No: 26-038

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality	Londonderry Township	Surveyor	N/A	Engineer	Robert J. Ruth P.E. – NCS, INC.
Plat Title	Phil Nissley Ag. Operation				
Zoning District	Agricultural (A)			Proposed Land Use	Agricultural

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 Lots	# of New Lots	# of DUs	Acs Subdiv/Devel	Total Acs
1	0	0	3.80	11.11

Date Received	Staff Review	Official County Review
4/8/2026	4/9/2026	4/9/2026

Reviewed by RW Checked by ARK Parcel ID: 34-028-035

Project Description: The proposal is to construct a poultry barn (61' x 440'), manure storage, egg room, cooler, gravel pads/driveway and associated stormwater management controls.

- *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 comment with cited ordinance provisions are based on municipal regulations on file with the *County Planning Commission.*

Waivers Requested:

1. §22-304: To submit a preliminary plan for review and approval prior to the submission of the plan
2. §22-506: To install curbs and gutters
3. §22-507: To install sidewalk
4. §22-410: To provide for the development of recreational areas or facilities or pay fee in lieu of.

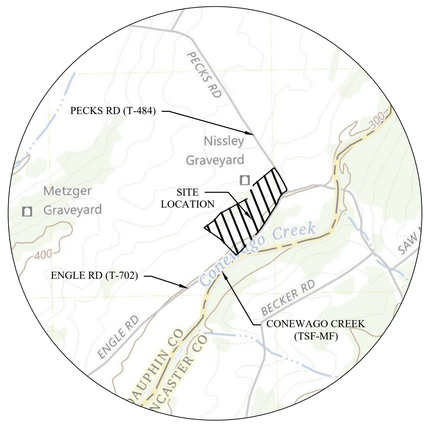
Comments:

1. All signatures, notarizations, and certifications must be obtained prior to the plan being brought in for signing.
    a. Surveyor/engineer name, seal, and signature (S&LDO §22-312-1-A-4)
    b. Ownership & dedicatory statements with notarization (S&LDO §22-312-1-A-5)
    c. Erosion and sedimentation control (S&LDO §22-312-1-A-17)
    d. Stormwater management plan (S&LDO §22-312-1-A-19-h)
    e. DEP sewage planning module (S&LDO §22-312-1-A-19-f)
2. Since the plat resides within an identified floodplain, include all required information, permits, and documentation as required by S&LDO §22-312-1-A-19-g.
3. Include a final stormwater management plan, approved by the Township Engineer (S&LDO §22-312-1-A-19-h).
4. Confirm whether a traffic impact study is required (S&LDO §22-305-1-E)
5. Identify all streams adjacent to the property (S&LDO §22-305-1-A-12)
    a. According to county GIS records, there may be a small tributary to Conewago Creek that runs along Engle Rd. to the south.

Plan No. 26-038

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 (Signature Required)	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 /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
Water supply – public () well ()			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 (waiver requested)		X	
25. Sidewalks shown (waiver requested)		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 (waiver requested)		X	
30. Erosion and sedimentation control plan shown	X		
31. Statement of ownership, (Signatures Required)	X		
32. Dedicatory statement shown			X
33. Approval blocks shown (Signatures Required)	X		
34. PADOT 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
PHIL NISSLEY AG OPERATION
LONDONDERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA



LOCATION MAP
SCALE: 1" = 2000'
PENNSYLVANIA QUADRANGLE - MIDDLETOWN

DEVELOPER:
SITE ADDRESS

PHIL NISSLEY
1965 PECKS ROAD
MIDDLETOWN, PA 17057
PHONE: 717-314-9681

MAILING ADDRESS

PHIL NISSLEY
1823 ZION ROAD
MIDDLETOWN, PA 17057
PHONE: 717-314-9681

SOURCE OF TITLE:
LOT #1

DEED: N/A
TAX ID: 34-028-035-000-0000
LOT AREA: 11.11 AC.

NO NEW LOTS ARE CREATED WITH THIS PLAN.

EXISTING FEATURES:

SITE FEATURES ARE SHOWN PER AN ONSITE SURVEY ON 8/4/2025
BENCHMARK 1: TOP OF REBAR: ELEV. 317.62'
BENCHMARK 2: TOP OF REBAR: ELEV. 320.09'
BENCHMARK 3: TOP OF REBAR: ELEV. 320.07'
BENCHMARK 4: TOP OF REBAR: ELEV. 298.09'
BENCHMARK 5: TOP OF REBAR: ELEV. 305.81'

DATUM: NAVD 88

FLOODPLAIN INFORMATION PER FLOOD MAP #42043C0464D, DATED: AUGUST 2 , 2012

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 ONE POULTRY BARN (61'X440'), EGG ROOM (36'X100'), GRAVEL DRIVEWAY, GRAVEL PADS, AND ASSOCIATED STORMWATER MANAGEMENT CONTROLS.

PROPOSED IMPERVIOUS COVERAGE:
THE EXISTING IMPERVIOUS COVERAGE IS 57,517 S.F.
THE PROPOSED IMPERVIOUS COVERAGE IS 126,434 S.F.

THE INCREASE IN RUNOFF IS MITIGATED WITH THE INSTALLATION OF INFILTRATION BASIN-1. 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	EXISTING	PROPOSED
ZONING DISTRICT	AGRICULTURAL	AGRICULTURAL	AGRICULTURAL
MINIMUM LOT AREA:	43,560 SQ FT	11.11 ACRES	11.11 ACRES
MAXIMUM LOT AREA	N/A	N/A	N/A
MINIMUM LOT WIDTH	100 FEET	552 FEET	552 FEET
FRONT YARD SETBACK	35 FEET	16 FEET	16 FEET
SIDE YARD SETBACK	15 FEET	91 FEET	91 FEET
REAR YARD SETBACK	25 FEET	N/A	N/A
ACT 38 MANURE STORAGE	200 FEET	N/A	125 FEET (WAIVER OBTAINED)
MAX BUILDING COVERAGE	20%	8.59%	15.23%
MAX LOT COVERAGE	30%	11.88%	26.13%
MAX BUILDING HEIGHT	50 FEET	50 FEET	50 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. THE OPERATION WILL NOT HAVE ANY EMPLOYEES OTHER THAN THE OWNER/OPERATOR
2. THE OPERATION WILL GENERATE AN AVERAGE OF 1 TRUCK PER DAY,
3. 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.
4. 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 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 TO REVIEW THE SITE PREPARATION AND PREFORM STORMWATER PERCOLATION TESTING TO ENSURE THE CONSTRUCTED INFILTRATION FACILITY WILL FUNCTION AS DESIGNED.
11. MATERIALS AND CONSTRUCTION STANDARDS FOR STREETS, CURBS AND GUTTERS, AND SIDWALKS, SHALL CONFORM TO REGULATIONS AND STANDARDS OF THE TOWNSHIP. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PURCHASE AND INSTALLATION OF TRAFFIC CONTROL 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 AS REGARDS TO BOTH DESIGN AND LOCATION.
13. NOTHING IS BEING PROPOSED TO BE DEDICATED TO THE TOWNSHIP.
14. ALL PROPOSED IMPROVEMENTS SHALL MEET LONDONDERRY TOWNSHIP REQUIREMENTS OR PENNDOT 408 STANDARDS WHICHEVER IS STRICTER.
15. ALL SIGNAGE FOR THE PROPOSED OPERATION SHALL CONFORM TO THE REQUIREMENTS OF LONDONDERRY TOWNSHIP ZONING ORDINANCE SECTION 460-83 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 DAUPHIN COUNTY CONSERVATION DISTRICT.

    NPDES PERMIT NUMBER: PAC220528
18. PRIOR TO MODIFYING THE DRIVEWAY, A PERMIT MUST BE OBTAINED FROM LONDONDERRY TOWNSHIP
19. EXCAVATION, THE PLACING OF FILL OR STRUCTURES, AND ANY ALTERATIONS THAT MAY ADVERSELY ADDECT 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 SHALL CONFORM TO THE REQUIREMENTS OF TOWNSHIP ZONING ORDINANCE SECTION 310 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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ALL 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.

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. NO 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 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. THERE 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.

SCHEDULE OF INSPECTIONS

DESIGNER: NCS, INC. - 330 WEST ROUTE 897, REINHOLDS, PA 17569 - 717-380-6745
TOWNSHIP: LONDONDERRY TOWNSHIP 1823 ZION ROAD, MIDDLETOWN PA, 17057 - 717-314-9681

A PRE-CONSTRUCTION MEETING WITH THE CONTRACTOR, DAUPHIN COUNTY CONSERVATION DISTRICT, AND LONDONDERRY 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; UTILIZATION OF FINANCIAL SECURITY POSTED BY THE OWNER AS PART OF THE DEVELOPER'S AGREEMENT TO INSTALL ANY UNFINISHED FACILITIES OR REMEDY ANY IMPROPERLY CONSTRUCTED FACILITIES; AND THE REVOKE OF 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 CONVEYANCE PIPES, ENDWALLS, OR INLETS ARE NOT BEING INSTALLED IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT PLAN, LONDONDERRY 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, LONDONDERRY 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.

LONDONDERRY TOWNSHIP WAIVER REQUEST LIST:

1.) SECTION 22-304 - TO SUBMIT A PRELIMINARY PLAN FOR REVIEW AND APPROVAL PRIOR TO THE SUBMISSION OF THE FINAL PLAN.

STATUS: _____, DATE:_____.

2.) SECTION 22-506 - TO INSTALL CURBS AND GUTTERS.

STATUS: _____, DATE:_____.

3.) SECTIONS 22-507 - TO INSTALL SIDEWALK.

STATUS: _____, DATE:_____.

4.) SECTIONS 22-410 - TO PROVIDE FOR THE DEVELOPMENT OF RECREATIONAL AREAS OR FACILITIES OR PAY FEE IN LIEU OF.

STATUS: _____, DATE:_____.

CERTIFICATION OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF DAUPHIN :

ON THIS, THE _____ DAY OF _____ 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED DALE E NISSLEY & ANNA FRANCIS NISSLEY , 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 - DALE E. NISSLEY

_____ _____
MY COMMISSION EXPIRES LAND OWNER - ANNA FRANCIS NISSLEY

LAND OWNER STORMWATER MANAGEMENT ACKNOWLEDGEMENT

THE OWNER ACKNOWLEDGES THAT THE STORMWATER BMP's ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT THE APPROVAL BY THE TOWNSHIP.

_____ _____
DATE: LAND OWNER

_____ _____
DATE: LAND OWNER

STATEMENT OF ACCURACY

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT AS REQUIRED BY THE MUNICIPALITIES' SUBDIVISON AND LAND DEVELOPMENT ORDINANCE.

_____ _____
DATE ENGINEER

UNDERLAIN GEOLOGY

_____, REPRESENTS THAT THE PROPOSED INFILTRATION BASIN IS NOT UNDERLAIN BY LIMESTONE

LONDONDERRY TOWNSHIP PLANNING COMMISSION

LAND DEVELOPMENT PLAN, BEARING LONDONDERRY TOWNSHIP FILE NO. _____ RECOMMENDED APPROVAL BY LONDONDERRY TOWNSHIP PLANNING COMMISSION THIS ____ DAY OF _____, 20____.

_____
CHAIRMAN DATE

_____
SECRETARY DATE

BOARD OF SUPERVISORS OF LONDONDERRY TOWNSHIP

LAND DEVELOPMENT PLAN, BEARING LONDONDERRY TOWNSHIP FILE NO. _____ APPROVED BY LONDONDERRY TOWNSHIP BOARD OF SUPERVISORS THIS ____ DAY OF _____, 20____.

_____
CHAIRMAN DATE

_____
SECRETARY DATE

LONDONDERRY TOWNSHIP ENGINEER APPROVAL

THIS PLAN REVIEWED BY THE LONDONDERRY TOWNHIP ENGINEER.

_____
ENGINEER DATE

DAUPHIN COUNTY PLANNING COMMISSION

REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION REVIEWED THIS PLAN THIS ____ DAY OF _____, 20____.

_____
CHAIRMAN DATE

_____
SECRETARY DATE

DAUPHIN COUNTY RECORDER OF DEEDS

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

COVER SHEET

PHIL NISSLEY AG OPERATION

CLIENT
PHIL NISSLEY
1823 ZION ROAD
MIDDLETOWN, PA 17057
PH: 717-314-9681

REVISION	DATE	DESCRIPTION

SITE ADDRESS:
1965 PECKS ROAD
MIDDLETOWN, PA 17057

MUNICIPALITY:
LONDONDERRY TOWNSHIP
COUNTY
DAUPHIN COUNTY

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ROBERT J. RUTH ENGINEER PE77135

SEAL

DRAWN BY: DHG CHECKED BY: RJR

DATE: 9/9/2025

DEED REF: N/A

TAX ID: 34-028-035-000-0000

SHEET 1 OF 17

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
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- 355' — MAJOR CONTOUR
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- UT — UNDERGROUND ELECTRIC LINE
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- STORMWATER PIPE / CULVERT
- WATER LINE
- WETLANDS BOUNDARY
- WETLANDS HATCH
- STREAM CENTERLINE
- FLOODPLAIN BOUNDARY
- BENCHMARK
- UTILITY POLE
- PROPERTY MARKER
- WELL
- SEPTIC STRUCTURE
- STORM RISER PIPE

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
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- 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
- TOPSOIL AMENDMENT / AVOID COMPACTION
- PERMANENT MATTING
- RIPARIAN FOREST BUFFER
- ASPHALT HATCH
- RIP-RAP LINING

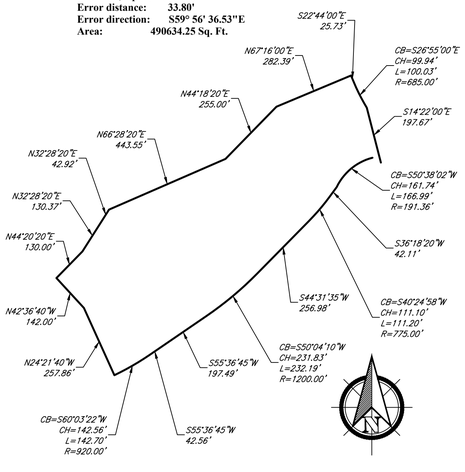
SOILS LIMITATIONS AND RESOLUTIONS

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.
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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.
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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.

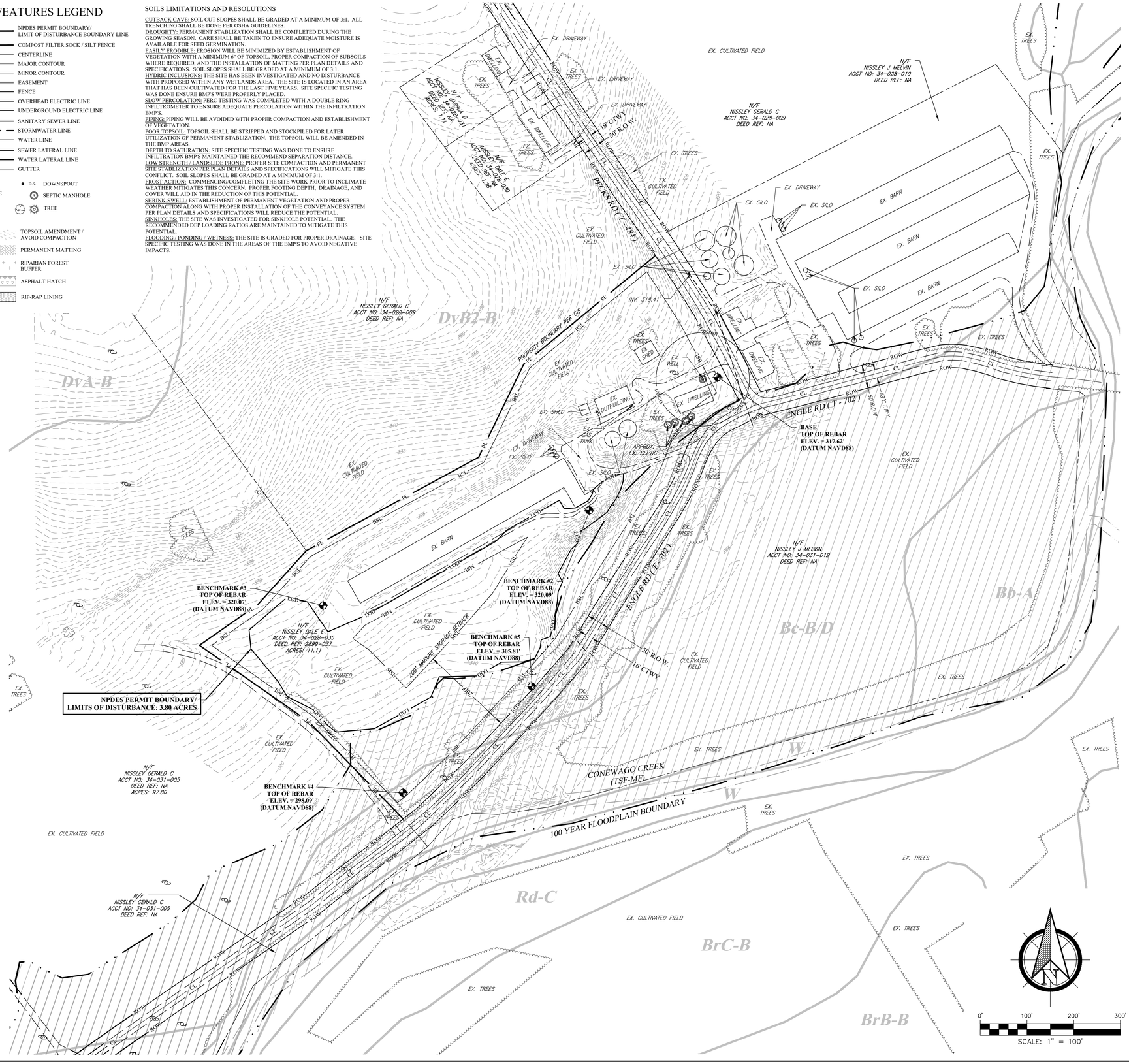
SOILS INFORMATION
(PER SOILS SURVEY OF DAUPHIN COUNTY, PENNSYLVANIA

MAP SYMBOL	SOIL NAME	HYDROLOGIC GROUP	K FACTOR
Bc	BASHER SILT LOAM LIMITATIONS: CUTBANKS CAVE, FLOODING, DEPTH TO SATURATED ZONE/ SEASONAL HIGH WATERTABLE, HYDRIC/ HYDRIC INCLUSIONS, LOW STRENGTH / LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, POOR SOURCE OF TOPSOIL, FROST ACTION, WETNESS	B/D	0.37
DvA	DUNCANNON VERY FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES LIMITATIONS: CUTBANKS CAVE, EASILY ERODIBLE, LOW STRENGTH / LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, FROST ACTION	B	0.32
DvB2	DUNCANNON VERY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED LIMITATIONS: CUTBANKS CAVE, EASILY ERODIBLE,	B	0.32

Mapcheck 1: PROPERTY
Closure Summary
Precision, 1 part in: 94.66'
Error distance: 33.80'
Error direction: S59° 56' 36.53"E
Area: 490634.25 Sq. Ft.



DEED PLOT



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

PCSM PLAN: EXISTING RESOURCE MAP

PHIL NISSLEY AG OPERATION

CLIENT
PHIL NISSLEY
1823 ZION ROAD
MIDDLETOWN, PA 17057
PH: 717-314-9681

REVISION	DATE	DESCRIPTION

SITE ADDRESS:
1965 PECKS ROAD
MIDDLETOWN, PA 17057

MUNICIPALITY: LONDONDERRY TOWNSHIP
COUNTY DAUPHIN COUNTY

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ROBERT J. RUTH ENGINEER PE077125

SEAL

DRAWN BY: DHG CHECKED BY: RJR
DATE: 9/9/2025
DEED REF: N/A
TAX ID: 34-028-035-000-0000
SHEET 3 OF 17

P2 OF 8

EXISTING FEATURES LEGEND

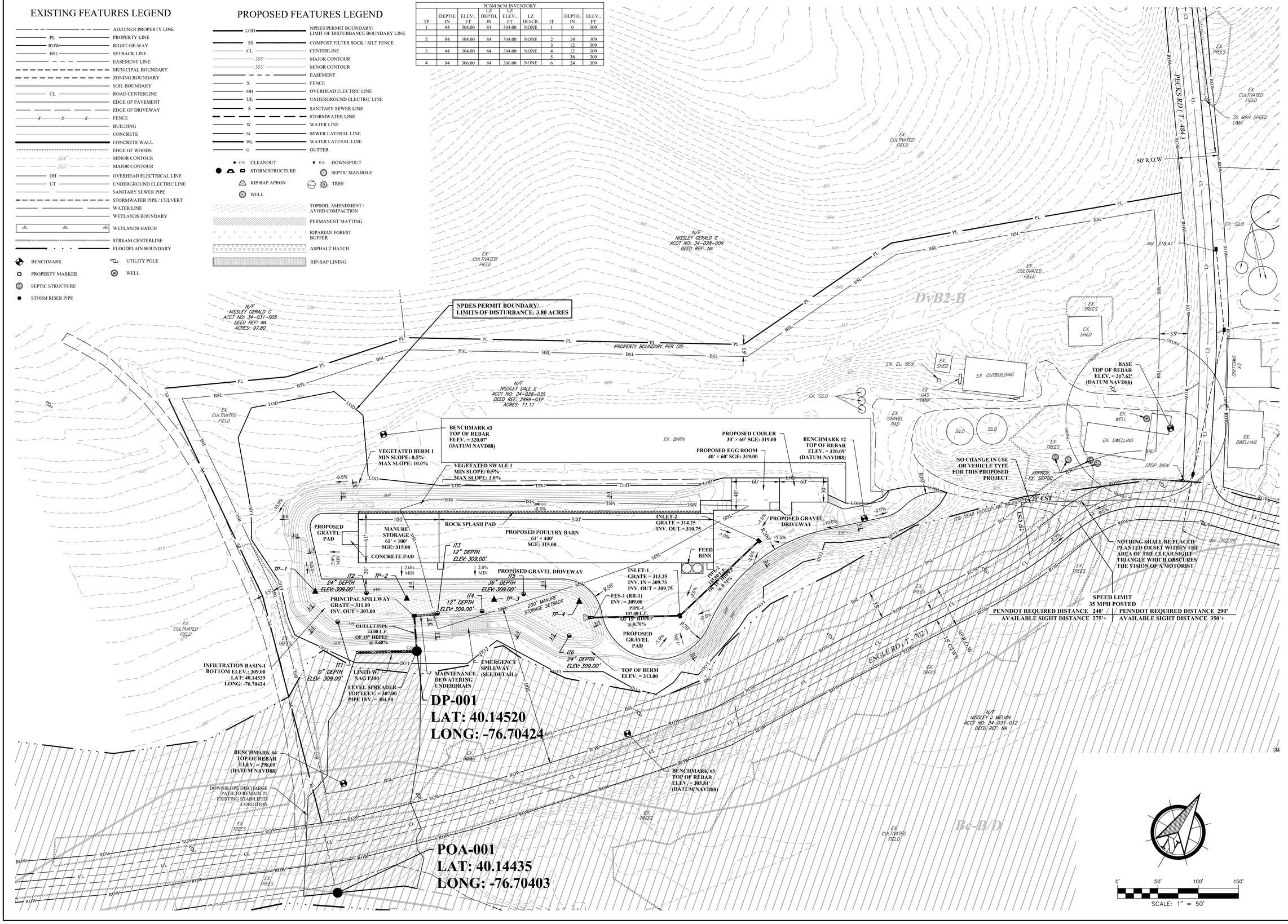
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- TOPSOIL AMENDMENT / AVOID COMPACTION
- PERMANENT MATTING
- RIPARIAN FOREST BUFFER
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- RIP-RAP LINING

PCSM SCM INVENTORY

TP	DEPTH, IN	ELEV., FT	LZ DEPTH, IN	LZ ELEV., FT	LZ DESCR.	IT	DEPTH, IN	ELEV., FT
1	84	304.00	84	304.00	NONE	1	0	309
						2	24	309
2	84	304.00	84	304.00	NONE	3	12	309
3	84	304.00	84	304.00	NONE	4	12	309
						5	36	309
4	84	306.00	84	306.00	NONE	6	24	309



0' 50' 100' 150'
SCALE: 1" = 50'

NCS
NYE CONSULTING SERVICES INC.
330 W PA-897 REINHOLDS, PA 17569
P: 717-389-6745

PCSM: CONTROL GRADING PLAN

PHIL NISSLEY AG OPERATION

CLIENT
PHIL NISSLEY
1823 ZION ROAD
MIDDLETOWN, PA 17057
PH: 717-314-9681

REVISION	DATE	DESCRIPTION

SITE ADDRESS:
1965 PECKS ROAD
MIDDLETOWN, PA 17057

MUNICIPALITY:
LONDONDERRY TOWNSHIP

COUNTY
DAUPHIN COUNTY

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ROBERT J. RUTH
ENGINEER
PE077125

SEAL

DRAWN BY: DHG CHECKED BY: RJR

DATE: 9/9/2025

DEED REF: N/A

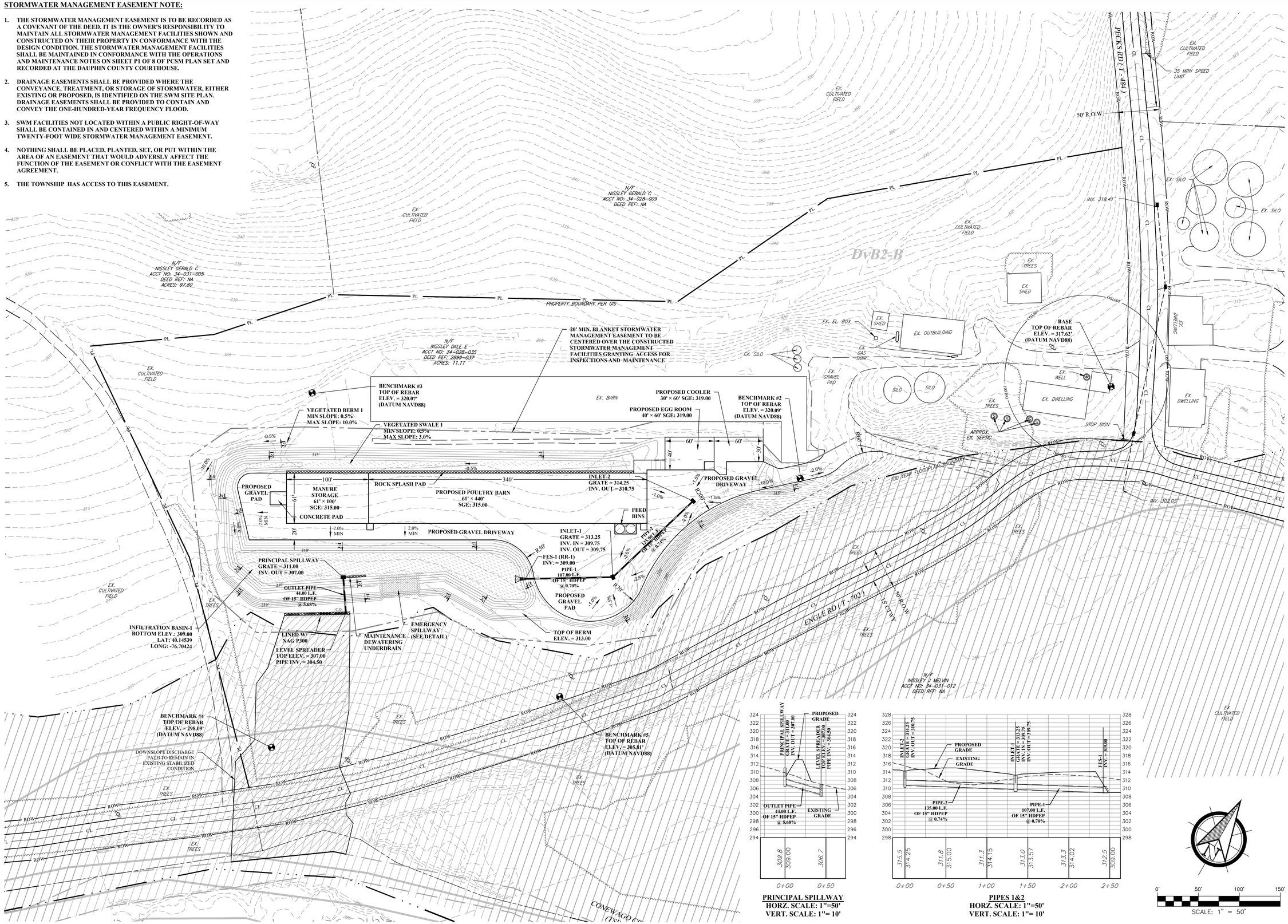
TAX ID: 34-028-035-000-0000

SHEET 4 OF 17

P3 OF 8

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 DAUPHIN 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. 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.
4. NOTHING SHALL BE PLACED, PLANTED, SET, OR PUT WITHIN THE AREA OF AN EASEMENT THAT WOULD ADVERSLY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH THE EASEMENT AGREEMENT.
5. THE TOWNSHIP HAS ACCESS TO THIS EASEMENT.



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

PCSM PLAN: PROFILES & EASEMENT

PHIL NISSLEY AG OPERATION

CLIENT
PHIL NISSLEY
1823 ZION ROAD
MIDDLETOWN, PA 17057
PH: 717-314-9681

REVISION	DATE	DESCRIPTION

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COUNTY DAUPHIN COUNTY

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ROBERT J. RUTH
ENGINEER
PE77125

SEAL

DRAWN BY: DHG CHECKED BY: RJR

DATE: 9/9/2025

DEED REF: N/A

TAX ID: 34-028-035-000-0000

SHEET 7 OF 17

P6 OF 8

EXISTING FEATURES LEGEND

- ADJOINER PROPERTY LINE
- PL — PROPERTY LINE
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- MUNICIPAL BOUNDARY
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SOILS INFORMATION
(PER SOILS SURVEY OF DAUPHIN COUNTY, PENNSYLVANIA

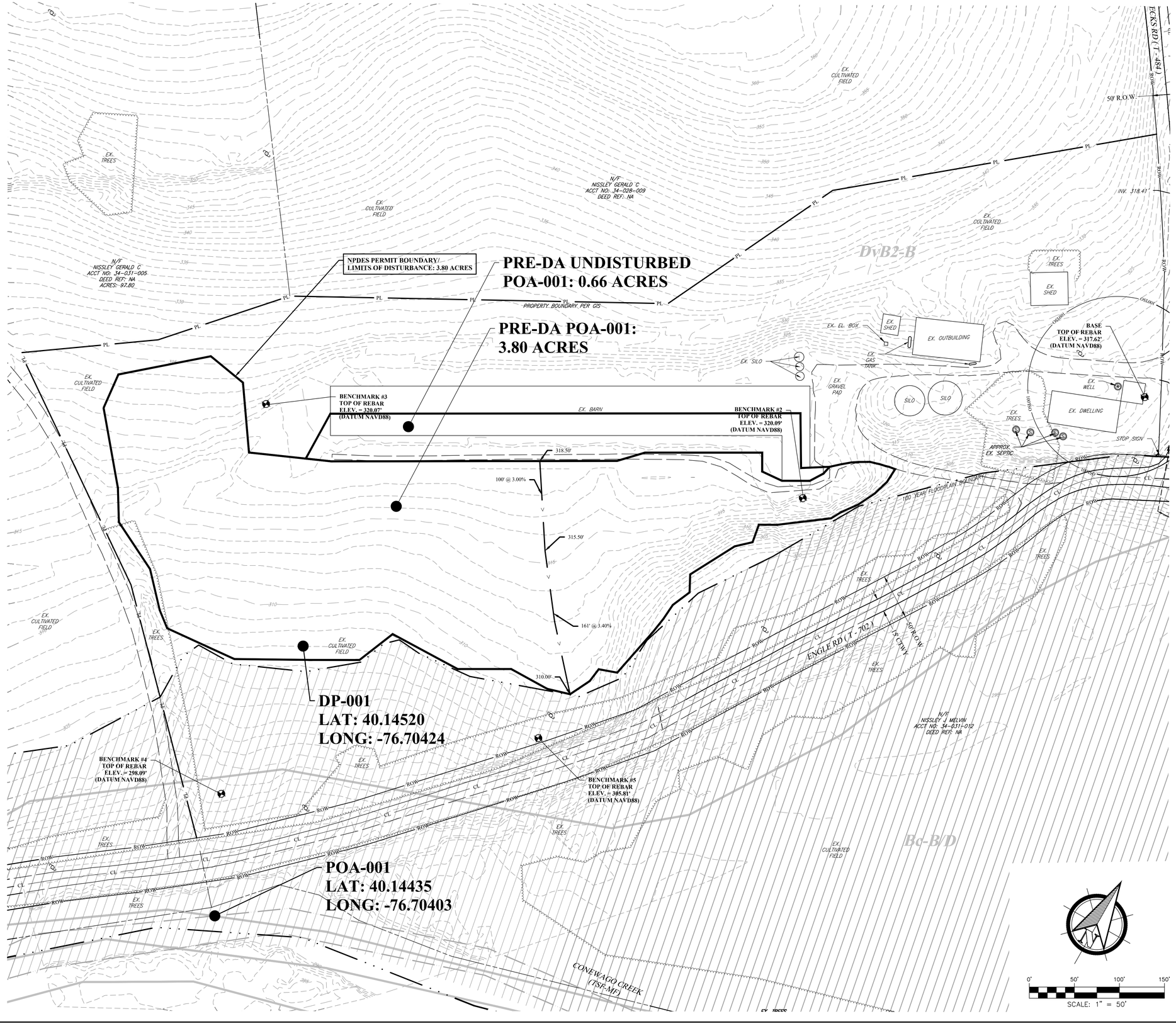
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NES
NYE CONSULTING SERVICES INC.
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PRE-DEVELOPMENT DRAINAGE MAP

PHIL NISSLEY AG OPERATION

CLIENT
PHIL NISSLEY
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REVISION	DATE	DESCRIPTION

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ROBERT J. RUTH
ENGINEER
PE77135

SEAL

DRAWN BY: DHG CHECKED BY: RJR

DATE: 9/9/2025

DEED REF: N/A

TAX ID: 34-028-035-000-0000

SHEET 8 OF 17

P7 OF 8

PROPOSED FEATURES LEGEND

- LOD — NPDES PERMIT BOUNDARY/ LIMIT OF DISTURBANCE BOUNDARY LINE
- SS — COMPOST FILTER SOCK / SILT FENCE
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- TOPSOIL AMENDMENT / AVOID COMPACTION
- PERMANENT MATTING
- RIPARIAN FOREST BUFFER
- ASPHALT HATCH
- RIP-RAP LINING

SOILS INFORMATION
(PER SOILS SURVEY OF DAUPHIN COUNTY, PENNSYLVANIA

MAP SYMBOL	SOIL NAME	HYDROLOGIC GROUP	K FACTOR
Bc	BASHER SILT LOAM LIMITATIONS: CUTBANKS CAVE, FLOODING, DEPTH TO SATURATED ZONE/ SEASONAL HIGH WATERTABLE, HYDRIC/ HYDRIC INCLUSIONS, LOW STRENGTH / LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, POOR SOURCE OF TOPSOIL, FROST ACTION, WETNESS	B/D	0.37
DvA	DUNCANNON VERY FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES LIMITATIONS: CUTBANKS CAVE, EASILY ERODIBLE, LOW STRENGTH / LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, FROST ACTION	B	0.32
DvB2	DUNCANNON VERY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED LIMITATIONS: CUTBANKS CAVE, EASILY ERODIBLE,	B	0.32

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.
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PIPING: PIPING WILL BE AVOIDED WITH PROPER COMPACTION AND ESTABLISHMENT OF VEGETATION.
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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.
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0' 50' 100' 150'
SCALE: 1" = 50'

PCSM SCM INVENTORY									
TP	DEPTH, IN	ELEV., FT	LZ DEPTH, IN	LZ ELEV., FT	LZ DESCR.	IT	DEPTH, IN	ELEV., FT
1	84	304.00	84	304.00	NONE	1	0	309
						2	24	309
2	84	304.00	84	304.00	NONE	3	12	309
3	84	304.00	84	304.00	NONE	4	12	309
						5	36	309
4	84	306.00	84	306.00	NONE	6	24	309

POST-DA UNDETAINED POA-001: 1.17 ACRES

POST-DA UNDISTURBED TO BASIN POA-001: 0.66 ACRES

POST-DA TO BASIN POA-001: 2.62 ACRES

NPDES PERMIT BOUNDARY/ LIMITS OF DISTURBANCE: 3.80 ACRES

DP-001
LAT: 40.14520
LONG: -76.70424

POA-001
LAT: 40.14435
LONG: -76.70403

N/F NISSLEY GERALD C ACCT NO: 34-031-005 DEED REF: NA ACRES: 97.80

N/F NISSLEY GERALD C ACCT NO: 34-028-009 DEED REF: NA

N/F NISSLEY DALE E ACCT NO: 34-028-035 DEED REF: 2899-037 ACRES: 11.11

N/F NISSLEY J MELVIN ACCT NO: 34-031-012 DEED REF: NA

PROPERTY BOUNDARY PER GIS

BENCHMARK #3 TOP OF REBAR ELEV. = 320.07' (DATUM NAVD88)

BENCHMARK #2 TOP OF REBAR ELEV. = 320.09' (DATUM NAVD88)

BENCHMARK #4 TOP OF REBAR ELEV. = 298.09' (DATUM NAVD88)

BENCHMARK #5 TOP OF REBAR ELEV. = 305.81' (DATUM NAVD88)

BASE TOP OF REBAR ELEV. = 317.62' (DATUM NAVD88)

VEGETATED BERM 1 MIN SLOPE: 0.5% MAX SLOPE: 10.0%

VEGETATED SWALE 1 MIN SLOPE: 0.5% MAX SLOPE: 3.0%

PROPOSED COOLER 30' × 60' SGE: 319.00

PROPOSED EGG ROOM 40' × 60' SGE: 319.00

PROPOSED POULTRY BARN 61' × 440' SGE: 315.00

MANURE STORAGE 61' × 100' SGE: 315.00

CONCRETE PAD

PROPOSED GRAVEL PAD

ROCK SPLASH PAD

PROPOSED GRAVEL DRIVEWAY

FEED BINS

INLET-1 GRATE = 313.25 INV. IN = 309.75 INV. OUT = 309.75

INLET-2 GRATE = 314.25 INV. OUT = 310.75

FES-1 (RR-1) INV. = 309.00

PIPE-1 107.00 L.F. OF 15" HDPEP @ 0.70%

PIPE-2 155.81 L.F. OF 18" HDPEP @ 0.74%

PROPOSED GRAVEL PAD

TOP OF BERM ELEV. = 313.00

PRINCIPAL SPILLWAY GRATE = 311.00 INV. OUT = 307.00

OUTLET PIPE 41.00 L.F. OF 15" HDPEP @ 5.68%

INFILTRATION BASIN-1 BOTTOM ELEV.: 309.00 LAT: 40.14539 LONG: -76.70424

LINED W NAG P300

LEVEL SPREADER TOP ELEV. = 307.00 PIPE INV. = 304.50

MAINTENANCE DEWATERING UNDERDRAIN

EMERGENCY SPILLWAY (SEE DETAIL)

IT1 0" DEPTH ELEV: 309.00'

IT2 24" DEPTH ELEV: 309.00'

IT3 12" DEPTH ELEV: 309.00'

IT4 12" DEPTH ELEV: 309.00'

IT5 36" DEPTH ELEV: 309.00'

IT6 24" DEPTH ELEV: 309.00'

TP-1 TP-2 TP-3 TP-4

DOWNSLOPE DISCHARGE PATH TO REMAIN IN EXISTING STABILIZED CONDITION

EX. CULTIVATED FIELD

EX. TREES

EX. SHED

EX. OUTBUILDING

EX. EL. BOX

EX. SILO

EX. GAS TANK

EX. GRAVEL PAD

SILO

EX. BARN

EX. WELL

EX. DWELLING

APPROX. EX. SEPTIC

STOP SIGN

50' R.O.W.

SR 0743 (T-484)

ENGLE RD (T-702)

25' CSTY

50' R.O.W.

INV. 318.41'

CONEWAGO CREEK (1SF-MF)

DvB2-B

Bc-B/D

100 YEAR FLOODPLAIN BOUNDARY

ROW CL PL

NCS
NYE CONSULTING SERVICES INC.
330 W PA-897 REINHOLDS, PA 17569
P: 717-389-6745

POST-DEVELOPMENT DRAINAGE MAP

PHIL NISSLEY AG OPERATION

CLIENT
PHIL NISSLEY
1823 ZION ROAD
MIDDLETOWN, PA 17057
PH: 717-314-9681

REVISION	DATE	DESCRIPTION

SITE ADDRESS:
1965 PECKS ROAD
MIDDLETOWN, PA 17057

MUNICIPALITY: LONDONDERRY TOWNSHIP
COUNTY DAUPHIN COUNTY

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ROBERT J. RUTH ENGINEER 087765

SEAL

DRAWN BY: DHG CHECKED BY: RJR

DATE: 9/9/2025

DEED REF: N/A

TAX ID: 34-028-035-000-0000

SHEET 9 OF 17

P8 OF 8

EXISTING FEATURES LEGEND

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- PL — PROPERTY LINE
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- BSL — SETBACK LINE
- EASEMENT LINE
- MUNICIPAL BOUNDARY
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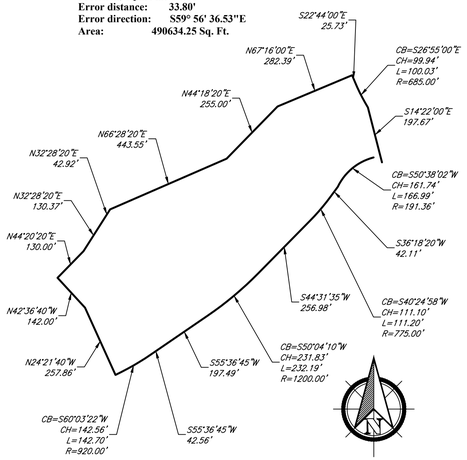
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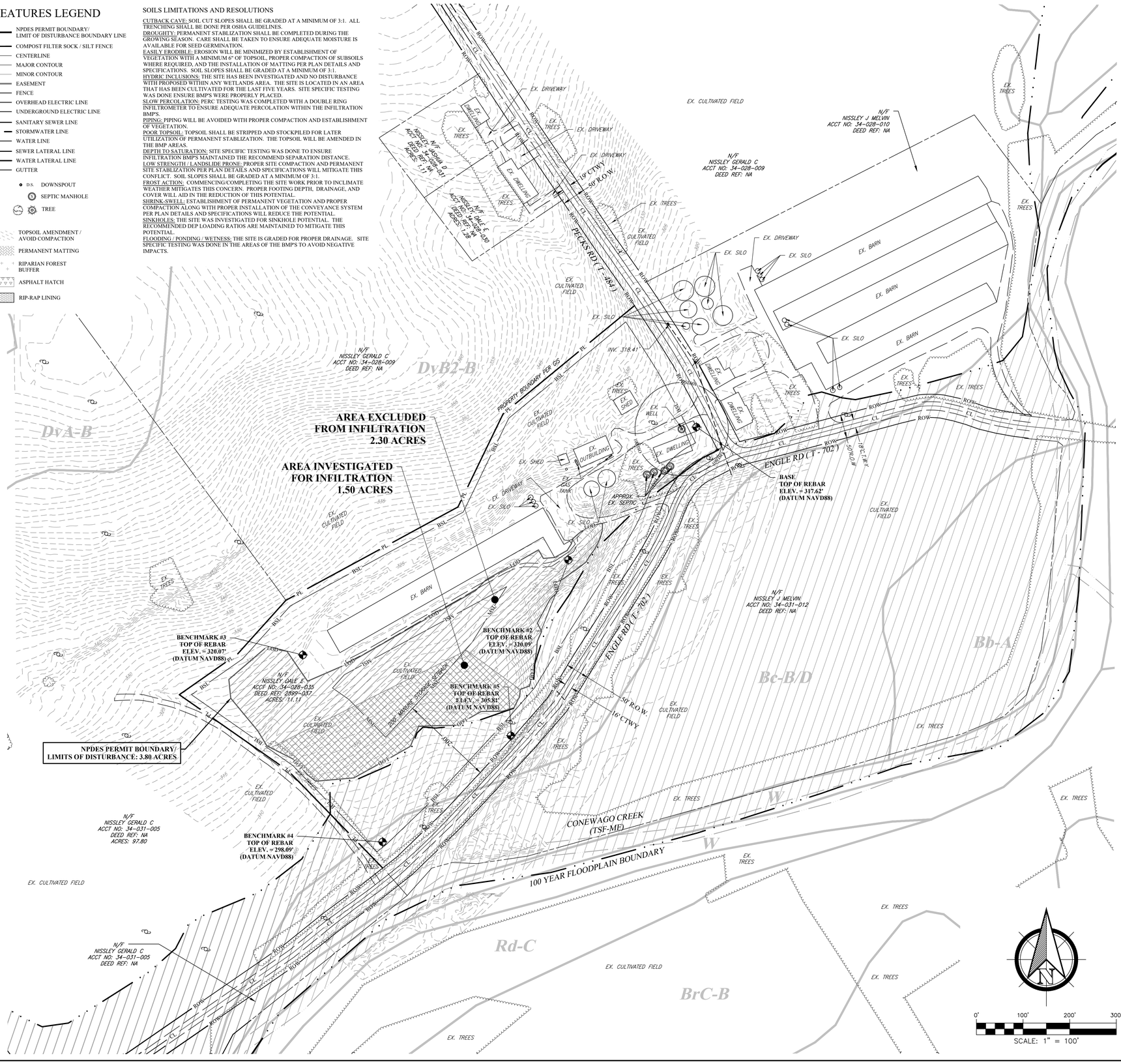
SOILS INFORMATION
(PER SOILS SURVEY OF DAUPHIN COUNTY, PENNSYLVANIA

MAP SYMBOL	SOIL NAME	HYDROLOGIC GROUP	K FACTOR
Bc	BASHER SILT LOAM LIMITATIONS: CUTBANKS CAVE, FLOODING, DEPTH TO SATURATED ZONE/ SEASONAL HIGH WATERTABLE, HYDRIC/ HYDRIC INCLUSIONS, LOW STRENGTH / LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, POOR SOURCE OF TOPSOIL, FROST ACTION, WETNESS		
DvA	DUNCANNON VERY FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES LIMITATIONS: CUTBANKS CAVE, EASILY ERODIBLE, LOW STRENGTH / LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, FROST ACTION	B	0.32
DvB2	DUNCANNON VERY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED LIMITATIONS: CUTBANKS CAVE, EASILY ERODIBLE,	B	0.32

Mapcheck 1: PROPERTY
Closure Summary
Precision, 1 part in: 94.66'
Error distance: 33.80'
Error direction: S59° 56' 36.53"E
Area: 490634.25 Sq. Ft.



DEED PLOT



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

E&S PLAN: PROJECT AREA MAP

PHIL NISSLEY AG OPERATION

CLIENT
PHIL NISSLEY
1823 ZION ROAD
MIDDLETOWN, PA 17057
PH: 717-314-9681

REVISION	DATE	DESCRIPTION

SITE ADDRESS:
1965 PECKS ROAD
MIDDLETOWN, PA 17057

MUNICIPALITY: LONDONDERRY TOWNSHIP
COUNTY DAUPHIN COUNTY

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ROBERT J. RUTH
ENGINEER
PE077125

SEAL

DRAWN BY: DHG CHECKED BY: RJR

DATE: 9/9/2025

DEED REF: N/A

TAX ID: 34-028-035-000-0000

SHEET 11 OF 17

E2 OF 7

EXISTING FEATURES LEGEND

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- PL — PROPERTY LINE
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- EASEMENT LINE
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- TOPSOIL AMENDMENT / AVOID COMPACTION
- PERMANENT MATTING
- RIPARIAN FOREST BUFFER
- ASPHALT HATCH
- RIP-RAP LINING

PROPOSED E&S FEATURES

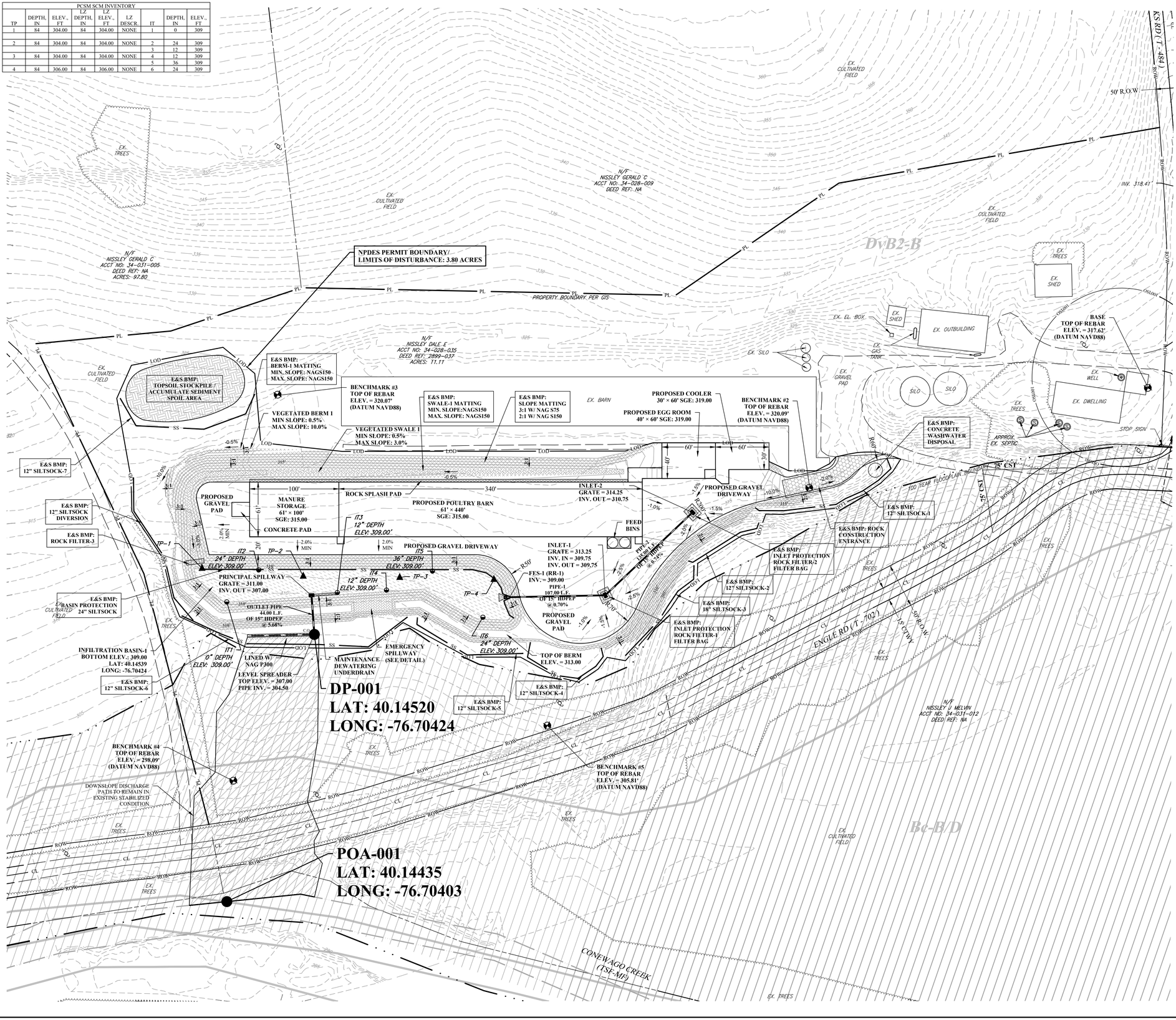
- LOD — LIMIT OF DISTURBANCE BOUNDARY LINE
- NPDES — NPDES PERMIT BOUNDARY LINE
- SS — SILT SOXX
- WEIGHTED SEDIMENT FILTER TUBE
- ROCK CONSTRUCTION ENTRANCE
- TOPSOIL STOCKPILE
- EROSION CONTROL BLANKET SWALE LINING
- EROSION CONTROL BLANKET SLOPE MATTING
- TOPSOIL AMENDMENT
- RIP-RAP LINING
- CONCRETE WASHWATER DISPOSAL

0' 50' 100' 150'

SCALE: 1" = 50'

PCSM SCM INVENTORY

TP	DEPTH, IN	ELEV., FT	LZ DEPTH, IN	LZ ELEV., FT	LZ DESCR.	IT	DEPTH, IN	ELEV., FT
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NCS
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E&S PLAN: CONTROL GRADING PLAN

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ROBERT J. RUTH
ENGINEER
PE77125

SEAL

DRAWN BY: DHG CHECKED BY: RJR

DATE: 9/9/2025

DEED REF: N/A

TAX ID: 34-028-035-000-0000

SHEET 12 OF 17

E3 OF 7

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PCSM SCM INVENTORY

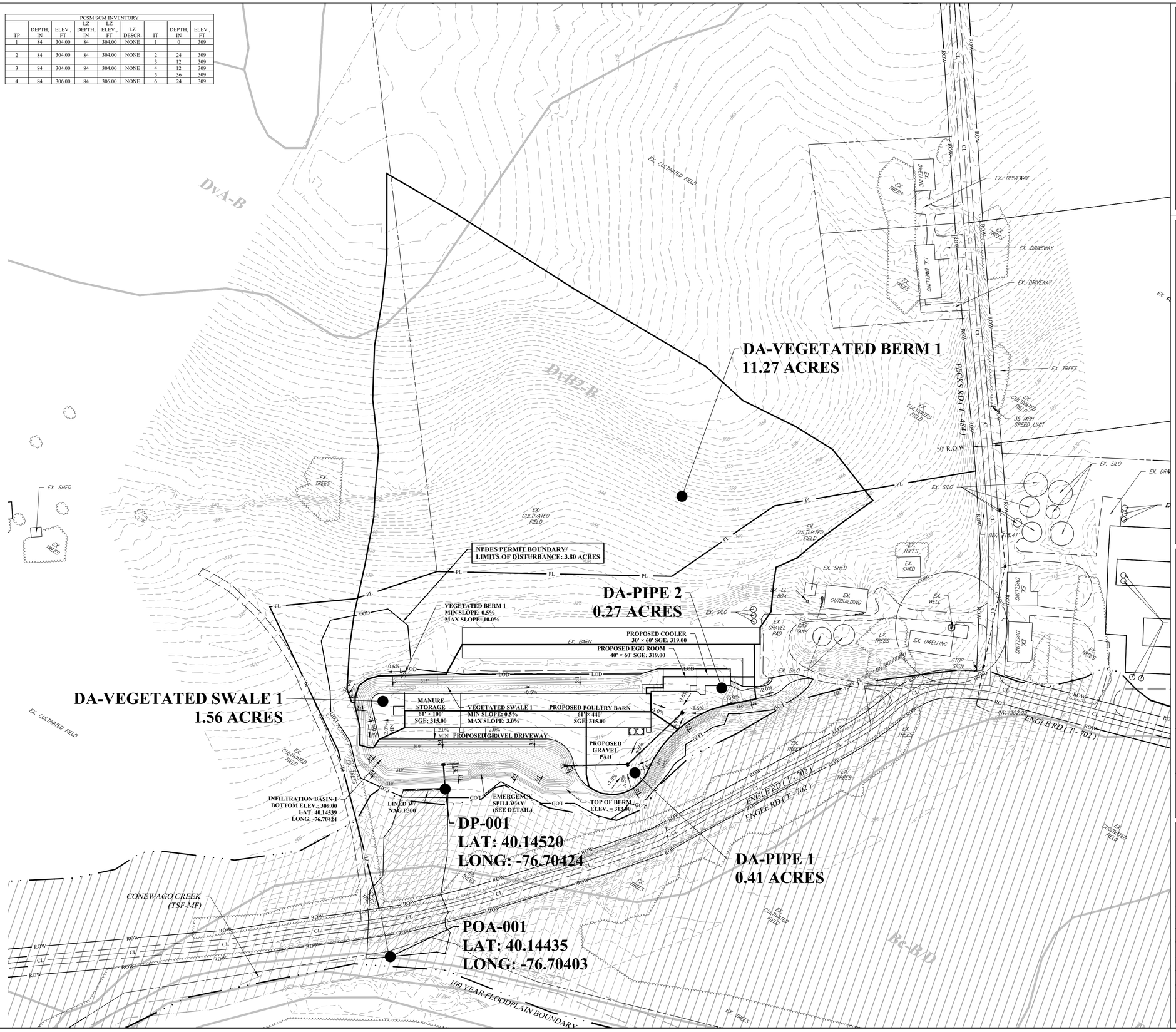
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(PER SOILS SURVEY OF DAUPHIN COUNTY, PENNSYLVANIA

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DEPTH TO SATURATION: SITE SPECIFIC TESTING WAS DONE TO ENSURE INFILTRATION BMPS 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.



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

E&S PLAN: SOILS AND DRAINAGE AREA PLAN

PHIL NISSLEY AG OPERATION

CLIENT
PHIL NISSLEY
1823 ZION ROAD
MIDDLETOWN, PA 17057
PH: 717-314-9681

REVISION	DATE	DESCRIPTION

SITE ADDRESS:
1965 PECKS ROAD
MIDDLETOWN, PA 17057

MUNICIPALITY:
LONDONDERRY TOWNSHIP

COUNTY
DAUPHIN COUNTY

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ROBERT J. RUTH
ENGINEER
PE77135

SEAL

DRAWN BY: DHG CHECKED BY: RJR

DATE: 9/9/2025

DEED REF: N/A

TAX ID: 34-028-035-000-0000

SHEET 13 OF 17

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