80% slopes
LaC2- Laidig gravelly loam, 8-20% Slopes, moderately eroded
LaD- Laidig very stony loam, 8-25% Slopes



LINE/ CURVE TABLE

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
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LEGEND

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- X 820.00 Proposed Elevation
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- US/T Underground Telephone Line
- E Overhead Electric Line
- US/E Underground Electric Line
- W Existing Waterline
- Light Standard
- Property Corner
- 820 Existing Contour
- TRF Turf Reinforcement Matting
- Fence Line
- Deep Probe
- Unsuitable Probe
- shrub
- Utility Pole
- Concrete Monument
- (A) Property Adjoiners
- Flag Pole
- #1 Traverse Point
- CB2 CkC2 Soil Types
- Building Setback Line
- SHS5xxx
- 820 Proposed Contour
- IP Inlet Protection

I, William A. Burch, hereby certify that the Plan meets all standards and criteria of the Fillow Borough/Lykens and Mifflin Township Subdivision and Land Development Ordinance and that the survey meets all accuracy requirements.

PLS Pa. Lic. No. 22834-E

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PRELIMINARY/FINAL SUBDIVISION PLAN FOR

SCHREFFLER FAMILY TRUST AND TRACY R. & JILL S. TROUTMAN

situate in
Lykens & Mifflin Township & Fillow Borough
Dauphin County, Pennsylvania

GRAPHIC SCALE 1"=100'

0 100 200 300

Date: February 2, 2026

Drawing No: LT-348