

PRELIMINARY WETLAND DETERMINATION



GREINER TRACT ADDITIONAL PARCEL

STEEL WAY

MOUNT JOY TOWNSHIP, PENNSYLVANIA 17552

ECS PROJECT NO. 47:14225-C

FOR: LANDWORKS CIVIL DESIGN, LLC

DECEMBER 21, 2022





December 21, 2022

Mr. Jeramy Bittinger
Landworks Civil Design, LLC
1195 Virginia Avenue
York, Pennsylvania 17403

ECS Project No. 47:14225-C

Reference: Preliminary Wetland Determination, Greiner Tract Additional Parcel, Steel Way, Mount Joy Township, Lancaster County, Pennsylvania

Dear Mr. Bittinger:

ECS Mid-Atlantic, LLC (ECS) is pleased to provide you with the results of our Preliminary Waters of the U.S. Determination Report for the referenced site. ECS' services were provided in general accordance with ECS Proposal No. 47:26320-EP-EP authorized on December 14, 2022. A preliminary determination entails the gathering of appropriate secondary information including, but not limited to, USGS topographic maps, National Wetland Inventory (NWI) maps, county soils mapping, and aerial photography. Additionally, a site visit is made to evaluate if wetlands or other Waters of the U.S. are present. Some field data is gathered to make these determinations, but it is not adequate enough for submittal to the U.S. Army Corps of Engineers for confirmation, nor are the boundaries of such areas flagged.

If there are questions regarding this report, or a need for further information, please contact the undersigned.

Sincerely,

ECS Mid-Atlantic, LLC

Andrew Young
Project Manager
ayoung@ecslimited.com
717-767-4788

Ryan J. Croyle, REM
Environmental Principal
rcroyle@ecslimited.com
717-767-4788

1.0 PROPERTY DESCRIPTION

The subject property is located at Steel Way, Mount Joy Township, Lancaster County, Pennsylvania (Latitude: 40.144196 N, Longitude: -76.551050 W) (Figure 1). The site is identified by the Lancaster County GIS as a portion of Parcel No. 4611537900000. The site currently consists of field and a wooded area and is a proposed road access.

2.0 SECONDARY INFORMATION

Secondary information entails the background research and review of recorded data and mapping which have previously been prepared by government entities and are relevant to the project site. Resources include, but are not limited to, the following:

- U.S. Geological Survey (USGS) Topographic Map of the Elizabethtown, PA 2019 Quadrangle.
- USGS 3D Elevation Program.
- U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) Mapper.
- Federal Emergency Management Agency (FEMA) National Flood Hazard Layer.
- U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey.
- Available aerial photography and GIS data.

The USGS topographic map of the Elizabethtown, PA 2019 quadrangle and LiDAR data obtained from the USGS depicts an elevation range of 446 to 466 feet amsl sloping slightly towards Steel Way (Figures 2 and 7). The site drains to an unnamed tributary of Donegal Creek and is located within the Lower Susquehanna River watershed, identified as Hydrologic Unit Code (HUC) 02050306. The NWI map did not depict wetlands or riverine features within the project site boundaries (Figure 5). According to FEMA, the site is not mapped within the 100-year floodplain (Figure 6).

The NRCS (Figure 4) indicates that the site is underlain by the following soil map units:

- Bucks silt loam, 3 to 8 percent slopes (BuB)
- Bucks silt loam, 8 to 15 percent slopes (BuC)

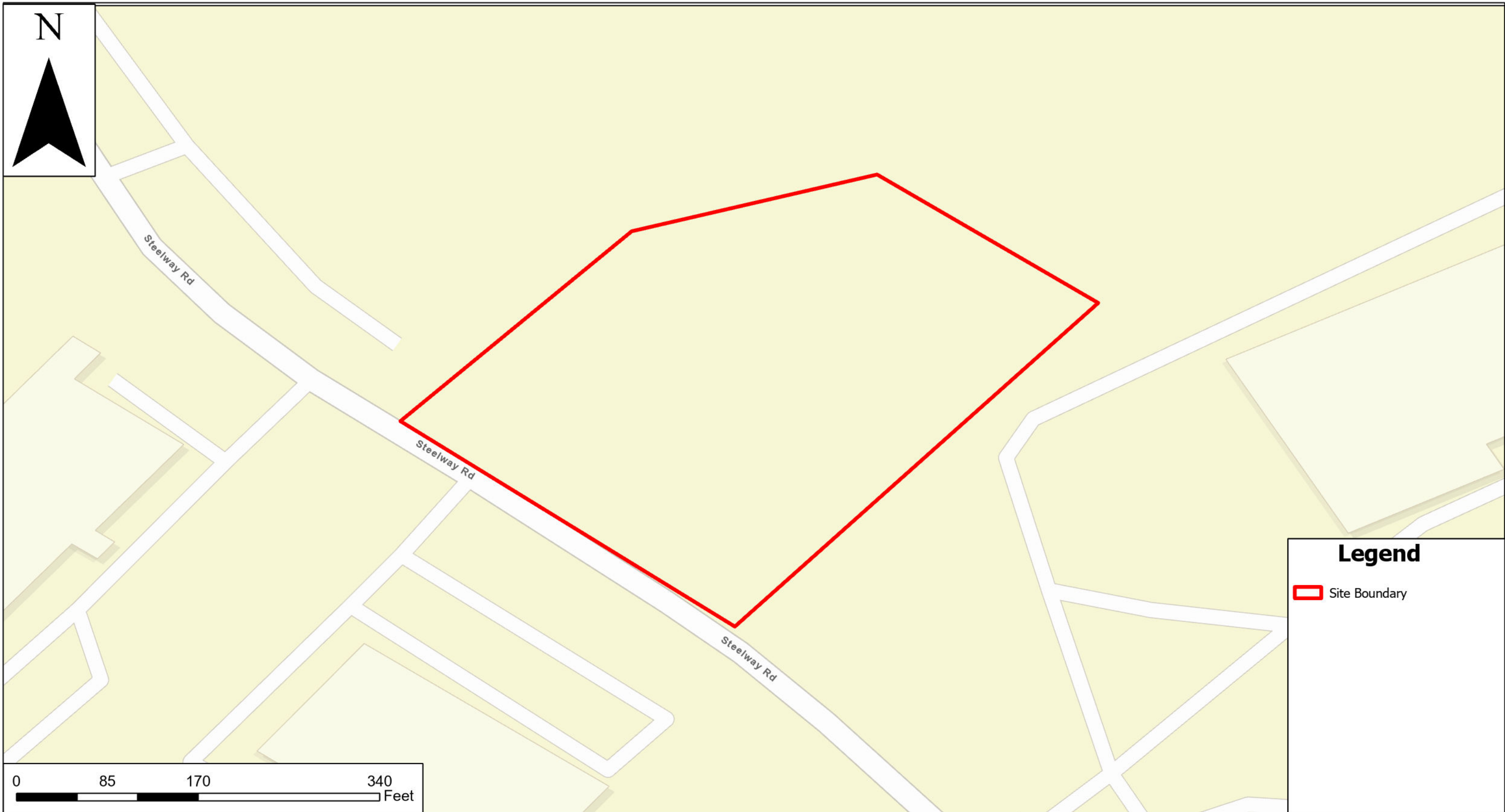
None of these units are classified as hydric by the NRCS. Figures are included in Appendix I.

3.0 FIELD VISIT FINDINGS

A field evaluation was conducted on December 14, 2022. ECS did not observe potentially jurisdictional wetlands or potentially jurisdictional streams within the subject property. A photographic log of site conditions is included in Appendix II.

Based on these findings, ECS does not believe that a Waters of the U.S. Delineation will be necessary for project purposes. Please note that this is not an official determination of the presence or absence of jurisdictional waters within the subject property as only the U.S. Army Corps of Engineers is able to issue such an official determination.

Appendix I: Figures



ECS Mid-Atlantic, LLC.
 52 Grumbacher Road, York, PA 17406
 Phone: (717) 767-4788
 www.ecslimited.com
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**Greiner Property
 Steel Way**

Project Acreage: +/- 2.5 acres
 Latitude: 40° 08' 39.1" North
 Longitude: 76° 33' 04.3" West

**Figure 1
 Site Location Map**

USGS Quadrangle: Elizabethtown, PA
 Watershed: Lower Susquehanna
 Hydrologic Unit Code: 02050306

Service Layer Credits: World Street Map: Esri
 Community Maps Contributors, Dauphin County, York
 County Planning Commission, data.pa.gov, ©
 OpenStreetMap, Microsoft, Esri, HERE, Garmin,
 SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS,
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**Figure 2
 USGS Topography Map**

USGS Quadrangle: Elizabethtown, PA
 Watershed: Lower Susquehanna
 Hydrologic Unit Code: 02050306

Service Layer Credits: USGSTopo: USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road Data; Natural Earth Data; U.S. Department of State Humanitarian Information Unit; and NOAA National Centers for Environmental Information, U.S. Coastal Relief Model. Data refreshed June, 2022.



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**Figure 3
 Aerial Imagery Map**

USGS Quadrangle: Elizabethtown, PA
 Watershed: Lower Susquehanna
 Hydrologic Unit Code: 02050306

Service Layer Credits: Hybrid Reference Layer: Esri
 Community Maps Contributors, Dauphin County, York
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**Figure 4
 NRCS Soils Map**

USGS Quadrangle: Elizabethtown, PA
 Watershed: Lower Susquehanna
 Hydrologic Unit Code: 02050306

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Legend

- Site Boundary
- NRCS Soils



Legend

- Site Boundary

NWI Wetlands

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine



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**Figure 5
 National Wetlands Inventory Map**

USGS Quadrangle: Elizabethtown, PA
 Watershed: Lower Susquehanna
 Hydrologic Unit Code: 02050306

Service Layer Credits: Hybrid Reference Layer: Esri Community Maps Contributors, Dauphin County, York County Planning Commission, data.pa.gov, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA
 World Imagery: Maxar, Microsoft



Legend

- Site Boundary

FEMA Flood Zones

- A
- AE
- AE FLOODWAY
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- AREA OF MINIMAL FLOOD HAZARD



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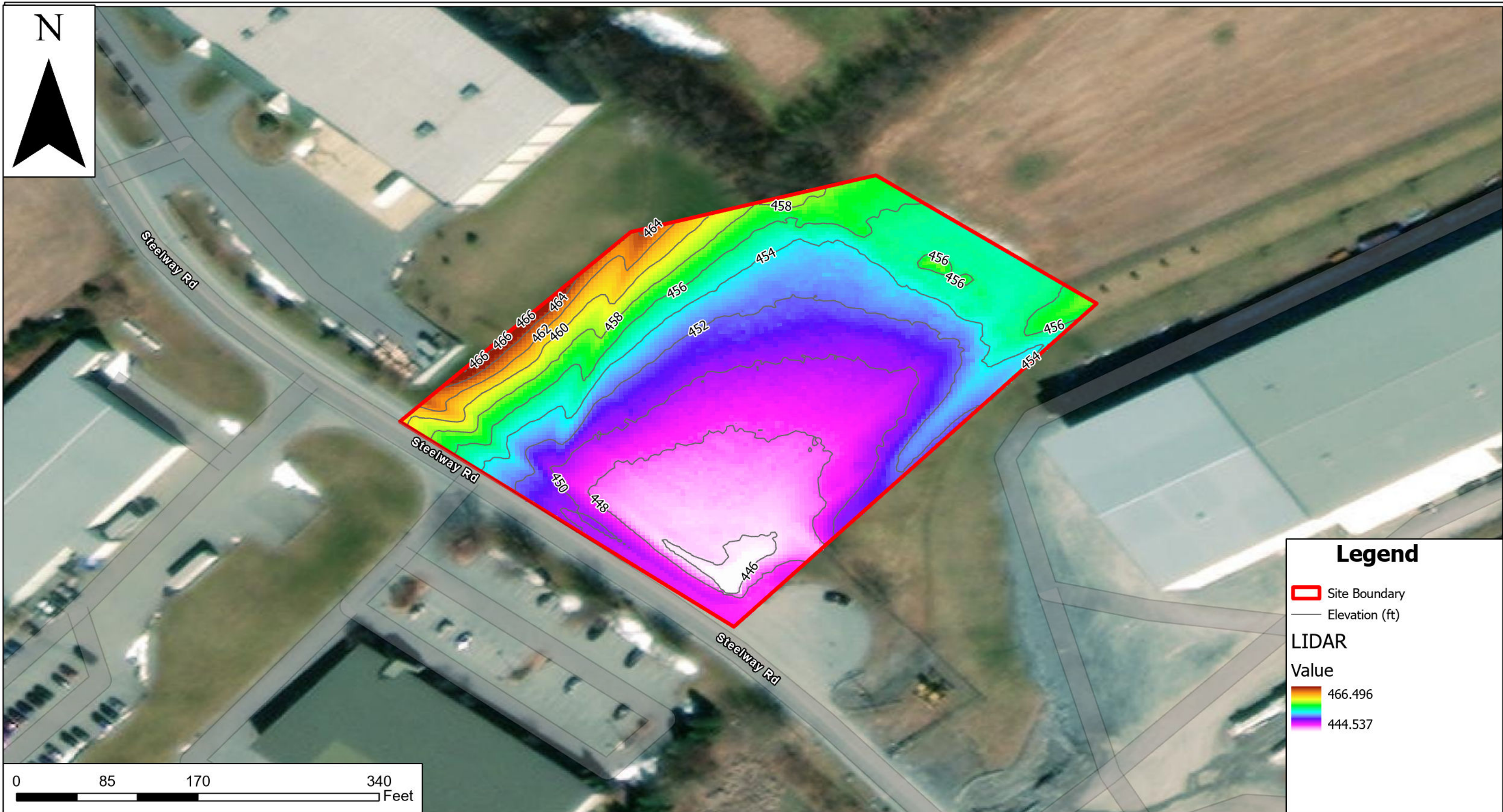
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**Figure 6
 FEMA Floodplain Map**

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 Watershed: Lower Susquehanna
 Hydrologic Unit Code: 02050306

Service Layer Credits: Hybrid Reference Layer: Esri
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**Figure 7
 LIDAR Map**

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Appendix II: Photographic Log



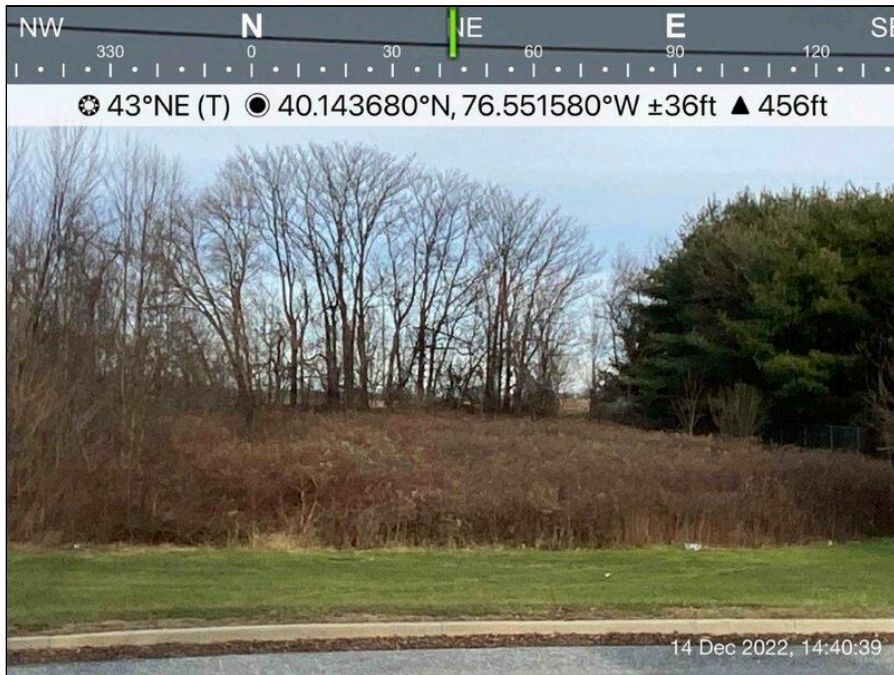
1 - View looking southwest



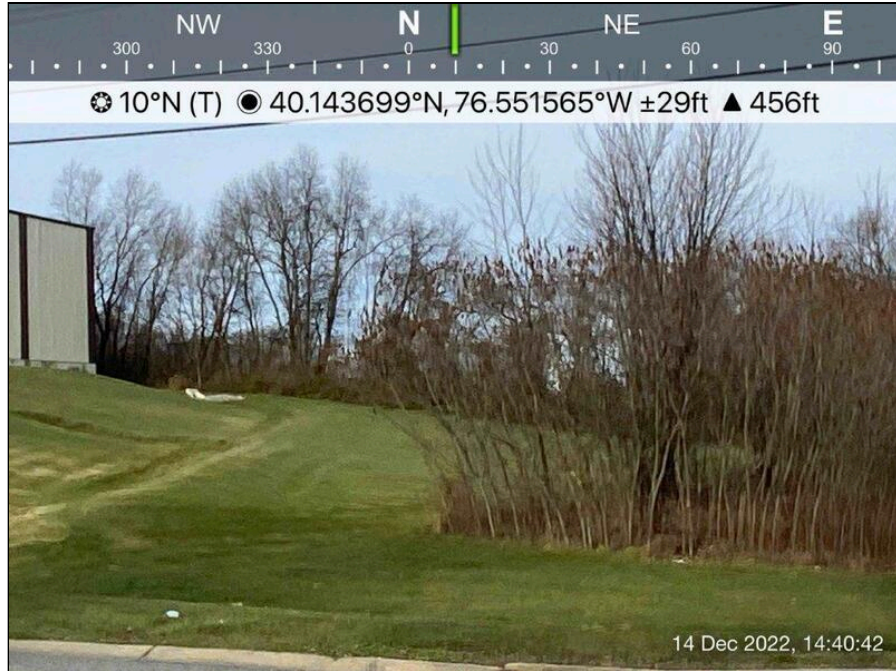
2 - View looking southwest



3 - View looking south



4 - View looking northeast



5 - View looking north