

February 12, 2020

Mr. Daniel J. Flint, P.E., Township Engineer  
Lower Allen Township  
2233 Gettysburg Road  
Camp Hill, PA 17011

Re: Cedar Cliff Sheetz  
Subdivision & Land Development Plan  
BL Project No. 1900731

Dear Mr. Flint:

On behalf of Sheetz, Inc., BL Companies is pleased to submit the revised Subdivision & Land Development Plan for the referenced project.

The following items are included as part of this submission:

- One (1) copy of the NPDES Permit
- One (1) copy of the complete Preliminary/Final Subdivision & Land Development Plan
- Ten (10) copies of the abbreviated LD Plan (SP, GD, & LL)

The following are our responses to the comments provided in a Plan Review letter dated 01/15/20. Responses to the comments are listed in the order they were provided and are in ***bold and italic type***.

### **General Comments**

1. Add the Township Commissioners approval and signature block

***Response: The plan has been revised to include the Township Commissioners approval and signature block. (CV-1)***

2. Plan approval by New Cumberland Borough will be required.

***Response: A waiver request of land development along with the Land Development Plan and an excerpt from the Traffic Impact Study were submitted to New Cumberland Borough on 02/04/2020.***

3. On the Cover Sheet, update the building information in the Plan Purpose note.

***Response: The plan has been revised to update the plan purpose note. (CV-1)***

4. The plan sheets should be numbered sequentially, 1 to 22.

***Response: The plan has been revised to include sheet numbers (1 thru 22).***

### **Zoning Comments**

1. Parking spaces must be a minimum of 10 feet from the building. Show dimension on the Site Plan, 220-242.L(2)(a).

***Response: The plan has been revised to shift the parking spaces adjacent to the building so that there is a minimum of 10 feet from the building, consequently reducing the width of the drive aisles. The dimensions have been revised for legibility. (SP-1)***

### **Subdivision and Land Development Comments**

1. Show the extent of retaining wall reinforcement and related earth disturbance on the grading plan.

***Response: The proposed retaining wall shall be a gravity wall, so as to not require geogrid reinforcement or extensive disturbance. The wall extents are currently shown with a 5' width and shall be designed by a structural engineer. The grading plan has been revised to identify the wall. (GD-1)***

2. Provide pedestrian easement for the areas of public sidewalk outside the street right-of-way.

***Response: The plan has been revised to include a public access easement for pedestrians. The bearings and distances for the easement have also been included on the plan. (SP-1)***

3. On the Landscape Plan, identify the two types of seed mix proposed for the basins.

***Response: The plan has been revised to more accurately reflect the two (2) proposed seed mixes within the legend. (LL-1)***

4. Developers Agreement and Improvement Security will be required. 192-44 and 192-46.

***Response: Acknowledged.***

5. Lower Allen Township Authority approval is required. 192-61(2)

***Response: Acknowledged.***

### **Stormwater Management Comments**

1. On the Profiles sheet, identify the infiltration pipe that is to be perforated.

***Response: The plan has been revised to indicate the pipe within the infiltration trench as perforated HDPE. (PR-1)***

2. Provide a detail for Inlet I-1.7, showing how stormwater will be detained to allow for infiltration.

**Response: The Infiltration Trench is designed to be a subsurface extension of Bioretention Basin #1. The bottom elevations are the same at 359.00 and the PCSM Narrative (App. B) provides a stage-storage data chart showing the combined volume of the basin and the infiltration trench. Therefore, OCS-1 is the outlet control structure that allows for the detention and infiltration within the basin and the infiltration trench.**

3. On Detail sheet DN-4, check the Plan View/Elevation View label on the Trash Rack detail.

**Response: The plan has been revised to provide accurate dimensions for the Permanent Outlet Structure Trash Rack detail. (DN-4)**

4. Approval of the Erosion and Sediment Pollution Control Plan by Cumberland County Conservation District is required. 184-19

**Response: The approved NPDES Permit has been included as part of this submission.**

5. Show stormwater easements around all SWM facilities and BMPs, including existing storm pipe and the outlet pipe from Basin No. 2. 184-20.D.(10)(s)

**Response: The plan has been revised to extend the stormwater easement around the existing pipe and outlet pipe from Basin No. 2. (GD-1)**

6. An Operation and Maintenance Agreement will be required. 184-30.H

**Response: Acknowledged.**

### **Public Safety Comments**

1. The truck turning template should demonstrate that there will be no encroachment of the curb line. See northeast corner of the site.

**Response: The plan has been revised to show that the truck turning maneuvers do not encroach onto the curb line (DN-2)**

### **Transportation Comments**

1. Verify that upgrades to pedestrian signals will include audible walk indications.

**Response: The recommendations outlined in the Executive Summary of the TIS dated 2/6/20 have been revised to note the upgrades to the pedestrian signals will include audible walk indications.**

2. In Table 1 on Page iv, identify the numbers in parentheses.

**Response: Table I of page iv of the TIS dated 2/6/20 has been revised to identify the numbers in the parentheses.**

3. The traffic signal modifications should be done in conjunction with the building construction. There should also be provision for analyzing the actual traffic conditions after the store is in operation, with signal timing adjustments made as warranted.

***Response: Noted. The recommendations outlined in the Executive Summary of the TIS dated 2/6/20 have been revised to include completion of a post-construction signal design study, which is in addition to the traffic signal modifications that will be completed in conjunction with the building construction.***

4. All proposed improvements to traffic signal installations will require PennDOT approval through the Traffic Signal Permit modification process.

***Response: Noted. Revised traffic signal permits will be submitted to PennDOT, on behalf of the municipalities, in conjunction with the proposed modifications.***

The following are our responses to the comments provided in a Plan Review letter by the Lower Allen Township Authority, dated 02/07/20. Responses to the comments are listed in the order they were provided and are in ***bold and italic type***.

#### **Lower Allen Township Authority Comments**

1. The existing sanitary sewer service lateral for 1500 Cedar Cliff Drive should be cut and capped at the sewer main.

***Response: The plan has been revised to indicate that this sanitary lateral is to be cut and capped at the main. (DM-1)***

2. Reuse of the existing sanitary sewer service lateral from 1510 Cedar Cliff Drive by the new store should be considered or it should be cut and capped at the sewer main.

***Response: The plan has been revised to reuse the existing sanitary sewer service lateral from 1510 Cedar Cliff Drive. The existing lateral size and invert are unknown. Based upon our conversations with the Authority, it is likely that this is a 6" lateral and there would appear to be adequate slope based upon the invert of the sewer main. The plan includes notations directing the contractor to contact the engineer should the lateral be less than 6" dia. or the lateral invert is higher than 357.5. (SU-1)***

3. Connection of the new service lateral as shown on the plan will require a 12 x 12 x 6 PVC fitting and by-pass pumping, use of a saddle is not approved. (Existing main line is 12-inch VCP.)

***Response: The new service will connect to the existing lateral. See response 2 above.***

4. Sanitary sewer trench section detail should contain a note requiring bedding and initial backfill to be AASHTO No. 8 stone.

***Response: The plan has been revised to include the above note utilizing AASHTO No. 8 stone as the bedding material. (DN-3)***

5. Frame and cover detail should be the Authority standard EJIW heavy duty, see enclosed.

***Response: The plan has been revised to replace the Sanitary Sewer Frame and Cover detail with the Authority standard details. (DN-3)***

6. Sanitary sewer manhole detail should contain a note requiring the frame to be anchored to the cone section with four  $\frac{3}{4}$  inch diameter bolts.

***Response: The plan has been revised to include the above note regarding anchoring of the manhole frame on the sanitary sewer manhole detail. (DN-3)***

7. Grease interceptor detail should contain the following notes:
- a) Grease interceptor will be hydrostatically tested from the top cover frame down before being placed into service.
  - b) No restroom sanitary sewer waste will be discharged to the grease interceptor.
  - c) Grease interceptor tank to conform to H-20 loading requirements.

***Response: The plan has been revised to include the above notes with the grease interceptor detail. (DN-3)***

8. Developer needs to provide a year's worth of water use from a similar store to confirm the projected flows.

***Response: Acknowledged. The water records will be forwarded to the Authority upon receipt.***

The proposed fire hydrant near the southern access drive has been relocated approximately two feet to the east, away from the sidewalk, as per PA American Water Company's (PAWC's) request. An easement has also been added to the plan for this fire hydrant. At the request of PAWC, please provide a written letter indicating the Township's acceptance of the proposed fire hydrant location. Should you have questions or require additional information, please do not hesitate to contact me at 717-943-1688 or [adavis@blcompanies.com](mailto:adavis@blcompanies.com).

Sincerely,  
**BL Companies**



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Adam Davis, P.E.  
Project Manager

cc: Robert Franks, Sheetz, Inc.  
Charlie Courtney, MW&N  
Eric Mountz, TPD