No: 25-073

Perry County Subdivision/Land Development Review Report

Municipality Spring Township Surveyor Not provided Engineer Robert J. Ruth

Plat Title Derlyn Wise Ag Operation

Zoning District Agricultural "A" Proposed Land Use Agriculture (AG), and Single-family Residential (SF)

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

# of New Lots 0 # of New Dwelling Units 1 Acreage Developed/ Subdivided 12.10 Total Acreage 66.77

Date Received 09/16/2025 Staff Review 09/23/2025 Official County Review 09/23/2025

☐ 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.

Notes: The plan has been submitted for review as a preliminary/final plan. For the purposes of this review, the reviewer has considered content applicable to both preliminary and final plan specifications.

Zoning related comments

1. The Spring Township Agricultural nuisance disclaimer is required to be displayed on the plan. (Spring Township Zoning Ordinance (Z.O.) § 502) Plan note 20 is similar but is not specifically what the Township requires.
2. Considering the Floodplain Overlay District, the provisions pertaining to structures or land altering construction require that the Spring Township Floodplain Management Ordinance be adhered to. (Z.O. § 1004) This would include driveway improvements including any culverts used to traverse the stream for access.
3. Accounting for Z.O. § 504.E., new proposed single-family dwelling units are permitted in the Agricultural District provided they are in full compliance with Z.O. § 1107.L.

Plan related comments

1. If there is an existing well and on-lot sewage system servicing the existing dwelling on lot 1 they are required to be displayed. (S&LDO § 3.06.1.o)
2. The bearings and distances of the property tract is required to display the bearings, curves, and distances. (S&LDO § 3.08.1.l)
3. All existing and proposed easements are required to be displayed. (S&LDO § 3.08.1.n)
4. The locations and descriptions of all existing survey monuments are required to be referenced. (S&LDO § 3.08.1.r)
5. The applicant's surveyor needs to apply their seal and sign to certify the accuracy of the property survey and the engineer needs to sign the plan to certify the engineering design aspects of the plan. (S&LDO § 3.08.1.u)
6. The property owners are required to sign the plan to certify ownership. (S&LDO § 3.08.1.v)
7. The required dedicatory statement is absent from the landowner's certification note. (S&LDO § 308.1.w)
8. Sufficient information should be provided to address the floodplain requirements contained in S&LDO § 3.08.1.aa.iii. The comment pertains to the private access drive where it is proposed to pass through an identified flood prone area.
9. Any proposed water supply/distribution systems intended to service the three barns and the proposed dwelling are required to be displayed on the plan. (S&LDO 3.08.1.z.v)

Other items required to accompany the plan

1. The final erosion and sedimentation control plan approval letter from the Perry County Conservation District is required. (S&LDO 3.08.1.z.vi)
2. A copy of the NPDES permit approval letter is required to be supplied. (S&LDO 3.08.1.z.vii)
3. The approval letter regarding the PADEP sewage "Plan Revision Module for Land Development" or other equivalent documentation is required. (S&LDO 3.08.1.z.ix)

Design Standards

1. All driveway grades are required to conform to S&LDO 4.01.15.f.
2. The plan should provide documentation assuring compliance with respect to S&LDO 4.01.15.i. concerning the clear sight triangle at the private drive entrance onto Pisgah Road.
3. The profile of each proposed street or right of way including existing and proposed grades in the typical cross-section is required to be shown or accompany the plan. (S&LDO § 3.06.2.b)

Required Improvements

1. Monuments are required to be set in accordance with S&LDO 6.02.1 (a, b, and c).

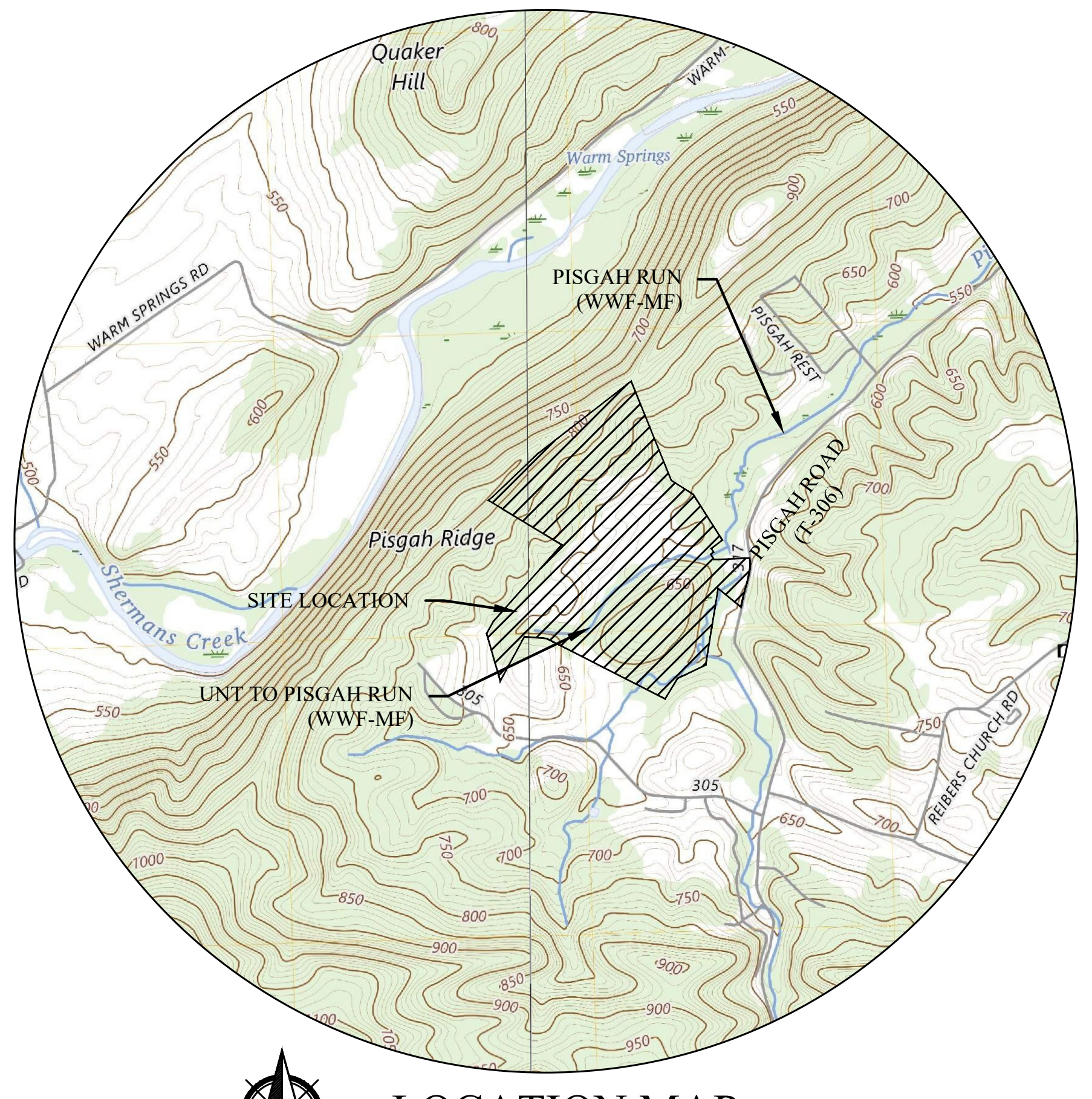
Other general comments

1. There is a line displayed down the location map that is unlabeled. What does the feature represent?
2. The Spring township Board of Supervisors not for signature will need to be revised to specify they are approving the plan instead of reviewing the plan.
3. The Perry County Planning Commission's note should specify the Perry County Planning Commission *reviewed* the plan not *approved* the plan.
4. A signature note needs to be added for the Spring Township Planning Commission.

Plan No. 25-073

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 sewage system		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. PennDOT Highway Occupancy Permit statement shown			X	
35. Consistency with Future Land Use plans -	County plans	X		
	Municipal plans	X		

PRELIMINARY/FINAL
LAND DEVELOPMENT PLAN
FOR
DERLYN WISE AG OPERATION
SPRING TOWNSHIP, PERRY COUNTY, PENNSYLVANIA



LOCATION MAP
SCALE: 1" = 2000'
PENNSYLVANIA QUADRANGLE
SHERMANS DALE & LANDISBURG

DEVELOPER:
SITE ADDRESS
DERLYN R WISE
LONITA W WISE
617 PISGAH ROAD
SHERMANS DALE PA 17090
PHONE: 717-222-6229

MAILING ADDRESS
DERLYN R WISE
LONITA W WISE
150 INDIANDALE ROAD
REINHOLDS PA 107569
PHONE: 717-222-6229

SOURCE OF TITLE:
LOT #1
DEED: 02025-01352
ACCOUNT #240,163.00-063.000
LOT AREA: 126.34 AC.

NO NEW LOTS ARE CREATED WITH THIS PLAN.

EXISTING FEATURES:
SITE FEATURES ARE SHOWN PER AN ONSITE SURVEY ON 12-12-24
BENCHMARK 1: TOP OF REBAR: ELEV. 604.63'
BENCHMARK 2: TOP OF REBAR: ELEV. 635.03'
BENCHMARK 3: TOP OF REBAR: ELEV. 684.30'
BENCHMARK 4: TOP OF REBAR: ELEV. 686.62'
BENCHMARK 5: TOP OF REBAR: ELEV. 613.82'
BENCHMARK 6: TOP OF REBAR: ELEV. 620.25'
BENCHMARK 7: TOP OF REBAR: ELEV. 690.73'
BENCHMARK 8: TOP OF REBAR: ELEV. 689.84'

DATUM: NAVD 88

FLOODPLAIN INFORMATION PER FLOOD MAP #42099C0380E, DATED: 6-20-2019

ACCORDING TO THE CUMBERLAND-PERRY SOILS SURVEY THE SUBJECT PROPERTY CONTAINS HYDRIC SOILS. SUCH SOILS MAY CONTAIN WETLANDS AND A DETAILED STUDY TO DETERMINE THE PRESENCE OF WETLANDS IS RECOMMENDED PRIOR TO ANY EARTH DISTURBANCE ON THE DESCRIBED PROPERTY TO AVOID THE POTENTIAL OF A VIOLATION.

VORTEX ENVIRONMENTAL, INC. HAS COMPLETED AN ONSITE WETLANDS EVALUATION AND THE WETLANDS IDENTIFIED OUTSIDE THE PROJECT AREA 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 THREE POULTRY BARNS (63'X530'), DWELLING, GARAGE, GRAVEL DRIVEWAY, GRAVEL PADS, AND ASSOCIATED STORMWATER MANGEMENT CONTROLS.

PROPOSED IMPERVIOUS COVERAGE:
THE PROPOSED IMPERVIOUS COVERAGE IS 181,485 S.F.
THE TOTAL IMPERVIOUS COVERAGE IS 181,485 S.F.

THE INCREASE IN RUNOFF IS MITIGATED WITH THE INSTALLATION OF INFILTRATION BASIN 1 & 2.THE FACILITIES HAVE BEEN DESIGN IN ACCORDANCE WITH THE GOVERNING ORDINANCE AND THE PA DEP REQUIREMENTS.

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

SITING INFORMATION

BULK SITING DATA	REQUIRED
ZONING DISTRICT	AGRICULTURAL
MINIMUM LOT AREA:	2 ACRES
MINIMUM LOT WIDTH	200 FEET
FRONT YARD SETBACK	60 FEET
SIDE YARD SETBACK	20 FEET
REAR YARD SETBACK	30 FEET
ACT 38 MANURE STORAGE	200 FEET
MAX IMPERVIOUS LOT COVERAGE	20%
MAX BUILDING HEIGHT	35 FEET
WATER SERVICE	ON-LOT PRIVATE
SEWER SERVICE	ON-LOT PRIVATE (NONE PROPOSED)

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

AGRICULTURAL NOTES:
1. AN ODOR MANAGEMENT PLAN, NUTRIENT MANAGEMENT PLAN, CONSERVATION PLAN ARE BEING COMPLETED BY NYE CONSULTING SERVICES, INC. A COPY OF THE DOCUMENTS ARE AVAILABLE AT THE PERRY COUNTY CONSERVATION DISTRICT AND THE STATE CONSERVATION COMMISSION.
2. AEU CALCULATION FOR 160,000 PULLETS (160,000 X 1.54 LBS/1000) = 170.12 AEUS / 50 ACRES = 3.40 AEUS PER ACRE
3. 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 PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION

CLEAN AND GREEN PROGRAM NOTICE
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 TAX LAW.

TOWNSHIP 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 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.
8. NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE OR ALTER STORMWATER MANAGEMENT FACILITIES AND/ OR BMP FACILITIES WHICH MAY HAVE BEEN INSTALLED ON A PROPERTY UNLESS A STORMWATER MANAGEMENT PERMIT HAS BEEN OBTAINED 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 FACILITY OR WITHIN A DRAINAGE EASEMENT.
9. REQUIRED INSPECTIONS SHALL BE SCHEDULED THROUGH THE TOWNSHIP/COUNTY A MINIMUM OF 48 HOURS PRIOR TO THE TIME THE INSPECTION IS REQUESTED.
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 FACILITY WILL FUNCTION AS DESIGNED.
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 SPRING TOWNSHIP/PERRY COUNTY REQUIREMENTS OR PENNDOT 408 STANDARDS WHICHEVER IS STRICTER.
15. ALL SIGNAGE FOR THE PROPOSED OPERATION SHALL CONFORM TO THE REQUIREMENTS OF SPRING TOWNSHIP ZONING ORDINANCE ARTICLE 14 SECTION 1401 AND DESIGNS SHALL BE APPROVED PRIOR TO PLACEMENT THROUGH THE ISSUANCE OF A ZONING PERMIT.
16. NO KNOWN EASEMENTS EXIST ON THE PROPERTY
17. AN NPDES PERMIT APPLICATION HAS BEEN SUBMITTED TO THE PERRY COUNTY CONSERVATION DISTRICT
18. PRIOR TO MODIFYING THE DRIVEWAY, A PERMIT MUST BE OBTAINED FROM SPRING TOWNSHIP/PERRY COUNTY
19. 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 VEGETATED COVER SHALL BE PRESERVED, IF POSSIBLE. IF APPROPRIATE MAINTENANCE, INCLUDING MOW OF VEGETATION WITHIN THE EASEMENT, MAY BE REQUIRED.
20. ALL LANDS WITHIN THE EFFECTIVE AGRICULTURAL PRESERVATION DISTRICT ARE LOCATED WITHIN AN AREA WHERE LAND IS USED FOR COMMERCIAL AGRICULTURAL PRODUCTION OWNERS. RESIDENTS. AND OTHER USERS OF ANY PORTION 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 ANY PORTION OF THIS PROPERTY SHOULD BE PREPARED TO ACCEPT THESE CONDITIONS (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 JUDGEMENT AGAINST SUCH NORMAL AGRICULTURAL OPERATIONS.
21. THE PROPOSED DUSK TO DAWN LIGHTING FOR NIGHTTIME USE AND SHALL HAVE A FULL CUT-OFF LENS.

RECORD PLANS/IMPROVEMENT GUARANTEES:
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 APPROVED BY THE TOWNSHIP.

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* DRAWINGS TO BE RECORDED

ONE - CALL SYSTEM

PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776
STOP! CALL BEFORE YOU DIG!

Pennsylvania Act 121 (2008) requires 3 working days notice from excavators who are about to Dig, Blast, Auger, Bore, Grade, Trench or Demolish anywhere in the Commonwealth. Contractor Shall Place A One-Call (1-800-242-1776) Prior to Construction.

EXISTING & PROPOSED ANIMAL NUMBERS	
EXISTING	NONE
PROPOSED	160,000 PULLETS
PROPOSED AEU'S	170.12
ACRES AVAILABLE	50
TOTAL AEU'S / ACRES	3.40

EASEMENT NOTES:
1. 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 FACILITIES AS NECESSARY TO RESTORE THEM TO THE DESIGN CONDITIONS.
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 AREA FOR:
   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.

CONTRACTOR NOTES:
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS REQUIRED FOR THE CONSTRUCTION PROPOSED ON THIS PLAN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL, TRENCH BARRICADING, COVERING, SHEETING AND SHORING, IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
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 INCURRED AS A RESULT OF UNDERGROUND UTILITIES OMITTED OR INACCURATELY SHOWN.
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 COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR SHALL LEGALLY DISPOSE OF ALL UNDERGROUND AND ABOVE GROUND STRUCTURES, FEATURES, AND MATERIALS AS REQUIRED FOR THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN ON THIS PLAN.
6. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS.
7. THE CONTRACTOR SHALL COORDINATE ANY AND ALL UTILITY SERVICE EXTENSIONS/TERMINATIONS WITH THE UTILITY OWNER.
8. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL FIELD TESTING AND "RECORD DRAWINGS" AS REQUIRED BY THE VARIOUS AUTHORITY REQUIREMENTS ON THE LAND OWNERS BEHALF.
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 REQUIRING 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:
1 . 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 FACL1TIES
5. WELLS SHALL NOT BE CLOSER THAN ONE HUNDRED FEET (100') FROM ANY SEWAGE DISPOSAL FACILITY NOR LESS THAN FIFTY FEET (5O-) 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 DRINKING WATER.

PERRY COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE-WAIVER

SECTION 403 - TO SUBMIT A PRELIMINARY PLAN FOR REVIEW AND APPROVAL PRIOR TO THE SUBMISSION OF THE FINAL PLAN.

STATUS ______________________________.

SECTION 408.D- TO DRAW THE PLAN AT A SCALE OF NO MORE THAN ONE INCH EQUALS 100 FEET.

STATUS ______________________________.

SCHEDULE OF INSPECTIONS

DESIGNER: NCS, INC. - 330 WEST ROUTE 897, REINHOLDS, PA 17569 - 717-380-6745
TOWNSHIP: SPRING TOWNSHIP 617 PISGAH ROAD SHEMANS DALE, PA 17090 - 717-222-6229

A PRE-CONSTRUCTION MEETING WITH THE CONTRACTOR, PERRY COUNTY , SPRING TOWNSHIP ENGINEER SHALL BE SCHEDULED AT LEAST THREE DAY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO INFORM THE TOWNSHIP ENGINEER THAT CONSTRUCTION HAS BEGUN MAY RESULT IN THE WITHHOLDING OF FINANCIAL SECURITY OR BONDING.

UTILIZE FINANCIAL SECURITY POSTED BY THE OWNER AS PART OF THE DEVELOPER'S AGREEMENT TO INSTALL ANY UNFINISHED FACILITIES OR REMEDY ANY IMPROPERLY CONSTRUCTED FACILITIES.

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, SPRING 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, SPRING 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 :
COUNTY OF PERRY :

ON THIS, THE ____________ DAY OF ______________________ 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED DERLYN R WISE & LONITA W WISE , 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 AS SUCH ACCORDING TO LAW

NOTARY — LAND OWNER - DERLYN R WISE

MY COMMISSION EXPIRES — LAND OWNER - LONITA W WISE

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 - DERLYN R WISE

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 SPRING TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

DATE — SURVEYOR

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 SPRING TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

DATE — ENGINEER

KARST GEOLOGY CERTIFICATE
I ________________ CERTIFY THAT THE PROPOSED INFILTRATION FACILITY IS NOT UNDERLAIN BY CARBONATE GEOLOGY.

DATE — ENGINEER

SPRING TOWNSHIP ENGINEER REVIEW CERTIFICATE
REVIEWED BY THE SPRING TOWNSHIP ENGINEER THIS _____ DAY OF_______, 20_____.

CERTIFICATE FOR APPROVAL BY THE PERRY COUNTY PLANNING COMMISSION
ON THIS THE ____________DAY OF ______________________, 20________ THE PERRY COUNTY PLANNING COMMISSION APPROVES THIS PLAN.

CHAIRMAN — SECRETARY

CERTIFICATE FOR MUNICIPAL REVIEW
ON THIS THE ____________DAY OF ______________________, 20________ THE TOWNSHIP BOARD OF SUPERVISORS REVIEWED THIS PLAN.

CHAIRMAN — SECRETARY

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 __________________
DAY OF ______________________, 20____________

NCS
NYE CONSULTING SERVICES INC.
330 W PA-897
REINHOLDS, PA 17569
P: 717-380-6745

COVER SHEET

DERLYN WISE AG OPERATION

CLIENT
DERLYN WISE
150 INDIANDALE ROAD
REINHOLDS PA 17569
PH: 717-222-6229

REVISION	DATE	DESCRIPTION

SITE ADDRESS:
617 PISGAH ROAD
SHERMANS DALE PA 17090

MUNICIPALITY:
SPRING TOWNSHIP

COUNTY
PERRY COUNTY

ROBERT J. RUTH
ENGINEER PE77125
SEAL

DRAWN BY: DHG CHECKED BY: RJR
DATE: 6-18-2025
DEED REF: 02023-06318
UPI: 240,163.00-063.000
SHEET 1 OF 19
C1 OF 1

EXISTING FEATURES LEGEND

— —	ADJOINER PROPERTY LINE
PL	PROPERTY LINE
ROW	RIGHT-OF-WAY
BSL	SETBACK LINE
— — —	EASEMENT LINE
▬ ▬ ▬	MUNICIPAL BOUNDARY
▬ ▬ ▬	ZONING BOUNDARY
━━━	SOIL BOUNDARY
CL	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 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

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
● C.O.	CLEANOUT
● ▲ ▪	STORM STRUCTURE
△	RIP RAP APRON
Ⓦ	WELL
• D.S.	DOWNSPOUT
Ⓢ	SEPTIC MANHOLE
	TREE
▨	TOPSOIL AMENDMENT / AVOID COMPACTION
▨	PERMANENT MATTING
+ + +	RIPARIAN FOREST BUFFER
▽▽▽	ASPHALT HATCH
▨	RIP-RAP LINING

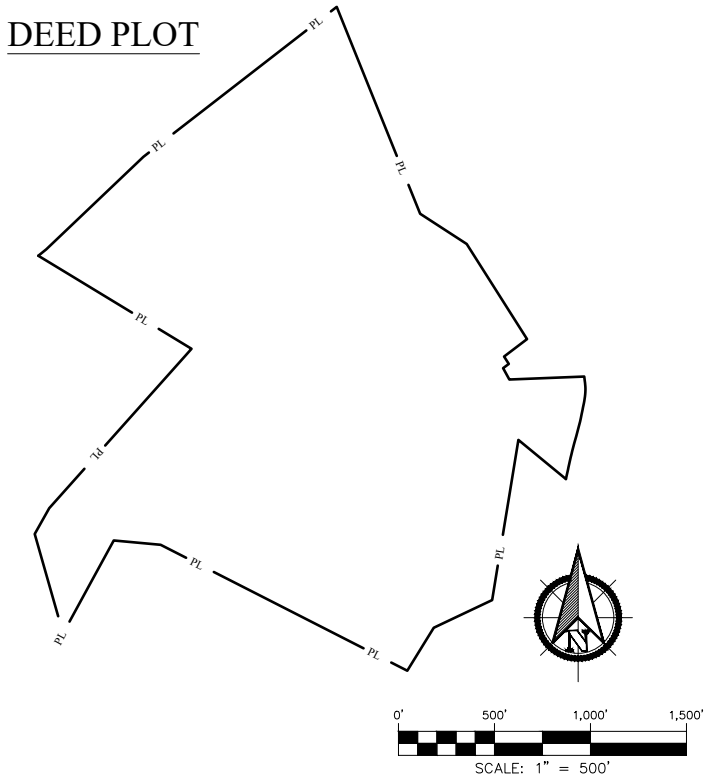
SOILS INFORMATION
(PER SOILS SURVEY OF PERRY COUNTY, PENNSYLVANIA

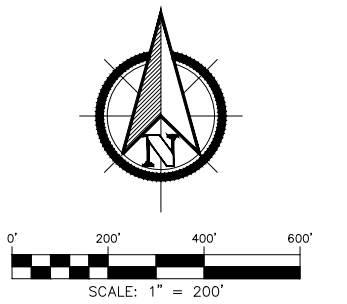
MAP SYMBOL	SOIL NAME	HYDROLOGIC GROUP	K FACTOR
BeB	BERKS CHANNERY SILT LOAM, 3 TO 8 PERCENT SLOPES LIMITATIONS: CUTBANKS CAVE, DROUGHTY, EASILY ERODIBLE, HYDRIC/ HYDRIC INCLUSIONS, SLOW PERCOLATION, PIPING, POOR SOURCE OF TOPSOIL	B	0.20
BeC	BERKS CHANNERY SILT LOAM, 8 TO 15 PERCENT SLOPES LIMITATIONS: CUTBANKS CAVE, DROUGHTY, EASILY ERODIBLE, HYDRIC/ HYDRIC INCLUSIONS, SLOW PERCOLATION, PIPING, POOR SOURCE OF TOPSOIL	B	0.17
BeD	BERKS CHANNERY SILT LOAM, 15 TO 25 PERCENT SLOPES LIMITATIONS: CUTBANKS CAVE, DROUGHTY, EASILY ERODIBLE, HYDRIC/ HYDRIC INCLUSIONS, SLOW PERCOLATION, PIPING, POOR SOURCE OF TOPSOIL	B	0.17
BrB	BRINKERTON SILT LOAM, 3 TO 8 PERCENT SLOPES LIMITATIONS: CUTBANKS CAVE, DROUGHTY, EASILY ERODIBLE, DEPTH TO SATURATED ZONE/ SEASONAL HIGH WATERTABLE, HYDRIC/ HYDRIC INCLUSIONS, LOW STRENGTH / LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, POOR SOURCE OF TOPSOIL, FROST ACTION, SHRINK - SWELL, WETNESS	D	0.43
HfB	HAZLETON CHANNERY SANDY LOAM, 0 TO 8 PERCENT SLOPES, RUBBLY LIMITATIONS: CUTBANKS CAVE, DROUGHTY, EASILY ERODIBLE, HYDRIC/ HYDRIC INCLUSIONS, LOW STRENGTH / LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, POOR SOURCE OF TOPSOIL, FROST ACTION	A	-
HfF	HAZLETON CHANNERY SANDY LOAM, 25 TO 60 PERCENT SLOPES, RUBBLY LIMITATIONS: CUTBANKS CAVE, DROUGHTY, EASILY ERODIBLE, HYDRIC/ HYDRIC INCLUSIONS, LOW STRENGTH / LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, POOR SOURCE OF TOPSOIL, FROST ACTION	A	-
WeD	WEIKERT VERY CHANNERY SILT LOAM, 15 TO 25 PERCENT SLOPES LIMITATIONS: CUTBANKS CAVE, DROUGHTY, HYDRIC/ HYDRIC INCLUSIONS, LOW STRENGTH / LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, POOR SOURCE OF TOPSOIL, FROST ACTION	D	0.10
WkF	WEIKERT AND KLINESVILLE VERY SHALY SILT LOAMS, 25 TO 75 PERCENT SLOPES LIMITATIONS: CUTBANKS CAVE, DROUGHTY, HYDRIC/ HYDRIC INCLUSIONS, LOW STRENGTH / LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, POOR SOURCE OF TOPSOIL, FROST ACTION	D	0.15

SOILS LIMITATIONS AND RESOLUTIONS

CUTBACK CAVE: SOIL CUT SLOPES SHALL BE GRADED AT A MINIMUM OF 3:1. ALL TRENCHING SHALL BE DONE PER OSHA GUIDELINES.
DROUGHTY: PERMANENT STABLIZATION SHALL BE COMPLETED DURING THE GROWING SEASON. CARE SHALL BE TAKEN TO ENSURE ADEQUATE MOISTURE IS AVAILABLE FOR SEED GERMINATION.
EASILY ERODIBLE: EROSION WILL BE MINIMIZED BY ESTABLISHMENT OF VEGETATION WITH A MINIMUM 6" OF TOPSOIL, PROPER COMPACTION OF SUBSOILS WHERE REQUIRED, AND THE INSTALLATION OF MATTING PER PLAN DETAILS AND SPECIFICATIONS. SOIL SLOPES SHALL BE GRADED AT A MINIMUM OF 3:1.
HYDRIC INCLUSIONS: THE SITE HAS BEEN INVESTIGATED AND NO DISTURBANCE WITH PROPOSED WITHIN ANY WETLANDS AREA. THE SITE IS LOCATED IN AN AREA THAT HAS BEEN CULTIVATED FOR THE LAST FIVE YEARS. SITE SPECIFIC TESTING WAS DONE ENSURE BMP'S WERE PROPERLY PLACED.
SLOW PERCOLATION: PERC TESTING WAS COMPLETED WITH A DOUBLE RING INFILTROMETER TO ENSURE ADEQUATE PERCOLATION WITHIN THE INFILTRATION BMP'S.
PIPING: PIPING WILL BE AVOIDED WITH PROPER COMPACTION AND ESTABLISHMENT OF VEGETATION.
POOR TOPSOIL: TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR LATER UTILIZATION OF PERMANENT STABLIZATION. THE TOPSOIL WILL BE AMENDED IN THE BMP AREAS.
DEPTH TO SATURATION: SITE SPECIFIC TESTING WAS DONE TO ENSURE INFILTRATION BMP'S MAINTAINED THE RECOMMEND SEPARATION DISTANCE.
LOW STRENGTH / LANDSLIDE PRONE: PROPER SITE COMPACTION AND PERMANENT SITE STABLIZATION PER PLAN DETAILS AND SPECIFICATIONS WILL MITIGATE THIS CONFLICT. SOIL SLOPES SHALL BE GRADED AT A MINIMUM OF 3:1.
FROST ACTION: COMMENCING/COMPLETING THE SITE WORK PRIOR TO INCLIMATE WEATHER MITIGATES THIS CONCERN. PROPER FOOTING DEPTH, DRAINAGE, AND COVER WILL AID IN THE REDUCTION OF THIS POTENTIAL.
SHRINK-SWELL: ESTABLISHMENT OF PERMANENT VEGETATION AND PROPER COMPACTION ALONG WITH PROPER INSTALLATION OF THE CONVEYANCE SYSTEM PER PLAN DETAILS AND SPECIFICATIONS WILL REDUCE THE POTENTIAL.
SINKHOLES: THE SITE WAS INVESTIGATED FOR SINKHOLE POTENTIAL. THE RECOMMENDED DEP LOADING RATIOS ARE MAINTAINED TO MITIGATE THIS POTENTIAL.
FLOODING / PONDING / WETNESS: THE SITE IS GRADED FOR PROPER DRAINAGE. SITE SPECIFIC TESTING WAS DONE IN THE AREAS OF THE BMP'S TO AVOID NEGATIVE IMPACTS.

DEED PLOT





NYE CONSULTING SERVICES INC.
330 W PA-897
REINHOLDS, PA 17569
P: 717-380-6745

PCSM PLAN: EXISTING RESOURCE MAP

DERLYN WISE AG OPERATION

CLIENT
DERLYN WISE

150 INDIANDALE ROAD
REINHOLDS PA 17569
PH: 717-222-6229

REVISION	DATE	DESCRIPTION

SITE ADDRESS:
617 PISGAH ROAD
SHERMANS DALE PA 17090

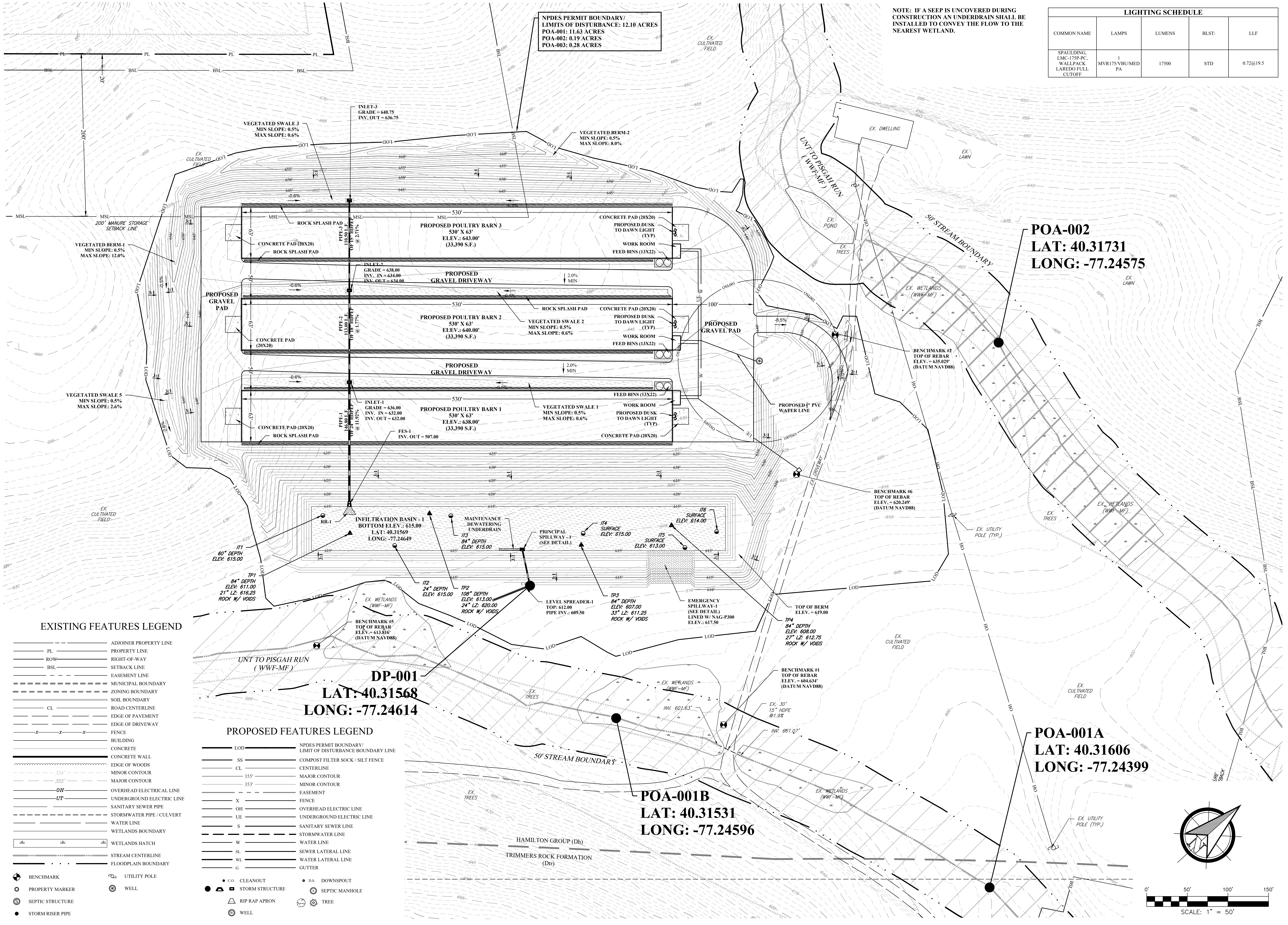
MUNICIPALITY:
SPRING TOWNSHIP

COUNTY
PERRY COUNTY

ROBERT J. RUTH
PE77125
SEAL

DRAWN BY: DHG CHECKED BY: RJR
DATE: 6-18-2025
DEED REF: 02023-06318
UPI: 240,163.00-063.000
SHEET 3 OF 19

P2 OF 9



NOTE: IF A SEEP IS UNCOVERED DURING CONSTRUCTION AN UNDERDRAIN SHALL BE INSTALLED TO CONVEY THE FLOW TO THE NEAREST WETLAND.

LIGHTING SCHEDULE

COMMON NAME	LAMPS	LUMENS	BLST:	LLF
SPAULDING, LMC-175P-PC, WALLPACK LAREDO FULL CUTOFF	1 MVR175/VBU/MED PA	17500	STD	0.72@19.5

EXISTING FEATURES LEGEND

	ADJOINER PROPERTY LINE
PL	PROPERTY LINE
ROW	RIGHT-OF-WAY
BSL	SETBACK LINE
	EASEMENT LINE
	MUNICIPAL BOUNDARY
	ZONING BOUNDARY
	SOIL BOUNDARY
CL	ROAD CENTERLINE
	EDGE OF PAVEMENT
	EDGE OF DRIVEWAY
x	FENCE
	BUILDING
	CONCRETE
	CONCRETE WALL
	EDGE OF WOODS
354'	MINOR CONTOUR
355'	MAJOR CONTOUR
OH	OVERHEAD ELECTRICAL LINE
UT	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

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

● C.O. CLEANOUT
● D.S. DOWNSPOUT
STORM STRUCTURE
Ⓢ SEPTIC MANHOLE
RIP RAP APRON
TREE
Ⓦ WELL

NYE CONSULTING SERVICES INC.
330 W PA-897 REINHOLDS, PA 17569
P: 717-380-6745

PCSM: CONTROL
GRADING PLAN-AGRICULTURAL

DERLYN WISE AG OPERATION

CLIENT
DERLYN WISE
150 INDIANDALE ROAD
REINHOLDS PA 17569
PH: 717-222-6229

REVISION	DATE	DESCRIPTION

SITE ADDRESS:
617 PISGAH ROAD
SHERMANS DALE PA 17090
MUNICIPALITY: SPRING TOWNSHIP
COUNTY PERRY COUNTY

ROBERT J. RUTH
PE077125
SEAL

DRAWN BY: DHG CHECKED BY: RJR
DATE: 6-18-2025
DEED REF: 02023-06318
UPI: 240,163.00-063.000
SHEET 4 OF 19

P3 OF 9

EXISTING FEATURES LEGEND

	ADJOINER PROPERTY LINE
PL	PROPERTY LINE
ROW	RIGHT-OF-WAY
BSL	SETBACK LINE
	EASEMENT LINE
	MUNICIPAL BOUNDARY
	ZONING BOUNDARY
	SOIL BOUNDARY
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	STREAM CENTERLINE
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BENCHMARK
PROPERTY MARKER
(S) SEPTIC STRUCTURE
● STORM RISER PIPE
UTILITY POLE
(W) WELL

PROPOSED FEATURES LEGEND

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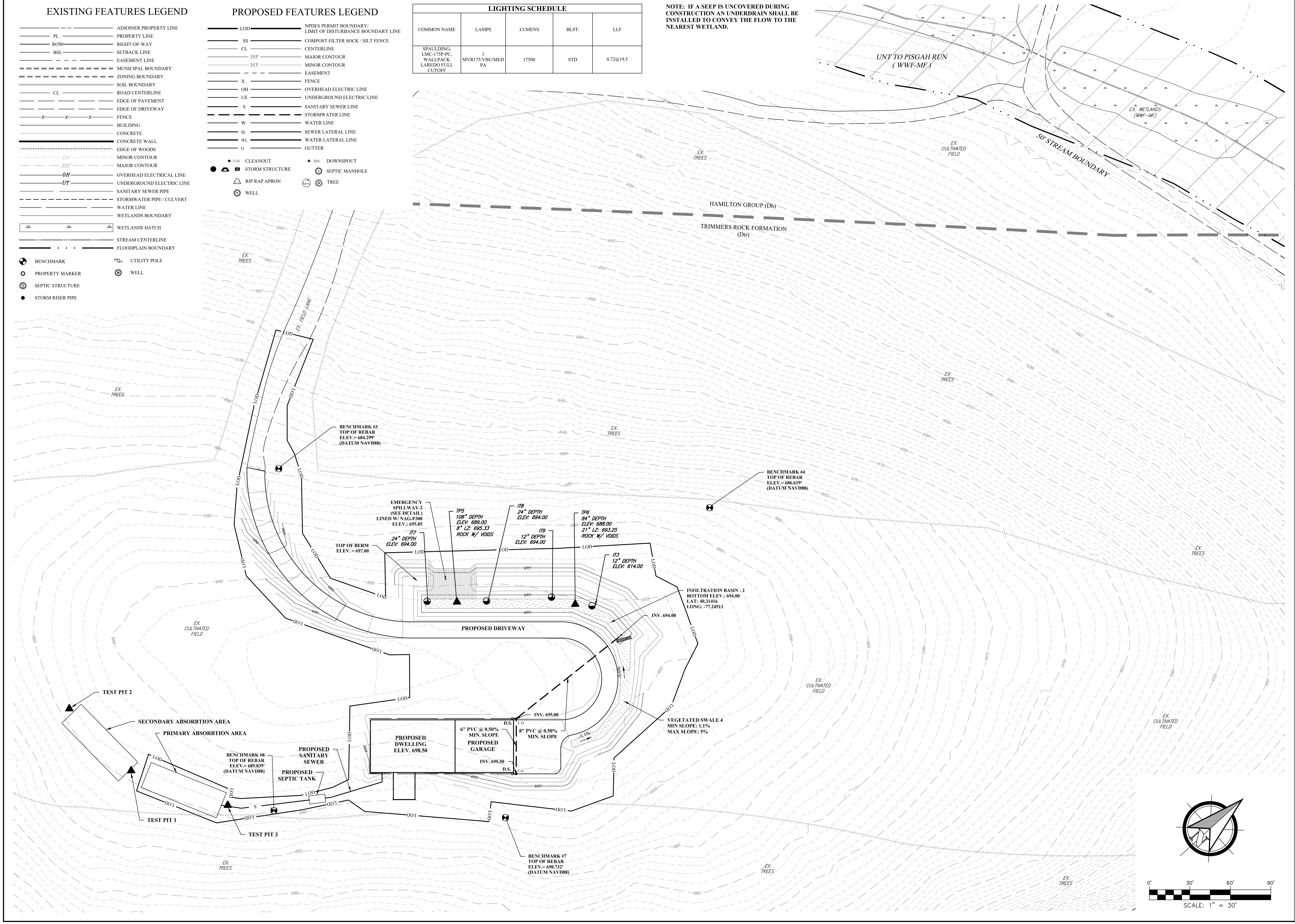
● C.O. CLEANOUT
○ D.S. DOWNSPOUT
STORM STRUCTURE
(S) SEPTIC MANHOLE
RIP RAP APRON
TREE
(W) WELL

LIGHTING SCHEDULE

COMMON NAME	LAMPS	LUMENS	BLST:	LLF
SPAULDING, LMC-175P-PC, WALLPACK LAREDO FULL CUTOFF	1 MVR175/VBU/MED PA	17500	STD	0.72@19.5

NOTE: IF A SEEP IS UNCOVERED DURING CONSTRUCTION AN UNDERDRAIN SHALL BE INSTALLED TO CONVEY THE FLOW TO THE NEAREST WETLAND.



NYE CONSULTING SERVICES INC.
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PCSM: CONTROL
GRADING PLAN-RESIDENTIAL

DERLYN WISE AG OPERATION

CLIENT
DERLYN WISE
150 INDIANDALE ROAD
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REVISION	DATE	DESCRIPTION

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SHERMANS DALE PA 17090

MUNICIPALITY:
SPRING TOWNSHIP

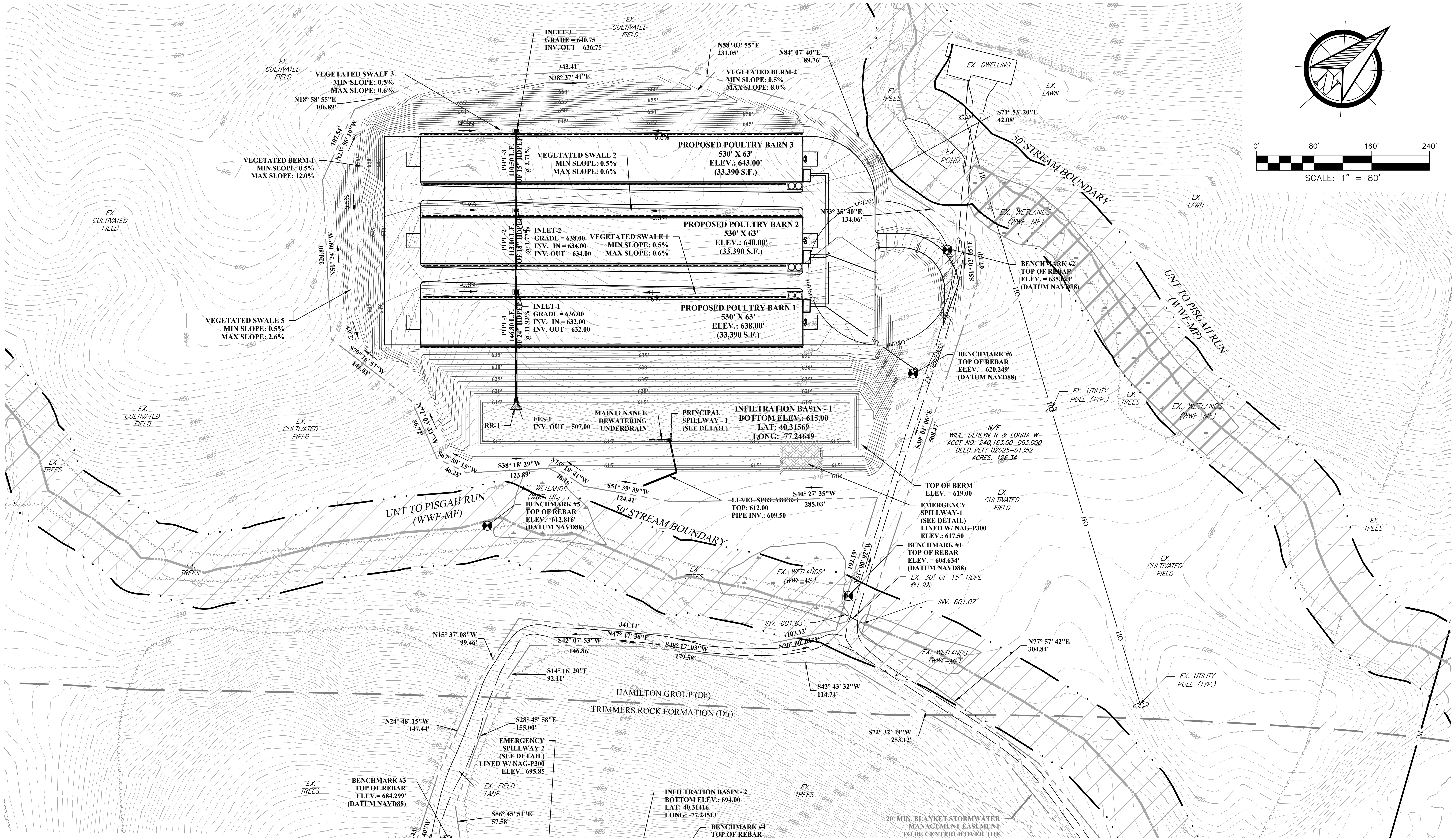
COUNTY
PERRY COUNTY

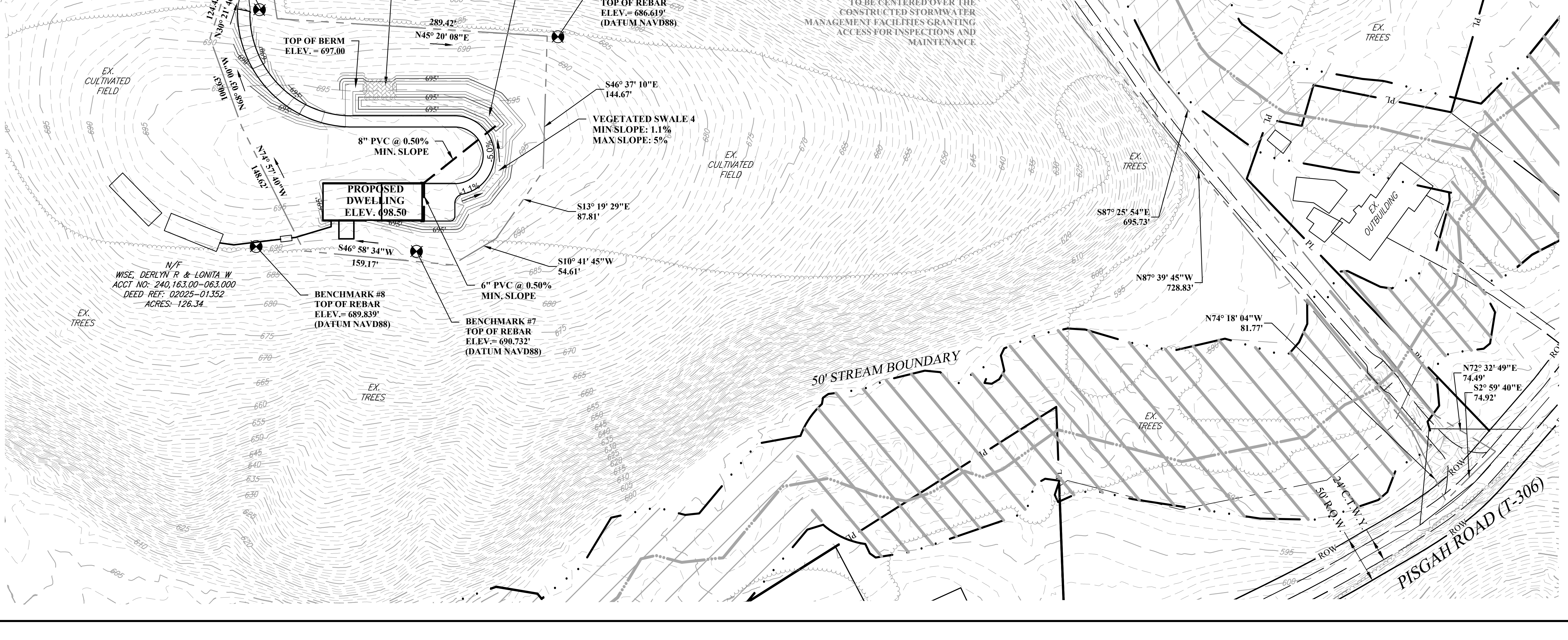
ROBERT J. RUTH
PE77125
SEAL

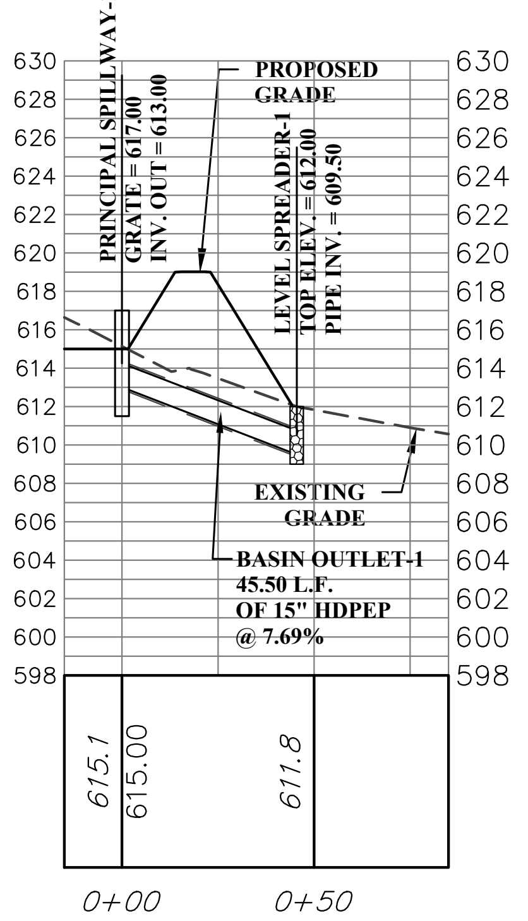
DRAWN BY: DHG CHECKED BY: RJR
DATE: 6-18-2025
DEED REF: 02023-06318
UPI: 240,163.00-063.000
SHEET 5 OF 19
P4 OF 9

STORMWATER MANAGEMENT EASEMENT NOTE:

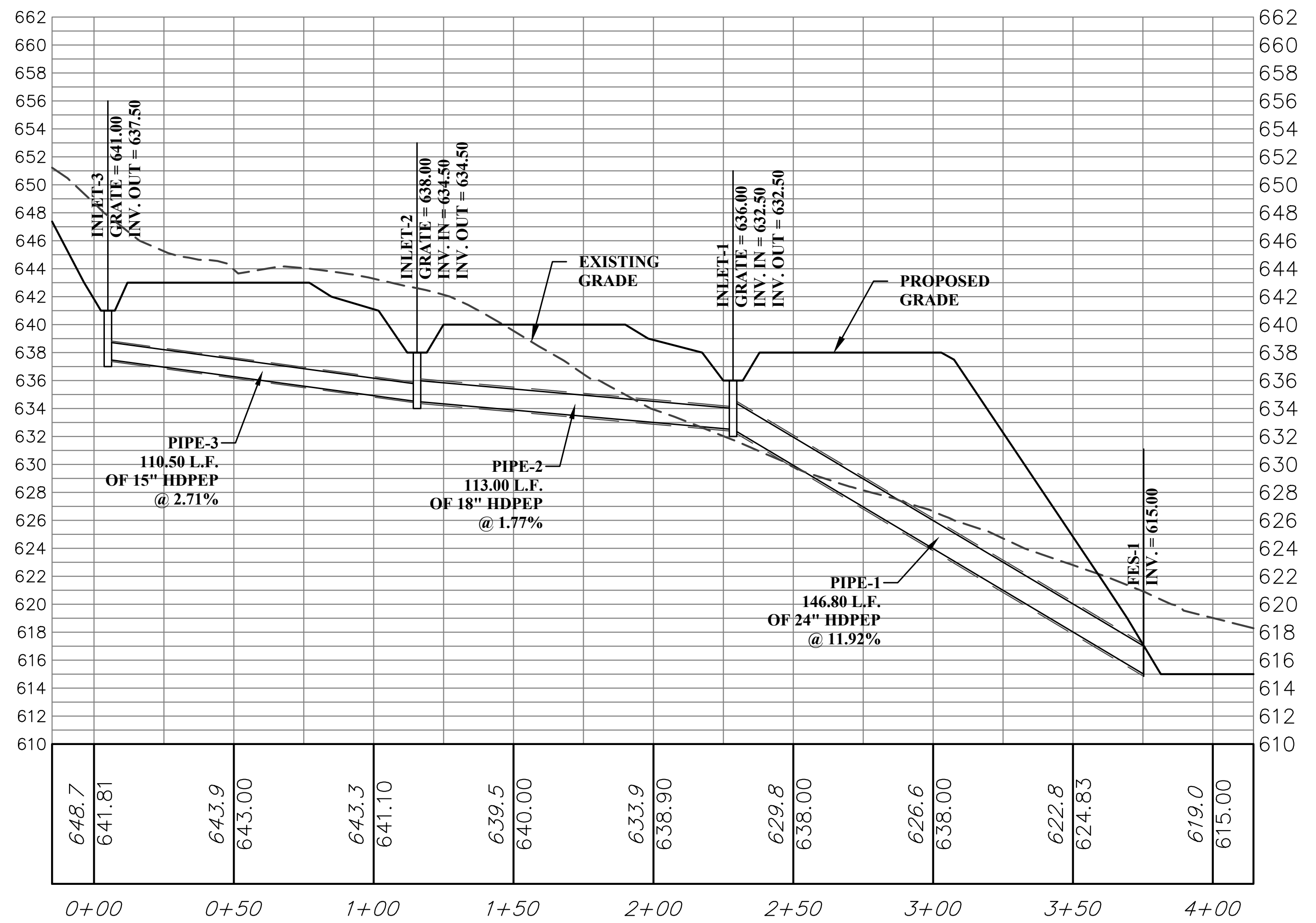
1. THE STORMWATER MANAGEMENT EASEMENT IS TO BE RECORDED AS A COVENANT OF THE DEED. IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN ALL STORMWATER MANAGEMENT FACILITIES SHOWN AND CONSTRUCTED ON THEIR PROPERTY IN CONFORMANCE WITH THE DESIGN CONDITION. THE STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN CONFORMANCE WITH THE OPERATIONS AND MAINTENANCE NOTES ON SHEET P1 OF 8 OF PCSM PLAN SET AND RECORDED AT THE PERRY COUNTY COURTHOUSE.
2. DRAINAGE EASEMENTS SHALL BE PROVIDED WHERE THE CONVEYANCE, TREATMENT, OR STORAGE OF STORMWATER, EITHER EXISTING OR PROPOSED, IS IDENTIFIED ON THE SWM SITE PLAN. DRAINAGE EASEMENTS SHALL BE PROVIDED TO CONTAIN AND CONVEY THE ONE-HUNDRED-YEAR FREQUENCY FLOOD.
3. THE EASEMENT COVERS ALL OF THE PROPOSED UTILITIES CONTAINED WITHIN.
4. SWM FACILITIES NOT LOCATED WITHIN A PUBLIC RIGHT-OF-WAY SHALL BE CONTAINED IN AND CENTERED WITHIN A MINIMUM TWENTY-FOOT WIDE STORMWATER MANAGEMENT EASEMENT.
5. 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.
6. THE TOWNSHIP HAS ACCESS TO THIS EASEMENT.







PRINCIPAL SPILLWAY-1
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'



INLET-3 TO FES-1
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'

NCS
NYE CONSULTING SERVICES INC.
330 W PA-897
REINHOLDS, PA 17569
P: 717-380-6745

PCSM PLAN:
PROFILES & EASEMENT

DERLYN WISE AG OPERATION

CLIENT
DERLYN WISE
150 INDIANDALE ROAD
REINHOLDS PA 17569
PH: 717-222-6229

REVISION	DATE	DESCRIPTION

SITE ADDRESS:
617 PISGAH ROAD
SHERMANS DALE PA 17090

MUNICIPALITY:
SPRING TOWNSHIP

COUNTY
PERRY COUNTY

ROBERT J. RUTH

SEAL
DRAWN BY: DHG CHECKED BY: RJR
DATE: 6-18-2025
DEED REF: 02023-06318
UPI: 240,163.00-063.000
SHEET 8 OF 19
P7 OF 9