

909 Elmerton Avenue  
Harrisburg, PA 17110-8200

March 15, 2005

Southcentral Regional Office

717-705-4707

FAX - 717-705-4760

Straban Township Board of Supervisors  
c/o Township Secretary  
1745 Granite Station Road  
Gettysburg, PA 17325

Re: Planning Modules for New Land Development  
Greater Gettysburg Development Co., LLC  
Gettysburg Commons Development  
APS ID No. 535185  
DEP Code No. A3-01929-243-3  
Straban Township, Adams County

Ladies and Gentlemen:

The Department of Environmental Protection (Department) hereby rescinds its approval letter of March 11, 2005 for the above-referenced planning module and replaces it with this letter. The Department has completed a review of the above-referenced, proposed, official plan revision for 1,800 single family detached residential dwellings in an active adult community of 650 acres to be served on the interim by a privately owned, community sewerage and water supply system of 270,000 gallons per day capacity. The community sewerage system may become a municipal system ultimately, when and if, Straban Township, Adams County so desires, and by additional written agreement agreed to by developer and municipality.

The proposal is located east of SR 0015 and the south side of SR 0394 (Shrivers Corner Road) and on both sides of T-513 (Martin Road) extending to the east to SR 3003 (Hunterstown Road).

The proposal is approved with the following comments.

1. The approved project will require an NPDES permit for the proposed effluent discharge. The permit application must be submitted in the name of Greater Gettysburg Development Company, LLC.
2. The approved project will require a Clean Streams Law (CSL) permit for the construction and operation of the proposed sewerage facilities. The permit application must be submitted in the name of Gettysburg Development Company, LLC, unless you notify the Department by letter of a change at the time of the permit application. Approval of this planning module is only approval of the preliminary concept of the proposed project and does not assure that the Department will act upon a permit application favorably. Issuance of a CSL permit is based upon a technical evaluation of the permit application and supporting information. Starting construction prior to obtaining a permit is a violation of The Clean Streams Law.

3. Instructions and applications may be obtained from the Water Management Program at the letterhead address
4. This plan approval does not include approval of the system design that will be evaluated and acted on as part of the CSL permit application review.
5. It is noted that hydric soils, soils with hydric soils/wetland inclusions, surface waters and watercourses, and delineated wetlands exist on this site. It is anticipated that other Department permits may be required if encroachment to streams or wetlands will result. It appears that there will be wetland impacts at a proposed road crossing of a drainage/wetland corridor and various utility line crossings, which will require at minimum a General 105 permit. The extent of these impacts and/or other impacts that are not readily apparent could result in an individual 105 permit being required from DEP. As usual, the applicant will need to avoid and minimize impacts with all waterways and wetlands. If an Individual 105 permit is required, this may result in U.S. Army Corps. Of Engineers involvement, which may trigger a closer look at historic preservation issues. Information regarding the requirements for permits or approvals can be obtained from the Department's Soils and Waterways Section, Water Management Program, Southcentral Regional Office, a the letterhead address, or by calling 717-705-4707.
6. A General 102 NPDES storm water permit must be obtained from the Adams County Conservation District for this proposal. This permit needs to address erosion and sediment control measures and a Post Construction Storm Water Management Plan. Please contact: Rusty Ryan, Adams County Conservation District, 670 Old Harrisburg road, Suite 201, Gettysburg, Pennsylvania 17325, 717-334-0636 in regards to these requirements.
7. A community water system is proposed to serve the Gettysburg Commons Development. It appears that this proposal requires permitting from DEP under the Safe Drinking Water Act. Please call Mr. Daryl Mong at 717-267-3364 (Chambersburg District Office) or Mr. Thomas Shaul (Southcentral Regional Office) at 717-705-4932 in regard to these permitting requirements. It is noted that the Greater Gettysburg Development Company, LLC may require a CPC from the PUC to provide water service to the residents/property owners of the Gettysburg Commons Development.
8. A CPC may be required for the Greater Gettysburg Development Company, LLC to own, operate, maintain, and manage the community sewerage collection and treatment facilities for the Gettysburg Commons Development. If required, a CPC from the PUC should be obtained prior to operation of the sewerage facilities and providing of sewage services to the residents/property owners of the Gettysburg Commons Development.

Straban Township Bd. of Supervisors

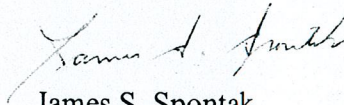
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9. The Pennsylvania Historical and Museum Commission (PHMC) expressed concern over the impact of the development on existing historical structures within the boundaries of the project site. Some issues may remain to be resolved between the project sponsor and PHMC.

If you have any questions, please call Mr. Edward Corriveau at 717-705-4805

Sincerely,



James S. Spontak  
Program Manager  
Water Management Program

cc: Robert A. Sharrah, PLS  
Richard A. Klein, Greater Gettysburg Development Company, LLC  
Joseph M. McDowell, P.E., Martin & Martin, Inc.  
Alexandra C. Chiaruttini, Esq., McNeese, Wallace & Nurick, LLC  
Mark J. Kropilak, Esq., Aqua Pennsylvania, Inc.  
Kurt W. Carr, Pennsylvania Historical and Museum Commission  
Judith Carlson Koch, Pennsylvania Public Utility Commission  
Adams County Conservation District