

C 0	TITLE SHEET
C 1	SURVEY PLAN I OF I
C 2	SITE PLAN
C 3	GRADING AND DRAINAGE PLAN
C 4	CONSTRUCTION DETAIL SHEET
C 5	CONSTRUCTION DETAIL SHEET
C 6	CONSTRUCTION DETAIL SHEET
C 7	CONSTRUCTION DETAIL SHEET
C 8	CONSTRUCTION DETAIL SHEET
C 9	CONSTRUCTION DETAIL SHEET
C 10	CONSTRUCTION DETAIL SHEET
C 11	SOIL EROSION PLAN
C 12	SOIL EROSION NOTES AND DETAILS
C 13	SOIL EROSION NOTES AND DETAILS
C 14	VEHICLE CIRCULATION EXHIBIT
L 1	LANDSCAPE PLAN
L 2	LANDSCAPE DETAILS
ES 1	LIGHTING PLAN
PS 1	UTILITY PLAN

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN  
FOR

## TAX MAP NO.

LOWER ALLEN COMMONS - PAD SITE AT CONDOMINIUM #2  
PARCEL # 13-23-0553-065U2  
LOWER ALLEN TOWNSHIP  
CUMBERLAND COUNTY, PENNSYLVANIA

OWNER, *Mark G. Morgan*, HEREBY ADOPTS THE CHICK-FIL-A PLANS AS ITS LAND DEVELOPMENT AND ACKNOWLEDGES THEIR INTENTION TO DEVELOP THE PROPERTY AS DEPICTED ON THE PLANS. THIS ADOPTION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS WE SET OUR HAND AND SEAL THIS *20* DAY OF *September*

*Mark G. Caldwell, Owner*

SIGNATURE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY PERSONALLY APPEARED THE ABOVE NAMED *Mark G. Caldwell*, GENERAL PARTNER OF CHICK-FIL-A AND ACKNOWLEDGED THE FOREGOING ADOPTION TO BE THE ACT OF THE PARTNERSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS *9* DAY OF *September*, 2022.

MY COMMISSION EXPIRES THE *24* DAY OF *October*, 2024.

*Steinley Morgan*

NOTARY PUBLIC  
Commonwealth of Pennsylvania - Notary Seal  
Bldg. Lynn Morgan, Notary Public  
Cumberland County  
My commission expires October 24, 2024  
Commission number 1243471  
Member, Pennsylvania Association of Notaries

PROFESSIONAL ENGINEER'S PLAN CERTIFICATION:  
I, *Justin R. Thornton*, A PROFESSIONAL ENGINEER REGISTERED IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS, ALLEYS, HIGHWAYS, AND INFRASTRUCTURE AS DESIGNED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

*Justin R. Thornton*  
JUSTIN R. THORNTON, P.E.  
COLLIER ENGINEERING AND DESIGN  
DATE: 09/07/2022  
(SEAL)



CUMBERLAND COUNTY PLANNING DEPARTMENT  
REVIEWED THIS *24* DAY OF *March*, 2022  
BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT.

*Kirk Stoner (S)*  
DIRECTOR OF PLANNING

BOARD OF COMMISSIONERS  
APPROVED BY THE BOARD OF COMMISSIONERS, LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA.  
APPROVED THIS *24* DAY OF *May*, 2021.

CONDITIONS OF APPROVAL COMPLETED THIS *24* DAY OF *September*, 2021.

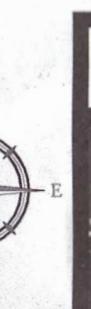
*David J. Gaudan*  
PRESIDENT  
*Paul W. Vitale*  
SECRETARY  
*Helen M. Gaudan*

RECORD INFORMATION  
RECORDED IN THE CUMBERLAND COUNTY COURTHOUSE  
RECORDED THIS *13* DAY OF *September*, 2021  
INSTRUMENT NO. *20210624A*

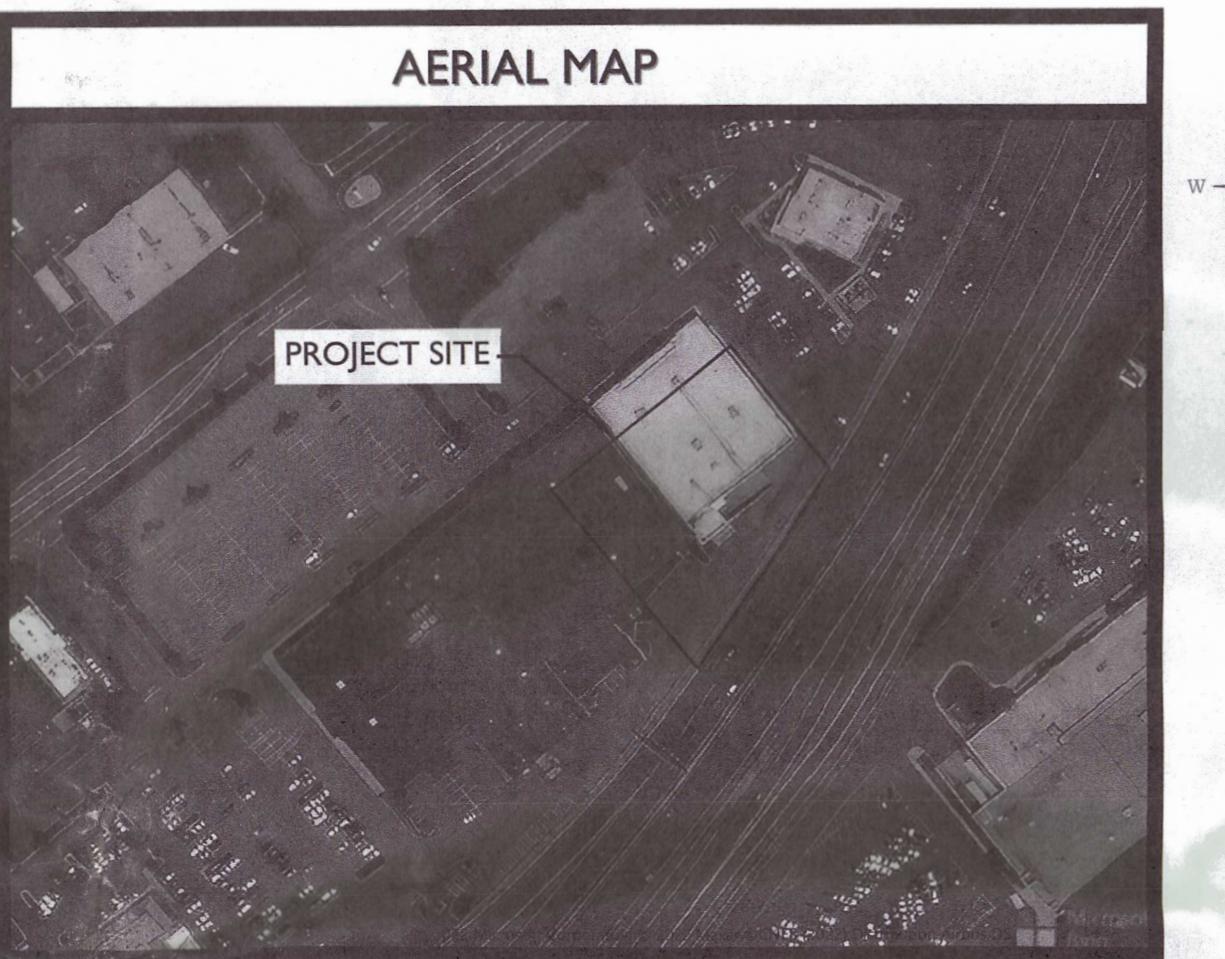
NOTARY NOTE  
COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF *Cumberland*  
ON THIS *24* DAY OF *September*, 2021, BEFORE ME,  
THE UNDERSIGNED OFFICER, PERSONALLY APPEARED,  
KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN  
INSTRUMENT, AND ACKNOWLEDGE THAT  
EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.  
IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

(NOTARY SEAL)

ACKNOWLEDGEMENT FOR SIGNS AND ACCESSIBILITY FEATURES  
APPLICANT AND OWNER ACKNOWLEDGE THAT CERTAIN SITE IMPROVEMENTS DEPICTED ON THIS PLAN, INCLUDING BUT  
NOT LIMITED TO ACCESSIBLE PARKING SPACES, ACCESSIBLE ROUTE TO THE BUILDING AND FREESTANDING SIGNS, THAT  
REQUIRE APPROVAL UNDER REGULATION CONTAINED IN THE PA UNIFORM CONSTRUCTION CODE AND/OR LOWER ALLEN  
TOWNSHIP ZONING CODE MUST BE INSTALLED IN ACCORDANCE WITH SEPARATE PERMIT APPROVALS GRANTED UNDER  
THOSE REGULATIONS.



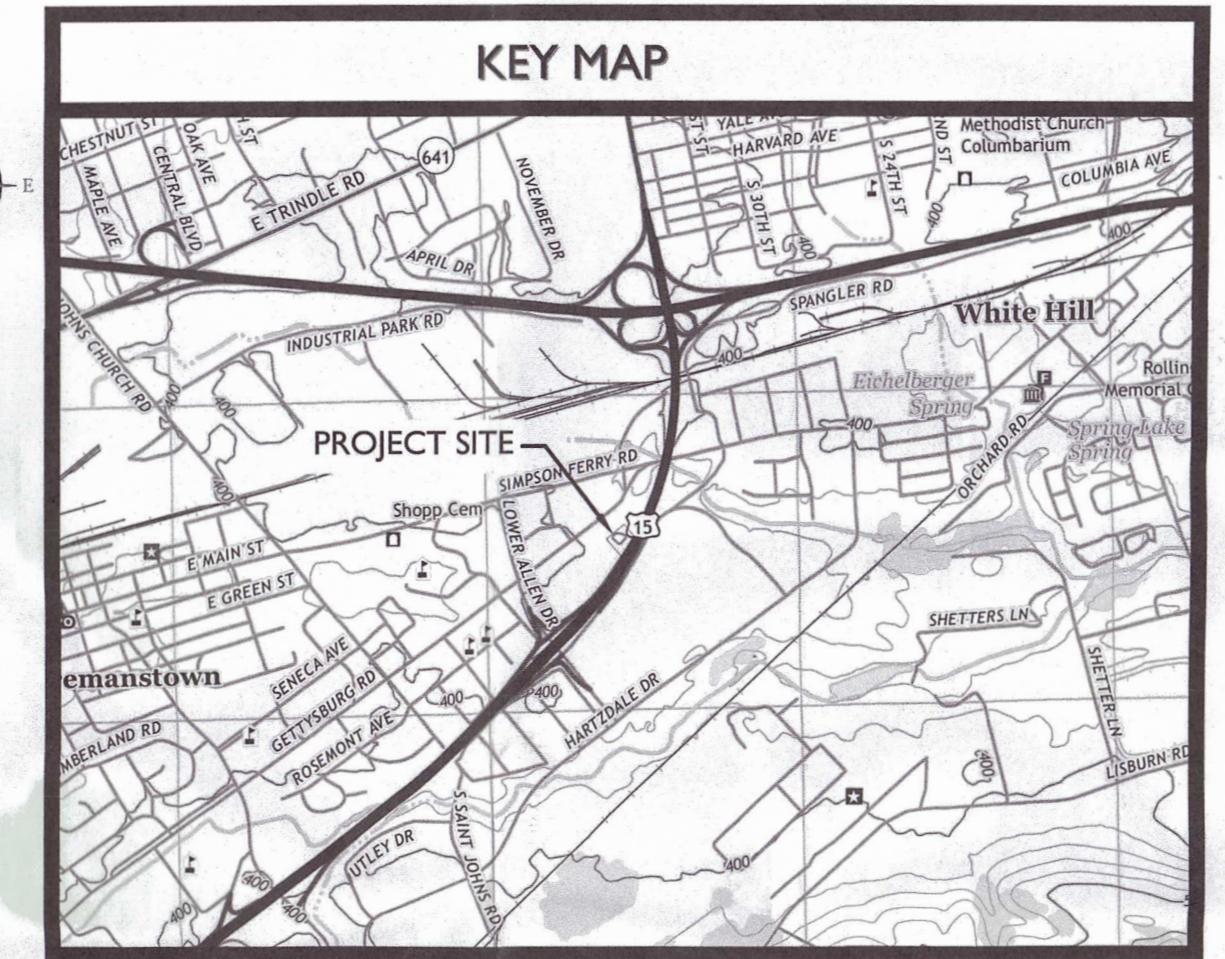
AERIAL MAP



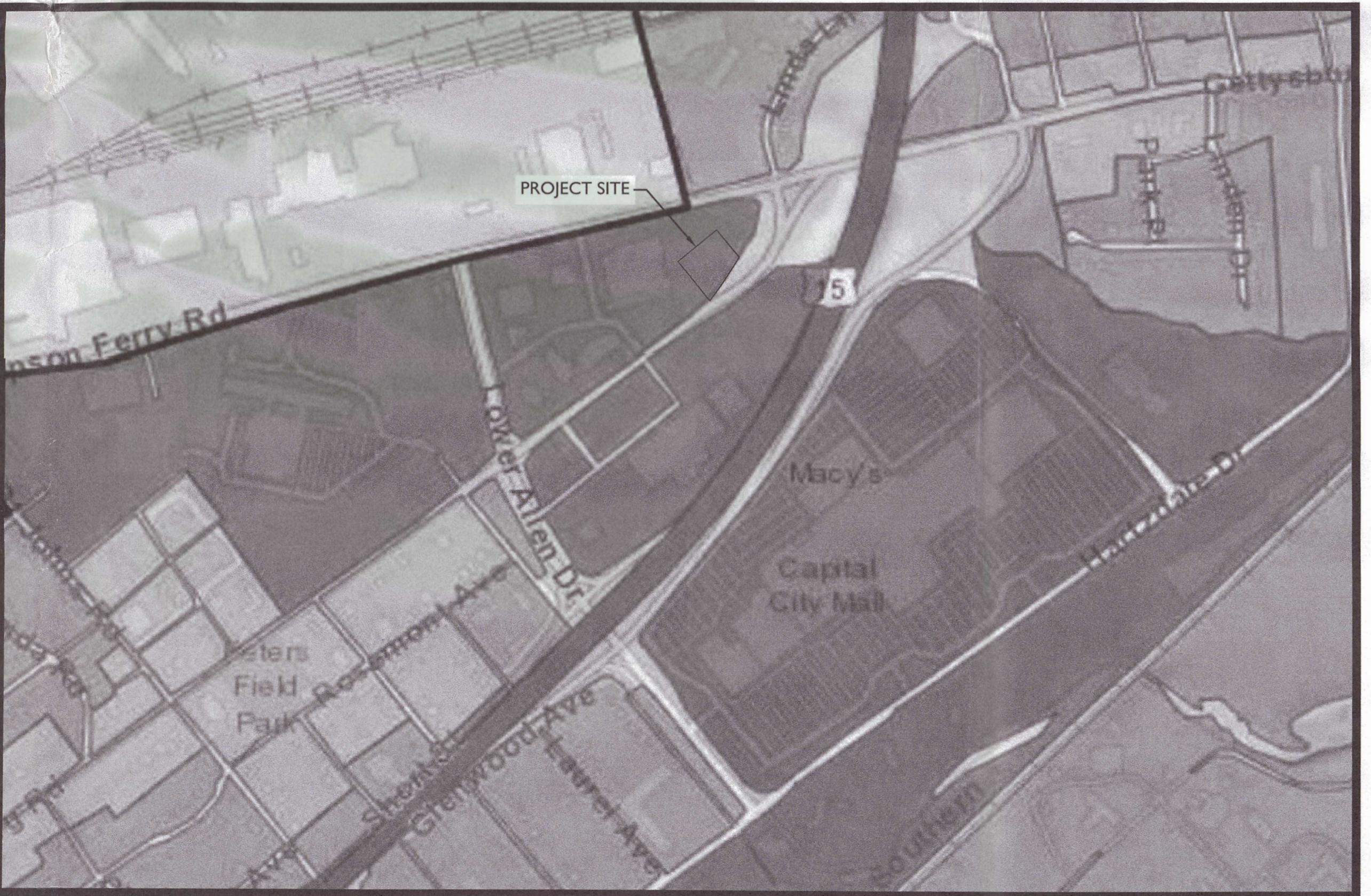
SCALE: 1"=200' (APPROXIMATE)



KEY MAP



SCALE: 1"=2,000' (APPROXIMATE)



KEY &amp; ZONING MAP

## GENERAL INFORMATION

1. THE SUBJECT PROPERTY IS KNOWN AS PARCEL # 13-23-0553-065U2 AS SHOWN ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF LOWER ALLEN, CUMBERLAND COUNTY, PENNSYLVANIA.

2. THE PROPERTY IS LOCATED IN THE C-4 REGIONAL COMMERCIAL DISTRICT AND CONTAINS A TOTAL TRACT AREA OF 48,950 SQ FT SF, OR 1.12 ACRES.

OWNER: LOWER ALLEN TOWNSHIP DEVELOPMENT AUTHORITY  
2233 GETTYSBURG ROAD, CAMP HILL, PA 17011  
(717) 975-7575

APPLICANT: LOWER ALLEN STREET, SUITE 560, WEST CONSHOHOCKEN, PA 19428  
WEST CONSHOHOCKEN  
(215) 370-1271

3. THE SUBJECT PROPERTY IS PRESENTLY A VACANT LOT. THE APPLICANT PROPOSES TO ADD A CHICK-FIL-A FAST SERVE RESTAURANT.

4. ZONE DATA: C-4 REGIONAL COMMERCIAL DISTRICT

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	N/A	1.12 AC	1.12 AC
MINIMUM LOT WIDTH	50 FT	N/A	250.8 FT
<b>PRINCIPAL BUILDING</b>			
MINIMUM FRONT YARD	30 FT	N/A	58.05 FT
MAXIMUM BUILDING HEIGHT	75 FT	N/A	21 FT
<b>ACCESSORY BUILDING</b>			
MINIMUM FRONT YARD	15 FT	N/A	22.85 FT
<b>PROPOSED CHICK-FIL-A</b>			
MAXIMUM BUILDING (LOT) COVERAGE	50 %	67.9 %	18.71 %
MAXIMUM IMPERVIOUS COVERAGE	70 %	97.67 % (E)	89.24 % (E)
BUFFER	100 FT	N/A	N/A
BUILDING HEIGHT	75 FT	N/A	21 FT
<b>PARKING</b>			
USE: I SPACE/30 SF GFA	172	N/A	54 (V)
LOADING: I SPACE FOR GFA<6,000	I	N/A	0 (V)
ADA:	3	N/A	3
MINIMUM PARKING SETBACK	10 FT	>10 FT	7 FT (V)
<b>DRIVE-THROUGH STACKING</b>			
CAR LENGTHS BEHIND MENU BOARD	6	N/A	10
CAR LENGTHS BEHIND PICK-UP WINDOW	4	N/A	18
<b>PRE-EXISTING BUILDING</b>			
I TREE/10 PARKING SPACES	6	(E)	9
MINIMUM INTERNAL PARKING PERVIOUS COVERAGE	5%	<5% (E)	8.33%

(E) = PRE-EXISTING NON-COMFORMING CONDITION  
(V) = VARIANCE REQUIRED

5. THE FOLLOWING VARIANCES WERE APPROVED ON FEBRUARY 02/17/2022 BY THE LOWER ALLEN ZONING HEARING BOARD:

220-239-A: OFF-STREET PARKING FACILITIES REQUIREMENTS, FAST-FOOD ESTABLISHMENTS 1 PER 30 SQUARE FEET GFA - 58

220-242: ALL PARKING SPACES SHALL BE AT LEAST 10 FEET FROM ANY MULTIFAMILY DWELLING OR NONRESIDENTIAL BUILDING ON THE LOT - BOLLARDS ARE PLACED AT EACH PARKING SPACE THAT IS LESS THAN 10 FT FROM THE BUILDING.

220-243: OFF-STREET PARKING AND UNLOADING REQUIREMENTS, MINIMUM OF ONE (1) UNLOADING/LOADING SPACE - 0

6. BOUNDARY SURVEY INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED "ALTAN'S LAND TITLE SURVEY", SHEET I OF I, DATED 2/11/2022, PREPARED BY ROBERT W. TELSCHOW, JR., PLS, LIC. NO. SU07561 OF PENNSYLVANIA OF COLLIER'S ENGINEERING & DESIGN.

7. THE TOPOGRAPHIC INFORMATION SHOWN HEREON WAS COMPILED FROM FIELD SURVEY DATA OBTAINED BY COLLIER'S ENGINEERING & DESIGN ON FEBRUARY 9, 2022.

8. THE HORIZONTAL DATUM IS RELATIVE TO THE PENNSYLVANIA SOUTH STATE PLANE COORDINATE SYSTEM AND ADJUSTED TO NAD 1983. THE VERTICAL DATUM IS RELATIVE TO NAVD 1988.

9. THIS SET OF PLANS IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTAL HAZARDS. THIS PLANNING HAS NOT BEEN EXPLORED OR TESTED. SERVICES, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.

10. THIS IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE, HEREON, IS NOT A SURVEY.

11. DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.

12. THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL APPROVALS REQUIRED HAVE BEEN OBTAINED. ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS HAVE BEEN STAMPED "SHEET FOR CONSTRUCTION". THIS SHEET INCLUDE APPROVAL OF ALL CATALOG CUTS, SHOP DRAWINGS AND/OR DESIGN CALCULATIONS AS REQUESTED BY THE PROJECT OWNER AND/OR MUNICIPAL ENGINEER.

13. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED.

14. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL 811 TO REQUEST A UTILITY MARKOUT.

SITE NOTES

1. BUILDING FOOTPRINT DIMENSIONS SHOWN HEREON ARE APPROXIMATE FINAL BUILDING FOOTPRINT DIMENSIONS FOR EACH BUILDING SHALL BE FURNISHED ON THE INDIVIDUAL ARCHITECTURAL PLANS AT THE TIME OF APPLICATION FOR A BUILDING PERMIT. ALL STRUCTURES SHALL CONFORM TO THE APPROVED BULK ZONING REQUIREMENTS.

2. CURB RAMPS ARE TO BE CONSTRUCTED FLUSH WITH THE FINISHED PAVEMENT SURFACE ACCESSIBLE CURB RAMPS INSTALLED WITHIN THE PUBLIC RIGHT OF WAY ARE TO HAVE DETECTABLE WARNING SURFACES COMPLIANT WITH FEDERAL ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT OF WAY.

3. TRAFFIC SIGNAGE AND STRIPING SHALL CORRESPOND TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

4. REFUSE AND RECYCLABLES SHALL BE STORED WITHIN OUTSIDE SCREENED TRASH ENCLOSURES AS NOTED ON THE PLANS, AND PICKED UP BY PRIVATE WASTE DISPOSAL HAULER.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL WASTE MATERIALS IN ACCORDANCE WITH GOVERNING REGULATIONS AND AGENCIES.

6. THERE SHALL BE NO ON-SITE BURIAL OF CONSTRUCTION MATERIALS, TREE BRANCHES, STUMPS, OR OTHER DELETERIOUS MATERIALS.

7. MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR THE SITE IMPROVEMENTS

SHOWN HEREON SHALL BE IN ACCORDANCE WITH:

A. PEDESTRIAN: 2020 EDITION OF THE PENNSYLVANIA STATE PLANS, PUBLICATION 400-2020, AS SUPPLEMENTED.  
B. CURRENT PREVAILING MUNICIPAL, COUNTY, AND/OR STATE AGENCY SPECIFICATIONS, STANDARDS, CONDITIONS, AND REQUIREMENTS.  
C. CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.  
D. CURRENT MANUFACTURER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.

## UTILITY NOTES

1. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS PROVIDED AS A GUIDE TO THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION, WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTIONS. TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS, AND SIZES. TEST PIT INFORMATION IS PROVIDED AS A GUIDE ONLY. THE CONTRACTOR IS TO CONTACT THE APPROPRIATE UTILITIES TO REQUEST ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS. THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGNS HEREON INAPPROPRIATE OR INEFFECTIVE.

2. UTILITY RELOCATIONS SHOWN HEREON, IF ANY, ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT REPRESENT ALL REQUIRED UTILITY RELOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING AND/OR COORDINATING ALL REQUIRED UTILITY RELOCATIONS IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANY/AUTHORITY.

3. STORM SEWERS SHALL BE CLASS III (OR HIGHER IF NOTED) REINFORCED CONCRETE PIPE (RCP) WITH "O" RING GASKETS OR INTERNALLY PRELUBRICATED GASKET (TYLOC, SUPERSEAL OR EQUIVALENT, ADS N-12 HIGH DENSITY POLYETHYLENE PIPE (HDPE), AS NOTED ON THE PLAN, OR APPROX. EQUAL PROPER PIPE COVERAGE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION. PIPE LENGTHS SHOWN HEREON ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

4. CONTRACTOR IS RESPONSIBLE TO DETERMINE WHEN SPECIAL OR OVERSIZED DRAINAGE STRUCTURES ARE REQUIRED. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL SPECIAL (OVERSIZED) DRAINAGE STRUCTURES TO THE TOWNSHIP ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.

5. WATER SERVICE TO BE CONNECTED TO EXISTING PRIVATE WATER MAIN WITHIN THE SHOPPING CENTER.

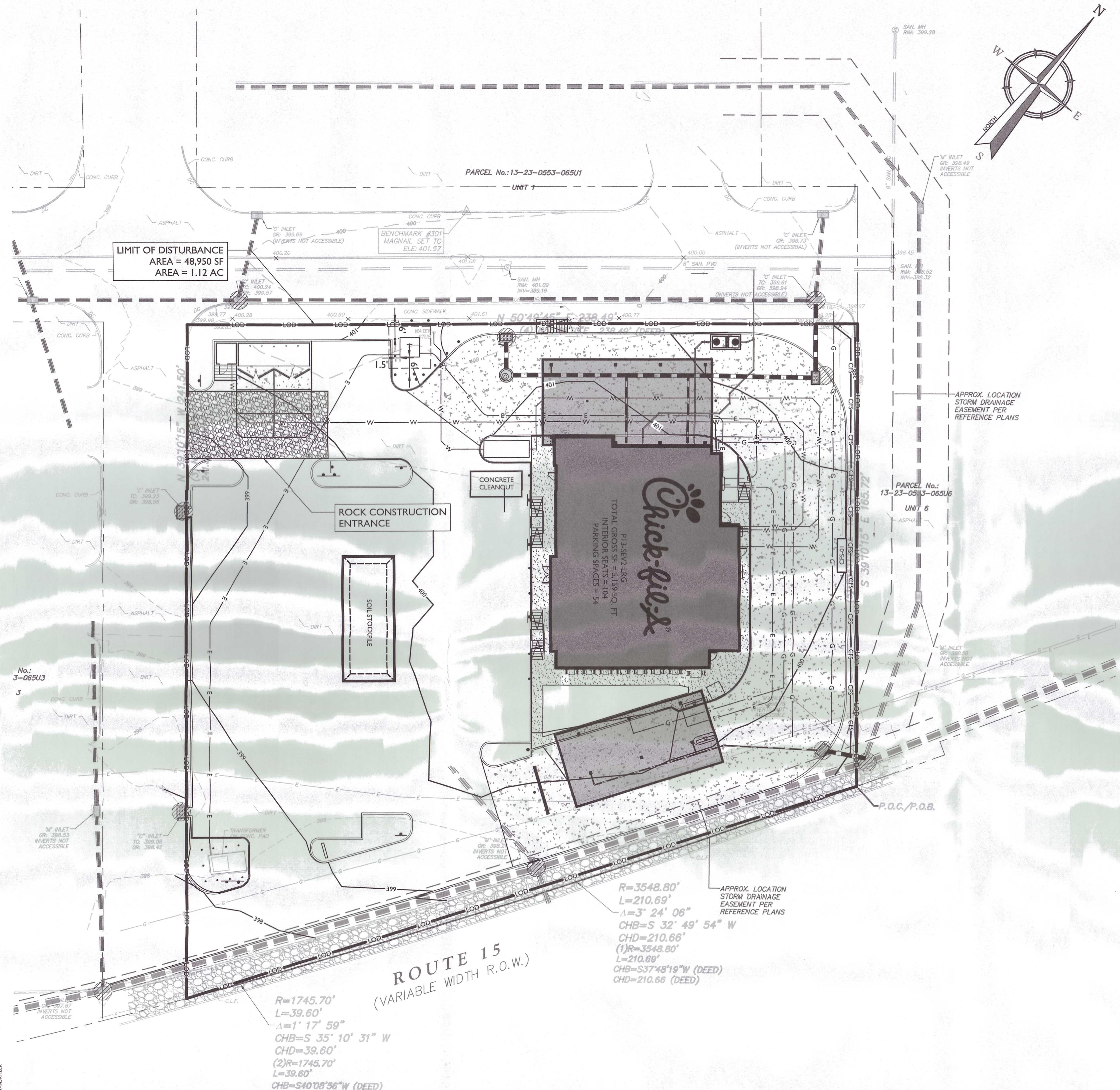
6. SANITARY SEWER TO BE CONNECTED TO EXISTING PRIVATE SANITARY LINE WITHIN THE SHOPPING CENTER.

7. ALL WATER MAINS SHOULD BE SEPARATED FROM SANITARY SEWER AND INDUSTRIAL DISCHARGE LINE BY A MINIMUM HORIZONTAL DISTANCE OF 10 FEET. IF SUCH HORIZONTAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES. OTHER TRENCHES ARE PROHIBITED UNLESS THE TOP OF THE SEWER LINE IS AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN OR WITH SUCH SE









**NOTES:**

1. THE RECEIVING STREAM IS CEDAR RUN WATERSHED. USE DESIGNATION IS CWF, MFT (COLD WATER FISHES, MIGRATORY FISH). THIS STREAM IS LOCATED APPROXIMATELY 1,800 FT SOUTHEAST OF THE PROJECT SITE.
2. PROPOSED LIMIT OF DISTURBANCE IS 48,950 SF (1.12 AC).
3. THERE ARE NO STREAMS, WETLANDS, FLOODWAYS, OR WATERCOURSES WITHIN THE PROPOSED DEVELOPMENT AREA.

**RECYCLING & DISPOSAL OF MATERIALS:**

1. ANY POST-CONSTRUCTION WASTE MATERIALS COLLECTED BY THE STORMWATER COLLECTION/CONVEYANCE SYSTEM SHALL BE DISPOSED OF PROPERLY. WASTE MATERIALS SHALL NOT BE DISTRIBUTED ON SITE. THERE SHALL BE NO DUMPING OF WASTE MATERIALS ON THE SITE. THE ACCEPTED POST-CONSTRUCTION WASTES FOR THIS PROJECT INCLUDE CEMENT, TRASH/DEBRIS, VEHICULAR LIQUIDS, SEDIMENT, LEAVES, AND GRASS CLIPPINGS.

**SEQUENCE OF DEVELOPMENT**

- PHASE I**
1. INSTALL INLET FILTERS ON EXISTING INLETS TO REMAIN
  2. INSTALL TEMPORARY CONSTRUCTION FENCING
  3. INSTALL ROCK CONSTRUCTION ENTRANCE
  4. INSTALL COMPOST FILTER SOCK

- PHASE II**
1. REMOVE EXISTING FEATURES AS NECESSARY

- PHASE III**
1. ROUGH GRADE SITE
  2. CONSTRUCT STORMWATER FACILITIES
  3. INSTALL INLET FILTERS TO PROPOSED INLETS
  4. CONSTRUCT BUILDING FOUNDATIONS
  5. INSTALL UTILITY SERVICE CONNECTIONS TO BUILDING LOCATION
  6. CONSTRUCT CURBING, PAVEMENT BASE

- PHASE IV**
1. COMPLETE CONSTRUCTION OF ALL STRUCTURES
  2. DISTRIBUTE STOCK PILE SOIL
  3. REMOVE EXCESS SOIL AND DEBRIS FROM SITE

- PHASE V**
1. BRING SITE TO FINISHED GRADE
  2. COMPLETE LANDSCAPING
  3. REMOVE E & S MEASURES

**SOIL USE LIMITATIONS AND RESOLUTIONS:**

BASED ON THE WEB SOIL REPORT OF CUMBERLAND COUNTY, THE EXISTING SOIL CLASSIFICATION WITHIN THE PROJECT AREA IS URBAN LAND, UU. UU IS NOT LISTED AS HYDRIC SOIL. THE SOIL USE LIMITATIONS FOR UU IS UNKNOWN. WHEN ISSUES OCCUR DURING CONSTRUCTION, USE BELOW RESOLUTIONS OR CONSULTANT WITH THE ENGINEERS.

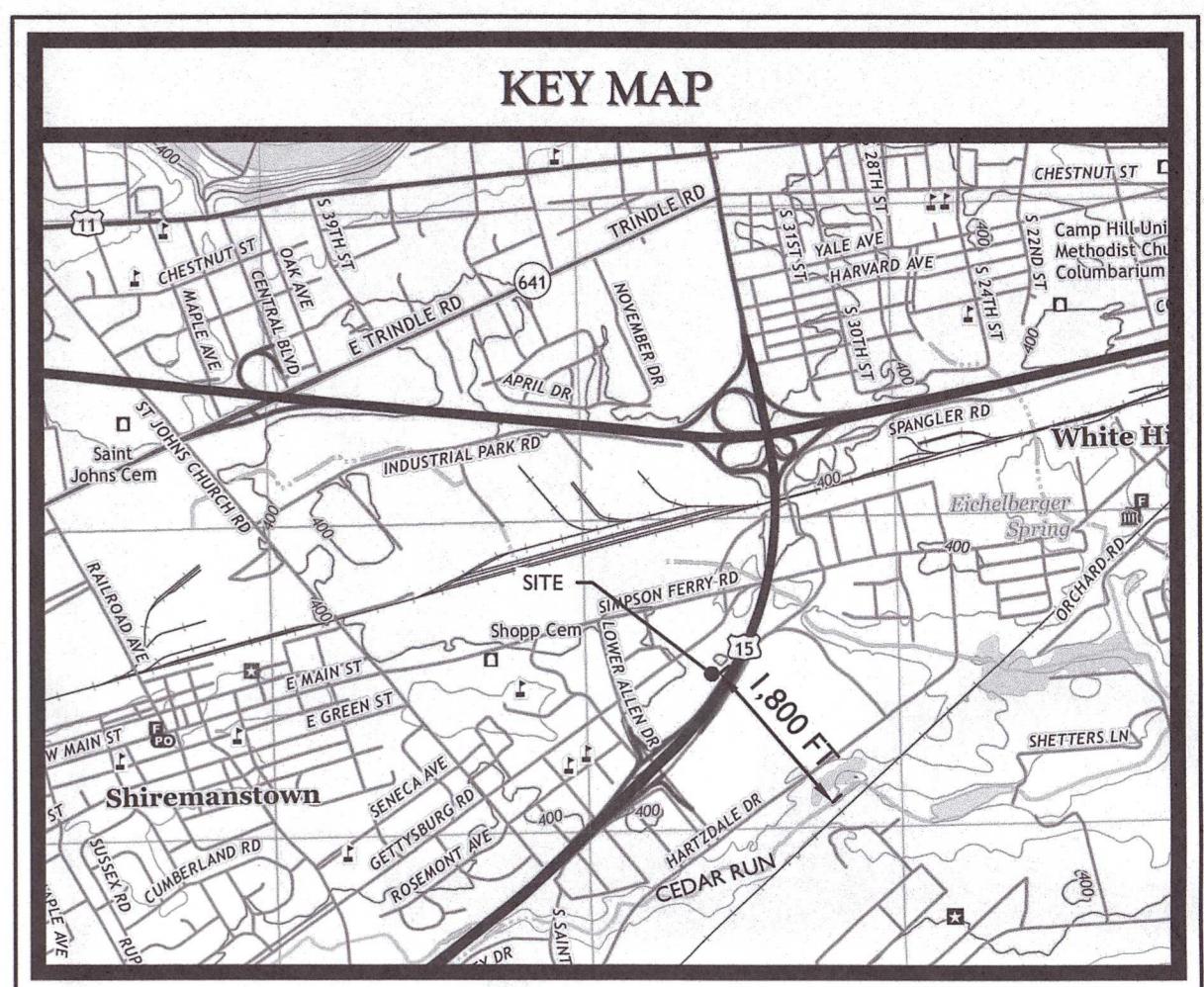
- SOIL USE LIMITATIONS:**
1. CUTBANKS CAVE
  2. CORROSIVE TO CONCRETE AND STEEL
  3. DROUGHTY
  4. EASING/SLIPPERY
  5. DEPTH TO SATURATED ZONE
  6. HYDRIC/HYDRO INCLUSIONS
  7. LOW STRENGTH/LANDSLIDE PRONE
  8. SLOW PERCOLATION
  9. PIPING
  10. POOR SOURCE OF TOPSOIL
  11. FROST ACTION
  12. POTENTIAL SINKHOLE
  13. WETNESS

- RESOLUTION:**
1. CUTBANKS CAVE: EXCAVATIONS WILL BE SHORED IN ACCORDANCE WITH OSHA STANDARDS.
  2. CORROSIVE TO CONCRETE/STEEL: CORROSION RESISTANT MATERIALS WILL BE USED OR CORROSION RESISTANT PRODUCTS WILL BE APPLIED TO THE SURFACE OF STEEL/CONCRETE FEATURES THAT CONTACT THE SOIL.
  3. DROUGHTY: COMPOST WILL BE ADDED TO IMPROVE EXISTING SOIL CONDITIONS IF NECESSARY.
  4. EASING/SLIPPERY: DISTURBED AREAS WILL BE STABILIZED IMMEDIATELY WITH TEMPORARY/PERMANENT VEGETATION AND EROSION CONTROL BLANKETS.
  5. DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE: FILTER BAGS WILL BE USED IF WATER IS ENCOUNTERED DURING CONSTRUCTION.
  6. HYDRIC/HYDRO INCLUSIONS: HYDRIC SOILS ARE NOT EXPECTED ON THIS SITE.
  7. LOW STRENGTH/LANDSLIDE PRONE: EXCAVATIONS WILL BE SHORED IN ACCORDANCE WITH OSHA STANDARDS AND DISTURBED AREAS WILL BE STABILIZED WITH TEMPORARY/PERMANENT VEGETATION AND EROSION CONTROL BLANKETS.
  8. SLOW PERCOLATION: NO INFILTRATION IS PROPOSED.
  9. PIPING: ALL PIPE EXCAVATIONS WILL BE SHORED IN ACCORDANCE WITH OSHA STANDARDS.
  10. POOR SOURCE OF TOPSOIL: ADD COMPOST TO IMPROVE SOIL CONDITION. USE SOILS FROM TOPSOIL STOCKPILES IF NECESSARY. IMPORT TOPSOIL.
  11. FROST ACTION: DO NOT EXCAVATE DURING FROST LINE.
  12. POTENTIAL SINKHOLE: MAINTAIN SEPARATION FROM FILTRATION OF STORMWATER. MITIGATE POTENTIAL Voids DURING CONSTRUCTION.
  13. WETNESS: CONSULT ENGINEERS WHEN ENCOUNTER DURING CONSTRUCTION.

**COMPOST FILTER SOCK**  
CFS-01 12"

**STORMWATER MANAGEMENT STATEMENT:**

1. THE ORIGINAL PCSM PLANS DATED 3/1/20 FOR THE LOWER ALLEN COMMON WAS APPROVED TO INCLUDE 90% IMPERVIOUS AREA. THE PROPOSED DEVELOPMENT WILL HAVE 89.29% OF IMPERVIOUS AREA. WITH THE PROPOSED PERCENTAGE OF IMPERVIOUS AREA COMPLY WITH PREVIOUS APPROVED NPDES PERMIT CRITERIA, NO ADDITIONAL STORMWATER MANAGEMENT IS REQUIRED.



SCALE: 1"=2,000' (APPROXIMATE)

SOIL EROSION LEGEND	
PROPOSED INLET FILTER	
PROPOSED AREA OF TEMPORARY TOPSOIL STOCK PILE	
PROPOSED LIMIT OF DISTURBANCE	
PROPOSED CONCRETE WASHOUT	
PROPOSED CONSTRUCTION #1 ENTRANCE, 1 1/2"-2" Ø STONE (50' LONG x 25' WIDE x 12')	
PROPOSED COMPOST FILTER SOCK	

LEGEND	
EXISTING	PROPOSED
RIGHT OF WAY LINE	
PROPERTY LINE	
EDGE OF PAVEMENT	
CURB	
DEPRESSED CURB	
SIDEWALK	
FENCES	
TREELINE	
ROADWAY SIGNS	
WETLAND LINE	
MUNICIPAL BOUNDARY LINE	
'B' INLET	
'E' INLET	
STORM MANHOLE	
SANITARY MANHOLE	
FLARED END SECTION	
HEADWALL	
HYDRANT	
POLE MOUNTED LIGHT	
CABLE TV CONDUIT	
WATER MAIN	
GAS MAIN	
TELEPHONE CONDUIT	
ELECTRIC CONDUIT	
SANITARY PIPE	
STORM PIPE	



Justin Ryan Thornton  
PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER  
LICENSING NUMBER: P083279  
COLLIERS ENGINEERING & DESIGN, INC.

**Colliers** Engineering & Design  
www.colliersengineering.com  
Doing Business as **MASER**  
PITTSBURGH  
150 Penn Avenue, Suite 302  
Phone: 412.268.5322

PARCEL #:  
13-23-0553-06U2 3525

LOWER ALLEN TWP  
CUMBERLAND CO,  
PENNSYLVANIA  
SITE LAYOUT

**SOIL EROSION PLAN**

DWG EDITION 1.0

- Preliminary
- 80% Submittal
- For Construction

File No.: 21001642A

Store : 05137

Date : 02/11/22

Drawn By: AER

Checked By: JRT

Sheet

C 11

20 0 20 40  
SCALE : 1" = 20'

Know what's below.  
Call before you dig.  
811  
I-800-272-1000

PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION  
E&S PLAN NOTES

MODIFIED  
DTL NUMBER

ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING, AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.

AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARED, THE E&S PLAN PREPARED, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE E&S PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.

CUMBERLAND COUNTY CONSERVATION DISTRICT  
310 ALLEN ROAD, ROOM 301  
CARLISLE, PA 17013  
P: 717-240-7812

AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1774 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.

AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.

CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPS SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.

AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.

TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAP(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 3 FEET. STOCKPILE SLOPES SHALL BE 12:IV OR FLATTER.

IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OWNER SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.

ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.

ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.

THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.

ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.

VEHICLES AND EQUIPMENT MAY NEITHER ENTER DIRECTLY NOR EXIT DIRECTLY FROM LOTS 255-B-11 & 255-B-18 ONTO SHARED ACCESS DRIVE.

UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMP'S SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMP'S AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND BENETING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMP'S FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMP'S, OR MODIFICATIONS OF THOSE BMP'S SHALL BE REQUIRED.

A LOG SHOWING DATES THAT E&S BMP'S WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.

SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVED, OR SWEEPED INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.

ALL SEDIMENT REMOVED FROM BMP'S SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.

AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES — 6 TO 12 INCHES ON COMPACTED SOILS — PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.

ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SURFACE SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.

ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.

FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.

FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.

FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.

SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.

ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.

IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OWNER SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.

PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.

E&S BMP'S SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.

UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMP'S.

AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMP'S MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMP'S. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMP'S SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.

UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.

FAILURE TO CORRECTLY INSTALL E&S BMP'S, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMP'S MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO \$10,000 PER DAY IN CIVIL PENALTIES, UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.

CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATERS OR GROUNDWATER SYSTEMS.

ENVIRONMENTAL DUE DILIGENCE NOTES

1. INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, USUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND REVIEW OF THE PROPERTY INDICATE A POSSIBLE HAZARD. THE OWNER OF THE PROPERTY MUST NOT RELEASE THE FILL MATERIAL BEING USED AS A FILL OR REUSE A FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF DEP'S E&S BMP'S.

2. FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH DEP'S RESIDUAL OR MUNICIPAL WASTE REGULATIONS IN 25 PA. CODE CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE.

STANDARD FOR VEGETATIVE COVER

1. SITE PREPARATION  
A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRAADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING.  
B. DRY TWINE AND STAPLE COTTON NETTING SHALL BE USED TO SECURE THE MULCH. THE GRADE SHOULD BE APPROVED BY THE SOIL CONSERVATION DISTRICT.  
C. MULCH SHOULD BE APPLIED AT A RATE OF 100 POUNDS PER ACRE OR 11 CUBIC FEET OF 10-10-10 OR EQUIVALENT 50% WATER INSOLUBLE NITROGEN TO THE SOIL SURFACE. A UNIFORM APPLICATION TO A DEPTH OF 3 INCHES (UNSETLED) IS REQUIRED ON ALL SITES. TOPSOIL SHALL BE AMENDED IN ACCORDANCE WITH SEEDING, DRAINAGE, SLOPES, ETC. TO ENSURE ADEQUATE NUTRITION AND WATER HOLDING CAPACITY. FERTILIZER IS NOT INCORPORATED INTO THE SOIL.  
D. INSTALLED NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE-STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BINS, AND WATERWAYS.

2. SEEDED PREPARATION

A. UNIFORMLY APPLIED GRASS SEEDS AND FERTILIZER INTO THE TOPSOIL WHICH HAS BEEN SPORED AND PREPARED, ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OPTIMUM NUTRIENT COOPERATIVE EXTENSION SOIL SAMPLE MAKERS ARE AVAILABLE FROM THE LOCAL NUTRIENT COOPERATIVE EXTENSION OFFICES (HTTP://NUTRIENT.RUTGERS.EDU/CONT). FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 CUBIC FEET OF 10-10-10 OR EQUIVALENT 50% WATER INSOLUBLE NITROGEN TO THE SOIL SURFACE. A UNIFORM APPLICATION TO A DEPTH OF 3 INCHES (UNSETLED) IS REQUIRED ON ALL SITES. TOPSOIL SHALL BE AMENDED IN ACCORDANCE WITH SEEDING, DRAINAGE, SLOPES, ETC. TO ENSURE ADEQUATE NUTRITION AND WATER HOLDING CAPACITY. FERTILIZER IS NOT INCORPORATED INTO THE SOIL.  
B. WORK LINE AND FERTILIZER INTO THE TOPSOIL, AS NEARLY AS PRACTICAL, TO A DEPTH OF 4 INCHES WITH A DISC, SPRING-TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. REMOVE THE TOPSOIL, FERTILIZER, AND DISKING OPERATION SHOULD BE CONDUCTED ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.

C. REMOVE THE TOPSOIL, FERTILIZER, AND DISKING OPERATION SHOULD BE CONDUCTED ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.

D. HIGH ACID PRODUCING SOILS, SOILS HAVING A PH OF 4 OR LESS OR CONTAINING IRON SILICATE SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5 OR HIGHER.

3. SEEDING

A. TEMPORARY SEEDING SPECIFICATIONS - USE THE MIXTURE LISTED BELOW OR SELECT AN APPROVED MIXTURE FROM THOSE LISTED IN THE PAPER E&S MANUAL TABLE 11. A SEED GERMINATION TEST SHOULD HAVE BEEN TESTED WITHIN 12 MONTHS OF THE PLANTING DATE. NO SEED SHALL BE ACCEPTED WITH A GERMINATION TEST DATE MORE THAN 12 MONTHS OLD UNLESS RETESTED. SEED SHALL BE APPLIED AS NOTED BELOW WITHIN THE DATES SPECIFIED IN THE STANDARDS.

1. LAWN AREAS:

MIX#1 ANNUAL RYE GRASS 52.5 LBS/ACRE PL5 / 95% PL5 = 78.9 LBS/ACRE  
PENNIN. RYE GRASS 22.5 LBS/ACRE / 95% 18.6 LBS/ACRE

OPTIMUM SEEDING DATES: 8/15 - 1/15  
ACCEPTABLE SEEDING DATES: 3/1 - 12/30  
5/1 - 8/14 (SEE NOTE BELOW)

NOTE: SUMMER SEEDING SHOULD ONLY BE CONDUCTED WHEN THE SITE IS IRRIGATED. MIXES INCLUDING WHITE CLOVER REQUIRE THAT AT LEAST SIX WEEKS OF GROWING SEASON REMAIN AFTER SEEDING TO ENSURE ESTABLISHMENT BEFORE FREEZING CONDITIONS.

B. PERMANENT SEEDING SPECIFICATIONS - USE THE MIXTURE LISTED BELOW OR SELECT AN APPROVED MIXTURE FROM THOSE LISTED IN THE PAPER E&S MANUAL TABLE 11. A SEED GERMINATION TEST SHOULD HAVE BEEN TESTED WITHIN 12 MONTHS OF THE PLANTING DATE. NO SEED SHALL BE ACCEPTED WITH A GERMINATION TEST DATE MORE THAN 12 MONTHS OLD UNLESS RETESTED. SEED SHALL BE APPLIED AS NOTED BELOW WITHIN THE DATES SPECIFIED IN THE STANDARDS.

1. LAWN AREAS:

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PENNIN. RYE GRASS 22.5 LBS/ACRE / 95% 18.6 LBS/ACRE

OPTIMUM SEEDING DATES: 8/15 - 1/15  
ACCEPTABLE SEEDING DATES: 3/1 - 4/30  
5/1 - 8/14 (SEE NOTE BELOW)

NOTE: SUMMER SEEDING SHOULD ONLY BE CONDUCTED WHEN THE SITE IS IRRIGATED. MIXES INCLUDING WHITE CLOVER REQUIRE THAT AT LEAST SIX WEEKS OF GROWING SEASON REMAIN AFTER SEEDING TO ENSURE ESTABLISHMENT BEFORE FREEZING CONDITIONS.

C. CONVENTIONAL SEEDING IS PERFORMED BY APPLYING SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPART SEEDER, DRILL OR CULTIPART SEEDER, HYDROSEEDER, OR MULTIPART SEEDER. SEED SHALL BE SECURED AND THE SOIL WITHIN 24 HOURS OF SEEDED PREPARATION TO A DEPTH OF 1/4 TO 1/2 INCH BY RAFFING, DRAGGING, DEEP TILLING, OR A COMBINATION OF THESE METHODS.

D. AFTER SEEDING, FIRMING THE SOIL WITH A CORRODED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDING ENVIRONMENT. ENSURE THAT THE SEED IS NOT COMPACTED OR PRESSED INTO THE SOIL.

E. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK, TRAILER-MOUNTED TANK, WITH AN HYDROSEEDER, AND HYDROSEEDING PLATE. FOR HYDROSEED, WATER AND FERTILIZER ARE PUMPED INTO THE HYDROSEEDER. HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE IT IS EXPENSIVE. HYDROSEEDER APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL, WHEN POOR SOIL TO SEED CONTACT OCCURS, THERE IS A REDUCED SEED GERMINATION AND GROWTH.

4. FERTILIZERS

A. TEMPORARY FERTILIZER TO BE APPLIED AT A RATE OF 10-10-10 AT A RATE OF 500 LBS/ACRE.  
B. PERMANENT FERTILIZER TO BE APPLIED AT A RATE OF 10-20-20 AT A RATE OF 1,000 LBS/ACRE OR PER SOIL TEST.

5. LINE

A. TEMPORARY AGRICULTURAL GRADE LIMESTONE TO BE APPLIED AT A RATE OF 1.6 TON/ACRE.  
B. PERMANENT AGRICULTURAL GRADE LIMESTONE TO BE APPLIED AT A RATE OF 6.0 TON/ACRE OR PER SOIL TEST.

6. MULCHING

MULCH IS REQUIRED ON ALL SEEDING. MULCH WILL PROTECT AGAINST EROSION AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOLENSION SHALL BE DEMONSTRATED DURING THE MULCHING REQUIREMENT.

A. STRAW OR HAY, UNTHROWN SMALL GRAN STRAW, HAY FREE OF SEEDS, TO BE APPLIED AT THE RATE OF 3 TONS PER ACRE (10 POUNDS PER 100 SQUARE FEET), EXCEPT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (CRIMPING OR ADHESIVE AGENT). THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWER MUST NOT GRIND THE MULCH. LIQUID MULCH IS NOT RECOMMENDED FOR ESTABLISHMENT. FINE TURF OR LAWN DUE TO THE PRESENCE OF WEED SEEDS.

B. APPLICATION - SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT AT LEAST 85% OF THE SOIL SURFACE IS COVERED FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH. DIVIDE AREA INTO APPROXIMATELY 1.000 SQUARE FEET SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.

C. ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COSTS.

1. PEG AND TWINE - DRIVE 8 TO 10 INCH WOODY PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRISS-CROSS AND A SQUARE PATTERN. SECURE TWINE WITH EACH PEG AND TWINE OR ROUND TURNS.

2. MULCH NETTING - STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTINGS TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN READS TO BE MOVED.

3. CRIMPER (MULCH ANCHORING COULTER TOOL) - A TRACTOR-DRIVEN COULTER TOOL, WHICH IS DESIGNED TO PUSH OR CUT SOIL IN A WAVE PATTERN, WHICH IS USED TO SECURE THE MULCH. THE CRIMPER IS USED ON SLOPES UP TO 30% AND IS LIMITED TO THOSE SLOPES UPON WHICH THE TRACTOR CAN OPERATE SAFELY. THE USE OF THE CRIMPER IS LIMITED TO THOSE SLOPES UPON WHICH THE TRACTOR CAN OPERATE SAFELY.

4. LIQUID MULCH-BINDERS - MAY BE USED TO ANCHOR STRAW, HAY OR STRAW MULCH.

a. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND MAY CATCH THE MULCH, IN VALLEYS, AND AT RESTS OF BANKS. THE REMAINDER OF AREA SHOULD BE UNIFORM IN APPEARANCE.

b. USE ONE OF THE FOLLOWING:

(1) LIQUID AND BONDED BASED BINDERS - NATURALLY OCCURRING, POWDER BASED, HYDROPHILIC MATERIALS WHEN MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANE NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTO-TOXIC EFFECT OR IMPEDE GROWTH OF TURFGRASS. VEGETABLE BASED GELS SHALL BE APPLIED AT THE RATE OF 100 POUNDS PER ACRE OR 10 CUBIC FEET PER 1000 SQUARE FEET.

(2) SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCELLBLE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION TO MULCH, DRYING AND CURING SHOULD BE ACCOMPLISHED IMMEDIATELY. LIQUID SYNTHETIC BINDERS ARE APPLIED AT 100 POUNDS PER ACRE OR 10 CUBIC FEET PER 1000 SQUARE FEET.

5. IRIGATION (WHERE FEASIBLE) - WATER SHOULD BE SUPPLIED NEW SEEDING WITH AQUATIC WATER (A MINIMUM OF 1/4 INCH APPLIED UP TO TWICE A DAY UNTIL VEGETATION IS WELL ESTABLISHED). THIS IS ESPECIALLY TRUE WHEN SEEDS ARE MADE IN ABNORMALLY DRY OR HOT WEATHER OR ON DROUGHTY SITES.







Chick-fil-A  
5200 Buffington Road  
Atlanta, Georgia  
30349-2998

Telephone 404-765-8000

DRAWN BY

REV

DESCRIPTION

DATE

REV

PER TOWNSHIP/CD SET

PER TOWNSHIP/CD SET

PER TOWNSHIP/CD SET

SITE LAYOUT ADJUSTMENTS

GENERAL NOTES

1. THIS SHEET IS TO BE USED FOR LANDSCAPE PURPOSES ONLY.
2. REFER TO SHEET 1 FOR GENERAL NOTES.

#### LANDSCAPE PLAN NOTES

1. REFER TO SHEET 1.2 FOR GENERAL PLANTING NOTES AND LANDSCAPE DETAILS.
2. REFER TO THIS SHEET FOR PLANT SCHEDULES.
3. PLANT LOCATIONS INDICATED ON THE LANDSCAPE PLAN ARE APPROXIMATE; ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO SITE CONDITIONS.
4. THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT MATERIAL DISCREPANCIES OCCUR.
5. LAWN AREAS SHALL BE STABILIZED WITH SEED UNLESS OTHERWISE INDICATED ON THE PLAN. REFER TO THE LAWN SEED MIX NOTES ON THE LANDSCAPE DETAILS SHEET AND THE SOIL EROSION AND SEDIMENT CONTROL PLAN FOR APPROVED SEED MIXTURES.
6. ALL SHADE TREES PLANTED ADJACENT TO PEDESTRIAN WALKWAYS, VEHICLE ACCESSES, OR WITHIN A SIGHT EASEMENT SHALL BE BRANCHING A MINIMUM OF 7'-0" ABOVE GRADE AND/OR APPROPRIATELY PRUNED TO BE 7'-0" ABOVE GRADE. ALL SHRUBS WITHIN A SIGHT TRIANGLE OR SIGHT EASEMENT SHALL NOT EXCEED 30" ABOVE THE ELEVATION OF THE ADJACENT CURB AND ARE TO BE APPROPRIATELY PRUNED.

Seal



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ROUTE 15  
(VARIABLE WIDTH R.O.W.)

R=1745.70'  
L=39.60'  
 $\Delta=1' 17' 59''$   
CHB=S 35° 10' 31" W  
CHD=39.60°  
(2R)=1745.70'  
L=39.60'  
CHB=S 40° 08' 56" W (DEED)  
CHD=39.60° (DEED)

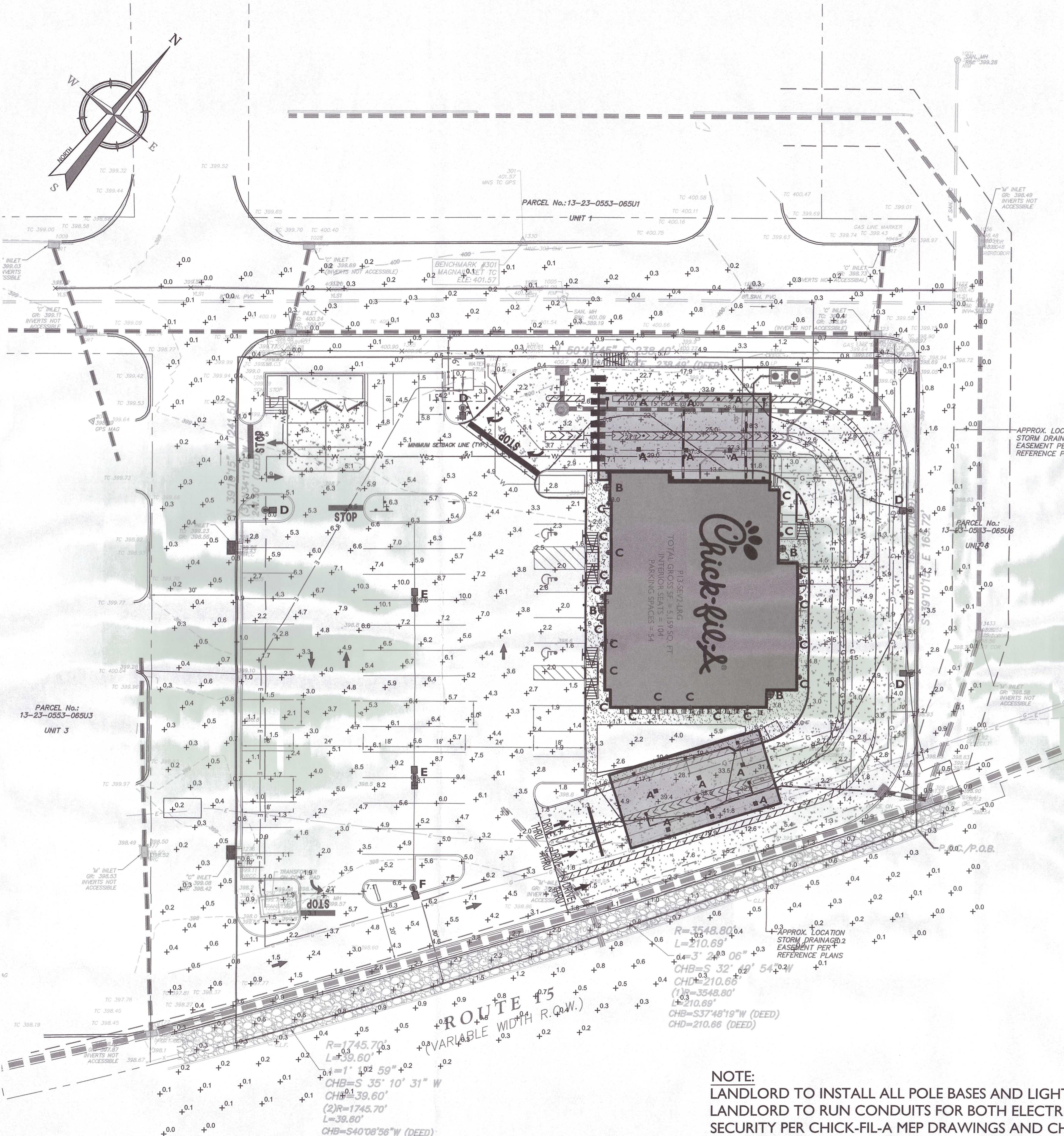
R=3548.80'  
L=210.69'  
 $\Delta=3' 24' 06''$   
CHB=S 32° 49' 54" W  
CHD=210.66°  
(1R)=3548.80'  
L=210.69'  
CHB=S 37° 48' 19" W (DEED)  
CHD=210.66° (DEED)

#### PLANT SCHEDULE

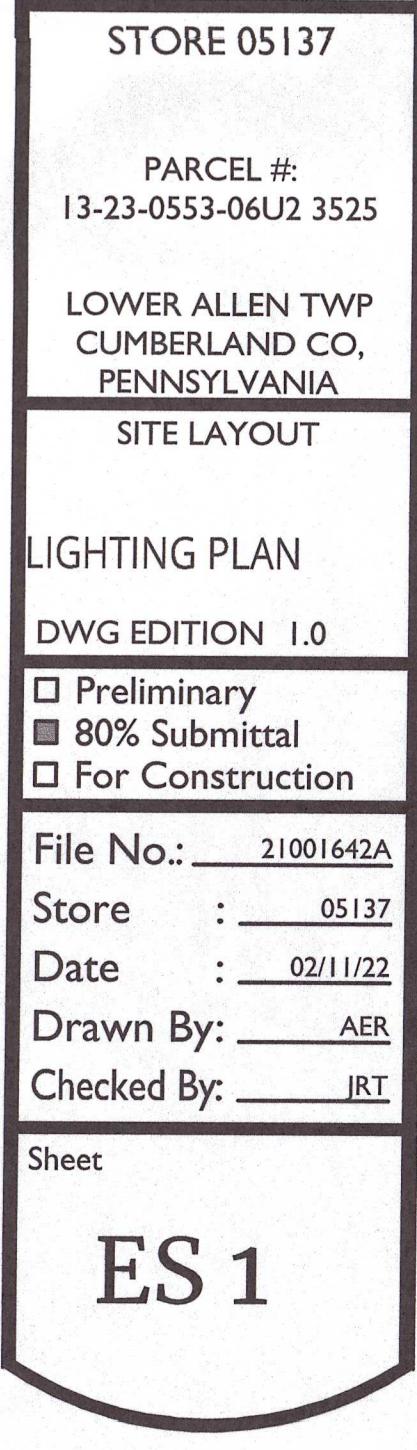
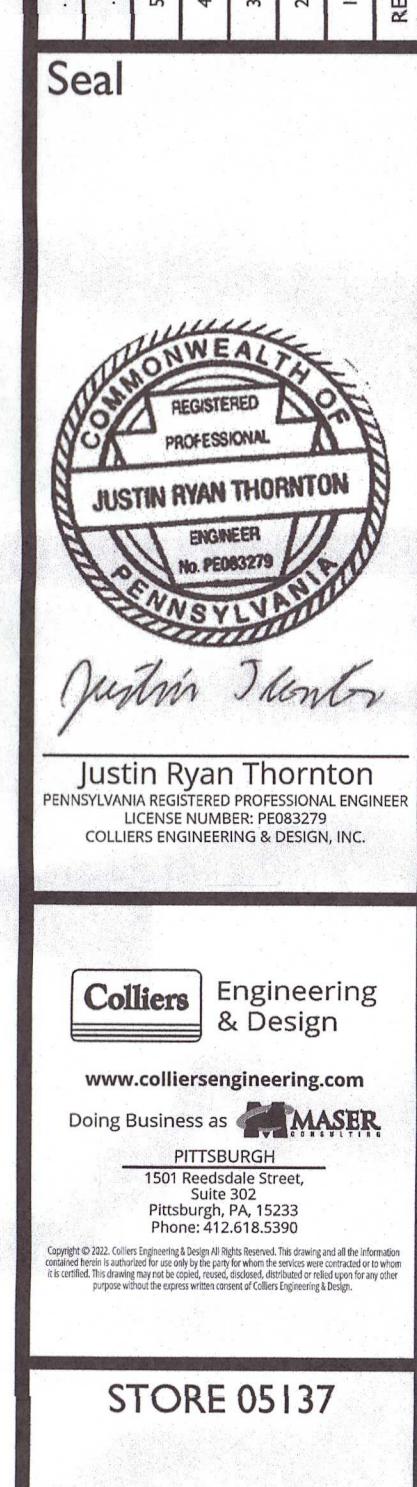
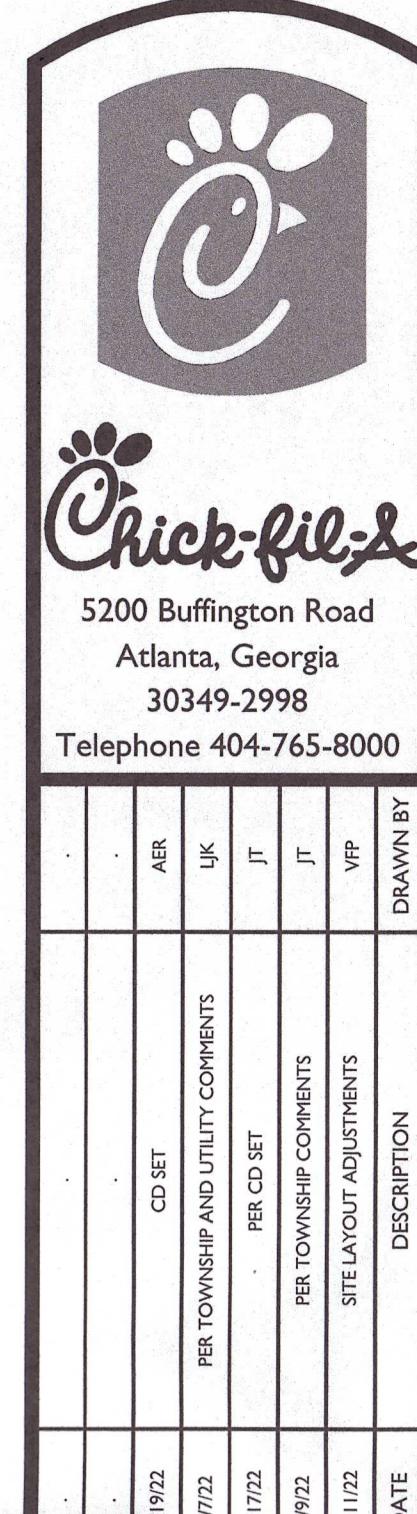
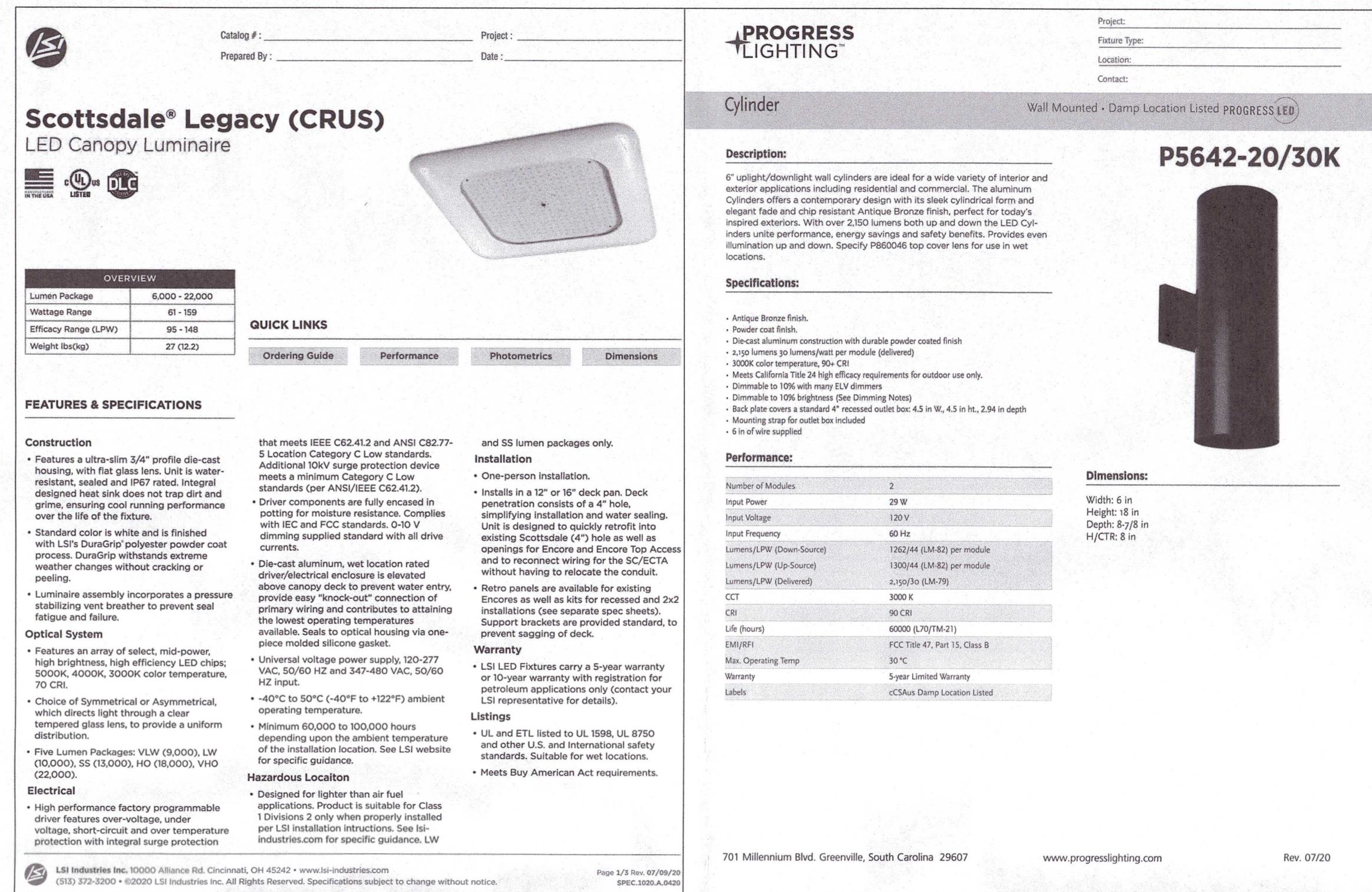
	CFA RESPONSIBILITY	LL RESPONSIBILITY	TOTAL	
TREES	QTY	QTY	QTY	BOTANICAL NAME
ARA	0	1	1	Acer rubrum 'Armstrong'
GTS	0	2	2	Gleditsia triacanthos 'Skyline'
QU	1	1	2	Quercus phellos
EVERGREEN TREES	QTY	QTY	QTY	BOTANICAL NAME
TN	0	13	13	Thuja occidentalis 'Nigra'
FLOWERING TREES	QTY	QTY	QTY	BOTANICAL NAME
Cv	3	0	3	Chionanthus virginicus
SHRUBS	QTY	QTY	QTY	BOTANICAL NAME
AU	12	25	37	Arctostaphylos uva-ursi 'Massachusetts'
CAA	0	3	3	Ceanothus americanus
IS	19	61	80	Ilex glabra 'Shamrock'
KL	0	19	19	Kalmia latifolia
VD	7	3	10	Viburnum dentatum 'Arrowwood'
EVERGREEN SHRUBS	QTY	QTY	QTY	BOTANICAL NAME
JB	0	27	27	Juniperus conferta 'Blue Pacific'
GRASSES	QTY	QTY	QTY	BOTANICAL NAME
LB	133	179	312	Liriope muscari 'Big Blue'

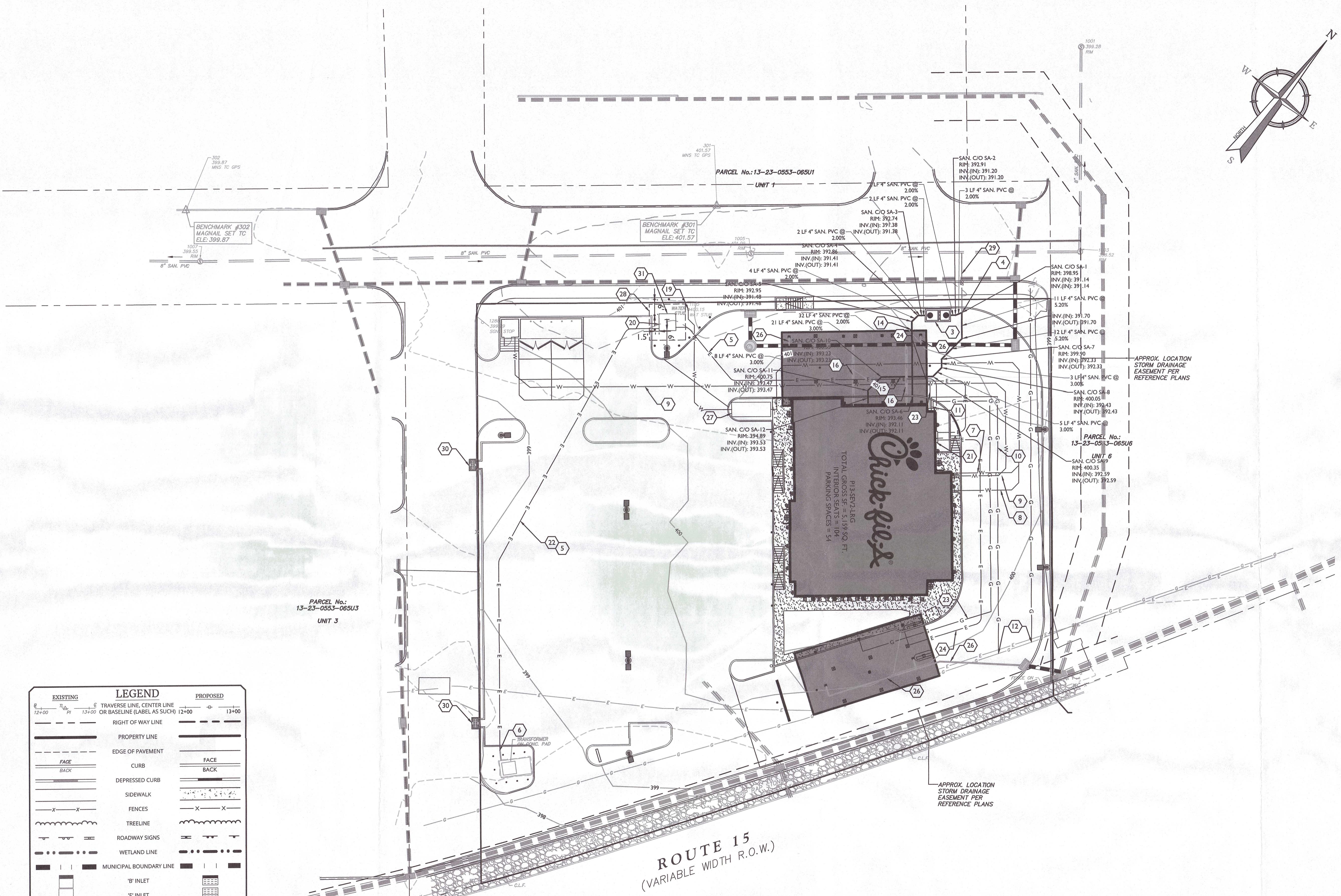
20 0 20 40  
SCALE : 1" = 20'

L 1



**NOTE:**  
LANDLORD TO INSTALL ALL POLE BASES AND LIGHTS.  
LANDLORD TO RUN CONDUITS FOR BOTH ELECTRICAL AND  
SECURITY PER CHICK-FIL-A MEP DRAWINGS AND CHICK-FIL-A  
TO PULL WIRE.  
CHICK-FIL-A CONTRACTOR RESPONSIBLE FOR ALL BUILDING  
LIGHTS





UTILITIES PLAN LEGEND	
	PROPOSED 4" PVC SDR 35 SAN LATERAL @ 2% MIN SLOPE
	PROPOSED CLEAN-OUT (TYP.)
	PROPOSED EXTERIOR 1,500 GAL. GREASE TRAP
	CONNECT TO EXISTING SANITARY LINE
	TELEPHONE CONDUITS MAY SHARE THE SAME TRENCH ROUTE IF INSTALLED PER PPL SPEC.
	PROPOSED EXISTING ELECTRIC/TELE SERVICE AT 4' CONCRETE CONDUIT STUBS
	PROPOSED 2" TYPE K COPPER DOMESTIC LINE
	PROPOSED 6" DIP FIRE LINE
	PROPOSED 3/4" CV TO DUMPSTER POST HYDRANT
	PROPOSED GAS LINE
	PROPOSED GAS METER
	CONNECT TO EXISTING GAS LINE
	PROPOSED 4" SCH 40 PVC CONDUIT
	PROPOSED 4" PVC SDR 35 KITCHEN WASTE LINE @ 2% MIN
	PROPOSED 4" PVC SDR 35 RESTROOM WASTE LINE @ 2% MIN
	PROPOSED 8" HDPE @ 1.0% ROOF DRAIN (TYP.)
	PROPOSED 3" VENT LINE
	PROPOSED TWO-WAY CLEAN-OUT (TYP.)
	CONNECT TO EXISTING WATER SERVICE
	PROPOSED TRANSFORMER
	PROPOSED ELECTRIC PANEL
	THREE (3) 4" PVC CONDUITS WITH PULL STRING FOR SECONDARY ELECTRIC SERVICE
	TWO (2) 4" PVC CONDUITS WITH PULL STRINGS FOR TELEPHONE SERVICE
	ONE (1) 3" PVC CONDUIT WITH PULL STRING FOR CABLE SERVICE
	PROPOSED CANOPY GAS LINE
	PROPOSED CANOPY ELECTRIC LINE
	PROPOSED ELECTRIC PANEL
	PROPOSED 4" PVC CANOPY DRAIN @ 1% (TYP.)
	PROPOSED 6' X 1' WATER VAULT
	PROPOSED GROUND RING BOUNDARY
	EXISTING SANITARY SEWER STUB. CONTRACTOR TO FIELD VERIFY LOCATION AND TIE-IN ELEVATION.
	CONVERT EXISTING TYPE "C" INLET TOP WITH TYPE "M" INLET TOP
	LID OPENING/ACCESS PLATE TO FACE NORTH FOR TRANSFORMER FOUNDATION INSTALLATION.

NOTE:

FOR QUESTIONS/COMMENTS PLEASE REACH OUT TO  
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Justin Thornton

Justin Ryan Thornton

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ROUTE 15 (VARIABLE WIDTH R.O.W.)

APPROX. LOCATION STORM DRAINAGE EASEMENT PER REFERENCE PLANS

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