No: 25-092

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

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

Plat Title Christian E., Jr. and Lena L. Riehl

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

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

# of Lots 1 | # of New Lots 0 | # of DUs 0 | Acs Subdiv/Devel 5.67 | Total Acs 69.24

Date Received 9/2/2025 | Staff Review 9/4/2025 | Official County Review 9/4/2025

Reviewed by ARK | Checked by _____ | Parcel ID 44-011-002

Project Description: Proposed construction of 42'x480' 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.*

Waivers Requested: Section 305 – Preliminary Plat Specifications; Section 510 - Dedication of Recreational Area or Facilities; Section 507 - Sidewalks ; Section 305.F – Location Map Scale

All requested waivers must be approved by the applicable Board or Planning Commission before the plan can move forward.

1. All signatures, notarizations, and certifications must be obtained before the plan is brought to the County office for signing.

2. The parcel in question is enrolled in the Dauphin County Conservation District's Agricultural Security Program. While there are no requirements attached to this designation, it is the first step in becoming enrolled as an Agricultural Easement. If the applicant is interested in establishing an easement, they should contact the Conservation District.

3. The off-site discharge point has been established as a tributary of the Wiconsico Creek, which at this location has a Total Maximum Daily Load (TMDL) plan in place regulating the amount and type of discharge it may receive. It is possible that additional permits are required.

4. Are there any additional wells being proposed? Will the chicken house need to draw water?

5. Verify the location of the shared driveway and whether it is to be paved or not. Is it correct to assume that this driveway will provide vehicular access to the proposed chicken house?

   Likewise, consider the potential safety concerns with the location of the shared driveway and the curve along Hoover/Kocher Road.

6. Verify whether the chicken house is an accessory or principal structure and confirm the height. Are the 40-foot setbacks (versus 35 feet referenced in Section 404.E) due to heigh considerations?

Plan No. 25-092

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			
R/W width			X
Paving width			X
Profiles			X
24. Curbs shown		X	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	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		

PUBLIC UTILITIES:

TDS TELECOM (Mifflin)
170 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
570-490-5654
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

SITE DATA:

Owner:
Christian E. JR. & Lena L. Riehl
283 SMITH ROAD
Millersburg, Pa 17061

Dauphin county Parcel Nos. (44-011-002)

Deed reference: (5823-194)

Lot Area: 69.24 (By Deed)

Building Setbacks:
Front 60' Arterial street
35' All other streets
Side 15'
Rear 25'

Height Regulations
35' Principal Bulling
24' Accessory

Existing Coverage 0.01%
Proposed Coverage 1.0%

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

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.

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.- 20242753143 (Mifflin Township)

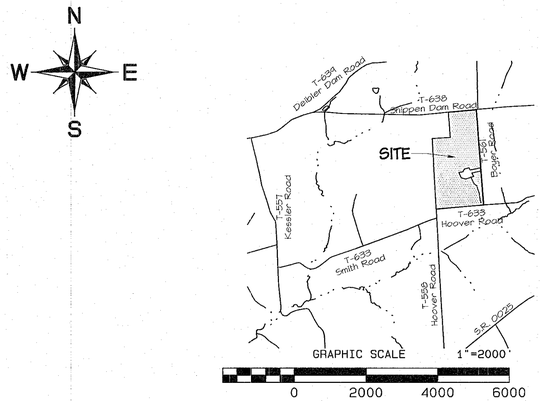
EROSION AND SEDIMENTATION CONTROL PLAN
FOR

CHRISTIAN E. JR. & LENA L. RIEHL

Situated in
Mifflin Township
Dauphin County, Pennsylvania

Date: July 22, 2025

Drawing No: MT-321



LOCATION PLAN:

GENERAL NOTES:

- Proposed: Construction of a 42' X480' Chicken House
- Existing Parcel 44-011-002 is for Agriculture use and serviced by it's own individual on lot sewage disposal system and well.
- Deed Reference: Christian E. Jr & Lena L. Riehl (5823-194)
- Dauphin County Tax Parcel No.- (44-011-002)
- 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 - 5.67 Acres
- Receiving waters Unnamed tributary to Little Wiconisco Creek (MWF) 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. 694.56
- 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 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, sanborne 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 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.

SOIL TYPES AND CHARACTERISTICS:

SOIL TYPE	DEPTH	DRAINAGE	SLOPES	AVAILABLE WATER CAPACITY	PERMEABILITY	SURFACE RUNOFF	EROSION HAZARD	WINDTHROW HAZARD	HSG	Soil Limitations	Resolution
Galvin-Lock Kill shaly silt loam CIA	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-Lock Kill shaly silt loam CIB2	Moderately Deep	Well Drained	3-8%	Moderate to Low	Moderate	Moderate	Slight	Slight	B	Slight erosion hazard	Install 12" Compost Filter Sock
Galvin-Lock Kill shaly silt loam CIC2	Moderately Deep	Well Drained	8-15%	Moderate to Low	Moderate	Moderate	Slight	Slight	B	Slight erosion hazard	Install 12" Compost Filter Sock

REVISIONS

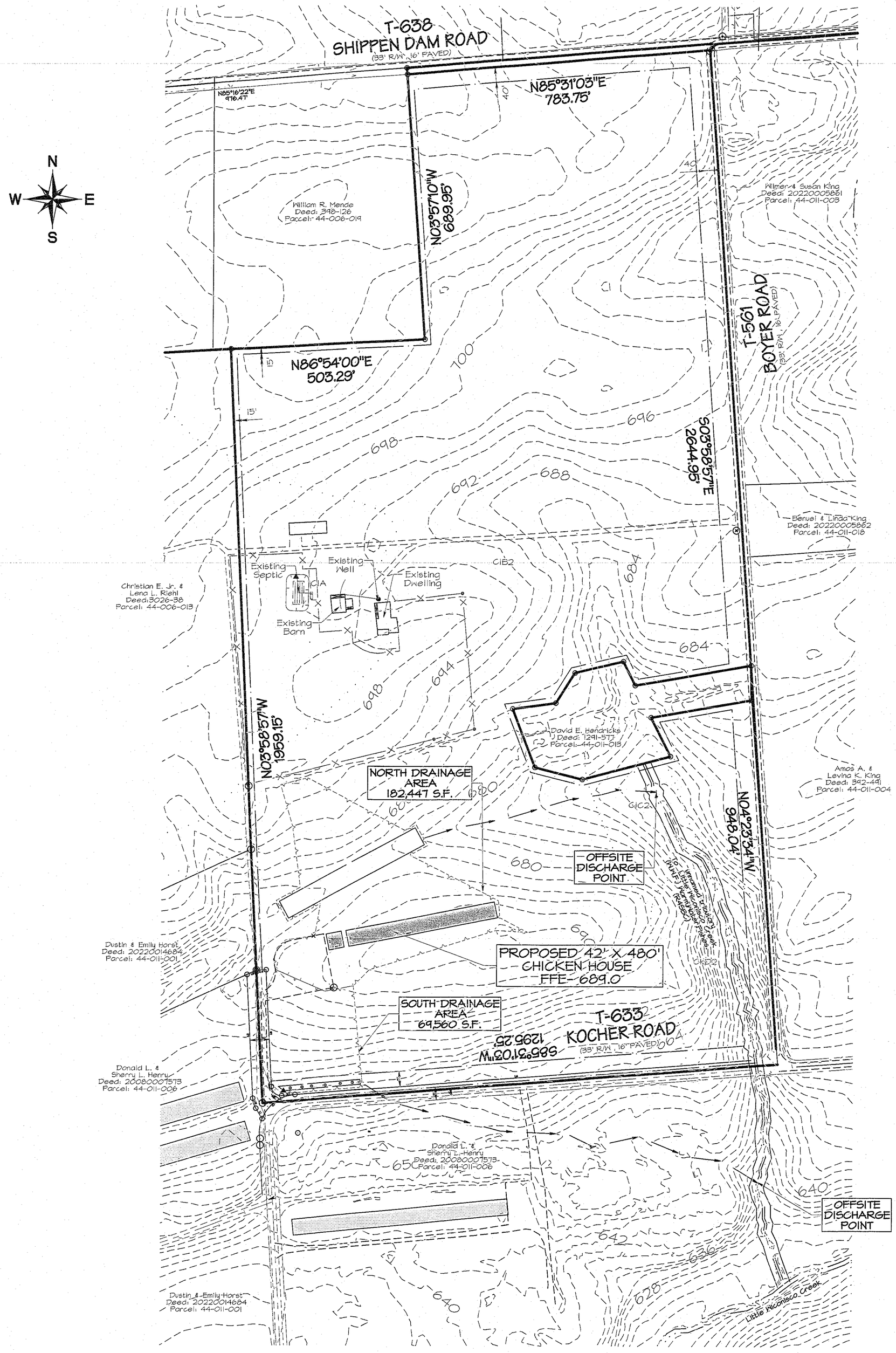
DATE	DESCRIPTION

LEGEND

- Sign
- 100.00 Spot Elevation
- 100.28 Proposed Elevation
- OH T Overhead Telephone Line
- UG/T Underground Telephone Line
- E Overhead Electric Line
- UG/E Underground Electric Line
- Existing Waterline
- 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
- A1 Traverse Point
- C2 Soil Types
- Building Setback Line
- SS Silt Soxx
- 1020 Proposed Contour

I hereby certify that the stormwater management plan shown on this plan meets all design standards and criteria of the Mifflin Township and Land Development Ordinance and the survey meets all accuracy requirements.

William A. Burch PLS
Pa. Lic. No. 22834-E
BURCH ASSOCIATES
Property & Engineering Surveys
340 Berrysburg Road; Suite 1
Millersburg, PA 17061
Phone: (717) 692-2214



REVISIONS

DATE	DESCRIPTION

LEGEND

- Sign
- X 620.00 Spot Elevation
- X 620.00 Proposed Elevation
- OH T Overhead Telephone Line
- UG/T Underground Telephone Line
- E Overhead Electric Line
- UG/E Underground Electric Line
- W Existing Waterline
- LL Std. Existing Light Standard
- Proposed Light Standard
- Property Corner
- 600 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
- A1 Traverse Point
- GIB2, GIC2 Soil Types
- Building Setback Line
- SS Silt Soxx
- 620 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.- 20242753143 (Mifflin Township)

EXISTING CONDITIONS/OFFSITE
DISCHARGE PLAN
FOR

CHRISTIAN E. JR. & LENA L. RIEHL

Situated in
Mifflin Township
Dauphin County, Pennsylvania

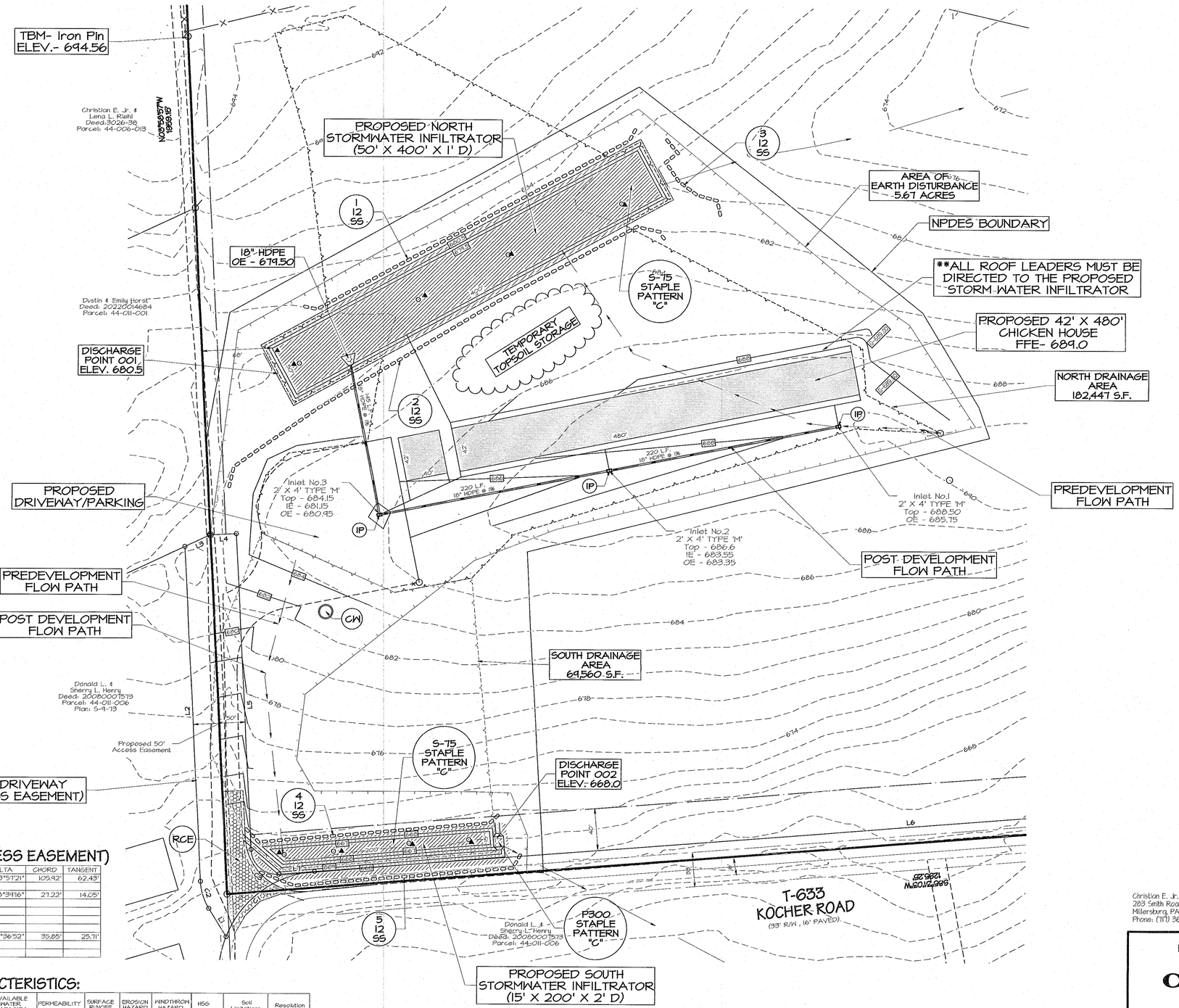
GRAPHIC SCALE 1"=150'

0 150 300 450

July 22, 2025

Drawing No: MT-321

SHEET - EC1 OF EC1



LINE/CURVE TABLE: (ACCESS EASEMENT)

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C1	111.62'	S53°32'19"W	100.00'	63°57'21"	105.92'	62.43'
L1	31.67'	N51°31'24"W				
C2	27.59'	N17°11'46"W	55.00'	28°43'16"	27.22'	14.05'
L2	321.94'	N02°52'08"W				
L3	26.72'	N64°58'43"E				
L4	25.26'	N87°01'46"E				
L5	303.61'	S02°52'08"E				
C3	39.67'	S48°40'34"E	25.00'	91°36'52"	35.85'	25.71'
L6	1219.85'	S85°31'00"W				
L7	34.46'	N85°31'00"E				

SOIL TYPES AND CHARACTERISTICS:

SOIL TYPE	DEPTH	DRAINAGE	SLOPES	AVAILABLE WATER CAPACITY	PERMEABILITY	SURFACE RUNOFF	EROSION HAZARD	WINDTHROW HAZARD	HSG	Soil Limitations	Resolution
Calvin-Leck Kill shaly silt loam CrA	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 CrB2	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 CrC2	Moderately Deep	Well Drained	8-15%	Moderate to Low	Moderate	Moderate	Slight	Slight	B	Slight erosion hazard	Install 12" Compost Filter Sock

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.- 20242753143 (Mifflin Township)

REVISIONS

DATE	DESCRIPTION

LEGEND

- Sign
- X 620.00 Spot Elevation
- X 620.00 Proposed Elevation
- OH Overhead Telephone Line
- UGT Underground Telephone Line
- E Overhead Electric Line
- UGE Underground Electric Line
- W Existing Waterline
- Existing Light Standard
- Proposed Light Standard
- Property Corner
- 000 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
- CB2 CC2 Soil Types
- Building Setback Line
- SS Silt Soxx
- 000 Proposed Contour

Christian E. Jr. & Lena L. Riehl
283 Smith Road
Millersburg, PA 17061
Phone: (717) 362-8284

EROSION AND SEDIMENTATION CONTROL PLAN FOR

CHRISTIAN E. JR. & LENA L. RIEHL

Situated In
Mifflin Township
Dauphin County, Pennsylvania

GRAPHIC SCALE 1"=50'

0 50 100 150

July 22, 2025

Drawing No: MT-321