

Cumberland County Subdivision and Land Development Review Report

Municipality: North Newton Surveyor/ Engineer: Diffenbaugh Wadel, Inc Owner/ Developer: Harold Weaver

Plat Title: 201 Bullshead Rd

Plat Status: Final Plat Type: Land Development

of New Lots: # of New Dwelling Units: New Acreage Subdivided/Developed: Total Tract Acreage: 111

Zoning District: Agricultural Proposed Land Use: Agricultural

Date Received: 7/7/2020 County Review: 7/20/2020 Reviewed by: SH Checked by:

- Plat appears to comply with applicable regulations.
- Plat appears to generally comply with applicable regulations; revisions may be required, as indicated.
- Plat appears to need substantial revision, as indicated.

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

1. The plan should include a note indicating what makes the proposed building an Intensive Agricultural Use. Further, the plan should include estimated number of swine and the associated animal equivalent units.
2. The Township should require NPDES permit approval prior to recording of the plan (SLDO 260-24.G).
3. The Township should verify that all permits and approvals for the wetland and stream crossing have been obtained from the appropriate state/federal agencies (SLDO 260-24.I).
4. The required and provided sight distances should be provided at the proposed driveway intersection with Green Spring Road (SLDO 260-35.F).
5. A clear sight triangle should be provided at the proposed driveway intersection with Green Spring Road (SLDO 260-35.G).
6. An easement should be provided for the unnamed tributary to Bullshead Branch (SLDO 260-36.B).
7. The plan should address a dedication of recreation land or a fee in lieu of dedication (SLDO 260-42.A.1.B).
8. This property appears to be enrolled in the Cumberland County Clean and Green Program and may be subject to roll-back taxes. Contact the Cumberland County Tax Assessment Office for information.
9. When obtaining the county signature for the final plan recording process, the applicant / engineer should provide a CD that includes a .dwg AutoCAD file that shows all of the parcel boundaries, lot lines, building footprints, road rights-of-way and the edge of pavement. For more information, please visit the Cumberland County Planning Department website at: <https://www.ccpa.net/3185/Plan-Submission-Recording-Procedures>.

MINOR LAND DEVELOPMENT PLAN FOR 201 BULLSHEAD ROAD

North Newton Township, Cumberland County, Commonwealth Of Pennsylvania

CERTIFICATIONS & APPROVALS

STATEMENT OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN AND OFFER OF DEDICATION

Commonwealth Of Pennsylvania:
County Of Cumberland:

On this, the _____ day of _____, 2020 before me, the undersigned officer, personally appeared Harold E. Jr. & Irene L. Weaver, who being duly sworn according to law depose and say that they are the owners of the property shown on this plan and that they acknowledge the same to be their plan and desire the same to be recorded as such according to law; and all roads or parts thereof, if not previously dedicated, are hereby tendered for dedication to public use.

Harold E. Weaver, Jr. Irene L. Weaver

Notary Public
Witness my hand and seal the above day and date written.

NORTH NEWTON TOWNSHIP BOARD OF SUPERVISORS APPROVAL

Approved by the North Newton Township Supervisors and all conditions imposed with respect to such approval were completed on this _____ day of _____, 2020.

North Newton Township
Board Of Supervisors

Attest: North Newton Township Secretary Chairperson

NORTH NEWTON TOWNSHIP PLANNING COMMISSION RECOMMENDED APPROVAL

Recommended for approval by the North Newton Township Planning Commission this _____ day of _____, 2020.

North Newton Township
Planning Commission

North Newton Township Planning Commission Secretary Chairperson

CUMBERLAND COUNTY PLANNING DEPARTMENT REVIEW

Reviewed by the Cumberland County Planning Department this _____ day of _____, 2020.

Cumberland County
Planning Department

Director Of Planning

ENGINEER'S CERTIFICATION

Michael L. Wadel, P.E. Date

I hereby certify that, to the best of my knowledge, this plan meets the requirements of the North Newton Township Subdivision & Land Development Ordinance for a land development plan. I further certify that, to the best of my knowledge, the stormwater management facilities shown and described hereon were designed in accordance with the Pennsylvania Stormwater Best Management Practices Manual and North Newton Township Stormwater Ordinance 2011-2.

WAIVER REQUEST/APPROVAL BLOCK

REQUESTED WAIVER	APPROVED	DISAPPROVED
Modification of SALDO Section 260-15.A.2 (Minor Plan)		
SALDO Sections 260-26.A & 260-28 (Sheet Size & Drawing Scale)		

ZONING INFORMATION

ARTICLE V - "R-1" RURAL RESIDENTIAL DISTRICT

Agriculture, horticulture and forestry related uses:
Minimum Lot Area: 43,560 Square Feet

Minimum Lot Width: 175 Feet

Maximum Impervious Lot Coverage: 10 Percent

Minimum Building Setbacks:
Front: 50 Feet
Side: 35 Feet
Rear: 50 Feet

Maximum Building Height: 50 Feet*

Accessory buildings and structures:
Minimum Building Setbacks: Front: Not Permitted in Front Yard
Side: 10 Feet Rear: 10 Feet

Maximum Building Height: 20 Feet*

* Maximum height limitation does not include chimneys, spires, steeples, unoccupied towers, tanks, silos related to farm operations, antenna or other similar projections.

ARTICLE IV - "A" AGRICULTURAL DISTRICT

Agriculture, horticulture and forestry related uses:
Minimum Lot Area: 43,560 Square Feet

Minimum Lot Width: 175 Feet

Maximum Impervious Lot Coverage: 10 Percent

Minimum Building Setbacks:
Front: 50 Feet
Side: 35 Feet
Rear: 50 Feet

Maximum Building Height: 50 Feet*

Accessory buildings and structures:
Minimum Building Setbacks: Front: Not Permitted in Front Yard
Side: 10 Feet Rear: 10 Feet

Maximum Building Height: 20 Feet*

* Maximum height limitation does not include chimneys, spires, steeples, unoccupied towers, tanks, silos related to farm operations, antenna or other similar projections.

SECTION 300-110 BUFFER AND SCREENING REQUIREMENTS

* Agricultural operations involving animal housing facilities with ventilation fans shall provide vegetative planting strips in accordance with the following standards:

(1) A planting strip shall be installed opposite the ventilation fan(s) and be of sufficient length to minimize the impacts on adjacent residences. At a minimum, the length of the planting strip shall extend an additional 20 feet from the beginning and end of the ventilation fans.

(2) The planting strip shall be set back from the animal housing facility a distance equal to 10 times the diameter of the ventilation fan, with a minimum setback of 50 feet from side walls and 80 feet from end walls. Where multiple fans are used in one location, the setback distance may be extended five feet for each additional fan but shall not exceed 150 feet.

(3) Planting strips shall consist of two rows, which may contain a mixture of deciduous and evergreen plants. The first row may include shrubs and grasses. The second row shall consist of at least 50% evergreen trees or shrubs and grow to a minimum of 15 feet tall at maturity. Spacing between plants shall be two feet for grasses, six feet for small shrubs (four feet to 12 feet tall) and 10 feet for large shrubs or trees (greater than 12 feet tall). Spacing between rows shall be 16 feet to 20 feet. Plant species shall have a high tolerance to pollutants. Suggested plant species include: (a) Honey locust, (b) Nellie Stevens holly, (c) American holly, (d) Japanese holly, (e) Eastern red cedar, (f) Norway spruce, (g) Hybrid poplar, (h) Austree hybrid willow, (i) Purpleosier willow, (j) Bald cypress, (k) Arborvitae, (l) Leyland cypress, (m) Northwind switchgrass, (n) Kanlow switchgrass, (o) Thundercloud switchgrass, (p) Atlantic coastal panicgrass and (q) Giant Miscanthus.

SECTION 300-110 INTENSIVE AGRICULTURAL OPERATION

A. The parcel of contiguous land owned by the owner of an intensive agricultural operation shall be and remain at least 50 acres in the Agriculture Zoning District.**

(1) Irrespective of the provisions of this section, any intensive agricultural operation in existence prior to the enactment of this chapter may not expand such operation without obtaining a conditional use approval from North Newton Township.

(2) Any building or building addition constructed after the date of the enactment of this chapter to house animals in an intensive agricultural operation must maintain the following setbacks:

(a) From a dwelling not owned by the owner of the intensive agricultural operation, a church, a building used in connection with a home occupation or incidental business, or other building occupied by humans (greater than 12 feet tall) 500 feet from an occupied building located in the Agriculture Zoning District and 1,000 feet from an occupied building in a nonagriculture zoning district.**

(b) From a property line or watercourse: 100 feet.

(c) From a well not owned by the owner of the intensive agricultural operation: 150 feet.

(d) Buildings housing animals shall not be located within the floodplain.

B. The owner of the intensive agricultural operation must establish and maintain an access to the operation so that all motor vehicles making a right turn, whether entering or leaving the property, can do so without first having to enter the left-hand side of the public highway.

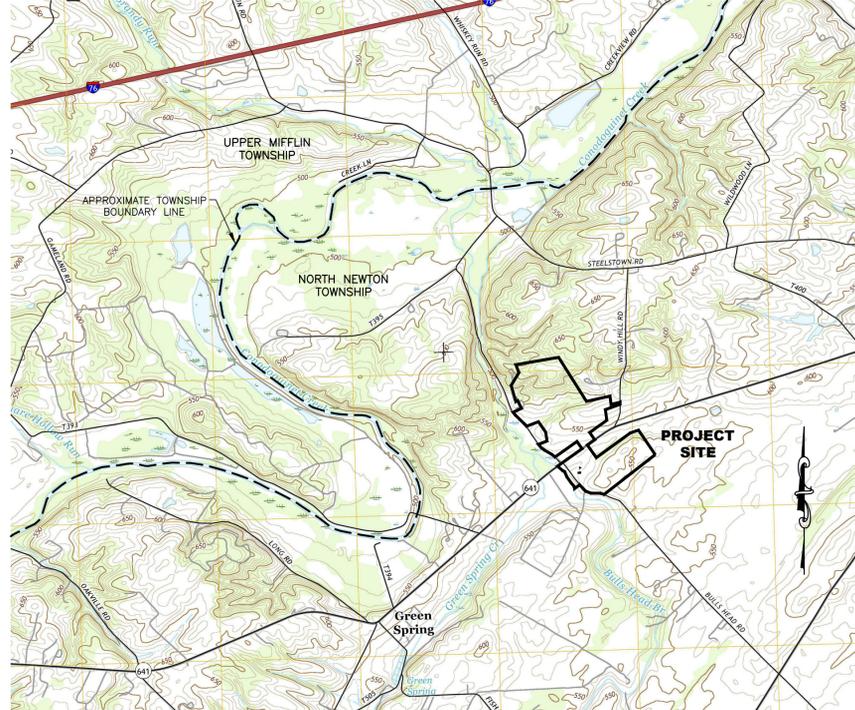
C. The intensive agricultural operation must establish and maintain compliance at all times with the requirements of the Pennsylvania Nutrient Management Law.

D. The intensive agricultural operation must ensure dead animals, if disposed of on the property, are disposed of in strict accordance with the applicable standards of the Pennsylvania Department of Environmental Protection.

E. New construction or expansion of concentrated animal feeding operations (CAFOs) or concentrated animal operation (CAOs) shall have an approved odor management plan in accordance with Pennsylvania Act 38, Nutrient and Odor Management Act.[2] A copy of the approved odor management plan shall be provided to the Township, along with any subsequent amendments and notices of violations by the Department of Environmental Protection.

** After the submission, review, and approval of the Conditional Use application for this project, these sections of the zoning ordinance were modified by North Newton Township. The information listed above reflects the current zoning ordinance and not the requirements at the time of Conditional Use approval. Therefore, the proposed site may not meet these current regulations, nor is it required to because of the date of conditional use submission and approval.

NEWVILLE, PA U.S.G.S. MAP



OWNER INFORMATION

Harold E. Jr. & Irene L. Weaver
201 Bullshead Road Newville, PA 17241
Phone: (717) 776-2305

SOURCE OF TITLE

Harold E. Jr. & Irene L. Weaver
Deed Book 248, Page 434, Parcels 1, 2 And 4
Plan Instrument 201209658
TMP: 30-08-0595-044

GENERAL PLAN NOTES

- The purpose of this plan is to enable Harold E. Weaver Jr. & Irene L. Weaver to improve their farm with an additional swine barn, new access drive and associated improvements.
- The contours as depicted on this plan are based on a combination of data collected at the site during a topographic survey completed by a field crew from the office of Diffenbaugh Wadel, Inc. Vertical datum for all contours shown on this plan is NAVD88.
- A Wetland Delineation for the proposed improvements/disturbance area of this plan and was completed in March of 2020 by Fox Hill Environmental. A total of 14 points on the wetland boundary were flagged by Fox Hill Environmental. The points were then located by a survey crew from Diffenbaugh Wadel, Inc and have been plotted on this plan. The additional wetland area shown on the overall property (Sheet LD1) was plotted from the National Wetland Inventory Maps.
- The subject properties are not located within the 100-year flood zone according to the National Flood Insurance Program Map 42041C0190E, effective March 16, 2009.
- The locations of underground utilities as shown on this plan are based on aboveground structures and record drawings provided to the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of the survey to locate buried utilities. Because the underground utilities are in their approximate locations, they should be verified prior to any earthmoving activities.
- The subject property is enrolled in the Cumberland County Clean and Green Program, according to Instrument 201323947.
- The Pennsylvania Department of Environmental Protection eMapPA website does not indicate the presence of any surface waters on the subject property.
- A highway occupancy permit is required pursuant to Section 420 of the Act of June 1, 1945, P.L. 1242, No. 428, known as the "State Highway Law", before driveway access to a State Highway is permitted. Access to the Green Spring Road shall be only as authorized by a Highway Occupancy Permit.
- All known existing easements and rights-of-way have been shown on the plan, and all utilities have been contacted as required by Pa. Act 172 of 1986
- The developer is responsible for implementation of the erosion and sedimentation control/stormwater management plan.
- No trees, shrubbery, fences, structures, walls or fill shall be placed within the right-of-way of the street or within any easement.
- In conjunction with this plan, the project has been submitted to the Cumberland County Conservation District to obtain a general NPDES permit for the discharge of stormwater from a construction site.

PLAN INDEX

Sheet LD	Coversheet And Plan Approvals
Sheet LD1	Index Map Of Overall Property
Sheet LD2	Existing Site Conditions
Sheet LD3	Proposed Site Improvements
Sheet PCSM1	Proposed PCSM BMP Plan
Sheet PCSM2	Grading & PCSM Plan
Sheet PCSM3	Grading & PCSM Plan
Sheet PCSM4	PCSM Details & Notes
Sheet PCSM5	PCSM Details & Notes

CONDITIONAL USE INFORMATION

Conditional Use approval was obtained from the North Newton Township Board Of Supervisors on June 1, 2016 (Conditional Use Hearing No. 2016-01). Approval was conditioned upon the following:

Conditions of Approval

- That the Applicant be issued a low volume driveway highway occupancy permit from Penn DOT with access to the proposed hog barn from State Route 641 and the existing driveway at Bullshead Road must be closed.
- That Applicant screen the existing hog barn pursuant to the requirements set forth in section 407.B.
- That the Applicant construct a ten foot earthen berm to the north side of the existing hog barn.
- That the Applicant angle the new hog barn 22.5 degrees from the orientation of the existing hog barn so the rear of the proposed hog barn is offset towards the south.
- That Applicant obtain an approved Nutrient Management Plan relative to the proposed hog barn.
- That Applicant obtain an approved Odor Management Plan relative to both the proposed and existing hog barns.
- That Applicant obtain an NPDES permit for the site.
- That Applicant place the agricultural nuisance disclaimer from the Ordinance on the plan.
- That the plan contains a note that the hog barns must remain on a parcel containing at least 50 contiguous acres maintained as long as IAO remain in operation.
- That Applicant compost deceased animals in an enclosed container /structure and that Applicant not bury dead animals relating to the IAO.
- That Applicant complies with all setbacks as set forth in section 1026 A.1.b.

* A settlement agreement regarding Conditional Use Hearing No. 2016-01 was executed on January 5, 2017 between the North Newton Township Board of Supervisors and the applicant. The following terms were part of the settlement agreement:

- The Township agrees to:
 - remove Conditions Nos. 2, 3 and 4 from the Decision;
 - modify Condition No. 1 consistent with Subsection B.3 of this Agreement; and
 - approve a land development plan for the proposed barn that is in accord with Subsection B.2. of this Agreement. The Township further agrees that it shall not attach conditions to the approval of the land development plan, for any purpose, which correspond to the subjects of this Agreement: (i) the location, orientation, landscaping, or other means of screening the proposed barn and (ii) the landscaping, fencing or other means of screening the existing barn.
- Weaver agrees to construct the proposed barn and to make other improvements to the Property as generally described below and depicted in the Settlement Plan marked APPENDIX A and attached to and made part of this Agreement:
 - The proposed barn is to be sited in close and adjacent proximity to the existing barn. The final location of the proposed barn is to be determined by Mr. Weaver in consideration of existing site conditions during excavation and other site preparation work.
 - The proposed barn is to be oriented at an angle between 12.5 and 25 degrees from the existing barn. The final orientation of the proposed barn is to be determined by Weaver in consideration of existing site conditions during excavation and other site preparation work.

A mix of deciduous and evergreen trees will be planted in the area proximate to the northern corner of the existing barn and east of the existing manure shed and extending toward the proposed barn, excluding the proposed driveway cut between the existing and proposed barns, which shall be no more than thirty (30) feet, except as may be necessary to provide sufficient turning radii. Selected species will have a mature height of 8-12 feet. The type, number and placement of the trees are to be determined by Weaver in consideration of available planting area and site specific growing conditions (soils, wind and sun exposure).

c) A fence will be constructed adjacent to the existing barn, beginning opposite the fan closest to the northern corner of the existing barn and extending to the southern corner of the composting shed. The fence will be one foot taller than the highest point of the fan. The final placement of the fence and fencing materials are to be determined by Weaver.

3. Weaver and the Township agree that the proposed driveway accessed from Greenspring Road (SR 0641) will serve both the existing and proposed barns. The Township agrees that the existing access from Bullshead Road (SR 4015) may be maintained to serve the remainder of the existing farm buildings, structures and equipment and fields.

4. Weaver agrees to make best efforts to avoid conducting land application activities on the Property on Fridays and Saturdays.

No.	PLAN REVISIONS	
	REVISIONS	DATE

COVERSHEET AND PLAN APPROVALS

(201 BULLSHEAD ROAD)



DIFFENBAUGH WADEL, INC.
SURVEYING & ENGINEERING
25 BROAD STREET
NEWVILLE, PA 17241
www.diffenbaughwadel.com
PHONE: (717) 776-6420 FAX: (717) 776-9277

Date	JULY 6, 2020
Scale	As Shown
File No.	15096
Drawing Name	15096-LD
Drawn By	J.B.M
Project Manager	Michael L. Wadel, PE
Sheet No.	LD

#	COURSE
L1	N 66°26' W 92.68'
L2	N 84°51' W 220.97'
L3	N 68°39' W 130.69'
L4	N 38°52' W 214.14'
L5	S 58°22' W 141.82'
L6	N 08°52' W 66.19'
L7	N 37°58' W 87.37'
L8	N 30°13' W 183.21'
L9	N 18°26' W 134.38'
L10	N 57°43' W 53.71'
L11	N 42°35' W 156.80'
L12	N 61°15' E 270.00'
L13	N 48°54' W 97.21'
L14	N 47°11' W 89.38'
L15	N 32°19' W 94.52'
L16	N 36°27' W 68.30'
L17	N 32°43' W 73.92'
L18	S 69°32' W 49.78'
L19	S 69°23' W 215.00'
L20	N 69°23' E 215.00'
L21	S 04°47' W 50.12'



LEGEND

EX.	Existing
T.M.P.	Tax Map & Parcel
N/F	Now or Formerly
R/W	Right-Of-Way
○	Utility Pole
---	Contour Line
---	Soils Line
---	Woods/Brush

SOURCE OF TITLE
 Harold E. Jr. & Irene L. Weaver
 Deed Book 248, Page 434
 Parcels 1, 2 And 4
 Plan Instrument: 201208658
 TMP: 30-08-0595-044



- A
N/F Winona M. Right
Deed Instrument 201914584
Plan Book 70, Page 70, Lot 2
TMP: 30-08-0595-035
- B
N/F Stoughstown Mennonite Church
Deed Book 178, Page 211
TMP: 30-08-0595-036
- C
N/F Stoughstown Mennonite Church
Deed Book 33-L, Page 546
Plan Book 55, Page 42, Lot 2
TMP: 30-08-0595-077EX
- D
N/F Weston G. & Autumn L. Aleman
Deed Book 274, Page 3611
TMP: 30-08-0595-037
- E
N/F Wayne B. Leshar
Deed Book 21-V, Page 570
TMP: 30-08-0595-039
- F
N/F Thomas F. & Frances L. Drost
Deed Book 187, Page 919
TMP: 30-08-0595-040
- G
N/F Dale R. & Linda E. Bailey
Deed Book 119, Page 493
TMP: 30-08-0595-041
- H
N/F Christian Bible
Fellowship Of Newville Inc
Deed Instrument 201025780
TMP: 30-08-0595-044A
- I
N/F Paul E. Shoap, Jr.
Deed Book 24-M, Page 576
TMP: 30-08-0595-042
- J
N/F Arlin E. & Rose E. Weaver
Deed Instrument 201023620
TMP: 30-08-0595-034
- K
N/F John M. & Doris J. Swartz
Deed Book 29-I, Page 107
TMP: 30-08-0595-033
- L
N/F Lester L. Smith
Deed Instrument 201714612
TMP: 30-08-0595-032
- M
N/F Michael Szczypta & Jennifer Collins
Deed Instrument 201707650
Plan Book 88, Page 142, Lots 18 & 14B
TMP: 30-08-0595-031
- N
N/F Brock J. & Dana T. Gamble
Deed Instrument 200823470
Plan Book 88, Page 142, Lots 1A & 14A
TMP: 30-08-0595-086
- O
N/F Michael L. Gutshall
Deed Instrument 201101864
Plan Book 49, Page 69, Lots 13
TMP: 30-08-0595-076
- P
N/F United Telephone Company
Of Pennsylvania
R/W Book 683, Page 600
TMP: 30-08-0595-038PU

PLAN REVISIONS

NO.	REVISIONS	DATE

INDEX MAP OF OVERALL PROPERTY

(201 BULLSHEAD ROAD)



**DIFFENBAUGH
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 25 BROAD STREET
 NEWVILLE, PA 17241
 www.diffenbaughwadel.com
 PHONE: (717) 776-6420 FAX: (717) 776-9277

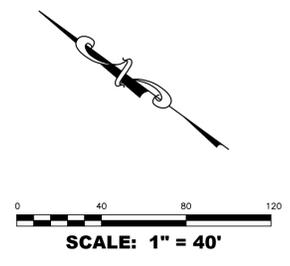
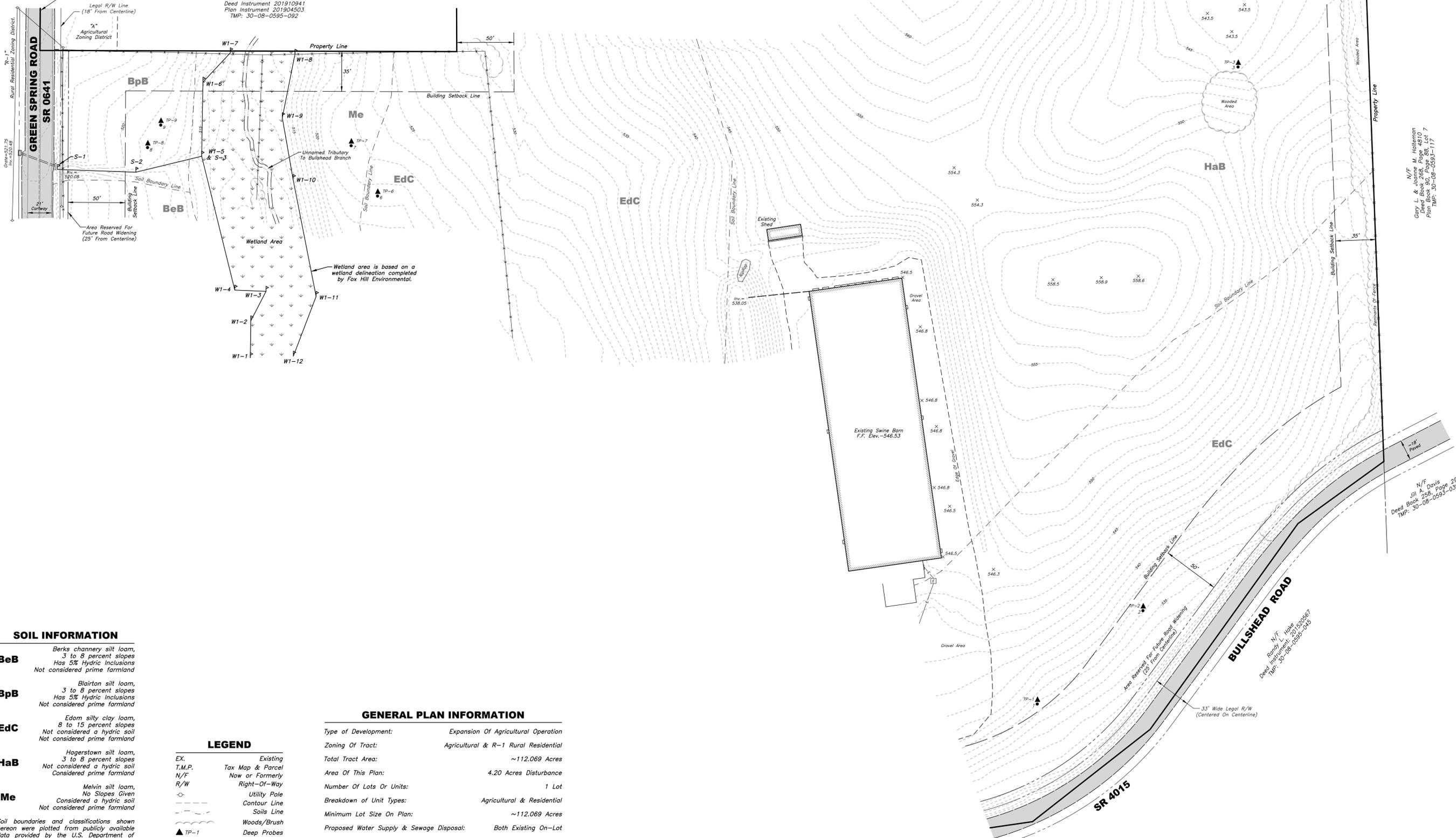
Date	JULY 6, 2020
Scale	1" = 150'
File No.	15096
Drawing Name	15096-LD1
Drawn By	J.B.M
Project Manager	Michael L. Wadel, PE
Sheet No.	LD1

INDEX MAP 1" = 150'

The subject property was plotted from a combination of deeds, plans, GIS mapping and the Cumberland County Tax Maps, and reflects the accuracy and/or inaccuracy of these sources. The bearing(s) and distance(s) shown on this sheet were taken from the said sources. The bearing datum for these sources may not be the same as was used for this plan. Diffenbaugh Wadel Inc. does not guarantee the accuracy of these sources, nor does it in anyway imply that an actual complete boundary survey of the entire property was performed. The location of existing wooded areas and improvements not located in or near the proposed improvements area are approximate in location and are based on G.I.S. mapping and reflect the accuracy and/or inaccuracy of this source.

Greenspring Road (S.R. 0641) is the boundary line between the "A" Agricultural Zoning District and the "R-1" Rural Residential Zoning District. (Per North Newton Township Zoning Map)

N/F
Harold E. Jr. & Irene L. Weaver
Deed Instrument 201910941
Plan Instrument 201904503
TMP: 30-08-0595-092



SOIL INFORMATION

- BeB** Berks channery silt loam, 3 to 8 percent slopes. Has 5% Hydric Inclusions. Not considered prime farmland.
- BpB** Blairton silt loam, 3 to 8 percent slopes. Has 5% Hydric Inclusions. Not considered prime farmland.
- EdC** Edom silty clay loam, 8 to 15 percent slopes. Not considered a hydric soil. Not considered prime farmland.
- HaB** Hagerstown silt loam, 3 to 8 percent slopes. Not considered a hydric soil. Considered prime farmland.
- Me** Melvin silt loam, No Slopes Given. Considered a hydric soil. Not considered prime farmland.

LEGEND

- EX. Existing
- T.M.P. Tax Map & Parcel
- N/F Now or Formerly
- R/W Right-Of-Way
- Utility Pole
- Contour Line
- Soils Line
- Woods/Brush
- Deep Probes
- Infiltration Test

GENERAL PLAN INFORMATION

Type of Development: Expansion Of Agricultural Operation
 Zoning Of Tract: Agricultural & R-1 Rural Residential
 Total Tract Area: ~112.069 Acres
 Area Of This Plan: 4.20 Acres Disturbance
 Number Of Lots Or Units: 1 Lot
 Breakdown Of Unit Types: Agricultural & Residential
 Minimum Lot Size On Plan: ~112.069 Acres
 Proposed Water Supply & Sewage Disposal: Both Existing On-Lot
 Linear Feet Of New Street: None

Soil boundaries and classifications shown hereon were plotted from publicly available data provided by the U.S. Department of Agriculture.

N/F
Gary L. & Joanne S. Heltman
Deed Instrument 201904503
Plan Book 90, Page 86, Lot 7
TMP: 30-08-0593-117

N/F
Jill A. Davis
Deed Instrument 201904503
TMP: 30-08-0593-039C

PLAN REVISIONS	REVISIONS	DATE
No.		

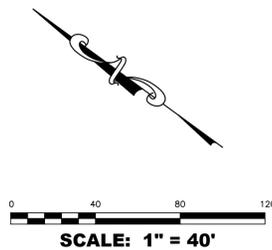
EXISTING SITE CONDITIONS
(201 BULLSHEAD ROAD)



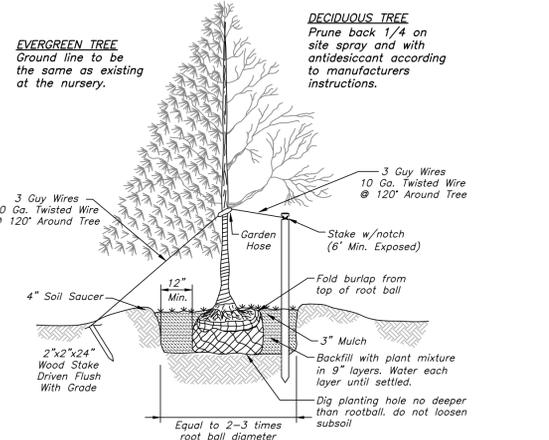
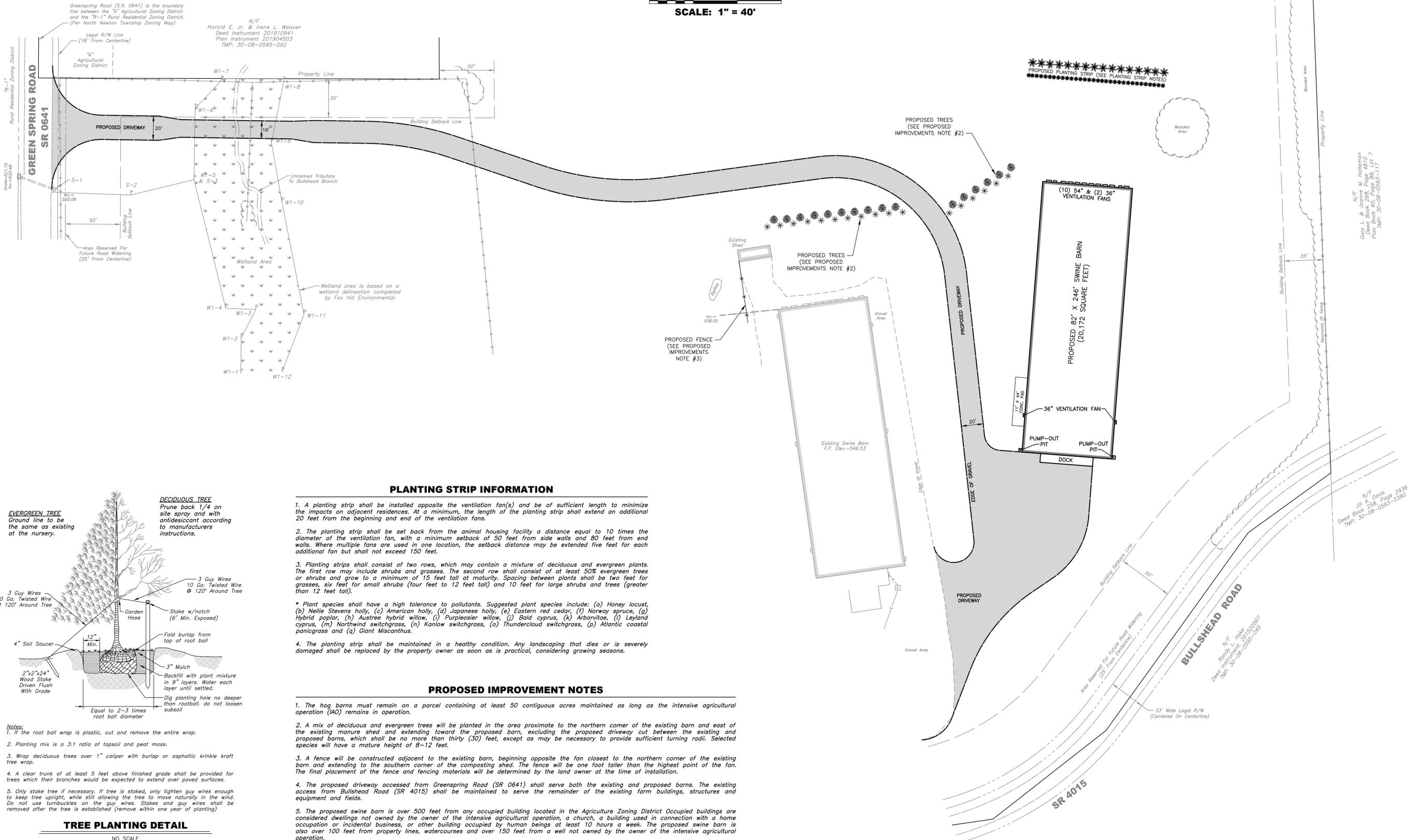
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Date	JULY 6, 2020
Scale	1" = 40'
File No.	15096
Drawing Name	15096-LD2
Drawn By	J.B.M
Project Manager	Michael L. Waadel, PE
Sheet No.	LD2

CALL BEFORE YOU DIG!
PA STATE LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS NOTICE IN DESIGN STAGE - STOP CALL
PA SERIAL NUMBER: 20201392592
PENNSYLVANIA ONE CALL SYSTEM, INC. PH. 1-800-242-1776



- LEGEND**
- EX. Existing
 - T.M.P. Tax Map & Parcel
 - N/F Now or Formerly
 - R/W Right-Of-Way
 - Utility Pole
 - - - Contour Line
 - - - Soils Line
 - Woods/Brush
 - ▲ TP-1
 - Infiltration Test



- Notes:**
- If the root ball wrap is plastic, cut and remove the entire wrap.
 - Planting mix is a 3:1 ratio of topsoil and peat moss.
 - Wrap deciduous trees over 1" caliper with burlap or asphaltic krinkle kraft tree wrap.
 - A clear trunk of at least 5 feet above finished grade shall be provided for trees which their branches would be expected to extend over paved surfaces.
 - Only stake tree if necessary. If tree is staked, only tighten guy wires enough to keep tree upright, while still allowing the tree to move naturally in the wind. Do not use turnbuckles on the guy wires. Stakes and guy wires shall be removed after the tree is established (remove within one year of planting).

PLANTING STRIP INFORMATION

- A planting strip shall be installed opposite the ventilation fan(s) and be of sufficient length to minimize the impacts on adjacent residences. At a minimum, the length of the planting strip shall extend an additional 20 feet from the beginning and end of the ventilation fans.
 - The planting strip shall be set back from the animal housing facility a distance equal to 10 times the diameter of the ventilation fan, with a minimum setback of 50 feet from side walls and 80 feet from end walls. Where multiple fans are used in one location, the setback distance may be extended five feet for each additional fan but shall not exceed 150 feet.
 - Planting strips shall consist of two rows, which may contain a mixture of deciduous and evergreen plants. The first row may include shrubs and grasses. The second row shall consist of at least 50% evergreen trees or shrubs and grow to a minimum of 15 feet tall at maturity. Spacing between plants shall be two feet for grasses, six feet for small shrubs (four feet to 12 feet tall) and 10 feet for large shrubs and trees (greater than 12 feet tall).
- * Plant species shall have a high tolerance to pollutants. Suggested plant species include: (a) Honey locust, (b) Nellie Stevens holly, (c) American holly, (d) Japanese holly, (e) Eastern red cedar, (f) Norway spruce, (g) Hybrid poplar, (h) Austree hybrid willow, (i) Purpleosier willow, (j) Bald cyprus, (k) Arborvitae, (l) Leyland cyprus, (m) Northwind switchgrass, (n) Kanlow switchgrass, (o) Thundercloud switchgrass, (p) Atlantic coastal panicgrass and (q) Giant Miscanthus.
- The planting strip shall be maintained in a healthy condition. Any landscaping that dies or is severely damaged shall be replaced by the property owner as soon as is practical, considering growing seasons.

PROPOSED IMPROVEMENT NOTES

- The hog barns must remain on a parcel containing at least 50 contiguous acres maintained as long as the intensive agricultural operation (IAO) remains in operation.
- A mix of deciduous and evergreen trees will be planted in the area proximate to the northern corner of the existing barn and east of the existing manure shed and extending toward the proposed barn, excluding the proposed driveway cut between the existing and proposed barns, which shall be no more than thirty (30) feet, except as may be necessary to provide sufficient turning radii. Selected trees will have a mature height of 8-12 feet.
- A fence will be constructed adjacent to the existing barn, beginning opposite the fan closest to the northern corner of the existing barn and extending to the southern corner of the composting shed. The fence will be one foot taller than the highest point of the fan. The final placement of the fence and fencing materials will be determined by the land owner at the time of installation.
- The proposed driveway accessed from Greenspring Road (SR 0641) shall serve both the existing and proposed barns. The existing access from Bullshead Road (SR 4015) shall be maintained to serve the remainder of the existing farm buildings, structures and equipment and fields.
- The proposed swine barn is over 500 feet from any occupied building located in the Agriculture Zoning District. Occupied buildings are considered dwellings not owned by the owner of the intensive agricultural operation, a church, a building used in connection with a home occupation or incidental business, or other building occupied by human beings at least 10 hours a week. The proposed swine barn is also over 100 feet from property lines, watercourses and over 150 feet from a well not owned by the owner of the intensive agricultural operation.

PLAN REVISIONS

NO.	REVISIONS	DATE

PROPOSED SITE IMPROVEMENTS
(201 BULLSHEAD ROAD)



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Date	JULY 6, 2020
Scale	1" = 40'
File No.	15096
Drawing Name	15096-LD3
Drawn By	J.B.M
Project Manager	Michael L. Wadel, PE
Sheet No.	LD3