

National Flood Hazard Layer FIRMette



77°16'54"W 40°45'17"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | | |
|------------------------------------|--|--|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
<i>Zone A, V, A99</i> |
| | | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> |
| | | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> |
| | | Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i> |
| | | Area with Flood Risk due to Levee <i>Zone D</i> |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i> |
| | | Effective LOMRs |
| GENERAL STRUCTURES | | Area of Undetermined Flood Hazard <i>Zone D</i> |
| | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | 20.2 Cross Sections with 1% Annual Chance |
| | | 17.5 Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| MAP PANELS | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| | | Profile Baseline |
| | | Hydrographic Feature |
| | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |

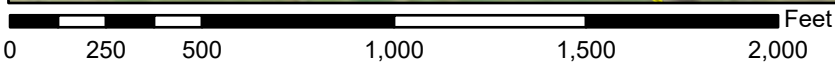


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **7/8/2024 at 8:23 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

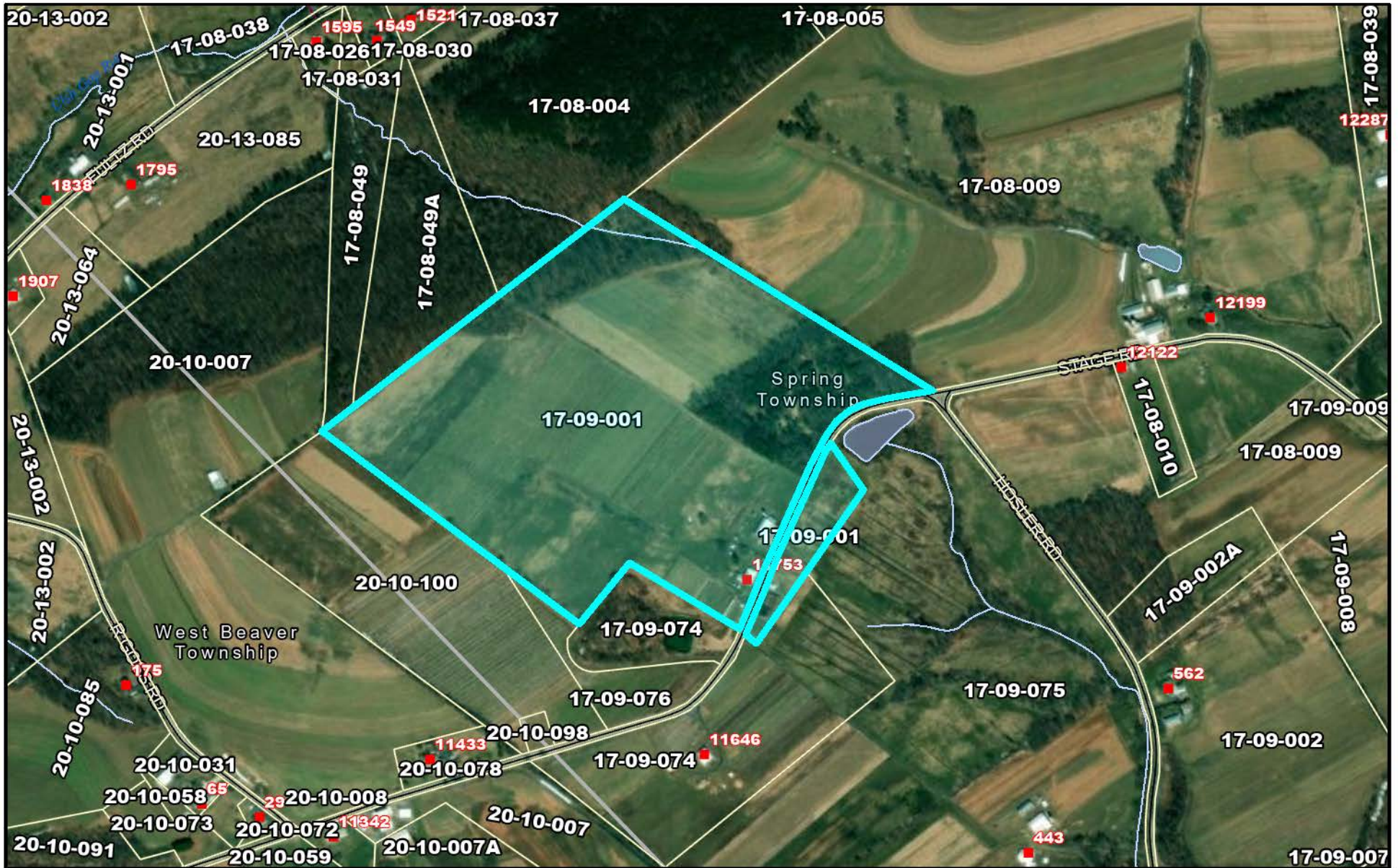


1:6,000






77°16'16"W 40°44'50"N

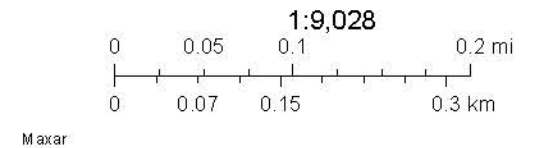
Basemap Imagery Source: USGS National Map 2023

Snyder County



September 26, 2024

- | | | | |
|--|---|--|--|
|  Find Results (Polygons) |  Addresses |  Streams |  Minor Arterial |
|  Parcels |  Current Roads |  Local |  Private |
| |  Lakes |  Municipal Boundary | |



1 field, 52 acres in Snyder County, PA

COUNTY AVG(\$/AC.)

N/A

AVG NCCPI

24.5

COUNTY AVG

33.8



Generate Carbon Credit income with Carbon by Indigo - These fields could generate a combined **\$996** in additional revenue.



ECONOMIC ATTRIBUTES

Snyder County is a high tax county.
This land is in a high livestock demand area.

PHYSICAL ATTRIBUTES

Annual Precipitation: 44.00 inches
Annual GDD: 2740





LAND USE

Land Use: Developed, Non-Cropland, Cropland, Grass/Pasture

	FIELD	ACRES	LATITUDE LONGITUDE	SLOPE	2022 CROPS	AVG NCCPI	CARBON POTENTIAL (\$)	COUNTY AVG. (\$/AC.)
	all	52.07	40.75282 -77.27819	11.04%	72% Grass/Pasture, 21% Forest, 5% Other, 1% Corn	24.5	\$996	N/A

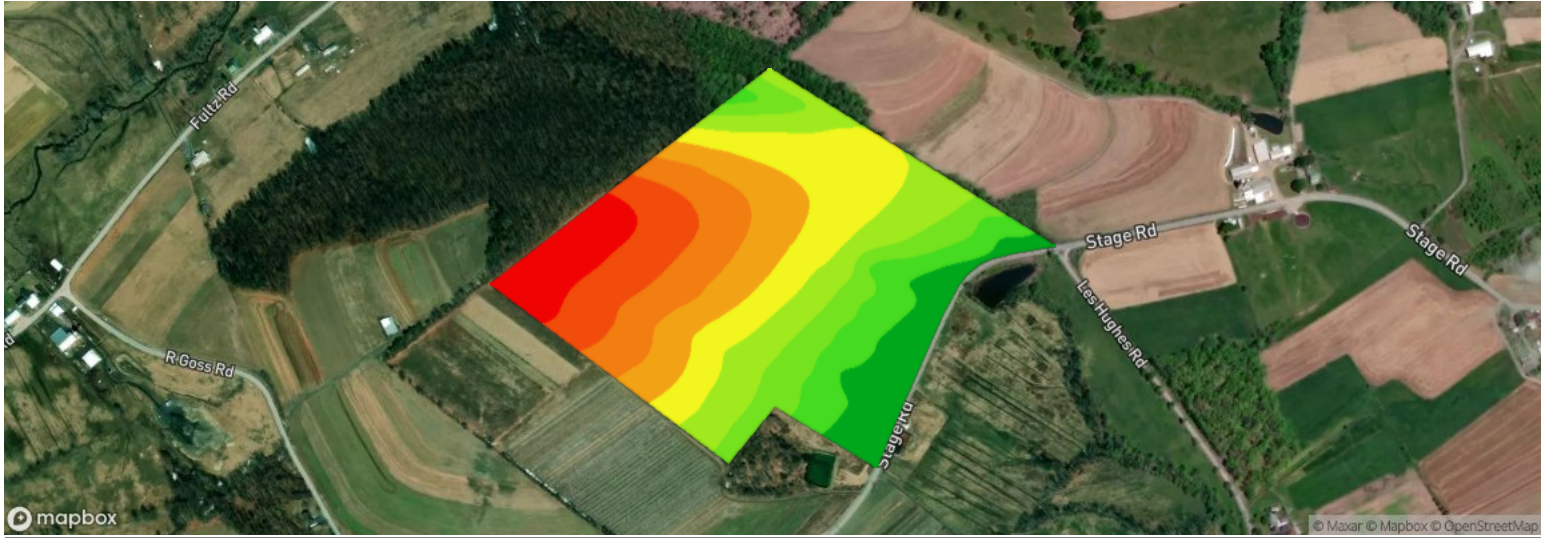
1 field, 52 acres in Snyder County, PA



	COMP 1	COMP 2	COMP 3	COMP 4	COMP AVGS	TARGET PARCEL
BOUNDARY						
COUNTY	Snyder, PA	Snyder, PA	Snyder, PA	Snyder, PA		Snyder, PA
SALE PRICE	\$190,000	\$23,000	\$158,500	\$33,120	\$71,602	
\$/AC. PRICE	\$133,671/ac.	\$17,873/ac.	\$135,708/ac.	\$6,150/ac.	\$43,688/ac.	
SALE DATE	04/08/24	01/19/24	02/16/24	10/10/23		
SALE CONDITION	Market	Market	Market	Market		
PURCHASE CONDITION	Mortgage	Cash Purchase	Mortgage	Cash Purchase		
DISTANCE (MI)	1.97	1.23	1.78	1.54	1.63	
ACRES	1.42	1.29	1.17	5.39	2.32	52.07
TOP CROP	None	None	None	Forest		Grass/Pasture
NCCPI	41.9	32.4	44.8	37.7	38.5	24.5
\$/NCCPI	\$3,190	\$552	\$3,029	\$163	\$1,043	
TILLABLE %	0.0%	0.4%	0.0%	0.3%	0.2%	3.0%

* Estimated Price Per Acre from AcreValue model.

1 field, 52 acres in Snyder County, PA







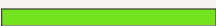




All fields

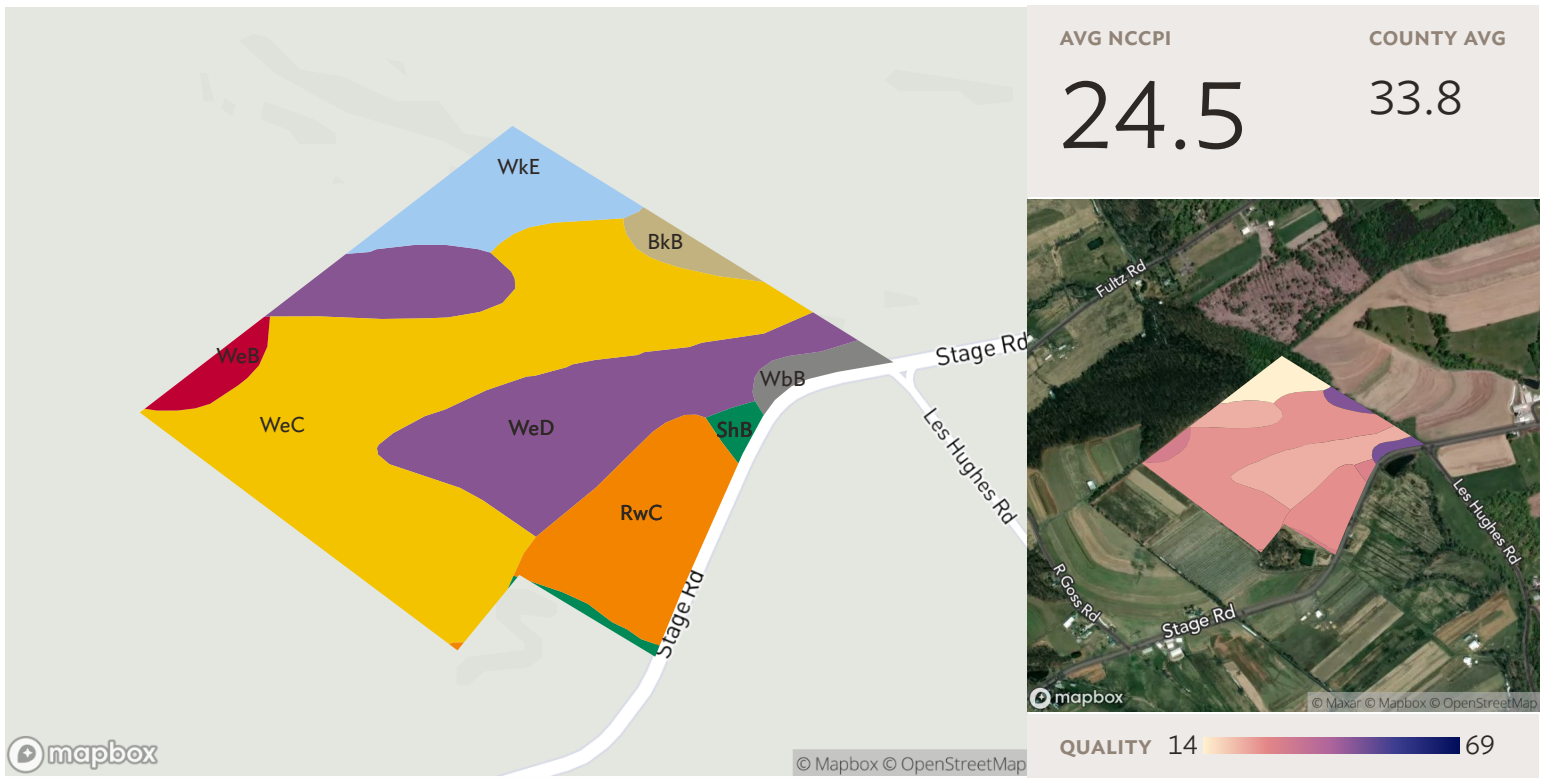
52 ac.

Avg. Elevation

788.68 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
	872.98 ft - 896.12 ft	3.67	7.04%
	849.85 ft - 872.98 ft	4.70	9.03%
	826.71 ft - 849.85 ft	5.34	10.25%
	803.58 ft - 826.71 ft	6.20	11.9%
	780.45 ft - 803.58 ft	9.28	17.82%
	757.31 ft - 780.45 ft	7.80	14.98%
	734.18 ft - 757.31 ft	5.33	10.23%
	711.05 ft - 734.18 ft	4.66	8.95%
	687.91 ft - 711.05 ft	5.10	9.79%

1 field, 52 acres in Snyder County, PA



All fields

52 ac.

Source: NRCS Soil Survey

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI	
WeC	Weikert channery silt loam, 8 to 15 percent slopes	23.94	46.0%	4	26.0	
WeD	Weikert channery silt loam, 15 to 25 percent slopes	13.28	25.5%	6	22.4	
RwC	Rushtown very shaly silt loam, 8 to 25 percent slopes	6.77	13.0%	6	26.6	
WeE	Weikert and Klinsville shaly silt loams, steep	4.29	8.2%	7	6.5	
WeB	Weikert channery silt loam, 3 to 8 percent slopes	1.10	2.1%	3	31.2	
BkB	Berks channery silt loam, 3 to 8 percent slopes	0.98	1.9%	2	46.9	
WbB	Watson silt loam, 3 to 8 percent slopes	0.95	1.8%	2	48.0	
ShB	Shelmadine silt loam, 3 to 8 percent slopes	0.76	1.5%	4	29.5	
					52.07	24.5

1 field, 52 acres in Snyder County, PA



Legend

- SPECIAL FLOOD HAZARD AREAS**
 - High flood risk
 - Without Base Flood Elevation (BFE) Zone A, V, A99
 - With BFE or Depth Zone AE, AO, AH, VE, AR
 - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
 - Moderate flood risk
 - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Areas with Reduced Flood Risk due to Levee Zone X
 - Areas with Flood Risk due to Levee Zone X
- OTHER AREAS**
 - Area of Minimal Flood Hazard Zone X
 - Area of Undetermined Flood Hazard Zone D

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

*** HIGH FLOOD RISK** - areas with a 1% annual chance or greater of flooding, also referred to as base flood zones or 100-year flood zones. Classified as Special Flood Hazard Areas (SFHAs) by FEMA. **MODERATE FLOOD RISK** - areas in between the limits of the 1% annual and the 0.2% annual (or 500-year) flood zones. **MINIMAL FLOOD RISK** - areas that are above the 500-year flood zones. **UNDETERMINED FLOOD RISK** - areas where flood analysis has not been conducted.

Source: FEMA National Flood Hazard Layer

All fields

52 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	52.07	100.0%
			52.07	

1 field, 52 acres in Snyder County, PA



All fields

52 ac.



	2022	2021	2020	2019	2018
Grass/Pasture	72.5%	71.0%	60.7%	58.6%	51.6%
Forest	21.2%	22.2%	26.2%	29.6%	32.9%
Corn	1.2%	0.4%	2.2%	6.0%	5.7%
Other	5.2%	6.3%	10.8%	5.7%	9.8%




This crop rotation may be eligible for Carbon by Indigo - the following crops are currently supported: Barley, Dry beans/peas, Canola, Corn, Cotton, Flax, Oats, Peanuts, Rye, Sorghum, Soybeans, Sugar beets, Sunflowers, Triticale, and Wheat. [Click here to find out more about your qualification.](#)

Source: NASS Cropland Data Layer

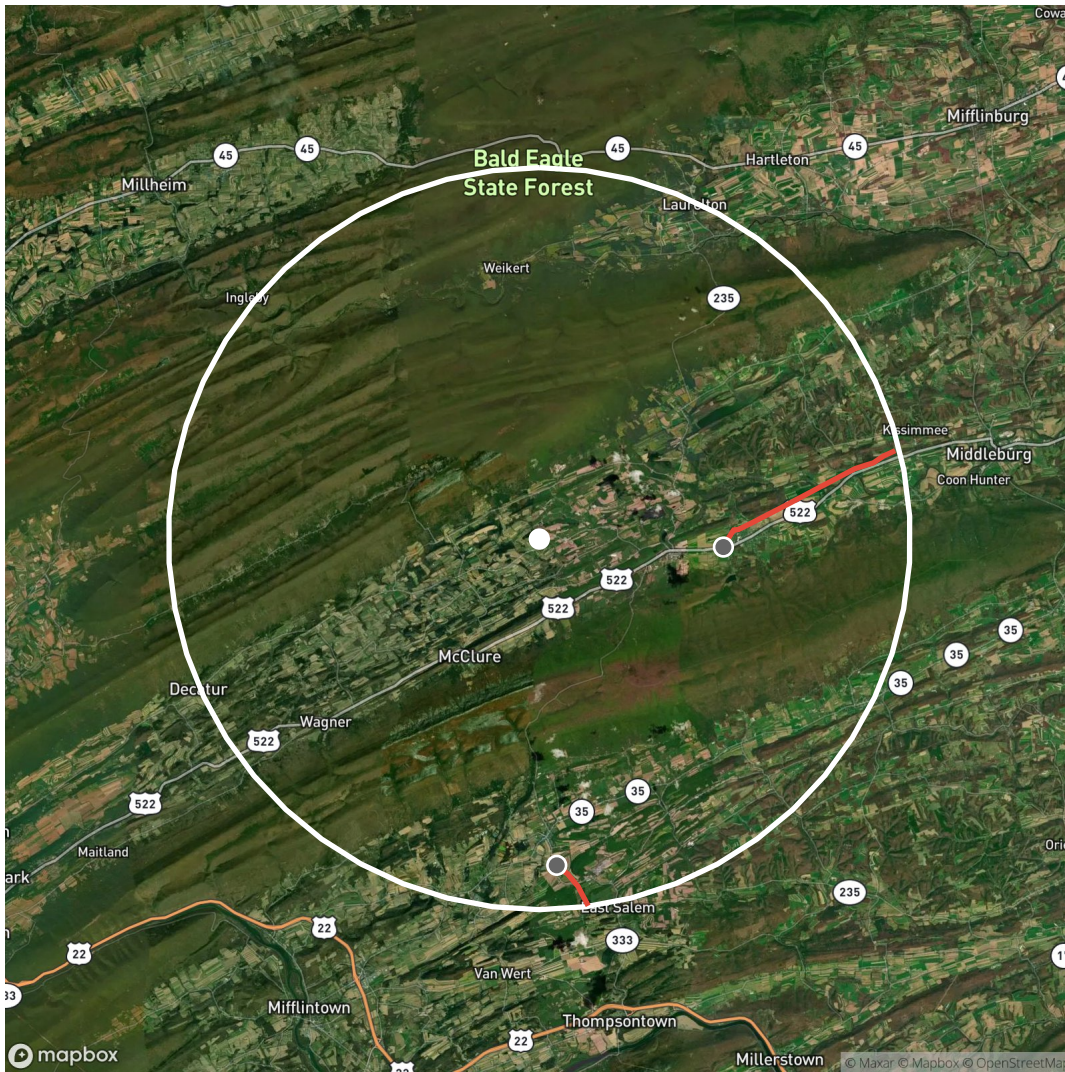
1 field, 52 acres in Snyder County, PA

Snyder County, PA

FIELD	ACRES	TAX AMOUNT	ASSESSED VALUE	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS	LEGAL DESCRIPTION
all 	52.07	3,319.52	34,860.00	APN: 1709001	HOSTETLER, JOSEPH J (02/04/2022)	11753 STAGE RD, MC CLURE, PA 17841	Unknown



1 field, 52 acres in Snyder County, PA



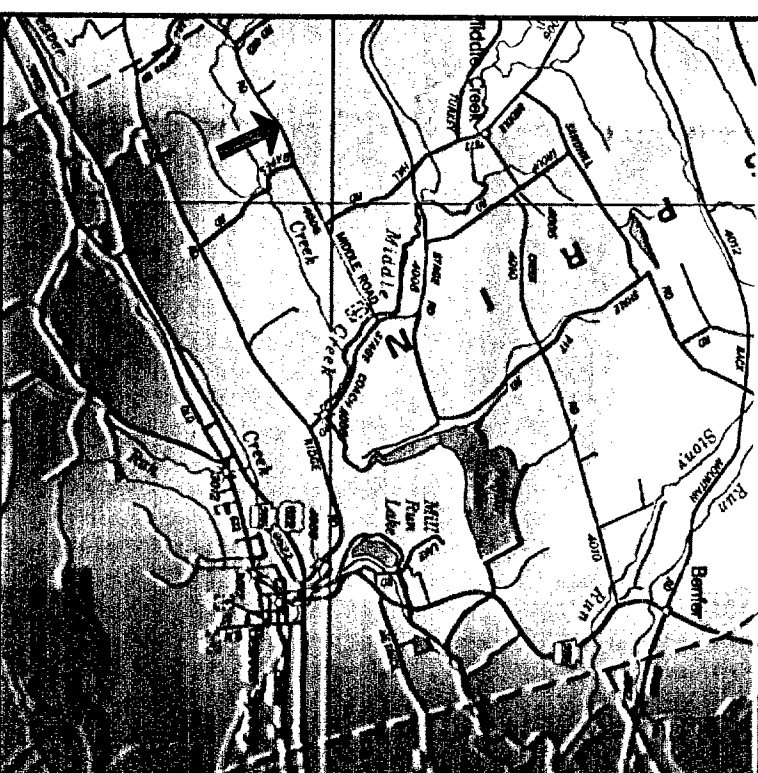
Field 1 - 52.07 acres

Legend

- Biodiesel Plant
- Ethanol Plant
- Power Plant
- Soybean Plant
- Remediation Site
- Substation
- Oil/Gas Well
- Solar Farm
- Wind Turbine
- Oil Pipeline
- Transmission Line
- Field Location

Showing utilities within a 10.0 mile radius of the field location.

UTILITY TYPE	TOTAL COUNT	DISTANCE TO NEAREST (MILES)
Substation	2	4.97
Transmission Line	2	4.97



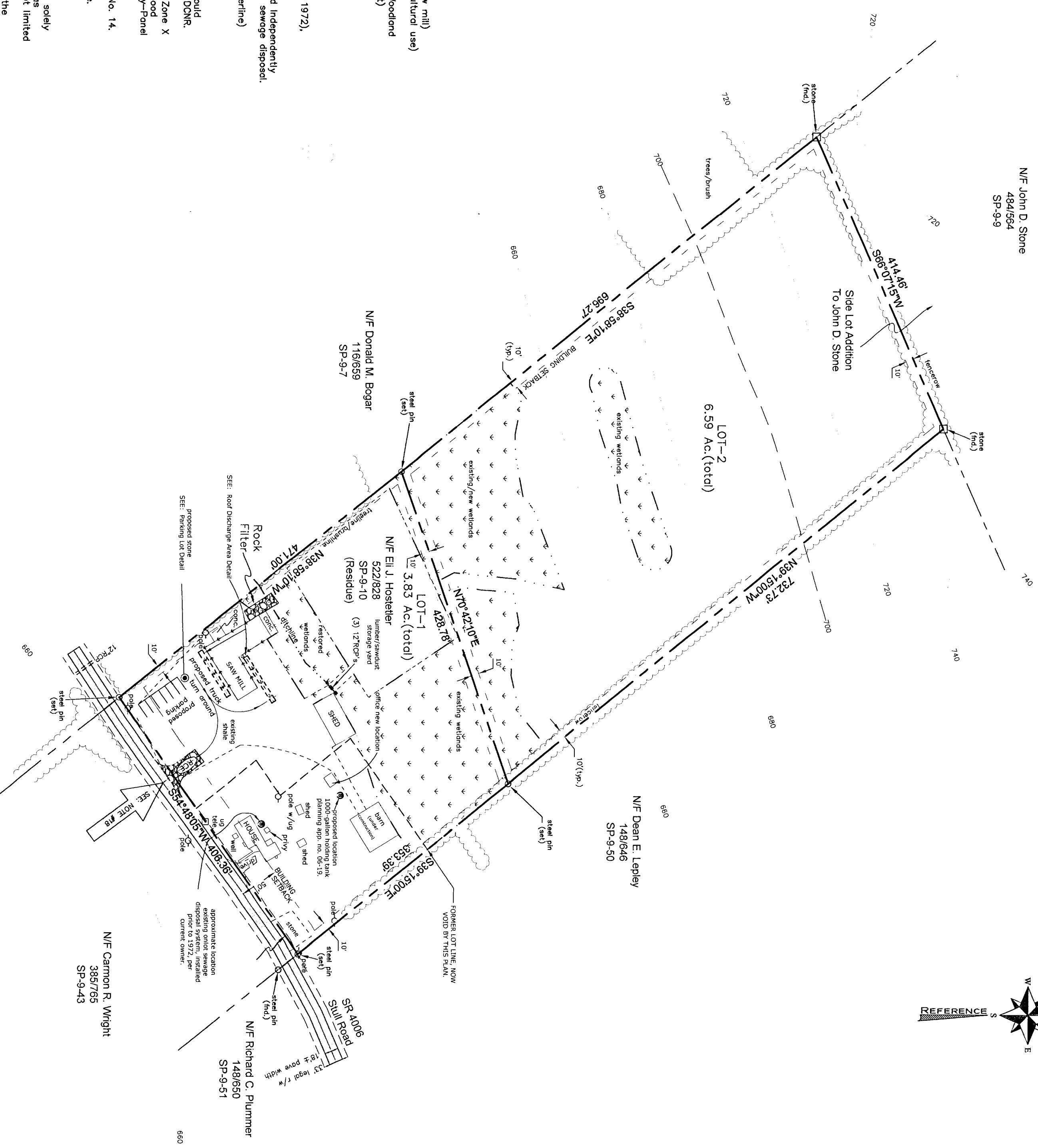
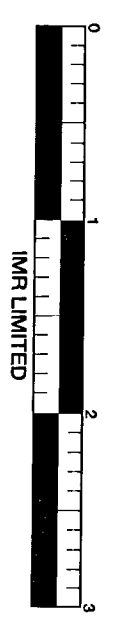
LOCATION MAP

SCALE: 1" = 1 MILE
 *TRACT MAP INFORMATION OBTAINED FROM PA DEP.
 COUNTY MAPS, SPRING TOWNSHIP, SNYDER COUNTY, PA

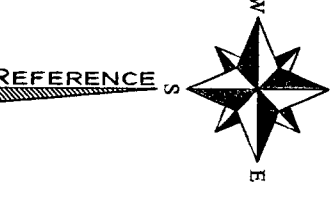
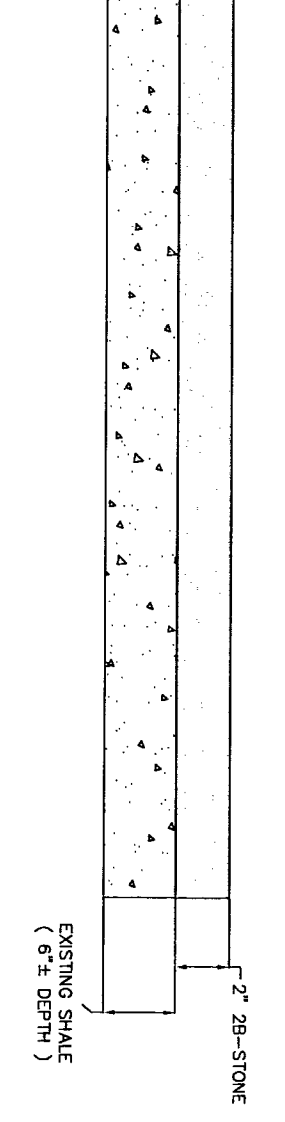
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 REGISTERED AND REGISTERED
 SNYDER COUNTY, PA
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PERCUTIVE FEES - \$31.00
 RECORDING OF DEEDS
 COUNTY IMPROVEMENT \$2.00
 FEE
 FEE
 FEE
 TOTAL PAID \$35.00
 3187 0387 0387 0387

Planning Waiver & Non-building Declaration
 The site of this subdivision, including the property/development described...
 shall be used for residential purposes only. No portion of (or all remaining) lots of this subdivision...
 shall be used for any other purpose than residential. The subdivision...
 shall be used for residential purposes only. No portion of (or all remaining) lots of this subdivision...
 shall be used for any other purpose than residential. The subdivision...
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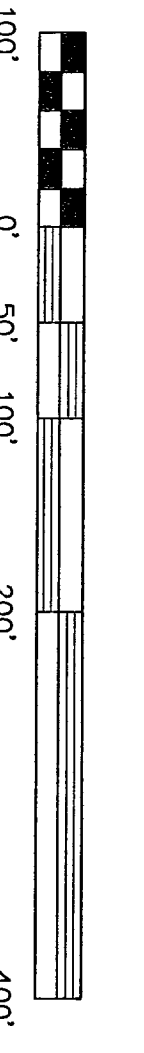


TYPICAL PARKING LOT X-SECTION



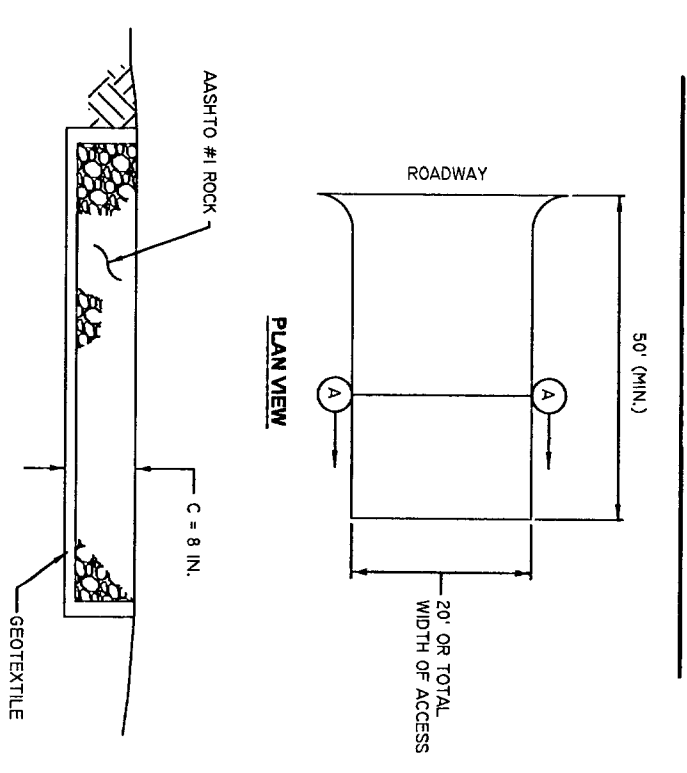
- NOTES:**
- 1) Zoning Classification - Not Applicable
 - 2) Total Tract Acreage - 10.42 Acres
 - 3) Proposed Acreage
 Lot-1 - 3.53 Acres
 Lot-2 - 6.59 Acres
 - 4) Proposed Land Use
 Lot-1 - Residential/Industrial (low mill)
 Lot-2 - Side Lot Addition (Agricultural use)
 (North East, South, West)
 - 5) Adjoining Land Use
 - Residential/Agricultural/Wooded
 (North East, South, West)
 - 6) Proposed Water Supply
 Lot-1 - In-lot well (existing)
 Lot-2 - None proposed
 - 7) Proposed Sewage Disposal
 Lot-1 - Existing On-lot (refer to 1972),
 Holding Tank
 None proposed, for any purpose requiring sewage disposal.
 Lot-2 - None proposed
 - 8) Building Setback
 - Front 50' (from centerline)
 - Side 10'
 - Rear 10'
 - 9) An encroachment permit may be needed prior to any construction which would encroach on wetlands. Existing wetlands shown hereon were delineated by DCNR. There are no flood boundaries shown and this area is mapped as being in Zone X (Areas determined to be outside 500-year flood plain), according to the Flood No. 422039-0010-B Effective date: March 16, 1988.
 - 10) Soil boundary lines are scaled from Snyder County Soil Survey Map, Sheet No. 14.
 - 11) Contour lines are scaled from U.S.G.S. Topographic Map, McClure quadrangle.
 - 12) Road right-of-way information obtained from maps of record.
 - 13) The areas designated as reserved for on-lot sewage disposal are preserved solely for on-lot sewage disposal purposes and no activity which would render these areas unusable for on-lot sewage disposal purposes shall be permitted. This includes, but is not limited to, placement of wells/water supplies, buildings, driveways, swimming pools, garages, parking areas, paving for any purpose or anything that may alter the natural soil surface.
 - 14) Please see attached stormwater management plan and soil erosion control plan.
 - 15) Boundary data obtained from field survey performed by James F. Grose, PLS, from August 16, 2002 to January 9, 2007.
 - 16) Precise underground utility locations are not provided on this plan. All utilities should be located prior to any excavation/construction.
 - 17) Lot-2 is a proposed side lot addition to adjoining lands now or formerly owned by James F. Grose, PLS, and this lot shall not be conveyed or developed independently thereof. Lot-2 shall not be used, in whole or in part, for any purpose requiring sewage disposal.
 - 18) Plan approved subject to:
 - Highway Occupancy Permit, App. No. 059965
 - Review of the S.C.P.C. File No. 4078, dated 9/20/08
 - and the Pa. Act 2009, dated 7/16/09
 - Wetland Delineation/Assessment Plan Approved by DCNR

PLOT PLAN



CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN STAGE--STOP & CALL
 PENNSYLVANIA ONE CALL
 SYSTEM, INC.
 1-800-242-1776

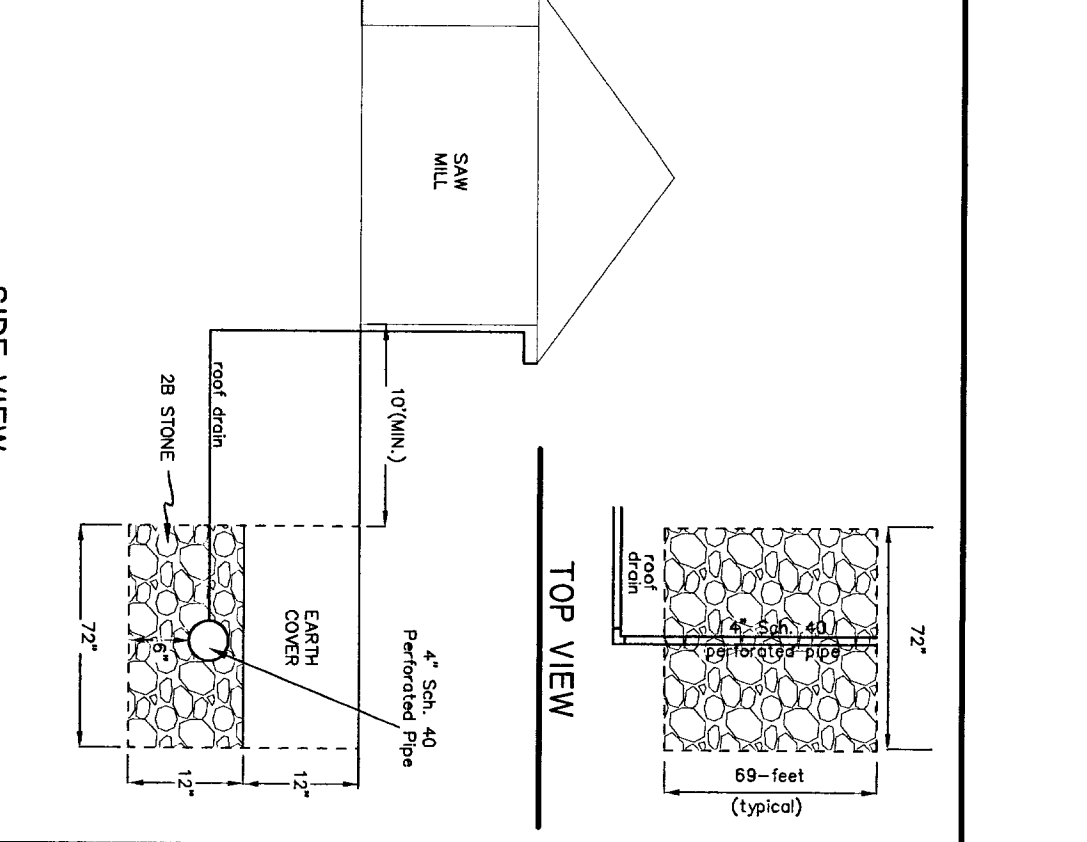
ROCK CONSTRUCTION ENTRANCE DETAIL



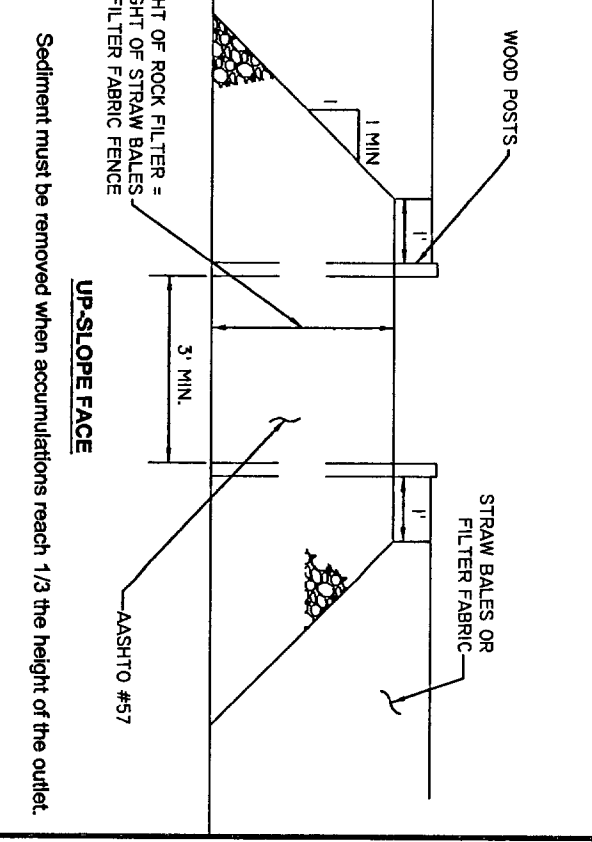
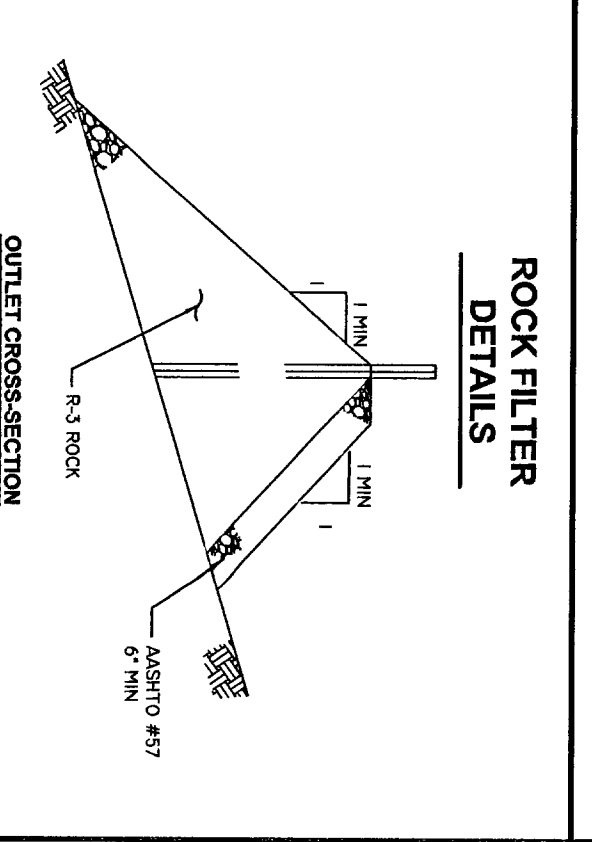
MAINTENANCE: Rock Construction Entrance thickness shall be consistently maintained throughout the life of the entrance. At the end of each construction day, all sediment deposited on paved roadways shall be removed and returned by the construction site.

DESIGN:
 1. Rock construction entrances will be constructed to the minimum width, length, and thickness dimensions shown.
 2. Rock will be ASTM #12 1/2\"/>

LEGEND



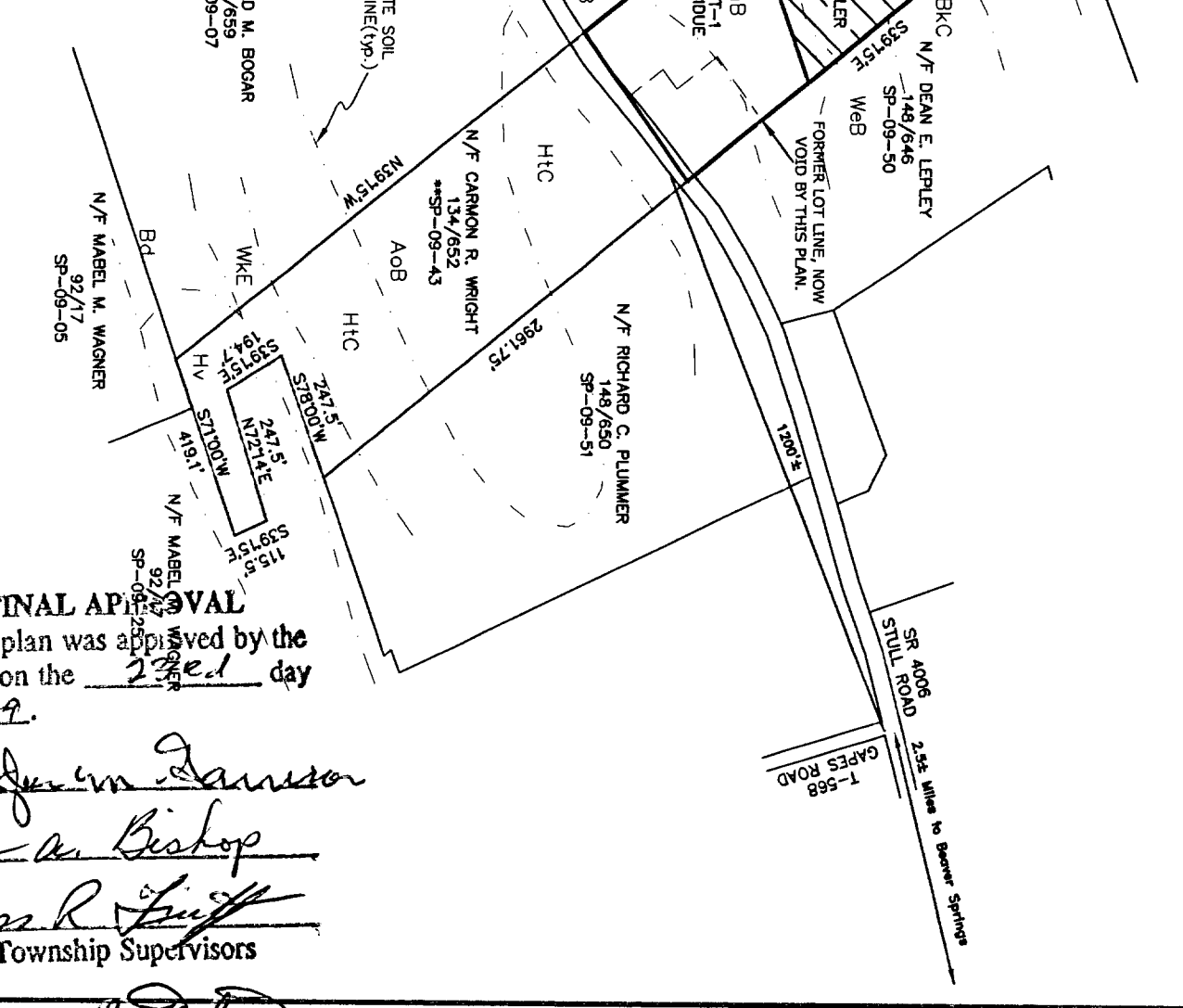
ROCK FILTER DETAILS



SOIL LEGEND

- AAD - Alluvial and Washington soils, 3-12% slopes
- BFC - Brown soils, frequently reddish/orange of hydric components
- BHC - Brown soils, frequently reddish/orange of hydric components
- HIC - Hilly silt loam (major component hydric)
- SH - Shallow silt loam, 3-12% slopes (major component hydric)
- WB3 - Wetland silt loam, 3-12% slopes (major component hydric)
- WB4 - Wetland silt loam, 3-12% slopes (major component hydric)
- WB5 - Wetland silt loam, 3-12% slopes (major component hydric)
- WB6 - Wetland silt loam, 3-12% slopes (major component hydric)
- WB7 - Wetland silt loam, 3-12% slopes (major component hydric)
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- WB79 - Wetland silt loam, 3-12% slopes (major component hydric)
- WB80 - Wetland silt loam, 3-12% slopes (major component hydric)
- WB81 - Wetland silt loam, 3-12% slopes (major component hydric)
- WB82 - Wetland silt loam, 3-12% slopes (major component hydric)
- WB83 - Wetland silt loam, 3-12% slopes (major component hydric)
- WB84 - Wetland silt loam, 3-12% slopes (major component hydric)
- WB85 - Wetland silt loam, 3-12% slopes (major component hydric)
- WB86 - Wetland silt loam, 3-12% slopes (major component hydric)
- WB87 - Wetland silt loam, 3-12% slopes (major component hydric)
- WB88 - Wetland silt loam, 3-12% slopes (major component hydric)
- WB89 - Wetland silt loam, 3-12% slopes (major component hydric)
- WB90 - Wetland silt loam, 3-12% slopes (major component hydric)
- WB91 - Wetland silt loam, 3-12% slopes (major component hydric)
- WB92 - Wetland silt loam, 3-12% slopes (major component hydric)
- WB93 - Wetland silt loam, 3-12% slopes (major component hydric)
- WB94 - Wetland silt loam, 3-12% slopes (major component hydric)
- WB95 - Wetland silt loam, 3-12% slopes (major component hydric)
- WB96 - Wetland silt loam, 3-12% slopes (major component hydric)
- WB97 - Wetland silt loam, 3-12% slopes (major component hydric)
- WB98 - Wetland silt loam, 3-12% slopes (major component hydric)
- WB99 - Wetland silt loam, 3-12% slopes (major component hydric)
- WB100 - Wetland silt loam, 3-12% slopes (major component hydric)

TRACT MAP



SPRING TOWNSHIP-FINAL APPROVAL
 I hereby certify that this final plan was approved by the Spring Township Supervisors on the 19th day of June, 2009.
 [Signatures of Supervisors]
 Secretary

STORMWATER MANAGEMENT PLAN
 Eli J. Hostetler - Tract
 Subdivision/Land Development Plan
 Spring Twp., Snyder County, PA
 Subdivision and Land Development Ordinance.
 This stormwater management plan is developed pursuant to the requirements of the Spring Township Ordinance.
 PROPOSAL
 Impervious Area =
 Sewerall = 4,470 sq. Ft.
 Office = 223 sq. Ft.
 Shed = 1,680 sq. Ft.
 Total = 6,373 sq. Ft.
 1/2-inch per hour for 6588 sq. Ft. x 5.7/12 = 274 cu. Ft. per hour
 1/2-inch per hour for 274 cu. Ft. of drainage trench required
 Percolation - assume 15 minutes/inch = 4 inches/hr = .33 ft./hr
 274 cu. Ft. = 830 sq. Ft. of drainage trench required
 830 sq. Ft. = 138 LF drainage trench
 6" trench width
 1) Use 4" perforated sch. 40 PVC pipe with bedding of washed gravel
 2) Place roof gutters on saw mill, (both side of building).
 3) Use two trenches, each 68 LF long.
 4) Pipe should be 1/8 inch per foot fall.
 Stormwater information obtained from John Williams, PE (Spring Township Engineer). This stormwater management plan shall not be changed or deviated from unless the modifications are reviewed and approved by the Spring Township Planning Commission and the Spring Township Engineer.

REVISED SUBDIVISION/LAND DEVELOPMENT PLAN FOR ELI J. HOSTETLER AND REBECCA L. HOSTETLER OF 1190 STULL ROAD, MCCLURE, PA 17841 LOCATED IN SPRING TOWNSHIP - SNYDER COUNTY PENNSYLVANIA
 TAX MAP SP-09, PARCEL 10 - DEED BOOK NO. 522, PAGE 828
 SCALE: AS NOTED - JANUARY 19, 2009
 SURVEY BY JAMES F. GROSE, PLS
 DRAWING BY RUSSELL A. GOODLING - DRAWING NO. 2009-05-4.

JAMES F. GROSE
 Professional Land Surveyor
 511 Maple Ave.
 Middleburg, PA 17842
 (717) 838-4308
 www.jamesfgrose.com

REVISIONS: (DATE) (BY) (REASON)
 APRIL 23, 2009 (JF) (JG) (CORRECTIONS)
 JUNE 2, 2009 (RAG) (JG) (CORRECTIONS)
 JUNE 2, 2009 (RAG) (JG) (CORRECTIONS)

APPROVED BY THE SNYDER COUNTY PLANNING COMMISSION
 JAMES F. GROSE
 PROFESSIONAL LAND SURVEYOR
 No. 12734-E
 APRIL 23, 2009