



MEMORANDUM

To: Straban Township

CC: Sharrah Design Group, Inc. – Consultant (via email)

From: Erik M. Vranich, P.E. - Wm. F. Hill & Assoc., Inc. *EMV*

Date: April 18, 2018

Subject: Gettysburg Commons Subdivision Plan Status Update

Our office has both met with Sharrah Design Group, Inc. and performed a file review to determine the status of the conditionally approved Gettysburg Commons Subdivision Plan and the conditionally approved Gettysburg Commons Section A – Phase I - Final Subdivision Plan. This review was based upon the following:

- Gettysburg Commons Preliminary Subdivision Plans (5 Parts, total of 275 Sheets) – Originally conditionally approved 12/5/2005; revised by Developer 3/1/2006. This plan was conditionally approved as revised on March 6, 2006 with the conditions of approval being the outstanding items of the Wm. F. Hill & Assoc., Inc. letter dated 3/6/2006*.
- Gettysburg Commons Section A - Phase I - Final Subdivision Plans (21 Sheets) – Last Revised 3/1/2006. This plan was conditionally approved on March 6, 2006 with the conditions of approval being the outstanding items of the Wm. F. Hill & Assoc., Inc. letter dated 3/6/2006*.
- Miscellaneous supporting documentation and permit paperwork provided by Sharrah Design Group, Inc.
- Response letter dated April 13, 2018 from Sharrah Design Group, Inc. responding to the comments of the Wm. F. Hill & Assoc., Inc. Preliminary Plan Review dated March 6, 2006.*

*The review/response letters discussed above are attached to this memo for reference.

Upon review of the plans and supporting documentation, we find that both the Gettysburg Commons Preliminary Subdivision Plan and the Gettysburg Commons Section A – Phase I Final Subdivision Plan remain consistent with the conditionally approved plan sets discussed above. Based upon the developers agreement still in effect and the review discussed above, the plans remain active, conditionally approved plans.

In order to move forward with the project from the conditional approval stage to the formally approved stage with Straban Township, the following items must be addressed for both the Preliminary Plan and the Final Plan:

Gettysburg Commons Preliminary Subdivision Plan

All comments of the Wm. F. Hill & Assoc., Inc. letter dated 3/6/2006 for the Preliminary Plan must be satisfactorily addressed. Sharrah Design Group, Inc., provided a response to these comments dated April 13, 2018 and the remaining comments are summarized below:

1. HOA Documents – currently being updated – OUTSTANDING
2. Signature of the Plans – OUTSTANDING
3. Obtain PennDOT Highway Occupancy Permits – PARTIALLY ADDRESSED as permits are in draft format. It is understood that these permits may not be finalized until the project is closer to the point of construction.

4. E&S Plan / NPDES Permit – ADDRESSED
5. Water System Maintenance / Ownership – ADDRESSED – It should be noted that prior to signature of the Final Plan, approval from the PUC must be provided for the Greater Gettysburg Utility Company.
6. Waterway Impact Permits – ADDRESSED
7. Copeland Lane Alternate Access – OUTSTANDING
8. Driveway/Intersection distances – Modification approved in 2006 – ADDRESSED
9. Any and all permits shall be obtained before Final Plan approval – PARTIALLY ADDRESSED – All permits have been obtained with the exception of the draft PENNDOT HOP Permits.
10. PHMC Adverse Impact Mitigation Plan – PARTIALLY ADDRESSED – Clearance was obtained however Preliminary Plan must be revised to reflect the conditions of the Memorandum of Agreement (monument, additional landscaping, etc.).
11. Road names/widths/cartway – OUTSTANDING - While noted in the response letter that these items were addressed, the current Preliminary Plan at our office does not reflect these revisions.
12. Sanitary Sewer Conflict Analysis – OUTSTANDING - While noted in the response letter that these items were addressed, the current Preliminary Plan at our office does not reflect these revisions.
13. Updated WWTF Design Calculations – ADDRESSED – Permit Issued
14. MLE Process - ADDRESSED – Permit Issued
15. Well Isolation Distances – OUTSTANDING - The current Preliminary Plan at our office does not reflect the revisions made to the well isolation distances. We note there are improvements depicted within the Well #1 and Well #4 isolation distances.
16. Stormwater Basin Slopes - Modification approved in 2006 – ADDRESSED
17. Basin Profiles – ADDRESSED
18. Anti-Seep Collar Calculations - ADDRESSED

Gettysburg Commons Section A - Phase I - Final Subdivision Plans

All comments of the Wm. F. Hill & Assoc., Inc. letter dated 3/6/2006 for the Section A Phase I Final Plan must be satisfactorily addressed. These comments are summarized below:

1. Signature of the Plans – OUTSTANDING
2. Payment of fee in lieu of dedicated open space – OUTSTANDING
3. Approval of SALDO modifications – ADDRESSED
4. Execution of Developers Agreement – ADDRESSED
5. Filing of Homeowners Association Documents with Township – OUTSTANDING
6. Posting of financial security – OUTSTANDING – Please note that the financial security amount approved in 2006 (\$16,581,665.10) will need to be adjusted to 2018 construction cost values.
7. Payment of Traffic Impact Fees – OUTSTANDING
8. Obtain all outside agency permits – PARTIALLY ADDRESSED

Once all of the outstanding preliminary plan requirements are addressed, a revised/updated Preliminary Plan submission will need to be submitted for review and acceptance. Additionally, a revised/updated Final Plan will also need to be submitted that addresses any changes to the Preliminary Plan and the comments specific to the Final Plan. Provided that any revisions made to the plan are minor in nature and the overall scope and scale of the project remains unchanged, the revised plans will continue to fall under the previously issued conditional approvals.

If there are any questions or concerns in this regard, please contact our office.



WM. F. HILL & ASSOC., INC.

PROFESSIONAL ENGINEERS

CIVIL ✧ MUNICIPAL ✧ ENVIRONMENTAL

Phone: (717) 334 - 9137

Fax: (717) 334 - 0714

March 6, 2006

Straban Township Board of Supervisors
And Planning Commission
1745 Granite Station Road
Gettysburg, PA 17325

Subject: Subdivision & Land Development Plan Review
Gettysburg Commons (5 Plan Sets)
Plan Date: December, 2005
Review Period Expiration: May 15, 2006
Supervisors Action Deadline: May 1, 2006

Dear Ladies and Gentlemen:

We have reviewed the Gettysburg Commons – Preliminary Subdivision & Land Development Plan, as prepared by Sharrah Design Group, Inc. We are providing this supplemental letter to outline the remaining outstanding issues with regard to the above mentioned Plan. Below are the items which still need to be addressed;

Zoning Ordinance (ZO)

1. ZO 140-76 establishes the requirements of a homeowner's association with approval of the Supervisors. Draft documents should be submitted at this time for consideration by the Township.

Subdivision and Land Development Ordinance (SALDO)

2. The Plans shall be sealed and signed by the Design Engineer prior to recording of the Plan (SALDO 117-21.B(3)).
3. Please provide the appropriate Highway Occupancy Permit Numbers for all intersections with a state road (SALDO 117-21.B(16)).
4. An E&S Plan should be submitted for approval, and an adequacy letter from the Adams County Conservation District should be provided prior to any earthmoving activities (SALDO 117-21.C(2), 117-44).
5. Please provide proper documentation as to the ownership and maintenance of the Public Water System as required in SALDO 117-21.C(10)(a).
6. All Plans for the alteration of a watercourse shall be submitted and approved by the PADEP, and ACOE (SALDO 117-29.F).

207 Baltimore Street ✧ Gettysburg, Pennsylvania 17325

7. We feel that an alternate means of ingress/egress should be available for the lots accessing Road 28 (Copeland Lane). Although the road does not terminate in a traditional cul-de-sac design, the loop road is greater than 500 feet in length with only one outlet (SALDO 117-30.F). In the event of closure of the road at its intersection with Road 23 (Cicero Brooks Way), there would be no means of access to the residences for emergency purposes or vehicular access.

As per Gettysburg Fire Department Letter dated March 4, 2006, the Developer understands that a stabilized emergency access shall be constructed to connect to the Bigham Property, or connect to some other street to provide a secondary means of access prior to Final Plan approval.

8. SALDO 117-32.A(3)(b) states that driveways may not cross a street right-of-way line within 50 feet of the right-of-way line of an intersecting street. Numerous driveways are closer than 50 feet from intersections, as well as immediately across from "T" intersections.

The Developer is providing speed tables throughout the development to calm traffic and improve safety for vehicles backing into intersecting streets.

General Comments

9. Any and all PA DEP permits including NPDES, wetland encroachment and/or mitigation, stream crossing permits, etc., shall be acquired prior to Final Plan approval.
10. We note outstanding issues or communication has not been provided with respect to the Pennsylvania Historical and Museum Commission letter dated August 31, 2004. PHMC approval of the Adverse Impact Mitigation Plan is required prior to Final Plan approval.
11. Road names, cartway widths, and right-of-way widths should be shown on the existing conditions sheets.
12. As a result of random conflict analysis, we have attached a table of potential conflicts between sanitary sewer and stormwater structures.

Wastewater Treatment Facility and Wastewater Treatment Facility Lot Comments

13. We are currently waiting on a revised set of design calculations following a meeting on March 2, 2006.
14. It should be noted that the MLE process may have limited capability with respect to meeting annual mass loading limits for nitrogen when the wastewater treatment facility is expanded and upgraded.

Public Water Comments

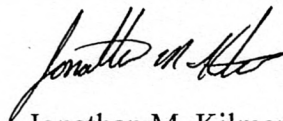
15. Production Well Number 4 is depicted with existing structures and silos within the 100 foot wellhead protection zone. At this point in time, a portion of a structure is to remain within the 100 foot wellhead protection zone. The Developer understands if DEP permitting requires the structures to be removed they will comply.

Stormwater Comments

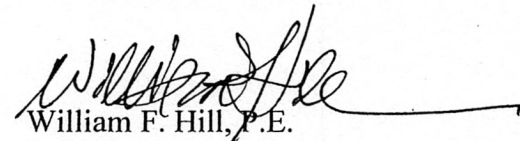
16. Multiple Stormwater Management Facilities have side slopes of 33%, and lie within close proximity to streets, sidewalks, and residential yards. Many of these basins exceed 10 feet in depth and have a permanent water surface elevation. Straban Township ordinance specifies a maximum of 25% slope, from which the developer has requested a waiver. What safety precautions are being utilized for this site, if any?
17. It is noted that profiles have not been provided for all basin embankments number 8 through 31. Please specify each embankment and include the necessary details for the 4% sloping bench, outlet structure, outlet culvert, emergency spillway, anti-seep collar dimensions and location, clay key core, and basin side slopes.
18. Anti-seep collars have been calculated using a 3:1 side slope. All slopes for basins below the Permanent Water Surface Elevation have been specified as 2:1 slopes. Please revise and amend as necessary.

If there are any questions in this regard, please contact our office.

Respectfully Submitted,
Wm. F. Hill & Assoc., Inc.



Jonathan M. Kilmer
Planning Coordinator



William F. Hill, P.E.
President

cc: Sharrah Design Group – Consultant
Greater Gettysburg Development, LLC – Owner/Developer
Rusty Ryan – Adams County Conservation District
Walton V. Davis – Township

CONFLICTS

1.)

<u>Sanitary Sewer</u> (along road 20) between SMH C47 - SMH C8 Invert Out Invert In 530.2 524.98	<u>Storm Water</u> (EW-36) Line 9 between 437 - SMH40 (24" pipe) Invert Up Invert Down 529.03 528.25
Sheet No. UT-A4, PR-C3	

2.)

<u>Sanitary Sewer</u> (along road 28) between SMH C2 - SMH C1 Invert Out Invert In 519.95 512.00	<u>Storm Water</u> (EW-36) Line 1 between 430 - EW36 (42" pipe) Invert Up Invert Down 515.85 514.00
Sheet No. UT-A4, PR-C9	

3.)

<u>Sanitary Sewer</u> (along road 42) between SMH E31 - SMH E32 Invert Out Invert In 552.52 551.91	<u>Storm Water</u> (EW-58) Line 2 between 737 - 736 (54" pipe) Invert Up Invert Down 551.66 551.52
Sheet No. UT-D2	



March 6, 2006

Straban Township Board of Supervisors
1745 Granite Station Road
Gettysburg, PA 17325

Subject: Revised Final Subdivision Plan Review
"Gettysburg Commons" – Section A – Phase I
Straban Township, Adams County, PA
Plan Date: 11/15/2005
Last Supervisors Meeting: June 5, 2006
Supervisors Action Deadline: June 19, 2006

Dear Gentlemen:

We have reviewed the Revised Final Subdivision and Land Development Plan for Gettysburg Commons, as prepared by Sharrah Design Group, Inc. We are providing this letter to outline the remaining outstanding issues with regard to the above mentioned Plan. The following matters need to be resolved as part of the review process for Final Plan approval for the Section A – Phase I of the Gettysburg Commons:

1. The Plans shall be signed and notarized by the owner prior to Plan approval (SALDO 117-27.B(28)).
2. The Plan should include dedicated open space as per SALDO 117-48.A as amended, or a fee in lieu of land should be provided prior to Final Plan approval. The developer has stated that a fee in lieu of land shall be paid.
3. Applicable SALDO modifications are referenced on Sheet 1 of the Plans, and must be acted on prior to Plan approval.
4. A Developers' Agreement between the Township and the developer should be executed prior to Final Plan approval. Information regarding the dedication of the Wastewater Treatment Facility, as discussed within the Planning Module, should be finalized at this time as an integral part of the Developer's Agreement.
5. The Homeowners' Association Documents and Covenants shall be filed with the Township.

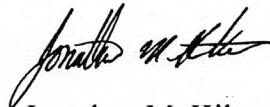
6. A financial security estimate must be provided, approved, and bonded prior to Final Plan approval. We would recommend the security estimate be provided and reviewed at this time. Financial security should be provided for the following items;
 - Sanitary Sewer Improvements / Wastewater Treatment Facility
 - Storm Sewers and Related Stormwater Detention Facilities
 - Sidewalks
 - Traffic Control and Street Signage
 - Intersection Lighting
 - Landscaping
 - Water System Improvements / Wells / Elevated Storage Tank
 - Monuments (Survey)

7. This project will be subject to impact fees for transportation capital improvements as per Resolution 2005-06. Please contact the Township for further information in this regard.

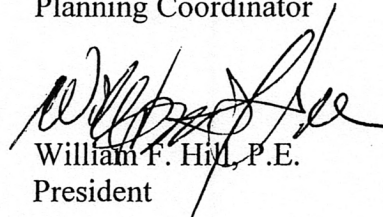
8. All state and local permits should be issued and filed with the Township, including but not necessarily limited to; PA DEP, PENNDOT, Adams County Conservation District, Pennsylvania Historical and Museum Commission, and the Army Corps of Engineers.

If there are any questions or concerns in this regard, please contact our office.

Respectfully submitted,
Wm. F. Hill & Assoc., Inc.



Jonathan M. Kilmer
Planning Coordinator



William F. Hill, P.E.
President

cc: Sharrah Design Group, Inc. – Consultant
Greater Gettysburg Development Co., LLC – Equitable Owner
Walton V. Davis – Township Solicitor

Sharrah Design Group, Inc.
Land Surveying & Design

20 Chambersburg Street
Gettysburg, PA 17325
Phone: (717) 334-5400
Fax: (717) 334-0922

13 April 2018

Straban Township Board of Supervisors
1745 Granite Station Road
Gettysburg, PA 17325

RE: **Gettysburg Commons
Preliminary Subdivision & Land Development Plans
SDGI File 1708**

Dear Board Members,

It appears we never formally responded to the comments from the Township Engineer dated 06 March 2006 for the above referenced project. As you are aware, this project has effectively been in a holding pattern since the overall preliminary was approved in 2006. We are now preparing to start construction with a new financial partner. The Engineer's review comments are presented in *italics* type and responses are in **bold** type. We note that these comments relate to the overall Preliminary Plan, a plan set that describes and depicts development of over 2,000 dwelling units.

Zoning Ordinance (ZO)

1. *ZO 140-76 establishes the requirements of a homeowner's association with approval of the Supervisors. Draft documents should be submitted at this time for consideration by the Township.*

It is our understanding that the developer's counsel submitted tentative documents to the then Solicitor in 2006. We are presently in the process of updating these documents and will provide them for review and approval by the current Solicitor prior to requesting Supervisors' signatures be entered on the first phase Final Plan.

Subdivision and Land Development Ordinance (SALDO)

2. *The Plans shall be sealed and signed by the Design Engineer prior to recording of the Plan (SALDO 117-21.B(3)).*

This comment is acknowledged. When we are satisfied that there will be no further revisions, the signatures will be entered and the plans will be notarized.

3. *Please provide the appropriate Highway Occupancy Permit Numbers for all intersections with a state road (SALDO 117-21.B(16)).*

The Highway Occupancy Permits that were originally issued in 2005-2006 for this project could not be extended beyond 2008. In 2016 into 2017, we re-engaged in the effort to get new HOPs for the site entrances. New Permits were issued (in draft form) by PennDOT for all access points (Exhibits A-1 thru A-4 attached

Sharrah Design Group, Inc.

Straban Township
13 April 2018
Gettysburg Commons

hereto). A map is attached as Exhibit A-5 showing the locations of these Permits on the site. Note that the "draft" status will be removed when, financial security is posted and other administrative matters are completed.

4. *An E&S Plan should be submitted for approval, and a adequacy letter from the Adams County Conservation District should be provided prior to any earthmoving activities (SALDO 117-21.C(2), 117-44).*

NPDES Permit No. PAD010001 was issued as an "Individual" Permit by the PADEP under cover of letter dated 02 February 2018. A copy of this letter and the Permit are attached as Exhibit B.

5. *Please provide proper documentation as to the ownership and maintenance of the Public Water System as required in SALDO 117-21.C(10)(a).*

A copy of the PADEP letter issuing the construction permit for the public water supply is attached as Exhibit C-1. The Business Plan that was part of the submission that allowed the DEP to issue the Construction Permit is attached as Exhibit C-2. The Greater Gettysburg Utility Company has been formed to own and operate the public water system.

6. *All Plans for the alteration of a watercourse shall be submitted and approved by the PADEP, and ACOE (SALDO 117-29.F).*

Exhibit D-1 is the PADEP acknowledgement letter for the use General Permits 2, 4, 5 and 7. This letter is dated 13 March 2006. Exhibit D-2 is an email from Scott Williamson, PADEP SCRO program Manager, indicating that General Permits 2, 4 and 5 for this project are still in full force and effect. General Permit 7 includes a condition that requires the work be done within three years of Permit acknowledgement. Since this stream and wetland crossing work was not done by 13 March 2009, a new application was filed and acknowledged for use by DEP letter dated 27 December 2017 (Exhibit D-3).

The USACOE letter authorizing State Programmatic General Permit No. 5, dated 28 December 2017, is attached as Exhibit D-4. The associated Memorandum of Agreement executed by the developer, the USACOE and the PHMC is attached as Exhibit D-5.

7. *We feel that an alternate means of ingress/egress should be available for the lots accessing Road 28 (Copeland Lane). Although the road does not terminate in a traditional cul-de-sac design, the loop road is greater than 500 feet in length with only one outlet (SALDO 117-30.F). In the event of closure of the road at its intersection with Road 23 (Cicero Brooks Way), there would be no means of access to the residences for emergency purposes or vehicular access.*

As per Gettysburg Fire Department Letter dated March 4, 2006, the Developer understands that a stabilized emergency access shall be constructed to connect to the Bigham Property, or connect to some other street to provide a secondary means of access prior to Final Plan approval.

Sharrah Design Group, Inc.

Straban Township
13 April 2018
Gettysburg Commons

The developer is negotiating an easement for emergency access to the dwelling units on Copeland Lane with the adjoiner, Kenneth Bigham and wife. A copy of the layout of this emergency access is attached as Exhibit E.

8. SALDO 117-32.A(3)(b) states that driveways may not cross a street right-of-way line within 50 feet of the right-of-way line of an intersecting street. Numerous driveways are closer than 50 feet from intersections, as well as immediately across from "T" intersections.

The Developer is providing speed tables throughout the development.

This is one of the modifications that is listed on the Title Sheet and granted by the Board at their meeting of 06 March 2006.

General Comments

9. Any and all PA DEP permits including NPDES, wetland encroachment and/or mitigation, stream crossing permits, etc., shall be acquired prior to Final Plan approval.

This comment is acknowledged. The following permits and approvals have been received:

- Environmental Permits for wetland & waterway impacts Exhibits D-1 thru D-4
- NPDES Permit for construction activities Exhibit B
- NPDES Permit for WWTF Exhibit F-1
- WQM for WWTF Exhibit F-2
- Public Water Supply Construction Permit Exhibit C-1
- PennDOT Highway Occupancy Permits Exhibits A-1 thru A-4

10. We note outstanding issues or communication has not been provided with respect to the Pennsylvania Historical and Museum Commission letter dated August 31, 2004. PHMC approval of the Adverse Impact Mitigation Plan is required prior to Final Plan approval.

See Exhibit D-5 attached hereto.

11. Road names, cartway widths, and right-of-way widths should be shown on the existing conditions sheets.

Existing road names, cartway widths and right-of-way widths were previously added to Sheet EX-OA (27 of 66 from Part A of the Preliminary Plan set). This sheet is attached as Exhibit G. We note that the most important location for this information is on the Highway Occupancy Permit drawings, which as indicated above, have been approved by PennDOT.

12. As a result of random conflict analysis, we have attached a table of potential conflicts between sanitary sewer and stormwater structures.

Sanitary sewer and stormdrain crossings have been reviewed and were previously corrected as applicable.

Wastewater Treatment Facility and Wastewater Treatment Facility Lot Comments

Sharrah Design Group, Inc.

Straban Township
13 April 2018
Gettysburg Commons

13. *We are currently waiting on a revised set of design calculations following a meeting on March 2, 2006.*

We believe this comment is no longer applicable since the PADEP issued the NPDES Permit and Water Quality Management Permits for this WWTF.

14. *It should be noted that the MLE process may have limited capability with respect to meeting annual mass loading limits for nitrogen when the wastewater treatment facility is expanded and upgraded.*

See comment 13 above.

Public Water Comments

15. *Production Well Number 4 is depicted with existing structures and silos within the 100 feet wellhead protection zone. At this point in time, a portion of a structure is to remain within the 100 foot wellhead protection zone. The Developer understands if DEP permitting requires the structures to be removed they will comply.*

As part of the Public Water Supply permitting process, we prepared Zone I Wellhead Protection Easements for the few lots upon which the required minimum radius fell. We also committed to the PADEP that the subject buildings would be razed. We note that that is NOT in conflict with the PHMC/USACOE Memorandum of Agreement because in the 2017 Agreement, all reference to the "Martin Farmstead" has been removed.

Stormwater Comments

16. *Multiple Stormwater Management Facilities have side slopes of 33%, and lie within close proximity to streets, sidewalks, and residential yards. Many of these basins exceed 10 feet in depth and have a permanent water surface elevation. Straban Township ordinance specifies a maximum of 25% slope, from which the developer has requested a waiver. What safety precautions are being utilized for this site, if any?*

This is also a matter that was waived by the Board of Supervisors in 2006. Fencing is/has been depicted in locations where it is believed this could be a safety concern.

17. *It is noted that profiles have not been provided for all basin embankments numbers 8 through 31. Please specify each embankment and include the necessary details for the 4% sloping bench, outlet structure, outlet culvert, emergency spillway, anti-seep collar dimensions and location, clay key core, and basin side slopes.*

All basin embankment profiles are depicted on the plan sheets PRSD 57 thru PRSD 61. These drawings are attached as Exhibit H.

18. *Anti-seep collars have been calculated using a 3:1 side slope. All slopes for basins below the Permanent Water Surface Elevation have been specified as 2:1 slopes. Please revise and amend as necessary.*

Sharrah Design Group, Inc.

Straban Township
13 April 2018
Gettysburg Commons

**This matter was previously discussed and agreed to with the Township Engineer.
A copy of a 17 March 2006 email is attached as Exhibit I.**

We trust that the above comments in conjunction with the stated Plan and Report revisions adequately address your comments and respectfully request favorable action on the Plan.

Please do not hesitate to call or email me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert A. Sharrah". The signature is fluid and cursive, with the first name being the most prominent.

Robert A. Sharrah, PLS
President

Encl. as stated

EC: Robert H. Karen
Erik Vranich, PE - Wm. F. Hill & Associates., Inc.