



OCTOBER 22, 2020

NOTICE OF AN APPLICATION FOR AN INDIVIDUAL NPDES PERMIT

BLAIR COUNTY PLANNING COMMISSION  
423 ALLEGHENY ST.  
SUITE 046  
HOLLIDAYSBURG, PA 16648

VIA: USPS

Dear Planning Commission:

The purpose of this municipal notice is to inform you that M&G Realty, Inc. will be applying for a NPDES Permit from the Pennsylvania Department of Environmental Protection (DEP):

Permit App. Type: Individual NPDES Permit (Stormwater Discharges Associated with Construction Activities)  
Applicant Contact: M&G Realty, Inc. (Contact: J. Brandon Harner)  
2295 Susquehanna Trail – Suite C  
York, PA 17404-8495  
Project Location: See attached Location Map  
Project Description: M&G Realty, Inc. - Rutter's #82 (Convenience Store w/Fuel Dispensing)

Acts 14, 67, 68 and 127, which amended the Municipalities Planning Code (MPC), direct state agencies to consider comprehensive plans and zoning ordinances when reviewing applications for permitting of facilities or infrastructure and specify that state agencies may rely upon comprehensive plans and zoning ordinances under certain conditions as described in Sections 619.2 and 1105 of the MPC.

In accordance with DEP's Land Use Policy, enclosed please find a Municipal Land Use Letter that is to be submitted with our permit application. Please complete the attached form (or equivalent) and return it to M&G Realty within 30 days. If we do not receive a response within 30 days, the permit application will be submitted without the Municipal Land Use Letter and DEP will assume that there are no substantive land use conflicts and proceed with the normal application review process.

Sincerely,

M&G Realty, Inc.

J. Brandon Harner, P.E.  
Site Development Project Engineer  
Brandon.Harner@Rutters.com

**COUNTY NOTIFICATION OF PLANNED LAND DEVELOPMENT  
FOR CHAPTER 102 PERMITS****PROJECT INFORMATION (COMPLETED BY APPLICANT)**

Applicant Name:	<u>M&amp;G Realty, Inc.</u>	Contact Name:	<u>J. Brandon Harner, P.E.</u>
Applicant Address:	<u>2295 Susquehanna Trail, Suite C</u>	Contact Phone:	<u>717-771-5957</u>
Applicant City, State, ZIP:	<u>York, PA 17404</u>	County:	<u>Blair County</u>
Description of Proposed Land Development and Stormwater Controls:	Municipality:	<u>Antis Township</u>	
<b>See attached project description.</b>	Project Area:	<u>119</u> acres	<input type="checkbox"/> Phased
	Disturbance:	<u>19</u> acres	
	Surface Waters Receiving Stormwater Discharges:	<u>Sandy Run</u>	
Tax Parcel ID(s) Affected by Proposed Land Development:	<u>03.00-23..-008.08-000</u>		
Discharge to: <input type="checkbox"/> MS4 <input type="checkbox"/> Other SS <input type="checkbox"/> CSS			

The following information was submitted to the county for this project:

 Land Development / Subdivision Plan
  E&S Plan
  PCSM Plan
  Other: **Site Plan**
**COUNTY PLAN INFORMATION (COMPLETED BY COUNTY)**

Name of county organization completing this assessment:

1. Is there an adopted county or multi-county comprehensive plan?  Yes  No
2. If Yes to #1, is the proposed project consistent with the county plan?  Yes  No
3. Is there a DEP-approved Act 167 stormwater management plan?  Yes  No  CCD
4. If Yes to #3, is the proposed project consistent with the Act 167 plan, without waiver?  Yes  No  CCD
5. If Yes to #3, list the date of the latest plan / update approved by DEP:  CCD

**CERTIFICATION**

I certify under penalty of law (see 18 Pa.C.S. § 4904 (relating to unsworn falsification)) that the information reported herein was prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the information, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

J. Brandon Harner

**Applicant Name****County Representative Name****Applicant Signature****County Representative Signature**

Site Development Engineer

**Applicant Title****County Representative Title**

10/22/20

**Date of Signature****Date of Signature**

## PROJECT NARRATIVE

### Proposed "Rutter's #82" Antis Township, County, PA

#### I. GENERAL PROJECT INFORMATION:

This project proposes to develop a vacant lot in Antis Township, Blair County, Pennsylvania in order to construct a Rutter's convenience store with fuel dispensing. A new store, along with fuel islands and parking areas will be constructed on the site. The site drains to Sandy Run (HQ-CWF), which is located to the east and south of the project site. The southern portion of the site flows via overland flow to a drainage channel and enters a PennDOT drainage system through a headwall located at the north-west corner of the Sabbath Rest Road and East Pleasant Valley Blvd intersection. This drainage system flows under the intersection and ultimately flows to Sandy Run. The second point of interest, an inlet on the shoulder of East Pleasant Valley Road (approximately 500' north of the aforementioned intersection), receives runoff from the northern portion of the site. This inlet enters a PennDOT drainage system that flows under East Pleasant Valley Blvd, and is discharged into Sandy Run, just east of the project site.

#### II. POST CONSTRUCTION STORMWATER MANAGEMENT OBJECTIVES:

In accordance with Chapter 102 regulations, the post construction stormwater management plan for this site is designed to the extent practicable to do the following as noted:

- Preserve and protect stream channels and quality of receiving streams – Although there are no stream channels that run directly through this site, the quality of the water leaving the site has been considered. By street sweeping, implementing a TerreKleen water quality filter, using sub-surface detention basins, amending/restoring the soils and by adding a rain garden, the quality of runoff leaving the site will be greatly improved.
- Prevent an increase in stormwater runoff rate – One proposed sub-surface detention basin and a rain garden will be the main BMP's that control the stormwater runoff rate from the site. Additionally, utilizing vegetated areas and reducing many of the slopes on-site will reduce the rate at which runoff leaves the site.
- Minimize any increase in stormwater runoff volume – Due to perc tests that resulted in mostly zero or near-zero infiltration rates and underlying karst geology, infiltration of all/most of the runoff is not practical at this site. Tests were conducted at various depths and throughout the site to attempt to find a location for infiltration. Due to the existing slope of the project site, and the large amount of cut necessary to construct the proposed improvements, infiltration is not feasible for this project. Since there is a limited amount of existing impervious surfaces throughout the site, the increased impervious (as

a result of development) will result in an increased stormwater runoff volume. All subsurface basins will allow for infiltration (no PVC liners), but due to the varied/low infiltration rates, this potential infiltration was not factored into the volume calculations.

- Minimize impervious areas – Minimization of the on-site impervious areas was incorporated with the layout of the site. Vegetative islands were added where possible. Truck turn templates were done to limit the amount of impervious area. An approximate 0.3-acre portion of the property is not being disturbed as part of this development.
- Maximize protection of existing drainage features and vegetation – The project site is only a small portion of a much larger (+/- 100 ac) tract of land. Only those areas necessary for the construction of the proposed improvements will be disturbed. The remained portion of the site will remain as-is. Further, there are no existing drainage features on the project site.
- Minimize land clearing / grading – As discussed in the previous bullet point, the project site is only a small portion of a much larger (+/- 100 ac) tract of land. Only those areas necessary for the construction of the proposed improvements will be disturbed
- Minimize soil compaction – Due to the nature of this construction, some portions of the project site will be compacted due to structural stability requirements. However, any areas not required to be compacted will remain undisturbed an uncompacted to encourage infiltration and vegetative growth.
- Utilize BMP's that prevent or minimize changes in stormwater runoff – Soil amendments & restoration, a TerreKleen water quality filter, street sweeping, the addition of a proposed sub-surface detention basin, and the addition of the rain garden are all being utilized to prevent or minimize changes in the stormwater runoff.

### III. SITE DATA:

**Project Location** - The project site is located in Antis Township, Blair County, on the north-west corner of the intersection of East Pleasant Valley Blvd (SR220) and Sabbath Rest Road.

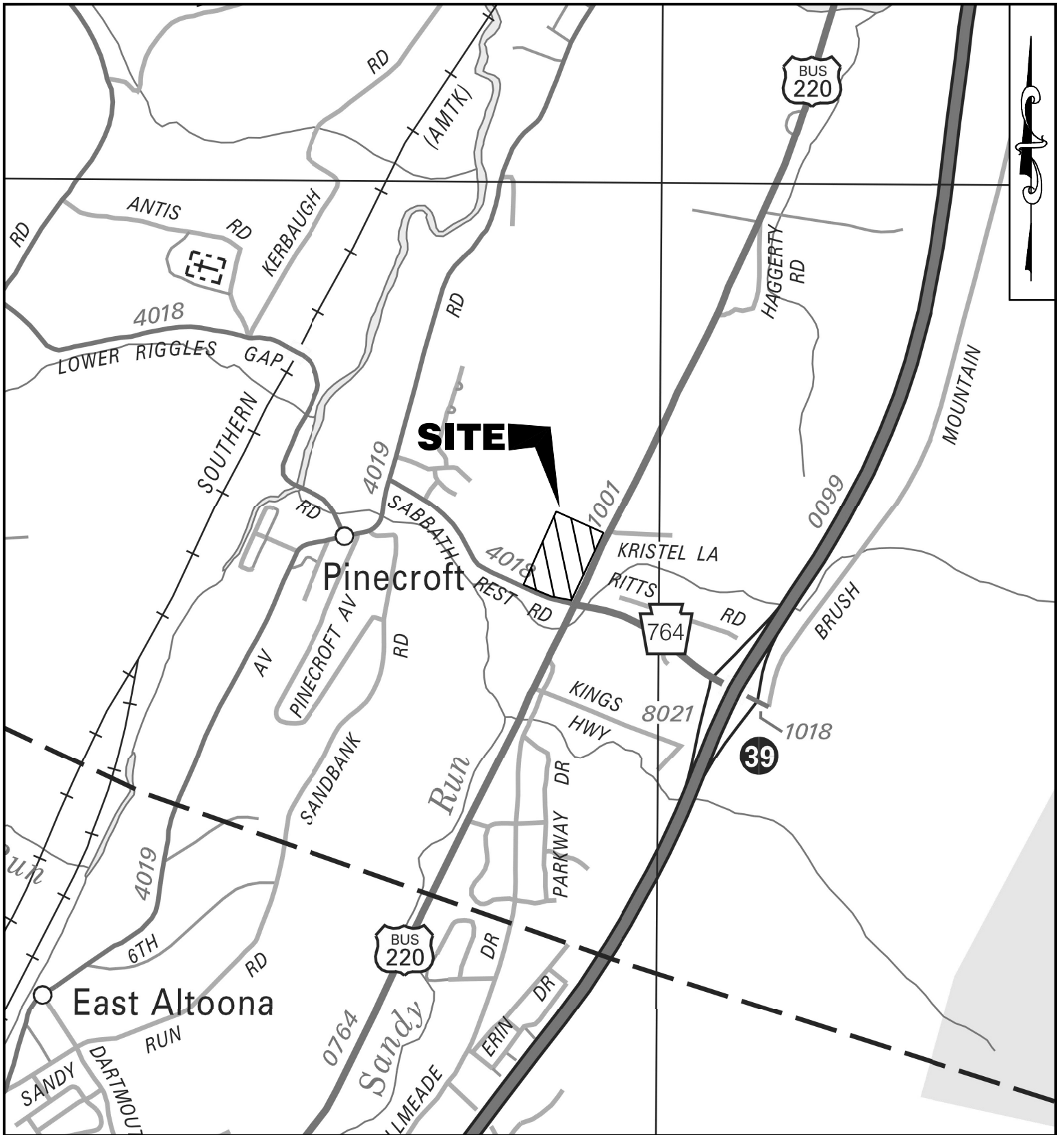
USGS Quad Map: Bellwood, PA

Latitude: 40° 34' 00"

Longitude: -78° 20' 18"

**Site History** – Based on historical aerial imagery, the project site appears to have been used for farming activity until approximately the 1970's or 1980's. However, the imagery suggests that farming operations ceased and new vegetation has been growing and establishing since that time.

**Receiving Watershed** – As previously noted, the site drains to Tributary 16017 of Sandy Run (HQ-CWF), which is located to the east and south of the site.



USGS QUAD NAME: BELLWOOD, PA

project name/owner RUTTERS STORE #82	
scale 1" = 2000'	date 10/22/2020
sheet no. <b>LM-1</b>	





**COUNTY NOTIFICATION OF PLANNED LAND DEVELOPMENT  
FOR CHAPTER 102 PERMITS**

**PROJECT INFORMATION (COMPLETED BY APPLICANT)**

Applicant Name: M&G Realty, Inc. Contact Name: J. Brandon Harner, P.E.

Applicant Address: 2295 Susquehanna Trail, Suite C Contact Phone: 717-771-5957

Applicant City, State, ZIP: York, PA 17404 County: Blair County

Description of Proposed Land Development and Stormwater Controls: Municipality: Antis Township

See attached project description.

Project Area: 119 acres  Phased

Disturbance: 19 acres

Surface Waters Receiving Stormwater Discharges: Sandy Run

Tax Parcel ID(s) Affected by Proposed Land Development: 03.00-23...-008.08-000

Discharge to:  MS4  Other SS  CSS

The following information was submitted to the county for this project:

- Land Development / Subdivision Plan  E&S Plan  PCSM Plan  Other: Site Plan

**COUNTY PLAN INFORMATION (COMPLETED BY COUNTY)**

Name of county organization completing this assessment: Blair County Planning Commission

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J. Brandon Harner  
**Applicant Name**

**Applicant Signature**

Site Development Engineer  
**Applicant Title**

10/22/20  
**Date of Signature**

Jamie L. Kluk  
**County Representative Name**

**County Representative Signature**

Regional Planner  
**County Representative Title**

11-4-20  
**Date of Signature**