

**U.S. Army Corps  
of Engineers**  
Baltimore District  
PN-24-22

# Public Notice

**In Reply to Application Number  
NAB-2023-00451-P12 (Hanover Locust Point)**

**Comment Period: July 24, 2024 to August 23, 2024**

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**THE PURPOSE OF THIS PUBLIC NOTICE IS TO INFORM INTERESTED PARTIES OF THE PROPOSED ACTIVITY AND TO SOLICIT COMMENTS. NO DECISION HAS BEEN MADE AS TO WHETHER OR NOT A PERMIT WILL BE ISSUED AT THIS TIME.**

This District has received an application for a Department of the Army permit pursuant to Section 10 of the Rivers and Harbors Act (33 USC 403) and Section 404 of the Clean Water Act (33 USC 1344), as described below:

**APPLICANT:**

Locust Point York PA Holdings, LLC  
1780 South Post Oak Lane  
Houston, Texas 77056

**WATERWAY AND LOCATION OF THE PROPOSED WORK:**

The proposed project is located in and along various tributaries to Poplar Run, on the northwest side of Locust Point Road (SR1021), North, approximately 2,550 feet south of the intersection of Bowers Bridge Road (SR 1013), Conewago Township, York County, Pennsylvania. (40.070536 Latitude/-76.754257 Longitude).

**OVERALL PROJECT PURPOSE:**

The applicant's stated purpose is the construction of a 400,000 to 500,000 square foot cross-docked industrial warehouse in York County, within a couple of miles of an interstate highway entrance and exit, on land that is zoned industrial, and has access to public water and sewer; use any excess land available for a 200,000 to 300,000 square foot single-side load industrial warehouse.

**PROJECT DESCRIPTION:**

Hanover Company is proposing the construction of two industrial warehouses and associated infrastructure on a +/- 67.2-acre project. The plans for this facility include the construction of two industrial warehouses: 423,000 cross-docked warehouse and a 285,200 single-side load warehouse, truck/vehicle parking lots, stormwater management facilities and associated infrastructure.

**EFFECTS ON AQUATIC RESOURCES:**

Summary of Project Wetlands and Impacts				
Wetland	Wetland Size (Sq. Ft.)	Wetland Size (Acres)	Proposed Impacts (Sq. Ft.)	Proposed Impacts (Acres)
1	16,829	0.39	None	None
2	36,453	0.84	None	None
3	2,935	0.07	None	None
4	2,764	0.06	None	None
5	1,554	0.04	1,554 perm direct	0.04 perm direct
6	12,953	0.30	12,953 perm direct	0.30 perm direct
7	51,681	1.19	39,814 perm direct 1,836 temp	0.91 perm direct 0.04 temp
<b>TOTAL</b>	<b>125,169</b>	<b>+/-2.89</b>	<b>54,321 perm direct 1,836 temp</b>	<b>+/-1.25 perm direct 0.04 temp</b>

Summary of Project Streams and Impacts		
Stream Channel	Stream Channel Size (linear feet)	Wetland Size (Acres)
1	+/-720	0
2	+/-2,350	79 perm/93 temp
3	+/-290	218 perm (Waiver #2)
4	+/-322	252 perm (Waiver #2)
<b>TOTAL</b>	<b>3,682</b>	<b>549 perm/93 temp</b>

The +/- 67.2-acre Hanover Locust Point Industrial Park Project area contains seven wetland areas, two perennial stream channels, and two intermittent stream channels. The proposed impacts associated with the Hanover Locust Point Industrial Park Project include 54,321 square feet (1.25 acre) of permanent direct wetland impacts, 1,836 square feet (0.04 acre) of temporary wetland impacts, 6,661 square feet (0.15 acre) of permanent stream channel impacts, 905 square feet (0.02 acre) of temporary stream channel impacts.

**LEAD FEDERAL AGENCY:**

The United States Army Corps of Engineers, as the lead federal agency, is responsible for all coordination pursuant to applicable federal authorities.

### **APPLICANT'S PROPOSED AVOIDANCE, MINIMIZATION, AND COMPENSATORY MITIGATION:**

The applicant evaluated off-site alternatives, as well as various on-site alignments and their selected alternative, they felt, provides for the least impacts to the aquatic environment while still allowing for the project to full fill their purpose and need.

The applicant has proposed to mitigate for the wetland and stream impacts by purchasing credits from the East Branch of Codorus Creek Mitigation Bank as shown below.

Resource	Type of Impact	Wetland Impact (Sq. Ft.)	Wetland Impact (Acres)	Wetland Mitigation Ratio	Mitigation Credits Needed
PEM Wetland	Fill/Permanent	56,628.0	1.25	1:1	1.25

Resource	Type of Impact	Stream Impact (Sq. Ft.)	Stream Impact (Acres)	Stream Mitigation Ratio	Mitigation Credits Needed
Stream	Culvert/Permanent	N/A	549.00	1:1	549.00

### **CORPS EVALUATION REQUIREMENTS:**

This project will be evaluated pursuant to Corps Regulatory Program Regulations (33 CFR Parts 320-332). The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit, which reasonable may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors, which may be relevant to the proposal will be considered, including the cumulative effects thereof; among those are conservation, economic, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, and consideration of property ownership and in general, the needs and welfare of the people. The evaluation of the impact of this project will also include application of the Clean Water Act Section 404(b)(1) Guidelines promulgated by the Administrator, United States Environmental Protection Agency.

**ENDANGERED SPECIES:**

A preliminary review of this application indicates that the proposed work will have no effect federally listed threatened or endangered species or their critical habitat, pursuant to Section 7 of the Endangered Species Act, as amended. As the evaluation of this application continues, additional information may become available which could modify this preliminary determination.

**ESSENTIAL FISH HABITAT:**

The Magnuson-Stevens Fishery Conservation and Management Act (MSFCMA), as amended by the Sustainable Fisheries Act of 1996 (Public Law 04-267), requires all federal agencies to consult with the National Marine Fisheries Service on all actions, or proposed actions, permitted, funded, or undertaken by the agency that may adversely affect Essential Fish Habitat (EFH), including species of concern, life cycle habitat, or Habitat Areas of Particular Concern. The project site lies in or adjacent to EFH as described under MSFCMA for managed species under the MSFCMA. The Baltimore District has made a preliminary determination that the project will have no adverse effect on EFH. The Baltimore District has made a preliminary determination that mitigative measures are not required to minimize adverse effects on EFH at this time. This determination may be modified if additional information indicates otherwise.

**HISTORIC RESOURCES:**

Pursuant to Section 106 of the National Historic Preservation Act of 1966 and applicable guidance, the Corps has reviewed the latest published version of the National Register of Historic Places and initially determined that no registered properties listed as eligible for inclusion, therein, are located at the site of the proposed work. The Corps has made the preliminary determination that the proposed project would have no effect on historic properties. The Corps final eligibility and effect determination will be based on coordination with the State Historic Preservation Office as appropriate and required, and with full consideration given to the proposed undertaking's potential direct and indirect effects on historic properties within the Corps' identified permit area.

**TRIBAL RESOURCES:**

Section 106 of the National Historic Preservation Act also requires federal agencies to consult with federally recognized American Indian tribes that attach religious and cultural significance to historic properties that may be affected by the agency's undertaking. Corps Tribal Consultation Policy mandates an open, timely, meaningful,



collaborative, and effective deliberative communication process that emphasizes trust, respect, and shared responsibility. The policy further emphasizes that, to the extent practicable and permitted by law, consultation works toward mutual consensus and begins at the earliest planning stages before decisions are made and actions taken. The Corps final eligibility and effect determination will be based on coordination with interested tribes, in accordance with the Corps current tribal standard operating procedures as appropriate and required, and with full consideration given to the proposed undertaking's potential direct and indirect effects on tribal resources.

#### **MODIFICATION OF CIVIL WORKS PROJECTS: 33 USC 408 (SECTION 408):**

All Section 408 proposals will be coordinated internally at the United States Army Corps of Engineers. The Section 408 decision will be issued along with the Section 404 and/or Section 10 decision. Please see the following link for more information regarding Section 408:

<https://www.nab.usace.army.mil/Missions/Regulatory/Section-408-Requests/>.

#### **WATER QUALITY CERTIFICATION:**

The applicant is required to obtain a water quality certification in accordance with Section 401 of the Clean Water Act.

#### **COASTAL ZONE MANAGEMENT PROGRAMS:**

Where applicable, the applicant has certified in this application that the proposed activity complies with and will be conducted in a manner consistent with the approved Coastal Zone Management Program. By this public notice, we are requesting the State concurrence or objection to the applicant's consistency statement.

The applicant must obtain any state or local government permits which may be required.

#### **SUBMISSION OF COMMENTS:**

The Corps of Engineers is soliciting comments from the public; federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are

used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments provided will become part of the public record for this action and are subject to release to the public through the Freedom of Information Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Written comments concerning the work described above related to the factors listed above or other pertinent factors must be received by the United States Army Corps of Engineers, Baltimore District within the comment period specified above through postal mail at the address below or electronic submission to the project manager email address below. Written comments should reference the Application Number NAB-2023-00451-P12.

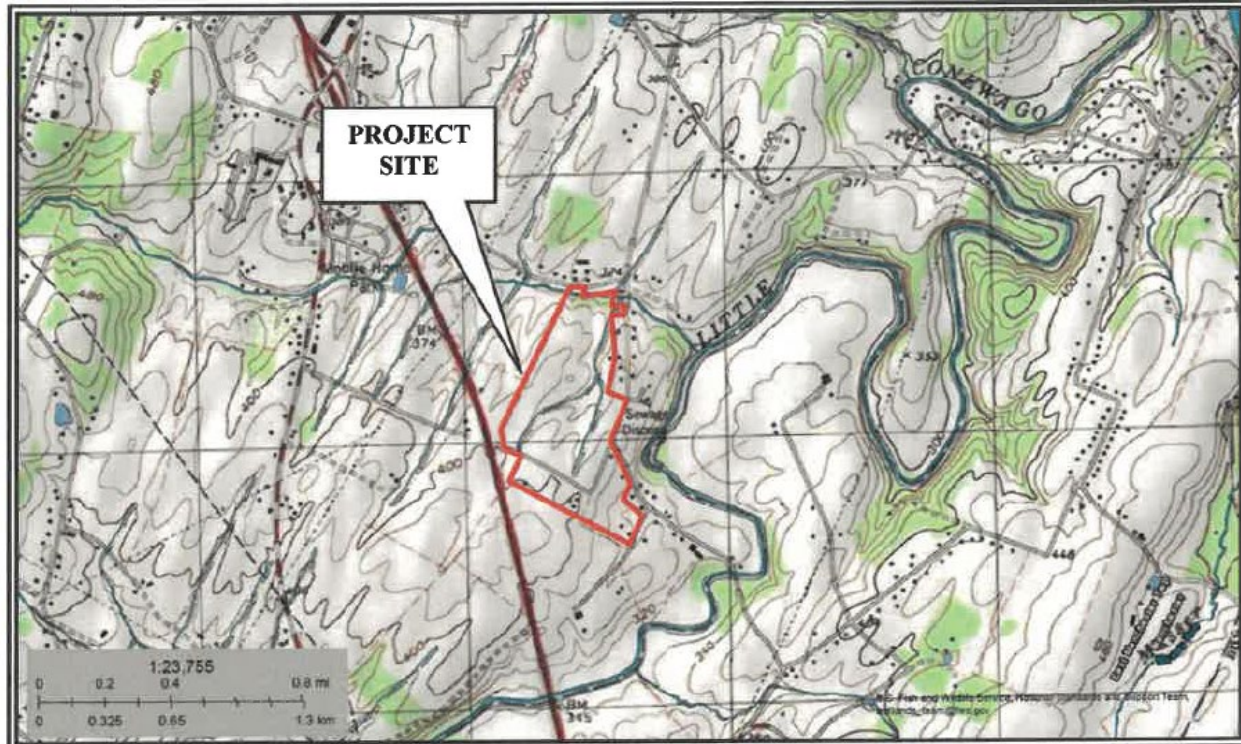
#### **PUBLIC HEARING REQUESTS:**

Any person who has an interest which may be adversely affected by the issuance of this permit may request a public hearing. The request, which must be in writing, must be received within the comment period as specified above to receive consideration. Also, it must clearly set forth the interest which may be adversely affected by this activity and the manner in which the interest may be adversely affected. The public hearing request may be submitted by electronic mail or mailed to the following address:

Mr. Michael Dombroskie  
[mike.dombroskie@usace.army.mil](mailto:mike.dombroskie@usace.army.mil)  
United States Army Corps of Engineers, Baltimore District  
Regulatory Branch  
1631 South Atherton Street, Suite 101  
State College, Pennsylvania 16801

It is requested that you communicate this information concerning the proposed work to any persons known by you to be interested, who did not receive a copy of this notice.

General information regarding the Corps' permitting process can be found on our website at <https://www.nab.usace.army.mil/Missions/Regulatory.aspx>. This public notice has been prepared in accordance with Corps implementing regulations at 33 CFR 325.3. If you have any questions concerning this specific project or would like to request a paper copy of this public notice, please contact Mr. Michael Dombroskie at (814) 235-0571 or at [mike.dombroskie@usace.army.mil](mailto:mike.dombroskie@usace.army.mil) with NAB-2023-00451-P12 in the subject line. This public notice is issued by the Chief, Regulatory Branch.

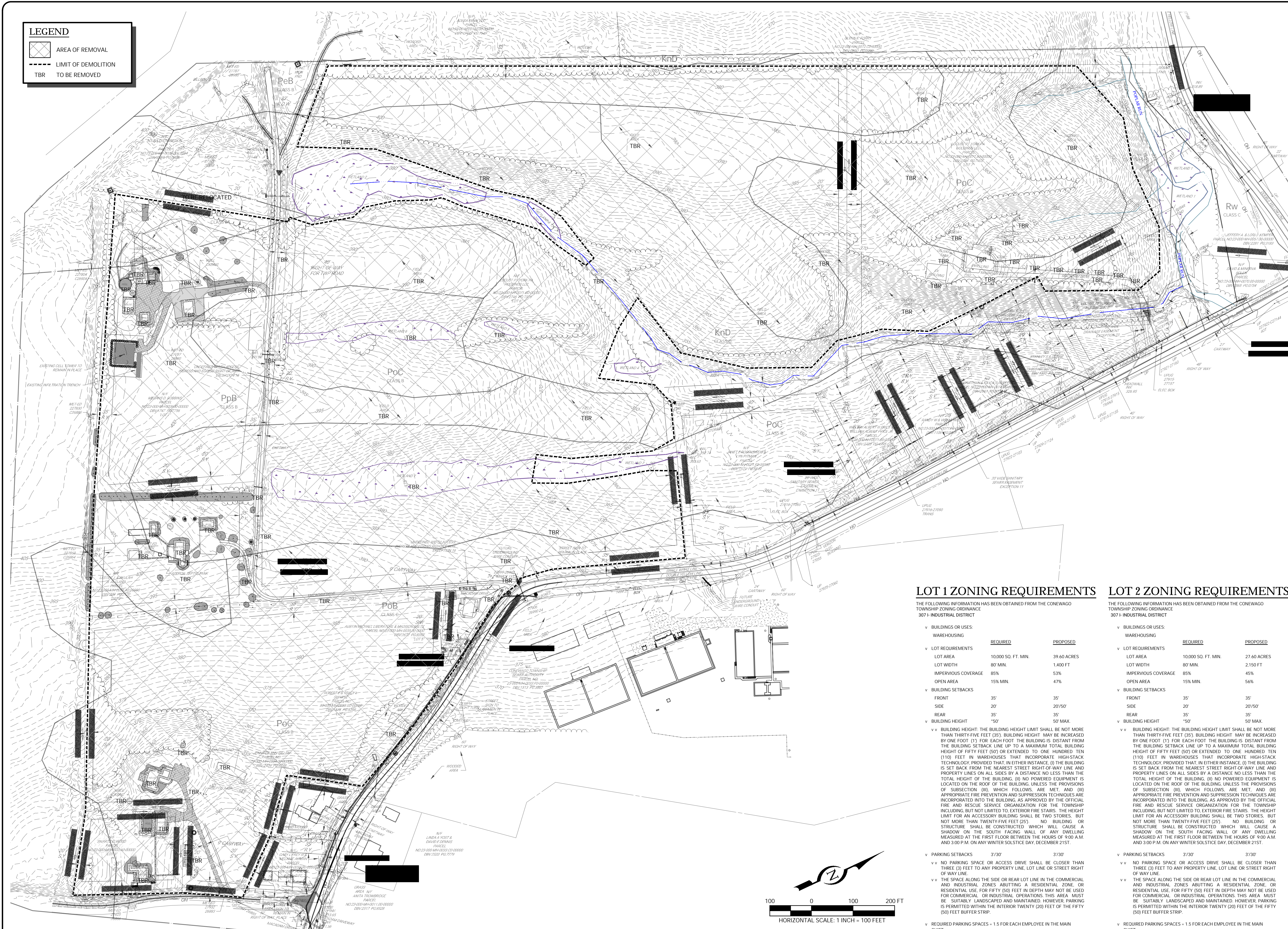


Legend:  
Property Boundary ———

Not to Scale

Figure 2: USGS Map for the Hanover Locust Point Industrial Park Project  
Dover, PA, 7.5-minute USGS Topographic Quadrangle  
2019  
Conewago Township, York County, Pennsylvania





**LEGEND**

AREA OF REMOVAL

LIMIT OF DEMOLITION

TBR TO BE REMOVED

LOT 1 ZONING REQUIREMENTS

LOT 2 ZONING REQUIREMENTS

THE FOLLOWING INFORMATION HAS BEEN OBTAINED FROM THE CONEWAGO TOWNSHIP ZONING ORDINANCE 307 I- INDUSTRIAL DISTRICT			THE FOLLOWING INFORMATION HAS BEEN OBTAINED FROM THE CONEWAGO TOWNSHIP ZONING ORDINANCE 307 I- INDUSTRIAL DISTRICT		
v BUILDINGS OR USES: WAREHOUSING			v BUILDINGS OR USES: WAREHOUSING		
v LOT REQUIREMENTS			v LOT REQUIREMENTS		
LOT AREA	10,000 SQ. FT. MIN.	39.60 ACRES	LOT AREA	10,000 SQ. FT. MIN.	27.60 ACRES
LOT WIDTH	80' MIN.	1,400 FT	LOT WIDTH	80' MIN.	2,150 FT
IMPERVIOUS COVERAGE	85%	53%	IMPERVIOUS COVERAGE	85%	45%
OPEN AREA	15% MIN.	47%	OPEN AREA	15% MIN.	56%
v BUILDING SETBACKS			v BUILDING SETBACKS		
FRONT	35'	35'	FRONT	35'	35'
SIDE	20'	20'/50'	SIDE	20'	20'/50'
REAR	35'	35'	REAR	35'	35'
v BUILDING HEIGHT	50'	50' MAX.	v BUILDING HEIGHT	50'	50' MAX.
v v BUILDING HEIGHT: THE BUILDING HEIGHT LIMIT SHALL BE NOT MORE THAN THIRTY-FIVE FEET (35'). BUILDING HEIGHT MAY BE INCREASED BY ONE FOOT (1') FOR EACH FOOT THE BUILDING IS DISTANT FROM THE BUILDING SETBACK LINE UP TO A MAXIMUM TOTAL BUILDING HEIGHT OF FIFTY FEET (50') OR EXTENDED TO ONE HUNDRED TEN (110) FEET IN WAREHOUSES THAT INCORPORATE HIGH-STACK TECHNOLOGY, PROVIDED THAT, IN EITHER INSTANCE, (I) THE BUILDING IS SET BACK FROM THE NEAREST STREET RIGHT-OF-WAY LINE AND PROPERTY LINES ON ALL SIDES BY A DISTANCE NO LESS THAN THE TOTAL HEIGHT OF THE BUILDING, (II) NO POWERED EQUIPMENT IS LOCATED ON THE ROOF OF THE BUILDING, UNLESS THE PROVISIONS OF SUBSECTION (III), WHICH FOLLOWS, ARE MET, AND (III) APPROPRIATE FIRE PREVENTION AND SUPPRESSION TECHNIQUES ARE INCORPORATED INTO THE BUILDING, AS APPROVED BY THE OFFICIAL FIRE AND RESCUE SERVICE ORGANIZATION FOR THE TOWNSHIP INCLUDING, BUT NOT LIMITED TO, EXTERIOR FIRE STAIRS. THE HEIGHT LIMIT FOR AN ACCESSORY BUILDING SHALL BE TWO STORIES, BUT NOT MORE THAN TWENTY-FIVE FEET (25'). NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED WHICH WILL CAUSE A SHADOW ON THE SOUTH FACING WALL OF ANY DWELLING MEASURED AT THE FIRST FLOOR BETWEEN THE HOURS OF 9:00 A.M. AND 3:00 P.M. ON ANY WINTER SOLSTICE DAY, DECEMBER 21ST.			v v BUILDING HEIGHT: THE BUILDING HEIGHT LIMIT SHALL BE NOT MORE THAN THIRTY-FIVE FEET (35'). BUILDING HEIGHT MAY BE INCREASED BY ONE FOOT (1') FOR EACH FOOT THE BUILDING IS DISTANT FROM THE BUILDING SETBACK LINE UP TO A MAXIMUM TOTAL BUILDING HEIGHT OF FIFTY FEET (50') OR EXTENDED TO ONE HUNDRED TEN (110) FEET IN WAREHOUSES THAT INCORPORATE HIGH-STACK TECHNOLOGY, PROVIDED THAT, IN EITHER INSTANCE, (I) THE BUILDING IS SET BACK FROM THE NEAREST STREET RIGHT-OF-WAY LINE AND PROPERTY LINES ON ALL SIDES BY A DISTANCE NO LESS THAN THE TOTAL HEIGHT OF THE BUILDING, (II) NO POWERED EQUIPMENT IS LOCATED ON THE ROOF OF THE BUILDING, UNLESS THE PROVISIONS OF SUBSECTION (III), WHICH FOLLOWS, ARE MET, AND (III) APPROPRIATE FIRE PREVENTION AND SUPPRESSION TECHNIQUES ARE INCORPORATED INTO THE BUILDING, AS APPROVED BY THE OFFICIAL FIRE AND RESCUE SERVICE ORGANIZATION FOR THE TOWNSHIP INCLUDING, BUT NOT LIMITED TO, EXTERIOR FIRE STAIRS. THE HEIGHT LIMIT FOR AN ACCESSORY BUILDING SHALL BE TWO STORIES, BUT NOT MORE THAN TWENTY-FIVE FEET (25'). NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED WHICH WILL CAUSE A SHADOW ON THE SOUTH FACING WALL OF ANY DWELLING MEASURED AT THE FIRST FLOOR BETWEEN THE HOURS OF 9:00 A.M. AND 3:00 P.M. ON ANY WINTER SOLSTICE DAY, DECEMBER 21ST.		
v PARKING SETBACKS 3'/30'			v PARKING SETBACKS 3'/30'		
v v NO PARKING SPACE OR ACCESS DRIVE SHALL BE CLOSER THAN THREE (3) FEET TO ANY PROPERTY LINE, LOT LINE OR STREET RIGHT OF WAY LINE.			v v NO PARKING SPACE OR ACCESS DRIVE SHALL BE CLOSER THAN THREE (3) FEET TO ANY PROPERTY LINE, LOT LINE OR STREET RIGHT OF WAY LINE.		
v v THE SPACE ALONG THE SIDE OR REAR LOT LINE IN THE COMMERCIAL AND INDUSTRIAL ZONES ABUTTING A RESIDENTIAL ZONE, OR RESIDENTIAL USE, FOR FIFTY (50) FEET IN DEPTH MAY NOT BE USED FOR COMMERCIAL OR INDUSTRIAL OPERATIONS. THIS AREA MUST BE SUITABLY LANDSCAPED AND MAINTAINED. HOWEVER, PARKING IS PERMITTED WITHIN THE INTERIOR TWENTY (20) FEET OF THE FIFTY (50) FEET BUFFER STRIP.			v v THE SPACE ALONG THE SIDE OR REAR LOT LINE IN THE COMMERCIAL AND INDUSTRIAL ZONES ABUTTING A RESIDENTIAL ZONE, OR RESIDENTIAL USE, FOR FIFTY (50) FEET IN DEPTH MAY NOT BE USED FOR COMMERCIAL OR INDUSTRIAL OPERATIONS. THIS AREA MUST BE SUITABLY LANDSCAPED AND MAINTAINED. HOWEVER, PARKING IS PERMITTED WITHIN THE INTERIOR TWENTY (20) FEET OF THE FIFTY (50) FEET BUFFER STRIP.		
v REQUIRED PARKING SPACES = 1.5 FOR EACH EMPLOYEE IN THE MAIN			v REQUIRED PARKING SPACES = 1.5 FOR EACH EMPLOYEE IN THE MAIN		

PROJECT No: 1190-01

DATE: MARCH 18, 2023

SCALE: AS SHOWN

DRAWN BY: MRM CHECKED BY: CMJ

PROJECT

HANOVER LOCUST POINT INDUSTRIAL PARK CONEWAGO TOWNSHIP YORK COUNTY PENNSYLVANIA

CLIENT

LOCUST POINT YORK PA HOLDINGS LLC 1780 S. POST OAK LANE HOUSTON, TX 77056 PHONE: 713.580.1100

SHEET TITLE

EXISTING CONDITIONS & DEMOLITION PLAN

SHEET NO.

SWM1

07/19/2023

REVISION 1 IMPRES PLAN SUBMISSION

MMR

CMJ

06/21/2023

INITIAL IMPRES PLAN SUBMISSION

MMR

CMJ

0

BY

CHKD

DATE

COMMENTS

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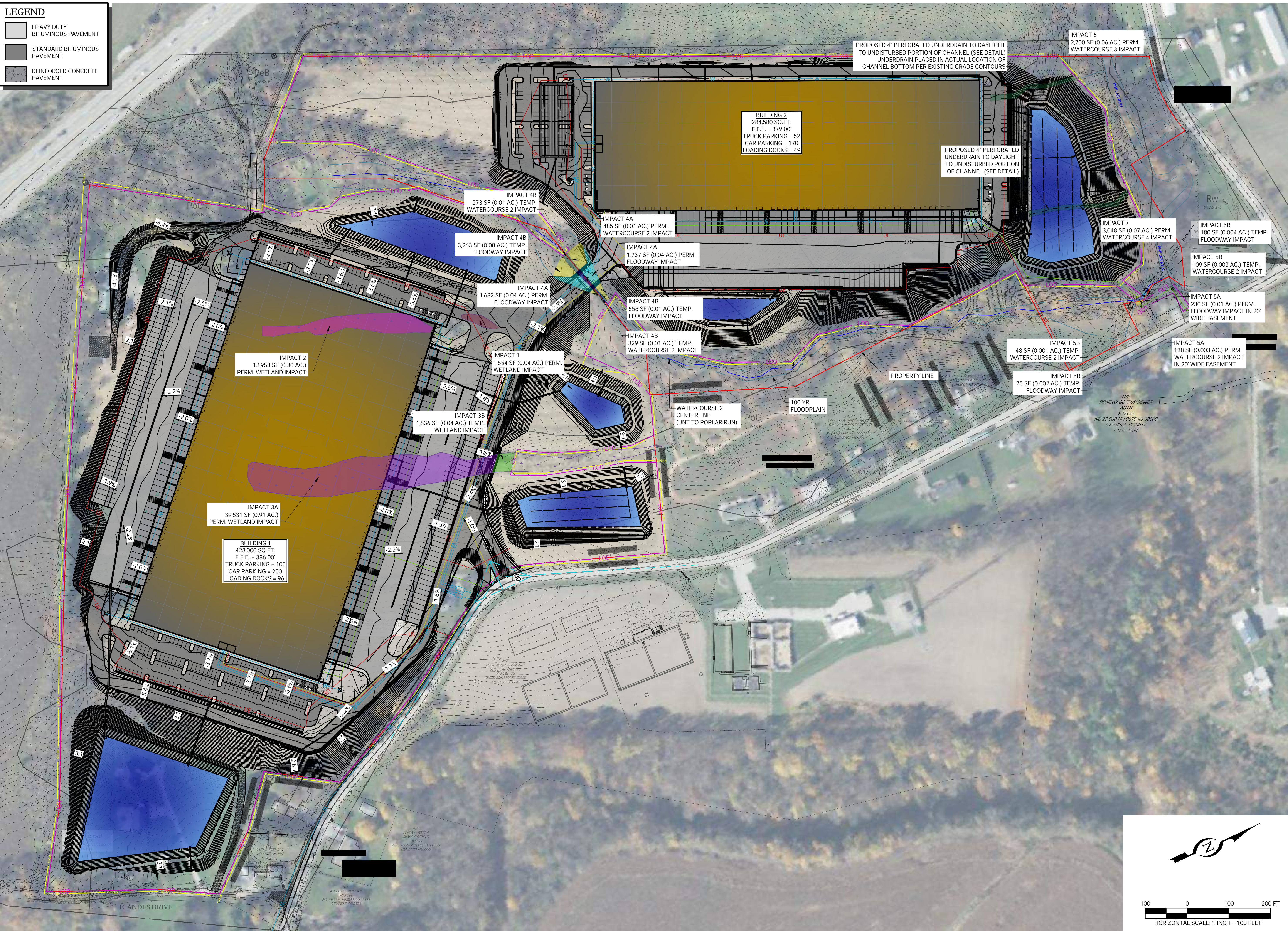
SHEET NO.

SWM1



# LEGEND

- HEAVY DUTY BITUMINOUS PAVEMENT
- STANDARD BITUMINOUS PAVEMENT
- REINFORCED CONCRETE PAVEMENT



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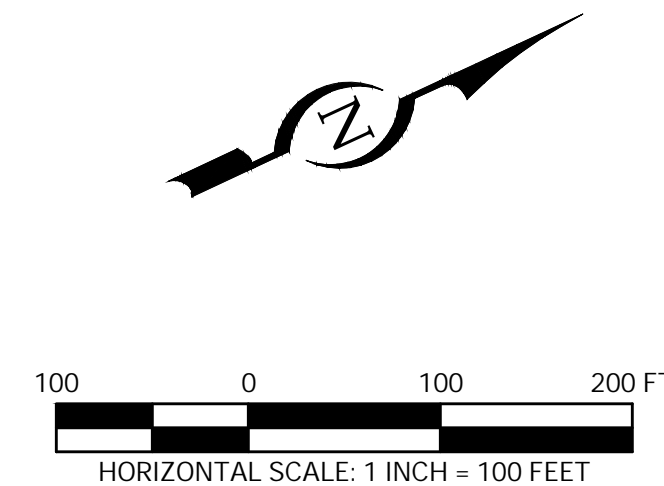
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PARK**  
CONEWAGO  
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YORK  
COUNTY  
PENNSYLVANIA

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HOLDINGS LLC**  
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PHONE: 713.580.1100

SHEET TITLE  
**PERMIT  
BOUNDARY  
PLAN**

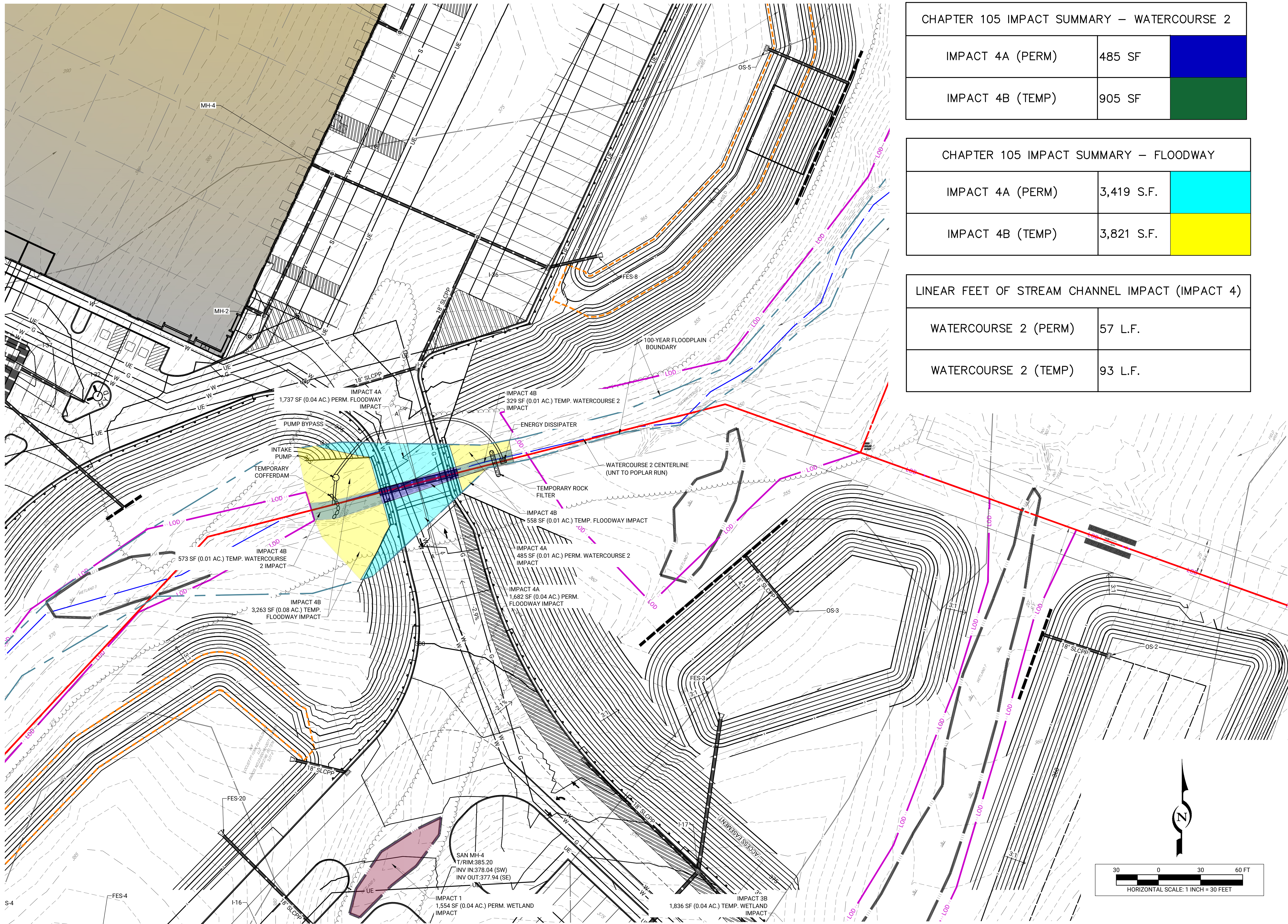
SHEET NO.  
**SWM2**











CHAPTER 105 IMPACT SUMMARY – WATERCOURSE 2		
IMPACT 4A (PERM)	485 SF	
IMPACT 4B (TEMP)	905 SF	

CHAPTER 105 IMPACT SUMMARY – FLOODWAY		
IMPACT 4A (PERM)	3,419 S.F.	
IMPACT 4B (TEMP)	3,821 S.F.	

LINEAR FEET OF STREAM CHANNEL IMPACT (IMPACT 4)	
WATERCOURSE 2 (PERM)	57 L.F.
WATERCOURSE 2 (TEMP)	93 L.F.

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REV	DATE	COMMENTS	ISSUE / REVISIONS
1	07/19/2023	REVISION 1 IMPACT PLAN SUBMISSION	MRM CMJ
0	06/21/2023	INITIAL IMPACT PLAN SUBMISSION	MRM CMJ

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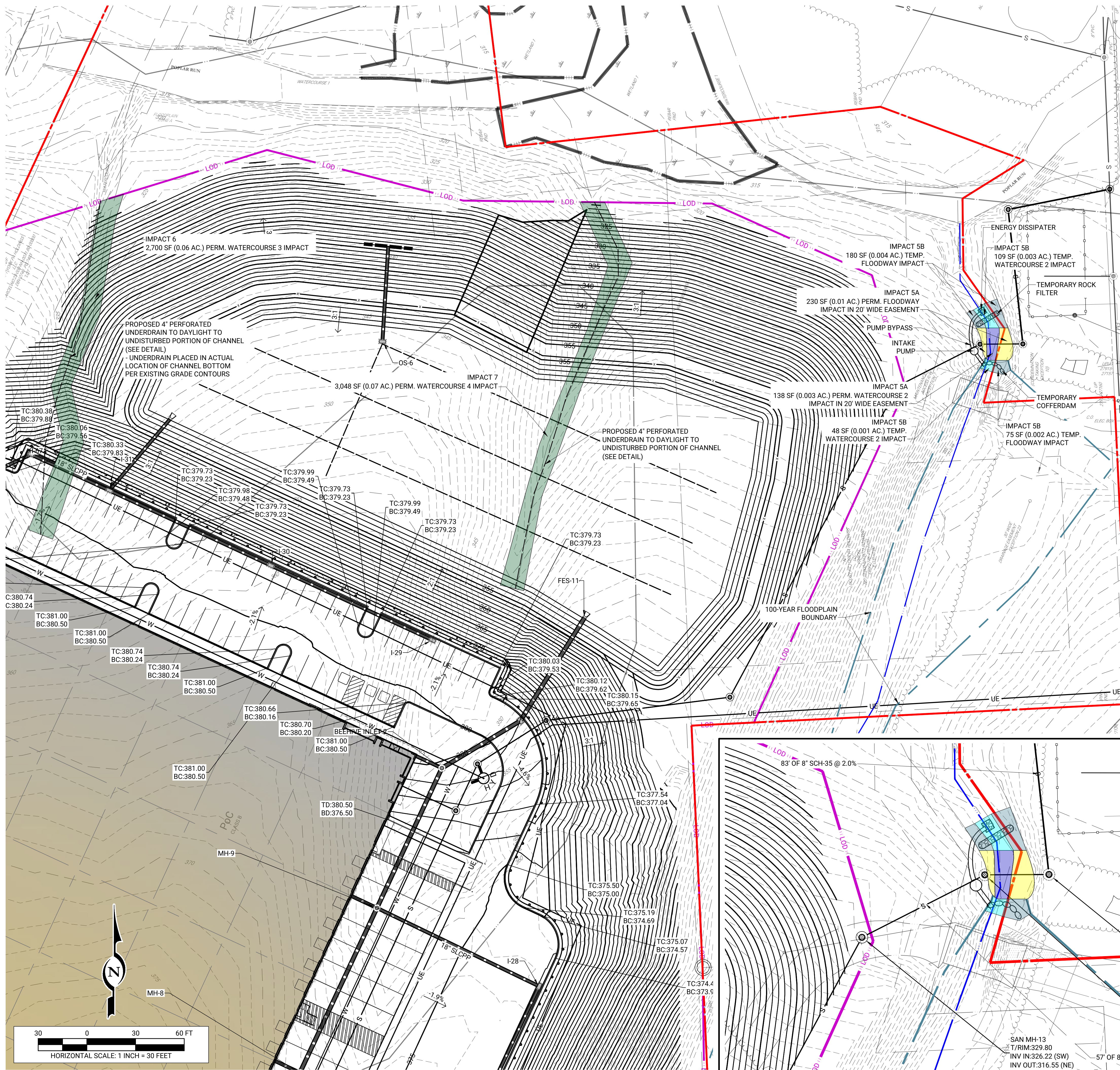
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SHEET TITLE  
**105 IMPACT  
SUMMARY  
PR. CULVERT**

SHEET NO.  
**EXH-1A**



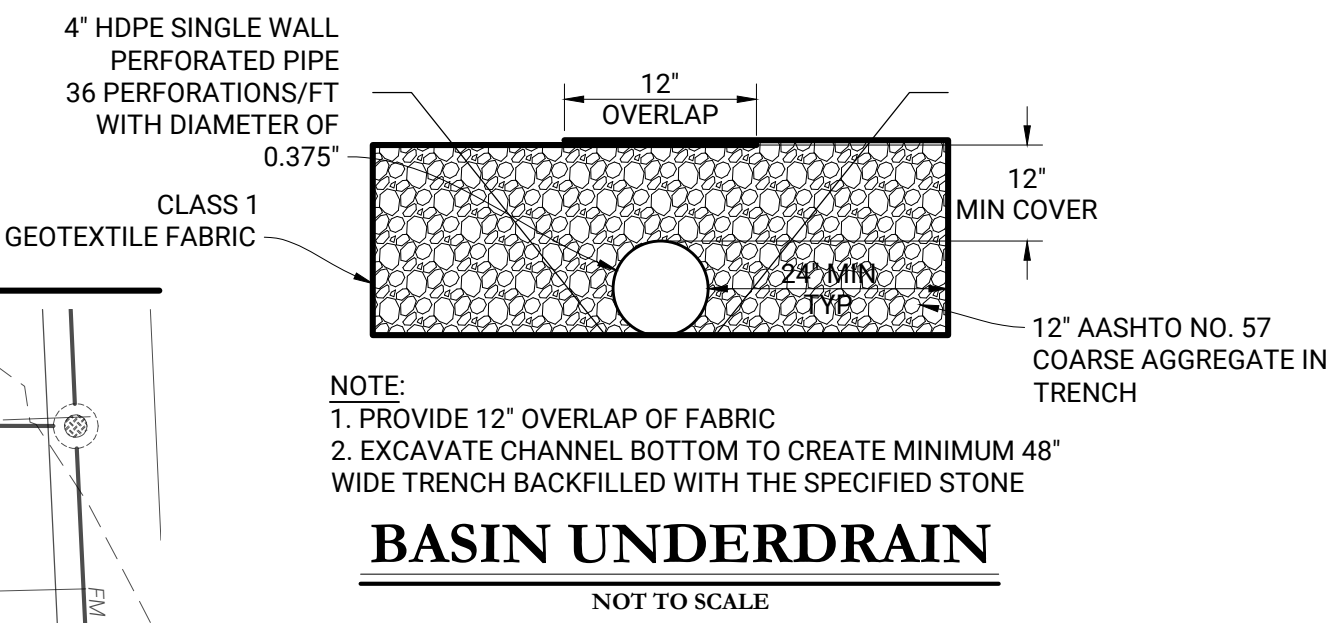


CHAPTER 105 IMPACT SUMMARY – WATERCOURSE 2		
IMPACT 5A (PERM) SANITARY SEWER UTILITY CROSSING	138 S.F.	
IMPACT 5B (TEMP) SANITARY SEWER UTILITY CROSSING	157 S.F.	

CHAPTER 105 IMPACT SUMMARY – FLOODWAY		
IMPACT 5A (PERM) SANITARY SEWER UTILITY CROSSING	230 S.F.	
IMPACT 5B (TEMP) SANITARY SEWER UTILITY CROSSING	255 S.F.	

CHAPTER 105 IMPACT SUMMARY – WATERCOURSE 3&4		
IMPACT 6 (PERM)	2,700 SF	
IMPACT 7 (PERM)	3,048 SF	

LINEAR FEET OF STREAM CHANNEL IMPACT (IMPACTS 5,6,7)	
WATERCOURSE 2	22 L.F.
WATERCOURSE 3	218 L.F.
WATERCOURSE 4	252 L.F.



REV	DATE	BY	CHKD	COMMENTS
1	07/19/2023	MRM	CMJ	REVISION 1 IMPACTS PLAN SUBMISSION
0	06/21/2023	MRM	CMJ	INITIAL IMPACTS PLAN SUBMISSION

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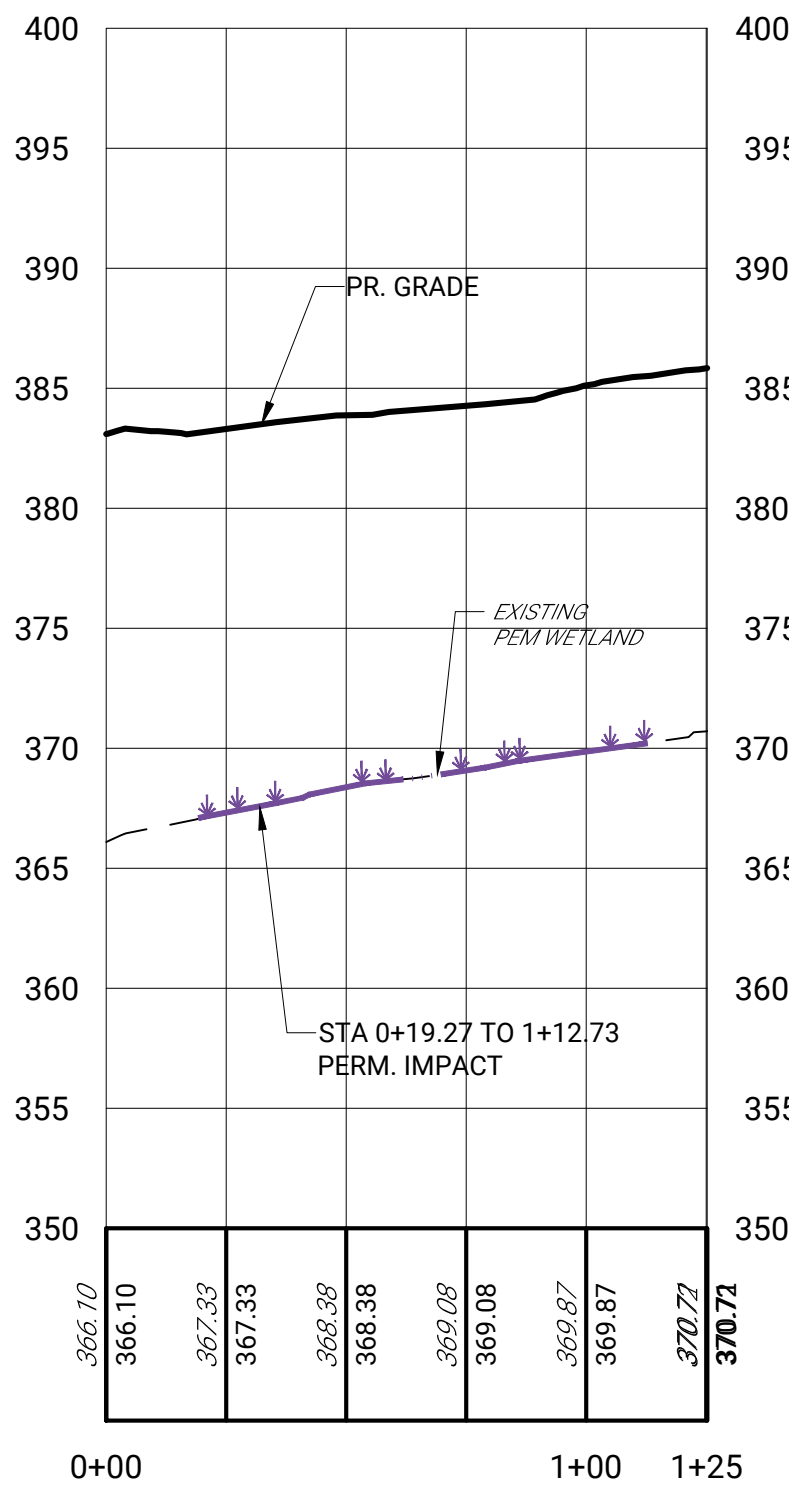
PROJECT  
**HANOVER  
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PARK**  
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CLIENT  
**LOCUST POINT  
YORK PA  
HOLDINGS LLC**  
1780 S. POST OAK LANE  
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PHONE: 713.580.1100

SHEET TITLE  
**105 IMPACT  
SUMMARY**

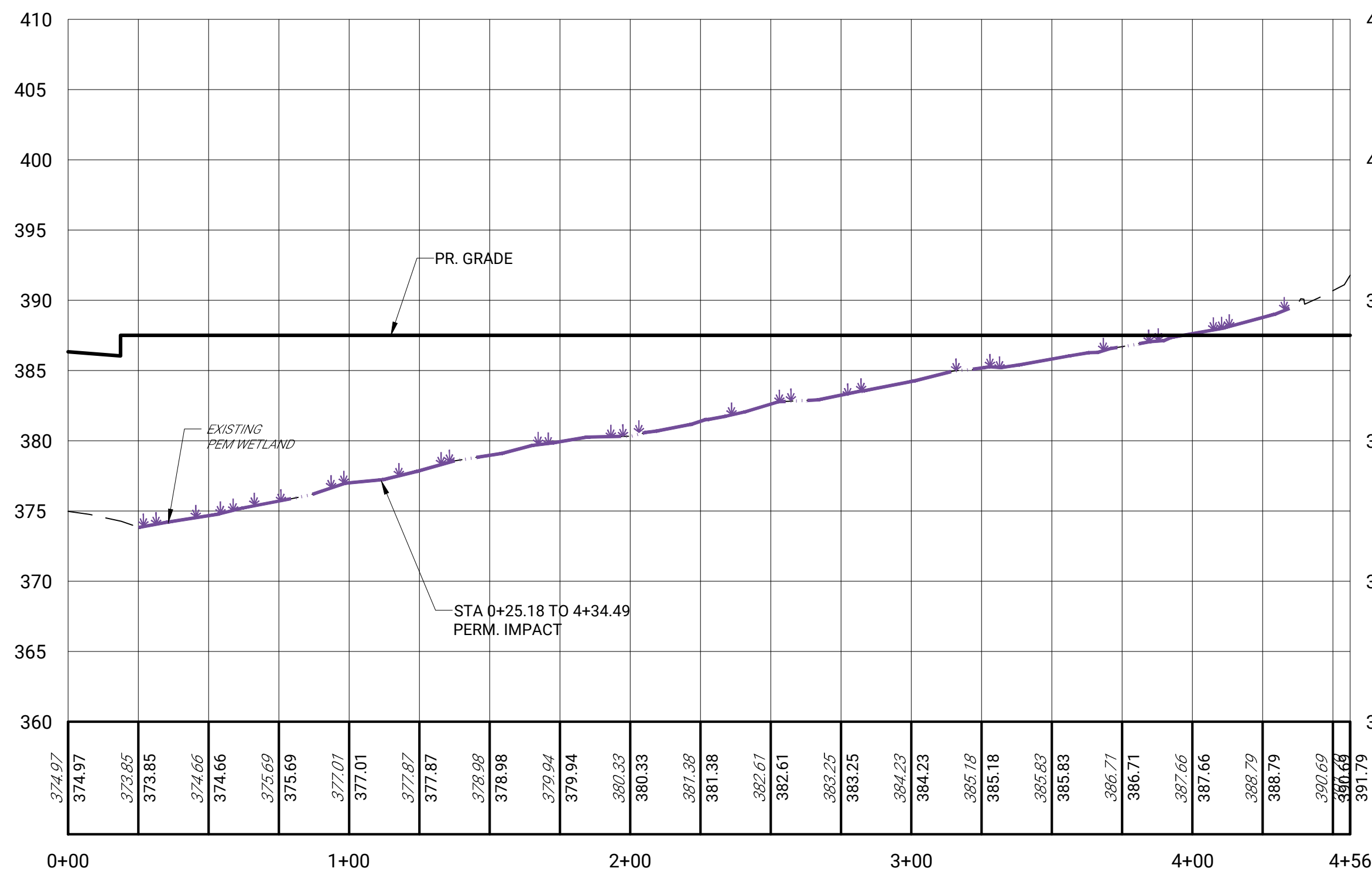
SHEET NO.  
**EXH-1B**





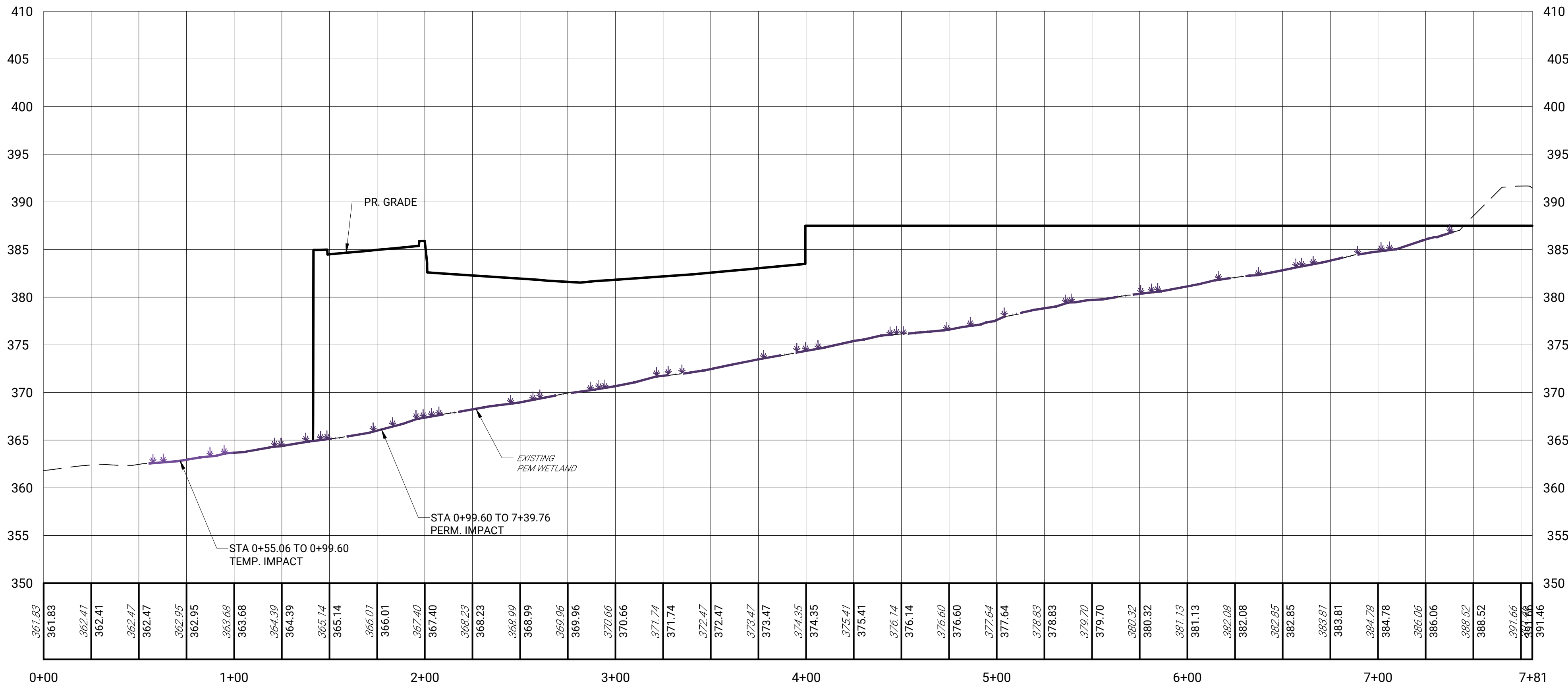
IMPACT 1 WETLAND PROFILE

1" = 40' H  
1" = 5' V



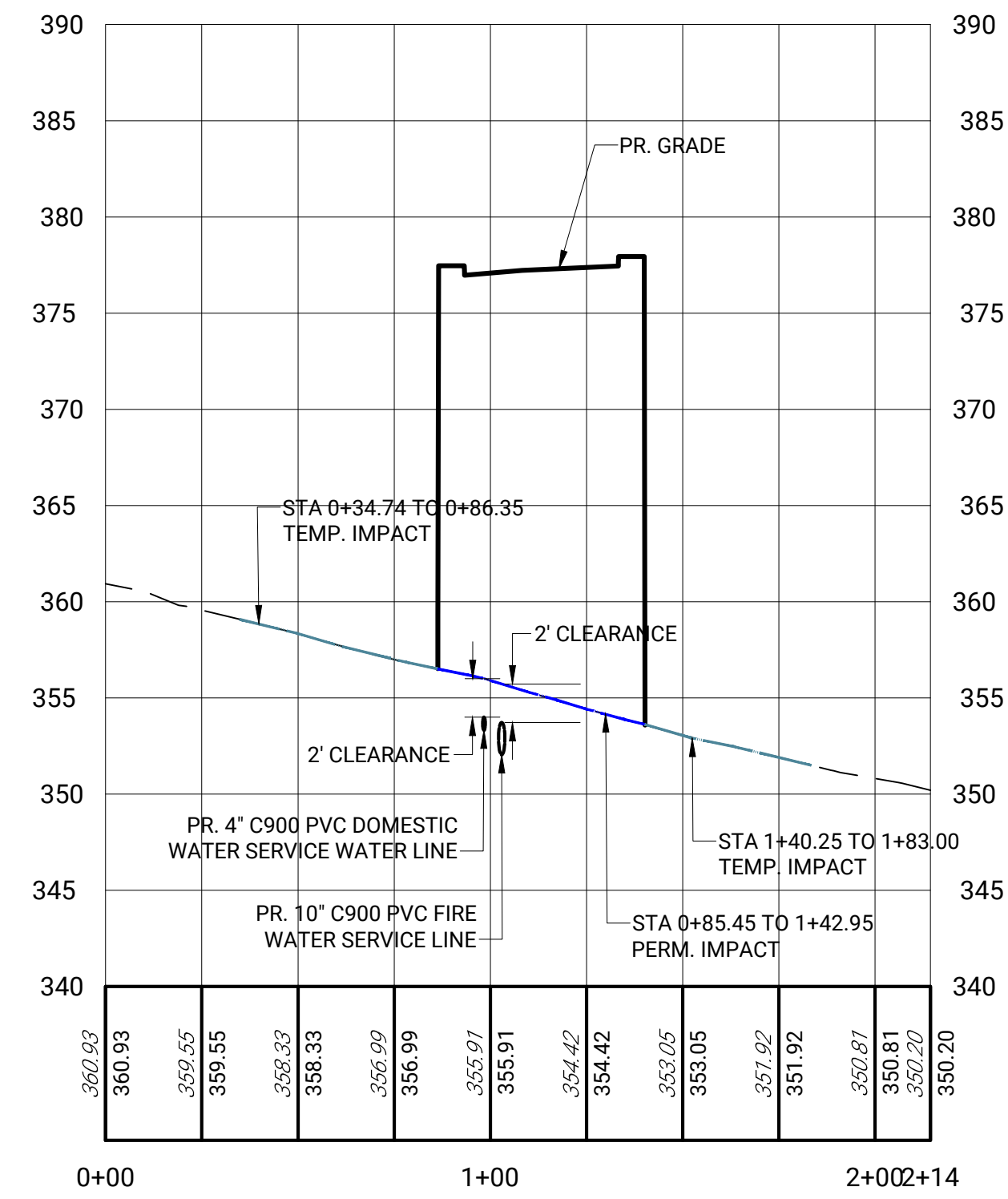
IMPACT 2 WETLAND PROFILE

1" = 40' H  
1" = 5' V



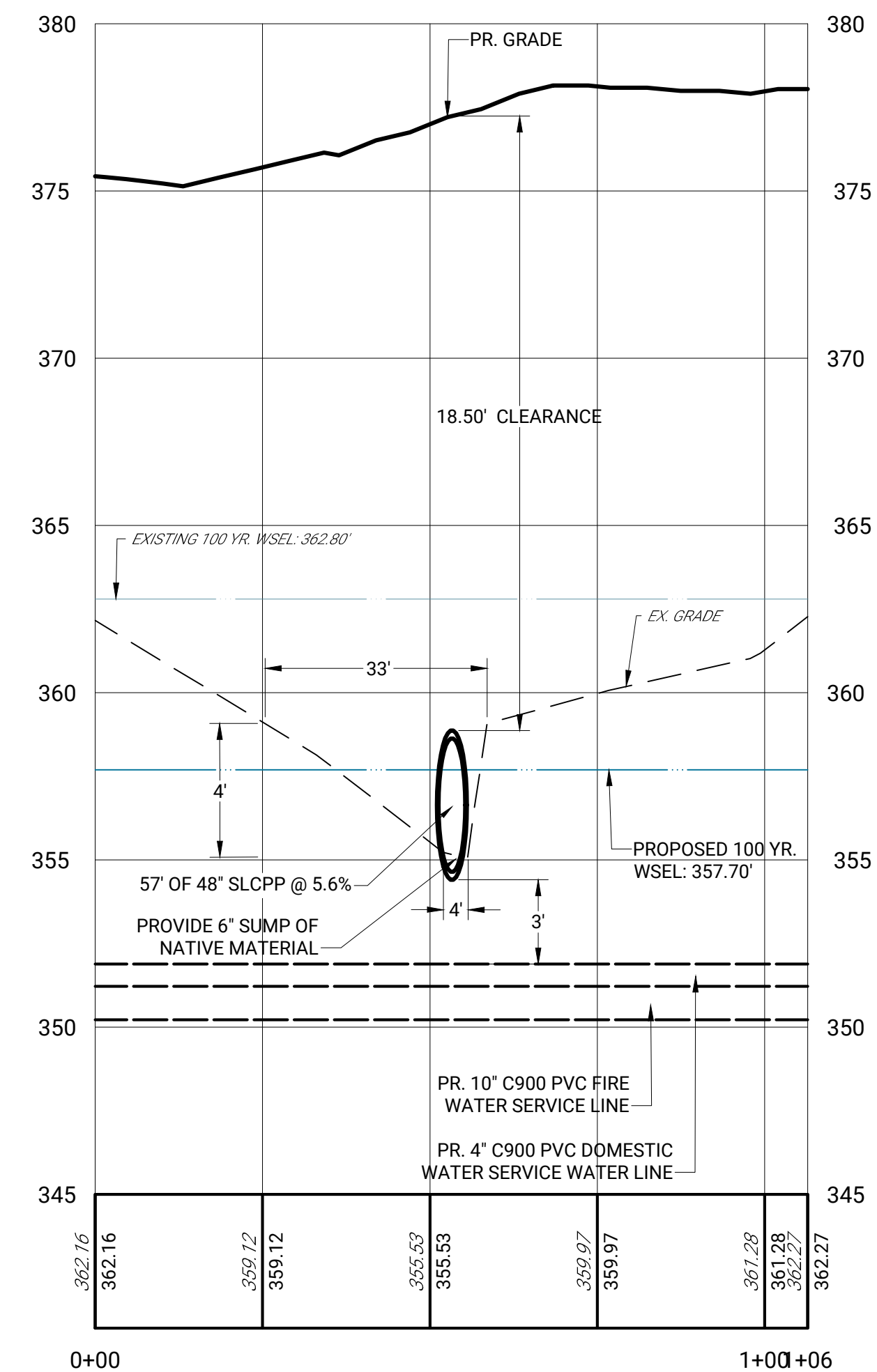
IMPACT 3 WETLAND PROFILE

1" = 40' H  
1" = 5' V



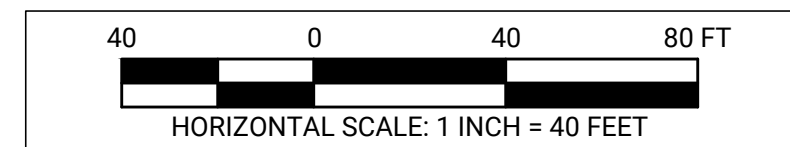
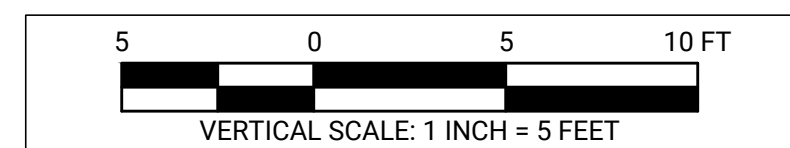
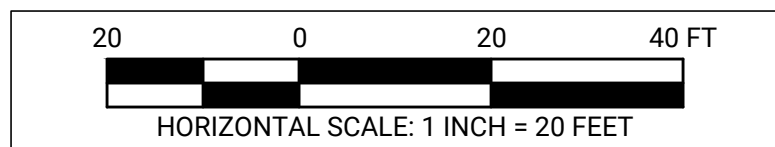
IMPACT 4 WATERCOURSE 2 PROFILE

1" = 40' H  
1" = 5' V



PR. CULVERT SECTION A-A PROFILE

1" = 20' H  
1" = 5' V



REV	DATE	BY	CHKD	COMMENTS
1	07/19/2023	MRM	CMJ	REVISION 1 IMPACTS PLAN SUBMISSION
0	06/21/2023	MRM	CMJ	INITIAL IMPACTS PLAN SUBMISSION

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PROJECT No:	1190-01
DATE:	MARCH 18, 2023
SCALE:	AS SHOWN
DRAWN BY:	MRM
CHECKED BY:	CMJ

PROJECT

HANOVER  
LOCUST POINT  
INDUSTRIAL  
PARK  
CONEWAGO  
TOWNSHIP  
YORK  
COUNTY  
PENNSYLVANIA

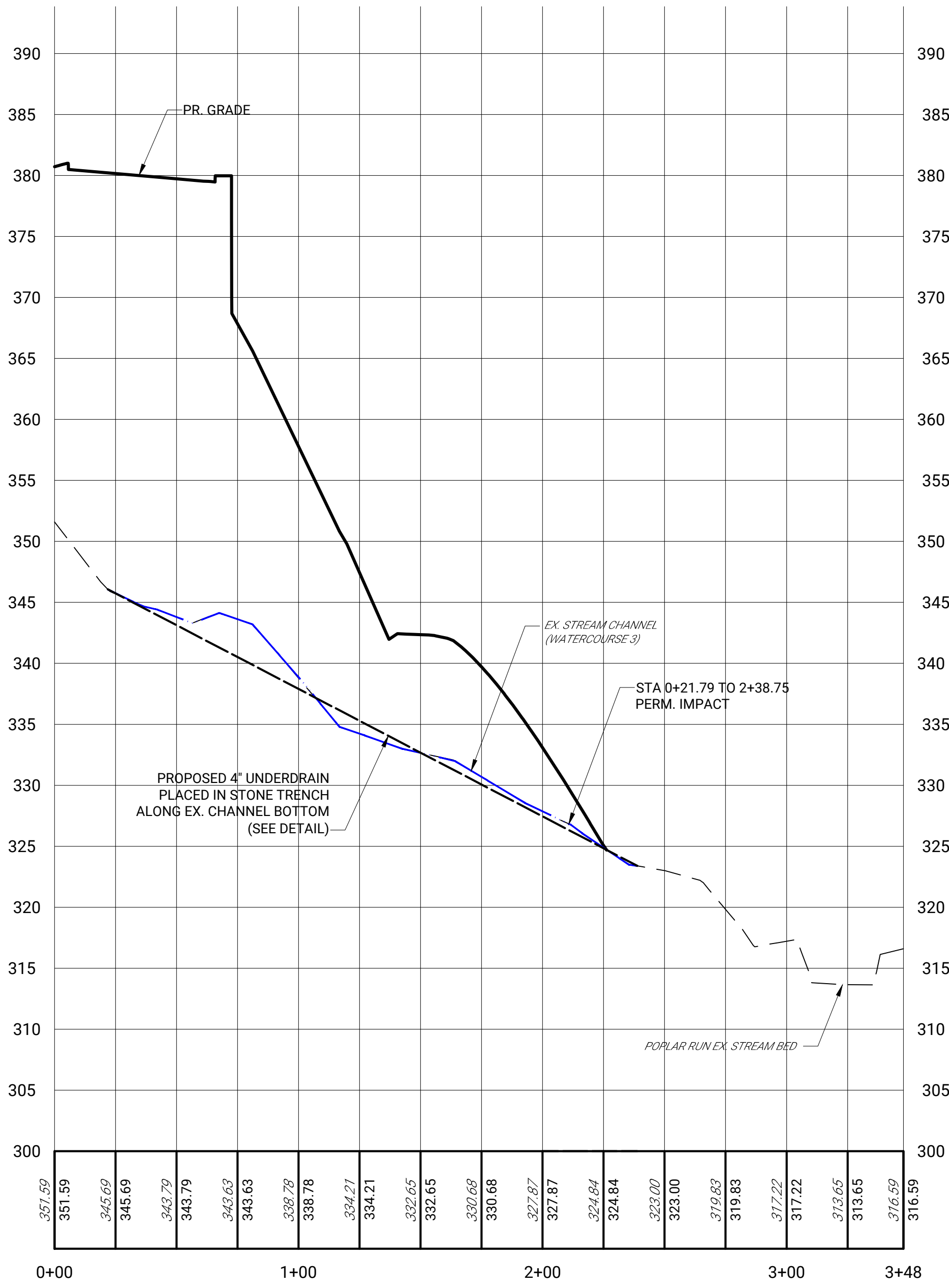
CLIENT  
LOCUST POINT  
YORK PA  
HOLDINGS LLC  
1780 S.POST OAK LANE  
HOUSTON, TX 77056  
PHONE: 713.580.1100

SHEET TITLE

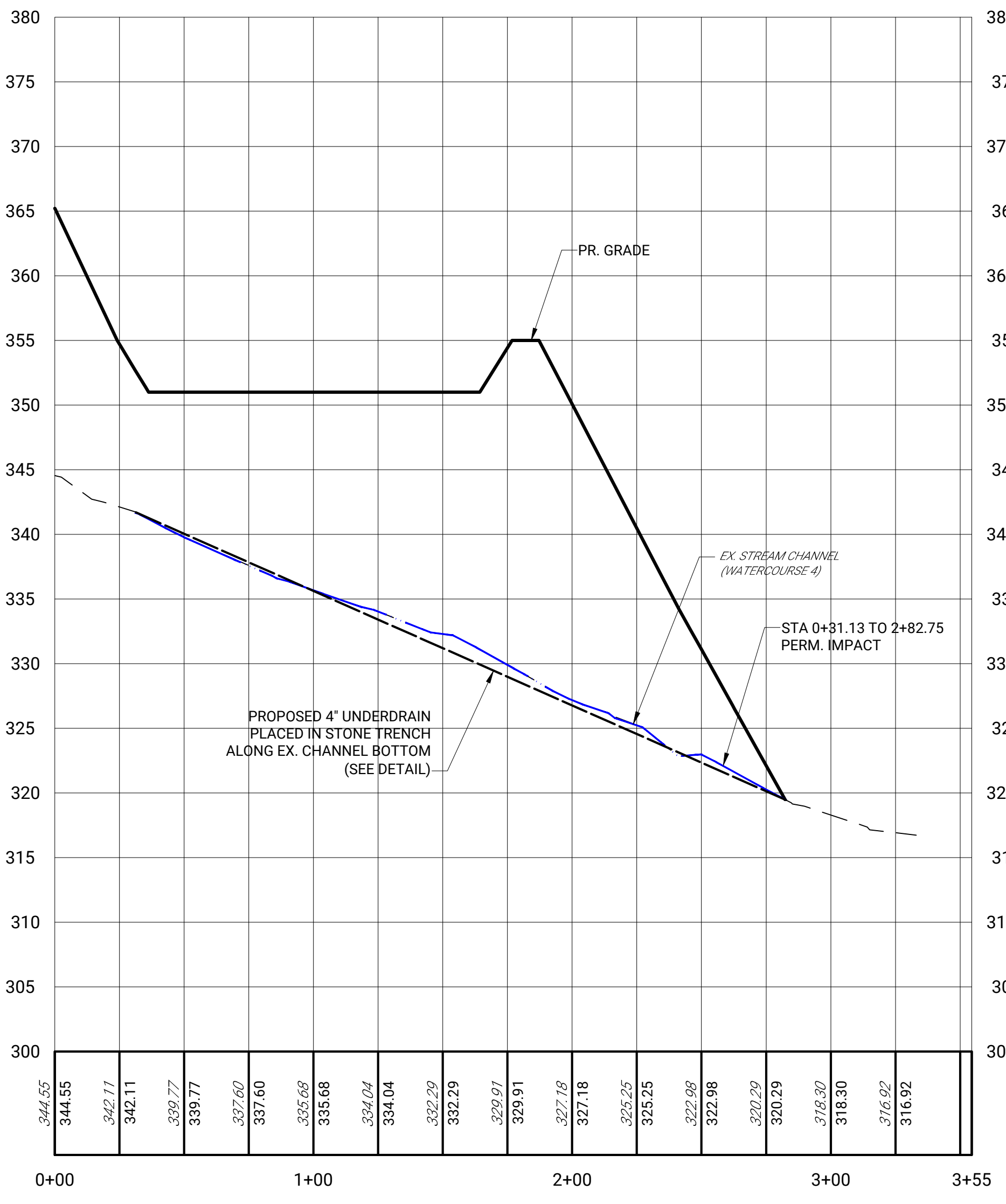
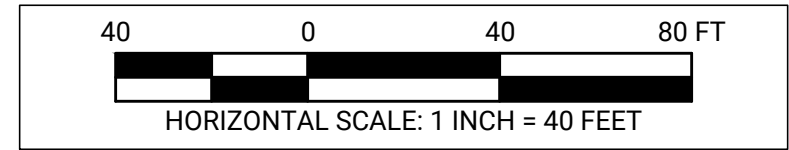
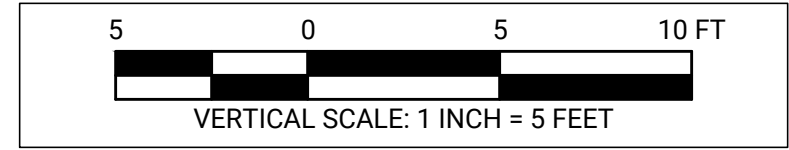
IMPACT AREA  
PROFILES &  
SECTION VIEW

SHEET NO.

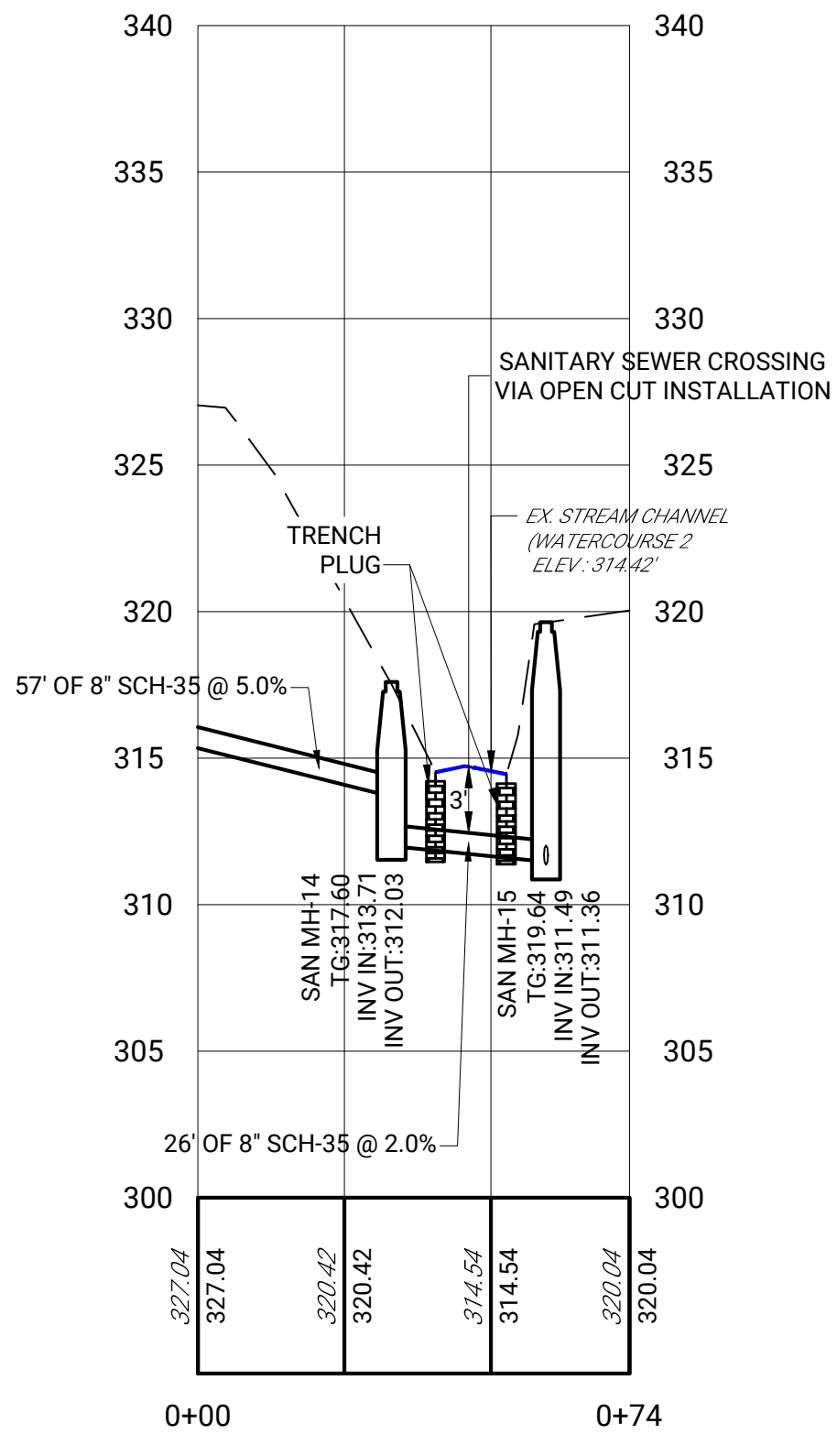
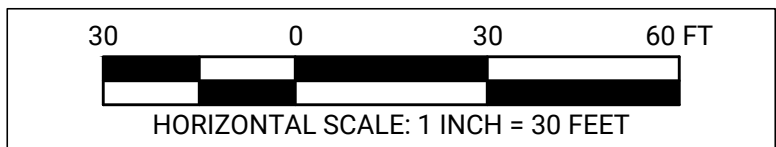
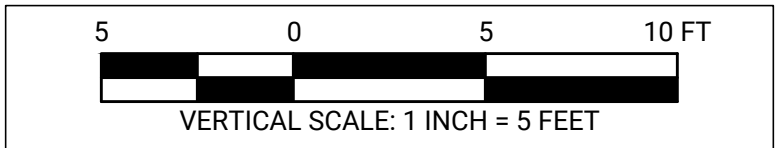
EXH-1C



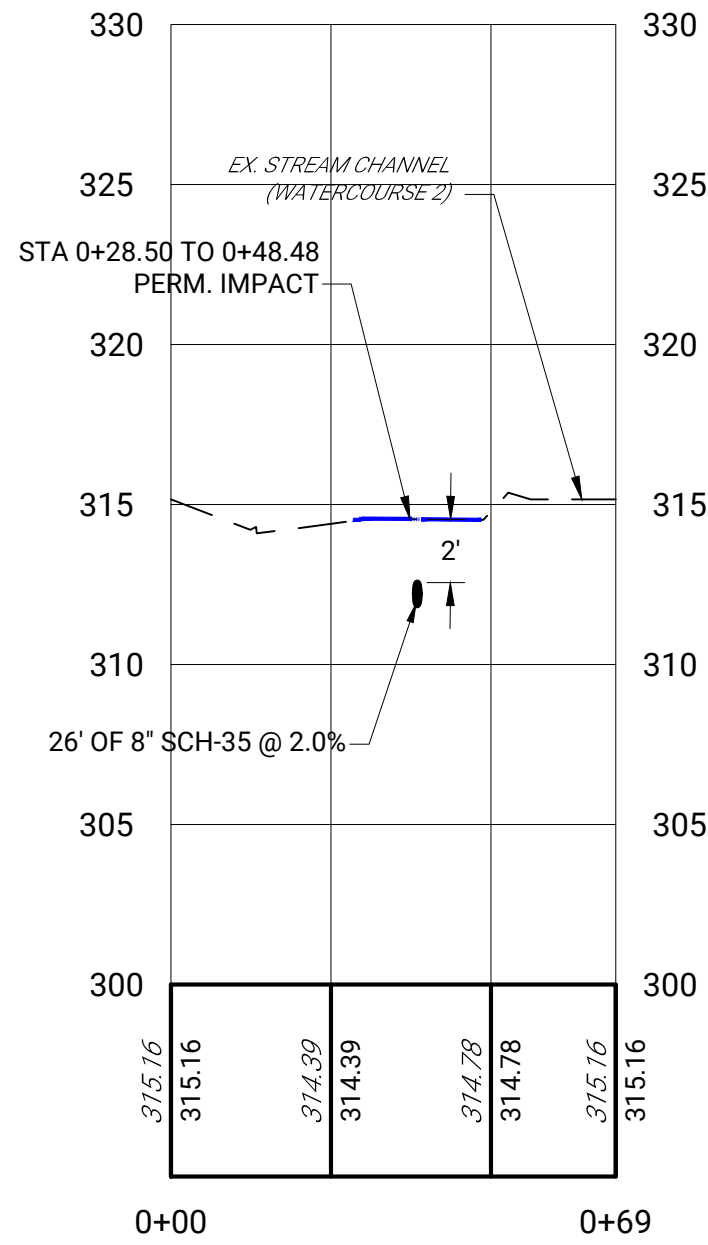
IMPACT 6 WATERCOURSE 3 PROFILE



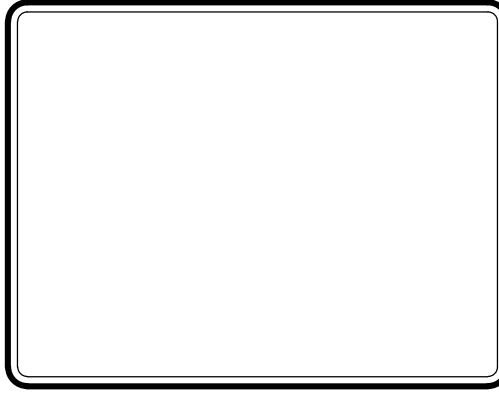
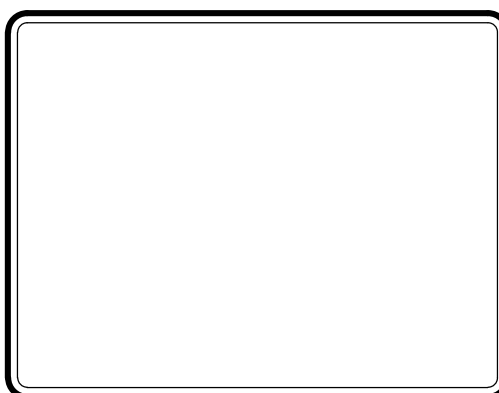
IMPACT 7 WATERCOURSE 4 PROFILE



IMPACT 5 WATERCOURSE 2 UTILITY CROSSING ALTERNATE VIEW PROFILE



IMPACT 5 WATERCOURSE 2 UTILITY CROSSING PROFILE



REV	DATE	COMMENTS	ISSUE / REVISIONS
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0	06/21/2023	INITIAL IMPDES PLAN SUBMISSION	CMJ

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PROJECT No:	1199-01
DATE:	MARCH 18, 2023
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CONEWAGO

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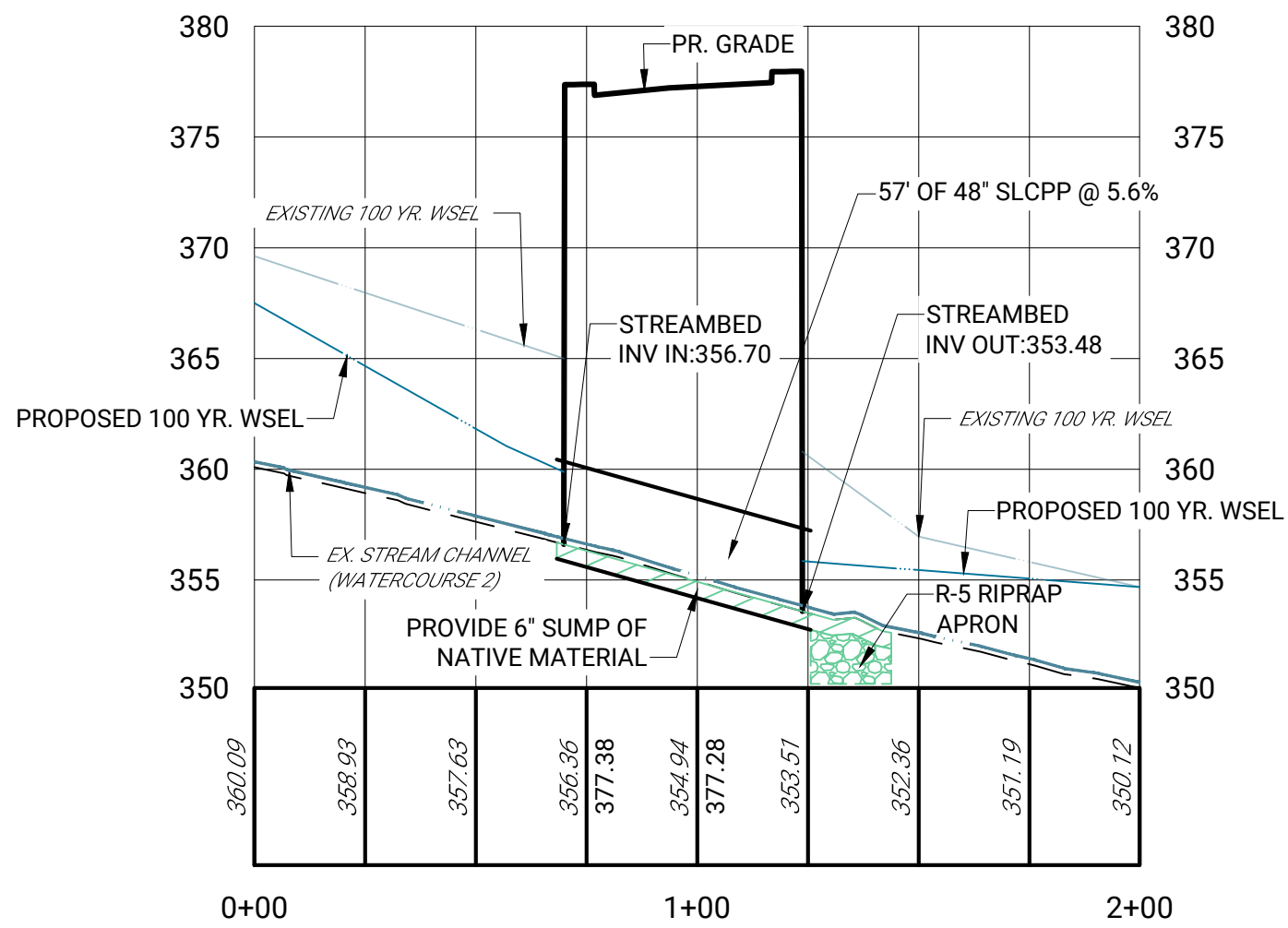
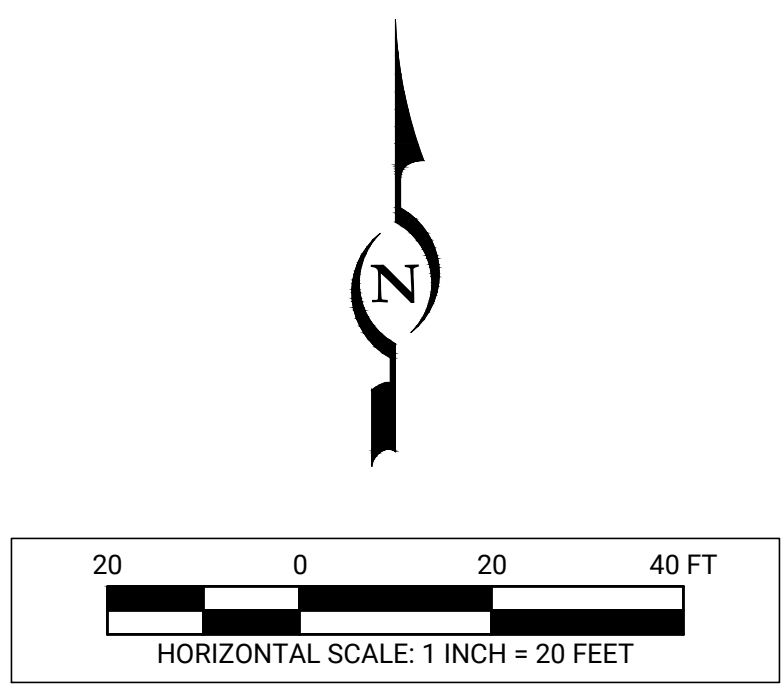
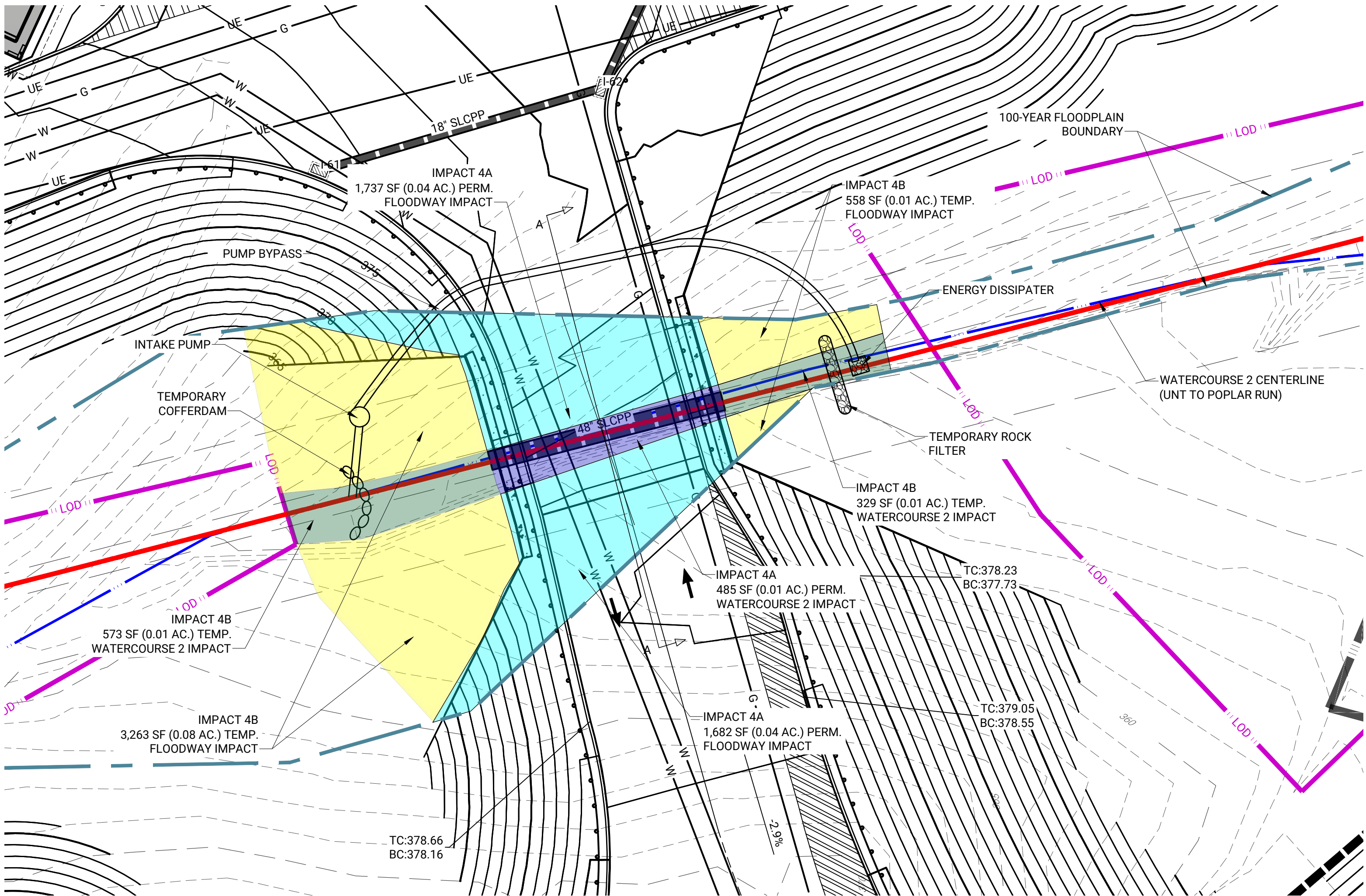
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IMPACT AREA  
PROFILES

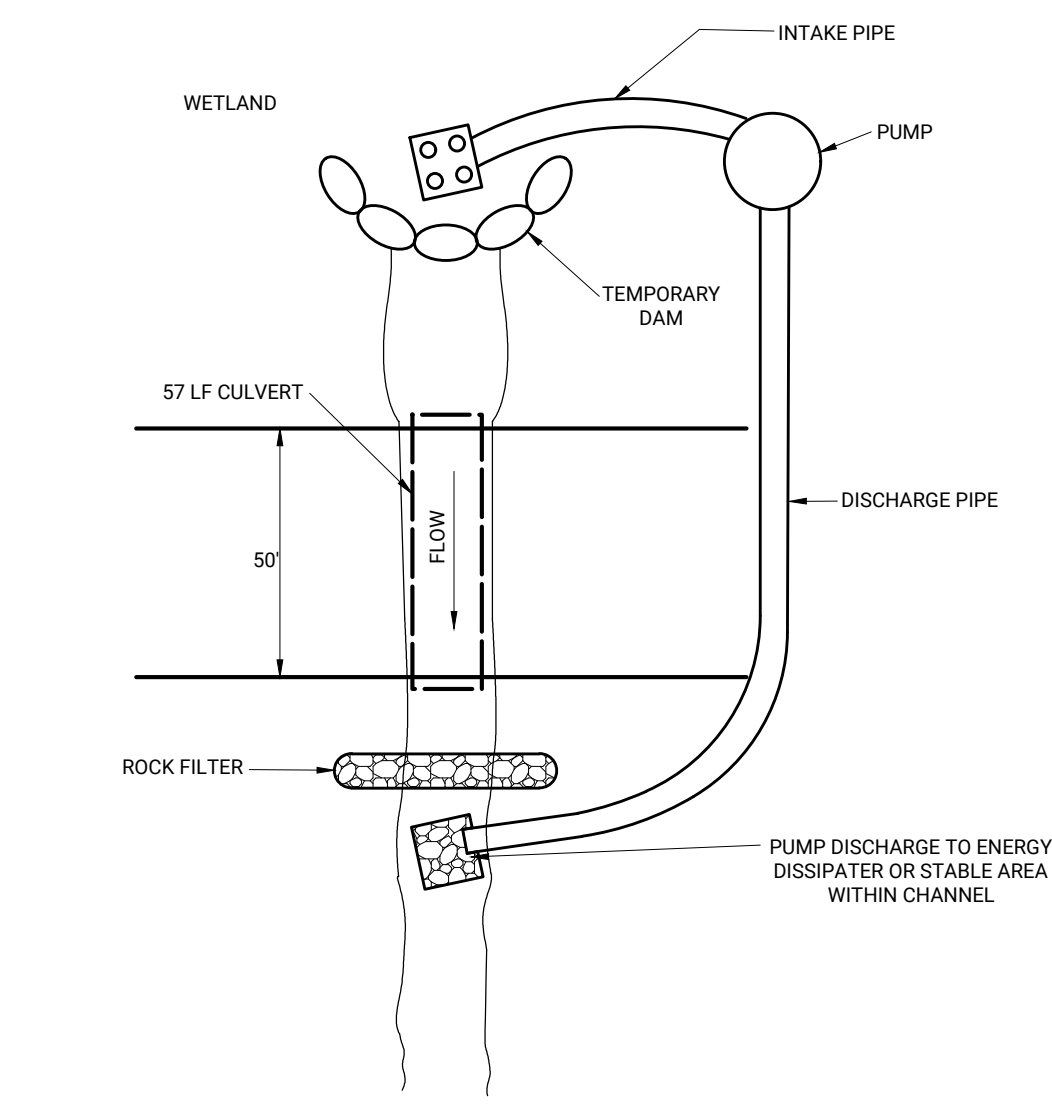
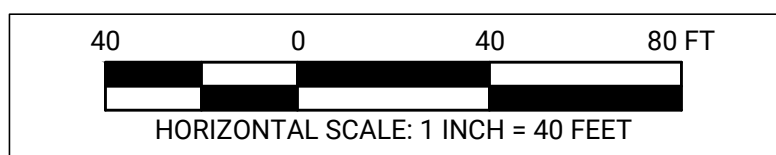
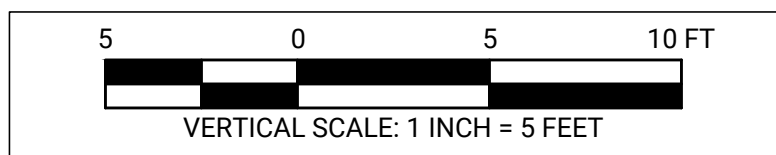
SHEET NO.

EXH-1D





PR. CULVERT PROFILE



TEMPORARY COFFERDAM AND PUMP BYPASS AROUND IN-CHANNEL WORK AREA

NOT TO SCALE

PLAN TEXT	EXISTING	PROPOSED
CONTOUR LINE-MAJOR	100	100
CONTOUR LINE-MINOR		
EASEMENT LINE		
EDGE OF PAVEMENT		
CONCRETE		
CONCRETE CURB		
STORM SEWER		
WETLAND BOUNDARY		
PROPERTY LINE		
UNDERGROUND ELECTRIC		
GAS MAIN/VALVE		
WATER MAIN/VALVE		
SANITARY SEWER		
LIMIT OF DISTURBANCE		LOD
FLOODPLAIN BOUNDARY		

NOTE:

THE PURPOSE OF THIS JOINT PERMIT PLAN IS TO CONSTRUCT A 48" CULVERT TO PROVIDE ADEQUATE DRAINAGE OF STORMWATER ALONG A UNT TO POPLAR RUN (WATERCOURSE 2). THE PROPOSED CONSTRUCTION ACTIVITY PERTAINING TO THIS JOINT PERMIT IS PART OF A LARGER, 2 LOT PLAN FOR WAREHOUSE BUILDINGS AS WELL AS A MULTI-LOT CONSOLIDATION PLAN.

IMPACTS:

PERM. STREAM IMPACT: 485 SQ.FT.

TEMP. STREAM IMPACT: 905 SQ. FT.

PERM. FLOODWAY IMPACT: 3,419 SQ. FT.

TEMP. FLOODWAY IMPACT: 3,821 SQ. FT.

STREAM ENCLOSURE

DRAINAGE AREA = 58.7 AC.

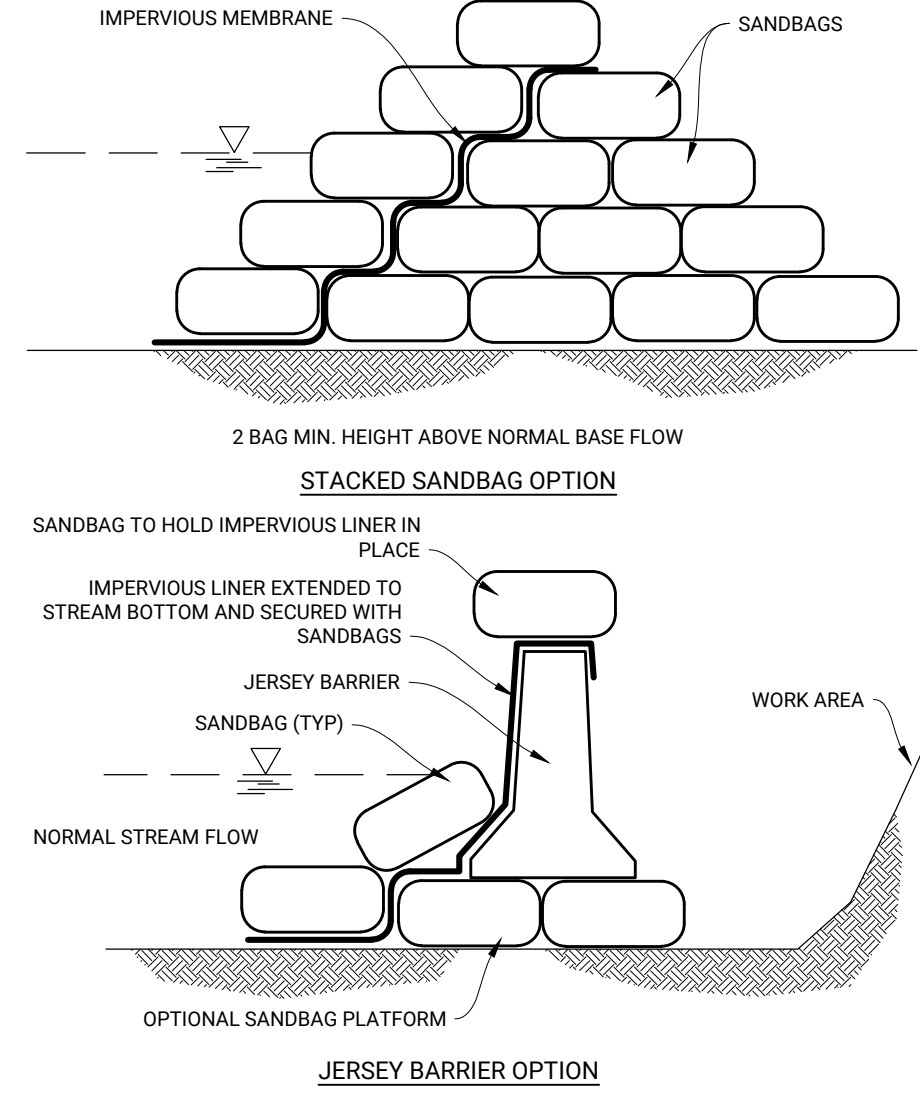
SPAN = 48 IN.

STREAM SLOPE = 5.6 %

DESIGN DISCHARGE = 146.05 CFS.

100 YR. FLOOD DISCHARGE = 146.05 CFS.

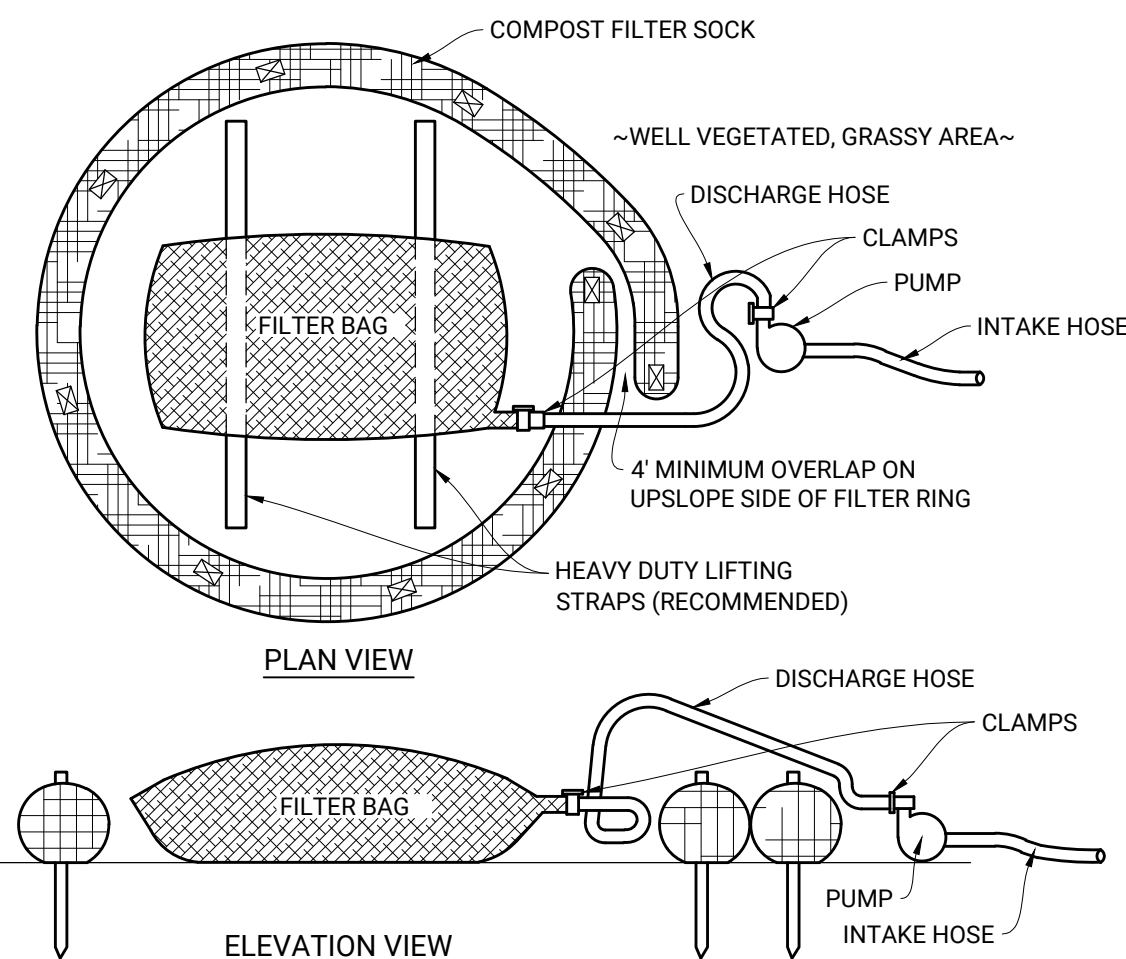
TOTAL LENGTH OF CULVERT = 57 LF



SANDBAG DIVERSION DAM OR COFFERDAM STANDARD CONSTRUCTION DETAIL 3-15

NOT TO SCALE

"I, CATHERINE A. PRINCE, P.E., DO HEREBY CERTIFY PURSUANT TO THE PENALTIES OF 18 Pa. C.S.A Sec. 4904 TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INFORMATION CONTAINED IN THE ACCOMPANYING PLANS, SPECIFICATIONS, AND REPORTS HAS BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE, IS TRUE AND CORRECT, AND IS IN CONFORMANCE WITH CHAPTER 105 OF THE RULES AND REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION."



NOTES:

LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE WELL VEGETATED, GRASSY AREA

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS, WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%, FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

PUMPED WATER FILTER BAG (SCD #3-16)

NOT TO SCALE



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DATE: MARCH 18, 2023  
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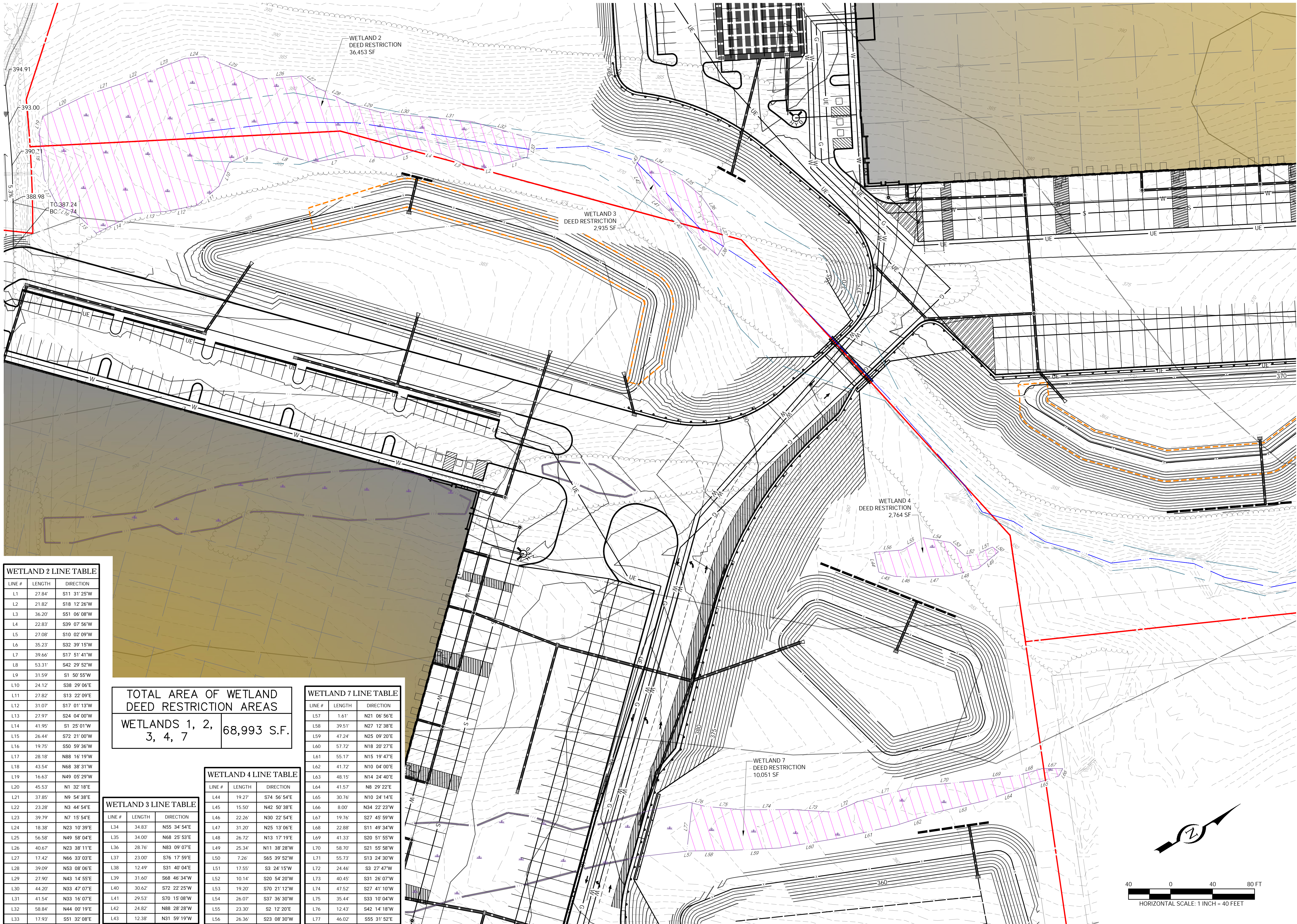
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HOUSTON, TX 77056  
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SHEET TITLE  
E&S CONTROL  
AND SITE  
SPECIFIC JOINT  
PERMIT PLAN

SHEET NO.  
EXH-2





WETLAND 2 LINE TABLE

LINE #	LENGTH	DIRECTION
L1	27.84'	S11 31° 25' W
L2	21.82'	S18 12° 26' W
L3	36.20'	S51 06° 08' W
L4	22.83'	S39 07° 56' W
L5	27.08'	S10 02° 09' W
L6	35.23'	S32 39° 15' W
L7	39.66'	S17 51° 41' W
L8	53.31'	S42 29° 52' W
L9	31.59'	S1 50° 55' W
L10	24.12'	S38 29° 06' E
L11	27.82'	S13 22° 09' E
L12	31.07'	S17 01° 13' W
L13	27.97'	S24 04° 00' W
L14	41.95'	S1 25° 01' W
L15	26.44'	S72 21° 00' W
L16	19.75'	S50 59° 36' W
L17	28.18'	N88 16° 19' W
L18	43.54'	N68 38° 31' W
L19	16.63'	N49 05° 29' W
L20	45.53'	N1 32° 18' E
L21	37.85'	N9 54° 38' E
L22	23.28'	N3 44° 54' E
L23	39.79'	N7 15° 54' E
L24	18.38'	N23 10° 39' E
L25	56.58'	N49 58° 04' E
L26	40.67'	N23 38° 11' E
L27	17.42'	N66 33° 03' E
L28	39.09'	N53 08° 06' E
L29	27.90'	N43 14° 55' E
L30	44.20'	N33 47° 07' E
L31	41.54'	N33 16° 07' E
L32	58.84'	N44 00° 19' E
L33	17.93'	S51 32° 08' E

TOTAL AREA OF WETLAND  
DEED RESTRICTION AREAS  
WETLANDS 1, 2,  
3, 4, 7 68,993 S.F.

WETLAND 3 LINE TABLE

LINE #	LENGTH	DIRECTION
L34	34.83'	N55 34° 54' E
L35	34.00'	N68 25° 53' E
L36	28.76'	N83 09° 07' E
L37	23.00'	S76 17° 59' E
L38	12.49'	S31 40° 04' E
L39	31.60'	S68 46° 34' W
L40	30.62'	S72 22° 25' W
L41	29.53'	S70 15° 08' W
L42	24.82'	N88 28° 28' W
L43	12.38'	N31 59° 19' W

WETLAND 4 LINE TABLE

LINE #	LENGTH	DIRECTION
L44	19.27'	S74 56° 54' E
L45	15.50'	N42 50° 38' E
L46	22.26'	N30 22° 54' E
L47	31.20'	N25 13° 06' E
L48	26.72'	N13 17° 19' E
L49	25.34'	N11 38° 28' W
L50	7.26'	S65 39° 52' W
L51	17.55'	S3 24° 15' W
L52	10.14'	S20 54° 20' W
L53	19.20'	S70 21° 12' W
L54	26.07'	S37 36° 30' W
L55	23.30'	S2 12° 20' E
L56	26.36'	S23 08° 30' W

WETLAND 7 LINE TABLE

LINE #	LENGTH	DIRECTION
L57	1.61'	N21 06° 56' E
L58	39.51'	N27 12° 38' E
L59	47.24'	N25 09° 20' E
L60	57.72'	N18 20° 27' E
L61	55.17'	N15 19° 47' E
L62	41.72'	N10 04° 00' E
L63	48.15'	N14 24° 40' E
L64	41.57'	N8 29° 22' E
L65	30.76'	N10 24° 14' E
L66	8.00'	N34 22° 23' W
L67	19.76'	S27 45° 59' W
L68	22.88'	S11 49° 34' W
L69	41.33'	S20 51° 55' W
L70	58.70'	S21 55° 58' W
L71	55.73'	S13 24° 30' W
L72	24.46'	S3 27° 47' W
L73	40.45'	S31 26° 07' W
L74	47.52'	S27 41° 10' W
L75	35.44'	S33 10° 04' W
L76	12.43'	S42 14° 18' W
L77	46.02'	S55 31° 52' E

REV	DATE	COMMENTS	ISSUE / REVISIONS
1	07/19/2023	REVISION 1 NIPDES PLAN SUBMISSION	CMJ
0	06/21/2023	INITIAL NIPDES PLAN SUBMISSION	MRM

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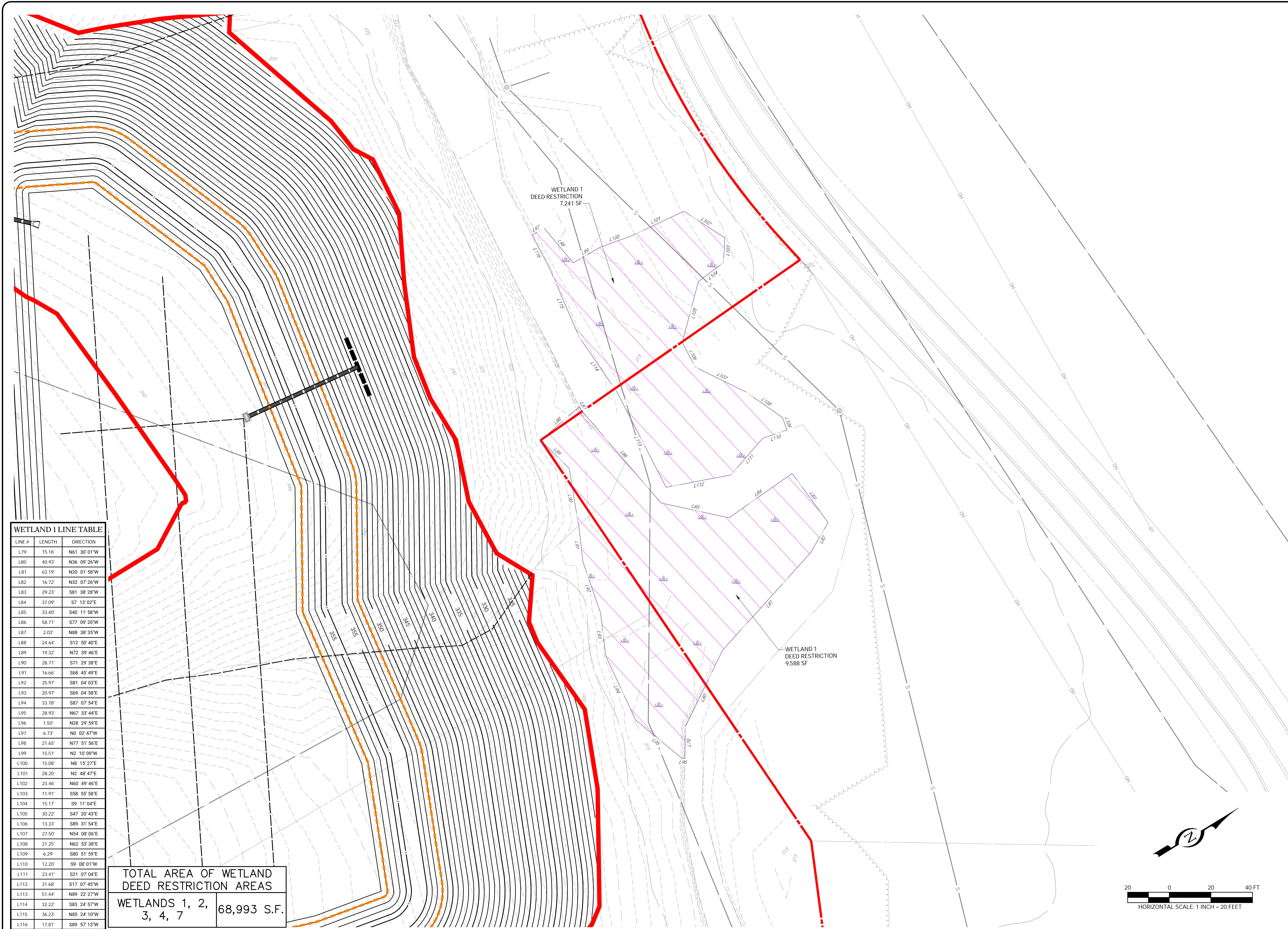
PROJECT  
**HANOVER  
LOCUST POINT  
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PARK**  
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YORK  
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CLIENT  
**LOCUST POINT  
YORK PA  
HOLDINGS LLC**  
1780 S. POST OAK LANE  
HOUSTON, TX 77056  
PHONE: 713.580.1100

SHEET TITLE  
**WETLAND DEED  
RESTRICTION**

SHEET NO.  
**DR-1**





WETLAND 1 LINE TABLE		
LINE #	LENGTH	DIRECTION
L79	15.16'	N61 30°01'W
L80	40.93'	N36 09°26'W
L81	63.19'	N20 01°58'W
L82	16.72'	N32 07°26'W
L83	29.23'	S81 38°28'W
L84	37.09'	S7 13°02'E
L85	33.40'	S40 11°58'W
L86	58.71'	S77 09°20'W
L87	2.03'	N88 38°35'W
L88	24.64'	S12 50°40'E
L89	19.32'	N72 39°46'E
L90	28.71'	S71 29°38'E
L91	16.66'	S68 45°49'E
L92	25.97'	S81 04°03'E
L93	20.97'	S69 04°58'E
L94	33.78'	S87 07°54'E
L95	28.93'	N67 33°44'E
L96	1.50'	N28 29°59'E
L97	6.73'	N0 02°47'W
L98	21.65'	N77 51°56'E
L99	15.51'	N2 10°09'W
L100	15.08'	N8 15°27'E
L101	28.20'	N2 48°47'E
L102	23.46'	N60 49°46'E
L103	11.91'	S58 55°58'E
L104	15.17'	S9 11°04'E
L105	30.22'	S47 20°43'E
L106	13.33'	S89 31°54'E
L107	27.50'	N54 08°06'E
L108	21.25'	N62 53°38'E
L109	6.29'	S80 51°59'E
L110	12.20'	S9 08°01'W
L111	23.41'	S21 07°04'E
L112	31.68'	S17 07°45'W
L113	51.44'	N89 22°27'W
L114	32.22'	S83 24°57'W
L115	36.23'	N85 24°10'W
L116	17.81'	S89 57°13'W

TOTAL AREA OF WETLAND  
DEED RESTRICTION AREAS

WETLANDS 1, 2, 3, 4, 7	68,993 S.F.
---------------------------	-------------

WETLAND 1  
DEED RESTRICTION  
7,241 SF

WETLAND 1  
DEED RESTRICTION  
9,588 SF

REVISION 1 NPDES PLAN SUBMISSION		INITIAL NPDES PLAN SUBMISSION		ISSUE / REVISIONS	
REV	DATE	COMMENTS	BY	CHKD	
1	07/19/2023	REVISION 1 NPDES PLAN SUBMISSION	MRM	CMJ	
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PROJECT

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SHEET TITLE

**WETLAND DEED  
RESTRICTION**

SHEET NO.

**DR-2**