Perry County Subdivision/Land Development Review Rep	iew Report
--	------------

Municipality	Sav	ille Township			Surveyor	Delvin Zulling		Engi	neer	Not provi	ded
Plat Title	Jose	eph R. Brubaker	Poultry Farm								
Zoning District	N	o Zoning				Propos	ed Land Use	Silvicult building	-	poultry	
Plat Status:		Preliminary	Plat Type:		Subdivision	_	Regulations:			County	
-		Final		X	Land Develo	pment			X	Municipal	
-	X	P/F			Combined					Zoning	
-		Minor							X	S&LD	
# of New Lots	0	# of New Dwe	lling Units	0	Acreage Subdi Developed	vided/	7.60		Total Acreas	ge	110 +/-
Date Received		08/25/25	Staff Rev	iew	09/08/202	5	Official Cour	ity Reviev	v	09/15/25	5
Plar appears to g	gener	ly with applicable ally comply with tantial revision, a	applicable reg		s; revisions may	be requ	ired as indicated	d. Plat			

- 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.

Review comments with cited ordinance provisions are based on municipal regulations on file with the County Planning Commission.

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

Plan associated comments

- 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, this 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.b.4 per § 304.B.1)

25-066

- 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)

Items required to accompany the plan

- 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)

Improvements and construction requirements

- 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)

General Comments

- 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.

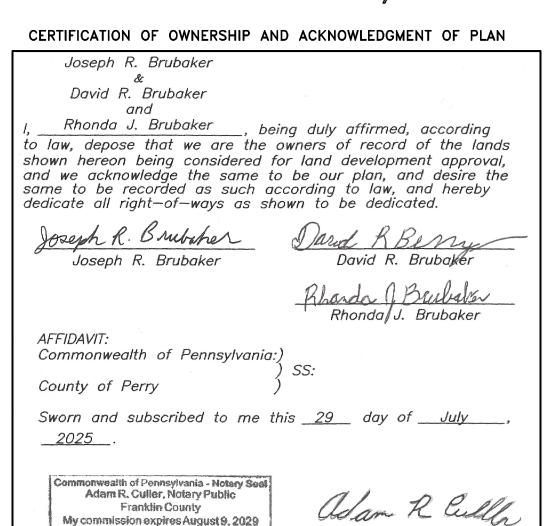
Plan No. <u>25-066</u>

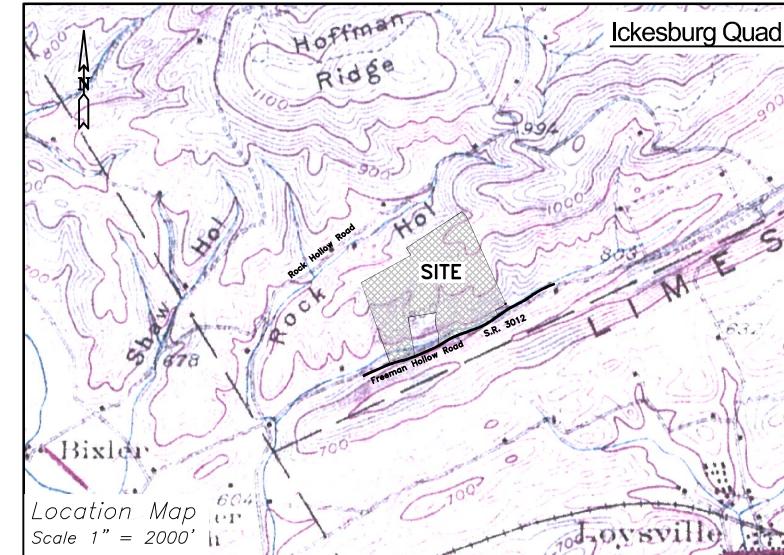
Plat Specifications		Yes	No	N/A
1. Name of proposed subdivision/land	l development shown	X		
2. Owner/developer name, address &		X		
3. Municipality name shown	1	X		
4. Tax parcel number/Deed reference	shown	X		
5. North point shown		X		
6. Map scale shown (written/graphic)		X		
7. Date of plan preparation shown		X		
8. Certification of surveyor/engineers	shown	X		
9. Location map shown	SHOWII	X		
1	tances, area, primary control point) shown	A	X	
11. Names of adjacent landowners/su			X	
12. Lot numbers shown	odivisions shown		X	
13. Lot dimensions shown		X	Λ	
		Λ	X	
14. Lot areas shown	1	V	Λ	
15. Permanent monuments and market	ers snown	X	37	
16. Building setbacks shown	xx7 .d = 1		X	
17. Existing natural features shown -	Wetlands		X	77
	Floodplains			X
	Woodlands, streams, etc.		X	
18. Contours at required interval show	vn	X		
19. Easements shown and identified			X	
20. Existing man-made features show	_ ,,	X		
	Storm drainage facilities	X		
	Sewer mains/On-lot sewer system	X		
	Water mains/Well	X		
21. Proposed man-made features show		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 si	hown	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 contro	-	X		
31. Statement of ownership, signature	-	X		
32. Dedicatory statement shown		X		
33. Approval blocks shown		X		
34. PennDOT Highway Occupancy P	ermit statement shown		X	
35. Consistency with Future Land Us		X	-1	
55. Consistency with I uture Land Os	Municipal plans	X		
	iviunicipai pians	Λ		

LAND DEVELOPMENT PLAN

Joseph R. Brubaker Poultry Farm Saville Township

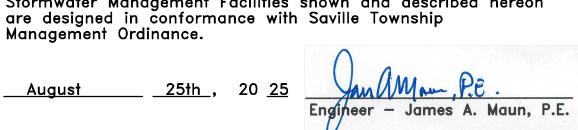
Perry County, Pennsylvania

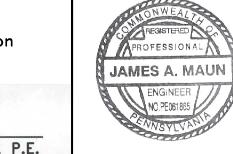




LANDOWNER STORMWATER MANAGEMENT ACKNOWLEDGMENT I hereby acknowledge the stormwater management system to be a permanent fixture that can be altered or removed only after approval of a revised plan by the municipality. osesh R. Brubaher <u>July</u> <u>29th</u>, 20<u>25</u>

ENGINEER STORMWATER CERTIFICATION hereby certify that, to the best of my knowledge, the Stormwater Management Facilities shown and described hereon





Joseph R. Brubaker

CERTIFICATION OF ACCURACY I hereby certify that, to the best of my knowledge, the topography shown on the plan was prepared under my direction and for which I accept full responsibility. Delrein R Zulling Surveyor

Perry County Planning Commission

<u>July</u> <u>22</u>, 20<u>25</u>

Management Ordinance.

Commission number 1403663

SAVILLE TOWNSHIP BOARD OF SUPERVISORS

SALVILLE TOWNSHIP PLANNING COMMISSION

Agricultural Nuisance Disclaimer

The lands depicted on this plan may be located adjacent to or be involved in a normal agricultural operation as defined by Pennsylvania Act 133 of . 1982, as amended, "The Right to Farm" Law. It you purchase land that is depicted on this plan and said lands are located or involved as described above, you may be prohibited from filing a nuisance action against the operators of a normal agricultural operation. In addition, you 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, dust, odor, the operation of machinery of any kind including aircraft, the storage and disposal of manure, and the application of fertilizers, soil amendments, herbicides and pesticides.

Operator:

Employees/Operator:

Operational Traffic:

Customer traffic:

OWN	ERS
Joseph R. David R. and Rho	Brubaker onda J. Brubaker
ADDF	RESS
MAILING ADDRESS 211 Red Bud Lane Loysville, PA 17047 717—497—2489	<u>SITE ADDRESS</u> 211 Red Bud Lane Loysville, PA 17047

SOURCE OF TITLE Deed Book: 201302649 Tax Parcel: 230,110-068.000

A property boundary survey has not been performed. The property boundary has been shown per Deed Book 201302649.

UTILITIES

PPL Newport Service Center 83 Red Hill Road, Newport, PA 17074 Ph: 1-800-342-5775

RBC — Rural Broadband Cooperative 9956 Mill Creek Hollow Road Mill Creek, PA 17060 Ph: 814-644-7754

SITE	DATA				
Tax Map #:	Parcel: 230,110-068.000				
Zoning:					
Existing use:	Silvicultural				
Proposed use:	Silicultural and Poultry Production				
Number of Lots:	1				
Gross Lot Area (per Deed):	110± Acres				
Proposed Building Height:	22' Maximum				
Proposed Water Supply:	Private Wells				
Existing Building Coverage:	0.09 %				
Existing Impervious Coverage:	0.25 %				
Proposed Building Coverage:	0.74 %				
Proposed Impervious Coverage:	2.25 %				
Minimum Front Yard:	40' from R/W Arterial Street 30' from R/W Collector Street 25' from R/W Minor Street				
Minimum Side Yard:	15'				
Minimum Rear Yard:	25'				
PROPOSED E	BUILDING AREA				
48' X 512' Poultry Building	24,576 Square Feet				
48' X 52' Service Room	2496 Square Feet				
48' X 36' Manure Pit	1728 Square Feet				
48' X 39' Pole Shed	1872 Square Feet				
Total Proposed Building Area	30,672 Square Feet				
POULTRY OP	ERATION DATA				

This Operation will be operated

Daily Average = 1 Truck per Day

by the Owner.

DRIVEWAY PERMIT (not required)

Existing driveway onto Freeman Hollow Road (S.R. 3012)

E&S CONTROL CONTROL/NPDES STORMWATER PERMIT

This project will submit an E&S Control and NPDES Stormwater Permit application for review and approval by the Perry County Conservation District.

00110			NFORM			
SOILS		SLOPE (%)	SOIL TYPE	HYDRIC	LIMITATIONS	
					DEPTH TO HARD BEDROCK	
					DEPTH TO SOFT BEDROCK	
					PONDING	
					DEPTH TO SATURATED ZONE	
					SHRINK-SWELL	
		3 TO 8	D		DEPTH TO CEMENTED PAN	
					DEPTH TO THICK CEMENTED PAN	
					DEPTH TO THIN CEMENTED PAN	
					DUSTY	
WEIKERT VERY CHANNERY SILT					LOW EXCHANGE CAPACITY	
LOAM	WEB			NO	DROUGHTY	
					GRAVEL CONTENT	
					LARGE STONES CONTENT	
					PIPING	
					LOW STRENGTH	
					FROST ACTION	
					UNSTABLE EXCAVATION WALLS	
					THIN LAYER	
					SEEPAGE	
					DEPTH TO BEDROCK	
					DEPTH TO HARD BEDROCK	
					SLOPE	
			D		DROUGHTY	
					UNSTABLE EXCAVATION WALLS	
					THIN LAYER	
					SEEPAGE	
					FROST ACTION	
	SILT WEC				GRAVEL CONTENT	
		8 TO 15			PONDING	
WEIKERT VERY CHANNERY SILT						
LOAM				NO	DEPTH TO SATURATED ZONE	
					SHRINK-SWELL	
					LOW EXCHANGE CAPACITY	
					DEPTH TO CEMENTED PAN	
					DEPTH TO THICK CEMENTED PAN	
					DEPTH TO THIN CEMENTED PAN	
					DUSTY	
					LOW STRENGTH	
					PIPING	
					DEPTH TO BEDROCK	
					DEPTH TO HARD BEDROCK	
					SLOPE	
			D		DEPTH TO SATURATED ZONE	
					DEPTH TO SOFT BEDROCK	
					SHRINK-SWELL	
					DROUGHTY	
		20 TO 75			GRAVEL CONTENT	
					LARGE STONES CONTENT	
VANEINEET AND KLINEOVIII I E VIEOV	WKF				LOW STRENGTH	
				NO	FROST ACTION	
					DUSTY	
SHALY SILT LOAMS	.			İ		
		1		1	UNSTABLE EXCAVATION WALLS	
					PIPING	
					THIN LAYER	
WEIKERT AND KLINESVILLE VERY SHALY SILT LOAMS					THIN LAYER	
					THIN LAYER SEEPAGE	
					THIN LAYER SEEPAGE LOW EXCHANGE CAPACITY	
					THIN LAYER SEEPAGE LOW EXCHANGE CAPACITY DEPTH TO THIN CEMENTED PAN	
					THIN LAYER SEEPAGE LOW EXCHANGE CAPACITY	

DEPTH TO BEDROCK – EXCAVATIONS WHERE DEPTH TO BEDROCK BECOMES AN ISSUE SHALL BE DEALT THON SITE ON AN AS NEEDED BASIS DEPTH TO SATURATED ZONE -A PUMPED WATER FILTER BAG SHALL BE USED TO REMOVE ANY WATER

DEPTH TO HARD BEDROCK – EXCAVATIONS WHERE DEPTH TO BEDROCK BECOMES AN ISSUE SHALL BE

DEPTH TO SOFT BEDROCK - EXCAVATIONS WHERE BED ROCK BECOMES AN ISSUE SHALL BE DEALT WITH

DEPTH TO THIN CEMENTED PAN - NATURALLY COMPACTED SOILS SHALL BE EXCAVATED AND REMOVED FROM THE SITE AND REPLCED WITH A SUITABLE FILL MATERIAL

DEPTH TO THICK CEMENTED PAN - NATURALLY COMPACTED SOILS SHALL BE EXCAVATED AND REMOVED FROM THE SITE AND REPLICED WITH A SLITTABLE FILL MATERIAL.

DEPTH TO CEMENTED PAN - NATURALLY COMPOACTED SOILS SHALL BE EXCAVATED AND REMOVE FROM THE SITE AND REPLACED WITH SHITABLE FILL MATERIAL. DROUGHTY - SOILS THAT ARE DROUGHT PRONE SHALL HAVE DROUGHT TOLERANT VEGETATION PLANTED

DUSTY - DUSTY SOILS DURING CONSTRUCTION SHALL BE WATERED DOWN TO ELIMINATE DUST LEAVING

FLOODING – AREAS WHERE FLOODING OCCURS DURING CONSTRUCTION SHALL BE DEWATERED BY A

FROST ACTION - EXCAVATE CUTS TO BELOW FROST LINE.

GRAVEL CONTENT - SOILS WITH A HIGH GRAVEL CONTENT SHALL BE REMOVED AND REPLACED WITH A

ARGE STONE CONTENT – SOILS THAT HAVE A HIGH LARGE STONE CONTENT SHALL BE REMOVED AND

LOW STRENGTH - SOILS TO BE UNDER STRUCTURES AND ROADWAYS WITH LOW STRENGTH SHALL BE EPLACED WITH A SUITABLE FILL MATERIAL AS DIRECTED BY A QUALIFIED GEOTECHNICAL ENGINEER.

LOW EXCAHNGE CAPACITY - SOILS WITH LOW EXCHANGE CAPACITY SHALL BE AMENDED WITH SOIL MEDNMENTS TO INCREASE EXCHANGE. ESPECIALLY WHEN BEING USED FOR INFILIRATION BMPS.

PIPING - SOILS WITH THE POTENTIAL FOR PIPING SHALL BE NOT BE USED FOR BASIN BERMS. SOILS SHALL

PONDING – WATER THAT PONDS DURING CONSTRUCTION SHALL BE REMOVED FROM SITE WITH A

SHRINK - SWELL - EXCAVATE CUTS TO AN ADEQUATE DEPTH TO AVOID SHRINK - SWELL ACTION FROM AFFECTING STRUCTURES AND PAVED AREAS ON SITE

SLOPE - ON ALL SLOPES GREATER THAN 3:1 A TURF REINFORCEMENT MATTING SHALL BE USED.

SEEPAGE - SOILS THAT RUN THE RISK OF SEEPAGE SHALL NOT BE USED FOR BASIN BERMS. SOIL WITH A

THIN LAYER – IF DURING CONSTRUCTION IT IS DISCOVERED THAT THERE IS NOT SUITABLE MATERIAL ON

SITE. SUITABLE FILL MATERIAL SHALL BE BROUGHT IN FROM A BARROW SITE.

UNSTABLE EXCAVATION WALLS - WHEN EXCAVATING IN UNSTABLE SOILS SPECIAL PRECAUTIONS SHALL BE USED TO PREVENT EXCAVATION WALLS FROM COLLAPSING SUCH AS TERRACING EXCAVATION

FLOODPLAIN

The 100-Year Flood Plain is taken from FEMA FIRM (Flood Insurance Rate Map), Community — Panels 420099C0190E (June 20, 2019). No Flood Plain is located within the project site boundary.

WETLANDS

Wetlands were located by Fox Hill Environmental. Locations are shown on Sheet 2.

PLAN NARRATIVE

Joseoh R. Brubaker is proposing to construct 1 poultry building on the property in Saville Township, Perry County, PA.

See Proposed Building Area block for building information. There also will be a proposed gravel drive, turnaround areas, and stormwater management controls.

GENERAL NOTES

- The type of chickens are egg layers. One flock will be there
- 2. Then there will be 2 weeks downtime until the next flock moves in. Each flock will be approx. 20,000 birds.
- 3. Mr. Brubaker will have a Nutrient Plan and an Odor
- 5. Any changes to this plan after the date of plan preparation or latest revision shall not be the responsibility of Curfman
- & Zullinger Surveying, Inc. 6. All utilities have been contacted as required by PA Act 121
- 7. The property owner or developer, as applicable, is responsible for implementation of the erosion and sedimentation control/stormwater management plan.
- 8. No trees, shrubbery, fences, structures, walls or fill shall be placed within the Right-of-Way of any street or within any 9. A typical farm pole light will be installed. It will typically

only be turned on if loading or unloading is done at night.

- 10. Perry County Conservation District and Saville Township shall be notified in the event that sinkholes are encountered during construction. If sinkholes are encountered, 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 11. Saville Township supervisors and Perry County officials and their agents or employees shall have the right of access to any and all drainage facilities.
- 12. No areas are being dedicated to Saville Township by this Land Development Plan.
- 13. No subdivision of land is being proposed by this Land
- 14. No public or private sanitary sewer facilities are being proposed by this Land Development Plan.

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 the replacement of any damaged of destroyed existing site features that are to
- 3. All improvements shall meet the requirements of Saville
- 4. The contractor shall be responsible for all traffic control, trench barricading, covering, sheeting and shoring, in accordance with applicable federal, state and local
- 5. All underground utilities may not be shown, and must be field verified prior to construction, excavation, or blasting. The actual locations of these utilities may not have been field verified. Curfman & Zullinger, Inc. does not make any representation, warranty, assurance or quarantee that the underground utility information reflected on these drawings is correct an accurate. Curfman & Zullinger, Inc. assumes no responsibility for any damage incurred as a result of underground utilities omitted or inaccurately shown.
- 6. 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
- 7. 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.
- 8. The contractor shall ensure positive drainage away from all
- 9. The contractor shall coordinate any and all utility service extensions/terminations with the utility owner. 1. The contractor shall call PA One—Call prior to beginning
- least 10 days prior to the commencement of construction. 10. The contractor shall notify the appropriate authorities at

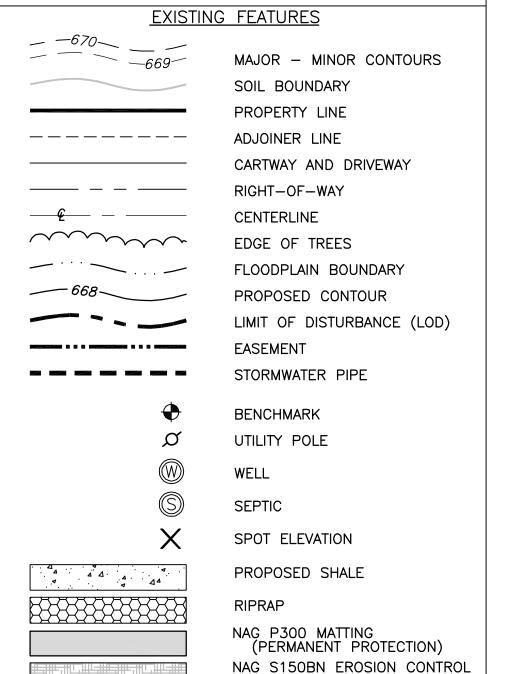
STORMWATER MANAGEMENT NOTES

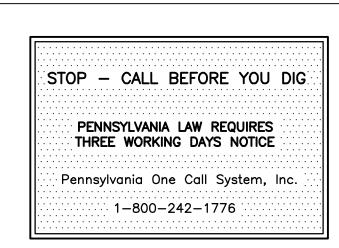
- The Post-Construction Stormwater Management Report, is hereby declared part of this Land Development Plan.
- for the maintenance of any stormwater facility that is not offered for dedication to public use.

own and maintain the stormwater management facilities

- shown and constructed on their property. The municipality shall have the right to:
- A. Inspect the facilities at any time.
- B. require the owner to make corrective actions/measures and assign a reasonable time frame to complete the
- C. Authorize maintenance to be done and lien all costs of the work against the property of the entity responsible
- 4. Stormwater management facilities shall be maintained in the design condition and kept free and clear of fill or other
- 5. Stormwater management facilities and erosion and sedimentation control devices shall be constructed in accordance with the current Saville Township and Perry County Conservation District standards and
- 6. Stormwater management facilities have been designed for the impervious surfaces shown on the plan. Any additional impervious surfaces beyond that shown on the plan may require additional stormwater management facilities and must be approved by Saville Township prior to installation.

LEGEND





EROSION CONTROL SPLASH ROCK

ROCK CONSTRUCTION ENTRANCE

COMPOST FILTER SOCK

(DRIP EDGE)

NOTE: IN ACCORDANCE WITH ACT 287 OF 1974 AS AMENDED BY PA ACT 121 OF 2008, 73 P.S. 176 et. seq., GIVEN TO THE ONE CALL SYSTEM NOT LESS THAN THREE DAYS NOR MORE

SURVEY DATUM:

VERTICAL DATUM - NAVD 88

SHEET INDEX

Sheet 1 of 6 - Cover Sheet - Land Development Plan Sheet 2 of 6 - Site Plan (Existing Conditions) Sheet 3 of 6 — Site Plan (Proposed Improvements)

Sheet 4 of 6 - Grading / E & S Plan Sheet 5 of 6 - E & S Detail Plan Sheet 6 of 6 - E & S Detail Plan

Zullinger

COVER DEVEL

BRUBAKER BRUBAKER JOSE

RHOND DAVID

