

No: 25-082

Municipality	Jackson Township	Surveyor	Not provided	Engineer	Robert Ruth		
Plat Title	Joel Weaver Ag Operation						
	Not applicable		Proposed Land Use	Agricultural (AG) and Single-family Residential (SF)			
	Preliminary	Plat Type:	Subdivision	Regulations:	X County		
	Final	X	Land Development		Municipal		
	X P/F		Combined		Zoning		
	Minor				S&LD		
# of New Lots	0	# of New Dwelling Units	0	Acreage Subdivided/ Developed	9.20	Total Acreage	96.17
Date Received	11/13/2025	Staff Review	12/02/2025	Official County Review		12/17/2025	

- ☐ Plat appears to comply with applicable regulations.
- ☐ Plat appears to generally comply with applicable regulations; revisions may be required as indicated.
- ☒ Plat appears to need substantial revision, as indicated.

Reviewed by JRF                      Checked by

- 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.**

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

- 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)
- 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

- 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.
- 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).)
- 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.
- The descriptions of all easements are required to be displayed with accurate bearings and distances. (S&LDO § 408.5.D.5).)
- The first-floor elevation of both barns is required to be displayed on the plan. (S&LDO § 408.5.D.8).)

- Areas of steep slope are required to be delineated with shading. (S&LDO § 408.5.D.10).)
- All existing features within 200’ of the property are required to be displayed. (S&LDO § 408.5.D.15).)
- The parking facilities are required to be displayed. (S&LDO § 408.5.D.16).)
- If required by Jackson Township, the approval date of the municipal highway occupancy permit and number. (S&LDO § 408.5.D.17).)
- 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.
- The surveyor is required to certify the accuracy of the property survey plat. (S&LDO § 408.5.F.2).)
- The engineer is required to certify the accuracy of the plan details. (S&LDO § 408.5.F.3).)
- 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.

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

Design and improvement standards

- 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.
- 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.
- 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.
- 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

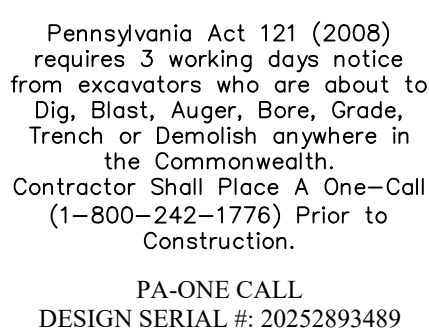
- Sheet 3 of the plan mentions Frederick K. Wallace as the titleholder of the property proposed to be developed. The applicant’s agent will need to provide documentation to our office file to validate the landowner’s signature(s) as current.
- All modifications requested must list the basis for the request and provide hardship in accordance with S&LDO § 902.
- Plan note 16 under the Township/County Notes column on the cover sheet is inaccurate and should be removed from the plan set.
- 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).
- 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.
- 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. **25-082**

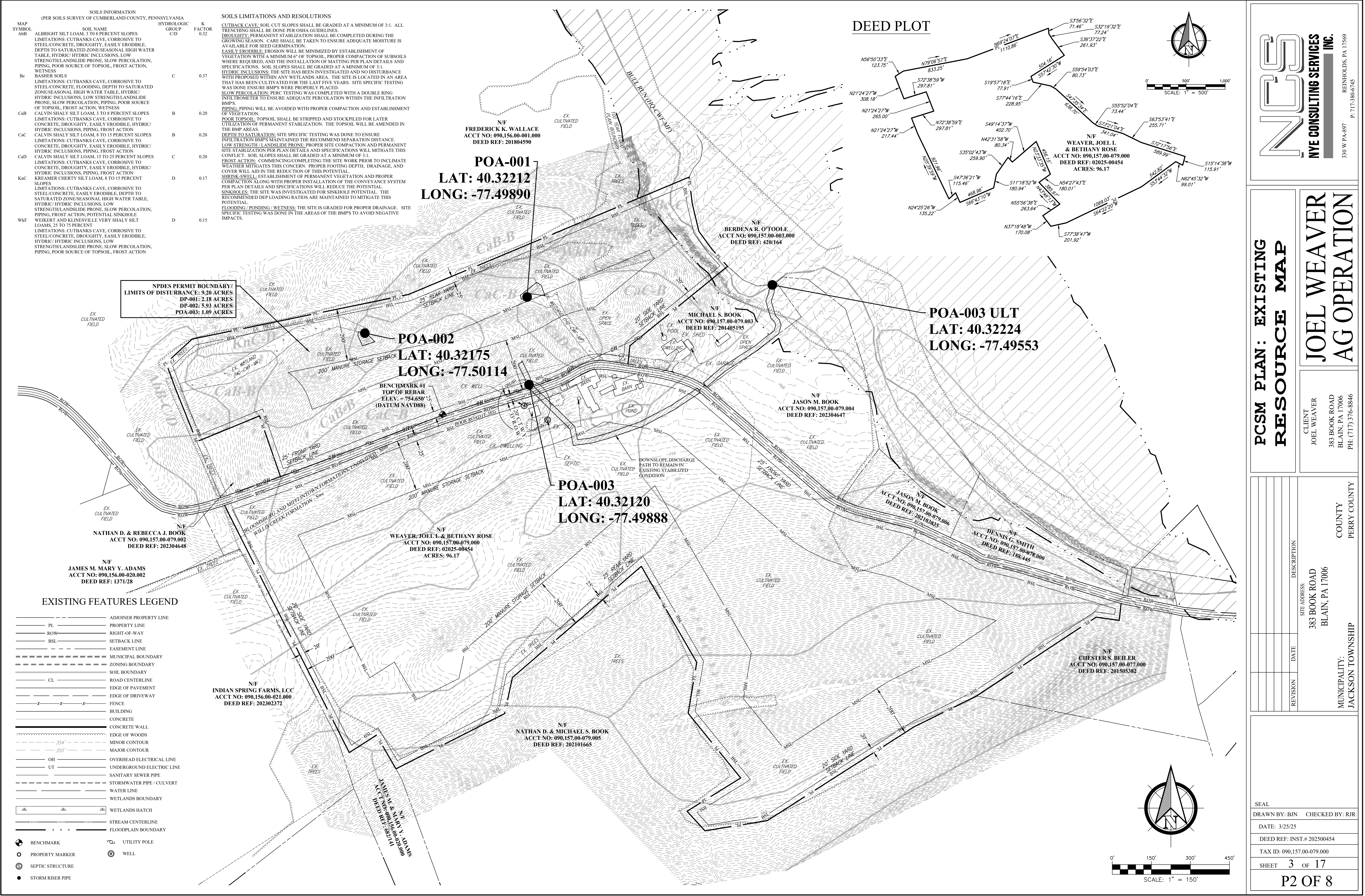
Plat Specifications	Yes	No	N/A
1. Name of proposed subdivision/land development shown	X		
2. Owner/developer name, address & telephone number shown	X		
3. Municipality name shown	X		
4. Tax parcel number/Deed reference shown	X		
5. North point shown	X		
6. Map scale shown (written/graphic)		X	
7. Date 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/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 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 Highway Occupancy Permit statement shown			X
35. Consistency with Future Land Use plans - County plans	X		
Municipal plans	X		



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 \_\_\_\_\_  
DAY OF \_\_\_\_\_, 20\_\_\_\_\_







SOILS INFORMATION (PER SOILS SURVEY OF CUMBERLAND COUNTY, PENNSYLVANIA)			
MAP SYMBOL	SOIL NAME	HYDROLOGIC GROUP	K FACTOR
AsB	ALBRIGHT SILT LOAM, 3 TO 8 PERCENT SLOPES	C	0.37
LIMITATIONS: CUTBANKS CAVE, CORROSIVE TO STEEL/CONCRETE, DROUGHTY, EASILY ERODIBLE, DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE, HYDRIC/ HYDRIC INCLUSIONS, LOW STRENGTH/LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, POOR SOURCE OF TOPSOIL, FROST ACTION, WETNESS			
Bc	BASHER SOILS	C	0.37
LIMITATIONS: CUTBANKS CAVE, CORROSIVE TO STEEL/CONCRETE, DROUGHTY, EASILY ERODIBLE, DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE, HYDRIC/ HYDRIC INCLUSIONS, LOW STRENGTH/LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, POOR SOURCE OF TOPSOIL, FROST ACTION, WETNESS			
CaB	CALVIN SHALY SILT LOAM, 3 TO 8 PERCENT SLOPES	B	0.20
LIMITATIONS: CUTBANKS CAVE, CORROSIVE TO STEEL/CONCRETE, DROUGHTY, EASILY ERODIBLE, HYDRIC/ HYDRIC INCLUSIONS, PIPING, FROST ACTION			
CaC	CALVIN SHALY SILT LOAM, 8 TO 15 PERCENT SLOPES	B	0.20
LIMITATIONS: CUTBANKS CAVE, CORROSIVE TO STEEL/CONCRETE, DROUGHTY, EASILY ERODIBLE, HYDRIC/ HYDRIC INCLUSIONS, PIPING, FROST ACTION			
CaD	CALVIN SHALY SILT LOAM, 15 TO 25 PERCENT SLOPES	C	0.20
LIMITATIONS: CUTBANKS CAVE, CORROSIVE TO STEEL/CONCRETE, DROUGHTY, EASILY ERODIBLE, HYDRIC/ HYDRIC INCLUSIONS, PIPING, FROST ACTION			
KnC	KREAMER CHERTY SILT LOAM, 8 TO 15 PERCENT SLOPES	D	0.17
LIMITATIONS: CUTBANKS CAVE, CORROSIVE TO STEEL/CONCRETE, EASILY ERODIBLE, DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE, HYDRIC/ HYDRIC INCLUSIONS, LOW STRENGTH/LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, FROST ACTION, POTENTIAL SINKHOLE			
WkF	WEIKERT AND KLINEVILLE VERY SHALY SILT LOAMS, 25 TO 75 PERCENT SLOPES	D	0.15
LIMITATIONS: CUTBANKS CAVE, CORROSIVE TO STEEL/CONCRETE, DROUGHTY, EASILY ERODIBLE, HYDRIC/ HYDRIC INCLUSIONS, LOW STRENGTH/LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, POOR SOURCE OF TOPSOIL, FROST ACTION			

NPDES PERMIT BOUNDARY / LIMITS OF DISTURBANCE: 9.20 ACRES  
DP-001: 2.18 ACRES  
DP-002: 5.93 ACRES  
POA-003: 1.09 ACRES

EXISTING FEATURES LEGEND	
	ADJOINER PROPERTY LINE
	PROPERTY LINE
	RIGHT-OF-WAY
	SETBACK LINE
	EASEMENT LINE
	MUNICIPAL BOUNDARY
	ZONING BOUNDARY
	SOIL BOUNDARY
	ROAD CENTERLINE
	EDGE OF PAVEMENT
	EDGE OF DRIVEWAY
	FENCE
	BUILDING
	CONCRETE
	CONCRETE WALL
	EDGE OF WOODS
	MINOR CONTOUR
	MAJOR CONTOUR
	OVERHEAD ELECTRICAL LINE
	UNDERGROUND ELECTRIC LINE
	SANITARY SEWER PIPE
	STORMWATER PIPE / CULVERT
	WATER LINE
	WETLANDS BOUNDARY
	WETLANDS HATCH
	STREAM CENTERLINE
	FLOODPLAIN BOUNDARY
	BENCHMARK
	PROPERTY MARKER
	SEPTIC STRUCTURE
	STORM RISER PIPE
	UTILITY POLE
	WELL

NYE CONSULTING SERVICES INC.

REINHOLDS, PA 17569

P: 717-380-6745

330 W PA-897

PCSM PLAN: EXISTING RESOURCE MAP

JOEL WEAVER AG OPERATION

CLIENT: JOEL WEAVER

383 BOOK ROAD

BLAIN, PA 17006

PH: (717) 376-8846

REVISION	DATE	DESCRIPTION

SITE ADDRESS:

383 BOOK ROAD

BLAIN, PA 17006

MUNICIPALITY:

JACKSON TOWNSHIP

COUNTY

PERRY COUNTY

SEAL

DRAWN BY: BJN    CHECKED BY: RJR

DATE: 3/25/25

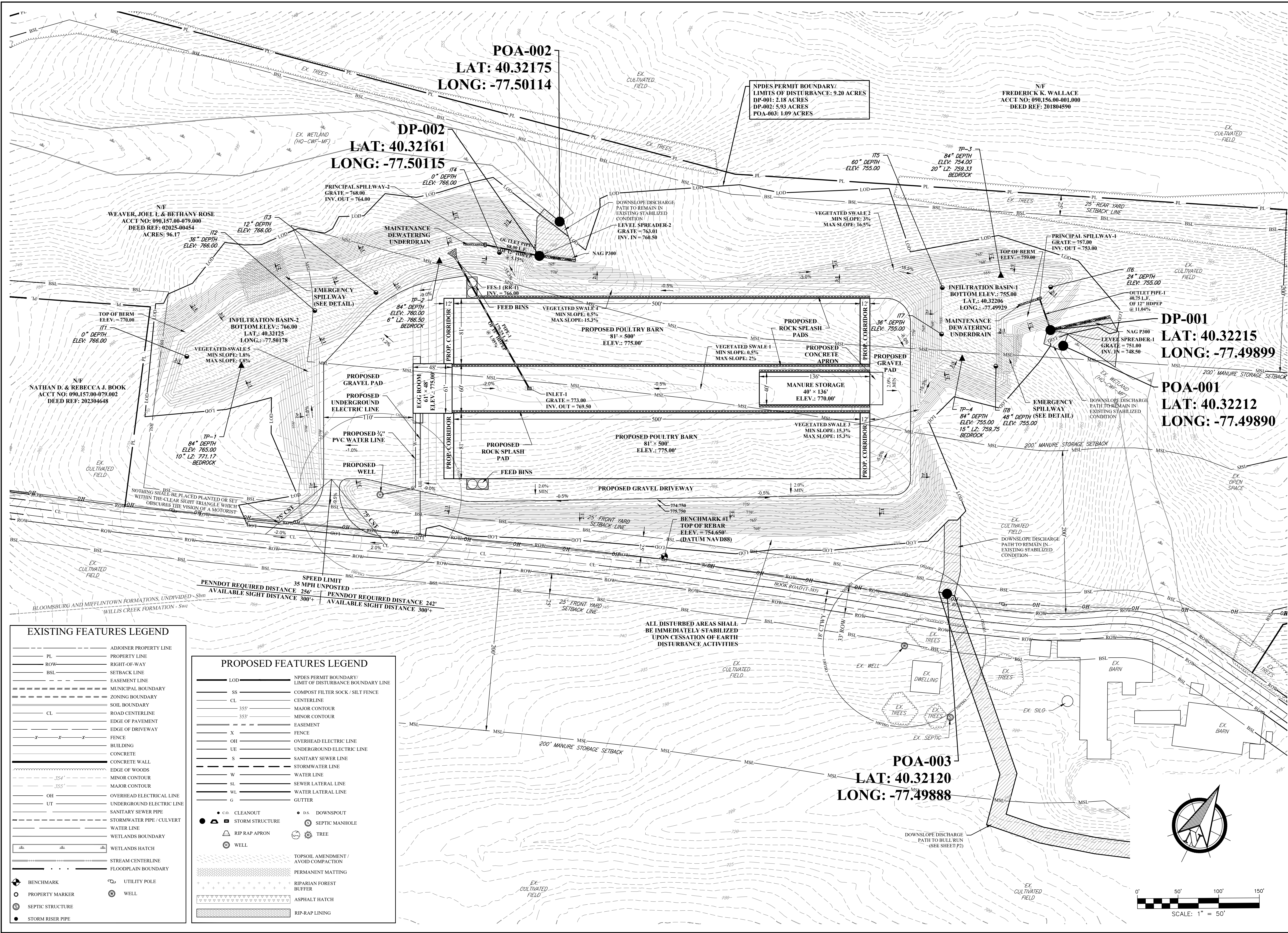
DEED REF: INST.# 202500454

TAX ID: 090.157.00-079.000

SHEET 3 OF 17

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EXISTING FEATURES LEGEND

PL	ADJOINER PROPERTY LINE
ROW	PROPERTY LINE
BSL	RIGHT-OF-WAY
	SETBACK LINE
	EASEMENT LINE
	MUNICIPAL BOUNDARY
	ZONING BOUNDARY
CL	SOIL BOUNDARY
	ROAD CENTERLINE
	EDGE OF PAVEMENT
	EDGE OF DRIVEWAY
X-X-X	FENCE
	BUILDING
	CONCRETE
	CONCRETE WALL
	EDGE OF WOODS
354'	MINOR CONTOUR
355'	MAJOR CONTOUR
OH	OVERHEAD ELECTRICAL LINE
UT	UNDERGROUND ELECTRICAL LINE
	SANITARY SEWER PIPE
	STORMWATER PIPE / CULVERT
	WATER LINE
	WETLANDS BOUNDARY
	WETLANDS HATCH
	STREAM CENTERLINE
	FLOODPLAIN BOUNDARY
⊕	BENCHMARK
○	PROPERTY MARKER
⊙	SEPTIC STRUCTURE
●	STORM RISER PIPE
	UTILITY POLE
⊙	WELL

PROPOSED FEATURES LEGEND

LOD	NPDES PERMIT BOUNDARY / LIMIT OF DISTURBANCE BOUNDARY LINE
SS	COMPOST FILTER SOCK / SILT FENCE
CL	CENTERLINE
355'	MAJOR CONTOUR
353'	MINOR CONTOUR
	EASEMENT
X	FENCE
OH	OVERHEAD ELECTRIC LINE
UE	UNDERGROUND ELECTRIC LINE
S	SANITARY SEWER LINE
	STORMWATER LINE
W	WATER LINE
SL	SEWER LATERAL LINE
WL	WATER LATERAL LINE
G	GUTTER
●	CLEANOUT
⊙	DOWNSPOUT
⊙	SEPTIC MANHOLE
⊙	TREE
⊙	TOPSOIL AMENDMENT / AVOID COMPACTION
⊙	PERMANENT MATTING
⊙	RIPARIAN FOREST BUFFER
⊙	ASPHALT HATCH
⊙	RIP-RAP LINING
⊙	WELL
⊙	WELL

SEAL

DRAWN BY: BJN    CHECKED BY: RJR

DATE: 3/25/25

DEED REF: INST.# 202500454

TAX ID: 090.157.00-079.000

SHEET 4 OF 17

P3 OF 8

PCSM: CONTROL GRADING PLAN

JOEL WEAVER AG OPERATION

CLIENT: JOEL WEAVER

383 BOOK ROAD

BLAIN, PA 17006

PH: (717) 376-8846

COUNTY: PERRY COUNTY

MUNICIPALITY: JACKSON TOWNSHIP

INC. REINHOLDS, PA 17569

P: 717-380-6745

330 W PA-897