



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**



Gettysburg
HISTORIC CROSSROADS

Gettysburg Planning Commission
59 East High Street
Gettysburg, PA 17325
www.gettysburgpa.gov

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 of 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.

DRAFT

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:

- 1. 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.
- 2. Minimize Light Pollution:** Implement measures to reduce light pollution, including controlling the intensity, direction, and color of outdoor lighting.
- 3. Promote Energy Efficiency:** Encourage the use of energy-efficient lighting technologies and practices to minimize energy consumption and reduce the overall environmental impact.
- 4. Enhance Safety and Security:** Strike a balance between preserving natural darkness and providing adequate lighting for safety and security without excessive illumination.
- 5. 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.

DRAFT



**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 Avenue

Name of Development Gettys Golf LLC

New Submission Resubmission

Date of Application 3/29/24 (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 Telephone _____

Address 533 Steinwehr Avenue

Applicant's Name same Telephone _____

Address _____

Plan Preparer's Name KPI Technology Telephone 717-339-0612

Address 143 Carlisle Street, Gettysburg, PA 17325

Total Acreage 0.94 acres Number of Lots 1

Water Supply: Public: Other: _____

Sewage System: Public: Other: _____

Previous subdivision or construction on this tract within the past 5 years:

None

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

Special Exception Approved on 2/13/24

- Fees Paid:
1. Application fee to Borough of Gettysburg. The applicant will be billed for billed for all engineering fees above the cost of the application fee.
 2. County Planning Commission, call 717-337-9824 for fee schedule.

I hereby acknowledge and request review of this application.

Applicant's Signature 

I hereby authorize the plans administrator, planning commissioners, Borough council members, borough engineer, code enforcement staff and any borough wetlands consultant to Enter the exterior premises of this property, between 9 a.m. and 8 p.m. at their own risk, while this plan is being considered for Approval, as needed to determine compliance with borough ordinances.

Applicant/Land Owner's Signature:  (AGENT)

(For Borough Use Only)

Initial Review Received From Borough Engineer: (date) _____

Reviewed by Code Enforcement Officer (date) : _____

Reviewed by GMA Operations Manager (date): _____

County Planning Commission Review: Date delivered _____

Date comments received _____

Final Action by Borough Planning Commission Date: _____

Action Taken: _____

Date Applicant Notified of Planning Commission Final Action _____

Plans administrator Initial Review Comments:

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.
2. 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.
3. 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, GETTYSBURG PA 17325

Applicant's Daytime Phone No.:

717-339-0612

Applicant's Signature:

[Signature] (AGENT)

Date:

* 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*
------------------	-----------------------

<u>✓</u>	<u> </u>
<u>✓</u>	<u> </u>

- A. General Submission Items. (Note: the Borough may require the submission of additional numbers of copies).
1. Borough application/review fee(s)/escrow.
 2. 2 copies of the Completed Application (see Appendix A).

Submitted	Not Submitted*
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____

7. 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.
10. 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.
11. Deed Book volume and page number from County records.
12. Tax map number and block and lot for the tract being subdivided.
13. A statement on the plan of proposed principal uses that are intended for each lot.

D. Natural Features.

1. Existing contour lines shown at the same scale as the layout plan, as follows:
 - a. Shall be based on a field survey or photogrammetric 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.
2. Identification of any slopes of 15 to 25%, and greater than 25%.
3. 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:
 - 1) 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.
4. Rock outcrops, stone fields and sinkholes.

<u>✓</u>	_____
<u>✓</u>	_____

<u>✓</u>	_____
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<u>Submitted</u>	Not Submitted*	
<u>✓</u>	_____	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).
<u>✓</u>	_____	E. Manmade Features. (With existing features graphically differentiated from proposed features.)
<u>✓</u>	_____	1. Existing and proposed lot lines.
<u>✓</u>	_____	a. The boundaries of lots (other than a residual lot of at least 10 acres) shall be determined by accurate field survey, closed with an error not to exceed 1 in 10,000 and balanced.
<u>✓</u>	_____	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).
<u>✓</u>	_____	2. Location of existing monuments.
<u>✓</u>	_____	3. Sufficient measurements of all lots, streets, rights-of-way, easements and community or public areas to accurately and completely reproduce each and every course on the ground.
<u>✓</u>	_____	4. Buildings estimated to be 80 years or older that could be impacted by the project, with name and description.
<u>✓</u>	_____	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).
<u>✓</u>	_____	6. Existing and proposed (if known) building locations.
<u>✓</u>	_____	7. Overhead electric high-voltage lines, r-o-w, easements.
<u>✓</u>	_____	F. Zoning Requirements.
<u>✓</u>	_____	1. Applicable zoning district and required minimum lot area.
<u>✓</u>	_____	2. Minimum setback requirements shown for each lot.
<u>✓</u>	_____	3. Area and location of any proposed common open space.
<u>✓</u>	_____	4. Statement of type of water and sewer service proposed (such as "public water and public sewer").
<u>✓</u>	_____	5. Required and proposed building coverage and impervious coverage.
<u>✓</u>	_____	G. Proposed Layout.
<u>✓</u>	_____	1. Total acreage of site and total proposed number of lots and dwelling units.
<u>✓</u>	_____	2. Identification number for each lot (and for each building if more than 1 building per lot).
<u>✓</u>	_____	3. Lot width (at minimum building setback line) and lot area for each lot.
<u>✓</u>	_____	4. Dimensions of each lot in feet.
<u>✓</u>	_____	5. Existing rights-of-way and cartway widths and locations of existing streets, including existing streets within 200 feet of boundaries of tract.
<u>✓</u>	_____	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.

Submitted	Not Submitted*
✓	_____
✓	_____
✓	_____
✓	_____
_____	N/A
_____	N/A
_____	N/A
✓	_____
✓	_____
✓	_____
✓	_____
✓	_____
_____	N/A

- and similar features.
- 3. Table of information detailing area of preservation areas, vegetation to be planted or preserved and types of plant material to be used.
- 4. Location of all existing and proposed fences.
- L. Erosion and Sedimentation Plan. (May be submitted at the final plan stage if the applicant provides a written and signed statement that earth 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 regulations and standards of the County Conservation District and DEP.
 - 2. Narrative describing proposed soil erosion and sedimentation control methods.
- M. Road Plan Profiles. (With profile drawings on same sheet as plan drawings.)
 - 1. Profile of existing and proposed ground surface along centerline of street.
 - 2. Proposed centerline grade with percent on tangents and elevations at 50 feet intervals.
 - 3. All vertical curve data, including length, elevations and minimum sight distance as required by Part 10.
- N. Water Main, Sanitary Sewer and Storm Drain Plan Profiles. (With profile drawings on same sheet as plan drawings.)
 - 1. Profile of proposed ground surface with elevations at top of manholes or inlets.
 - 2. Profiles of water main, storm sewer and sanitary sewer lines, corresponding to stationing of any street.
 - 3. All line crossings of other utilities.
- O. Construction Details.
 - Detailed plan and cross sectional drawings for detention or retention basins.
- P. Supporting Documents and Additional Information.
 - 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 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 residual lands.
 - 2. 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-

Submitted	Not Submitted*
<u> / </u>	<u> </u>
<u> J </u>	<u> </u>
<u> </u>	<u> N/A </u>
<u> ✓ </u>	<u> </u>
<u> </u>	<u> N/A </u>
<u> J </u>	<u> </u>
<u> J </u>	<u> </u>
<u> </u>	<u> N/A </u>

- cies (these agency reviews are not required to be fully completed prior to preliminary plan approval).
3. 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.
 4. 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.
 5. 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.
 7. Method of ensuring maintenance of any private street.
 8. List of any modifications or waivers requested to this Chapter.
 9. Copies of the decisions of any zoning variances that are relevant to the proposal.
 10. Preliminary stormwater calculations, in sufficient detail to show that any proposed stormwater facilities would be sufficient in size. See the requirements of § 22-1008.
 11. 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.

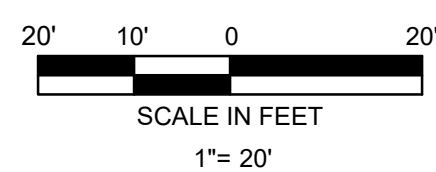
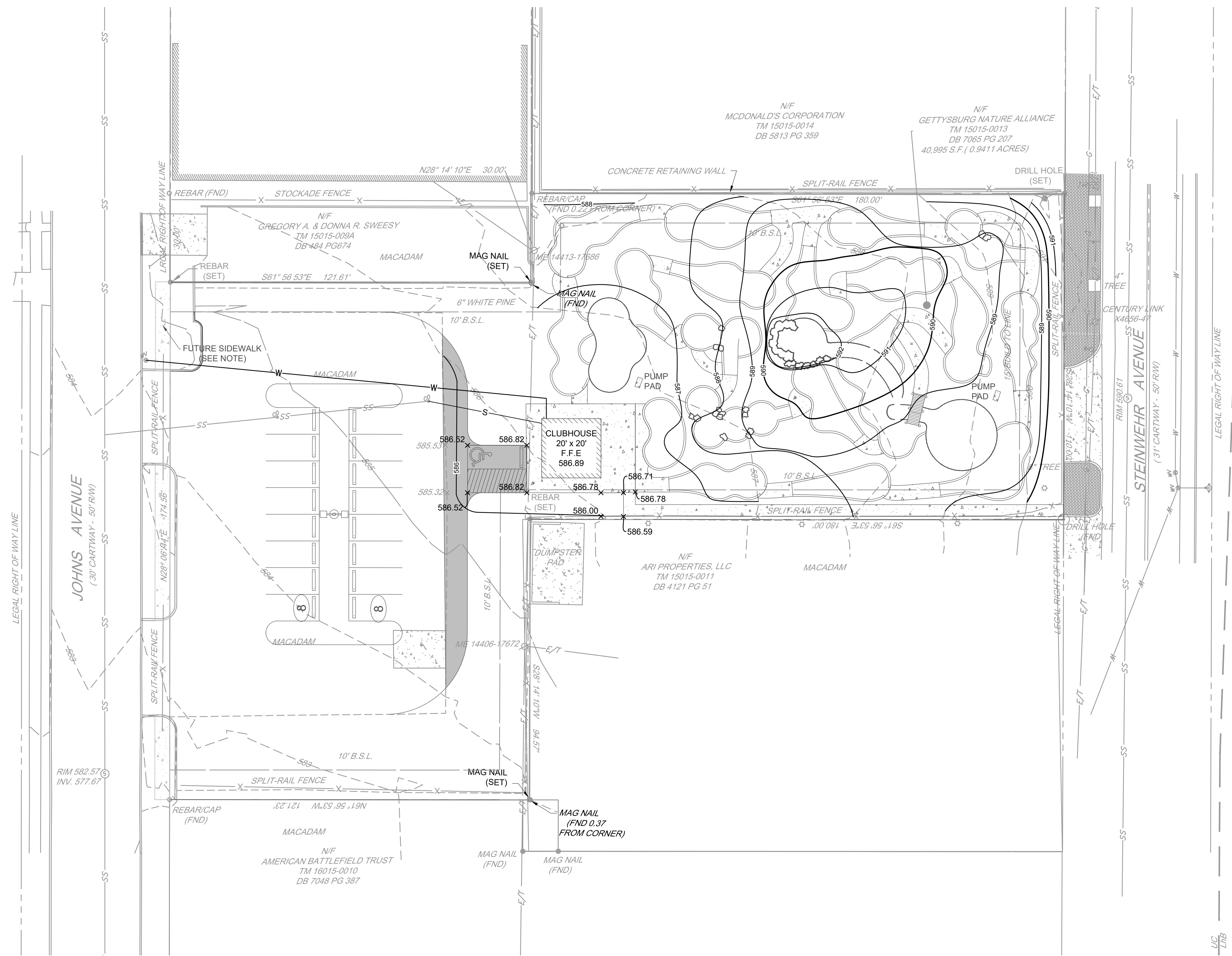
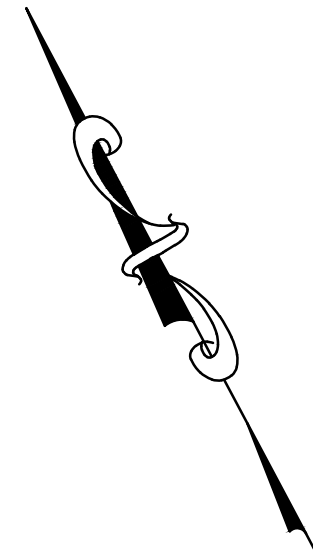
Place an 'X' by each of the standard(s) below the requested modification meets.

- The modification requested would avoid an undue hardship that was not self-created 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.



LEGEND

- EX. CONTOUR
- PROP. MAJOR CONTOUR
- PROP. MINOR CONTOUR
- PROP. WATERLINE
- PROP. SEWER LINE

NOT FOR
CONSTRUCTION

KPI TECHNOLOGY
CIVIL & ENVIRONMENTAL ENGINEERING CONSULTANTS
Knoebel, Picorelli, Inc.
www.kpistechnology.net

143 Carlisle St.
Gettysburg, PA 17325
tel: (717) 339-0612
fax: (717) 338-0717

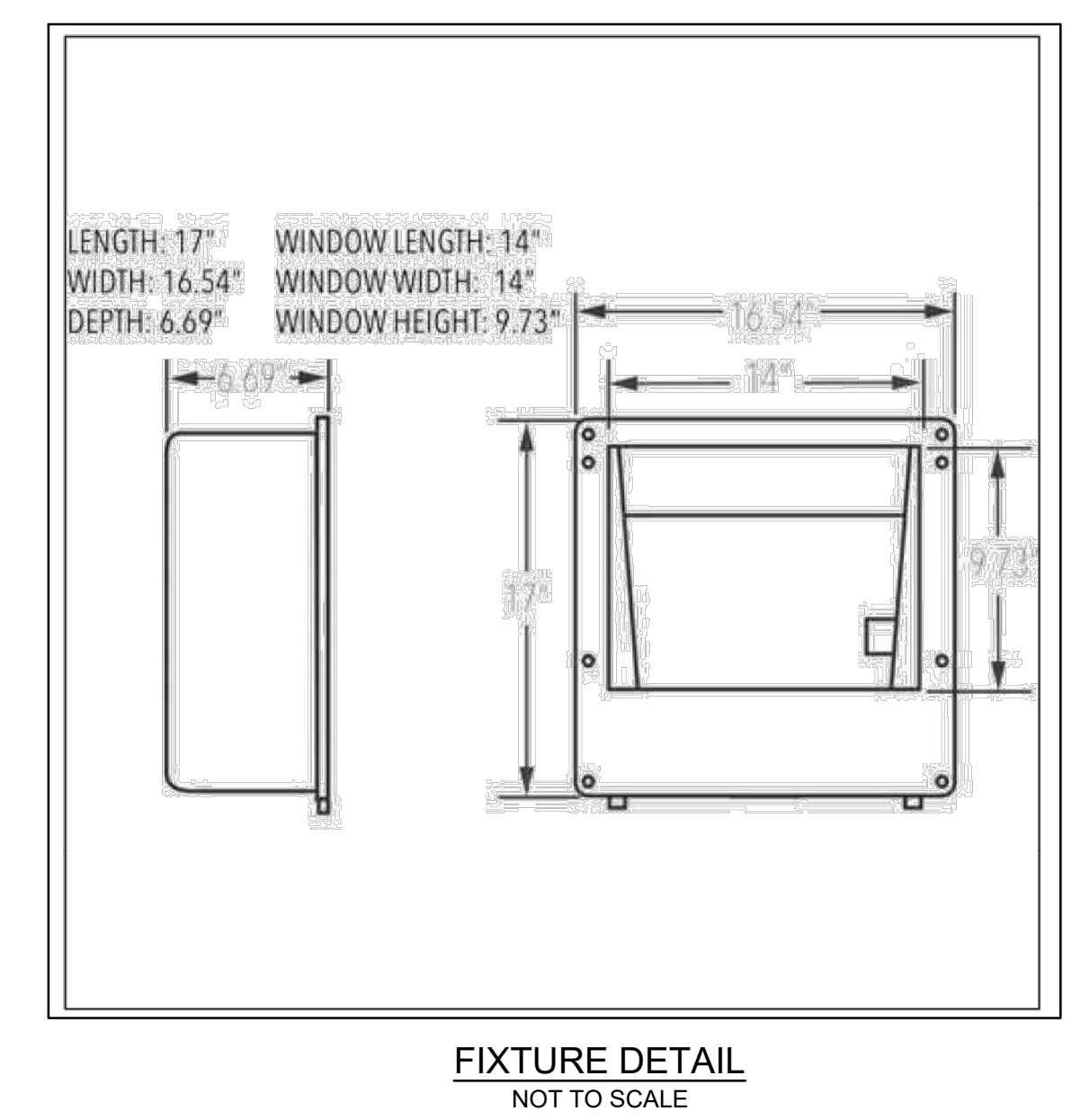
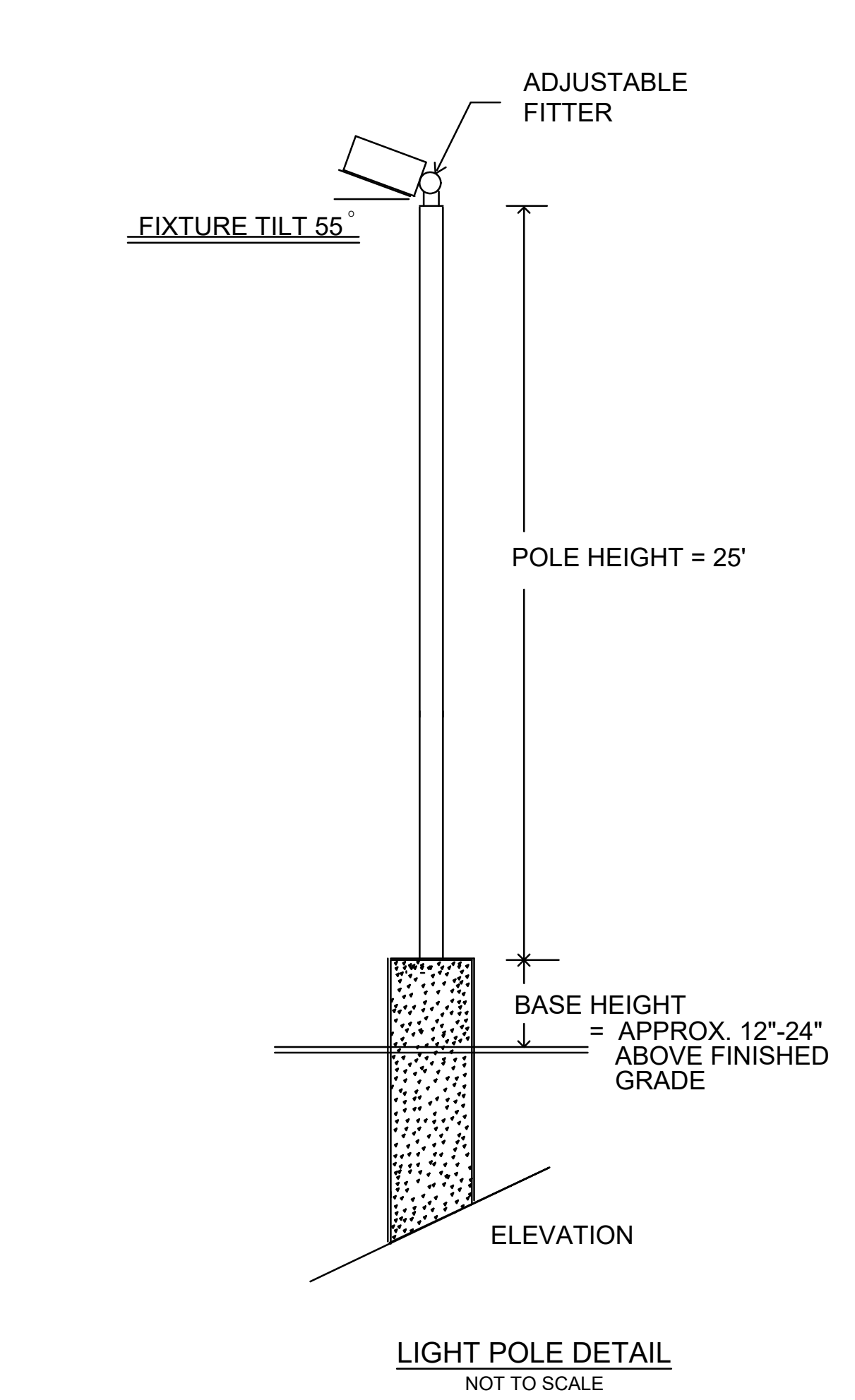
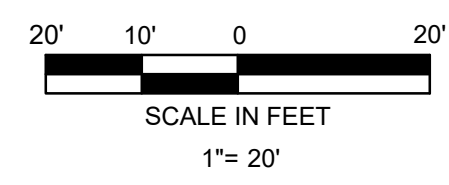
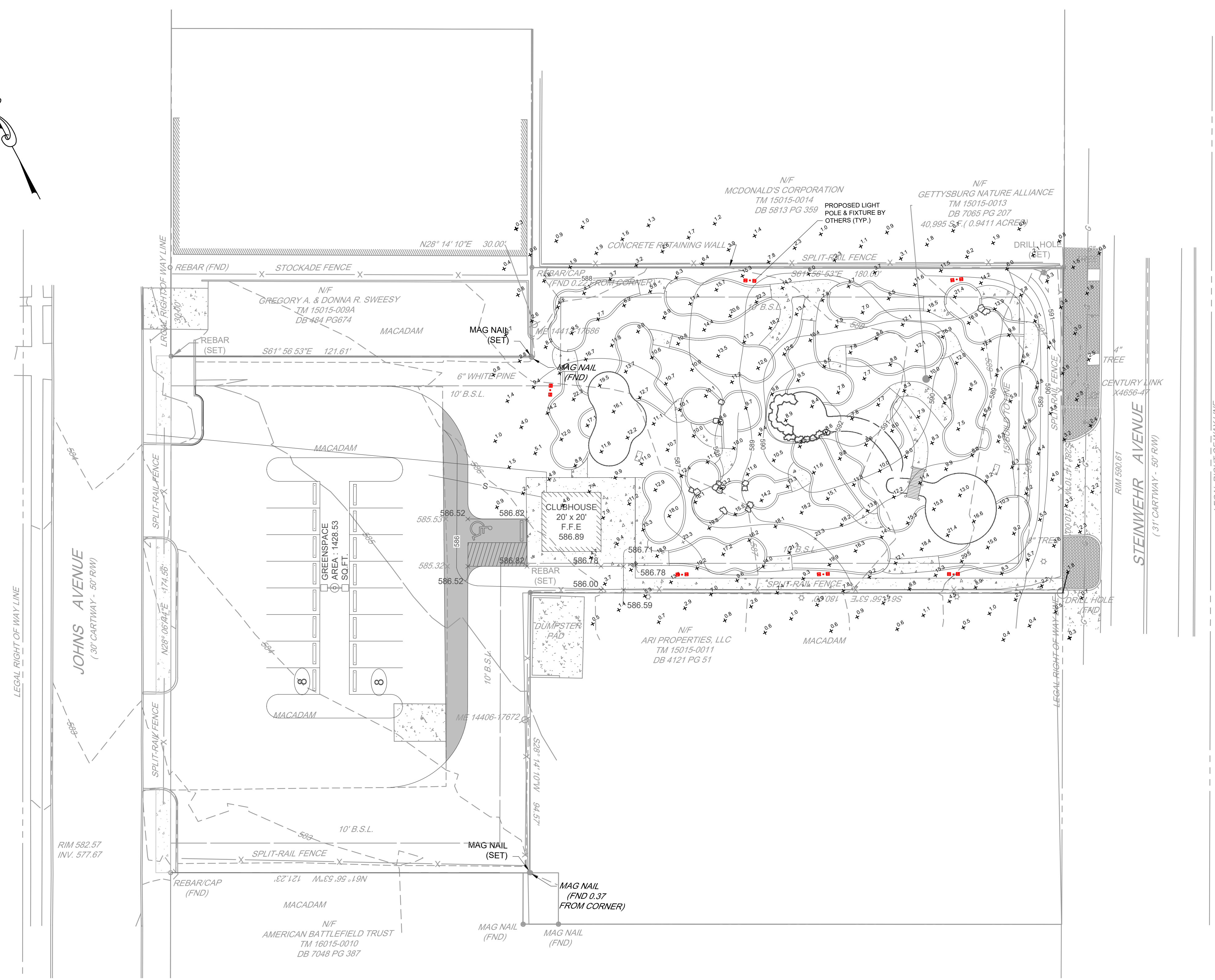
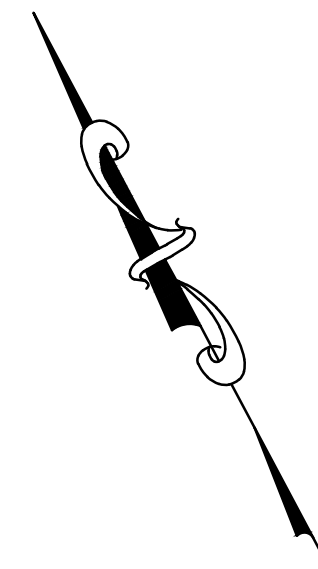
200 South 2nd St.
Sunbury, PA 17801
tel: (670) 286-3176
fax: (670) 286-2864

1 East Harrisburg St.
Dillsburg, PA 17019
tel: (717) 502-0884
fax: (717) 502-0845

GETTYS GOLF LLC	Adams County, PA
GRADING & UTILITY PLAN	
PRELIMINARY LAND DEVELOPMENT PLAN	Gettysburg Borough

NO.	DATE	DESCRIPTION

PROJECT NO.	23-135-A
DRAWN BY:	MW
DESIGNED BY:	BG
CHECKED BY:	BG
DATE:	03/27/24
SHEET:	C-4



Luminaire Schedule					
Symbol	Qty	Description	Part Number	Nominal Lumens	Wattage
☐ • ☐	6	16" Shoebox Hercules Area & Flood Lights, Olympia Series	16-SBHC-240-50-MV-5	31,849	211w LED 235w System

Numeric Summary					
Label	Symbol	Units	Avg	Max	Min
Calc Zone #1	0.0	Fc	8.4	23.3	0.3

NOT FOR CONSTRUCTION

143 Carlisle St.
Gettysburg, PA 17325
tel: (717) 339-0612
fax: (717) 338-0717

200 South 2nd St.
Sunbury, PA 17801
tel: (670) 266-3176
fax: (670) 266-2964

1 East Harrisburg St.
Dillsburg, PA 17019
tel: (717) 502-0884
fax: (717) 502-0845

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SURVEYING
PLANNING

CIVIL & ENVIRONMENTAL ENGINEERING CONSULTANTS
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www.kpiconsultants.net

GETTYS GOLF LLC

Adams County, PA

LIGHTING PLAN

Gettysburg Borough

PRELIMINARY LAND DEVELOPMENT PLAN

PROJECT NO. 23-135-A

NO.	DATE	DESCRIPTION

DRAWN BY: MW

CHECKED BY: BG

DATE: 03/27/24

SHEET: LT-1

POST-CONSTRUCTION STORMWATER MANAGEMENT REPORT

FOR

GETTYS GOLF LLC

**533 Steinwehr Avenue
Gettysburg Borough
Adams County, Pennsylvania**

OWNER / DEVELOPER:

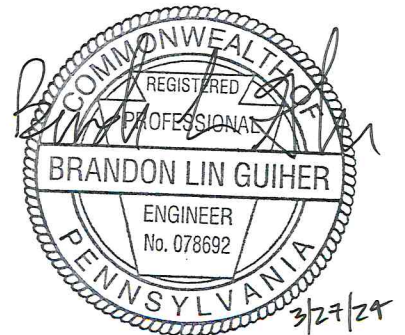
**Gettys Golf LLC
533 Steinwehr Avenue
Gettysburg, PA 17325**

March 27, 2024

PREPARED BY:



**KPI Technology
143 Carlisle Street
Gettysburg, PA 17325
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Engineer's Project No. 23-135-A

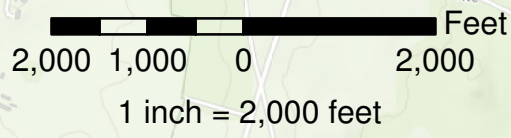
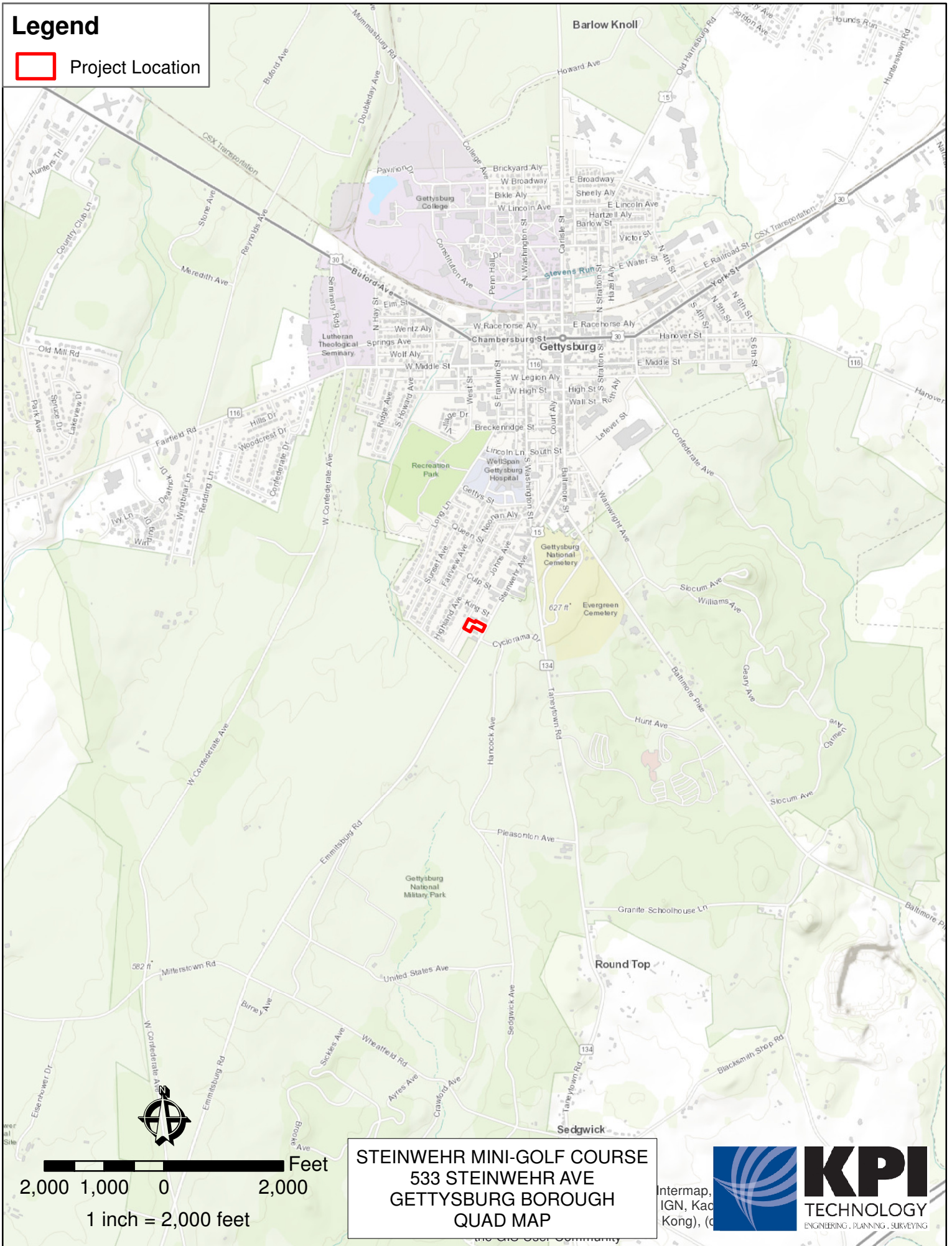
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I.
SUPPORTING DATA

Legend

 Project Location



STEINWEHR MINI-GOLF COURSE
533 STEINWEHR AVE
GETTYSBURG BOROUGH
QUAD MAP

Intermap,
IGN, Kac
Kong), (c



Legend

 Project Location



STEINWEHR MINI-GOLF COURSE
533 STEINWEHR AVE
GETTYSBURG BOROUGH
AERIAL MAP



HERE, Garmin, (c) OpenStreetMap contributors

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

Custom Soil Resource Report

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

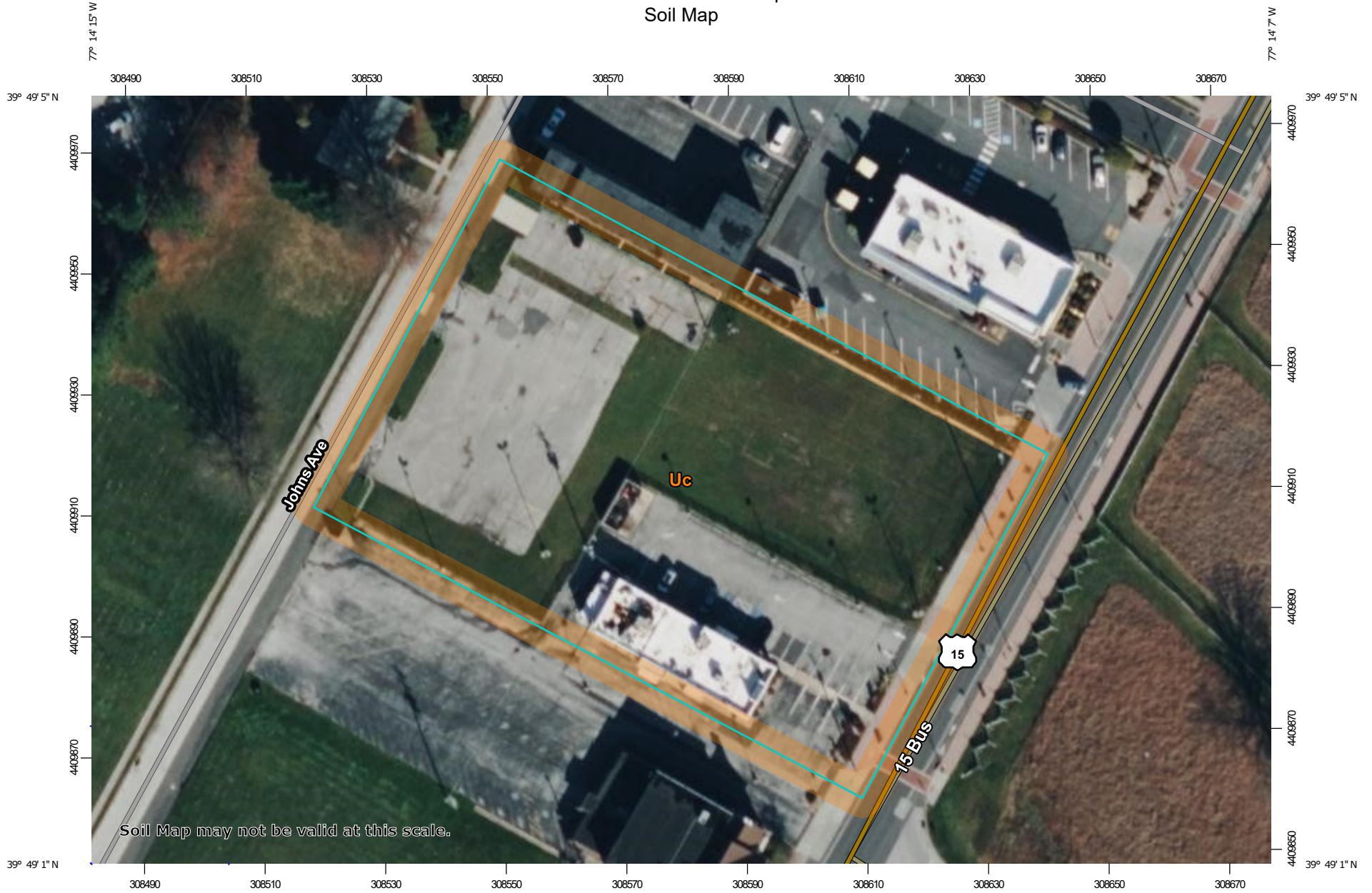
Custom Soil Resource Report

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

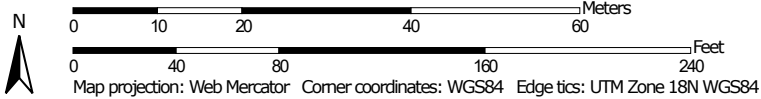
Soil Map

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.

Custom Soil Resource Report Soil Map




Map Scale: 1:895 if printed on A landscape (11" x 8.5") sheet.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)


Soils


 Soil Map Unit Polygons


 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit


 Clay Spot


 Closed Depression

 Gravel Pit

 Gravelly Spot


 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry


 Miscellaneous Water


 Perennial Water

 Rock Outcrop


 Saline Spot

 Sandy Spot

 Severely Eroded Spot


 Sinkhole

 Slide or Slip


 Sodic Spot


 Spoil Area

 Stony Spot


 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals


Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause 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.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

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 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 of the version date(s) listed below.

Soil Survey Area: Adams County, Pennsylvania
 Survey Area Data: Version 21, Sep 4, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 23, 2020—Nov 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.

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.

Custom Soil Resource Report

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: 19sr
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 artificially 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

Custom Soil Resource Report

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).

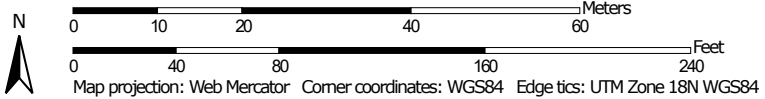
The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit 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.





















Custom Soil Resource Report Map—Shallow Excavations



Map Scale: 1:895 if printed on A landscape (11" x 8.5") sheet.



MAP LEGEND

- Area of Interest (AOI)**
 -  Area of Interest (AOI)
- Background**
 -  Aerial Photography
- Soils**
 - Soil Rating Polygons**
 -  Very limited
 -  Somewhat limited
 -  Not limited
 -  Not rated or not available
 - Soil Rating Lines**
 -  Very limited
 -  Somewhat limited
 -  Not limited
 -  Not rated or not available
 - Soil Rating Points**
 -  Very limited
 -  Somewhat limited
 -  Not limited
 -  Not rated or not available
- Water Features**
 -  Streams and Canals
- Transportation**
 -  Rails
 -  Interstate Highways
 -  US Routes
 -  Major Roads
 -  Local Roads

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

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Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

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 Survey Area Data: Version 21, Sep 4, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 23, 2020—Nov 20, 2020

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Tables—Shallow Excavations

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.

Steinwehr Mini Golf LD Plan

Aerial, dated 4/2016 of the project site.

Hairway 2 Heaven Salon

Legend

Pervious

15

