

PLANNING COMMISSION MEETING AGENDA

Monday, April 15, 2024 at 7:00pm | Borough Council Chambers

- 1. Convene Meeting
- 2. Review and Approve Agenda
- 3. Review and Approval of Meeting Minutes
 - A. March 18, 2024, Meeting Minutes
- 4. Public Comment Restricted to Items on the Planning Commission Meeting Agenda

5. Tabled Old Business

- A. SLD-230001 0 Hanover Street
- B. SLD-230003 Library Subdivision at Lutheran Seminary
- C. SLD-230004 340 Baltimore Street Welcome Center

6. New Business

- A. SLD-240001 Gettys Golf LLC 531 Steinwehr Avenue
 - Review of application for acceptance for the proposed development of an eighteen (18) hole miniature golf course / Outdoor Commercial Recreation land-use.

7. Announcements

A. Next Planning Commission meeting is scheduled for **Monday, May 20, 2024**, at 7:00 p.m.

8. Additional Comments from Planning Commission Members

9. Public Comment

10. Adjourn



PLANNING COMMISSION MEETING MINUTES

Monday, March 18, 2024 at 7:00pm | Borough Council Chambers

Members Present: Charles Strauss, Chair; Nicholas Redman, Vice-Chair; Sarah Kipp, Secretary Martin Jolin; John Rice; Jenny Dumont, Alternate.

Staff Members: John Whitmore, Planning Director; Chad Clabaugh, Borough Engineer; Adam Boyer, Planning Commission Solicitor.

Members of the Public: Sue Cipperly, 314 N. Stratton; Patti Lawson, 515 Carlisle Street; Heidi Gillis, Adams County Library; Mary Sue Cline, Adams County Library; Julie Ramsey, Adams County Library; Susan Whaley, Adams County Library; Sharon Monahan, 114 West Broadway; TJ Patel, President Inn & Suites; Brandon Stone, 358 Park Street; Charles Gable, Borough Manager.

Convene Meeting: Planning Commission Chair Charles Strauss called to order the Monday, March 18, 2024 meeting of the Gettysburg Borough Planning Commission at 7:05 p.m.

Review and Approve Agenda: Ms. Kipp made a motion to approve the agenda. Mr. Rice provided a second, and the motion carried 5-0.

Review and Approve Minutes: Mr. Rice made a motion to approve the minutes for the January 16, 2024 meeting, with a minor naming correction. Ms. Kipp provided a second, and the motion carried 5-0.

Public Comment Restricted to Items on the Planning Commission Meeting Agenda: None.

Old Business

SLD-230001 - 0 Hanover Street: Mr. Whitmore indicated that no updates have been submitted for the 0 Hanover Street Plan to date and that an extension request had been received to extend review until June 30, 2024. Mr. Rice made a motion to accept the request for extension until June 30, 2024. Mr. Jolin provided a second and the motion carried 5-0.

SLD-230003 – Library Subdivision at Lutheran Seminary: Mr. Whitmore reference a new business item on the agenda related to the land use that is causing the developer to seek additional delay in review of the subdivision and land development plan for the library. Mr. Rice made a motion to table the item, seconded by Mr. Jolin. The motion carried 5-0.

SLD-230004 – 340 Baltimore Street Welcome Center: Mr. Whitmore told the commission that federal funding had been approved in the most recent federal budget appropriations legislation. With the availability of funding, municipal staff anticipates completion of the Subdivision and Land Development plan documents and provided an update on an approval method which will require Zoning Hearing Board action in conjunction with conditional approval of any Subdivision and Land Development plan. The Borough of Gettysburg, as the applicant, had requested an

extension of the plan review until July 1, 2024. Mr. Redman made a motion to accept the request for extension until July 1, 2024. Mr. Rice provided a second and the motion carried 5-0.

New Business

ZTA-240001 – Library Land Uses: Mr. Whitmore provided the request and related staff report for the zoning text amendment to enable library as a permitted land use in the INS-1, Institutional District.

Mr. Redman indicated that he was not in favor or amending or rewriting land uses in the zoning ordinance given the current rezoning effort process. Mr. Jolin noted that there is no timeline for the completion of the rezoning process permitting this land use in the Institutional zoning district.

Ms. Kipp inquired about the built environment of the various INS-1, zoned properties, noting that the spaces aren't generally public uses and are designed in a way to emphasize the land in relation to the structure. Ms. Kipp was also concerned with moving library functions outside of the core of the borough and decline in access that may affect children in the borough.

Heidi Gillis Executive Director of the Adams County Library provided information to the Planning Commission regarding the general request and development plans associated with the library in general. One of the issues expressed with any move, was the need for additional automobile parking, accessible design features, and contemporary spaces not available in the core downtown area.

Borough Engineer Chad Clabaugh described the conditions associated with lands in the INS-1 District. Nick Redman asked the Planning Commission Solicitor, Adam Boyer, if the recommendation should include a definition of Library given the ambiguity and use in the Cultural Center land use definition. The solicitor indicated that the land use would change would permit Cultural Centers in the INS-1, Institutional District.

After additional discussion between commission members and other Library Board of Trustee members in attendance, Charles Strauss asked for a motion on the matter, with Martin Jolin recommending that the Planning Commission provide a favorable recommendation based on the following findings:

- 1. Staff's recommendation to that effect,
- 2. The Institutional District presently contains uses of a similar character to libraries,
- 3. Cumberland Township's adjoining zoning district permitting libraries,
- 4. The likelihood that libraries will be a permitted use in the areas currently comprising the Institutional District following the comprehensive rezoning, and
- 5. The importance of ensuring patron accessibility via adequate and additional parking.

Mr. Rice seconded the motion. A roll call vote was held with Strauss, Kipp, Jolin, and Rice voting in the affirmative and Redman voting in the negative. The motion passes 4-1.

Regional Comprehensive Plan Discussion: Mr. Whitmore provided the commission with materials related to the Central Adams Joint Comprehensive Plan approved in 2019. The materials provided all listed comprehensive plan goals and recommendations to complete those goals. It was recommended by the Chair that the County Planning Office be invited to a future planning commission meeting to discuss the plan and future updates.

2023 Annual Report: Mr. Whitmore provided reference to the 2023 Planning Commission Annual Report included with meeting materials. The report indicated a slight decline in total activity within the borough, with higher value construction occurring as compared to 2022. Mr. Whitmore indicated that the format of the document would be changing next year, with additional time comparisons available post-covid.

2023-2024 Rezoning – Light Fixtures and Glare: Mr. Whitmore provided the Planning Commission with an update regarding the most recent Rezoning Steering Committee Meeting and Sign Ordinance Work Group meeting. One item that has been brought up in both meetings is the need to regulate lighting and prevent glare and other unpleasant environmental affects from high intensity LED lighting. Chad Clabaugh explained that the ability to regulate lighting has changed to include the temperature of the light with higher kelvin lighting being a brighter almost blue light. Commission members expressed interest in reviewing potential ordinance in the future.

Announcements:

Next Planning Commission meeting is scheduled for Monday, April 15, 2024, at 7:00 PM in Borough Council Chambers.

Public Comment: Brandon Stone, 358 Park Street provided detailed comments as provided on the following page of this document.

Memo: Dark Skies Zoning Framework

Hello and Good Evening,

My name is Brandon Stone and I live at 358 Park St. in Ward 3. I would like to discuss with the Planning Board the opportunity we have during this Zoning Refresh to include Dark Sky Lighting Concepts that focus on regulating outdoor lighting to mitigate light pollution and preserve natural darkness. These concepts create a new emphasis on urban development as it relates to the night sky while codifying the rules so the Public has a clear understanding of their rights and responsibilities. The approach I am advocating seeks to balance our need for nighttime illumination and the protection of the nocturnal environment while promoting sustainable practices that align with recent changes in technology.

I call on this board to create a new Dark Sky Overlay which would define lighting zones throughout the borough. These zones would range from a Dark Sky Preservation Zone (DSPZ0) which would have stringent regulations to preserve natural darkness and limit light pollution to a High Ambient Lighting Zone (ZN4) which would permit the most extreme uses of lighting. At the same time, develop a new Lighting Ordinance that will allow our community to manage light pollution and lower excessive light levels while defining Lighting Curfews, Lighting Trespass, Acceptable Fixture Types, Lighting Color Temperature Limits and Maximum Luminosity Levels such that the Public can be informed and responsible for its outdoor lighting choices.

The Dark Sky Zoning Concepts outlined here can be met using readily available, reasonably priced lighting equipment. However, many conventional lighting practices should no longer be permitted and our goal should be to balance the need for outdoor lighting with the preservation of natural darkness. Right now we have an opportunity to address these issues with the Zoning Code Update Project and by fostering responsible practices and educating the community, these changes create a more harmonious relationship between urbanization and the celestial beauty of the night sky.

Thank you, Brandon Stone

Goals:

 Preserve Natural Darkness: Ensure that areas designated under this zoning concept maintain a minimal level of artificial light, allowing the night sky to be visible and protecting natural darkness.

 Minimize Light Pollution: Implement measures to reduce light pollution, including controlling the intensity, direction, and color of outdoor lighting.

 Promote Energy Efficiency: Encourage the use of energy-efficient lighting technologies and practices to minimize energy consumption and reduce the overall environmental impact.

 Enhance Safety and Security: Strike a balance between preserving natural darkness and providing adequate lighting for safety and security without excessive illumination.

 Educate and Raise Awareness: Conduct educational programs to inform the public, developers, and businesses about the benefits of dark sky preservation and the importance of responsible outdoor lighting. TJ Patel, the owner of President Inn & Suites refuted Mr. Stone's position and was in favor of increased lighting as a means of creating a safer and thus more inviting environment. Particularly, Mr. Patel indicated increase in crime and lower tourism flows.

Charles Gable, Gettysburg Borough Manager indicated a personal preference against surface parking lots and explained that non-profits who construct that type of infrastructure are going to inevitably have increased stormwater management fees.

Adjournment: Mr. Jolin made a motion to adjourn the meeting at 8:23 pm. Mr. Redman provided a second, and the motion carried 5-0.



Application Subdivision or Land Development Gettysburg Borough

Submit 3 copies of this application to the Planning Department. A copy will be receipted and returned to you. With the application, submit seven copies of the plan to the Borough Office, one to the Borough Engineer (C.S. Davidson, Inc) and one to the Adams County Planning Office.

Property Location 533 Steinwehr Av	enue
Name of Development Gettys Golf LLC	0
X New Submission Date of Application 3/29/24	Resubmission (to be filled in by Planning Department)
Check all of the following that apply:	
Sketch Plan Review	Preliminary Plan
Final Plan	Minor Subdivision
Re-subdivision	Lot Line Adjustment
Located in Historic District (may be	subject to a review by the Historical Architectural Review Board)
Land Owner's Name Gettys Golf LLC Address 533 Steinwehr Avenue	Telephone
Applicant's Name Same	Telephone
Address	
Plan Preparer's Name KPI Technology	Telephone 717-339-0612
Address 143 Carlisle Street, Gettys	burg, PA 17325
Total Acreage0.94 acresNumWater Supply: Public:XOtherSewage System: Public:XOther	ber of Lots <u>1</u> r:
Previous subdivision or construction on this tr	act within the past 5 years:

Any Relevant Zoning Variances/ Special Exception Approvals on this Tract (and dates):

	2/13/24
billed for all engined	borough of Gettysburg. The applicant will be billed for
2. County Planning Co	mmission, call 717-337-9824 for fee schedule.
I hereby acknowledge and request re	view of this application.
Applicant's Signature	TS
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borough engineer, code enforcement exterior premises of this property, be	staff and any borough wetlands consultant to Enter the stween 9 a.m. and 8 p.m. at their own risk, while this plan is
being considered for Approval, as ne	eded to determine compliance with borough ordinances.
Applicant/Land Owner's Signature:	eded to determine compliance with borough ordinances.
Applicant/Land Owner's Signature:	eded to determine compliance with borough ordinances.
Applicant/Land Owner's Signature: (For Borough Use Only) Initial Review Received From Borough	Engineer: (date)
Applicant/Land Owner's Signature: (For Borough Use Only) Initial Review Received From Borough Reviewed by Code Enforcement Office	eded to determine compliance with borough ordinances. AGANT Engineer: (date) r (date) :
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Chapter 22. Subdivision and Land Development

Part 5. PRELIMINARY PLAN

§ 22-503. Preliminary Plan Requirements.

[Ord. 1223-99, 4/12/1999, § 503]

(See § 22-502(1) regarding when a preliminary plan is required.)

- 1. All of the following information and materials listed in this Section are required as part of all preliminary plans for any land development and any major subdivision. This list of requirements shall serve both:
 - A. To establish the requirements.
 - B. As a checklist for the applicant and the Borough to use to ensure completeness of submissions.
- The applicant shall submit completed photocopies of this Section as part of the application. The required information listed in this Section may be combined or separated onto different sheets; provided, that all information is clearly readable.
- Gettysburg Borough Preliminary Plan for Major Subdivision or Land Development* Checklist and List of Submittal Requirements.

Applicant's Name:

GETTYS GOLF LLC Applicant's Address: \$33 STEINWEHR AVENUE, GETTY SBURG PA 17325 Applicant's Daytime Phone No .: 717- 339-0612 Applicant's Signature: Date: (AGENT)

* Place check marks in the appropriate columns below, except: 1) insert "NA" in the "Not Submitted" column if not applicable and 2) insert "W" in the "Not Submitted" column if a waiver is requested from the requirement.

Submitted	Not Submitted*		
		A.	General Submission Items. (Note: the Borough may require the sub- mission of additional numbers of copies).

- 1. Borough application/review fee(s)/escrow.
- 2. 2 copies of the Completed Application (see Appendix A).

Not Submitted Submitted*

- 2 copies of the preliminary plan checklist (using the photocopies of the pages in this Section).
- 7 print copies of the complete preliminary plans.
- 3 additional print copies of only the Layout Plans.
- 7 sets of Supportive Documents (Not applicable for Lot Line Adjustments).
- Copy of plan provided by applicant to the County Planning Commission.
- A photo reduction of the proposed layout plan at a maximum size of 11 inches x 17 inches.
- B. Drafting Requirements. All information shall be legibly and accurately presented.
 - Plans prepared on a standard sized sheet (such as 18 inches x 24 inches, 24 inches x 36 inches, 30 inches x 42 inches or 36 inches x 48 inches). All copies of plans should be folded to approximately 9 inches x 12 inches size in such a manner that the title of the sheet faces out, except exceptionally large and thick sets of plans may be rolled.
 - Plans drawn to scale of 1 inch = 50 feet or other scale preapproved by the Borough Engineer or plans administrator.
 - All dimensions set in feet and decimal parts thereof, and bearings in degrees, minutes and seconds.
 - Differentiation between existing and proposed features.
 - 5. Boundary line of the tract, shown as a heavy boundary line.
 - If layout plans involve two or more sheets, a map of the layout of the entire project at an appropriate scale on one sheet, and a key map showing how the sheets connect.
 - If the tract(s) crosses a municipal boundary, a map showing both the portions in Gettysburg Borough and the other municipality, in sufficient detail for the Borough to determine how the parts will interrelate.
 - Required profiles shown at a scale of 1 inch = 50 feet horizontal and 1 inch = 5 feet vertical or other scale preapproved by the Borough Engineer or plans administrator.
 - All sheets numbered and listed on one page.
 - 10. Words "preliminary plan" and sheet title (such as "layout plan") on each sheet.
- C. General Information.
 - Name of project on each sheet.
 - Name of landowner and developer (with addresses).
 - Names and addresses of abutting property owners.
 - Lot lines of adjacent lots, and approximate locations of any buildings, common open spaces, detention basins or drainage channels existing or approved within 200 feet of the boundaries of the proposed project.
 - Notarized owners statement: see Appendix B.
 - Surveyor and plan preparer's statement (See Appendix B).



- Approval/review signature blocks for: Borough Planning Commission and County Planning Commission (see Appendix B).
- 8. Location map at a standard scale (preferably 1 inch = 400 feet or 1 inch = 200 feet) showing the location of the project in relation to the following features within 1,000 feet of the boundaries of the tract: existing and proposed streets and municipal boundaries.
- 9. North arrow, graphic scale, written scale.
- Date of plan and all subsequent revision dates (especially noting if is revision of a previously approved plan) with space for noting future revision dates and general type of revisions.
- Deed Book volume and page number from County records.
- Tax map number and block and lot for the tract being subdivided.
- A statement on the plan of proposed principal uses that are intended for each lot.
- . Natural Features.
 - Existing contour lines shown at the same scale as the layout plan, as follows:
 - a. Shall be based on a field survey or photogrametric procedure that was completed at a scale of 1 inch = 100 feet or larger. Contours shall be based upon U.S.G.S. datum, with an established bench mark.
 - b. The contour interval shall be sufficient to determine compliance with Borough ordinances. An interval of 2 feet for slopes of less than 15% and 5 feet for slopes of 15% or greater is generally recommended.
 - c. Note: contours are not required to be shown within areas of lots of 10 acres or more that are clearly not intended to be altered as a result of this proposed subdivision or land development, unless needed to determine adequacy of stormwater management.
 - Identification of any slopes of 15 to 25%, and greater than 25%.
 - Watercourses (with any name), natural springs, lakes and wetlands.
 - a. A wetland delineation is not required prior to preliminary plan approval, however, the applicant is not required to have completed all Federal and State applications prior to preliminary plan approval.
 - b. Detailed delineations by a qualified professional of wetlands are required with a metes and bounds description and shall be dimensioned from lot lines, unless:
 - The plan states that no alteration, buildings, earthmoving, driveways or septic systems will occur within 200 feet of any areas that could be reasonably suspected of being wetlands.
 - Rock outcrops, stone fields and sinkholes.

Not Submitted Submitted* 5. Location of any areas within the one-hundred-year floodplain (with differentiation between floodway and flood fringe if available from official Federal floodplain maps). Ε. Manmade Features. (With existing features graphically differentiated from proposed features.) 1. Existing and proposed lot lines. The boundaries of lots (other than a residual lot of at a. least 10 acres) shall be determined by accurate field survey, closed with an error not to exceed 1 in 10,000 and balanced. b. The boundaries of any residual tract which is 10 acres or more may be determined by deed (Any residual lot of less than 10 acres shall fully comply with this Chapter). 2. Location of existing monuments. Sufficient measurements of all lots, streets, rights-of-way, 3. easements and community or public areas to accurately and completely reproduce each and every course on the ground. 4. Buildings estimated to be 80 years or older that could be impacted by the project, with name and description. 5. Existing and proposed utility easements and restrictive covenants and easements for purposes which might affect development (stating which easements and rights-of-ways proposed for dedication to the municipality). 6. Existing and proposed (if known) building locations. 7. Overhead electric high-voltage lines, r-o-w, easements. F. Zoning Requirements. 1. Applicable zoning district and required minimum lot area. 2. Minimum setback requirements shown for each lot. 3. Area and location of any proposed common open space. 4. Statement of type of water and sewer service proposed (such as "public water and public sewer"). 5. Required and proposed building coverage and impervious coverage. G. Proposed Layout. 1. Total acreage of site and total proposed number of lots and dwelling units. 2. Identification number for each lot (and for each building if more than 1 building per lot). 3. Lot width (at minimum building setback line) and lot area for each lot. 4. Dimensions of each lot in feet. 5. Existing rights-of-way and cartway widths and locations of existing streets, including existing streets within 200 feet of boundaries of tract. 6. Proposed rights-of-way and cartway widths & locations of existing & proposed streets, including streets within other projects within 200 feet of the boundaries of tract.

Not Submitted Submitted*

- Street centerline information, including bearings and distances for any street or extension.
- 8. Horizontal curve data, including radius, tangent, or length and delta, cord bearing and distance. Such information may be listed in a table, using reference numbers on a plan; provided, that sufficient information is provided along each course (such as radius and arc length) such that each course can be reproduced in the field.
- Right-of-way and curb lines with horizontal curve radii at intersections.
- 10. Beginning and end of proposed street construction.
- Street improvements proposed by the applicant, including any acceleration/deceleration lanes, traffic signal, street realignment or widening of abutting streets.
- Any proposed curbing (place NA in "Not Submitted" column if not proposed).
- Any proposed sidewalks (place NA in "Not Submitted" column if not proposed), with any proposed handicapped ramps at intersections.
- Names of existing streets and initial proposed names of new streets.
- 15. Designation which streets are proposed to be dedicated to the Borough or to remain private.
- 16. Evidence that any proposed or intensified new street or driveway entrance onto a State road will meet PennDOT sight distance requirements, unless a highway occupancy permit has already been approved for the use.
- Sight distance triangles meeting Borough requirements.
- H. Utility Plan.
 - Central Sewage Service.
 - a. Proposed contour lines on same sheet as utility layout.
 - Location and size of mains and laterals, with locations corresponding to stationing on the profile.
 - c. Locations of manholes, with invert elevation of flow line and grade at top of each manhole.
 - d. Proposed lot lines and any proposed easements or rights-of-ways needed for the utilities.
 - e. Location of all other drainage facilities and public utilities in the vicinity of sanitary sewer lines.
 - f. Type, size, length and grade of sewer lines.
 - 2. Central Water Service.
 - a. Location and size of existing and proposed water lines.
 - b. Existing and proposed fire hydrant locations.
 - c. Distance noted that water lines will have to be extended to reach existing lines (if not already abutting the tract).
 - Any existing and proposed underground natural gas, electrical, telephone, cable TV or other utility lines, with any ease-

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ments shown that will affect development.

- List of contacts for all underground utilities in the area, with phone numbers stated on the grading plans (as required by State Act 172).
- ding and Stormwater Management Plan.
 - Existing and proposed storm drainage facilities or structures, including detention basins (with capacity), swales, pipes (with sizes), culverts and inlets.
 - Capacity, depth, dimensions and locations of detention basins.
 - Predevelopment and postdevelopment watershed areas for each detention basin or major drainage channel or point of concentration.
 - Locations of any proposed or existing stormwater easements.
 - Intended design year standards for culverts, bridge structures and/or other stormwater facilities.
 - Schematic location of all underground utilities.
 - Entity responsible to maintain/own any detention basin.
 - Any additional information needed under § 22-1008.
 - Existing and proposed contour lines (see description under "Natural Features").

See also stormwater basins under "Construction Details."

- Jses Other than Single-Family Detached or Twin Dwellings.
 - For townhouses or apartments, evidence that the project meets the density requirements of the Zoning Ordinance.
 - Evidence that the project will meet the off-street parking requirements of the Zoning Ordinance.
 - Arrangement of off-street parking spaces, parking aisles, offstreet loading areas and extent of areas to be covered by gravel or asphalt.
 - For townhouses, any proposed methods to ensure privacy between outdoor semiprivate areas (such as fences or walls or plantings between rear yards)
 - Illustrative sketches of exteriors of proposed buildings (encouraged, but not required, except as required by the Historic District regulations).
 - Number, sign area, height and location of proposed signs.
 - Major types, heights and locations of outdoor lighting.
 - Location of any proposed outdoor storage areas.
 - Note stating total square feet of paved area, including gravel areas.
- scape Plan.
 - Scaled plan showing dimensions, distances and locations of all major manmade and natural features and proposed locations of planting units and materials.
 - Delineation of existing and proposed parking spaces or other vehicular areas, access aisles, driveways, building footprints

Submitted	Not Submitted*			
/				and similar features.
			3.	Table of information detailing area of preservation areas, veg- etation to be planted or preserved and types of plant material to be used.
			4.	Location of all existing and proposed fences.
/		L.	Erosic stage earth	on and Sedimentation Plan. (May be submitted at the final plan if the applicant provides a written and signed statement that will not be disturbed until after final plan approval.)
/			1.	Drawings showing locations and types of proposed erosion and sedimentation control measures, complying with the reg- ulations and standards of the County Conservation District and DEP.
<u> </u>	-		2.	Narrative describing proposed soil erosion and sedimentation control methods.
	х Î.х	М.	Road drawir	Plan Profiles. (With profile drawings on same sheet as plan ngs.)
(<u>x IX</u>		1.	Profile of existing and proposed ground surface along center- line of street.
	NR		2.	Proposed centerline grade with percent on tangents and ele- vations at 50 feet intervals.
	MA		3.	All vertical curve data, including length, elevations and mini- mum sight distance as required by Part 10.
/		N.	Water profile	Main, Sanitary Sewer and Storm Drain Plan Profiles. (With drawings on same sheet as plan drawings.)
<u> </u>			1.	Profile of proposed ground surface with elevations at top of manholes or inlets.
Ļ			2.	Profiles of water main, storm sewer and sanitary sewer lines, corresponding to stationing of any street.
			З.	All line crossings of other utilities.
		О.	Constr	ruction Details.
<u>/</u>				Detailed plan and cross sectional drawings for detention or retention basins.
		P.	Suppo	rting Documents and Additional Information.
<u> </u>			1.	Residual Lands Sketch. If the submitted plans do not include all undeveloped or underdeveloped adjacent or abutting lands owned by the same landowner or under control of the same developer (or closely related corporations), then a sketch shall be submitted at an appropriate approximate scale, on one sheet, covering all such land holdings, together

residual lands.

2.

MA

Sewage Module. If applicable, 4 copies of the DEP sewage planning module application and supportive information as completed by the applicant, together with evidence that the application has been forwarded to the proper review agen-

with a sketch of a reasonable future potential street system. Such sketch shall demonstrate that the proposed subdivision provides for the orderly development of any residual lands and/or does not adversely affect the potential development of

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cies (these agency reviews are not required to be fully completed prior to preliminary plan approval).

- Central Water. If central water service is proposed by an existing water company or authority, the applicant shall provide a letter from such water company or authority which states that the company or authority expects to be able to adequately serve the development, that the proposed water system is generally acceptable and that references standard conditions or specifications required by the company or authority for the provision of services.
- Public Sewage. If service is proposed by an existing sewage authority, the developer shall submit a copy of a letter from the authority which states that the company or authority can adequately serve the subdivision, that the proposed sanitary sewage system is generally acceptable and that references standard conditions or specifications required by the company or authority for connection to the system.
- Access to State Roads. If access is proposed to a State highway: (i) copy of any information submitted to PennDOT and any correspondence from PennDOT regarding the proposed access to State roads (this requirement applies throughout the entire approval process); and (ii) evidence that the proposed access will meet PennDOT sight distance requirements.
- 6. Floodplain. If the project would include any area within the one-hundred-year floodplain or any watercourse, a statement from the Zoning Officer indicating that the proposed subdivision or land development would be in compliance with the floodplain regulations of the Borough.
- Method of ensuring maintenance of any private street.
- List of any modifications or waivers requested to this Chapter.
- Copies of the decisions of any zoning variances that are relevant to the proposal.
- Preliminary stormwater calculations, in sufficient detail to show that any proposed stormwater facilities would be sufficient in size. See the requirements of § 22-1008.
 - For industrial operations or industrial storage: A written description of the proposed use in sufficient detail to indicate (i) any noise, glare, smoke and fumes nuisances; (ii) to allow a general determination of possible fire, explosive, toxic, genetic, public health or other hazards; and (iii) to estimate the amount, direction and times of any tractor-trailer truck traffic that is expected.

Borough of Gettysburg SALDO Modification Application Form

Pursuant to §22-107.2 of the Borough Code, requests for modifications of the requirements of the Subdivision and Land Development Ordinance as it applies to your subdivision and/or land development plan must meet the requirements below. This request must be submitted to the Planning Director prior to Planning Commission consideration of the request.

Place an 'X' by each of the standard(s) below the requested modification meets.

The modification requested would avoid an undue hardship that was not selfcreated and that results from the peculiar and uncommon conditions of the property.

The modification requested would avoid a clearly unreasonable requirement that would not serve any valid public purpose.

The modification requested would allow an alternative standard that is clearly proven by the applicant to provide equal or better results.

The modification requested would allow a layout or improvements that would clearly be more in the public interest than what would occur if the modification were not granted.

The modification requested would remove a requirement that is not applicable, especially because of the small size of the proposed subdivision or land development.

Provide a detailed description below on how the modification requested meets the requirement(s) indicated above. Attach additional sheets and documentation if necessary.

22-1103.3.A Quantity of Landscaping. This section requires (1) a minimum of one planting unit to be provided for each 20 linear feet of centerline along adjacent streets.

We are requesting relief of having the required amount of planting units (6 planting units) associated with the 20 linear feet of centerline for Steinwehr Avenue. Gettysburg Borough designed Steinwehr Avenue and already considered landscaping for this property. There is currently two (2) street trees located on the property. We are not requesting credit for the existing street trees because they have already been planned for in the larger Steinwehr Avenue improvements.

GETTYS GOLF LLC PRELIMINARY LAND DEVELOPMENT PLAN GETTYSBURG BOROUGH, ADAMS COUNTY, PA FEBRUARY, 2024

- GENERAL CONSTRUCTION NOTES THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE DRAWINGS IS APPROXIMATE ONLY. THE UTILITY OWNERS AND ENGINEER DO NOT WARRANT OR GUARANTEE THE VALIDITY OF THE INFORMATION GIVEN. THE CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATION, AND DEPTH OF ANY EXISTING UTILITIES, AND SHALL TAKE NECESSARY PRECAUTION TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE ANY DAMAGE INCURRED DUE TO THE CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- . THE CONTRACTOR SHALL LOCATE EXISTING UTILITIES IN ADVANCE OF CONSTRUCTION OPERATIONS IN THE VICINITY OF THE PROPOSED UTILITIES.
- ALL UTILITIES SHALL BE CLEARED BY A MINIMUM OF 1'-0". ALL UTILITY POLES SHALL BE CLEARED BY A MINIMUM OF 2'-0" OR TUNNELED IF REQUIRED. COST FOR TUNNELING OR BRACING POLES SHALL BE INCLUDED IN THE LUMP SUM BID PRICE FOR THE COMPLETED PROJECT.
- THE CONTRACTOR SHALL NOT INTERRUPT EXISTING UTILITY SERVICES WITHOUT WRITTEN PERMISSION FROM THE OWNER OF THE UTILITY.
- . IN FILL AREAS. THE COMPACTION SHALL BE FULL HEIGHT COMPACTION TO THE SPECIFIED ELEVATION. FILL SHALL BE PLACED IN EIGHT (8) INCH (PLUS OR MINUS TWO (2) INCHES), MEASURED LOOSE LIFTS AND EACH LIFT COMPACTED TO NOT LESS THAN NINETY-SEVEN PERCENT (97%) OF STANDARD DENSITY AS DETERMINED BY AASHTO METHODS T-99 (UNLESS SPECIFIED OTHERWISE BY THE GEOTECHNICAL ENGINEER).
- THE CONTRACTOR SHALL NOTE THAT IN CASE OF DISCREPANCIES BETWEEN THE SCALED AND FIGURED DIMENSIONS SHOWN ON THESE PLANS, THE FIGURED DIMENSIONS SHALL GOVERN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OFFICE OF THE ENGINEER OF ANY DISCREPANCIES IN THE PLANS OR IN THE RELATIONSHIP OF FINISHED GRADES TO EXISTING, PRIOR TO BEGINNING WORK.
- THE WORK SHOWN ON THESE DRAWINGS IS SUBJECT TO INSPECTION AND ACCEPTANCE BY THE BOROUGH, PA. DEPARTMENT OF ENVIRONMENTAL PROTECTION, ADAMS COUNTY CONSERVATION DISTRICT, OFFICE OF THE MUNICIPAL ENGINEER, AS APPLICABLE.



PENNSYI VANIA ACT 287 (1974) AS AMENDED BY PENNSYI VANIA ACT 199 (2004) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH. PA ONE-CALL SERIAL NO. 2024002020-000 HAS BEEN ASSIGNED TO THIS PROJECT.



- 8. EXISTING PAVING DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH MATERIAL EQUAL TO OR EXCEEDING THAT WHICH WAS DISTURBED, OR AS SPECIFIED BY THE MUNICIPAL APPROVING AUTHORITY, AS APPLICABLE.
- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF TRAFFIC AND TRAFFIC CONTROL, AS APPLICABLE. THE CONTRACTOR SHALL COORDINATE ANY TEMPORARY ROAD CLOSING WITH THE MUNICIPALITY, ADAMS COUNTY CONTROL FOR A PRE-CONSTRUCTION / PRE-CLOSING MEETING AT LEAST TWO (2) WEEKS IN ADVANCE OF ANY PROPOSED ROAD CLOSURE.
- 10. ALL CONSTRUCTION SHOWN ON THESE PLANS SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS FOR THE MUNICIPALITY, PA. D.E.P., PENNDOT, ACCD. AND ALL ADDENDA AND ERRATA TO ANY AND ALL OF THE ABOVE.
- 11. IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NATURALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK.
- 12. THE CONTRACTOR'S EQUIPMENT MUST BE MONITORED AS NOT TO TRACK MUD ON THE STREET LEADING INTO THE SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO KEEP THE STREET CLEARED AND THE SITE IN AN APPROPRIATE WORKING-LIKE MANNER.
- 13. ANY EXCESS OF MATERIAL SHALL BE USED FOR ON-SITE GRADING. IF MATERIAL IS EXPORTED FROM THIS SITE, AN APPROVED EROSION AND SEDIMENT CONTROL PLAN WILL BE REQUIRED FOR THE RECEIVING SITE.
- 14. PROPERTY IS NOT WITHIN THE 100-YEAR FLOODPLAIN. ACCORDING TO FEMA MAPPING THE SUBJECT

COLOMBIA GAS OF PA INC 1600 DUBLIN RD COLUMBUS, OH. 43215 ATTN: LISA COLLINS idugan@nisource.com

GETTYSBURG BOROUGH 59 E HIGH STREET GETTYSBURG, PA. 17325 ATTN: ROBERT HARBAUGH rharbaugh@gettysburgpa.gov

GETTYSBURG MUNICIPAL AUTHORITY 601 E MIDDLE ST GETTYSBURG, PA. 17325 ATTN: ROBERT SHRADER rshrader@gettysburgma.com

UTILITY LIST COMCAST

ATTN: WILLIAM MAYS

MED ED FIRSTENERGY 2800 POTTSVILLE PIKE READING, PA. 19605 ATTN: MELLYSSA ADAMS

BRIGHTSPEED 250 LINCOLN WAY E CHAMBERSBURG, PA. 17201 ATTN: CASE WELLS

CERTIFICATION & OWNERSHIP AND ACKNOWLEDGMENT OF PLAN	ENGINEERS CERTIFICATE	REVIEWED BY THE ADAMS COUNTY PLANNING COMMISSION	
ON THIS, THE DAY OF, 20, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED, WHO BEING DULY SWORN	I, BRANDON L. GUIHER, A PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, THAT ALL INFORMATION SHOWN ON THIS	REVIEWED BY THE BOROUGH ENGINEER	
ACCORDING TO LAW, DEPOSES AND SAYS THEY ARE THE OWNER AND/OR EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THEY ACKNOWLEGE THE SAME TO BE THEIR ACT AND PLAN, AND DESIRE THE SAME TO BE RECORDED AS	PLAN IS CORRECT AND ACCURATE	BOROUGH ENGINEER DATE	SOURCE OF TITLE DEED RECORDED IN THE ADAMS COUNTY COURTHOU
SUCH ACCORDING TO LAW.	PE078692 (AGENT) DATE	REVIEWED BY THE GETTYSBURG PLANNING COMMISSION	RECORD BOOK, PAGE
OWNER		CHAIR DATE	
WITNESS MY HAND AND SEAL ON THIS DAY WRITTEN ABOVE.	REGISTER AND RECORDER THIS PLAN IS RECORDED IN THE OFFICE OF THE		SURVEYOR'S CERTIFICATE I, TIMOTHY C. BLACK, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERT
	OF, 20, IN MAP BOOK, PAGE	COMMISSION AND ACCEPTED FOR RECORDING	THAT THE PLAN, PREPARED FROM A FIELD SURVEY ON , 20 CORRECTLY REPRESENTS THE PROPE
MY COMMISSION EXPIRES, 20	REGISTER AND RECORDER	CHAIR DATE	DEVELOPMENT
		SECRETARY	DATE REGISTERED SURVEYOR'S SIGNIT



PLAN PURPOSE

TO DEVELOP THE CURRENT VACANT LOT INTO A MINI-GOLF COURSE.

VARIANCES:

ON 2/13/2024 THE ZONING HEARING BOARD GRANTED SPECIAL EXCEPTION FOR THE MINI GOLF COURSE.

MODIFICATION REQUEST

22-1103.3.A QUANTITY OF LANDSCAPING PLANNING COMMISSION APPROVED THIS MODIFICATION ON









NOTE:

1. THE DEVELOPER AGREES TO INSTALL A 5' WIDE SIDEWALK ALONG JOHNS AVENUE WITHIN ONE (1) YEAR OF NOTIFICATION BY THE BOROUGH. THIS NOTIFICATION WILL BE ISSUED AT SUCH TIME THAT PARCEL 16015-0009A-000, COMMONLY KNOWN AS 922 JOHNS AVENUE WILL BE PROVIDING IMPROVEMENTS WHICH WILL INCLUDE THE ADDITION OF A SIDEWALK ALONG JOHNS AVENUE.

		143 Carlisle St. Gettysburg, PA 17325 tel: (717) 339-0612 fax: (717) 339-0717	200 South 2nd St. 200 South 2nd St. Sunbury, PA 17801 tel: (570) 286-3176	IECHNOLOGY IECONOLOGY Iax. (370) 200-2304 ENGINEERING CIVIL & ENVIRONMENTAL ENGINEERING CONSULTANTS 1 East Harrisburg St. SURVEYING Knoebel, Picarelli, Inc. 1 East Harrisburg St. PLANNING Knoebel, Picarelli, Inc. 1 East Harrisburg St. Rowukpitechnology.net fax: (717) 502-0945
SS		GETTYS GOLF LLC	SITEPLAN	Gettysburg Borough PRELIMINARY LAND DEVELOPMENT PLAN
		ATE DESCRIPTION		
-PROP. GREENSPACE		PROJE DRAWI	CT NO.	23-135-A MW
-PROP. GOLF GREEN	NOT FOR CONSTRUCTION	DESIGI CHECK DATE: SHEET	NED BY: (ED BY:	BG BG 03/27/24 C-3



			143 Carlisle St. Gettysburg, PA 17325 tel: (717) 339-0612	200 South 2nd St. Sunbury, PA 17801 tel: (570) 286-3176	ENGINEERING CIVIL & ENVIRONMENTAL ENGINEERING CONSULTANTS 1 East Harrisburg St. SURVEYING Knoebel, Picarelli, Inc. tel: (717) 502-0884	PLANNING www.kpitechnology.net fax: (717) 502-0945
SS SS SS SS SS SS SS SS SS SS SS SS SS			- GETTYS GOLF LLC	GRADING & UTILITY PLAN	Gettysburg Borough Adams County, PA DPEI IMINARY I AND DEVIEI ODMENT DI AN	
			DESCRIPTION			
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	BY:	BY:	10. :	10.			CONSTRUCTION DETAILS		zuu soum zna st. Sunbury, PA 17801 tel: (570) 286-3176
03			23	23			Gettvsbirra Boroliah Adams Colintv. PA	TECHNOLOGY	fax: (570) 286-2964
/27/ C-5	BG	BG	-135 MW	-135				ENGINEERING CIVIL & ENVIRONMENTAL ENGINEERING CONSULTANTS	1 East Harrisburg St.
24			ō-A	5-A			PRELIMINARY LAND DEVELOPMENT PLAN	SURVEYING PLANNING www.kpitechnology.net	tel: (717) 502-0884 fax: (717) 502-0945

 $(\Box$

| → 8' **→ | →** 8' **→ |** VAN ACCESSABLE

NOTES:

1. ALL HANDICAP ACCESS FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA AND PENNDOT REQUIREMENTS. 2. THE MAXIMUM ALLOWABLE SLOPE ACROSS THE HANDICAP ACCESSABLE PARKING SPACES IS 1:48.

HANDICAP PARKING DETAIL NOT TO SCALE

NOT FOR CONSTRUCTION

LANDSC	APE PLANT SCHEDULE		_		1
KEY	BOTANICAL NAME	COMMON NAME	TREE QUANTITY	SHRUB QUANTITY	SIZE
AR	Acer rubrum 'October Glory'	October Glory Red Maple	6		2-2.5" cal
СВ	Carpinus betulus	European Hornbeam	6		1.5-2" cal
СК	Cornus kousa	Kousa Dogwood	7		1.5-2" cal
IBP	Nyssa sylvatica 'Afterburner'	Afterburner Black Gum	8		2-2.5" cal
JV	Juniperus virginiana 'Glauca'	Blue Eastern Redcedar	20		1.5-2" cal
CS	Cornus sericea 'Aurea'	Goldleaf Redtwig Dogwood	18		1.5-2'
IV	llex verticillata 'Berry/Mr. Poppins	Winterberry	8		1.5-2'

JOHNS AVE. (110') STEINWEHR AVE. (174.56') 400 S.F. of proposed building Parking perimeter 359'

TOTAL REQUIRED

PLANTING UNIT COMPUTATIONS Major deciduous trees: 14 @ 1 tree/planting unit Minor deciduous trees: 13 @ 2 trees/planting unit Evergreen trees: 20 @ 2 trees/planting unit Shrubs: 26 @ 5 shrubs/planting unit TOTAL

PLANTING UNIT REQUIREMENTS (STEINWEHR MINI GOLF) One (1) planting unit per 20 L.F. of centerline along street

Two (2) planting units per 1,000 S.F. or fraction therof of building coverage

Ten (10') wide landscape strip along parking - one (1) planting unit per 25 L.F.

<u>6 planting units</u> <u>9 planting units</u>

<u>2 planting units</u>

<u>15 planting units</u>

32 planting units

14 planting units 6.5 planting units 10 planting units 5.2 planting units 35.7 planting units (32 planting units required)

143 Carlisle St. Gettysburg, PA 17325 tel: (717) 339-0612	200 South 2nd St. Sunbury, PA 17801 tel: (570) 286-3176	TECHNOLOGY fax: (570) 286-2964 ENCINEEDING CIVIL & ENVIRONMENTAL ENGINEERING CONSULTANTS 1 East Harrisburg St.	PLANNING Knoebel, Picarelli, Inc. Dillsburg, PA 17019 SURVEYING Knoebel, Picarelli, Inc. Dillsburg, PA 17019 tel: (717) 502-0884 www.kpitechnology.net fax: (717) 502-0945
A TO NWEAL 7	TERRENCE L. SHELDON	N DE LINE A LINE	3 × de M
GETTYS GOLF LLC	LANDSCAPE PLAN	Gettysburg Borough Adams County, PA	PRELIMINARY LAND DEVELOPMENT PLAN
DATE DESCRIPTION			
9 PROJE	ECT NO.	23-1	35-A
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LS-1

NOT FOR CONSTRUCTION SHEET:

Luminaire Sch	edule										
Symbol	Qty	Descript	Description			Part Number			Nomin	al	
		16″ Shoe	ebox H	ercules							
	6	Area &	Flood	Lights,		16-SI	3HC-24	40-50-	-M∨-5		31,
		Dlympia	Series								
Numeric Summor	~~~										
Noneric Sommar	у				1			_			
Label Symbol Units Avg Max			Max		1in						
Calc Zone #1 +0.0 Fc 8.4 23.3				23.3	().3					

Lumens Wattage 211w LED 235w System

- COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS. 10. INSTALL PAVED AND CONCRETE AREAS. 11. FOLLOWING ESTABLISHMENT OF PERMANENT SEEDING TO A POINT WHERE MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE
- COVER HAS BEEN ESTABLISHED, NOTIFY THE COUNTY CONSERVATION DISTRICT A MINIMUM OF SEVEN (7) DAYS PRIOR TO FINISHING CONSTRUCTION. 12. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROLS AFTER ALL DISTURBED AREAS HAVE
- BEEN PERMANENTLY STABILIZED.
- 13. THE CONTRACTOR SHALL STABILIZE ALL AREAS DISTURBED DURING REMOVAL OF E & S CONTROL DEVICES.

SCALE IN FEET 1"= 20'

LhB EXISTING SOILS

1 VI	OF WAYLINE		143 Carlisle St. Gettysburg, PA 17325 tel: (717) 339-0612 fax: (717) 339-0612	TECHNOLOGY TAX: (570) 286-3176 fax: (570) 286-3176 fax: (570) 286-2964 fax: (570) 286-296	ENGINERKING SURVEYING Knoebel, Picarelli, Inc. PLANNING Www.kpitechnology.net fax: (717) 502-0945
SS	IEGAL RIGH		GETTYS GOLF LLC	EROSION & SEDIMENT CONTROL PLAN Gettysburg Borough	PRELIMINARY LAND DEVELOPMENT PLAN
	<u>UC</u> <u>THB</u>		DESCRIPTION		
L	EGEND		DATE		
SX18"	PROPOSED SILT SOXX (18")		O Z		
TOPSOIL	PROPOSED STOCKPILE		PROJE	CT NO. 23-1	35-A
515	PROPOSED MAJOR CONTOUR		DRAW	N BY: M	W
516	PROPOSED MAJOR CONTOUR			ED BY: B	G
	LIMIT OF DISTURBANCE (0.81 AC)	NOT FOR	DATE:	03/2	27/24
		CONSTRUCTION	SHEET	: E	5-1

STANDARD E&S PLAN NOTES

- 1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
- 2. AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
- 3. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 811 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- 4. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
- 5. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL
- 6. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPS SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN. 7. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF
- DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
- 8. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAPS(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER
-). IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT
- 10. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- 11.ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
- 12. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
- 13. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
- 14. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPS SHALL BE MAINTAINED PROPERLY MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMP'S FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMP'S, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- 15. A LOG SHOWING DATES THAT E&S BMP'S WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
- 16. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
- 17. ALL SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
- 18. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES OR 6 TO 12 INCHES ON COMPACTED SOILS, PRIOR TO THE PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUT SLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
- 19. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- 20.ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS. 21.FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY
- FILLS. 22.FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- 23.FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
- 24.SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
- 25.ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
- 26.IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
- 27.PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
- 28.E&S BMPS SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT
- 29. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR. TO' REMOVAL/CONVERSION OF THE E&S BMPS
- 30. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPS MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPS. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPS SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
- 31. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION
- 32.FAILURE TO CORRECTLY INSTALL E&S BMPS, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMP'S MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO \$10,000 PER DAY IN CIVIL PENALTIES, UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.
- 33. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATERS OR GROUNDWATER SYSTEMS. 34. ALL CHANNELS SHALL BE KEPT FREE OF OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FILL, ROCKS, LEAVES,
- WOODY DEBRIS, ACCUMULATED SEDIMENT, EXCESS VEGETATION, AND CONSTRUCTION MATERIAL/WASTES. 35. UNDERGROUND UTILITIES CUTTING THROUGH ANY ACTIVE CHANNEL SHALL BE IMMEDIATELY BACKFILLED AND THE CHANNEL RESTORED TO ITS ORIGINAL CROSS-SECTION AND PROTECTIVE LINING. ANY BASE FLOW WITHIN THE CHANNEL SHALL BE CONVEYED PAST THE WORK AREA IN THE MANNER DESCRIBED IN THIS PLAN UNTIL SUCH RESTORATION IS COMPLETE.
- 36. EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3H:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.

BRIEF DESCRIPTION

TEMPORARY EROSION & SEDIMENT POLLUTION CONTROL MEASURES THE CONTRACTOR SHALL MAKE AN ATTEMPT TO DISTURB AS LITTLE AREA AS POSSIBLE IN AN EFFORT TO LESSEN EROSION AND SEDIMENTATION PROBLEMS. ALL TEMPORARILY STOCKPILED FILL AT THE SITE SHALL BE COVERED OR OTHERWISE STABILIZED TO PREVENT EROSION. THE FOLLOWING TEMPORARY METHODS TO CONTROL EROSION ARE TO BE FOLLOWED:

DEWATERING TRENCHES AND EXCAVATION PITS

SHOULD THE OCCASION ARISE THAT EXCAVATIONS WOULD NEED TO BE DEWATERED BY PUMPING SO THAT CONSTRUCTION CAN RESUME, THE FOLLOWING METHOD SHOULD BE UTILIZED:

PUMP SEDIMENT LADEN WATER THROUGH PREFABRICATED FILTER DEVICE(S) (I.E. "PUMPED WATER FILTER BAG")

CONTROL OF WIND AND DUST WHERE WIND AND DUST EROSION IS A PROBLEM, THE UNSTABLE SURFACE SHALL BE SPRINKLED OR A DUST SUPPRESSOR WILL BE APPLIED. PROMPT ESTABLISHMENT OF VEGETATIVE SOIL COVER AND PLACEMENT OF GRAVEL IN SPECIFIED AREAS WILL MINIMIZE WIND EROSION AND DUST PROBLEMS.

CONTROL OF CARRY OVER SEDIMENT THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT SEDIMENT IS NOT TRANSPORTED FROM THE CONSTRUCTION SITE AT THE END OF EACH DAY. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE.

ALL DISTURBED AREAS SHALL BE IMMEDIATELY STABILIZED, TEMPORARILY OR PERMANENTLY

VEGETATIVE STABILIZATION

- REMOVE COARSE FRAGMENTS FROM SURFACE.
- MEANS PRIOR TO SEEDING.
- SHALL BE IMMEDIATE WITHOUT INTERRUPTION.

PERMANENT STABILIZATION SEEDING MIXTURES

SPECIES ANNUAL WINTER RYE GRASS TALL FESCUE FINE RED FESCUE PERENNIAL RYE FERTILIZER (10-20-20) AGRICULTURAL GRADE LIME STRAW MULCH

CONTRACTOR MAY PROVIDE A SUITABLE ALTERNATE TO THE SPECIFIED SEED MIXTURE. THE SEED MIXTURE SHALL MEET THE SPECIFICATIONS OF THE PENN STATE AGRONOMY GUIDE. ANY ALTERNATIVES SHALL ALSO BE APPROVED BY THE OWNER AND/OR ADAMS COUNTY CONSERVATION DISTRICT. IN THE EVENT THAT VEGETATIVE COVER IS NOT ESTABLISHED, THE CONTRACTOR SHALL PROVIDE BIODEGRADABLE STABILIZATION MATTING TO HOLD SLOPES UNTIL VEGETATIVE COVER IS ESTABLISHED. ANCHOR MULCH BY CRIMPING UNDER A TRACTOR DRAWN IMPLEMENT ON CONTOUR.

LAND GRADING SPECIFICATIONS

- OTHER OBJECTIONABLE MATERIAL.

EROSION CONTROL FACILITIES TEMPORARY MAINTENANCE SCHEDULE

THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING MAINTENANCE SCHEDULE AT A MINIMUM. MAINTENANCE SHALL BEGIN IMMEDIATELY FOLLOWING INSTALLATION OF THE EROSION AND SEDIMENT CONTROL MEASURES AND SHALL BE FOLLOWED UNTIL THE FACILITY IS REMOVED IN ACCORDANCE WITH THIS PLAN. A WRITTEN REPORT DOCUMENTING EACH INSPECTION REPAIR OR REPLACEMENT AND / OR MAINTENANCE PERFORMED SHALL BE COMPLETED AND KEPT ON SITE FOR USE UPON REQUEST OF THE CONSERVATION DISTRICT.

MEASURE	INSPECTION <u>SCHEDULE</u>	DESCRIPTION
SILT SOCKS	DAILY OR AFTER ALL STORM EVENTS	INSPECT, REPLACE OR RESECURE WHEN NEEDED REMOVE SEDIMENT WHEN ACCUMULATION REACHES 1/2 HEIGHT OF SOCK (ABOVE GROUND).
SEEDED/MULCHED	WEEKLY	INSPECT, REPLACE ANY MATERIALS AREAS AS NECESSARY; RE-SEED AS REQUIRED
TEMPORARILY STOCKPILED SOIL MATERIAL	WEEKLY AND AFTER ALL STORM EVENTS	INSPECT, RE-SEED, STOCKPILE WHERE NECESSARY. REPAIR SILT SOCK IF NECESSARY

NOTE: UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT CONTROL BMP'S MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BMP'S AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMP'S FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMP'S, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.

EROSION & SEDIMENT POLLUTION CONTROL PLAN

IN GENERAL, SEDIMENT AND POLLUTION CONTROL FOR THE PROJECT WILL BE ACCOMPLISHED WITH THE USE OF SILT SOCK, A CONSTRUCTION ENTRANCE, AND TEMPORARY AND PERMANENT SEEDING.

1. SILT SOCK SHALL BE CONSTRUCTED ALONG THE DOWNSLOPE TO FILTER ANY SILT-LADEN RUNOFF FROM THE CONSTRUCTION AREA. TEMPORARY STOCKPILED TOPSOIL OR OTHER SOIL MATERIAL SHALL BE PLACED UPSLOPE OF EROSION CONTROL MEASURES. THE SILT SOCK SHALL ALSO BE PLACED AT LOCATIONS AS SHOWN ON THE PLANS.

TEMPORARY SEEDING SHALL BE PERFORMED AS OUTLINED UNDER VEGETATED STABILIZATION.

PERMANENT SOIL EROSION & SEDIMENTATION CONTROL MEASURES

PERMANENT SEEDING SHALL BE PERFORMED AS OUTLINED UNDER PERMANENT SEEDING MIXTURES

VEGETATIVE STABILIZATION -- SEED MIXTURES AND SPECIFICATIONS

SOIL SHALL BE LOOSENED TO A DEPTH OF 3 INCHES BY RAKING, DISCING OR OTHER ACCEPTABLE

SEEDING: APPLY SEED UNIFORMLY AT THE SPECIFIED RATE WITH A CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER OR HYDROSEEDER. WHEN NOT USING A HYDROSEEDER, SEED SHOULD BE APPLIED TO A MAXIMUM DEPTH OF 1/4 INCH ON CLAYEY SOILS AND 1/2 INCH ON SANDY SOILS. WHEN

USING A HYDROSEEDER, THE SEED AND FERTILIZER SHALL BE MIXED ON SITE AND THE SEEDING DO NOT SOW IMMEDIATELY FOLLOWING RAIN OR WHEN GROUND IS TOO DRY DURING WINDY PERIODS. ALL SEED SPECIFICATIONS SUCH AS PURITY, READY GERM, TOTAL GERM, ETC., SHALL BE IN

ACCORDANCE WITH THE PENN STATE UNIVERSITY AGRONOMY GUIDE IF AREAS ARE TO REMAIN DISTURBED FROM NOVEMBER 1 THROUGH MARCH 1 (NON-GROWING SEASON), THE CONTRACTOR SHALL PROTECT SAID AREAS BY SEEDING AND MULCHING, SODDING, OR

BY PLACEMENT OF MATTING AS NECESSARY. THIS WORK SHALL BE DONE IN ACCORDANCE WITH THE SEQUENCE. MULCHING SHALL BE DONE AT RATE AS LISTED BELOW. TEMPORARY STABILIZATION: SITE PREPARATION SHALL CONSIST OF APPLYING (1) TON OF LIME PER

ACRE AND 600 LB. PER ACRE OF 10-10-10 FERTILIZER. THE CONTRACTOR SHALL PROVIDE ANNUAL RYEGRASS AT A RATE OF 40 LB/AC. AND MULCH WITH HAY OR STRAW AT A RATE OF 3 TONS PER ACRE. ANCHOR MULCH BY CRIMPING UNDER A TRACTOR DRAWN IMPLEMENT ON CONTOUR.

SEE	DING RATE (LI	3/A
	40	
	60	
	35	
	15	
	1000	
	6 TON/AC	
	3 TON/AC	

ALL FILL SHALL BE TAKEN FROM ON-SITE MATERIAL UNLESS OTHERWISE DIRECTED. THE CONTRACTOR SHALL SPECIFY IN THE BID IF ANY MATERIAL IS TO BE BROUGHT IN FROM OFF SITE. 2. PRIOR TO PAVEMENT AND PAD SITE GRADING, TOPSOIL SHALL BE STRIPPED AND TEMPORARILY STOCKPILED. FOLLOWING FILLING AND ROUGH GRADING OF LAWN AREAS, TOPSOIL SHALL BE SPREAD AND VEGETATIVE COVER ESTABLISHED.

3. ANY FILL MATERIAL SHALL BE FREE OF BRUSH, WOOD, RUBBISH, LOGS, STUMPS, SOD AND

4. PLACE FILL IN (1) FOOT LIFTS AND PROVIDE COMPACTION BY RUNNING EQUIPMENT OVER FILL. IN PLACING FILL, THE HEIGHT OF THE GRADE SHALL BE INCREASED BY THE AMOUNT NEEDED TO ENSURE THAT THE DESIGN FINISHED GRADE WILL BE OBTAINED AFTER SETTLEMENT HAS TAKEN PLACE. THIS INCREASE IN FILL PLACEMENT HEIGHT SHALL BE APPROXIMATELY 10%. 5. REPLACE TOPSOIL ON ALL DISTURBED AREAS TO A MINIMUM OF 6" IN DEPTH.

DESIGN

1. FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN IN HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHOULD BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. 2. A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR

DISPOSAL PURPOSES MUST BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED.

3. THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. 4. THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM

SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHOULD BE FLOATING AND SCREENED.

CONSTRUCTION

1. BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE FLOW PATH SHALL BE PROVIDED. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%.

MAINTENANCE

1. BEFORE REMOVING A BAG FROM THE HOSE, THE BAG MUST BE TIED OFF BELOW THE END OF THE HOSE, ALLOWING THE BAG TO DRAIN. DRAINAGE SHOULD NOT BE ALLOWED THROUGH THE INLET HOLE.

2. TO AVOID RUPTURING THE BAG, THE BAG SHOULD BE ATTENDED AND PUMPING RATES MONITORED. PUMPED WATER FILTER BAG

NOT TO SCALE

* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

NOTES

- 1. REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
- 2. RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL
- BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE. 3. MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS
- USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED
- 4. MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

POST-CONSTRUCTION STORMWATER MANAGEMENT REPORT

FOR

GETTYS GOLF LLC

533 Steinwehr Avenue Gettysburg Borough Adams County, Pennsylvania

OWNER / DEVELOPER:

Gettys Golf LLC 533 Steinwehr Avenue Gettysburg, PA 17325

March 27, 2024

PREPARED BY:

KPI Technology 143 Carlisle Street Gettysburg, PA 17325 (717) 339-0612

Engineer's Project No. 23-135-A

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I. SUPPORTING DATA

United States Department of Agriculture

Natural Resources Conservation

Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Adams County, Pennsylvania

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/? cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

	MAP L	EGEND		MAP INFORMATION
Area of Int	erest (AOI) Area of Interest (AOI)	8	Spoil Area Stony Spot	The soil surveys that comprise your AOI were mapped at 1:24,000.
Soils	Soil Map Unit Polygons Soil Map Unit Lines	¢ V	Very Stony Spot Wet Spot	Warning: Soil Map may not be valid at this scale. Enlargement of maps beyond the scale of mapping can cause
Special	Soil Map Unit Points Point Features Blowout	∆ Water Fea	Other Special Line Features tures	misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.
	Borrow Pit Clay Spot	Transport	Streams and Canals ation Rails	Please rely on the bar scale on each map sheet for map measurements.
◇ ¥	Closed Depression Gravel Pit Gravelly Spot	~ ~	Interstate Highways US Routes Maior Roads	Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)
© 	Landfill Lava Flow March or swamp	Backgrou	Local Roads nd	Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the
*	Mine or Quarry Miscellaneous Water		Achai Filolography	Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required. This product is generated from the USDA-NRCS certified data as
0 ~	Perennial Water Rock Outcrop Saline Spot			of the version date(s) listed below. Soil Survey Area: Adams County, Pennsylvania Survey Area Data: Version 21, Sep 4, 2023
+ ∵ =	Sandy Spot Severely Eroded Spot			Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.
\$ }	Sinkhole Slide or Slip			Date(s) aerial images were photographed: Sep 23, 2020—Nov 20, 2020
Ø	ουαίο οροι			The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Uc	Urban land	1.7	100.0%
Totals for Area of Interest		1.7	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Adams County, Pennsylvania

Uc—Urban land

Map Unit Setting

National map unit symbol: I9sr Mean annual precipitation: 36 to 50 inches Mean annual air temperature: 46 to 59 degrees F Frost-free period: 120 to 215 days Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 90 percent *Minor components:* 10 percent *Estimates are based on observations, descriptions, and transects of the mapunit.*

Description of Urban Land

Setting

Down-slope shape: Linear *Across-slope shape:* Linear *Parent material:* Pavement, buildings and other artifically covered areas

Properties and qualities

Slope: 0 to 8 percent *Depth to restrictive feature:* 10 inches to densic material *Runoff class:* Very high

Interpretive groups

Land capability classification (irrigated): None specified Land capability classification (nonirrigated): 8s Hydric soil rating: No

Minor Components

Udorthents, steep

Percent of map unit: 10 percent Landform: Mountains Landform position (two-dimensional): Summit, backslope Landform position (three-dimensional): Mountaintop Down-slope shape: Convex Across-slope shape: Convex Hydric soil rating: No

Soil Information for All Uses

Suitabilities and Limitations for Use

The Suitabilities and Limitations for Use section includes various soil interpretations displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each interpretation.

Building Site Development

Building site development interpretations are designed to be used as tools for evaluating soil suitability and identifying soil limitations for various construction purposes. As part of the interpretation process, the rating applies to each soil in its described condition and does not consider present land use. Example interpretations can include corrosion of concrete and steel, shallow excavations, dwellings with and without basements, small commercial buildings, local roads and streets, and lawns and landscaping.

Shallow Excavations

ENG - Engineering

Shallow excavations are trenches or holes dug to a maximum depth of 5 or 6 feet for graves, utility lines, open ditches, or other purposes. The ratings are based on the soil properties that influence the ease of digging and the resistance to sloughing. Depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, the amount of large stones, and dense layers influence the ease of digging, filling, and compacting. Depth to the seasonal high water table, flooding, and ponding may restrict the period when excavations can be made. Slope influences the ease of using machinery. Soil texture, depth to the water table, and linear extensibility (shrink-swell potential) influence the resistance to sloughing.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately

favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

	MAP LE	EGEND		MAP INFORMATION
Area of Int	terest (AOI) Area of Interest (AOI)	Backgrour	nd Aerial Photography	The soil surveys that comprise your AOI were mapped at 1:24,000.
Soils				
Soil Rat	ing Polygons			Warning: Soil Map may not be valid at this scale.
	Very limited			Enlargement of maps beyond the scale of mapping can cause
	Somewhat limited			misunderstanding of the detail of mapping and accuracy of soil
	Not limited			line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed
	Not rated or not available			scale.
Soil Rat	ing Lines			
~	Very limited			Please rely on the bar scale on each map sheet for map
~	Somewhat limited			measurements.
~	Not limited			Source of Map: Natural Resources Conservation Service
	Not rated or not available			Coordinate System: Web Mercator (EPSG:3857)
Soil Rat	ing Points			
	Very limited			Maps from the Web Soil Survey are based on the Web Mercator
	Somewhat limited			distance and area. A projection that preserves area, such as the
	Not limited			Albers equal-area conic projection, should be used if more
-	Not rated or not available			accurate calculations of distance of area are required.
Water Fea	tures			This product is generated from the USDA-NRCS certified data as
~	Streams and Canals			of the version date(s) listed below.
Transport	ation			Soil Survey Area: Adams County Pennsylvania
+++	Rails			Survey Area Data: Version 21, Sep 4, 2023
~	Interstate Highways			Soil man unite are labeled (as space allows) for man scales
~	US Routes			1:50,000 or larger.
~	Major Roads			Data(a) aprial imagan ware photographed. Cap 22, 2020 Nov
\sim	Local Roads			20, 2020
				The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Tables—Shallow Excavations

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Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
Uc	Urban land	Not rated	Urban land (90%)		1.7	100.0%
			Udorthents, steep (10%)			
Totals for Area of	Interest	1.7	100.0%			

Rating	Acres in AOI	Percent of AOI
Null or Not Rated	1.7	100.0%
Totals for Area of Interest	1.7	100.0%

Rating Options—Shallow Excavations

Aggregation Method: Dominant Condition Component Percent Cutoff: None Specified Tie-break Rule: Higher

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PROJECT NARRATIVE

This project is located at 533 Steinwehr Ave, Gettysburg Borough, Adams County, Pennsylvania. The proposal is to develop the 0.94 acre (40,998 SF) property into a mini golf course. The property is located in the Tourist Commercial District (TC).

The lot has been entirely developed since at least the 1990s. This site has been a combination of different restaurants over the past couple decades. Dating back to April 2016, the entire site was developed with a majority of the property as a macadam parking lot along with the restaurant building. For stormwater management, the site was analyzed from April 2016 aerial (see attached Google Earth map) to determine how much of the site was impervious at that time. This impervious value was used as the existing conditions value to calculate the 20% impervious reduction needed in order to be exempt from stormwater. Total existing impervious for the site was calculated to be 38,254 SF. This means that the maximum impervious area that can be proposed for this project is 30,603 SF. In post development conditions, the site will contain 23,470 SF of impervious area. This is a reduction of 14,784 SF (approx. 39% reduction) from pre to post conditions through the addition of islands and landscaping throughout the mini-golf course. The existing flow of the parking lot will be maintained to reduce the effect of this development. Additionally, no curbing is proposed in the parking lot to allow runoff to sheet flow into the pervious area.

By reducing the impervious area and maintaining the pre-development flow pattern, it is anticipated that this development will reduce runoff flows to adjacent properties.

