No: 25-002

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Lykens Township | Surveyor: Akens Engineering | Engineer: Akens Engineering

Plat Title: Steven Ebersol

Zoning District: Rural Residential | Proposed Land Use: Residential & Agricultural

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

Existing # of Lots: 1 | Proposed # of Lots: 0 | Proposed # of New DUs: 0 | Subdivided / Developed Acres: 2.24 | Total Acres: 71.40

Date Received: 11/25/2024 | Staff Review: 12/17/24 | Official County Review: 12/17/24

Reviewed by: TS | Checked by: | Tax Map Parcel #: 39-018-011

Project Description: Construction of a freestall Barn 60' x 238' w/ Underhouse Manure Storage 10' x 128'-8" x 8', and Circular Manure Storage 80' Dia x 12' Deep

- *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.*

SALDO Comments:

1. All signatures, certifications, dedications, and notarizations required by the subdivision and land development ordinance should be in place before final approval.
    a. There appears to be no signature block for the Dauphin County Recorder of Deeds. An example can be found in Exhibit II of the Lykens Township SALDO.
    b. The engineer is required to certify the accuracy of the plan. There appears to be certification of the stormwater plan but not the land development plan.
2. The primary control point, or description and "ties" to such control points are required to be displayed on the plan. (SLD 407.1.a.1)
3. All existing and proposed easements are required to be displayed on the plan. (SLD 407.1.a.2) Easements for drainage facilities, overhead and underground utility facilities and watercourses shall be provided in accordance with SLD 504.
4. The location and description of all survey monuments are required to be displayed. (SLD 407.1.a.3)
5. Ensure the Final Erosion and Sedimentation Control plan is in accordance with SLD 407.1.a.19 All proposed erosion and sedimentation controls shall be in accordance with SLD 507 and ZO 1919.
6. A copy of an application for a permit or a signed and issued permit for earthmoving activities will be required. (SLD 407.1.a.22(e))

7. A copy of the final storm water management plan and runoff computations will be required. (SLD 407.1.a.22(j)) The stormwater management plan and proposed storm water management facilities shall be in accordance with SLD 508.

Zoning Comments:

1. The plan and application state the zoning district is A-R Agricultural Residential. Per Ordinance 2024-02, the A-R district has been renamed to R-R Rural Residential.
2. The plan shows a 35' side yard setback along the east property line bordering Rumshtown Road. The side yard measures at 30' per the scale provided.
3. Development proposed for areas within or adjacent to critical areas or environmentally sensitive areas shall conform to the requirements in Article 12 of the Lykens Township Zoning Ordinance. The reviewer notes there is a proposed Riparian Buffer area proposed along the stream.

General Comments:

1. The parcel is enrolled as an agricultural security area and an agricultural easement.

Plan No. 25-002

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/Instrument #	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	X		
Water mains	X		
21. Proposed man-made features shown – Building (s)	X		
Storm drainage facilities	X		
Sewer disposal – public ( ) on-lot (X)			X
Water supply – public ( ) well (X)			X
22. Existing streets shown - Name	X		
R/W width	X		
Paving width	X		
Dedicated R/W width			X
23. Proposed streets shown - Name			X
R/W width			X
Paving width			X
Profiles			X
24. Curbs shown			X
25. Sidewalks shown			X
26. Existing and proposed coverage shown	X		
27. Parking schedule provided shown			X
28. Traffic study completed			X
29. Recreation area shown/fee in-lieu-of provided			X
30. Erosion and sedimentation control plan shown	X		
31. Statement of ownership, signature and notarization shown		X	
32. Dedicatory statement shown	X		
33. Approval blocks shown		X	
34. PADOT/Township Highway Occupancy Permit statement shown			X
35. Consistency with Future Land Use plans - County plans	X		
Municipal plans	X		

FINAL LAND DEVELOPMENT/STORMWATER/ EROSION AND SEDIMENT CONTROL PLAN

FOR

STEVEN EBERSOL
8235 ROUTE 25
SPRING GLEN, PA 17978
717-216-3517

LYKENS TOWNSHIP
DAUPHIN COUNTY, PA

GENERAL NOTES

1. THE PURPOSE OF THIS LAND DEVELOPMENT / STORMWATER / EROSION AND SEDIMENT CONTROL PLAN IS BUILD A PROPOSED FREESTALL BARN 60' x 238' WITH AN UNDERHOUSE MANURE STORAGE 10' x 128-8" x 8' DEEP WITH A MILK/UTILITY ROOM, FEED ROOM, ALONG WITH A PROPOSED CIRCULAR MANURE STORAGE 80'-DIA. x 12' DEEP.
2. THIS PLAN DOES NOT OFFER ANY LANDS FOR DEDICATION TO PUBLIC USE.
3. EXISTING PARCEL 39-018-011 HAS AN EXISTING DWELLING AND VARIOUS BARNS AND SHEDS SERVICED BY AN ON-LOT SEWAGE DISPOSAL SYSTEM AND INDIVIDUAL WELL.
4. EXISTING FEATURES SHOWN ON THE SUBJECT PROPERTY WERE LOCATED BY AKENS ENGINEERING ASSOCIATES, INC. BY FIELD SURVEY TECHNIQUES. ON AUGUST 8, 2023 EXISTING FEATURES SHOWN ON ADJOINING PROPERTIES WERE LOCATED BY FIELD SURVEY. ALL EXISTING UTILITIES HAVE BEEN APPROXIMATELY LOCATED BY SURVEY OR BY UTILITY COMPANY RECORDS AND MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
5. IN COMPLIANCE WITH PENNSYLVANIA ACT 172, ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE A COMPILATION OF ACTUAL FIELD LOCATION AND DATA FURNISHED FROM INFORMATION SUPPLIED BY OTHERS. AKENS ENGINEERING ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF UNDERGROUND UTILITIES ON THIS DRAWING. ANY REQUEST FOR ADDITIONAL UNDERGROUND UTILITY INFORMATION SHOULD BE DIRECTED TO THAT SPECIFIC UTILITY COMPANY.
6. A NONE OF THE SUBJECT PROPERTY LIES WITHIN THE DELINEATED 100 YEAR FLOOD FRINGE BOUNDARY AS SHOWN ON F.E.M.A. F.I.R.M. COMMUNITY-PANEL NUMBER 42043C0135D, EFFECTIVE DATE: AUGUST 2, 2012. LYKENS TOWNSHIP NUMBER 421595.
7. ALL ELEVATIONS SHOWN ARE REFERENCED TO THE SITE BENCHMARK SHOWN. THE VERTICAL DATUM OF THE ELEVATIONS SHOWN IS NAVD 1988 AS SHOWN ON U.S.G.S. MAPPING. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONFIRM THE ELEVATIONS SHOWN PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL ALSO ESTABLISH AND MAINTAIN TEMPORARY BENCHMARKS WITHIN THE PROJECT SITE AS NEEDED, AND SHALL BE RESPONSIBLE FOR THE TRANSFER OF THE BENCHMARK IDENTIFIED HEREON.
8. NORTHING AND EASTING VALUES LABELED HEREON ARE BASED ON THE PENNSYLVANIA STATE PLAN COORDINATE SYSTEM, SOUTH ZONE.
9. THE SUBJECT PROPERTY WAS FIELD INSPECTED BY AKENS ENGINEERING ASSOCIATES, INC. ON APRIL 27, 2023. THE SUBJECT PROPERTY CONTAINS NO ROCK OUTCROPS, SOIL SUBSIDENCES, OR CONTAMINATED SOILS.
10. THERE ARE NO WETLANDS PRESENT ON THIS SITE AS PER THE NATIONAL WETLANDS INVENTORY MAP.
11. NOTHING SHALL BE PLANTED OR PLACED WITHIN THE STORMWATER EASEMENT WHICH WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT, OR CONFLICT WITH ANY CONDITIONS ASSOCIATED WITH SUCH EASEMENT.
12. THE STORMWATER FROM THE SITE WILL BE INFILTRATED IN THE STORMWATER INFILTRATORS, ELIMINATING ANY THERMAL IMPACTS THAT MAY BE CREATED.
13. INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR ASSURING THE CONTINUED FUNCTIONALITY AND REQUIRED MAINTENANCE OF THE STORMWATER MANAGEMENT EASEMENT.
14. RECEIVING WATERS UNNAMED TRIBUTARY TO PINE CREEK (CWF) COLD,WATER,FISHES

ZONING/SITE DATA (AR):

ZONING: (AR) - AGRICULTURE RESIDENTIAL DISTRICT
EXISTING USE: RESIDENTIAL & AGRICULTURE USE

HEIGHT REGULATIONS:
PRINCIPAL BUILDING REQUIRED: 35'
ACCESSORY BUILDING REQUIRED: 24' (Except accessory buildings for farm use shall be exempt from height restrictions).

LOT AREA AND LOT WIDTH REGULATIONS:
MINIMUM LOT AREA REQUIRED: 43,560 sq.ft. - 1 Ac.
MINIMUM LOT AREA REQUIRED: 20,000 sq.ft. (Served by public sewer and water).

MINIMUM YARD SETBACKS:
FRONT YARD: 40 ft. (Major Collector Street).
30 ft. (All other streets)
SIDE YARDS (EACH): 15 ft. (Each side on Interior Lot).
30 ft. (On a corner lot, Side yard abutting the street).
REAR YARDS: 25 ft.
* On a corner lot, the side yard abutting the street be not less then 30 ft.

COVERAGE REGULATIONS:
LOT ALLOWABLE: 20% (The buildings, Structures and Impervious Surface).

NOTES:

1. Regulations: All federal, state and local laws, rules and regulations covering the construction of this facility shall be strictly followed. The owner is responsible for obtaining all construction permits.
2. Act 187: It is the duty of the contractors to comply with the provisions of the 'PA One Call' utility check before performing any excavation work. The toll-free number of the One-Call system is 1-800-252-1776.
3. Pre-construction meeting: A meeting between the owner, contractor and engineer shall be required prior to any construction work.
4. Certification of performance: The certification of conformance shall certify that all work was performed according to the Pennsylvania Technical Guide.
5. Capacity (gallons):
   Circular 80' x 12' Deep Storage = 57,806 Gallons
   Rectangular 24' x 132' x 8' Deep Storage = 76,996 Gallons
6. The items below are included as part of this contract package:
   - PA313 waste storage structure construction specifications
   - PA561 heavy use area protection
   - PA606 subsurface drain
   - PA620 underground outlet
   - PA634 waste transfer system
8. Project Benchmark Information:
   BM-1: NAIL IN EXISTING UTILITY POLE; ELEV.= 590.74
   BM-2: NAIL IN FENCE POST; ELEV.= 592.39
   BM-3: NAIL IN FENCE POST AT BARNYAD; ELEV.= 595.16
9. This project has been designed according to the Pennsylvania Technical Guide.
10. Contractor shall notify Weaver Environmental Consulting 48 hours prior to pouring concrete.
11. Stormwater Management Note: No person shall modify, remove, fill, lanscape, or alter any SWM BMP's, facilities, areas, or structures in a manner without the written approval of the township, with the exception of the necessary maintenance activities such as mowing.
12. There are no wetlands or rock outcrops located within our project area. Any further improvements will require the locations of streams, watercourses wooded areas, rock outcropping (greater than five (5) feet in diameter.
13. No person shall modify, remove, fill, landscape, or alter any SWM BMP's, facilities, areas, or structures in a manner without the written approval of the Township, with the exception of the necessary maintenance activities such as mowing.

CHAPTER 93 DESIGNATED WATER SHED
THIS SITE LIES WITHIN THE PINE CREEK WATERSHED WHICH IS CLASSIFED AS A CWF (COLD WATER FISHERY)

LIST OF UTILITIES:
INFORMATION CONCERNING UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE COMPLETE OR ACCURATE. CONTRACTOR IS RESPONSIBLE TO CONTACT ALL UTILITY OWNERS, AND TO DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES, PRIOR TO EXCAVATION BY USE OF POWER-OPERATED EQUIPMENT.

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHRASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL.

PA1
CALL SYSTEM, INC.
1-800-242-1776

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

SHEET INDEX

SHEET 1 OF 8 - TITLE SHEET
SHEET 2 OF 8 - OVERALL EXISTING CONDITIONS
SHEET 3 OF 8 - PROPOSED SITE PLAN
SHEET 4 OF 8 - UNDERHOUSE STORAGE SECTIONS, NOTES AND DETAILS
SHEET 5 OF 8 - CIRCULAR MANURE STORAGE SECTIONS AND DETAILS
SHEET 6 OF 8 - PIPE PROFILES AND BASIN DETAILS
SHEET 7 OF 8 - E & S POLLUTION CONTROL SITE PLAN
SHEET 8 OF 8 - E & S POLLUTION CONTROL NOTES & DETAILS

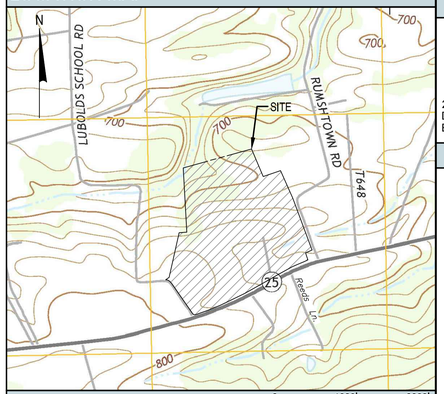
OWNERS ACKNOWLEDGMENT:

"I, _____ HEREBY ACKNOWLEDGE THAT THE STORMWATER BMP'S ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL OF THE MUNICIPALITY"
RECORD DRAWINGS WILL BE PROVIDED FOR ALL STORMWATER MANAGEMENT FACILITIES PRIOR TO OCCUPANCY, OR THE RELEASE OF FINANCIAL SECURITY.

OWNERSHIP, OPERATION & MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES:

OPERATION AND MAINTENANCE OF THE PROPOSED STORMWATER MANAGEMENT FACILITIES SHALL BE THE RESPONSIBILITY OF THE LANDOWNER, STEVEN EBERSOL, THEIR HEIRS, SUCCESSORS, AND ASSIGNS. LYKENS TOWNSHIP, THE DAUPHIN COUNTY CONSERVATION DISTRICT, AND THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION EACH HAVE THE RIGHT, BUT NOT THE DUTY, TO ENTER THE SUBJECT PROPERTIES AT ANY REASONABLE TIME TO OBSERVE, INSPECT, REPAIR, MODIFY, OPERATE AND MAINTAIN THE STORMWATER MANAGEMENT FACILITIES, INCLUDING, BUT NOT NECESSARILY LIMITED TO THE INFILTRATION STONE BED, SWALES, AND BASIN. THE APPLICANT, REUBEN ESH, GRANTS THESE GOVERNMENT ENTITIES AND THEIR REPRESENTATIVES REASONABLE ACCESS TO ALL STORMWATER MANAGEMENT FACILITIES ON THE SUBJECT PROPERTIES.

LOCATION MAP



SCALE: 1" = 1000' (0, 1000', 2000')

APPLICANT INFORMATION:
STEVEN EBERSOL
301 GARDEN SPOT ROAD
LYKENS, PA 17048
HOME PHONE: 570-682-3939
CELL NUMBER: 717-216-3517
EMAIL ADDRESS: None

PROPERTY INFORMATION:
ELI K. EBERSOL
8235 ROUTE 25
SPRING GLENN, PA 17978
PROPERTY ID: 39-018-011
DEED: 0470600252
EMAIL ADDRESS: None

PROJECT MANAGER
JEREMY WEAVER
WEAVER ENVIRONMENTAL CONSULTING, LLC.
280 S. WINDY MANSION RD.
DENVER, PA 17517
PHONE: 717-475-5427
EMAIL: weaverenvironmentalconsulting@gmail.com

PROJECT ENGINEER/SURVEYER
Akens Engineering Associates, Inc.
SCOTT W. AKENS, PE, PLS
AKENS ENGINEERING ASSOCIATES, INC.
219 EAST MAIN STREET
SHIREMANSTOWN, PA 17011
(717) 975-9933 TELEPHONE
(717) 975-5507 FAX
SCOTT@AKENSENGINEERING.COM

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN AND OFFER OF DEDICATION STATEMENT
COMMONWEALTH OF PENNSYLVANIA, COUNTY OF DAUPHIN

ON THIS THE ____ DAY OF _____, 2024 BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED STEVEN EBERSOL WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS DIRECTION, THAT THEY ACKNOWLEDGES THE SAME TO BE THEIR ACT AND PLAN, THAT THEY DESIRES THE SAME TO BE RECORDED, AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

_____.
STEVEN EBERSOL - OWNER

_____.

_____, 2024
MY COMMISSION EXPIRES

_____.
NOTARY PUBLIC

DAUPHIN COUNTY PLANNING COMMISSION FINAL REVIEW

THIS PLAN REVIEWED IN THE FINAL STAGE BY DAUPHIN COUNTY PLANNING COMMISSION THIS DAY _____, 2024.

_____
CHAIRMAN

_____
SECRETARY

LYKENS TOWNSHIP RECOMMENCED FOR APPROVAL

THIS PLAN RECOMMENCED FOR APPROVAL BY LYKENS TOWNSHIP PLANNING COMMISSION THIS DAY _____, 2024.

_____
CHAIRMAN

_____
SECRETARY

LYKENS TOWNSHIP BOARD OF SUPERVISORS

THIS PLAN APPROVED BY LYKENS TOWNSHIP BOARD OF SUPERVISORS THIS DAY _____, 2024.

_____
CHAIRMAN

_____
SECRETARY

STORMWATER MANAGEMENT PLAN CERTIFICATION:

I SCOTT W. AKENS, P.E. HEREBY CERTIFY THAT, THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGNS STANDARDS AND CRITERIA OF THE LYKENS TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND THAT THE SURVEY MEETS ALL ACCRA REQUIREMENTS.

_____.
SCOTT W. AKENS, P.E.

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL SCOTT WILLIAM AKENS ENGINEER PE073141

_____.
DATED

Weaver Environmental Consulting
280 S. Windy Mansion Rd. PH: 717-475-5427
Denver, PA 17517
Email: weaverenvironmentalconsulting@gmail.com

SOIL MAP UNIT DESCRIPTION:

At	ATKINS SILT LOAM - [HSG:B/D]
BtA	BRINKERTON and ARMAGH SILT LOAMS SOILS, 0 to 3% SLOPES - [HSG:C/D]
CkC2	CALVIN-KLINESVILLE SHALY SILT LOAMS SOILS, MODERATELY ERODED, 8 to 15% SLOPES - [HSG:B]
ClB2	CALVIN-LECK KILL SHALY SILT LOAMS, MODERATELY ERODED, 3 to 8% SLOPES - [HSG:B]
ClB2	CALVIN-LECK KILL SHALY SILT LOAMS, MODERATELY ERODED, 8 to 15% SLOPES - [HSG:B]
KaB2	KLINESVILLE SHALY SILT LOAM, MODERATELY ERODED, 3 to 8% SLOPES - [HSG:D]
KaD2	KLINESVILLE SHALY SILT LOAM, MODERATELY ERODED, 15 to 25% SLOPES - [HSG:D]

REVISIONS:
REVISED:

FINAL LAND DEVELOPMENT/ STORMWATER / EROSION CONTROL PLAN FOR STEVEN EBERSOL 8235 ROUTE 25 SPRING GLENN, PA 17978

LYKENS TOWNSHIP
DAUPHIN COUNTY, PA

COVER SHEET

SCALE:	SHEET NUMBER:
AS NOTED	1 of 8
PLAN DATE:	
NOVEMBER 22, 2024	
FILE NAME:	
946-4 - Ebersol - Dairy Barn - 749.00 - Base 2.dwg	

X:\946-4 - WEC - Stephen Ebersole\Drawings

ZONING/SITE DATA (AR):

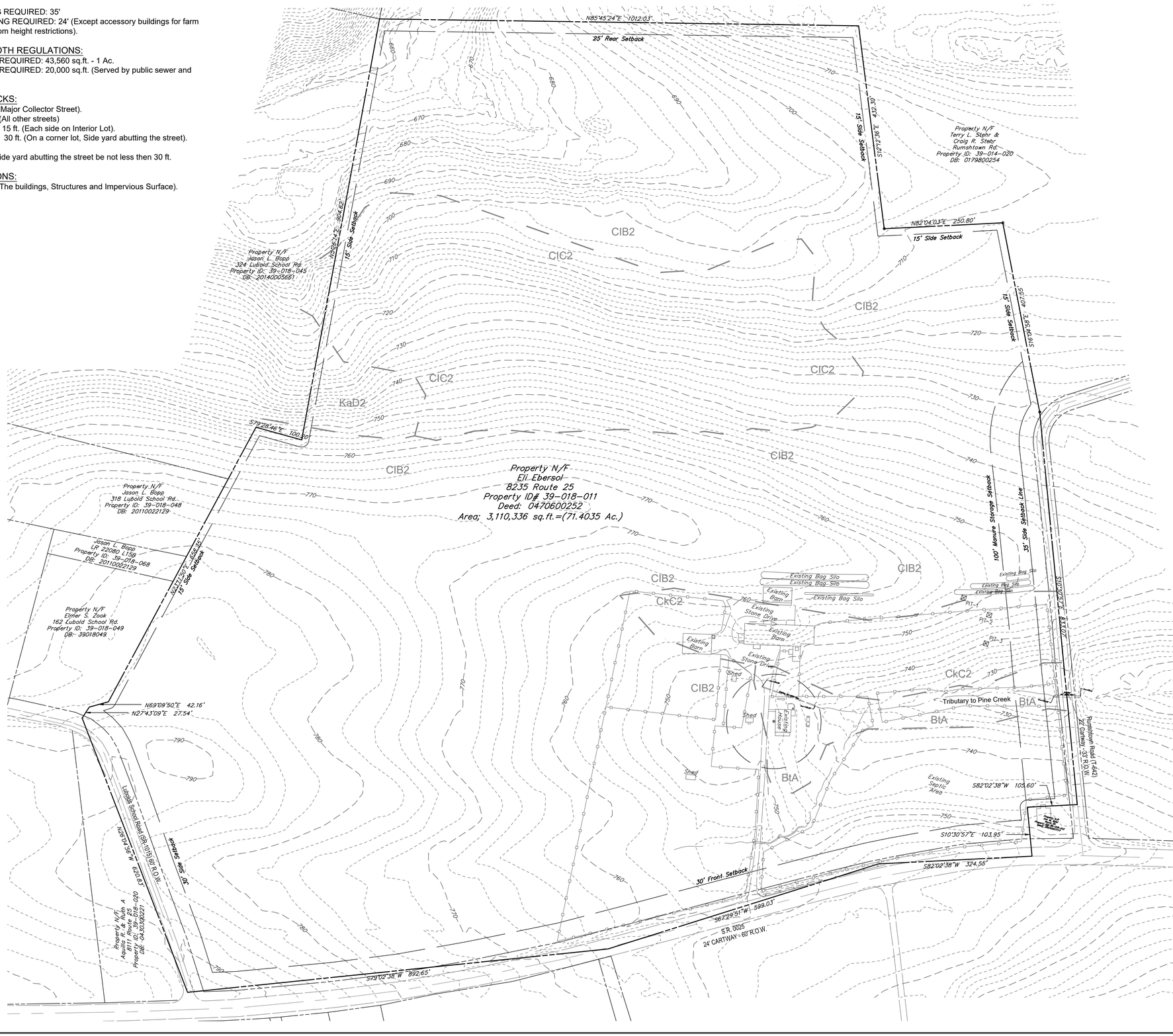
ZONING: (AR) - AGRICULTURE RESIDENTIAL DISTRICT
EXISTING USE: RESIDENTIAL & AGRICULTURE USE

HEIGHT REGULATIONS:
PRINCIPAL BUILDING REQUIRED: 35'
ACCESSORY BUILDING REQUIRED: 24' (Except accessory buildings for farm use shall be exempt from height restrictions).

LOT AREA AND LOT WIDTH REGULATIONS:
MINIMUM LOT AREA REQUIRED: 43,560 sq.ft. - 1 Ac.
MINIMUM LOT AREA REQUIRED: 20,000 sq.ft. (Served by public sewer and water).

MINIMUM YARD SETBACKS:
FRONT YARD: 40 ft. (Major Collector Street).
30 ft. (All other streets)
SIDE YARDS (EACH): 15 ft. (Each side on Interior Lot).
30 ft. (On a corner lot, Side yard abutting the street).
REAR YARDS: 25 ft.
* On a corner lot, the side yard abutting the street be not less then 30 ft.

COVERAGE REGULATIONS:
LOT ALLOWABLE: 20% (The buildings, Structures and Impervious Surface).



Weaver Environmental Consulting
280 S. Windy Mansion Rd. PH: 717-475-5427
Denver, PA 17517
Email: weaverenvironmentalconsulting@gmail.com

EXISTING LEGEND

- Existing Centerline
- Existing Contour Major
- Existing Contour Minor
- Existing Right-of-Way
- S72°05'36"W 100.04' — Existing Boundary Line
- Existing Building Setback Line
- Existing Building Line
- Existing Edge of Concrete
- Existing Stone Drive/Area
- Existing Edge of Pavement
- Existing Soil Boundary Line
- Existing Edge of Woods
- Existing Stream
- Existing Well
- Existing Utility Pole/OH Elec.
- BM-2 — Existing Benchmark/Test Pit
- Existing Fencing

SOIL MAP UNIT DESCRIPTION:

At	ATKINS SILT LOAM - [HSG:B/D]
BtA	BRINKERTON and ARMAGH SILT LOAMS SOILS, 0 to 3% SLOPES - [HSG:C/D]
CkC2	CALVIN-KLINESVILLE SHALY SILT LOAMS SOILS, MODERATELY ERODED, 8 to 15% SLOPES - [HSG:B]
CIB2	CALVIN-LECK KILL SHALY SILT LOAMS, MODERATELY ERODED, 3 to 8% SLOPES - [HSG:B]
CIB2	CALVIN-LECK KILL SHALY SILT LOAMS, MODERATELY ERODED, 8 to 15% SLOPES - [HSG:B]
KaB2	KLINESVILLE SHALY SILT LOAM, MODERATELY ERODED, 3 to 8% SLOPES - [HSG:D]
KaD2	KLINESVILLE SHALY SILT LOAM, MODERATELY ERODED, 15 to 25% SLOPES - [HSG:D]

0 100' 200'

REVISIONS:
REVISED:

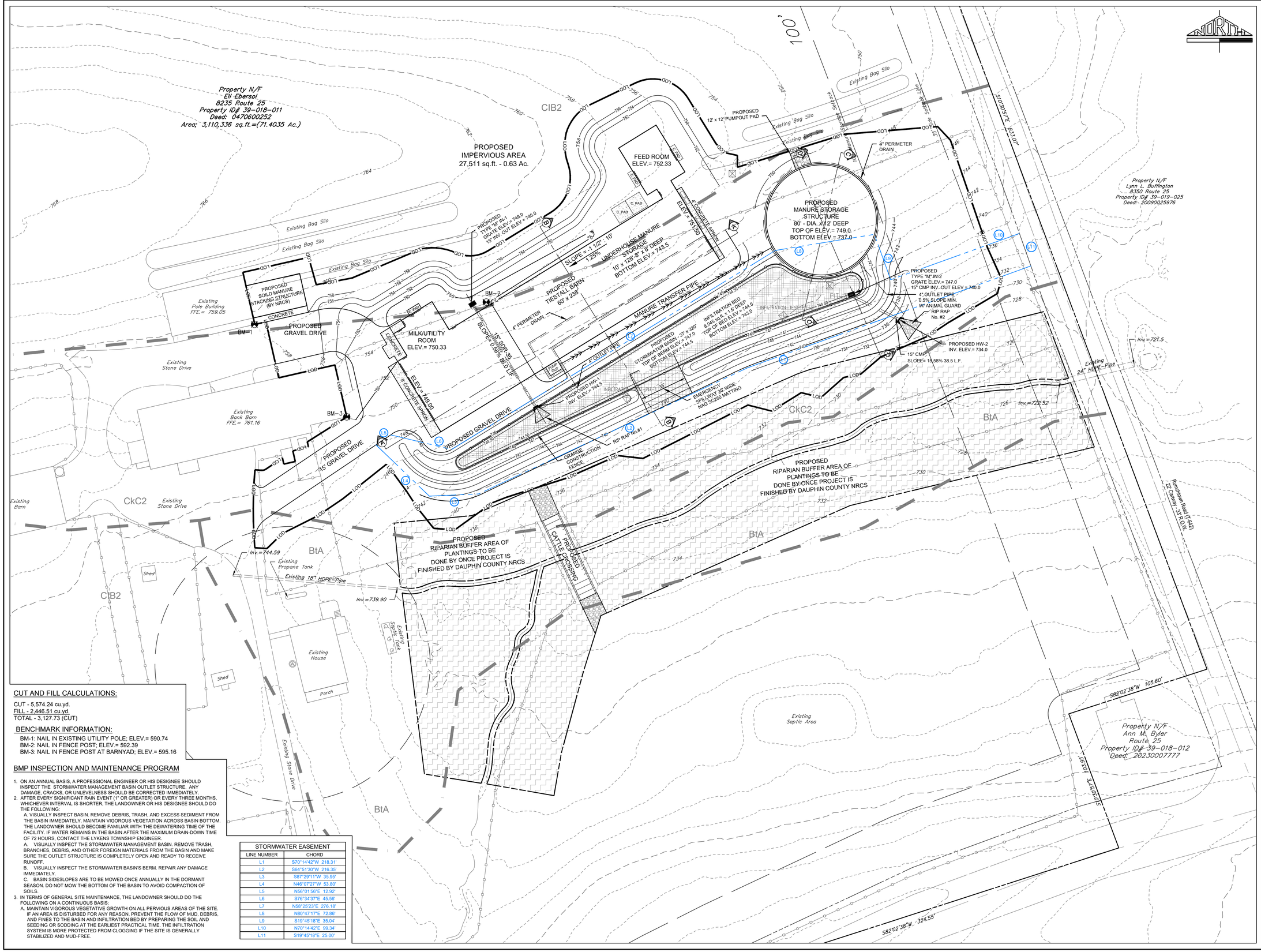
FINAL LAND DEVELOPMENT/ STORMWATER / EROSION CONTROL PLAN FOR STEVEN EBERSOL 8235 ROUTE 25 SPRING GLENN, PA 17978

LYKENS TOWNSHIP
DAUPHIN COUNTY, PA

EXISTING CONDITIONS

SCALE:	SHEET NUMBER:
1" = 100'	2 of 8
PLAN DATE:	
FEBRUARY 22, 2024	
FILE NAME:	
946-4 - Ebersol - Dairy Barn - 749.00 - Base 2.dwg	

X:\946-4 - WEC - Stephen Ebersole\Drawings



CUT AND FILL CALCULATIONS:

CUT - 5,574.24 cu.yd.
FILL - 2,446.51 cu.yd.
TOTAL - 3,127.73 (CUT)

BENCHMARK INFORMATION:

BM-1: NAIL IN EXISTING UTILITY POLE; ELEV.= 590.74
BM-2: NAIL IN FENCE POST; ELEV.= 592.39
BM-3: NAIL IN FENCE POST AT BARNYAD; ELEV.= 595.16

BMP INSPECTION AND MAINTENANCE PROGRAM

1. ON AN ANNUAL BASIS, A PROFESSIONAL ENGINEER OR HIS DESIGNEE SHOULD INSPECT THE STORMWATER MANAGEMENT BASIN OUTLET STRUCTURE. ANY DAMAGE, CRACKS, OR UNLEVELNESS SHOULD BE CORRECTED IMMEDIATELY.
2. AFTER EVERY SIGNIFICANT RAIN EVENT (1" OR GREATER) OR EVERY THREE MONTHS, WHICHEVER INTERVAL IS SHORTER, THE LANDOWNER OR HIS DESIGNEE SHOULD DO THE FOLLOWING:
   A. VISUALLY INSPECT BASIN. REMOVE DEBRIS, TRASH, AND EXCESS SEDIMENT FROM THE BASIN IMMEDIATELY. MAINTAIN VIGOROUS VEGETATION ACROSS BASIN BOTTOM. THE LANDOWNER SHOULD BECOME FAMILIAR WITH THE DEWATERING TIME OF THE FACILITY. IF WATER REMAINS IN THE BASIN AFTER THE MAXIMUM DRAIN-DOWN TIME OF 72 HOURS, CONTACT THE LYKENS TOWNSHIP ENGINEER.
   A. VISUALLY INSPECT THE STORMWATER MANAGEMENT BASIN. REMOVE TRASH, BRANCHES, DEBRIS, AND OTHER FOREIGN MATERIALS FROM THE BASIN AND MAKE SURE THE OUTLET STRUCTURE IS COMPLETELY OPEN AND READY TO RECEIVE RUNOFF.
   B. VISUALLY INSPECT THE STORMWATER BASIN'S BERM. REPAIR ANY DAMAGE IMMEDIATELY.
   C. BASIN SIDESLOPES ARE TO BE MOWED ONCE ANNUALLY IN THE DORMANT SEASON. DO NOT MOW THE BOTTOM OF THE BASIN TO AVOID COMPACTION OF SOILS.
3. IN TERMS OF GENERAL SITE MAINTENANCE, THE LANDOWNER SHOULD DO THE FOLLOWING ON A CONTINUOUS BASIS:
   A. MAINTAIN VIGOROUS VEGETATIVE GROWTH ON ALL PERVIOUS AREAS OF THE SITE. IF AN AREA IS DISTURBED FOR ANY REASON, PREVENT THE FLOW OF MUD, DEBRIS, AND FINES TO THE BASIN AND INFILTRATION BED BY PREPARING THE SOIL AND SEEDING OR SODDING AT THE EARLIEST PRACTICAL TIME. THE INFILTRATION SYSTEM IS MORE PROTECTED FROM CLOGGING IF THE SITE IS GENERALLY STABILIZED AND MUD-FREE.

STORMWATER EASEMENT	
LINE NUMBER	CHORD
L1	S70°14'42"W 218.31'
L2	S64°51'30"W 216.35'
L3	S87°29'11"W 35.95'
L4	N46°07'27"W 53.80'
L5	N56°01'56"E 12.92'
L6	S76°34'37"E 45.56'
L7	N58°25'23"E 276.18'
L8	N80°47'17"E 72.86'
L9	S19°45'18"E 35.04'
L10	N70°14'42"E 99.34'
L11	S19°45'18"E 25.00'

Weaver Environmental Consulting
280 S. Windy Mansion Rd. PH: 717-475-5427
Denver, PA 17517
Email: weaverenvironmentalconsulting@gmail.com

EXISTING LEGEND

- Existing Centerline
- 100 Existing Contour Major
- 98 Existing Contour Minor
- Existing Right-of-Way
- S72°05'36"W 100.04' Existing Boundary Line
- Existing Building Setback Line
- Existing Building Line
- Existing Edge of Concrete
- Existing Stone Drive/Area
- Existing Edge of Pavement
- Existing Soil Boundary Line
- Existing Edge of Woods
- Existing Stream
- Existing Well
- Existing Utility Pole/OH Elec.
- BM-2 P/T-4 Existing Benchmark/Test Pit
- Existing Fencing

PROPOSED LEGEND

- PROPOSED BUILDING
- 100 PROPOSED CONTOUR MAJOR
- 98 PROPOSED CONTOUR MINOR
- PROPOSED DRIVEWAY
- PROPOSED GRAVEL DRIVE
- PROPOSED CONCRETE
- PROPOSED PERIMETER PIPE/OUTLET
- PROPOSED STORMWATER INLET, PIPE RIPRAP
- PROPOSED FENCING
- PROPOSED MANURE TRANSFER PIPE
- PROPOSED FLARED END SECTION
- PROPOSED EMERGENCY SPILLWAY
- PROPOSED RIPARIAN BUFFER AREA BY FINISHED BY DAUPHIN COUNTY NRCS

SOIL MAP UNIT DESCRIPTION:

At	ATKINS SILT LOAM - [HSG:B/D]
BtA	BRINKERTON and ARMAGH SILT LOAMS SOILS, 0 to 3% SLOPES - [HSG:C/D]
CkC2	CALVIN-KLINESVILLE SHALY SILT LOAMS SOILS, MODERATELY ERODED, 8 to 15% SLOPES - [HSG:B]
CIB2	CALVIN-LECK KILL SHALY SILT LOAMS, MODERATELY ERODED, 3 to 8% SLOPES - [HSG:B]
CIB2	CALVIN-LECK KILL SHALY SILT LOAMS, MODERATELY ERODED, 8 to 15% SLOPES - [HSG:B]
KaB2	KLINESVILLE SHALY SILT LOAM, MODERATELY ERODED, 3 to 8% SLOPES - [HSG:D]
KaD2	KLINESVILLE SHALY SILT LOAM, MODERATELY ERODED, 15 to 25% SLOPES - [HSG:D]

0 30' 60'

REVISIONS:

REVISED:

FINAL LAND DEVELOPMENT/ STORMWATER / EROSION CONTROL PLAN FOR STEVEN EBERSOL 8235 ROUTE 25 SPRING GLENN, PA 17978

LYKENS TOWNSHIP
DAUPHIN COUNTY, PA

PROPOSED SITE PLAN

SCALE:	SHEET NUMBER:
1" = 30'	3 of 8
PLAN DATE:	
FEBRUARY 22, 2024	
FILE NAME:	
946-4 - Ebersol - Dairy Barn - 749.00 - Base 2.dwg	

X:\946-4 -- WEC -- Stephen Ebersole\Drawings