ECS Mid-Atlantic, LLC

Surface Water Monitoring Plan

Ritner Highway Warehouses
3485 Ritner Highway, Newville, Pennsylvania 17241

For: Appalachian Asset Management
1514 Commerce Avenue, Suite 203, Carlisle, Pennsylvania 17015

ECS Project Number 47:20270-A

February 05, 2026

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Mr. Andrew Kronenberg
Appalachian Asset Management
1514 Commerce Avenue
Suite 203
Carlisle, Pennsylvania 17015

ECS Project No. 47:20270-A

Reference: Surface Water Monitoring Plan, Ritner Highway Warehouses, 3485 Ritner Highway, Newville, Cumberland County, Pennsylvania

Dear Mr. Kronenberg:

ECS Mid-Atlantic, LLC (ECS) is pleased to provide Appalachian Asset Management (Client) with this Surface Water Monitoring Plan for the Ritner Highway Warehouses ("the site"), as referenced above.

ECS appreciates the opportunity to be of service to you on this project. If you have any questions or comments concerning this sampling plan, please do not hesitate to contact us.

ECS Mid-Atlantic, LLC

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PROJECT INFORMATION

The site is located at 3497 and 3499 Ritner Highway, Newville, Pennsylvania. The site is shown on the attached map. The site is primarily farmland with two single-story homes along Ritner Highway, both serviced by wells. A vacant farmstead is located on the center of the property and includes a vacant house in poor condition and a collapsed barn. A well is located near the farmhouse but does not have a functioning pump and is covered and inaccessible. The remainder of the site is farmland with some wooded sections.

The construction of (3) warehouses with associated pavement areas, retaining walls, and stormwater management (SWM) facilities is planned for the site. Big Spring Creek is located 3,300 feet west of the site. ECS completed a Hydrogeologic Evaluation at the site dated December 9, 2024 (ECS Project No. 47:20270-A). ECS concluded that the proposed development will have little effect on the underlying hydrogeologic conditions. Groundwater at the site is encountered at depths of greater than 75 feet bgs and significant water-bearing zones in site wells and nearby wells have not been encountered until depths of 145 feet bgs or greater. Significant karst features or bedrock fracture zones extending to the surface that could provide a potential for rapid movement of surface water to groundwater were not identified in the limited geophysical study conducted.

Notwithstanding the limited potential for stormwater associated with construction or operation of the site to impact water quality, ECS understands that public comments have been filed with the Pennsylvania Department of Environmental Protection (PADEP) requesting monitoring be performed to ensure that the site does not cause or contribute to adverse water quality in Big Spring Creek. This plan has been developed to assess potential impacts from the site to Big Spring Creek.

SURFACE WATER MONITORING PLAN

A surface water monitoring program is planned along Big Spring Creek, to evaluate potential water quality impacts before, during and after construction at the site.

Pre-Construction Surface Water Monitoring

Four locations were selected for surface water monitoring along Big Spring Creek, these include:

- BSC-1, the western source spring.
- BSC-2, the eastern source spring.
- BCS-3, downgradient of the source springs near agricultural operations.
- BSC-4, just downgradient of a swale that discharges to Big Spring Creek during precipitation events. Surface flow from the site would flow into this swale, topographically, but likely infiltrates along the flowpath.
- BSC-5, downgradient location.

These locations are shown on the attached map. Background data will be collected twice a month from the five locations for a period of at least three months. In addition, ECS will collect samples during and immediately after three storm events. During each event, samples will be collected from the five locations using a decontaminated pond sampler. ECS will collect field measurements of

pH, dissolved oxygen, turbidity, and specific conductance using a field meter. The field meter will be calibrated prior to collecting measurements each day. During each event, ECS will document stream depth, velocity, and conditions at each location. Photographs of each location will be collected during each event. Up to 12 background events are included in this monitoring program.

Pre-Construction Monitoring Reporting

Information obtained during the performance of the pre-construction monitoring will be summarized in a written report. The written report will contain methodologies and procedures utilized to perform the work, figures, and tabulated field measurements. The effects of weather, streamflow, season, and surrounding land use on the monitored parameters will be evaluated.

Construction Surface Water Monitoring

Construction monitoring will be conducted at the same locations as the pre-construction monitoring and following the same procedures. The construction monitoring will be conducted twice a month, during and/or immediately after storm events when feasible.

The monitoring results will be compared to the range of data from the background monitoring. Should a turbidity result be above the range detected in the background monitoring, additional assessment will be conducted to evaluate if the anomalous result is due to site construction. This assessment will also include re-monitoring the location and performing reconnaissance to identify potential sources on nearby properties, such as uncontrolled erosion and point sources of runoff. Measurements will be collected upstream and downstream of the anomalous result and at the outfall of any identified potential sources. A cost for monitoring after an anomalous turbidity result is included as a contingency.

If construction is halted between phases and the site is stabilized with vegetation and pavement, but the construction stormwater permit remains open, the monitoring frequency will be reduced to monthly, starting one month after stabilization.

Post-Construction Surface Water Monitoring

Construction will be considered complete once the post-construction stormwater management controls are established. Post-construction monitoring will be conducted at the same locations as the construction monitoring and following the same procedures. The construction monitoring will be conducted twice a month for the first two months and then monthly for two additional months.

Construction and Post-Construction Monitoring Reporting

Field measurements obtained during the performance of the construction and post-construction monitoring will be recorded on a table. A written report will be prepared at the end of the monitoring period that will contain methodologies and procedures utilized to perform the work, figures, and tabulated field measurements.

After an evaluation of an anomalous turbidity result, a letter report will be submitted to Appalachian Asset Management, which will describe the anomalous reading and the follow-up assessment. This report will include ECS's recommendations if any additional monitoring or corrective actions are needed.

Appendix I: Stream Assessment Map

Legend

- Site Boundary
- Proposed Sample Location

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Credit:
-Aerial image obtained from Pennsylvania Imagery Navigator

Figure 1: Stream Assessment Map

ECS Project No. 20270-A
Ritner Highway Hydrogeologic Assessment
3501 Ritner Highway,
Newville, PA 17241

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Feet