

No: 25-066

☐ appears to comply with applicable regulations.

☐ appears to generally comply with applicable regulations; revisions may be required as indicated. Plat

☒ appears to need substantial revision, as indicated.

- 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 is to be verified by the 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.

NOTE: The reviewer has considered this plan a Preliminary and Final Plan as submitted.

1. The date that the original drawing was made is required to be displayed. (S&LDO §304.1.A.2)
2. A space for the Recorder of Deeds Certificate is required to be shown on the plan with a space for the stamp. (S&LDO § 304.A.1.a.9 per § 304.B.1)
3. A space for approval of the plans by the Township Engineer is required. (S&LDO § 304.A.1.a.10 per § 304.2.B.1)
4. A space for approval of the Township Sewage Enforcement Officer is required. (S&LDO § 304.A.1.a.11 per § 304.B.1)
5. A listing of existing and proposed subdivisions within 1,000 feet of this subdivision or land development is required to be displayed. (S&LDO § 304.A.1.a.15 per § 304.B.1)
6. An overall subdivision plan sheet showing the entire subdivision plat and surrounding properties is required with a primary control point. (S&LDO § 304.A.1.b.1 per § 304.B.1)
7. Buildings, dwellings, and other structures abutting the lot are required to be shown. (S&LDO § 304.A.1.b.2 per § 304.B.1) Aerial imagery indicates that there are multiple structures on the lot owned by Vernon and Verna Stoltzfus, Michael and Laura Folizzi, and Joan Trostle that are not displayed.
8. Location of existing streets, rights-of-way, and easements is required to be shown (S&LDO § 304.A.1.b.2 per § 304.2.B.1). GIS aerial imagery, and the proposed plat indicate that the existing access road to the existing dwelling is partially located on the property of Michael and Laura Forlizzi. Is there an existing easement or right-of-way? If so, it is required to be displayed.
9. Record name, date, and number of adjoining recorded subdivision plants are required to be displayed. (S&LDO § 304.A.1.c.1 per § 304.B.1)

10. Water courses, bodies of water are required to be displayed. (S&LDO § 304.A.1.b.2 per § 304.2.B.1) A GIS-generated layer from the National Wetlands Inventory indicates a riverine area that is adjacent to the entirety of Bixler Run that is not displayed. Additionally, there is a small, minor stream located in the northwest section of the property that is not displayed.
11. Easements for utilities are required to be displayed. (S&LDO § 304.A.1.b.2 per § 304.2.B.1)
12. The location and identification of all existing permanent survey monuments and the location are required to be displayed. (S&LDO § 304.A.1.b.7 per § 304.B.1)
13. Building setback lines on all lots are required to be displayed. (S&LDO § 304.A.1.b.11 per § 304.B.1)

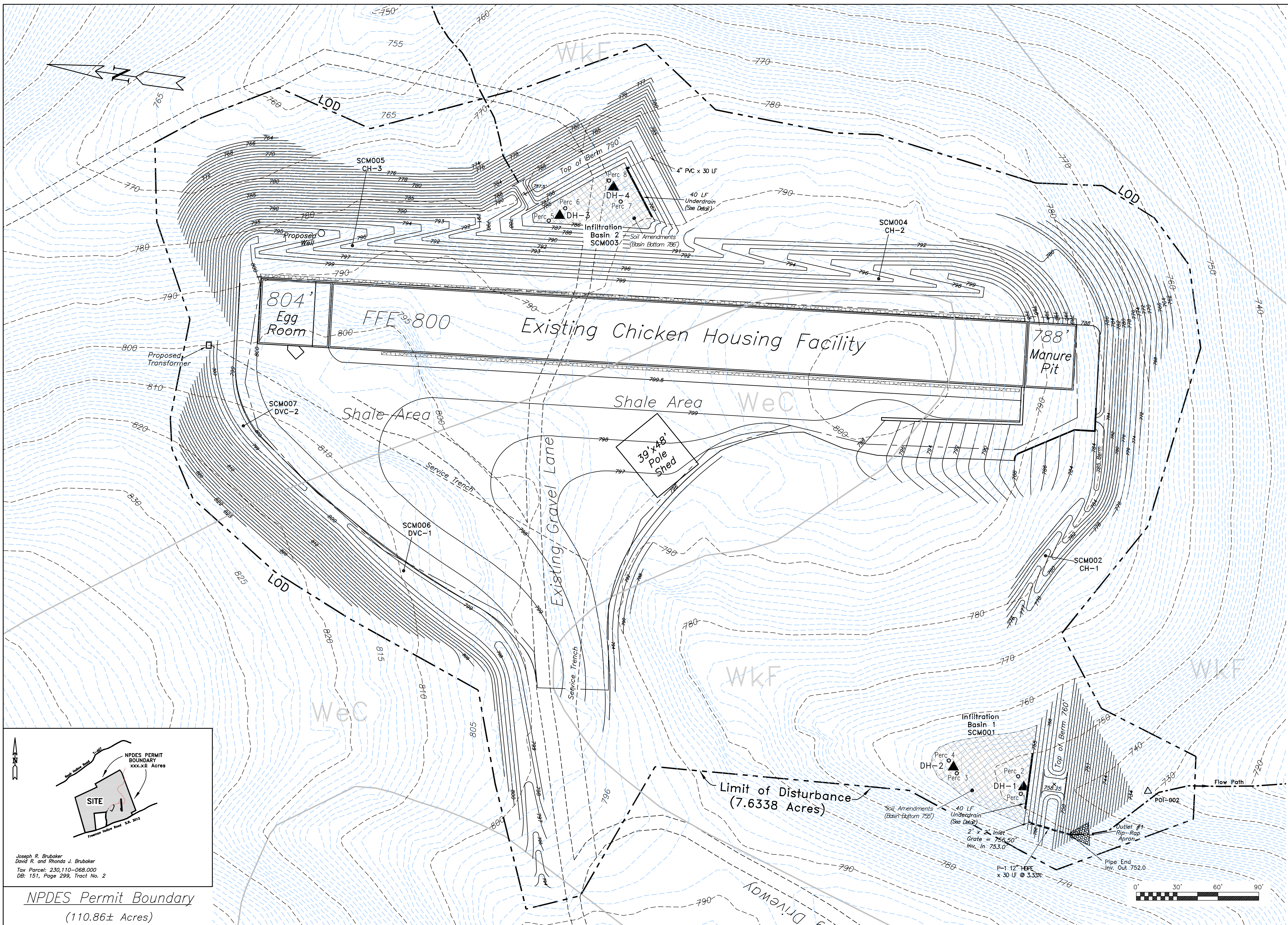
1. The final erosion and sedimentation control plan is required to be approved by the Perry County Conservation District. (S&LDO § 304.A.1.e per § 304.B.1)
2. An approved sewage facilities plan revision module, or appropriate documentation, is required to be provided from the Pennsylvania Department of Environmental Protection. (S&LDO § 304.A.2.b per § 304.B.1)
3. A copy of the PennDOT Highway Occupancy Permit for the existing access onto SR 3012 (Freeman Hollow Road) is required to be provided. (S&LDO § 304.A.2.c.per § 304.B.1)

1. Monuments and markers are required to be set in accordance with S&LDO § 501.
2. The stormwater management requirements will need to be followed as described in S&LDO § 503.
3. All streets and driveways are required to meet the requirements of S&LDO § 401. The displayed existing driveway measures approximately 10 feet. Is the plan displaying the right-of-way or cartway?
4. Easements shall be provided for drainage facilities, storm water control facilities, overhead and underground public utility facilities with a minimum width of 20' (feet). (S&LDO §403.A)

1. With the amount of land disturbance, a NPDES permit will be required for this land development.
2. The existing gravel lane extends well past the proposed chicken housing facility. Where does the gravel lane terminate and is it used by any other landowners for access?
3. The plan displays a gravel lane going through the proposed chicken housing facility and through the proposed infiltration basin #2. Will the gravel lane be removed from extending onto adjoining lands without any rights-of-way reservations or road improvements if needed? If so, any applicable scenario should be noted and explained by the plan.
4. It is noted that the proposed location of the chicken house and area of disturbance appears to be on Hydric soils (WeC).
5. A significant portion of the existing property contains slopes that are 15-25% or greater than 25%. It would be helpful to display slopes on the plan for appropriately situating the location of the proposed chicken house and shale driveway area.
6. The tax parcel listed in the Source of Title area should be corrected to read 230,110.00-068.000
7. The existing driveway appears to be shared access with the lot owned by Michael and Laura Forlizzi. Is there a maintenance agreement for the bridge and access road? If so, this should be provided to the Township.
8. Emergency service providers should be allowed to review this plan for access purposes and concerns.

Plan No. 25-066

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/subdivisions 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 sewer 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		



NPDES Permit Boundary
(110.86± Acres)

Curfman & Zullinger
Surveying Inc.

Surveying *↖* *Subdivision* *↖* *Stake out*
556 Lincoln Way East
Chambersburg, PA 17201
Phone (717-261-0749)
Fax (717-261-1705)

No.	Date	Revision

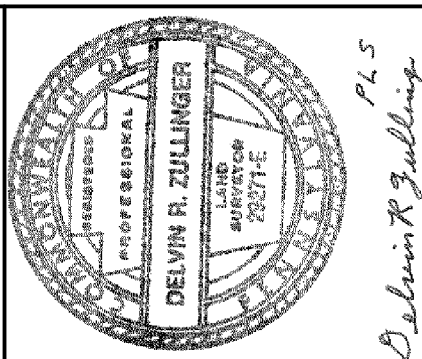
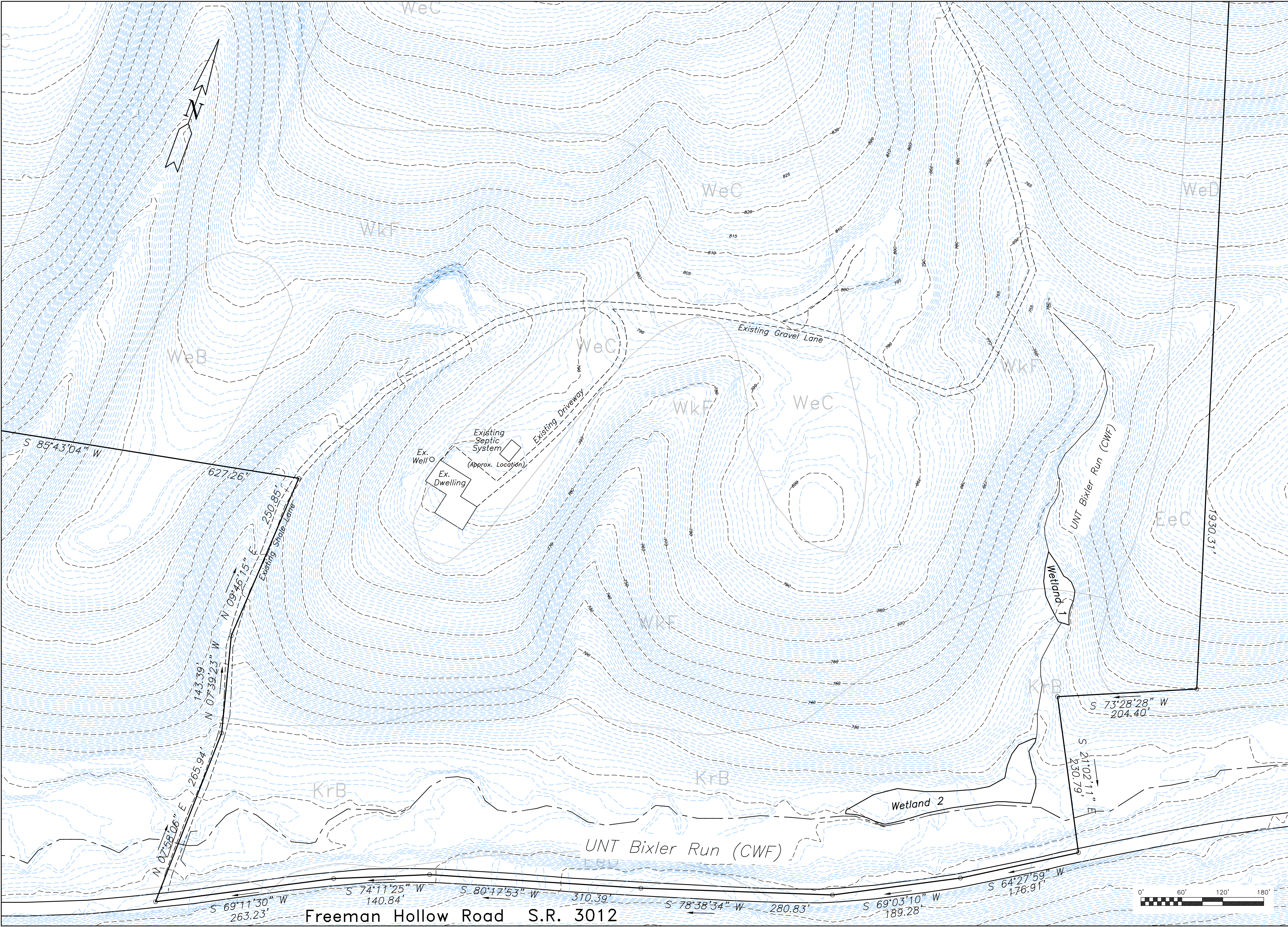
Sheet 1 of 3 Sheets

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

SITUATE IN
SAVILLE TOWNSHIP
PERRY COUNTY, PENNSYLVANIA

JOSEPH R. BRUBAKER
&
DAVID R. BRUBAKER
and
RHONDA J. BRUBAKER
(OWNERS)
Bud, 1990

211 Red Bud Lane
Lotsville, PA 17047



Delvin R. Zullinger
P.L.S.

Curfman & Zullinger
Surveying Inc.
Surveying & Subdivision & Stake out
556 Lincoln Way East
Chambersburg, PA 17201
Phone (717-261-0749)
Fax (717-261-1705)

Scale	As Shown	Date	Drawn	Computed	Checked	File No.
		05/12/25	DRZ	DRZ	DRZ	3293-2

By	Revision

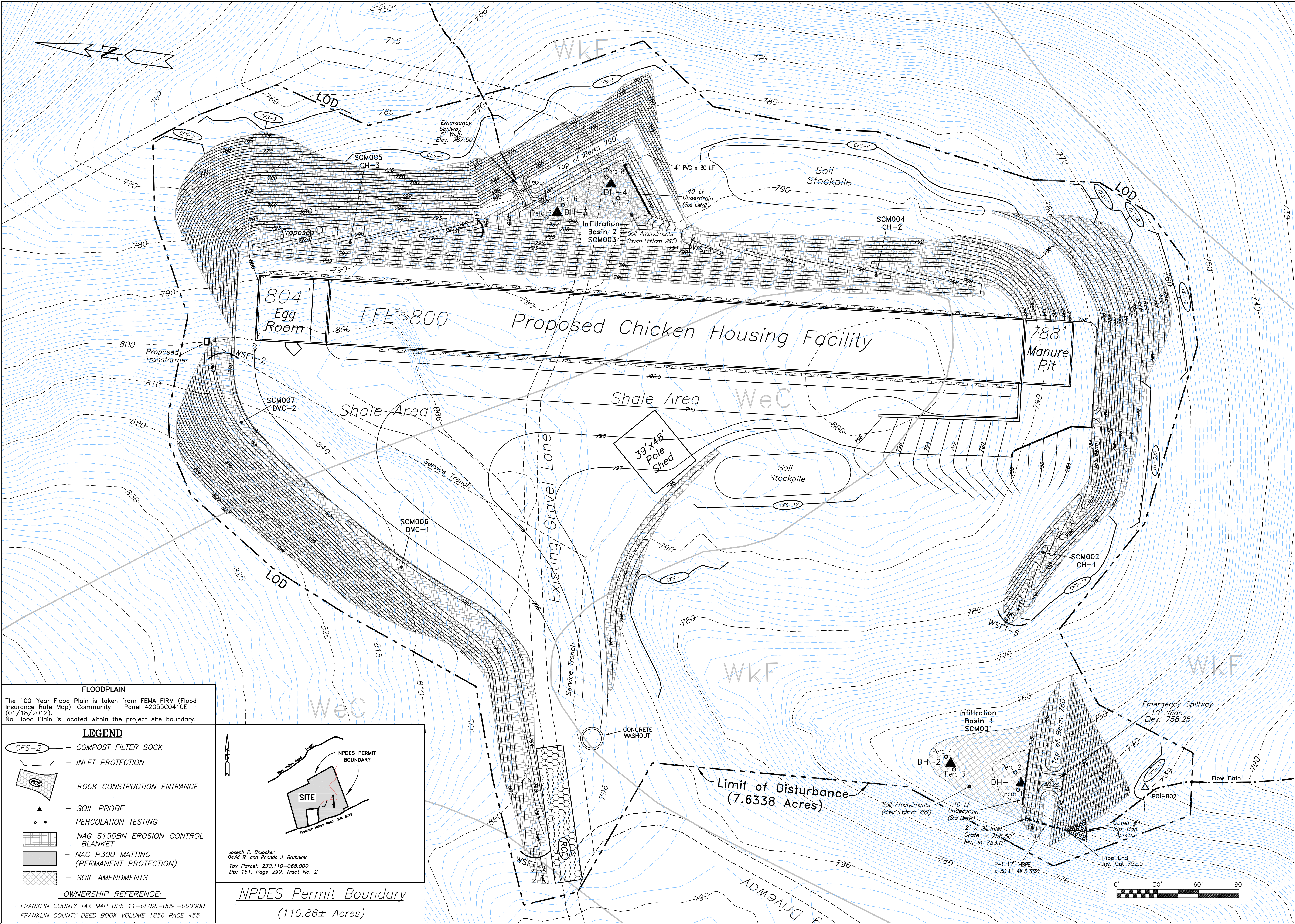
No.	Date

Sheet 2 of 6 Sheets

PRELIMINARY / FINAL
SITE PLAN
(EXISTING CONDITIONS)
STATE IN
SAVILLE TOWNSHIP
PERRY COUNTY, PENNSYLVANIA

JOSEPH R. BRUBAKER
&
DAVID R. BRUBAKER
and
RHONDA J. BRUBAKER
(OWNERS)
211 Free Bud Lane
Chambersburg, PA 17201
717-261-2469

211 Free Bud Lane
Chambersburg, PA 17201
717-261-2469



FLOODPLAIN
The 100-Year Flood Plain is taken from FEMA FIRM (Flood Insurance Rate Map), Community - Panel 42055C0410E (01/18/2012).
No Flood Plain is located within the project site boundary.

LEGEND

- CFS-2 - COMPOST FILTER SOCK
- INLET PROTECTION
- RCE - ROCK CONSTRUCTION ENTRANCE
- ▲ - SOIL PROBE
- - PERCOLATION TESTING
- NAG S150BN EROSION CONTROL BLANKET
- NAG P300 MATTING (PERMANENT PROTECTION)
- SOIL AMENDMENTS

OWNERSHIP REFERENCE:
FRANKLIN COUNTY TAX MAP UPI: 11-0E09--009--000000
FRANKLIN COUNTY DEED BOOK VOLUME 1856 PAGE 455

NPDES Permit Boundary
(110.86± Acres)

Joseph R. Brubaker
David R. and Rhonda J. Brubaker
Tax Parcel: 230,110-068,000
DB: 151, Page 299, Tract No. 2

Curfman & Zullinger
Surveying Inc.
Surveying & Subdivision & Stake out
556 Lincoln Way East
Chambersburg, PA 17201
Phone (717-261-0749)
Fax (717-261-1705)

Scale	As Shown	Date	Drawn	Computed	Checked	File No.	By	Revision	Date	No.
		05/12/25	DRZ	DRZ	DRZ					

Sheet 4 of 6 Sheets

PRELIMINARY / FINAL
GRADING / E & S PLAN

SITING IN
SAVILLE TOWNSHIP
PERRY COUNTY, PENNSYLVANIA

JOSEPH R. BRUBAKER
&
DAVID R. BRUBAKER
and
RHONDA J. BRUBAKER
(OWNERS)

211 Red Bud Lane
Perry, PA 16801
717-437-2469