No: 25-018

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Lykens Township | Surveyor: Burch Associates | Engineer:

Plat Title: Gideon B. & Mima S. Zook

Zoning District: Agricultural | Proposed Land Use: Agricultural

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: 1 | Proposed # of Lots: 0 | Proposed # of New DUs: 0 | Subdivided / Developed Acres: 6.19 | Total Acres: 114.78

Date Received: 1/15/2025 | Staff Review: 1/31/25 | Official County Review: 1/31/25

Reviewed by: TS | Checked by: | Tax Map Parcel #: 39-015-009

Project Description: Proposed construction of a 48' x 500' 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 *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. An example can be found in Exhibit II of the Lykens Township SALDO.
2. All existing and proposed easements are required to be displayed on the plan. (SLD 407.1.a.2) Easements for drainage facilities, overhead and underground utility facilities and watercourses shall be provided in accordance with SLD 504. The drainage easement shown for the stream in the southwest corner of the property is stated to be only 20' instead of the required 30'.
3. The location map shall be displayed at a scale not smaller than 1" = 1000'. (SLD 407.1.a.10)
4. Ensure the Final Erosion and Sedimentation Control plan is in accordance with SLD 407.1.a.19 All proposed erosion and sedimentation controls shall be in accordance with SLD 507 and ZO 1919.
5. 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))
6. The stormwater management plan and proposed storm water management facilities shall be in accordance with SLD 508.
7. Water Supply:
    a. There does not appear to be an existing well location displayed on the plan. If there is

an existing well located on the property, it should be displayed on the plan.

b. Will the proposed chicken house utilize an existing well located on the property or will a new well be constructed as part of this land development?
c. If a new well is being proposed, it should be displayed on the plan for reference.
d. Any new well being constructed shall be in accordance with SLD 604.2.

Zoning Comments:

1. The Township should ensure that the proposed chicken house will not be within 200' of any lot line. (ZO 1902.B.1 per Ord. Number 2024-02)

General Comments:

1. The plan should clearly note whether it is a preliminary or final plan.

Plan No. 25-018

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 (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)			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		

LAND DEVELOPMENT PLAN
FOR

GIDEON B. & MIMA S. ZOOK

Situated in
Lykens Township
Dauphin County, Pennsylvania

Date: December 17,2024

Drawing No: LT-391

PUBLIC UTILITIES:

TDS TELECOM
170 Urban Road
Herndon, PA 17830
Contact: Jacob Smith
Email: jacobsmith@tdstelecom.com
Phone 570-758-0082

Lykens Township
2073 East Middle ROad
Lykens , Pa 17048
Contact: Amy Hoffman
Email Lyktwp@Epix.net
Phone 570-495-4205

PPL ELECTRIC UTILITIES CORPORATION
437 Blue Church Rd.
Paxinos, PA 17860
Contact: Doug Haupt
Email: dlhaupt@pplweb.com
Phone 570-490-5684

SITE DATA:

Owner:
Gideon B. & Mima S. Zook
174 Harris lane
Lykens, PA 17048

Dauphin county Parcel No. 39-015-009
Deed reference: 20110014798
Zoned:
Agriculture
Building Setbacks:
Front 30'
Side 15'
Rear 25'
Height Regulations
35' Principal Builing
24' Accessory
Lot Coverage
10% Allowed

WETLANDS NOTE:

All wetland areas, including riverine systems, are to be protected and remain undisturbed. No wetlands exist on the mapping for this property.

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

AREA TABULATION:

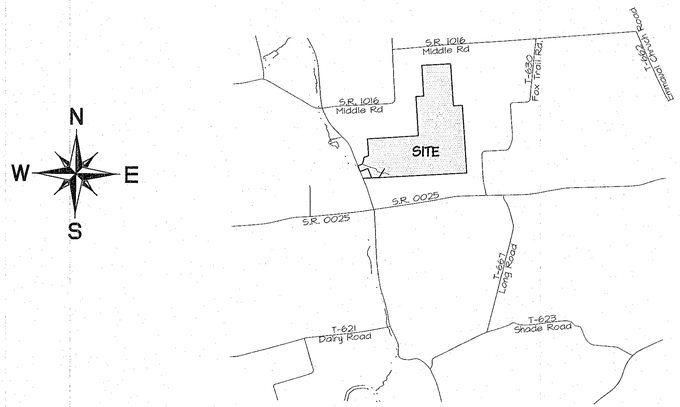
Parcel- 39-016-046
Area- 4,999,849 S.F. or 114.78 Acres

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.

_____
Gideon B. Zook

_____
Mima S. Zook



LOCATION PLAN:

GRAPHIC SCALE 1"=2000'

0 2000 4000 6000

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	Moderate 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
Atkins Silt Loam At	Deep	Poorly Drained	0-3%	Moderate	Moderate	Very High	Slight	Slight	B/D	not in area of earth disturbance	not in area of earth disturbance
Galvin-Leck Kill shaly silt loam GlA	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
Galvin-Leck Kill shaly silt loam GlB2	Moderately Deep	Well Drained	3-8%	Moderate to Low	Moderate	Moderate	Slight	Slight	B	Slight erosion hazard	Install 12" Compost Filter Sock
Galvin-Leck Kill shaly silt loam GlC2	Moderately Deep	Well Drained	8-15%	Moderate to Low	Moderate	Moderate	Slight	Slight	B	Slight erosion hazard	Install 12" Compost Filter Sock

PLAN INDEX:

SHEETS LDI :	LAND DEVELOPMENT PLAN
SHEETS EC1:	EXISTING CONDITIONS PLAN
SHEETS SWI-SW3:	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
SHEETS ESI - ES3:	EROSION AND SEDIMENTATION CONTROL PLAN

GENERAL NOTES:

- Proposed: Construction of a 48' X 500' Chicken House
- Existing Parcel 039-015-009 is for residential use is serviced by it's own individual on lot sewage disposal system and well.
- Deed Reference: Gideon B. & Mima S. Zook (20110001478)
- Plan Reference: Plan Book I-Vol.9 Page 71
- Dauphin County Tax Parcel No.- (39-015-009)
- Off street parking will be provided on Lot.
- Land Uses: Past- Agriculture, Present- Agriculture, Future- residential/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.
- 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 - 6.19 Acres
- Receiving Waters Unnamed tributary to Deep Creek (WWF) WarmWaterFishes
- 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. 643.52
- 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.

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.

HIGHWAY OCCUPANCY PERMIT

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

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. Inspectiions 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 burrowing 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_____ 202_.
before me, the undersigned personally appeared
Owner(s) _____
Gideon B. Zook Mima S. Zook
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.

_____
Gideon B. Zook

_____
Mima S. Zook

Gideon B. & Mima S. Zook
174 Harris lane
Lykens, PA 17048
(717)-365-4030

This plan approved by Lykens Township Board of Supervisors this __ day of_____ , 2025.
Chairman_____
Secretary_____

This plan reviewed in the final stage by Lykens Township Planning Commission this __ day of_____, 2025.
Chairman_____
Secretary_____

This plan reviewed in the final stage by Dauphin County Planning Commission this __ day of_____, 2025.
Chairman_____
Secretary_____

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.- 20243521379 (Lykens Township)

LEGEND

- Sign
- 100.00 Spot Elevation
- 100.00 Proposed Elevation
- OH Overhead Telephone Line
- UGT Underground Telephone Line
- E Overhead Electric Line
- UGE Underground Electric Line
- Existing Waterline
- Existing Light Standard
- Proposed Light Standard
- Property Corner
- 100 Existing Contour
- TRP Turf Reinforcement Matting
- RCE Rock Construction Entrance
- Fence Line
- Deep Probe
- Unsuitable Probe
- shrub
- Utility Pole
- Concrete Monument
- A Property Adjoiners
- Flag Pole
- Traverse Point
- Soil Types
- Building Setback Line
- SS Silt Soxx
- Proposed Contour

I, William A. Burch, hereby certify that the Stormwater Management plan meets all design standards and criteria of the Township of Lykens's stormwater management ordinance

William A. Burch PLS

BURCH ASSOCIATES
Property & Engineering Surveys
340 Bernsburg Road,Suite 1
Millersburg, PA 17061
Phone: (717) 692-2274
bill@burchsurveying.com

Pa. Lic. No. 22834-E

SHEET - LDI

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 ADA	Deep	Moderate 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
Atkins Silt Loam At	Deep	Poorly Drained	0-3%	Moderate	Moderate	Very high	Slight	Slight	B/D	not in area of earth disturbance	not in area of earth disturbance
Calvin-Leck Kill shaly silt loam C1A	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 C1B2	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 C1C2	Moderately Deep	Well Drained	8-15%	Moderate to Low	Moderate	Moderate	Slight	Slight	B	Slight erosion hazard	Install 12" Compost Filter Sock

AREA TABULATION:

Parcel- 39-016-046
Area- 4,999,849 S.F. or 114.78 Acres

CALL BEFORE YOU DIG!
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3 WORKING DAYS NOTICE FOR
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DAYS IN DESIGN STAGE - STOP CALL
PA 1
CALL SYSTEM, INC.
1-800-242-1776
SERIAL NO.- 20242321652 (Lykens Township)

Raymond W. Sr. & Lori A. Bellack
Deed: (20130006247)
Parcel: (39-015-005)
Zoned: (Agricultural)

Stanley F. Jr. & Grace I. Hess
Deed: (20120009866)
Parcel: (39-015-006)
Zoned: (Agricultural)

Mae M. Hess & Jordan D. Snyder
Deed: (20120030523)
Parcel: (39-015-007)
Zoned: (Agricultural)

Masser Farms Realty LTD
Deed: (20100029619)
Parcel: (39-015-010)
Zoned: (Agricultural)

Tyrone S. & Margaret A. Mehry
Deed: (20240000491)
Parcel: (39-015-008)
Zoned: (Agricultural)

Douglas F. III & Theresa M. Smith
Deed: (20010040643)
Parcel: (39-015-033)
Zoned: (Agricultural)

Ted L. & Kathleen M. Riegel
Deed: (0-31-341)
Parcel: (39-015-014)
Zoned: (Agricultural)

Homer B. Campbell
Deed: (5-74-461)
Parcel: (39-015-020)
Zoned: (Agricultural)

Gideon B. & Mima S. Zook
Deed: (20140018010)
Parcel: (39-015-041)
Zoned: (Agricultural)

S87°34'22"E 799.82'
Iron Pin (Fnd)
Iron Pin (Fnd)
S01°55'38"W 1161.24'
N01°55'38"E 848.10'
S88°34'22"E 217.80'
Stone (Fnd)
Iron Pin (Fnd)
S87°34'22"E 248.49'
Iron Pin (Fnd)
Iron Pin (Fnd)
N02°21'19"E 1082.40'
S01°55'38"W 1870.28'
N87°39'49"W 2636.73'
Stone (Fnd)
S88°08'41"E 1416.53'
Iron Pin (Fnd)
Iron Pin (Fnd)
N01°48'25"E 468.56'
N70°13'54"E 125.92'
Iron Pin (Fnd)
Iron Pin (Fnd)
N12°57'15"E 193.00'
N68°23'24"E 137.00'
Iron Pin (Fnd)
Iron Pin (Fnd)
N22°46'05"W 288.00'
S67°13'55"W 230.00'
N22°46'05"W 288.00'
R.R. Spike (Fnd)
R = 643.52'

Off Site Discharge Point
PREDEVELOPMENT DRAINAGE AREA No.1
DRAINAGE AREA #1 TO BASIN
DRAINAGE AREA #2 TO BASIN
TBM: Iron Pin With Cap Ele 643.52
PREDEVELOPMENT DRAINAGE AREA No.1
Off Site Discharge Point
Unnamed tributary to Deep Creek (HQ-CWF) Warm Water Fishes, (MF) Migratory Fishery
Unnamed tributary to Deep Creek (HQ-CWF) Warm Water Fishes, (MF) Migratory Fishery 20' Drainage Easement
Ex. Barn
Ex. Garage
Ex. Septic
Ex. Dwelling
CIB2
CIC2
CIA
AbA
T-654 HARRIS LANE (33' R/W, 16' Paved)
S.R. 1009 CROSSROADS ROAD (40' R/W, 22' Paved)

N
W E
S

REVISIONS

DATE	DESCRIPTION

LEGEND

- Sign
- X 100.00 Spot Elevation
- X (100.00) Proposed Elevation
- Overhead Telephone Line
- Underground Telephone Line
- Overhead Electric Line
- Underground Electric Line
- Existing Waterline
- Existing Light Standard
- Proposed Light Standard
- Property Corner
- Existing Contour
- TRF Turf Reinforcement Matting
- RGE Rock Construction Entrance
- ST Embankment Sediment Trap
- Fence Line
- Deep Probe
- Unsuitable Probe
- shrub
- Utility Pole
- Concrete Monument
- A Property Adjoiners
- Flag Pole
- A1 Traverse Point
- CIB2 Soil Types
- CIC2
- Building Setback Line
- SS Silt Soxx
- Proposed Contour
- IP Inlet Protection
- SP Stone inlet Protection & Berm

EXISTING CONDITIONS/DRAINEAGE AREA PLAN
FOR

GIDEON B. & MIMA S. ZOOK

Situated In
Lykens Township
Dauphin County, Pennsylvania

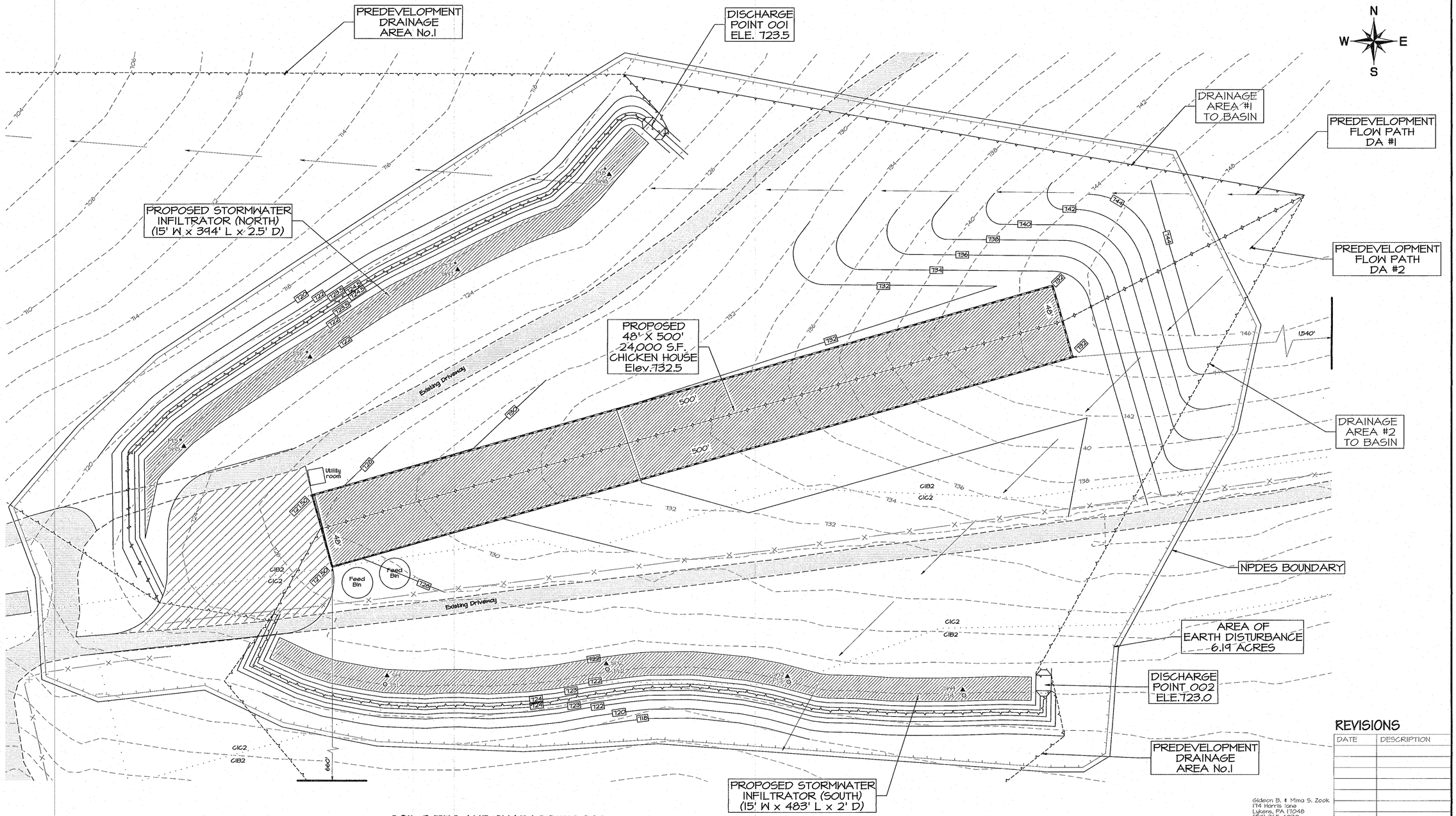
GRAPHIC SCALE 1"=100'

0 100 200 300

December 17,2024

Drawing No: LT-391

SHEET - EC1



SOIL TYPES AND CHARACTERISTICS:

SOIL TYPE	DEPTH	DRAINAGE	SLOPES	AVAILABLE WATER CAPACITY	PERMEABILITY	SURFACE RUNOFF	EROSION HAZARD	WINDTHROW HAZARD	HSG	Soil Limitations	Resolution
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LEGEND

- Sign
- X 629.00 Spot Elevation
- X 729.00 Proposed Elevation
- OH T Overhead Telephone Line
- UG/T Underground Telephone Line
- E Overhead Electric Line
- UG/E Underground Electric Line
- Existing Waterline
- LL 564 Existing Light Standard
- Proposed Light Standard
- Property Corner
- 680 Existing Contour
- TRF Turf Reinforcement Matting
- RCE Rock Construction Entrance
- ST Embankment Sediment Trap
- Fence Line
- Deep Probe
- Unsuitable Probe
- shrub
- Utility Pole
- Concrete Monument
- A Property Adjoiners
- Flag Pole
- B1 Traverse Point
- GlB2 GlC2 Soil Types
- Building Setback Line
- SS Silt Soxx
- Proposed Contour
- IP Inlet Protection
- SP Stone Inlet Protection & Berm

REVISIONS

DATE	DESCRIPTION

Gideon B. & Mima S. Zook
174 Harris lane
Lykens, PA 17048
(717)-365-4030

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.- 20242321652 (Lykens Township)

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN FOR

GIDEON B. & MIMA S. ZOOK

Situated in
Lykens Township
Dauphin County, Pennsylvania

GRAPHIC SCALE 1"=30'

0 30 60 90

December 17,2024
Revised: October 4,2024

Drawing No: LT-391
SHEET - SW2 OF SW8