

April 4, 2018

Camp Hill Borough
Mr. Chris Miller, Zoning Officer
2145 Walnut Street
Camp Hill, PA 17331

RE: Camp Hill Borough Review Comments
Preliminary / Final LDP (Revised 03/14/2018); and
Preliminary / Final LDP – PCSM Technical Review
Quattro Camp Hill – Retail / Restaurant Center
BL Companies Project No. 17C6449

Dear Mr. Miller,

The following are our responses to comments as listed in the Camp Hill Borough (Gannett Fleming) “Revised LD Plan” letter dated March 20, 2018, and “Revised PCSM Review” letter dated March 27, 2018. Responses to the comments are in the order they were provided and are in *bold and italic type*.

“Revised LD Plan” letter, dated March 20, 2018

Subdivision & Land Development Comments:

1. The Applicant had previously requested status as a “Preliminary / Final” Plan (as a modification to Section 404 of the SALDO), which has been recommended by the Planning Commission (at their 12/18/2017 meeting). It is our understanding that the Borough Council did not take action on the request. As such, this will require a motion by the Council if they concur with the Planning Commission. Our opinion is that there is no regulatory gain, nor any regulatory loss for the Borough by processing this as a combined “Preliminary/Final”. The two-step process is most effective for large, phased development where the Preliminary Plan would show all the improvements with the Final Plans then showing the individual (separate) phases.

BL Response: Acknowledged.

2. Given that the proposed limits of disturbance remains to exceed 1.0 acre, approval of an NPDES Permit (for “Discharge of Stormwater From Construction Activities”) will still be required (by PADEP & Cumberland County Conservation District). In this regard, a separate technical review and approval of the Erosion and Sediment Control Plan will be required from the Cumberland County Conservation District. (407.1.A(17)).

BL Response: Acknowledged. Attached is a copy of the latest review comments provided by Cumberland County Conservation District. A copy of the approval letter will be forwarded to the Borough upon receipt.

3. The previous “inset” of right-of-way has been removed and additional area is being offered as right-of-way to create a continuous right-of-way limit along N. 32nd Street. We will defer to the Borough Solicitor and/or PennDOT for any further required action in this regard.

BL Response: Acknowledged.

4. An initial sanitary sewer review / comment letter has been issued by our office (dated December 29, 2017). It appears that those revisions have been made with this revised plan set. As a final comment, we request that the proposed additional cleanout west of CO-4 should be labeled (i.e., CO-5). With regards to Sewage Facilities Planning, we note that a module will be required per Section 407.1.A(20)(f), related to the change in use and sewage capacity from “medical” to “retail/restaurant”. This should be provided to the office of the Borough’s Primary Engineer (HRG, Inc.).

BL Response: Acknowledged. The cleanout described in the above comment has been labeled as “CO-5” on Sheet 7. A sewage facilitation planning module exemption will be forwarded to the Borough.

5. Willingness to serve letters will be required from both the Borough and PA American Water for the new (replacement) utility service connections (407.1.A(20)(d)).

BL Response: Acknowledged. A copy of the Ability to Serve letter from PA American Water is attached. A copy of the Ability to Serve letter from the Borough regarding sanitary sewer will be provided.

6. Per SALDO Section 407.1.A(20)(j), all appropriate seals and certifications will be required prior to final plan approval.

BL Response: Acknowledged. All appropriate seals and certifications shall be provided prior to plan recordation.

7. Per SALDO Section 406.4, a Public Improvements Bonding estimate, to ensure that completion of various critical portions of this plan, should be provided to our office for review once all improvements are finalized. Once an amount for bonding is approved, we will defer to the Borough Solicitor to assist in the actual posting of appropriate surety/bonding.

BL Response: Acknowledged. A Cost Estimate is included for review.

8. Despite the relatively small nature of the plan changes, we recommend that the local emergency services responders briefly review the revised plan to assess the site layout and make sure it is still sufficient to get equipment and apparatus in proximity for an emergency.

BL Response: Acknowledged. Review by local emergency services responders has been coordinated with Chris Miller. It is our understanding that the site layout is sufficient to accommodate emergency responders and their equipment.

9. It is our understanding that a revised “concept” plan and structural analysis has been provided to retrofit the existing masonry tower, which maintains cellular communication equipment. While we have not yet completed a full structural review of this element, we note that the revised concept removes the previously proposed larger outrigger supports, and consolidates the footprint (as was requested). As has been discussed at prior meetings, our office could not find any relevant (or compelling) criterion in the Borough’s ordinances that would obligate the Owner to remove the existing tower. The removal of the building does not appear to automatically mandate removal of the tower. Moreover, it would appear that the removal of the building (even without removal of the tower) is in fact a voluntary reduction in the degree of this sites existing non-conformance (related to the front minimum building setback). Finally, we understand that there are third party legal (leasing) agreements in place that are predicted on the tower as it exists currently.

BL Response: Acknowledged.

10. The proposed plan will include modifications to the two existing access points onto North 32nd Street. This will, as noted on the plan, require the review and approval of the PennDOT, prior to plan approval (407.1.A(18)).

BL Response: Acknowledged. The Borough will receive a copy of the Highway Occupancy Permit Plans once submitted to PennDOT for review.

11. Per SALDO Section 407.1.A(17), with the minor site changes, a technical review of any related stormwater management changes is warranted and is being conducted by our office. Comments will be provided in a separate letter regarding the Post Construction Stormwater Management (PCSM) technical review.

BL Response: Acknowledged. See below regarding responses to the PCSM review letter.

12. Per SALDO Section 405.2.I and Zoning Section 731, a technical review of an Abbreviated Traffic Impact Study is being conducted by our office in coordination with the Developer’s Traffic Engineer and Borough Staff. As the analysis progresses, various improvement concepts to address relevant concerns should be brought forward for review and discussion by both Planning Commission and Borough Council. Issues related to access along the

front of the site should be coordinated with and addressed through PennDOT, as part of the Highway Occupancy Permit.

BL Response: It is our understanding the Abbreviated Traffic Study has been approved by the Borough Engineer which evaluates traffic calming measures (i.e. curb extensions and speed humps) located on 31st Street and Westerly Road.

13. Recognizing some of the concerns raised, regarding directly adjacent residential properties, we would suggest that the proposed concept for perimeter screening be reviewed to ensure that plantings, buffers and structural elements (e.g., fencing) be maximized as a means to mitigate sound, light and visual impacts (as part of the Hours of Operation Maintenance Plan).

BL Response: Fencing has been added on Sheet 5 along the northern property line between the proposed parking and adjacent residential property.

“Revised PCSM Review” letter, dated March 27, 2018

1. Per Section 403.B.16 -The Borough will require a written Operations and Maintenance Agreement to be executed and recorded for this project. A sample can be provided by the Borough for this purpose. This will also satisfy a requirement, at the end of the project, for Notice of Termination (NOT) of the NPDES permit that is being obtained.

BL Response: Acknowledged. An Operations and Maintenance Agreement will be forwarded to the Borough for review.

2. Per Section 310.C, a detailed geologic evaluation of the project site has been conducted. We will defer to the Developer’s Engineer and their Geologist to coordinate on any necessary actions related to the potential impacts associated with Karst geology as it may relate to the proposed PCSM plan (Section 301.D).

BL Response: Acknowledged.

3. Per Section 310.E, a note should be provided on all Drainage Plans (signed and sealed by the developer’s registered design professional) certifying the presence or absence of subsurface limestone on the site, and citing the source of such determination.

BL Response: Drainage Note 1 has been added to Sheet 6.

Mr. Chris Miller, Zoning Officer
BL Project No. 17C6449
April 4, 2018
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Should you have questions or require additional information, please contact me at:
717-943-1688.

Sincerely,

BL Companies

A handwritten signature in blue ink, appearing to read "Adam J. Davis". The signature is fluid and cursive, with the first name "Adam" and last name "Davis" clearly distinguishable.

Adam J. Davis, P.E.
Project Manager

cc: P. Eric Mains, P.E.- Gannett Fleming, Inc.
Brett Dahlman ,P.E. – Quattro Development, LLC

Williams, Adam

From: Stough, Matthew <mstough@ccpa.net>
Sent: Thursday, March 22, 2018 3:49 PM
To: Williams, Adam
Cc: brett@quattrodevelopment.com
Subject: RE: Completeness Letter - Quattro Camp Hill

Adam,
I conducted my technical review of this project and have one comment.

1. Please provide a step near the beginning of the construction sequence (maybe right after demo) to require the marking of the pervious pavement areas and infiltration trenches to help aid in not compacting those areas.

Please address this comment and resubmit 3 copies of drawings and narratives and we will get this permit authorized.

Thanks,
Matt

Matthew Stough
Conservation Coordinator
Cumberland County Conservation District
310 Allen Road, Suite 301
Carlisle PA 17013
Tel (717)240-7838
Fax (717)240-7813
mstough@ccpa.net
www.cumberlandcd.com



From: Williams, Adam [<mailto:awilliams@Blcompanies.com>]
Sent: Tuesday, March 20, 2018 3:49 PM
To: Stough, Matthew
Subject: RE: Completeness Letter - Quattro Camp Hill

Matt,
Thanks for the update.
Adam

From: Stough, Matthew [<mailto:mstough@ccpa.net>]
Sent: Tuesday, March 20, 2018 3:27 PM
To: Williams, Adam <awilliams@Blcompanies.com>



Michael Gennone
852 Wesley Drive
Mechanicsburg, PA 17055
Michael.Gennone@amwater.com
Phone: (717) 691-2115

1/19/2018

**RE: Proposed Water Service for: Quattro – Camp Hill
 25 N 32nd St (Route 11), Camp Hill**

Thank you for your recent water service request for the above referenced project. PAWC does service this franchise territory and we intend to provide water service in strict accordance with the Tariff Rules and Regulations, as filed with the Pennsylvania Public Utility Commission (PUC).

All service requests must be processed by our Customer Service Department. Call Customer Service at (800)565-7292 to receive a large service application package. Customer service will also provide a Business Partner Number (BP) and a New Service Inquiry (NSI) number, which will be needed to set up a new service.

In order to properly size the new service for this project; it is mandatory that you supply the following additional information in pdf format to our office for final review and approval:

- Water Service Application – Completed by the property owner.
- Site Plan, in correct scale, with proposed building(s), service line(s) and meter vault(s).
- Plumbing Plans, including Riser Design.
- Sprinkler Plans.
- Sprinkler Calculations. Include Pump Performance Curve, if applicable.
- Back Flow Prevention Device(s) specifications.
- Current W-9.

After the information above has been reviewed, a local representative will email you verification of the appropriate meter and service line size. You must then submit a detailed drawing of the proposed meter vault for review and approval. Positive drainage is required for the pit. An approved drainage standard drawing will be provided to you and must be signed, dated and returned with the with meter pit submission.

It is imperative that you supply us with any updated plans and keep us informed on the progress of this project as well as any changes as they occur.

Please contact me if you have any further questions or concerns.

Sincerely,

OPINION OF PROBABLE CONSTRUCTION COSTS

CLIENT: Quattro Developers
 PROJECT NAME: Quattro Camp Hill
 DESCRIPTION: Financial Security Estimate - Site
 PROJECT NO.: 17C6449
 PREPARED BY: CKS
 DATE PREPARED: 25-Jan-18
 DATE REVISED: 4-Apr-18



Architecture
 Engineering
 Environmental
 Land Surveying

E&S CONTROLS	Quantity	Unit	x	Unit Price	= \$	Cost
12" Compost Filter Sock	970	L.F.	x	\$5.00	=	\$4,850.00
18" Compost Filter Sock	140	L.F.	x	\$7.00	=	\$980.00
Orange Construction Fence	2000	L.F.	x	\$1.50	=	\$3,000.00
Rock Construction Entrance	2	EA	x	\$1,600.00	=	\$3,200.00
Inlet Protection (Filter Bag)	5	EA	x	\$150.00	=	\$750.00
Erosion Control Matting	216	S.Y.	x	\$1.50	=	\$324.00
Permanent Seeding	1110	S.Y.	x	\$0.50	=	\$555.00

E&S Controls Total **\$13,659.00**

PAVEMENT AND ASSOC. IMPROVEMENTS	Quantity	Unit	x	Price	= \$	Cost
Standard Duty Paving (Excluding ROW)	4085	S.Y.	x	\$32.50	=	\$132,762.50
Porous Pavement	1505	S.Y.	x	\$55.00	=	\$82,775.00
Concrete Sidewalk	4650	S.F.	x	\$6.00	=	\$27,900.00
Concrete Handicap Ramp	2	EA	x	\$2,000.00	=	\$4,000.00
Concrete Curb	2250	L.F.	x	\$20.00	=	\$45,000.00
Striping	1	LS	x	\$2,000.00	=	\$2,000.00

Pavement and Associated Improvements **\$294,437.50**

STORMWATER MANAGEMENT	Quantity	Unit	x	Price	= \$	Cost
HDPE Pipe 24" up to 6' deep	208	L.F.	x	\$45.00	=	\$9,360.00
PVC Pipe 10" up to 6' deep	32	L.F.	x	\$25.00	=	\$800.00
PVC Pipe 8" up to 6' deep	202	L.F.	x	\$20.00	=	\$4,040.00
PVC Pipe 6" up to 6' deep	77	L.F.	x	\$15.00	=	\$1,155.00
Subsurface Detention System	1	EA	x	\$30,000.00	=	\$30,000.00
Type 'M' Inlet	3	EA		\$2,500.00	=	\$7,500.00
Cleanout	6	EA	x	\$150.00	=	\$900.00

Stormwater Management Total **\$53,755.00**

LANDSCAPING	Quantity	Unit	x	Price	= \$	Cost
Trees, 2" Caliper	21	EA	x	\$250.00	=	\$5,250.00
Evergreen Trees, 6' Height	15	EA	x	\$250.00	=	\$3,750.00
Bushes and Shrubs	145	EA	x	\$60.00	=	\$8,700.00
Mulch	3240	S.F.	x	\$0.50	=	\$1,620.00
Perennials/Groundcovers	530	EA	x	\$7.50	=	\$3,975.00

Landscaping Total **\$23,295.00**

E&S Controls Total					=	\$13,659.00
Pavement and Associated Improvements					=	\$294,437.50

Stormwater Management Total	=	\$53,755.00
LandscapingTotal	=	\$23,295.00

Sum of Site Work	=	\$385,146.50
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** All work within the PennDOT right of way will be secured directly with PennDOT*

Contingency	10%	=	\$38,514.65
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TOTAL ESTIMATED CONSTRUCTION COST			\$423,661
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