Municipality	Jac	ekson Township			Surveyor	Not provided	Engineer	Robert Ru	ıth
Plat Title	Joel V	Weaver Ag Operati	on						
-		Not applicable				Proposed Land Use	Agricultural (family Reside		gle-
		Preliminary	Plat Type:		Subdivision	Regul	ations: X	County	
		- Final	_	X	Land Develo	opment		- Municipal	
	X	P/F	_		Combined			Zoning	
		Minor	_					S&LD	
# of New Lots	3	0 # of New D	welling Units	0	Acreage S Develope	Subdivided/ d 9.20	0 Total Ac	reage 9	06.17
Date Received	d	11/13/2025	Staff Review		12/02/2025	Official Cou	nty Review	12/17/20	025
Plat appears	to ger	mply with applicab nerally comply with ed substantial revis	n applicable regul	ation	ns; revisions n	nay be required as ind	icated.		
i iai appears									

• Registered PA Land Surveyor is required to certify all lot/tract boundary descriptions.

staff/engineer. Any improvement guarantees shall be posted prior to final plat approval.

- 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.

Note: For the purpose of this review, this land development plan was reviewed considering both preliminary and final plan requirements as the plan was titled. The plan displays the applicant's intent to request modifications to the Perry County Subdivision and Land Development Ordinance (S&LDO) § 403 regarding preliminary plan procedure and § 404.1 covering the need for a preliminary plan approval.

Submission requirements

- 1. A copy of the PADEP Non-building Waiver is required to be submitted concurrently with the application if required by the township. (S&LDO § 406.2.C)
- 2. The Perry County Planning Commission has requested staff to contact the County Planning Commission's review Engineer to review the engineering details associated with the plan. (S&LDO § 403.3.B.) The applicant will be responsible for covering all county encumbered engineering review fees associated with S&LDO § 803.1.(A-F). The recommended escrow amount has been determined to be \$1,500.00. The applicant's agent will be responsible for coordinating the establishment of this account with the Perry County Fiscal Office.

Plan Specifications

- 1. The property tract description is required to display the bearings and distances with the description. (S&LDO § 408.5.C.4).) Also with this section, the existing lot number is required to be referenced.
- 2. The primary control point for the property survey is required and needs to be referenced to the state plane (south) coordinate system. (S&LDO § 408.5.C.9).)
- 3. The plan scale is required to be 1" = 100'. (S&LDO § 408.D.) The plan displays the applicant's intent to request a modification of this requirement.
- 4. The descriptions of all easements are required to be displayed with accurate bearings and distances. (S&LDO § 408.5.D.5).)
- 5. The first-floor elevation of both barns is required to be displayed on the plan. (S&LDO § 408.5.D.8).)

- 6. Areas of steep slope are required to be delineated with shading. (S&LDO § 408.5.D.10).)
- 7. All existing features within 200' of the property are required to be displayed. (S&LDO § 408.5.D.15).)
- 8. The parking facilities are required to be displayed. (S&LDO § 408.5.D.16).)
- 9. If required by Jackson Township, the approval date of the municipal highway occupancy permit and number. (S&LDO § 408.5.D.17).)
- 10. Prior to approval, the statement regarding landownership will need to be signed and notarized by the landowner. (S&LDO § 408.5.F.1).) The dedicatory statement is also required by this section reference. The plan suggests this is contained in the landowner certification statements; however it is not present.
- 11. The surveyor is required to certify the accuracy of the property survey plat. (S&LDO § 408.5.F.2).)
- 12. The engineer is required to certify the accuracy of the plan details. (S&LDO § 408.5.F.3).)
- 13. A statement is required regarding the presence or absence of archaeological resources, historic features and important natural habitats. (S&LDO § 408.5.F.10).)

Items required to accompany the plan.

25-082

No:

- 1. The applicant is required to provide all necessary permits or approvals from all associated government agencies. (S&LDO § 408.6.F.)
- 2. A copy of the signed municipal comment form from Jackson Township is required. (S&LDO § 408.6.H.)

Design and improvement standards

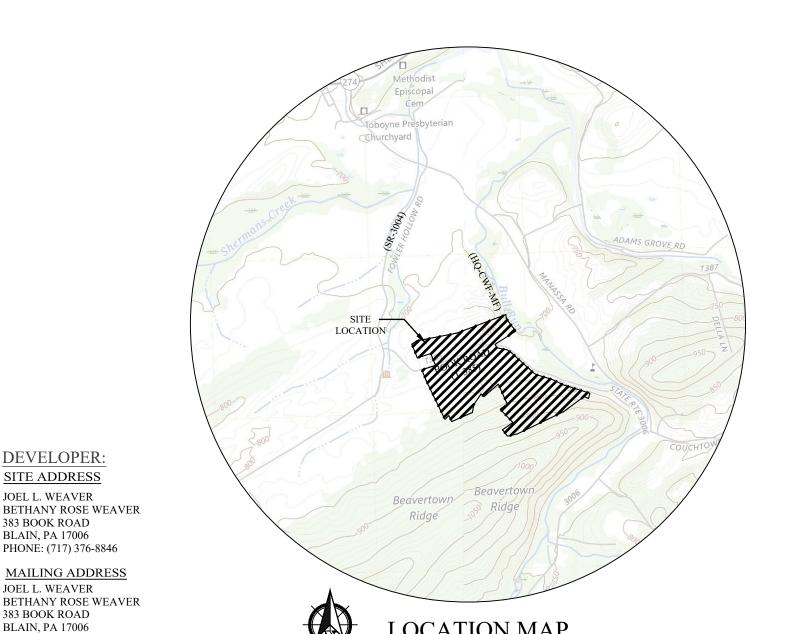
- 1. The PCPC may request the applicant to provide additional street rights-of-way and/ or cartway width along Book Road in consideration of S&LDO § 508.3.D.
- 2. Monuments are required to be set at the intersections of all street right-of-way lines. (S&LDO § 512). The plan displays the applicant's intent to request a modification of this requirement.
- 3. With the presence of floodplain mapped on the property proposed to be developed, the plan must meet the requirements found in S&LDO § 519 and all applicable provisions found in the Jackson Township Floodplain Management Ordinance.
- 4. The Perry County Planning Commission may require a traffic impact study if they believe the capability of the existing roadway to handle additional traffic is in question. (S&LDO § 524.2.B).

Other general comments

- 1. Sheet 3 of the plan mentions Frederick K. Wallace as the titleholder of the property proposed to be developed. The applicant's agent will need to provide documentation to our office file to validate the landowner's signature(s) as current.
- 2. All modifications requested must list the basis for the request and provide hardship in accordance with S&LDO § 902.
- 3. Plan note 16 under the Township/County Notes column on the cover sheet is inaccurate and should be removed from the plan set.
- 4. Plan note 23 under the Township/County Notes column suggests that lighting is proposed with the land development. A lighting plan is required as specified in S&LDO § 408.5.J.4).
- 5. Plan note 27 under the Township/County Notes column on the cover sheet is inaccurate and should be corrected to reflect the presence of floodplain information present on the developed property as it has been mapped on the plan.
- 6. In addition to the site-specific delineated wetlands, Bull Run and an area along Bull Run are both considered wetlands according to the Department of the Interior's National Wetlands mapping. The plan should recognize these features.

Plan No. <u>25-082</u>

Plat Specifications	Yes	No	N/A	
1. Name of proposed subdivision/land de	X			
2. Owner/developer name, address & tele	X			
3. Municipality name shown	X			
4. Tax parcel number/Deed reference sho	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 sho	wn		X	
9. Location map shown		X		
10. Total property map (bearings, distance	ces, area, primary control point) shown		X	
11. Names of adjacent landowners/subdi	vision shown	X		
12. Lot numbers shown			X	
13. Lot dimensions shown			X	
14. Lot areas shown		X		
15. Permanent monuments and markers s	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/On-lot 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 show	vn			X
27. Parking schedule provided shown			X	
28. Traffic study completed			X	
29. Recreation area shown/fee in-lieu-of			X	
30. Erosion and sedimentation control pl	X			
31. Statement of ownership, signature an		X		
32. Dedicatory statement shown			X	
33. Approval blocks shown		X		
34. PADOT Highway Occupancy Permit				X
35. Consistency with Future Land Use p	Y 1	X		
	Municipal plans	X		



PENNSYLVANIA QUADRANGLE-ANDERSONBURG

SOURCE OF TITLE

DEVELOPER

SITE ADDRESS

JOEL L. WEAVER

383 BOOK ROAD

BLAIN, PA 17006

JOEL L. WEAVER

383 BOOK ROAD

PHONE: (717) 376-8846

BLAIN, PA 17006

PHONE: (717) 376-8846

DEED: INSTRUMENT # 202500454 TAX ID: 090,157.00-079.000 LOT AREA: 96.17 AC.

NO NEW LOTS ARE CREATED WITH THIS PLAN

EXISTING FEATURES:

SITE FEATURES ARE SHOWN PER AN ONSITE SURVEY ON JULY 1, 2025 BENCHMARK 1: TOP OF REBAR: ELEV. 754.650

FLOODPLAIN INFORMATION PER FEMA FLOOD MAPS #42099C0310E & #42099C0330E, DATED: JUNE 20, 2019

FOX HILL ENVIRONMENTAL HAS COMPLETED AN ONSITE WETLANDS EVALUATION AND THE WETLANDS IDENTIFIED ON SITE, BUT OUTSIDE THE PROJECT AREA. THE WETLANDS HAVE BEEN SHOWN ON THE PLANS.

PROPOSED FEATURES:

DESIGN PROVIDED BY: NYE CONSULTING SERVICES, INC

330 W PA-897. REINHOLDS, PA 17569

EXISTING USE: AGRICULTURAL PROPOSED USE: AGRICULTURAL

THE PROPOSAL IS TO CONSTRUCT A NEW POULTRY OPERATION INCLUSIVE OF TWO POULTRY BARNS 81'X500'), MANURE STORAGE (40'X136'), EGG ROOM (61'X48'), GRAVEL DRIVEWAY, GRAVEL PADS, AND ASSOCIATED STORMWATER MANAGEMENT CONTROLS.

PROPOSED IMPERVIOUS COVERAGE: TOTAL EXISTING IMPERVIOUS COVERAGE: 17,543 SF TOTAL PROPOSED IMPERVIOUS COVERAGE: 151,417 SF TOTAL NET IMPERVIOUS COVERAGE: 168,960 SF

THE INCREASE IN RUNOFF IS MITIGATED WITH THE INSTALLATION OF (2) INFILTRATION BASINS. THE FACILITIES HAVE BEEN DESIGN IN ACCORDANCE WITH THE GOVERNING ORDINANCE AND THE PA DEP

ADDITIONAL DESIGN INFORMATION CAN BE LOCATED WITHIN THE STORMWATER MANAGEMENT REPORT PREPARED BY: NYE CONSULTING SERVICES, INC.

SITING INFORMATION

BULK SITING DATA	REQUIRED	EXISTING	<u>PROPOSED</u>
* NO ZONING EXISTS IN JACKS	ON TOWNSHIP		
MIN. LOT AREA:	1.50 ACRES	96.17 ACRES	96.17 ACRES
MIN. LOT WIDTH:	150 FEET	1,400 FEET +/-	1,400 FEET +/-
MAX IMPERVIOUS COVERAGE:	20%	17,543 SF (0.42%)	168,960 SF (4.03%
FRONT YARD SETBACK:	25 FEET	00 FEET +/-	00 FEET +/-
SIDE YARD SETBACK:	15 FEET	1,206 FEET +/-	329 FEET +/-
REAR YARD SETBACK:	25 FEET	620 FEET +/-	142 FEET +/-
WATER SERVICE:	ON-LOT	ON-LOT	ON-LOT
SEWER SERVICE:	ON-LOT	ON-LOT	N/A

* NO EMPLOYEES WILL BE UTILIZED AS PART OF THE PROPOSED USE

AN ODOR MANAGEMENT PLAN, NUTRIENT MANAGEMENT PLAN, CONSERVATION PLAN ARE BEING COMPLETED BY ROSE TREE CONSULTING, LLC. A COPY OF THE DOCUMENTS ARE AVAILABLE AT THE BERKS COUNTY CONSERVATION DISTRICT AND THE STATE CONSERVATION COMMISSION. AEU CALCULATION FOR 80,000 LAYERS (80,000 X 3.13 LBS/1000) = 250.40 AEUS / 62.9 ACRES = 3.89 AEUS PER ACRE

. THE OPERATION WILL NOT HAVE ANY EMPLOYEES OTHER THAN THE OWNER/OPERATOR

4. THE OPERATION WILL GENERATE AN AVERAGE OF 1 TRUCK PER DAY. 5. AGRICULTURAL NUISANCE DISCLAIMER. ALL LANDS WITHIN THE AGRICULTURAL ZONE ARE LOCATED WITHIN AN AREA WHERE LAND IS USED FOR COMMERCIAL AGRICULTURAL PRODUCTION. OWNERS, RESIDENTS AND OTHER USERS OF THIS PROPERTY MAY BE SUBJECTED TO INCONVENIENCE, DISCOMFORT AND THE POSSIBILITY OF INJURY TO PROPERTY AND HEALTH ARISING FROM NORMAL AND ACCEPTED AGRICULTURAL PRACTICES AND OPERATIONS, INCLUDING, BUT NOT LIMITED TO, NOISE, ODORS, DUST, THE OPERATION OF MACHINERY OF ANY KIND, INCLUDING AIRCRAFT, THE STORAGE AND DISPOSAL OF MANURE, THE APPLICATION OF FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. OWNERS. OCCUPANTS AND USERS OF THIS PROPERTY SHOULD BE PREPARED TO ACCEPT SUCH INCONVENIENCES. DISCOMFORT AND POSSIBILITY OF INJURY FROM NORMAL AGRICULTURAL OPERATIONS, AND ARE HEREBY PUT ON OFFICIAL NOTICE THAT SECTION 4 OF THE PENNSYLVANIA ACT 133 OF 1982, THE "RIGHT TO FARM LAW," MAY BAR THEM FROM OBTAINING A LEGAL JUDGMENT AGAINST SUCH NORMAL AGRICULTURAL OPERATIONS. 6. THE DESIGN AND CONSTRUCTION OF THE MANURE STORAGE FACILITY SHALL BE IN ACCORDANCE WITH THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S PUBLICATION MANURE MANAGEMENT MANUAL FOR ENVIRONMENTAL PROTECTION, AND ANY REVISIONS, SUPPLEMENTS, AND REPLACEMENTS THEREOF, PUBLISHED BY THE

CLEAN AND GREEN PROGRAM NOTICE

PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION

NOTICE: ACCORDING TO COUNTY RECORDS, THE SUBJECT PROPERTY IS SUBJECT TO THE PENNSYLVANIA FARMLAND AND FOREST LAND ASSESSMENT ACT OF 1974, (A.K.A. THE CLEAN AND GREEN ACT), ACT 319 OF 1974, P.L. 973; 72 P.S. 5490.1, AS AMENDED, AND AS FURTHER AMENDED BY ACT 156 OF 1998, AS AMENDED. THESE ACTS PROVIDE FOR PREFERENTIAL PROPERTY TAX ASSESSMENT AND TREATMENT. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO BE AWARE OF THE LAWS, RULES AND REGULATIONS APPLICABLE TO HIS OR HER PROPERTY, INCLUDING THE PROVISION THAT: (A) PREFERENTIAL PROPERTY TAX ASSESSMENT AND TREATMENT WILL REMAIN IN EFFECT CONTINUOUSLY UNTIL THE LAND OWNER CHANGES THE AGRICULTURAL USE FROM THE APPROVED CATEGORY, OR IF A TRANSFER, SPLIT-OFF OR SEPARATION OF THE SUBJECT LAND OCCURS: (B) IF A CHANGE IN USE OCCURS, OR IF A CONVEYANCE, TRANSFER SEPARATION, SPLIT-OFF OR SUBDIVISION OF THE SUBJECT LAND OCCURS, THE PROPERTY OWNER WILL BE RESPONSIBLE FOR NOTIFYING THE COUNTY ASSESSOR WITHIN 30-DAYS; (C) THE PAYMENT OF ROLL-BACK TAX, PLUS INTEREST, FOR THE PERIOD OF ENROLLMENT, OR A PERIOD NOT TO EXCEED 7-YEARS, WHICHEVER IS LESS, MAY BE REQUIRED: (D) IF THE PROPERTY OWNER FAILS TO NOTIFY THE COUNTY ASSESSOR WITHIN THE 30-DAY PERIOD. PRIOR TO THE LAND CONVEYANCE. THE PROPERTY OWNER MAY BE SUBJECT TO A \$100.00 CIVIL PENALTY: (E) IF THE PROPERTY OWNER FAILS TO PAY THE ROLL-BACK TAX, A MUNICIPAL LIEN COULD BE PLACED ON THE PROPERTY UNDER EXISTING DELINQUENT

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

JOEL WEAVER AG OPERATION

JACKSON TOWNSHIP, PERRY COUNTY, PENNSYLVANIA

TOWNSHIP / COUNTY NOTES:

- 1. NO OUTDOOR LIGHTING SHALL BE DIRECTLY VISIBLE FROM ADJOINING PROPERTIES
- 2. NO NEW LOTS ARE CREATED WITH THIS PLAN AND NO KNOWN EASEMENTS EXIST WITH THE PROPERTY
- 3. THE APPROVED SITE PLAN SHALL BE ON-SITE THROUGHOUT THE ENTIRE PROJECT. 4. A MINIMUM 18 INCHES OF COVER TO THE SURFACE SHALL BE PROVIDED OVER PIPES
- 5. AS-BUILT PLANS SHALL BE PROVIDED TO THE TOWNSHIP/COUNTY FOR REVIEW AND APPROVAL UPON COMPLETION OF THE IMPROVEMENTS AND PRIOR TO THE RELEASE OF THE ESCROW ACCOUNT
- 6. THE LANDOWNER SHALL KEEP ON FILE WITH THE TOWNSHIP THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE PERSON OR COMPANY RESPONSIBLE FOR MAINTENANCE ACTIVITIES; IN THE EVENT OF A CHANGE, NEW INFORMATION SHALL BE SUBMITTED TO THE TOWNSHIP WITHIN 10 DAYS OF THE CHANGE.
- 7. THE LANDOWNERS ARE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER FACILITIES.
- FACILITIES WHICH MAY HAVE BEEN INSTALLED ON A PROPERTY UNLESS A STORMWATER MANAGEMENT PERMIT HAS BEEN ORTAINED TO PERMIT SUCH MODIFICATION, REMOVAL, FILLING, LANDSCAPING OR ALTERATION, NO PERSON SHALL PLACE ANY STRUCTURE FILL. LANDSCAPING OR VEGETATION INTO A STORMWATER MANAGEMENT FACILITY. A BMP
- 9. REQUIRED INSPECTIONS SHALL BE SCHEDULED THROUGH THE TOWNSHIP/COUNTY A MINIMUM OF 48 HOURS PRIOR TO
- 10. THE DESIGN ENGINEER IS TO BE CONTACTED PRIOR TO THE INSTALLATION OF THE INFILTRATION BASINS TO REVIEW THE SITE PREPARATION AND PERFORM STORMWATER INFILTRATION TESTING TO ENSURE THE CONSTRUCTED INFILTRATION
- 11. MATERIALS AND CONSTRUCTION STANDARDS FOR STREETS, CURBS AND GUTTERS, AND SIDEWALKS, SHALL CONFORM TO REGULATIONS AND STANDARDS OF THE TOWNSHIP. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PURCHASE AND INSTALLATION OF TRAFFIC CONTROLS, SIGNS, AND PAVEMENT MARKINGS. ALL STREET SIGNS SHALL BE PROVIDED AS PER PENNDOT REQUIREMENTS AND SHALL INCLUDE REGULATION SIZE LETTERING
- 12. PROVISIONS OF STORM SEWERAGE INLETS, CATCH BASINS AND MANHOLES SHALL MEET THE REQUIREMENTS OF THE TOWNSHIP/COUNTY AS REGARDS TO BOTH DESIGN AND LOCATION

13. NOTHING IS BEING PROPOSED TO BE DEDICATED TO THE TOWNSHIP/COUNTY.

14. ALL PROPOSED IMPROVEMENTS SHALL MEET PERRY COUNTY REQUIREMENTS OR PENNDOT 408 STANDARDS WHICHEVER

15. ANY SIGNAGE FOR THE PROPOSED OPERATION SHALL CONFORM TO THE REQUIREMENTS OF THE PERRY COUNTY ORDINANCE SECTION 705, AND DESIGNS SHALL BE APPROVED PRIOR TO PLACEMENT.

16. NO KNOWN EASEMENTS EXIST ON THE PROPERTY

17. AN NPDES PERMIT APPLICATION HAS BEEN SUBMITTED TO THE PERRY COUNTY CONSERVATION DISTRICT.

EXPIRATION DATE

18. NO BUILDING PERMIT WILL BE ISSUED UNTIL A MUNICIPAL OCCUPANCY PERMIT HAS BEEN ISSUED.

19. PRIOR TO MODIFYING THE DRIVEWAY, A PERMIT MUST BE OBTAINED FROM JACKSON TOWNSHIP 20. A HIGHWAY OCCUPANCY PERMIT (HOP) IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428) KNOWN AS THE "STATE HIGHWAY LAW", AS AMENDED BY ACT NO. 1986-43 OF MAY, 1986, BEFORE ACCESS TO A STATE

21. EXCAVATION, THE PLACING OF FILL OR STRUCTURES, AND ANY ALTERATIONS THAT MAY ADVERSELY AFFECT THE FLOW OF STORMWATER WITHIN ANY PORTION OF THE EASEMENT IS PROHIBITED. NATURAL CONDITIONS, INCLUDING EGETATED COVER SHALL BE PRESERVED, IF POSSIBLE. IF APPROPRIATE MAINTENANCE, INCLUDING MOW OF VEGETATION WITHIN THE EASEMENT, MAY BE REQUIRED.

22. ALL LANDS WITHIN THE AGRICULTURAL ZONING DISTRICT ARE LOCATED WITHIN AN AREA WHERE LAND IS USED FOR COMMERCIAL AGRICULTURAL PRODUCTION. LANDOWNERS, RESIDENTS AND OTHER USERS OF PROPERTY WITHIN THE AGRICULTURAL ZONING DISTRICT MAY BE SUBJECTED TO INCONVENIENCE, DISCOMFORT AND THE POSSIBILITY OF INJURY TO PROPERTY AND HEALTH ARISING FROM NORMAL AND ACCEPTED AGRICULTURAL PRACTICES AND OPERATIONS, INCLUDING, BUT NOT LIMITED TO, NOISE, ODORS, THE OPERATION OF MACHINERY OF ANY KIND, INCLUDING AIRCRAFT, THE STORAGE AND DISPOSAL OF MANURE, THE APPLICATION OF FERTILIZERS, SOIL AMENDMENTS, HERBICIDES, AND PESTICIDES, LANDOWNERS, OCCUPANTS AND USERS OF THIS PROPERTY SHOULD BE PREPARED TO ACCEPT SUCH INCONVENIENCES, DISCOMFORT AND POSSIBILITY OF INJURY FROM NORMAL AGRICULTURAL OPERATIONS, AND ARE HEREBY PUT ON OFFICIAL NOTICE THAT SECTION 4 OF THE PENNSYLVANIA ACT 133 OF JUNE 10, 1982, (P.L.454, NO.133), 133), ENTITLED, "AN ACT PROTECTING AGRICULTURAL OPERATIONS FROM NUISANCE SUITS AND ORDINANCES UNDER CERTAIN CIRCUMSTANCES." THE ACT ALSO KNOWN AS, "THE RIGHT TO FARM LAW," MAY BAR THEM FROM OBTAINING LEGAL JUDGEMENT AGAINST SUCH NORMAL AGRICULTURAL OPERATIONS.

- 23. THE PROPOSED DUSK TO DAWN LIGHTING FOR NIGHTTIME USE AND SHALL HAVE A FULL CUT-OFF LENS.
- 24. RESIDENTIAL LOTS CREATED THROUGH THIS PROCESS AND OCCURRING AFTER THE EFFECTIVE DATE OF THIS ORDINANCE SHALL NOT BE FURTHER SUBDIVIDED.
- 25. JACKSON TOWNSHIP/PERRY COUNTY SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY BLASTING ACTIVITIES
- 26. ACCORDING TO THE PENNSYLVANIA NATURAL DIVERSITY INDEX (ID#: 850411), THERE ARE NO THREATENED OR ENDANGERED SPECIES IDENTIFIED IN THE PROJECT AREA.
- 27. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE SUBJECT

RECORD PLANS/IMPROVEMENT GUARANTEES:

PROPERTY. NO FLOOD-PRONE AREAS ARE MAPPED.

1. UPON COMPLETION OF ALL REQUIRED IMPROVEMENTS, AND PRIOR TO FINAL INSPECTIONS OF IMPROVEMENTS, THE DEVELOPER SHALL SUBMIT A PLAN LABELED "AS-BUILT PLAN," SHOWING THE ACTUAL LOCATION, DIMENSION AND ELEVATION OF ALL EXISTING IMPROVEMENTS. IN ADDITION, THE PLAN SHALL DEMONSTRATE THAT THE EXISTING GRADING, DRAINAGE STRUCTURES AND/OR DRAINAGE SYSTEMS AND EROSION AND SEDIMENT CONTROL PRACTICES, INCLUDING VEGETATIVE MEASURES, ARE IN SUBSTANTIAL CONFORMANCE WITH THE PREVIOUSLY APPROVED DRAWINGS AND SPECIFICATIONS. THE PLAN SHALL SPECIFICALLY IDENTIFY ALL DEVIATIONS FROM THE PREVIOUSLY APPROVED DRAWINGS. THE APPLICANT'S ENGINEER SHALL CERTIFY THAT THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY WAS COMPLETED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AS ORIGINALLY SUBMITTED AND

EXISTING & PROPOSED ANIMAL NUMBERS			
EXISTING	NONE		
PROPOSED	55,000 LAYERS		
PROPOSED AEU'S	108.82		
ACRES AVAILABLE	67.32		
TOTAL AEU'S / ACRES	1.62		



Pennsylvania Act 121 (2008) requires 3 working days notice rom excavators who are about to Dig, Blast, Auger, Bore, Grade, Trench or Demolish anywhere in the Commonwealth. ontractor Shall Place A One—Call (1-800-242-1776) Prior to Construction. PA-ONE CALL DESIGN SERIAL #: 20252893489

- . NOTHING SHALL BE PLACED, PLANTED, SET OR PUT WITHIN THE AREA OF AN EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH THE EASEMENT AGREEMENT
- 2. MUNICIPAL AND COUNTY OFFICIALS AND THEIR AGENTS OR EMPLOYEES SHALL HAVE ACCESS TO ANY AND ALL DRAINAGE EASEMENTS AND/OR DRAINAGE FACILITIES AND SHALL HAVE THE RIGHT AT THEIR DISCRETION TO MAINTAIN OR REPAIR THE
- 3. THE TOWNSHIP ENGINEER SHALL BE GUARENTEED THE RIGHT OF ENTRY IN ORDER TO CARRY OUT INSPECTIONS. THE TOWNSHIP, ITS EMPLOYEES, OR AGENTS SHALL BE AFFORDED RIGHT OF ENTRY AND ANY OTHER REASONABLE USE OF PROPERTY REQUIRED TO CARRY OUT REMEDIAL CONSTRUCTION IF DEEMED NECESSARY
- 4. STORMWATER EASEMENTS SHALL HAVE A MINIMUM WIDTH OF 20 FEET AND SHALL BE ADEQUATELY DESIGNED TO PROVIDE THE COLLECTION AND DISCHARGE OF WATER: THE MAINTENANCE. REPAIR AND RECONSTRUCTION OF THE DRAINAGE FACILITIES; AND THE PASSAGE OF MACHINERY FOR SUCH WORK.
- 5. WHERE ANY ELECTRIC OR TELEPHONE TRANSMISSION OR PETROLEUM PRODUCT TRANSMISSION LINE TRAVERSES A PROPERTY THE MINIMUM DISTANCE REQUIRED BETWEEN EACH STRUCTURE AND THE CENTER LINE OF SUCH TRANSMISSION LINE WILL BE IN ACCORDANCE WITH THE APPLICABLE UTILITY. RIGHTS OF ACCESS, MAINTENANCE, AND ANY ADDITIONAL CONDITIONS FROM THE UTILITY COMPANY MUST BE INCLUDED WITH THE RIGHT-OF-WAY AGREEMENT
- 6. THE STORMWATER MANAGEMENT EASEMENT AND PLAN WITH THE ASSOCIATED OPERATIONS AND MAINTENACE IS TO BE RECORDED AT THE COUNTY RECORDER OF DEEDS.

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS REQUIRED FOR THE CONSTRUCTION PROPOSED ON
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL, TRENCH BARRICADING, COVERING, SHEETING AND
- 3. UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION, EXCAVATION OR BLASTING. THE ACTUAL LOCATIONS OF THESE UTILITIES HAVE NOT BEEN FIELD VERIFIED. THIS PLAN DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE UNDERGROUND UTILITY INFORMATION

REFLECTED ON THESE DRAWINGS IS CORRECT AND ACCURATE. NCS.INC. ASSUMES NO RESPONSIBILITY FOR ANY DAMAGE

- 4. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE DONE DUE TO THE CONTRACTOR'S NEGLIGENCE SHALL BE IMMEDIATELY AND
- 5. THE CONTRACTOR SHALL LEGALLY DISPOSE OF ALL UNDERGROUND AND ABOVE GROUND STRUCTURES, FEATURES, AND MATERIALS AS REOUIRED FOR THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN ON THIS PLAN
- 6. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS.

INCURRED AS A RESULT OF UNDERGROUND UTILITIES OMITTED OR INACCURATELY SHOWN.

- 7. THE CONTRACTOR SHALL COORDINATE ANY AND ALL UTILITY SERVICE EXTENSIONS/TERMINATIONS WITH THE UTILITY
- 8. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL FIELD TESTING AND "RECORD DRAWINGS" AS REQUIRED BY
- 9. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE AUTHORITIES AT LEAST 10 DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND A MINIMUM OF 72 HOURS PRIOR TO THE START OF IMPROVEMENTS REOUIRING PROFESSIONAL OVERSITE
- 10. THE CONTRACTOR SHALL CALL PA ONE-CALL PRIOR TO BEGINNING CONSTRUCTION.
- 11. IF SINKHOLES ARE ENCOUNTERED DURING CONSTRUCTION, THE SERVICES OF A REGISTERED GEOLOGIST SHALL BE OBTAINED TO ASSIST IN RECOMMENDING CONSTRUCTION TECHNIQUES AND PERMANENT FACILITIES NECESSARY TO AVOID FURTHER SINKHOLE CREATION AND WITH REGARD TO THE REPAIR OF ANY EXISTING SINKHOLES.
- SANITARY SEWER NOTES: 1. N/A TO SEPTIC IS PROPOSED WITH THIS PROJECT

WATER SERVICE NOTES: . THIS PLAN PROPOSES ON-LOT PRIVATE WATER

- 2. WATER LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE TOWNSHIP REQUIREMENTS.
- 3. A MINIMUM OF 4' COVER IS REQUIRED OVER ALL WATER LINES.
- 4. WELLS SHALL BE LOCATED UPHILL FROM NEARBY SEWAGE DISPOSAL FACLITIES
- 5. WELLS SHALL NOT BE CLOSER THAN ONE HUNDRED FEET (100') FROM ANY SEWAGE DISPOSAL FACILITY NOR LESS THAN FIFTY FEET (50-) FROM LAKES, STREAMS. PONDS, PROPERTY LINES. QUARRY HOLES. ETC.
- 6. WELLS SHALL BE CASED TO BEDROCK AND SET TIGHTLY AT LEAST SIX FEET (6*) INTO SOLID ROCK, SO AS TO PROVIDE A COMPLETE SEAL FROM SURFACE WATER FROM HIGHER STRATA THAT MIGHT RUN DOWN ALONG THE PIPE. IF A TIGHT SEAL CANNOT BE ACHIEVED BY DRIVING THE PIPE AND ROTATING AND FORCING THE CASING AND ITS SHOES INTO THE ROCK. THEN INTERNAL CEMENT GROUTING SHALL BE USED AND ALLOWED TO SET UP BEFORE FURTHER DRILLING IS DONE BELOW THE CASING CASING USED SHALL BE NEW AND SHALL HAVE TIGHT THREADED OR TIGHTLY WELDED JOINTS.
- 7. HERE SHALL BE A MINIMUM OF TWENTY FEET (20*) OF CASING BELOW THE FINAL OR FINISHED GRADE
- 8. SUCH WELLS SHALL HAVE A PRODUCTION CAPACITY OF AT LEAST FIVE (5) GALLONS PER MINUTE OF SAFE, POTABLE

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ALL DRAWINGS TO BE RECORDED

PERRY COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE-WAIVER

SECTION 403 & 404.1 - TO SUBMIT A PRELIMINARY PLAN FOR REVIEW AND APPROVAL PRIOR TO THE

SECTION 408.D - TO DRAW THE PLAN AT A SCALE OF NO MORE THAN ONE INCH EQUALS 100 FEET. <u>SECTION 512</u> - TO PLACE MONUMENTS AND MARKERS.

SCHEDULE OF INSPECTIONS

TOWNSHIP: JACKSON TOWNSHIP - 890 FOWLER HOLLOW ROAD, BLAIN, PA 17006

A PRE-CONSTRUCTION MEETING WITH THE CONTRACTOR, PERRY COUNTY, JACKSON TOWNSHIP ENGINEER SHALL BE SCHEDULED AT LEAST THREE DAY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO INFORM THE TOWNSHIP ENGINEER

UTILIZE FINANCIAL SECURITY POSTED BY THE OWNER AS PART OF THE DEVELOPER'S AGREEMENT TO INSTALL ANY

THAT CONSTRUCTION HAS REGUN MAY RESULT IN THE WITHHOLDING OF FINANCIAL SECURITY OR BONDING

REVOKE ANY EXISTING PERMITS AND ISSUE A CEASE AND DESIST STOP WORK ORDER UNTIL A REVISED DRAINAGE PLAN IS SUBMITTED AND APPROVED. AS SPECIFIED IN THIS ORDINANCE.

DURING ANY STAGE OF THE WORK, IF THE TOWNSHIP ENGINEER DETERMINES THAT THE PROPOSED INFILTRATION BASIN OR ANY OF THE COVEYANCE PIPES, ENDWALLS, OR INLETS ARE NOT BEING INSTALLED IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT PLAN, JACKSON TOWNSHIP SHALL PROVIDE WRITTEN NOTIFICATION TO THE OWNER AND CONTRACTOR INDICATING THE DEFICIENCIES AND REQUIRE THE DEFICIENCIES BE CORRECTED WITHIN 30 DAYS (OR LONGER AS REQUIRED). IF THE DEFICIENCIES ARE NOT CORRECTED WITHIN THE SPECIFIED PERIOD OF TIME, JACKSON TOWNSHIP MAY PURSUE OTHER LEGAL REMEDIES IN ACCORDANCE WITH THIS ORDINANCE.

THE TOWNSHIP ENGINEER OR HIS MUNICIPAL ASSIGNEE SHALL INSPECT ALL PHASES OF INSTALLATION OF THE PERMANENT STORMWATER MANAGEMENT FACILITIES AS DEEMED APPROPRIATE BY THE TOWNSHIP ENGINEER. CERTIFICATION OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF **DEDICATION**

COMMONWEALTH OF PENNSYLVANIA

AS SUCH ACCORDING TO LAW

MY COMMISSION EXPIRES

COUNTY OF PERRY

OFFICER, PERSONALLY APPEARED JOEL L. WEAVER & BETHANY ROSE WEAVER, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE OWNERS AND/OR EQUITABLE OWNERS AND/OR DEVELOPERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, AND DESIRE THE SAME TO BE RECORDED

LAND OWNER - BETHANY ROSE WEAVER

LAND OWNER - JOEL L. WEAVER NOTARY

LAND OWNER STORMWATER MANAGEMENT ACKNOWLEDGEMENT

I, HEREBY ACKNOWLEDGE THAT, THE PROPOSED STORMWATER MANAGEMENT SYSTEM TO BE A PERMANENT FIXTURE THAT CAN ONLY BE ALTERED OR REMOVED, AFTER APPROVAL OF A REVISED PLAN BY THE MUNICIPALITY

DATE:	LAND OWNER - JOEL L. WEAVER
DATE:	LAND OWNER - BETHANY ROSE WEAVER

CERTIFICATE OF SURVEY ACCURACY (DEED PLOT)

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE DEED PLOT SHOWN AND DESCRIBED HEREON ARE SHOWN IN CONFORMANCE WITH THE PERRY COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

LICENSED PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT AND COMPLIES WITH THE PROVISIONS OF THE PERRY COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

ENGINEER

KARST GEOLOGY CERTIFICATE

CERTIFY THAT THE PROPOSED INFILTRATION FACILITY IS NOT UNDERLAIN BY CARBONATE GEOLOGY.

ENGINEER

PERRY COUNTY ENGINEER REVIEW CERTIFICATE

REVIEWED BY THE PERRY COUNTY ENGINEER THIS DAY OF

APPROVAL STATEMENT BY THE PERRY COUNTY PLANNING COMMISSION

COMMISSION APPROVES THIS PLAN.

SECRETARY

SECRETARY

MUNICIPAL REVIEW STATEMENT (TOWNSHIP):

CHAIRMAN

CHAIRMAN

TOWNSHIP BOARD OF SUPERVISORS REVIEWED THIS PLAN.

PERRY COUNTY RECORDER OF DEEDS CERTIFICATE

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY PERRY, IN THE COMMONWEALTH OF PENNSYLVANIA, IN INSTRUMENT NO.

GIVEN UNDER MY HAND AND SEAL THIS



DRAWN BY: BJN CHECKED BY: RJR DATE: 10/15/25 DEED REF: INST.# 202500454

TAX ID: 090,157.00-079.000 $_{\underline{\text{SHEET}}}$ 1 of 17

