No: 25-061

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:		**Plat Type**:		**Regulations**:	
	Preliminary		Subdivision		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	5.38	73.38

Date Received: 5/19/2025 | Staff Review: 5/29/2025 | Official County Review: 5/29/2025

Reviewed by: GD | Checked by: | Parcel ID: 44-010-004

Project Description: Proposed construction of a 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 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. Reconsider the renaming of the plan title. The plan title is currently depicted as "Post Construction Stormwater Management Plan". Although this may be utilized for this purposes, the intent and the approval are being sought for a land development plan. The title should be reflective of that purpose.

3. A previous subdivision plan was submitted for this property in late 2024 / early 2025. Property records for the modified lots does not appear on the Dauphin County parcel information. Confirmation should be made that the proper filing and designation of the lot has occurred. Otherwise modification to indicate the toral property area is to be provided.

4. 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.

5. It is shown on the overall property map (existing conditions) the location of a Septic System Repair Area. It is also shown on the more detailed plan, however not labeled. It should be labeled and the Township Engineer should determine if the proposed land development has any impact to the facility.

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	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 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		

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
FOR

CHESTER L. & EMMA L. STOLTZFUS

Situated in
Mifflin Township
Dauphin County, Pennsylvania

Date: April 23, 2025

Drawing No: MT-318

PUBLIC UTILITIES:

TDS TELECOM (Mifflin)
110 Urban Road
Herndon, PA 17830
Contact: Jacob Smith
Phone 570-758-0082
Email: jacob.smith@tdstelecom.com

PILLOW BOROUGH/PILLOW BOROUGH AUTHORITY (Mifflin)
PO Box 206
Pillow, PA 17080-0206
Contact: Office Personnel
Phone 570-758-2420

PPL ELECTRIC UTILITIES CORPORATION (Mifflin)
434 Susquehanna Trail
Northumberland, PA 17857
Contact: Doug Haupt
570-490-5684
Email: dlhaupt@pplweb.com

Frontier Communications of Pa Inc.
300 East Laird Street
Wilkes Barre, Pa 18702
Michael Navich
Michael.Navich@ftr.com
570-208-3375

HIGHWAY OCCUPANCY PERMIT

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

WETLANDS NOTE:

All wetland areas, including riverine systems, are to be protected and remain undisturbed. No wetlands existed within the area of development

SITE DATA:

Owner:
Chester L. & Emma L. Stoltzfus
279 Hoover Road
Elizabethville,Pa 17023
Phone:(717)-951-2778

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'

Minimum Lot Area 1 Acre
Height Regulations
35' Principal Building
24' Accessory

AREA TABULATION:

EXISTING PARCEL (44-010-004)
Area- 3,144,101 S.F. or 73.34 Ac

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

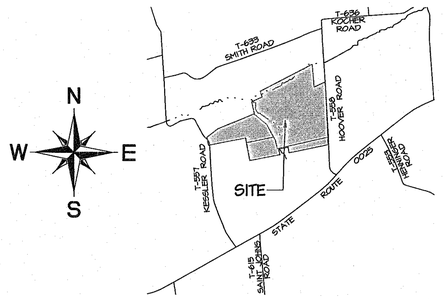
" I,_____hereby acknowledge that the stormwater BMP's are fixtures that cannot be altered or removed without prior Approval of the Municipality" Record Drawings will be provided for all stormwater management facilities prior to occupancy, or the release of financial security

CROSS EASEMENT STORMWATER AGREEMENT

The owners/developers do hereby reserve the right for Mifflin 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.

_____
Chester L. Stoltzfus

_____
Emma L. Stoltzfus



GRAPHIC SCALE 1"=2000'

0 2000 4000 6000

LOCATION PLAN:

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 AlB2	Deep	Moderately Well Drained	3-10%	Moderate	Moderately Slow	Moderately Rapid	Slight	Slight	C/D	not in area of earth disturbance	not in area of earth disturbance
Basher silt loam Bc	Moderately Deep	Moderately Well Drained	0-3%	Moderate	Moderately High to High	Low	Slight	Slight	B/D	not in area of earth disturbance	not in area of earth disturbance
Calvin-Klinesville shaly silt loam CkD2	Moderately Deep	Well Drained	8-15%	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 CLA	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 CLB2	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 CLC2	Moderately Deep	Well Drained	8-15%	Moderate to Low	Moderate	Moderate	Slight	Slight	B	Slight erosion hazard	Install 12" Compost Filter Sock
Klinesville shaly silt loam KaD2	Shallow	Well Drained	15-25%	Low	Moderately Rapid	Medium	Slight	Slight	D	not in area of earth disturbance	not in area of earth disturbance
Klinesville shaly silt loam KaE2	Shallow	Well Drained	25-50%	Low	Moderately Rapid	Medium	Slight	Slight	D	not in area of earth disturbance	not in area of earth disturbance

PLAN INDEX:

SHEETS SW1 :	POST CONSTRUCTION STORMWATER COVER SHEET
SHEETS SW2-SW3:	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
SHEETS ES1 - ES2:	EROSION AND SEDIMENTATION CONTROL PLAN
SHEETS EC1:	EXISTING CONDITIONS PLAN

GENERAL NOTES:

- Proposed: Construction of a 48' X 500' Chicken House
- Existing Parcel 44-010-004 is for Agriculture use and serviced by it's own individual on lot sewage disposal system and well.
- Deed Reference: Chester L. & Emma L. Stoltzfus (20240018706)
- Dauphin County Tax Parcel No.- (44-010-004)
- Off street parking will be provided on Lot.
- Land Uses: Past- Agriculture, Present- Agriculture, Future- 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.
- Record Drawings will be provided for all stormwater management facilities prior to occupancy, or the release of financial security.
- 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 - 5.38 Acres
- Receiving waters Little Wiconisco Creek (M.W.F.) Warm Water Fishes.
- 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. 668.81
- 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.
- A waiver of Section 305, preliminary plat specifications, 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 305.F., Location Plan scale from 1"=1,000' to 1"=2,000', has been requested by the applicant. Granted:_____

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 separable 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.

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 pertaining 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. Inspections 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_____2025.
before me, the undersigned personally appeared
Owner(s) _____
Chester L. Stoltzfus 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

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.

_____
Chester L. Stoltzfus

_____
Emma L. Stoltzfus

Chester L. & Emma L. Stoltzfus
279 Hoover Road
Elizabethville,Pa 17023
Phone:(717)-951-2778

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

Chairman _____

Secretary _____

This plan approved by Mifflin Township Board of Supervisors this __ day of_____, 2025.

Chairman _____

Secretary _____

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 and the survey meets all accuracy requirements.

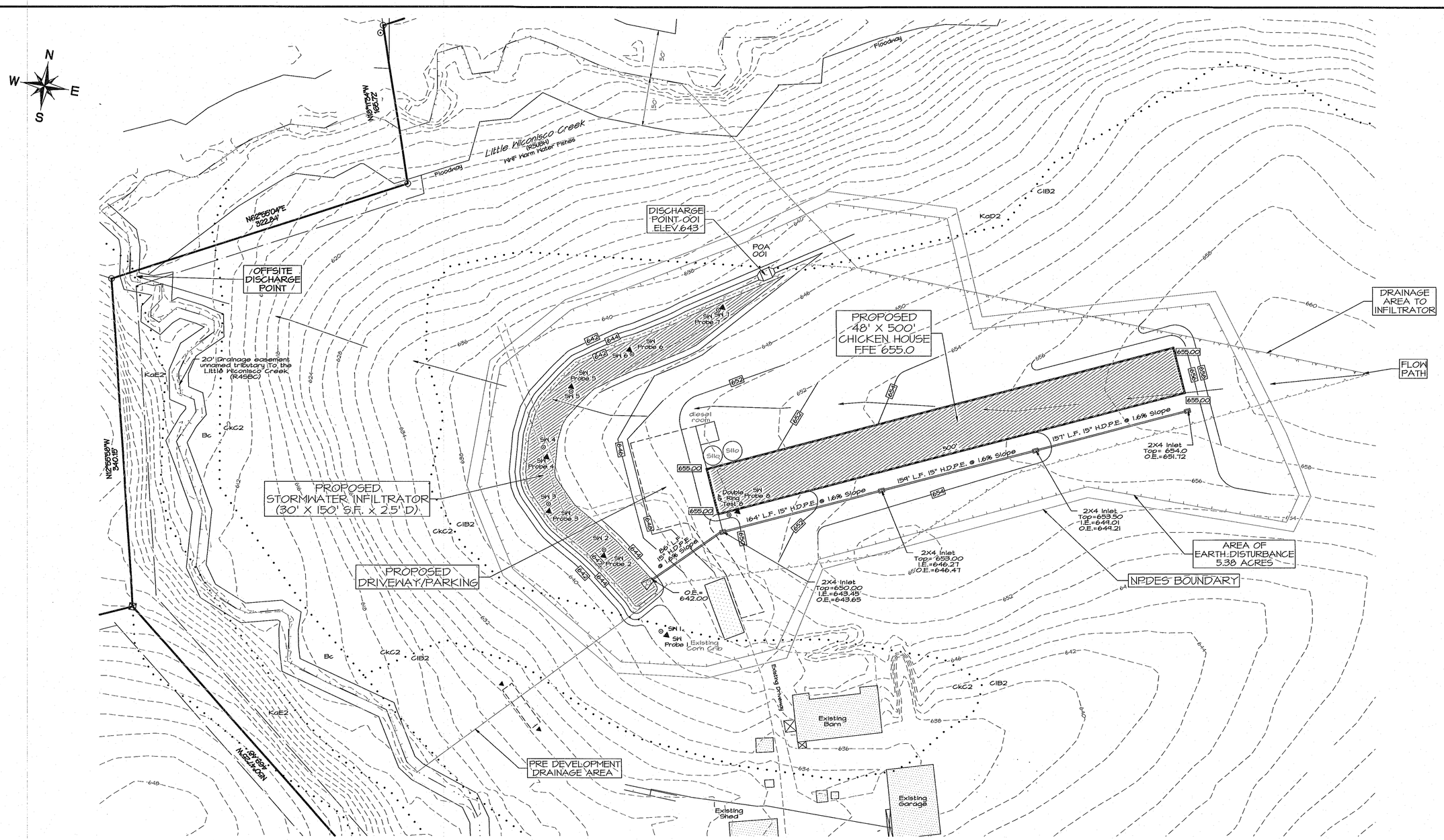
PLS
BURCH ASSOCIATES
Property & Engineering Surveys
340 Berrysburg Road Suite 1
Millersburg, PA 17061
Phone: (717) 692-2214

Pa. Lic. No. 22834-E

LEGEND

- Sign
- Spot Elevation
- 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
- 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
- Soil Types
- Building Setback Line
- SS Silt Soxx
- Proposed Contour

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.- 20251141925 (Mifflin Township)



CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
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PA 1 CALL SYSTEM, INC.
1-800-242-1776
SERIAL NO.- 20251141925 (Mifflin Township)

REVISIONS

DATE	DESCRIPTION

LEGEND

- Sign
- 620.00 Spot Elevation
- 630.00 Proposed Elevation
- OH Overhead Telephone Line
- UG/T Underground Telephone Line
- E Overhead Electric Line
- UG/E Underground Electric Line
- Existing Waterline
- LL Existing Light Standard
- Proposed Light Standard
- Property Corner
- 100 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
- Traverse Point
- CIB2 Soil Types
- CkC2
- Building Setback Line
- SS Silt Soxx
- 650 Proposed Contour

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN FOR

CHESTER L. & EMMA L. STOLTZFUS

Situated in
Mifflin Township
Dauphin County, Pennsylvania

GRAPHIC SCALE 1"=50'

0 50 100 150

April 23, 2025

Drawing No: MT-318

SHEET - SW2 OF SW3