

USE AND PRELIMINARY & FINAL MAJOR SITE PLAN FOR



PARCEL # 62-040-048-000-0000 SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PENNSYLVANIA

I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD OF THE SITE HEREIN DEPICTED AND THAT I CONCUR WITH THE SUBMISSION.

OWNER DATE

APPROVED BY THE PLANNING BOARD OF THE BOROUGH OF RAMSEY AT THE REGULAR MEETING OF DATE

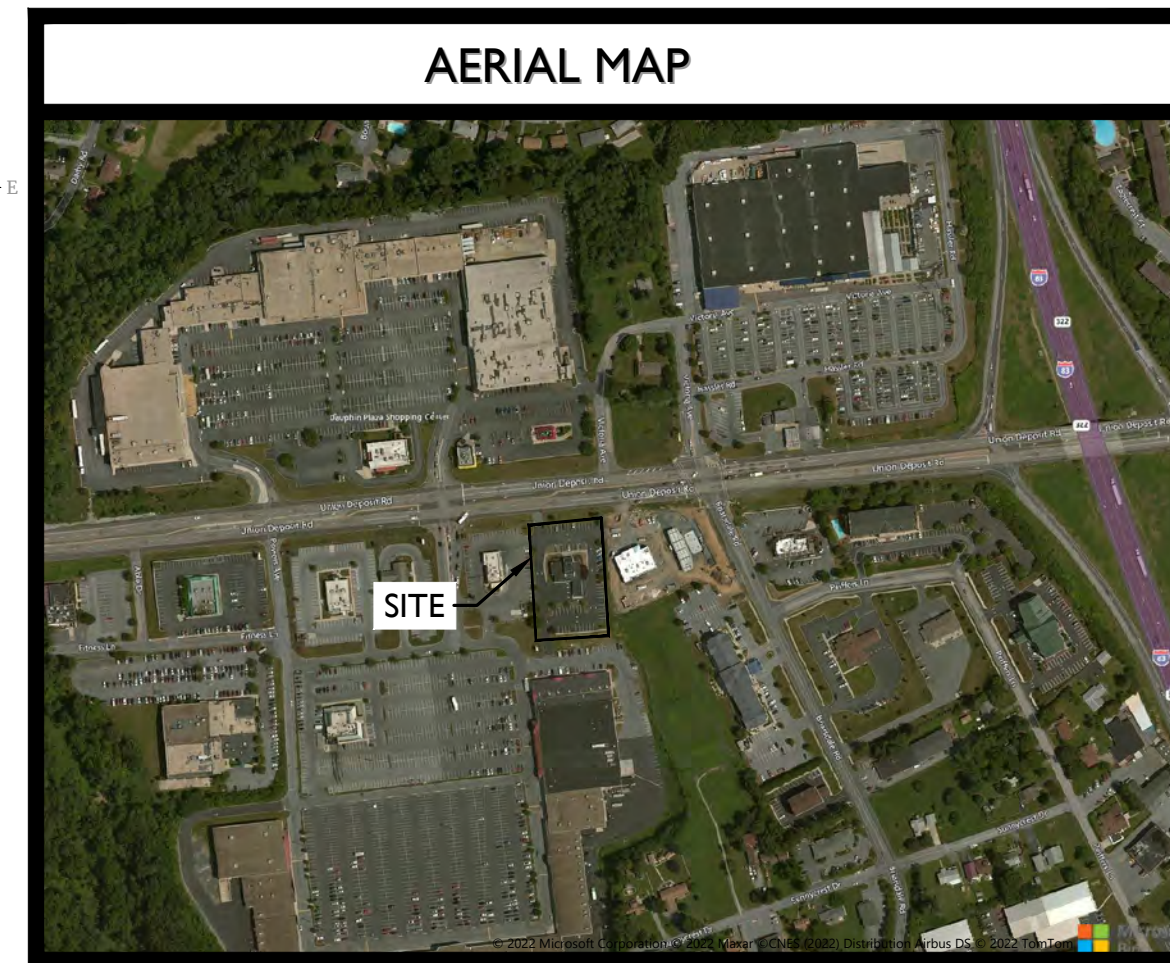
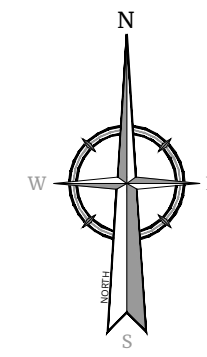
CHAIRMAN DATE

SECRETARY DATE

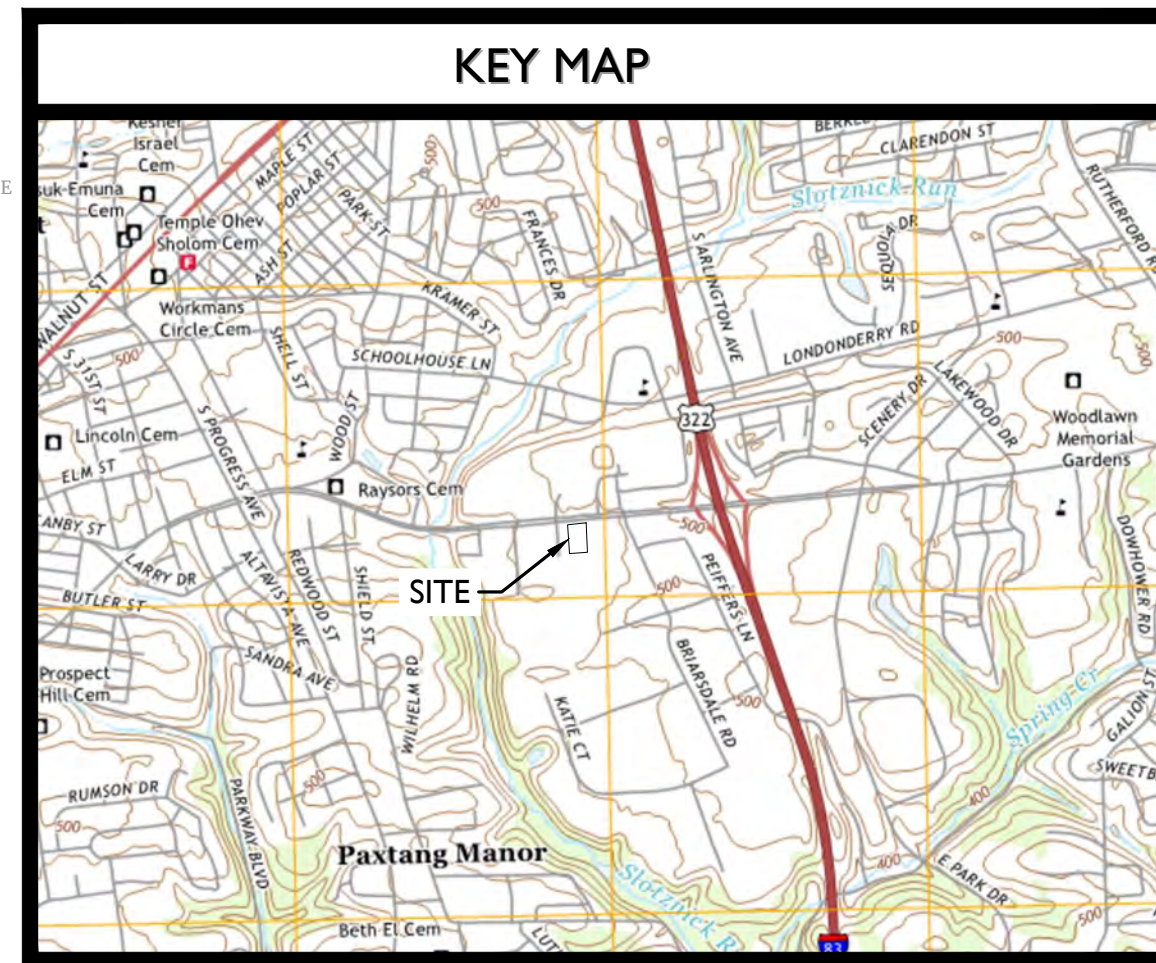
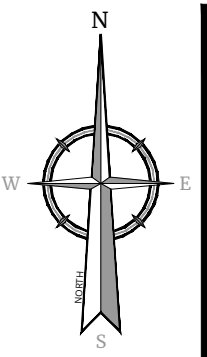
ENGINEER DATE

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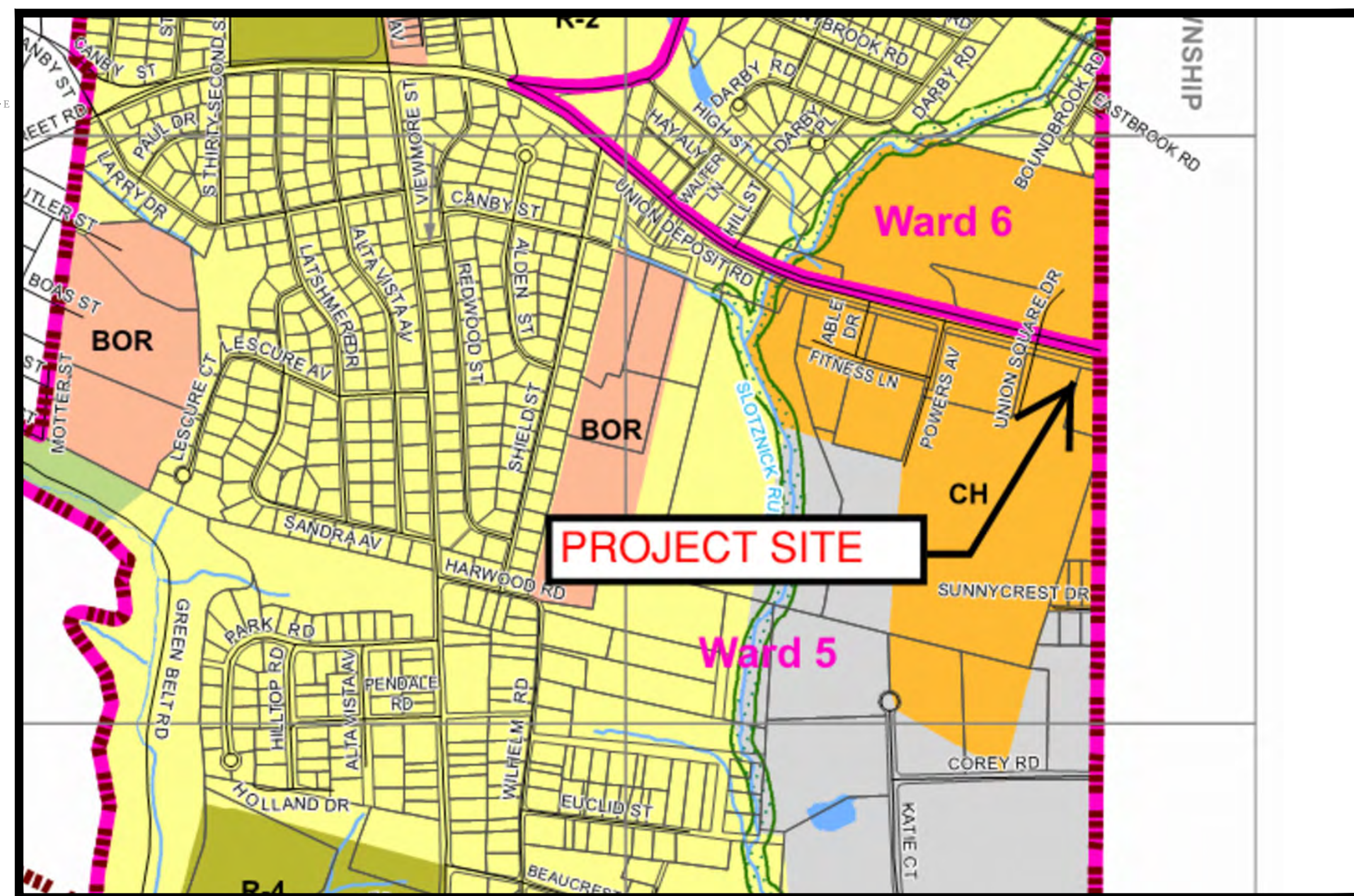
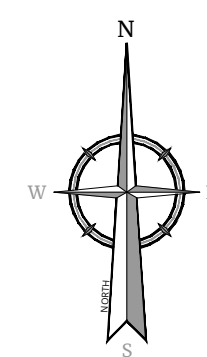
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SCALE: 1"=500' (APPROXIMATE)



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



KEY & ZONING MAP

GENERAL INFORMATION

- 1. THE SUBJECT PROPERTY IS KNOWN AS 62-040-048-000-0000 AS SHOWN ON THE OFFICIAL TAX MAP...
2. THE PROPERTY IS LOCATED IN THE C-H - COMMERCIAL HIGHWAY ZONE DISTRICT AND CONTAINS A TOTAL TRACT AREA OF 57,695 SF. 1.32 ACRES.
OWNER: HRONIS & HRONIS BLVD, PROP 3951 UNION DEPOSIT ROAD, HARRISBURG, PA 17109
APPLICANT: CHICK-FIL-A 5200 BUFFINGTON ROAD ATLANTA, GA 30349 404-765-8000

UTILITY NOTES

- 1. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS...
2. UTILITY RELOCATIONS SHOWN HEREON, IF ANY, ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT REPRESENT ALL REQUIRED UTILITY RELOCATIONS...
3. STORM SEWERS SHALL BE CLASS III (OR HIGHER IF NOTED) REINFORCED CONCRETE PIPE (RCP) WITH 10" RING GASKETS OR INTERNALLY PRELUBRICATED GASKET (TYLOX) SUPERSEAL OR EQUIVALENT...
4. CONTRACTOR IS RESPONSIBLE TO DETERMINE WHEN SPECIAL OR OVERSIZED DRAINAGE STRUCTURES ARE REQUIRED...
5. THERE IS EXISTING WATER SERVICE ON SITE.
6. THERE IS EXISTING SANITARY SERVICE ON SITE.
7. ALL WATER MAINS SHOULD BE SEPARATED FROM SANITARY SEWER AND INDUSTRIAL DISCHARGE LINES BY A MINIMUM HORIZONTAL DISTANCE OF 10 FEET...
8. AT THE CROSSINGS OF SEWER LINES AND WATER MAINS, THE TOP OF THE SEWER LINES SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN (SEWER SERVICE LATERALS ARE NOT SUBJECT TO THIS REQUIREMENT)...
9. GAS, ELECTRIC, LIGHTING, CABLE TELEVISION, AND ELECTRICAL SERVICE PLANS, IF REQUIRED, SHALL BE PREPARED BY THE RESPECTIVE UTILITY COMPANIES...
10. TELEPHONE, ELECTRIC, AND GAS LINES WILL BE INSTALLED UNDERGROUND. CROSSINGS OF PROPOSED PAVEMENTS WILL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PAVEMENT BASE COURSE.

Table with columns: ZONE DATA: C-H COMMERCIAL HIGHWAY DISTRICT, MINIMUM LOT AREA, MINIMUM LOT WIDTH, MINIMUM LOT DEPTH, PRINCIPAL BUILDING, ACCESSORY BUILDING, PARKING.

Table with columns: PRINCIPAL BUILDING, ACCESSORY BUILDING, PARKING. Values include dimensions and percentages.

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

- 4. THE FOLLOWING VARIANCES AND/OR DESIGN WAIVERS MAY BE REQUIRED FROM THE FOLLOWING ORDINANCE SECTIONS IF DETERMINED BY THE PLANNING/ZONING BOARD:

- 27-1203.2.B SIDE YARD OF 10 FT FOR ACCESSORY BUILDING
27-1203.4 MAXIMUM IMPERVIOUS LOT COVERAGE OF 80%
27-1203.5 MINIMUM VEGETATIVE COVER OF 20%
27-2305.6.B ALL PARKING SPACES AND ACCESS DRIVES SHALL NOT BE LOCATED WITHIN YARD LINE

- 6. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED "ALTAIRNS LAND TITLE SURVEY," DATED AUGUST 26, 2021. PREPARED BY ROBERT W. TELSCHOW, JR., P.L.S. LIC. NO. SU075641 OF PA. OF COLLIER ENGINEERING & DESIGN.

- 8. GEOTECHNICAL INFORMATION AND SOIL TEST PIT LOCATIONS SHOWN HEREON ARE AS PRESENTED IN A REPORT ENTITLED "CHICK-FIL-A RESTAURANT #2603 - PROPOSED SITE IMPROVEMENTS," DATED: APRIL 30, 2021, PREPARED BY COLLIER ENGINEERING & DESIGN.

- 9. THIS SET OF PLANS IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. MASER CONSULTING HAS PERFORMED NO EXPLORATORY OR TESTING 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 THEREON.

- 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 "ISSUED FOR CONSTRUCTION." THIS SHALL INCLUDE APPROVAL OF ALL CATALOG CUTS, SHOP DRAWINGS AND/OR DESIGN CALCULATIONS AS REQUIRED 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.

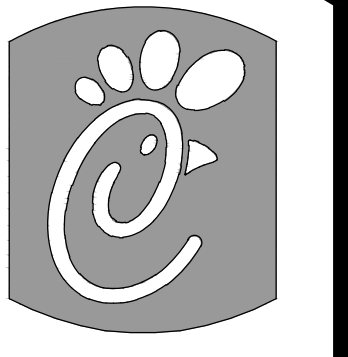
- 14. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL PA ONE CALL TO REQUEST A UTILITY MARKOUT.

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

- 2. CURB RAMP AS TO BE CONSTRUCTED FLUSH WITH THE FINISHED PAVEMENT SURFACE. ACCESSIBLE CURB RAMP SHALL BE INSTALLED WITHIN THE PUBLIC RIGHT OF WAY AND 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 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. PENNSYLVANIA DEPARTMENT OF TRANSPORTATION "SPECIFICATIONS PUBLICATION 408", 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.



5200 Buffington Road
Atlanta, Georgia
30349-2998
Telephone 404-765-8000

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE:
REVISION:
DESCRIPTION:

Seal

- 1. THERE ARE NO WETLANDS WITHIN THE PROPOSED DEVELOPMENT AREA.

FLOOD HAZARD NOTES:

BY GRAPHICAL PRESENTATION ONLY THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X AS SHOWN ON FLOOD INSURANCE MAPS, COMMUNITY PANEL NO. 42043C0339D WHICH HAS AN EFFECTIVE DATE OF AUGUST 2, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THIS ZONE.

ADA INSTRUCTIONS TO CONTRACTOR:

- 1. CONTRACTOR SHALL EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (HANDICAPPED) ACCESSIBLE COMPONENTS FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE LATEST ADA STANDARDS FOR ACCESSIBLE DESIGN, FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EGRESS. SHALL COMPLY WITH THESE ADA CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

- (NOTE: THIS LIST IS NOT INTENDED TO CAPTURE EVERY APPLICABLE FEDERAL, STATE AND LOCAL RULE AND REGULATION. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE LAW, WHETHER OR NOT STATED SPECIFICALLY HEREIN):
A. PARKING SPACES AND PARKING AISLES - SLOPE SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
B. CURB RAMPS- SLOPES SHALL NOT EXCEED 1:12 (8.3%).
C. LANDINGS - SHALL BE PROVIDED AT EACH END OF RAMPS, SHALL PROVIDE POSITIVE DRAINAGE, AND SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
D. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - SHALL PROVIDE A 36 INCH OR GREATER UNOBTSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS CANNOT REDUCE THIS MINIMUM WIDTH). THE SLOPE SHALL BE NO GREATER THAN 1:20 (5.0%) IN THE DIRECTION OF TRAVEL, AND SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN CROSS-SLOPE.
E. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), AN ADA RAMP WITH A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM DISTANCE OF 30 FEET, SHALL BE PROVIDED. THE RAMP SHALL HAVE ADA HAND RAILS AND "LEVEL" LANDINGS ON EACH END THAT ARE SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE.
F. DOORWAYS - SHALL HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA SHALL BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHER WISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS (SEE APPLICABLE CODE SECTIONS).

- 2. IT IS RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE OFFICIAL PRIOR TO COMMENCING WORK.

Engineering & Design
www.collierengineering.com
Doing Business as MASER
BETHLEHEM, PA
15107 Pennsylvania Avenue
Suite 302
Bethlehem, PA 18015
Phone: 412.261.5390

STORE 5029

PARCEL #/APN: 62-040-048-000-0000
SUSQUEHANNA TOWNSHIP
DAUPHIN COUNTY
PENNSYLVANIA

PRELIMINARY & FINAL MAJOR SITE PLAN

TITLE SHEET

DWG EDITION 2.0

- [X] Preliminary
[X] 80% Submittal
[X] For Construction

File No.: 21001871A

Store: 5029

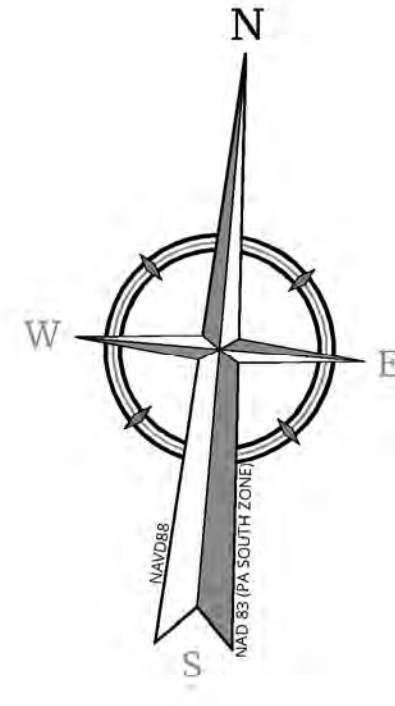
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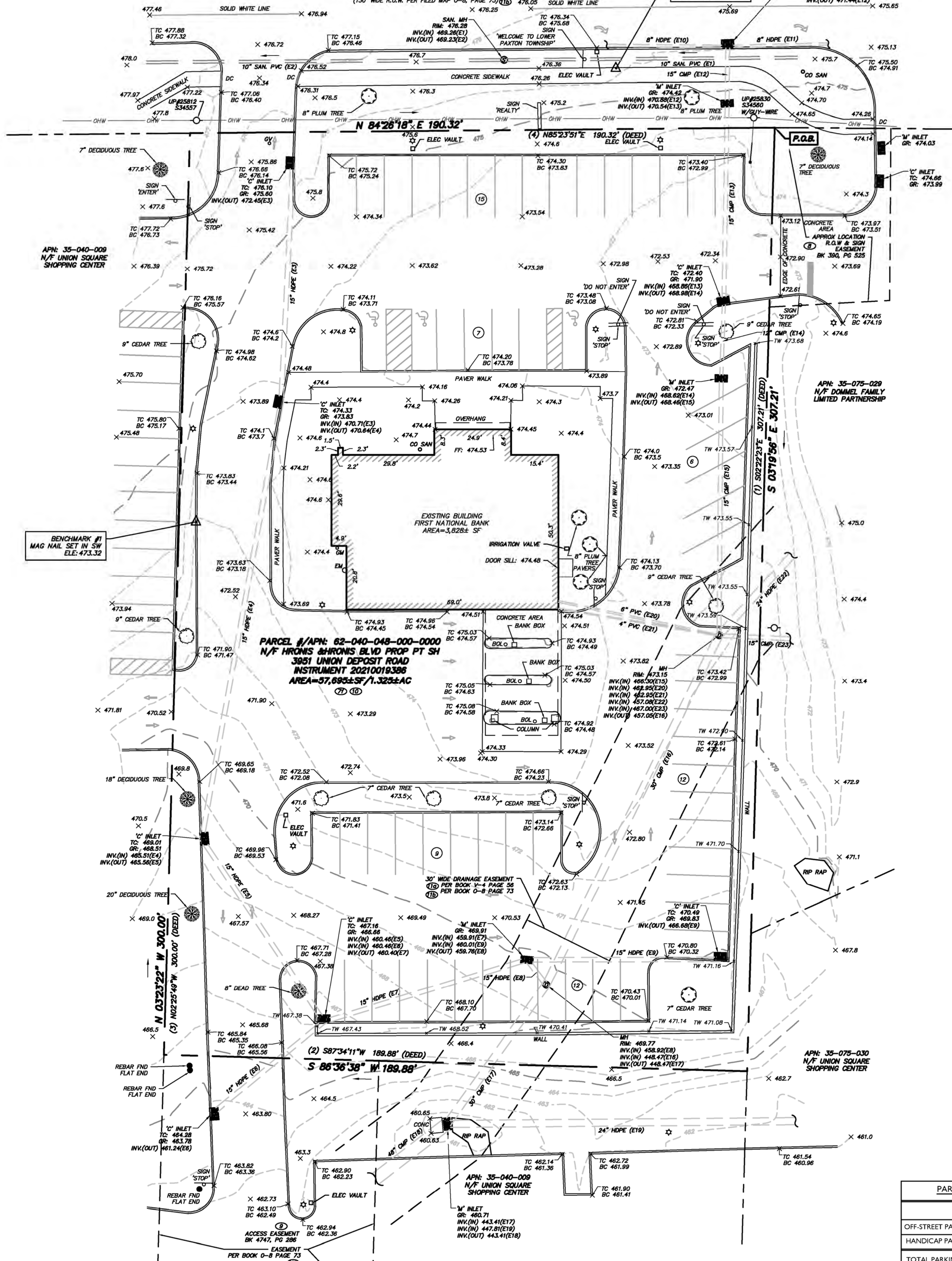
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UNION DEPOSIT ROAD L.R. 22008



APN: 35-040-009
N/F UNION SQUARE SHOPPING CENTER

APN: 35-075-029
N/F DOMEL FAMILY LIMITED PARTNERSHIP

PARCEL #/APN: 62-040-048-000-0000
N/F HRONIS & HRONIS BLVD PROP PT SH
3951 UNION DEPOSIT ROAD
INSTRUMENT 2021019385
AREA=57,896±SF/1.325±AC

APN: 35-040-009
N/F UNION SQUARE SHOPPING CENTER

PARKING SPACES TABLE	
	EXISTING
OFF-STREET PARKING SPACES:	59
HANDICAP PARKING SPACES:	3
TOTAL PARKING SPACES:	62

TITLE REPORT NOTES

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORDS, EASEMENTS, EGRESS, AND OTHER DOCUMENTS THAT MAY AFFECT THE QUALITY OF TITLE TO TRACT IS SHOWN HEREIN WAS OBTAINED FROM PUBLICLY AVAILABLE RECORDS.

DEED OF RECORD: INSTRUMENT NO. 2021019385

THE FOLLOWING NOTES CORRESPOND TO THE ITEMS CONTAINED IN SCHEDULE B-2 OF THE ABOVE REFERENCED TITLE COMMITMENT:

- THE FOLLOWING RIGHTS OF WAY GRANTED TO:
- SUSQUEHANNA TOWNSHIP AUTHORITY BY INSTRUMENT FROM ESTATE OF GEORGE ROSS HULL DATED NOVEMBER 3, 1958 AND RECORDED IN MISCELLANEOUS BOOK PA, PAGE 34. (DOES NOT AFFECT THE SUBJECT PROPERTY)
- SUSQUEHANNA TOWNSHIP AUTHORITY BY INSTRUMENT FROM GEORGE ROSS HULL ET AL DATED NOVEMBER 3, 1958 AND RECORDED IN MISCELLANEOUS BOOK PA, PAGE 34. (DOES NOT AFFECT THE SUBJECT PROPERTY)
- THE AMERICAN TELEGRAPH AND TELEPHONE COMPANY OF PENNSYLVANIA BY INSTRUMENT FROM GEORGE ROSS HULL, JR. ET AL DATED APRIL 6, 1972 AND RECORDED IN MISCELLANEOUS BOOK L-14, PAGE 89. (MAY AFFECT THE SUBJECT PROPERTY, UNABLE TO DETERMINE LOCATION BASED UPON INFORMATION PROVIDED)
- THE AMERICAN TELEGRAPH AND TELEPHONE COMPANY OF PENNSYLVANIA BY INSTRUMENT FROM GEORGE ROSS HULL, JR. ET AL DATED APRIL 6, 1972 AND RECORDED IN MISCELLANEOUS BOOK L-14, PAGE 89. (MAY AFFECT THE SUBJECT PROPERTY, UNABLE TO DETERMINE LOCATION BASED UPON INFORMATION PROVIDED)
- SUSQUEHANNA TOWNSHIP AUTHORITY BY INSTRUMENT FROM GEORGE ROSS HULL, JR. ET AL DATED MAY 18, 1972 AND RECORDED IN MISCELLANEOUS BOOK L-14, PAGE 33. (DOES NOT AFFECT THE SUBJECT PROPERTY)
- PENNSYLVANIA POWER & LIGHT COMPANY BY INSTRUMENT FROM THE UNIVERSAL COMPANIES, INC. DATED LINE 24, 1988 AND RECORDED IN RECORD BOOK 113, PAGE 86. (AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE)
- TERMS AND CONDITIONS OF AGREEMENT CONCERNING THE GRANT OF A NON-EXCLUSIVE RIGHT OF WAY FOR VEHICULAR INGRESS, EGRESS, AND REGRESS AND THE GRANT OF RECORDS AND EASEMENTS FOR THE PARKING OF VEHICLES AND SIGN LOCATION EQUIPMENT, ETC. FROM RADON INC. TO THE UNIVERSAL COMPANIES, ET AL DATED MAY 14, 1988 AND RECORDED IN RECORD BOOK 399, PAGE 325. AS AFFECTED BY AMENDMENT TO AGREEMENT CONCERNING THE GRANT OF NON-EXCLUSIVE RIGHT OF WAY FOR VEHICULAR INGRESS, EGRESS, AND REGRESS AND THE GRANT OF RECORDS AND EASEMENTS FOR THE PARKING OF VEHICLES AND SIGN LOCATION EQUIPMENT, ETC. BETWEEN MATIGORZATA GEORGES INC. AND UNIVERSAL COMPANIES, ET AL DATED FEBRUARY 19, 2002 AND RECORDED IN RECORD BOOK 474, PAGE 275. (AFFECTS THE SUBJECT PROPERTY, SHOWN HEREIN)
- TERMS AND CONDITIONS OF DEED OF EASEMENT FROM UNION SQUARE SHOPPING CENTER, LP TO COMMERCE BANK HARRISBURG, N.A. DATED JANUARY 28, 2003 AND RECORDED IN RECORD BOOK 474, PAGE 286. (AFFECTS THE SUBJECT PROPERTY, SHOWN HEREIN)
- PARKING AND EASEMENT AGREEMENT FROM UNION SQUARE SHOPPING CENTER, LP TO HRONIS AND HRONIS BOLLARD PROPERTIES PARTNERSHIP, JUNE 24, 2021 AND RECORDED AT INSTRUMENT NO. 2021000643. (AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE)
- ALL MATTERS SET FORTH IN THE FOLLOWING PLANS:
- FINAL SUBDIVISION PLAN OF A 1.325± AC TRACT RECORDED IN PLAN BOOK V-4, PAGE 54. (AFFECTS THE SUBJECT PROPERTY, SHOWN HEREIN)
- PRELIMINARY FINAL LAND DEVELOPMENT PLAN FOR COMMERCE BANK RECORDED IN PLAN BOOK O-8, PAGE 73. (AFFECTS SUBJECT PROPERTY, SHOWN HEREIN)

PURSUANT TO SECTION 601(C) OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS (2021) COLLIER ENGINEERING & DESIGN HAS PLOTTED ANY RIGHTS OF WAY, EASEMENTS AND SERVITUDES BOUNDING THE SURVEYED PROPERTY AS DETERMINED IN THE TITLE RESEARCH COMMITMENT PROVIDED BY THE CLIENT OR OBTAINED BY THE SURVEYOR AND STATED IF EACH IS "SHOWN" OR "NOT SHOWN" ON THE SURVEY. THIS CLIENT HAS REQUESTED THAT THE SURVEYOR STATE, AS AN OPINION, THE RIGHTS OF WAY, EASEMENTS AND SERVITUDES "AFFECT" OR "DO NOT AFFECT" THE SUBJECT PROPERTY. THESE OPINIONS ARE NOT TO BE CONSIDERED TO BE MADE WITH ANY LEGAL EXPERTISE AND SHOULD BE REVIEWED BY CLIENT'S LEGAL REPRESENTATIVE TO VERIFY VULNERABILITY PRIOR TO RELYING ON THOSE STATEMENTS.

VESTING DEED

BEGINNING AT A POINT ON THE SOUTHERN SIDE OF UNION DEPOSIT ROAD AT THE CORNER OF LANDS NOW OR FORMERLY OF DAUPHIN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY, THENCE SOUTH 42 DEGREES 31 MINUTES 52 SECONDS EAST, A DISTANCE OF 397.33 FEET TO A POINT; THENCE SOUTH BY DEGREES 31 MINUTES 52 SECONDS WEST, A DISTANCE OF 189.88 FEET TO A POINT OF BEGINNING, NORTH 12 DEGREES 21 MINUTES 49 SECONDS WEST, A DISTANCE OF 309.99 FEET TO A POINT ON THE SOUTHERN SIDE OF UNION DEPOSIT ROAD; THENCE NORTH BY DEGREES 31 MINUTES 52 SECONDS EAST, A DISTANCE OF 190.32 FEET TO A POINT, THE PLACE OF BEGINNING.

THE HAZARD IN THE BEARING BETWEEN THE VESTING DESCRIPTION AND THOSE SHOWN ON THIS SURVEY ARE DUE TO THE USE OF DIFFERENT BEARING SYSTEMS. THEY DO NOT FACT REPRESENT THE SAME PROPERTY.

ZONING

INFORMATION TAKEN FROM "DEVELOPMENT INVESTIGATION REPORT, HARRISBURG, PA BY COLLIER ENGINEERING & DESIGN, DATED JUNE 29, 2021.

ZONE: CH (COMMERCIAL, HIGHWAY DISTRICT)

BUILDING SETBACKS:

FRONT:	BUILDING
LEFT SIDE:	10'
RIGHT SIDE:	10'
REAR:	15'

*SIDE YARD: 10 FEET EACH SIDE OF A PRINCIPAL BUILDING, PROVIDED THAT WHEN A WRITTEN AGREEMENT IS PROVIDED BY ADJOINING PROPERTY OWNERS, NO SIDE YARD SHALL BE REQUIRED WHERE TWO OR MORE COMMERCIAL PROPERTIES ADJUT SIDE TO SIDE.

MAXIMUM BUILDING HEIGHT: 35 FEET

MAXIMUM BUILDING FLOOR AREA RATIO: THERE ARE NO REQUIREMENTS STATED IN THE ORDINANCE.

NOTE: ZONING INFORMATION ABOVE SHOULD BE VERIFIED WITH THE TOWNSHIP AND OTHER SERVICES BEFORE BEING USED.

THE SURVEYOR WHO PREPARED THIS PLAN IS NOT QUALIFIED TO ANALYZE THE ZONING INFORMATION SHOWN. THE ZONING INFORMATION SHOWN ON THIS PLAN SHOULD BE VERIFIED BY A QUALIFIED ENGINEER BEFORE BEING RELIED UPON.



ABBREVIATIONS

FF = FINISH FLOOR	MWH = MEAN HIGH WATERLINE
UV = UNKNOWN VALVE	MLW = MEAN LOW WATERLINE
MV = MANHOLE	WATERLINE
DBP = DEPRESSED CURB	CL = CENTERLINE
CM = CENTERLINE	TW = TOP OF WALL
PL = PARKING METER	BW = BOTTOM WALL

KEY MAP



SURVEYOR'S NOTES

- PROPERTY KNOWN AS PARCEL #/APN: 62-040-048-000-0000 IN SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA.
- MAP REFLECTS CONDITIONS AS OF 08-20-21.
- THE LOCATION OF ALL UNDERGROUND UTILITIES IS SHOWN HEREIN AS APPROXIMATE AND ARE BASED ON VISIBLE ABOVE GROUND STRUCTURES AND ANY UTILITY MAPS PROVIDED BY UTILITY COMPANIES REFERENCED HEREIN. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL HAVE ALL UNDERGROUND UTILITIES FIELD VERIFIED BY THE PROPER UTILITY COMPANIES BEFORE ANY CONSTRUCTION BEGINS. OTHER DOCUMENTS OF RECORD MAY EXIST THAT WOULD AFFECT THE PARCEL.
- PERTINENT DOCUMENTS OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY ARE NOTED HEREIN.
- HORIZONTAL DATUM = NORTH AMERICAN DATUM OF 1983 (NAD83); PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE)
- VERTICAL DATUM = NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83); THE VERTICAL AND HORIZONTAL DATUM WERE ESTABLISHED AT THE PROJECT SITE USING GPS SURVEY METHODS.
- GRAPHIC PLOTTING ONLY: THIS PROPERTY LIES WITHIN FLOOD ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP (SHEETS) BEARING AN EFFECTIVE DATE OF AUGUST 2, 2011.
- THE EXISTENCE OR NONEXISTENCE OF WETLANDS, TIDELANDS OR OPEN WATERS THAT MAY BE REGULATED BY THE STATE OF PENNSYLVANIA AND/OR THE GOVERNMENT OF THE UNITED STATES IS NOT PART OF THIS SURVEY.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREIN MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESS OR IMPLIED.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. ANY SUCH CONDITIONS BEARING AN EFFECTIVE DATE OF AUGUST 2, 2011.
- CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN AN ORIGINAL INK SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (TABLE ITEM 16)
- PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (TABLE ITEM 17)
- NO EVIDENCE OF THE SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL WAS OBSERVED (TABLE A ITEM 3).
- ALL PLOTTABLE MATTERS SHOWN ON RECORDED PLATS PROVIDED TO THE SURVEYOR ARE SHOWN ON THE SURVEY.
- PROPERTY CORNERS TO BE SET AT COMPLETION OF SITE CONSTRUCTION.
- DO NOT USE DISTANCES TO BUILDINGS TO ESTABLISH PROPERTY LINES.

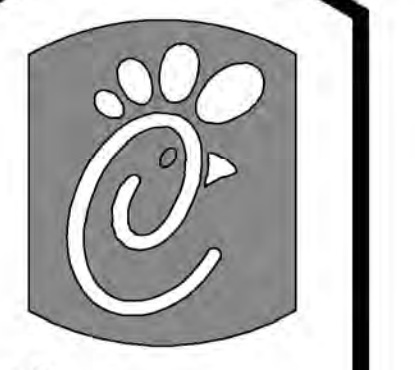
SITE ADDRESS: 3951 UNION DEPOSIT ROAD
HARRISBURG, PA

- CONTACTS
- FIRE DEPARTMENT
- PLUMBING DEPARTMENT
- HEALTH DEPARTMENT
- TRAFFIC ENGINEERING
- EROSION CONTROL
- BUILDING DEPARTMENT
- PLANNING BOARD
- ZONING DEPARTMENT
- SERVICE UTILITIES
- SITE UTILITIES
- GAS
- SANITARY SEWER
- TELEPHONE/CABLE
- WATER

- PLAN TITLED "FINAL SUBDIVISION PLAN OF A 1.325± AC TRACT FOR UNIVERSAL COMPANIES, INC., 3951 EAST BELT LINE AVENUE, NORTHWEST GRAND HARBOR, IN PHOENIX, AZ 85044-1411; SUSQUEHANNA TOWNSHIP, DAUPHIN CO., PA, PREPARED BY: MICHAEL HELL ASSOCIATES INC., CONSULTING ENGINEERS, DATED MARCH 29, 1989, REVISED MAY 3, 1989.

MAP REFERENCE

SCALE: 1" = 20'



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30349-2998
Telephone 404-765-8000

DESCRIPTION

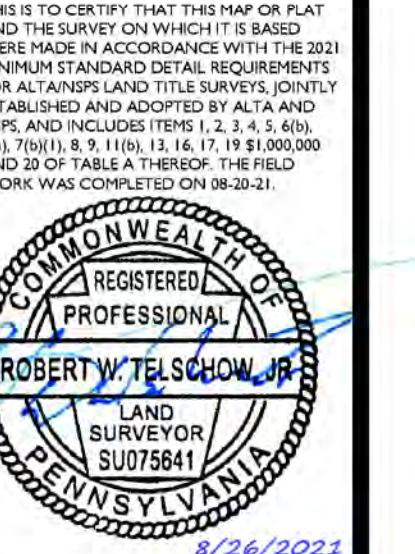
DATE

REV

DATE

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TO: CHICK-FIL-A, INC. A GEORGIA CORPORATION, FIDELITY NATIONAL TITLE INSURANCE COMPANY



Robert W. Telschow, Jr.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 51884
STATE OF PENNSYLVANIA
8/26/2021
COLLIER ENGINEERING & DESIGN, INC.
LICENSE NUMBER: SU050141

Colliers Engineering & Design

www.colliersengineering.com

Doing Business as MASER

STORE #05029

PARCEL #/APN: 62-040-048-000-0000

SUSQUEHANNA TOWNSHIP

DAUPHIN COUNTY PENNSYLVANIA

ALTA/NSPS LAND TITLE SURVEY

DWG EDITION

Preliminary

80% Submittal

For Construction

File No.: 21001871A

Store #: 05029

Date: 08/26/21

Drawn By: BIS

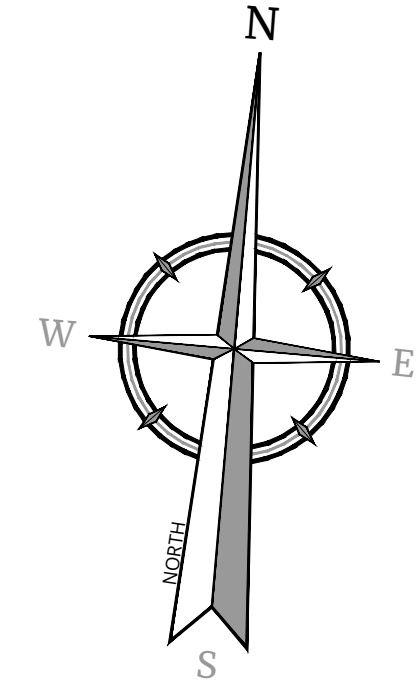
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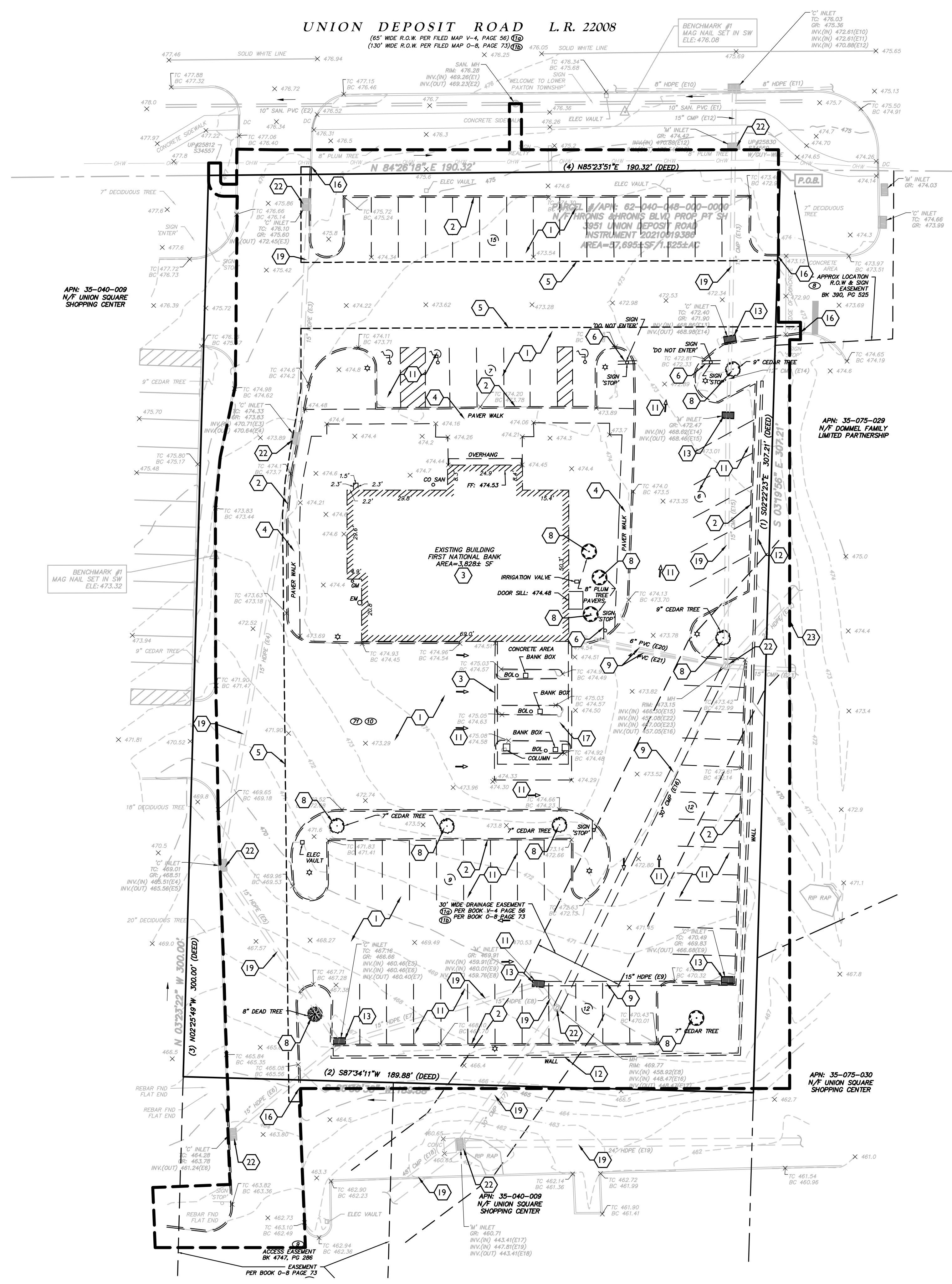
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UNION DEPOSIT ROAD L.R. 22008

(65' WIDE R.O.W. PER FILED MAP V-4, PAGE 56) (130' WIDE R.O.W. PER FILED MAP O-8, PAGE 73)



- DEMOLITION LEGEND**
- ① REMOVE EXISTING PAVEMENT AS NECESSARY
 - ② REMOVE EXISTING CURB AS NECESSARY
 - ③ REMOVE EXISTING STRUCTURE
 - ④ REMOVE EXISTING SIDEWALK
 - ⑤ LIMIT OF PAVEMENT REMOVAL
 - ⑥ REMOVE EXISTING SIGNS
 - ⑦ REMOVE EXISTING GAS SERVICE
 - ⑧ REMOVE EXISTING TREE
 - ⑨ REMOVE EXISTING STORM PIPE
 - ⑩ REMOVE EXISTING SANITARY PIPE
 - ⑪ REMOVE EXISTING STRIPING (TYP)
 - ⑫ REMOVE EXISTING RETAINING WALL
 - ⑬ REMOVE EXISTING STORM STRUCTURE
 - ⑭ REMOVE EXISTING TELEPHONE/ELECTRIC SERVICE
 - ⑮ REMOVE EXISTING WATER SERVICE
 - ⑯ LIMIT OF CURB REMOVAL
 - ⑰ REMOVE EXISTING CONCRETE PAD
 - ⑱ LIMIT OF SANITARY SEWER PIPE REMOVAL
 - ⑲ EXISTING STORMWATER PIPE TO REMAIN
 - ⑳ EXISTING WATER MAIN TO REMAIN
 - ㉑ EXISTING SANITARY SEWER MAIN TO REMAIN
 - ㉒ EXISTING STORMWATER STRUCTURE TO REMAIN
 - ㉓ PROPOSED LIMIT OF DISTURBANCE

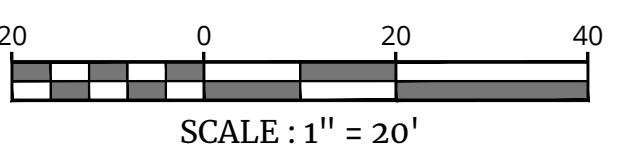


LEGEND

	TRAVERSE LINE, CENTER LINE OR BASELINE		WETLAND MARKER TREE
	RIGHT OF WAY LINE		ROADWAY SIGN
	PROPERTY LINE		MAILBOX
	EDGE OF PAVEMENT		TRAFFIC SIGNAL POLE
	FACE OF CURB		POLE MOUNTED LIGHT
	D.C. BACK		UTILITY POLE
	CHAIN FENCE		GUY WIRE
	WETLAND LINE		TRANSFORMER
	MUNICIPAL BOUNDARY		FIRE DEPT. CONNECTION
	TREE LINE		FIRE HYDRANT
	ELECTRICAL MANHOLE		WATER VALVE
	WATER MANHOLE		GAS VALVE
	TELEPHONE MANHOLE		SANITARY CLEANOUT
	UNMARKED MANHOLE		CONCRETE MONUMENT
	SANITARY MANHOLE		CAPPED REBAR/IRON PIPE
	DRAINAGE MANHOLE		STORM INLET TYPE 'A'
	MAJOR CONTOUR		STORM INLET TYPE 'B'
	MINOR CONTOUR		STM. DBL. INLET TYPE 'B'
	SPOT ELEVATION		STORM INLET TYPE 'E'
	TOP OF CURB ELEV.		STM. DBL. INLET TYPE 'E'
	BOTTOM OF CURB ELEV.		HEADWALL
	U/G CABLE TV LINE		
	U/G FIBER OPTIC LINE		
	U/G TELEPHONE LINE		
	U/G ELECTRIC LINE		
	OVERHEAD WIRE		
	WATER MAIN		
	GAS MAIN		
	SAN. SEWER LATERAL		
	SAN. SEWER MAIN		
	STORM PIPE		

ABBREVIATIONS

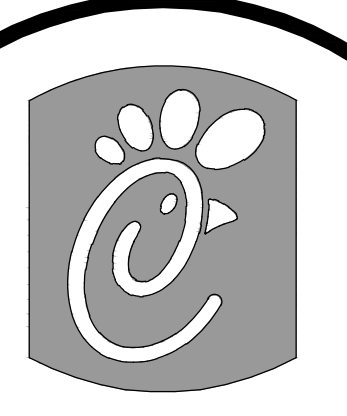
D.C. = DEPRESSED CURB	FF = FINISH FLOOR	MHWL = MEAN HIGH WATERLINE
BC = BOTTOM OF CURB	UV = UNKNOWN VALVE	MLWL = MEAN LOW WATERLINE
TC = TOP OF CURB	MH = MANHOLE	DEP = DEPRESSED WATERLINE
BCL = BOLLARD	DEP = DEPRESSED	CL = CENTERLINE
GR = GRATE	TW = TOP OF WALL	PM = PARKING METER
MB = MAILBOX		



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1501 Riverside Street
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Phone: 412.613.5390

STORE 5029

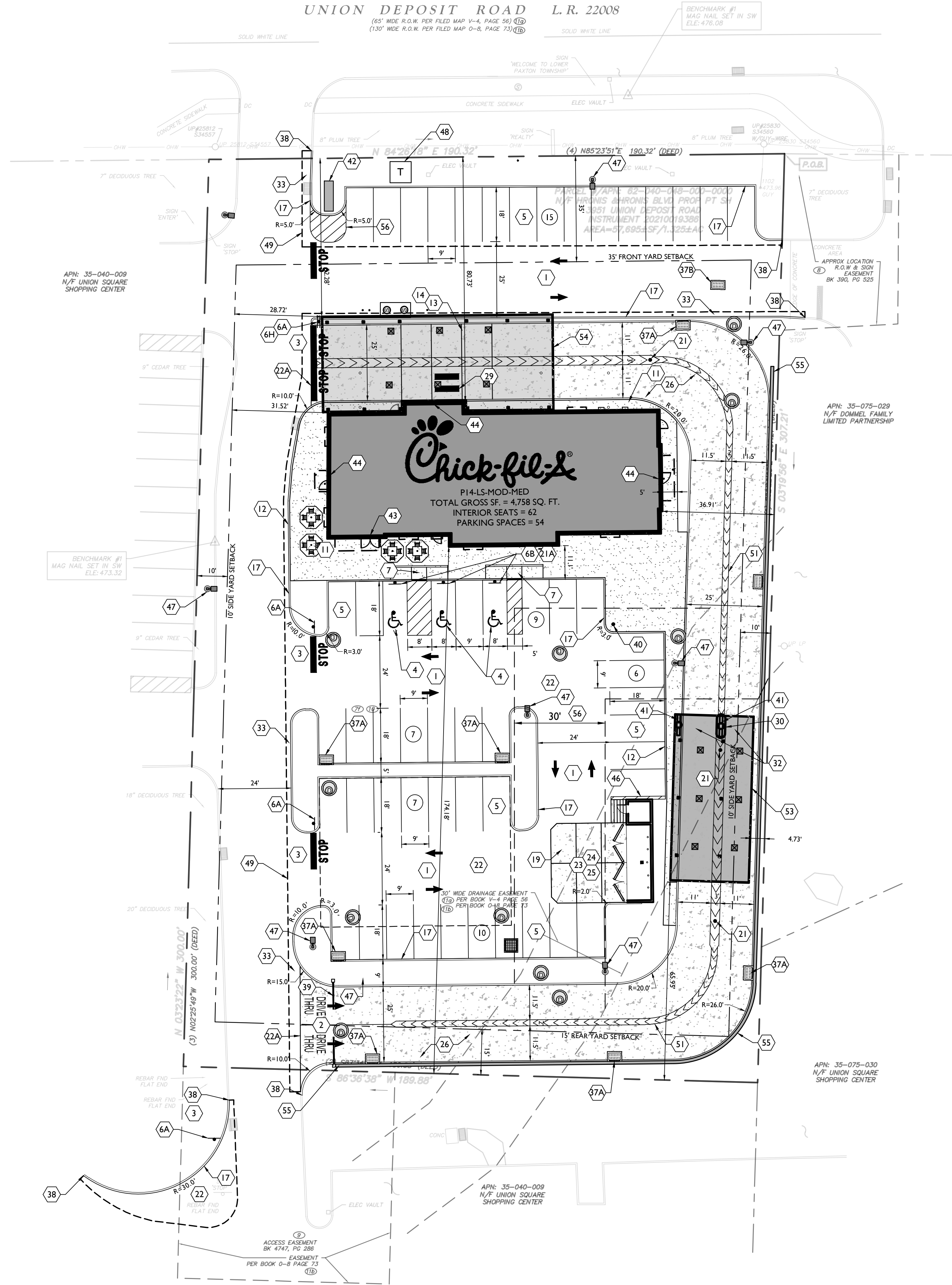
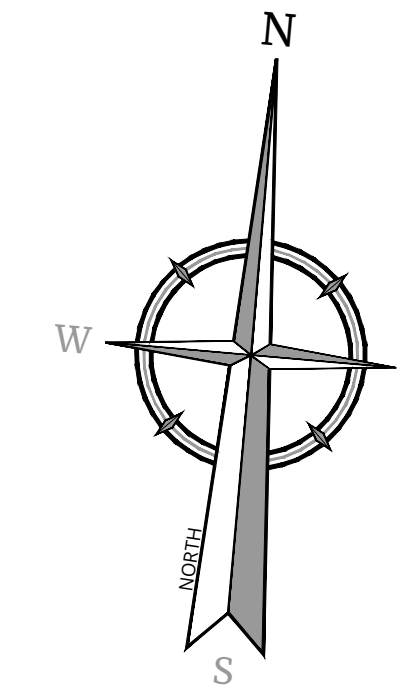
PARCEL #/APN:
62-040-048-000-0000
SUSQUEHANNA
TOWNSHIP
DAUPHIN COUNTY
PENNSYLVANIA
PRELIMINARY & FINAL
MAJOR SITE PLAN

DEMOLITION PLAN
DWG EDITION 2.0
 Preliminary
 80% Submittal
 For Construction

File No.: 21001871A
Store : 5029
Date : 05/04/22
Drawn By: VFP
Checked By: JRT
Sheet

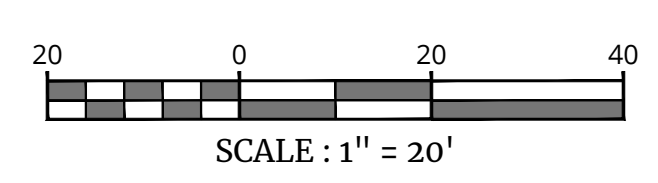
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UNION DEPOSIT ROAD L.R. 22008
 (65' WIDE R.O.W. PER FILED MAP V-4, PAGE 56) (12)
 (130' WIDE R.O.W. PER FILED MAP O-8, PAGE 73) (12)

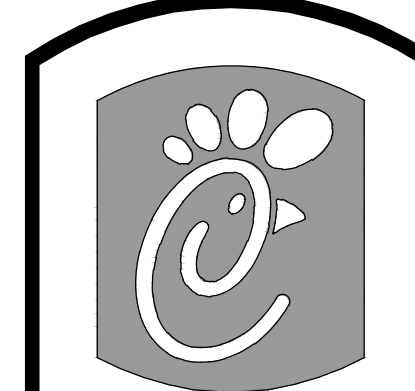


SITE PLAN LEGEND	
1	DIRECTIONAL ARROW (TYP.)
2	DRIVE-THRU GRAPHICS
3	DRIVE-THRU MULTI-LANE MERGE STRIPING
4	STOP LINE GRAPHICS
5	PAINTED HANDICAP PARKING SYMBOL (TYP.)
6	STANDARD PARKING STALL (TYP.)
7	DIRECTIONAL SIGNAGE
ALL SIGNS TO CONFORM TO MUTCD LATEST VERSION	
8A	STOP SIGN
8B	HANDICAP W/PENALTY (TYP.)
9	NO TRUCKS EXCEPT FOR DELIVERIES SIGN
10	RIGHT TURN ONLY SIGN
11	ONE WAY SIGN
12	CATERING & CARRY OUT SIGN
13	PEDESTRIAN CROSSING SIGN
14	DO NOT ENTER SIGN
15	CHICK-FIL-A MAIN ENTRY HANDICAP RAMP
16	HANDICAP RAMP w/FLARED SIDES
17	RETURNED CURB HANDICAP RAMP
18	TRUNCATED DOMES
19	TYPICAL SIDEWALK DETAIL - PICTURE FRAME PATTERN
20	TYPICAL SIDEWALK WITH CURB
21	DRIVE THRU PLAN VIEW
22	DRIVE THRU ISOMETRIC VIEW
23	PLASTIC WHEEL STOP (TYP.)
24	LANDSCAPE/IRRIGATION PROTECTOR
25	18" CONCRETE CURB
26	ROLLOVER/MOUNTABLE CURB
27	TRASH ENCLOSURE FOUNDATION PLAN
28	ALT. TRASH ENCLOSURE FOUNDATION PLAN
29	ALT. TRASH ENCLOSURE DRAINAGE PLAN
30	BOLLARD
31	BOLLARD W/ SIGN
32	TYPICAL ASPHALT PAVEMENT SECTION
33	PAVEMENT EDGE AT CONCRETE
34	CONTRACTION JOINTS
35	CONSTRUCTION JOINTS
36	SECTION THRU CONCRETE PAVEMENT AT DUMPTER
37	6" CONCRETE PAVEMENT SECTION AT DRIVE-THRU
38	HANDRAIL
39	HANDRAIL AND RAMP
40	CROSS WALK DETAIL
41	DRIVE THRU ORDER POINT ISLAND CURB
42	MULTI ORDER POINT MOUNTABLE CURB
43	MENU BOARD LOOP DETECTION SYSTEM
44	PAVEMENT REPAIR STRIP
45	CURB CUT (FLUSH CURB)
46	GREASE INTERCEPTOR
47	EXTERIOR CLEANOUT (TYP.)
48	INLET DETAILS
49	TYPE "C"
50	TYPE "M"
51	MEET EXISTING CURB
52	CLEARANCE BAR
53	FLAG POLE
54	DRIVE-THRU MENU BOARD
55	MAIN ID SIGN (96.00 SF)
56	WALL SIGN (36.00 SF)
57	WALL SIGN (58.75 SF)
58	CURB TRANSITION FROM FLUSH TO FULL HEIGHT
59	4" WIDE WHITE STRIPE
60	LIGHT POLE (SEE LIGHTING PLAN FOR DETAILS)
61	EXISTING LIGHT POLE
62	TRANSFORMER & PAD
63	SAW CUT LIMIT (TYP.)
64	DOGHOUSE SANITARY MANHOLE
65	DRIVE-THRU STRIPING
66	EMPLOYEE PARKING
67	FACE TO FACE ORDER CANOPY
68	MEAL DELIVERY CANOPY
69	RETAINING WALL
70	30 FT WIDE STORM EASEMENT

EXISTING	LEGEND	PROPOSED
---	TRVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH) 12+00	---
---	RIGHT OF WAY LINE	---
---	PROPERTY LINE	---
---	EDGE OF PAVEMENT	---
---	FACE CURB	---
---	BACK CURB	---
---	DEPRESSED CURB	---
---	SIDEWALK	---
---	FENCES	---
---	TREELINE	---
---	ROADWAY SIGNS	---
---	WETLAND LINE	---
---	MUNICIPAL BOUNDARY LINE	---
---	STALL COUNT	---
---	ADA ACCESSIBLE STALL	---
---	DEPRESSED CURB AND ADA RAMP	---
---	DIRECTION OF TRAFFIC FLOW	---



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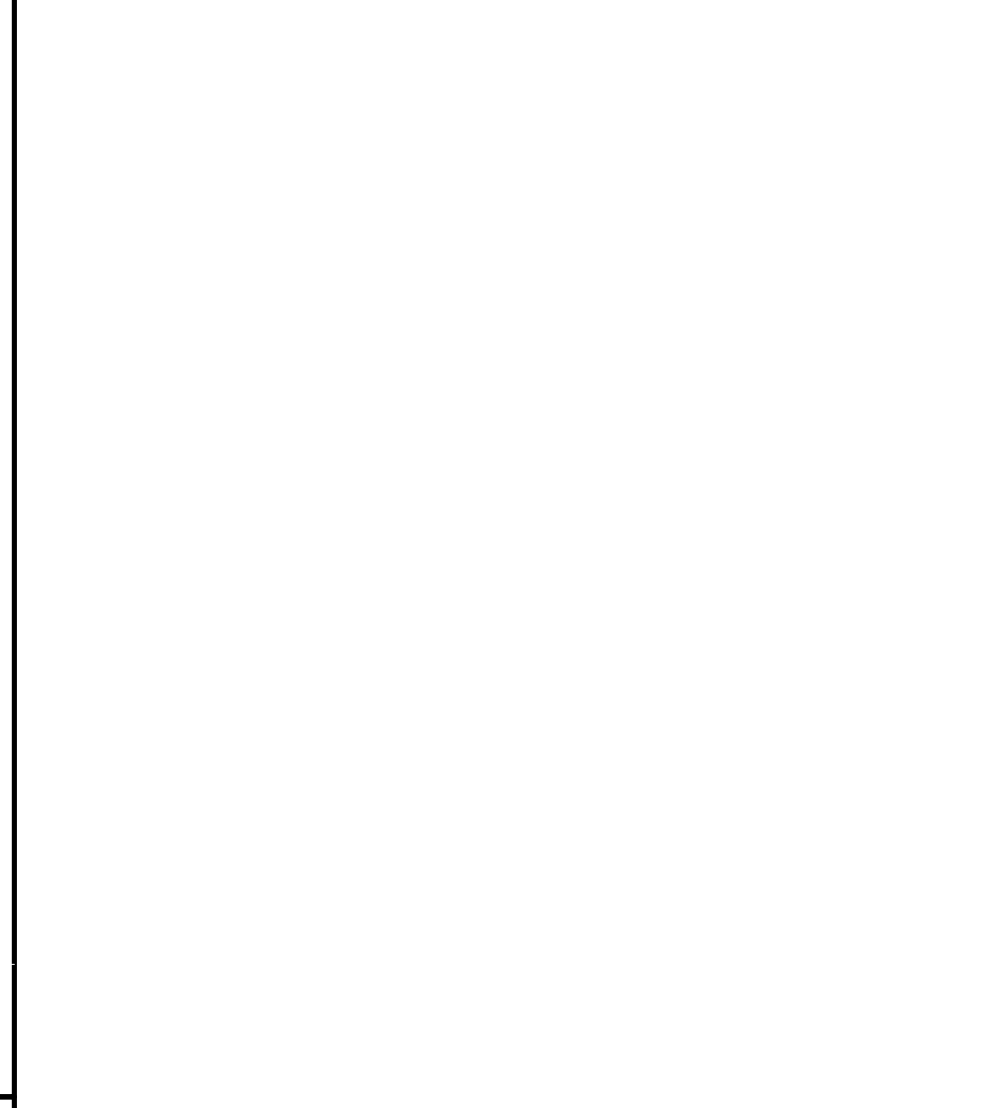
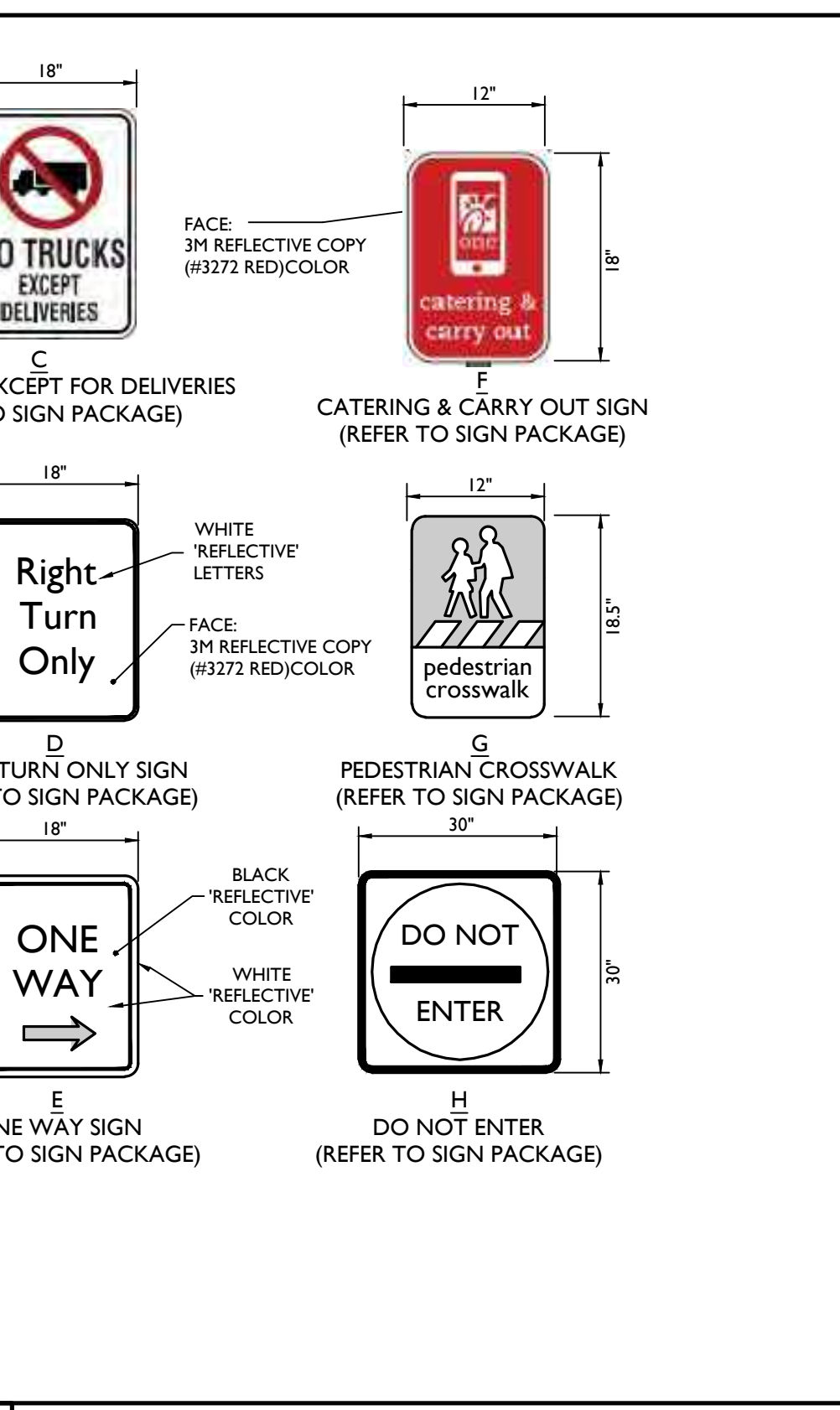
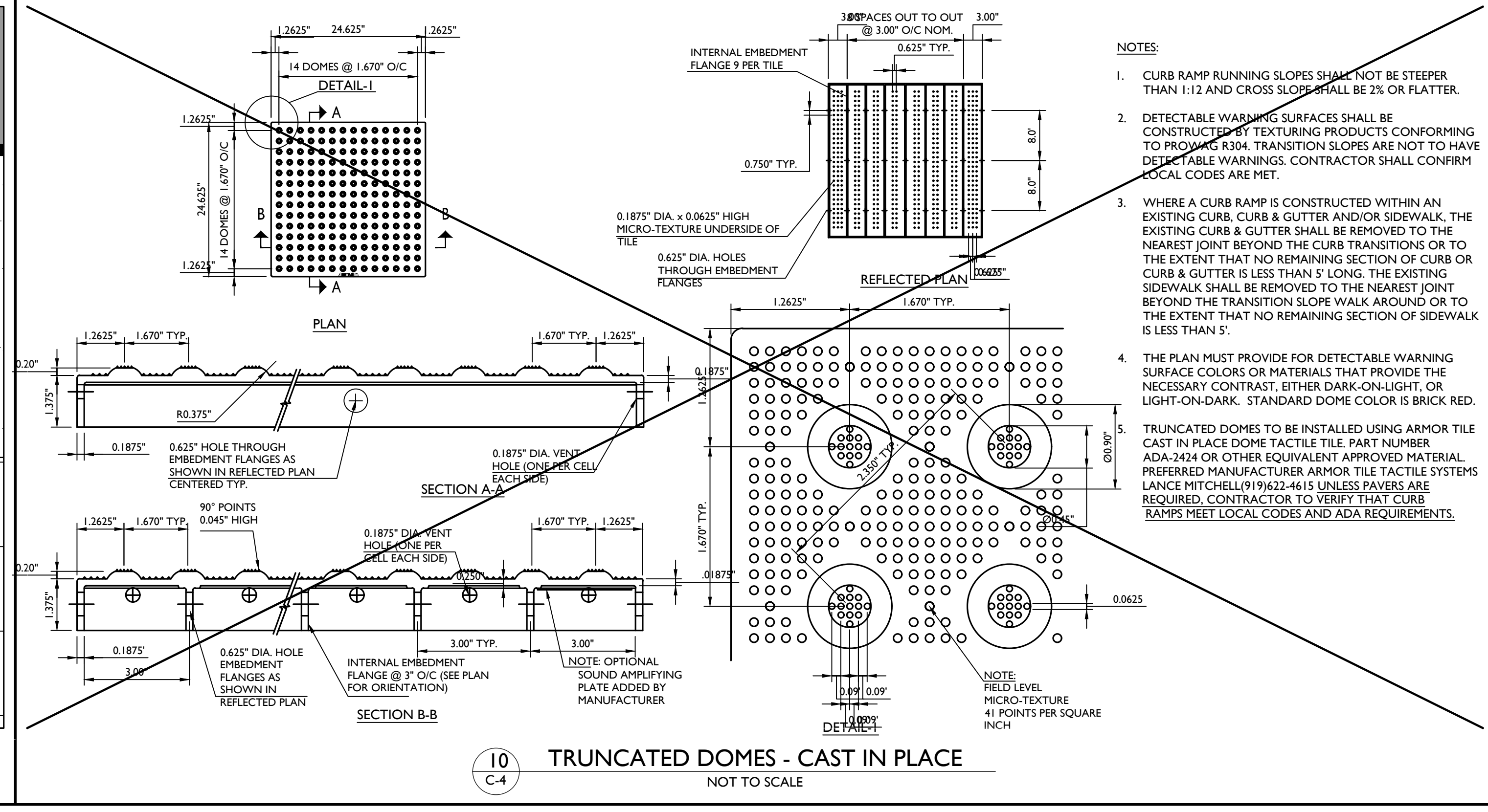
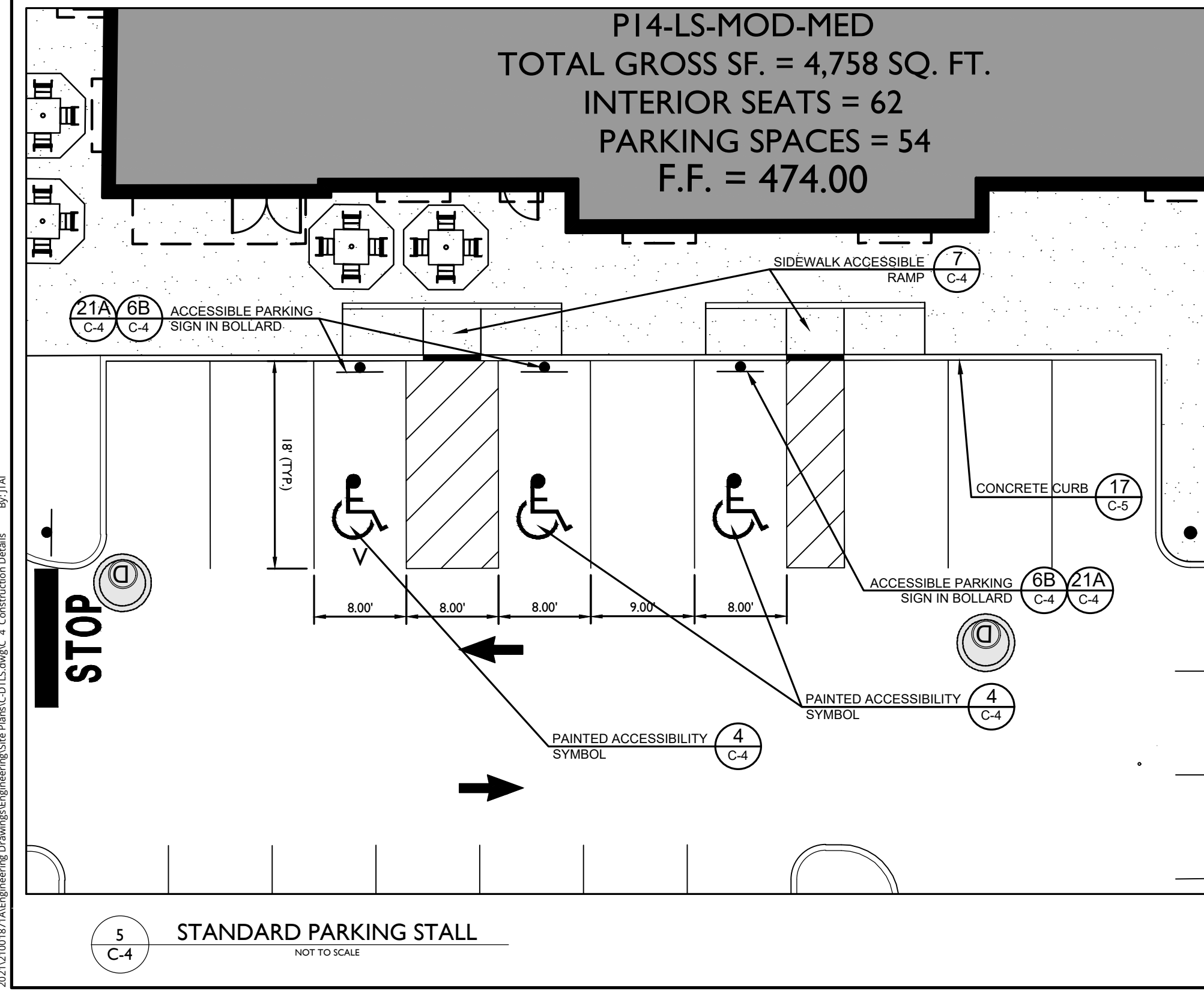
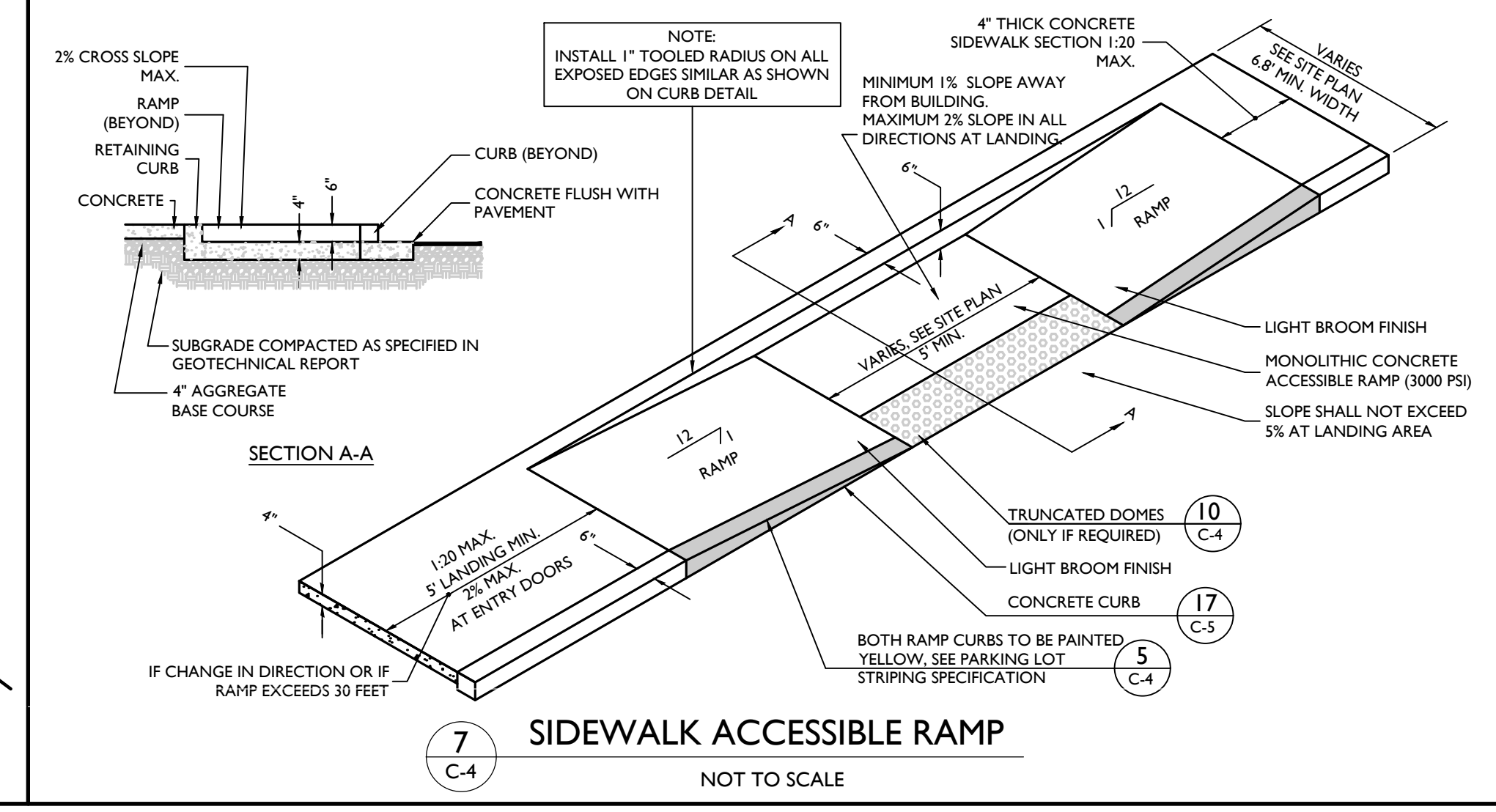
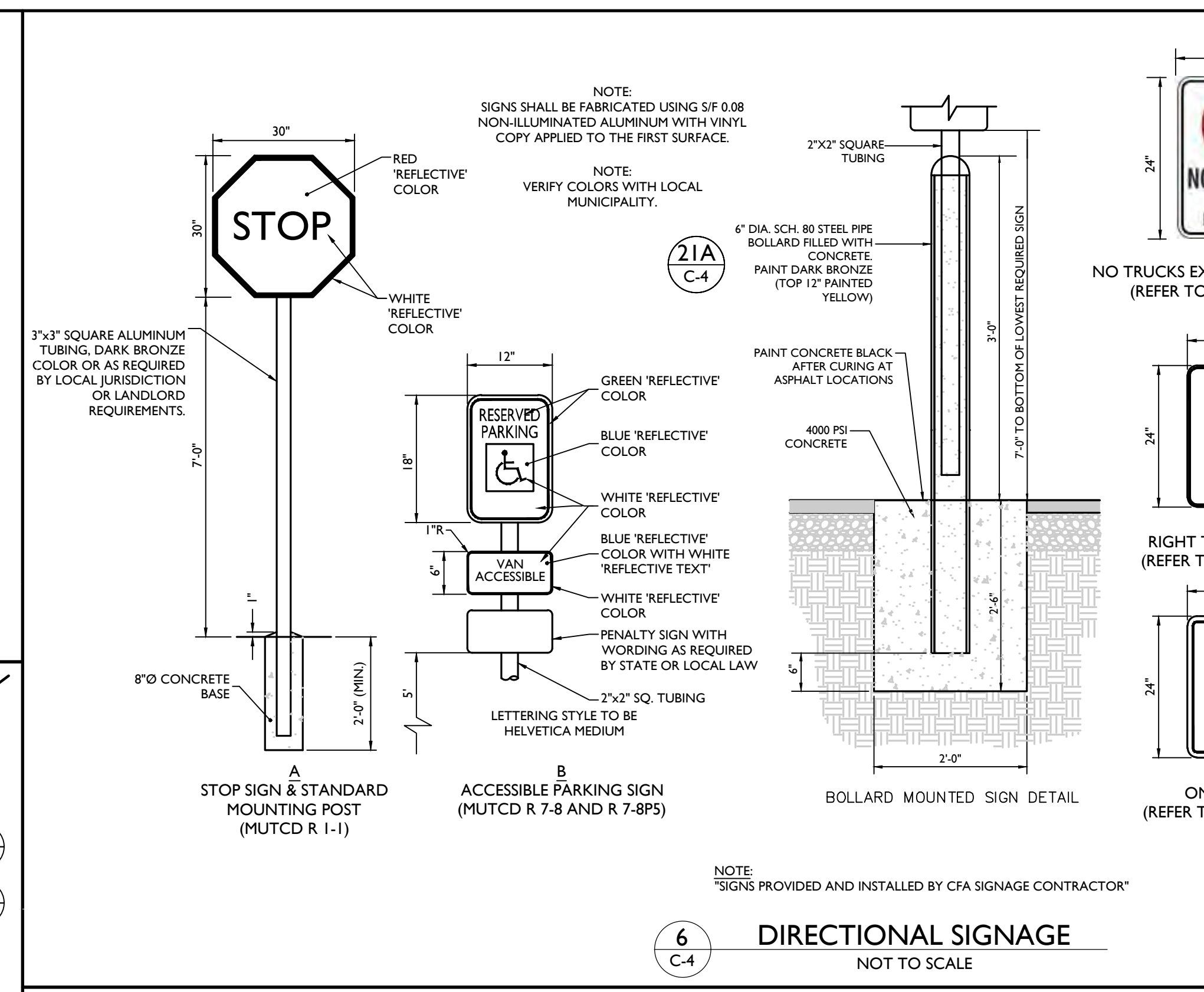
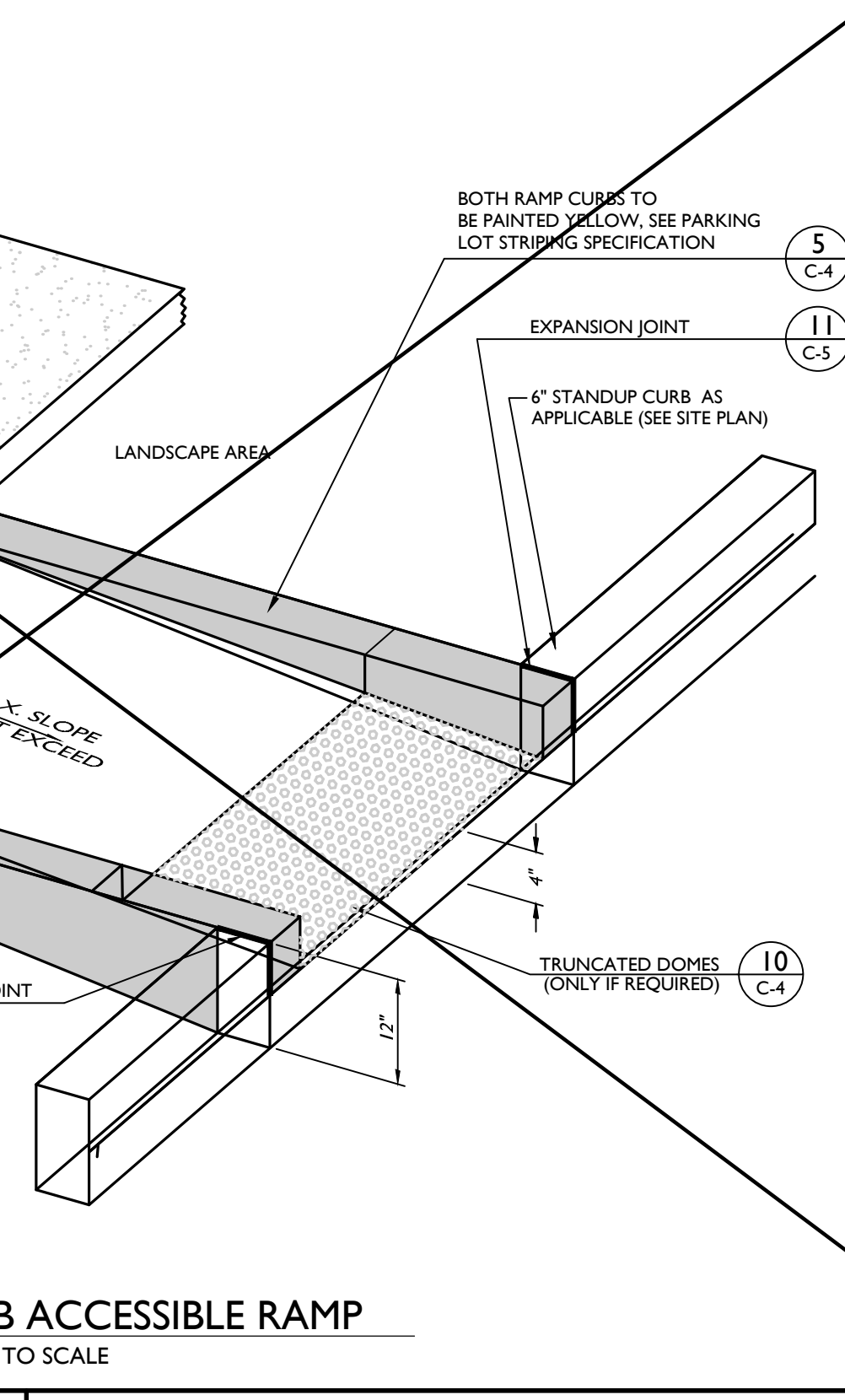
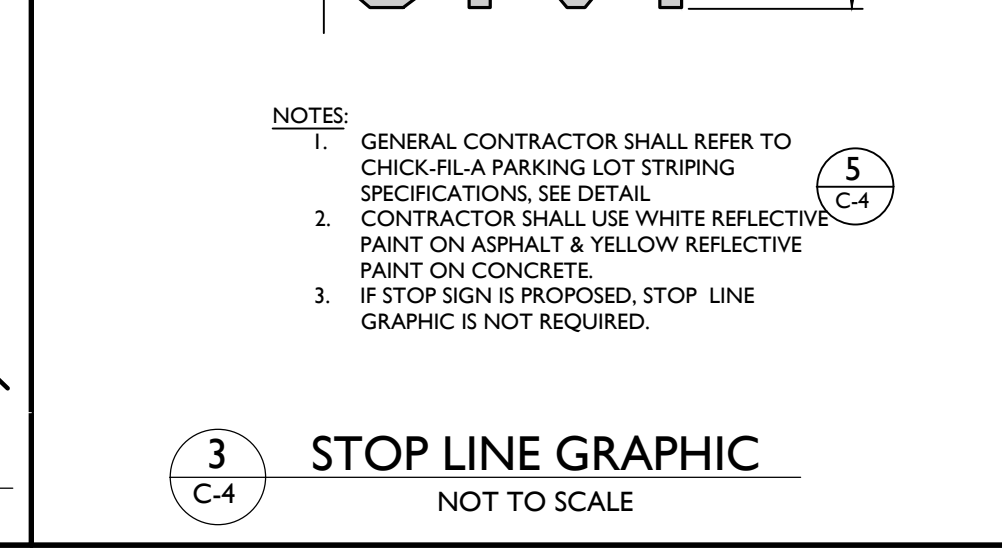
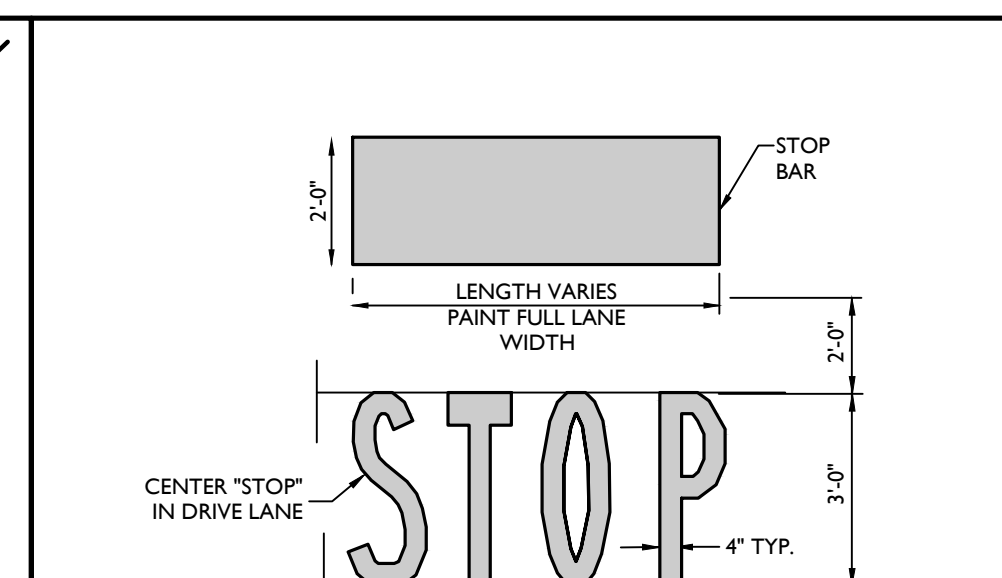
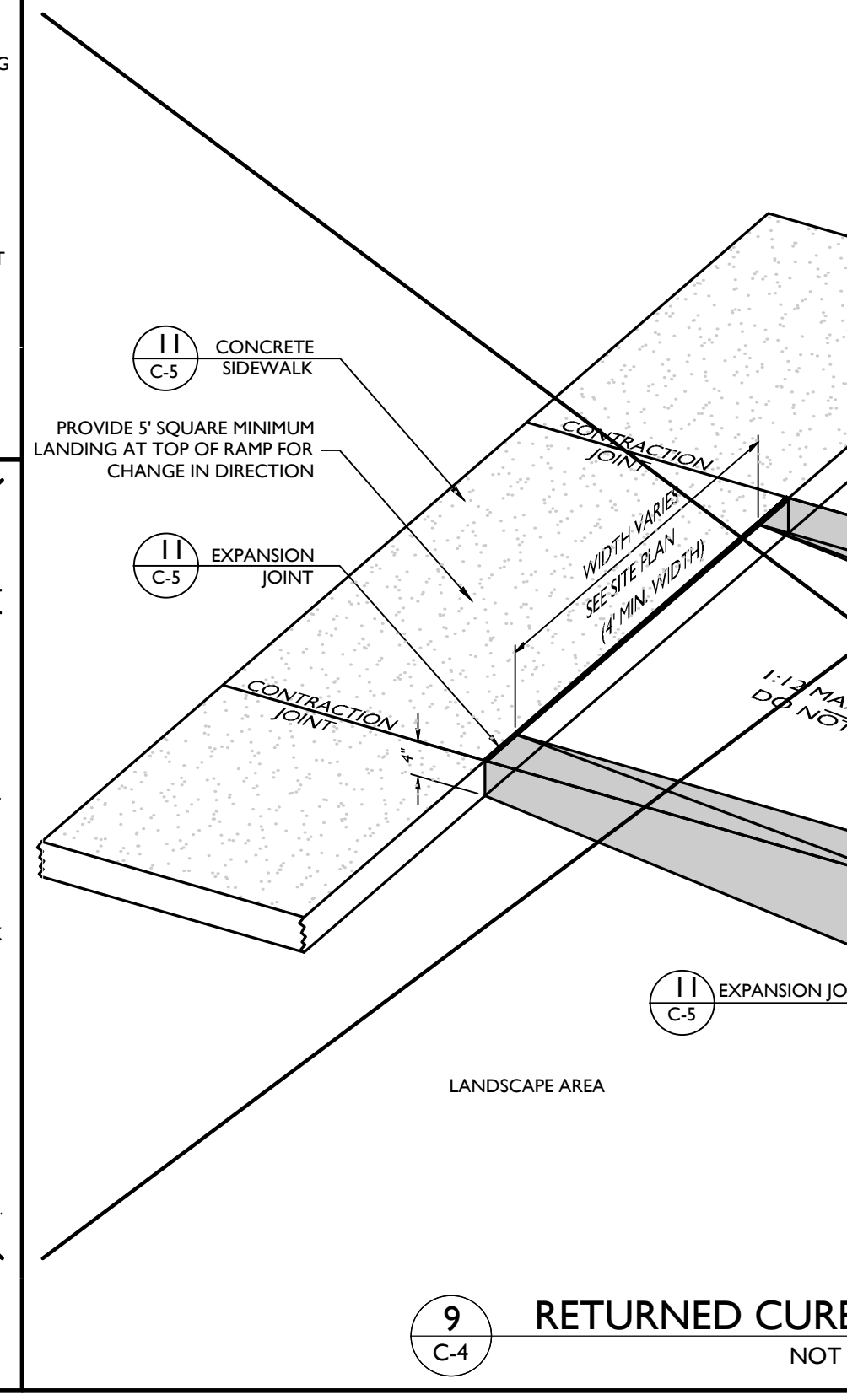
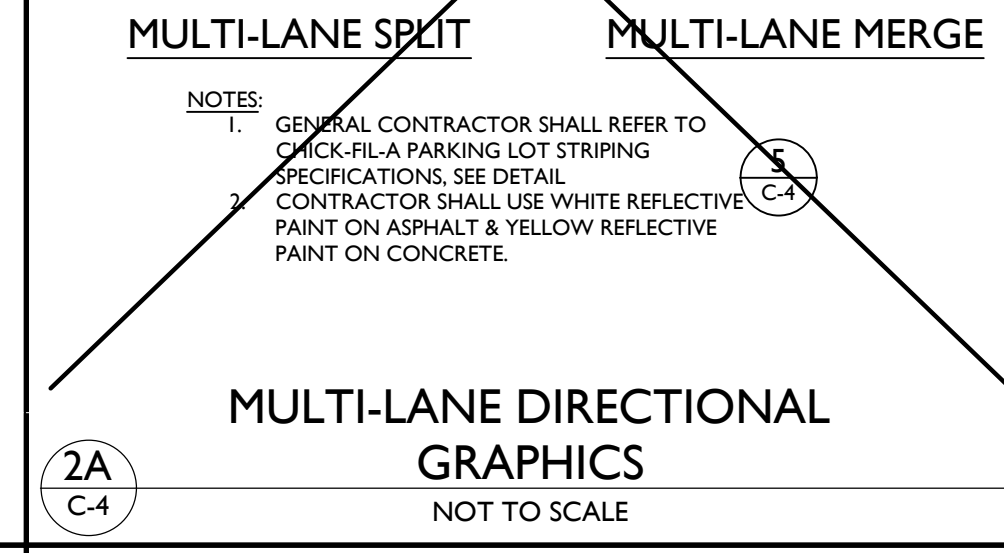
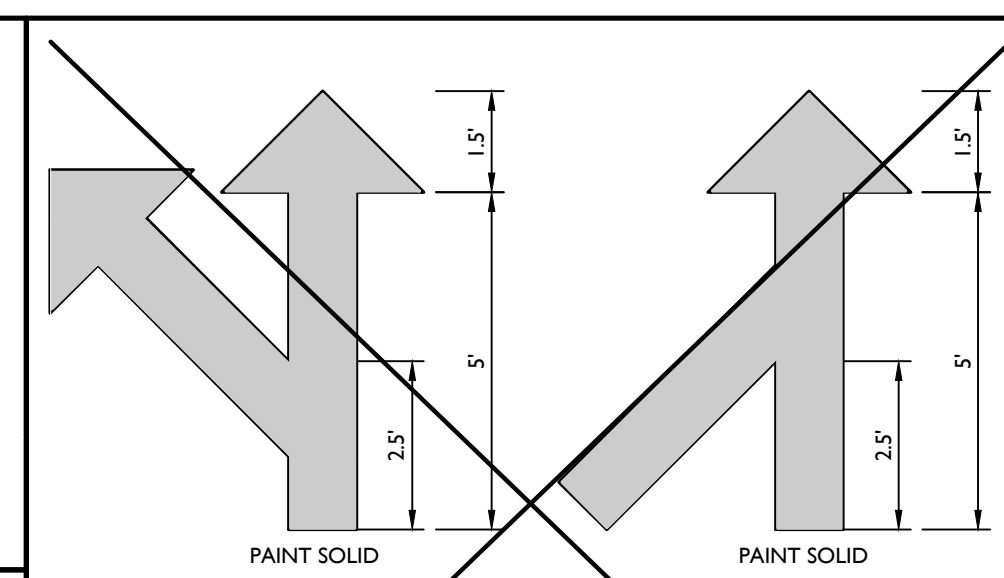
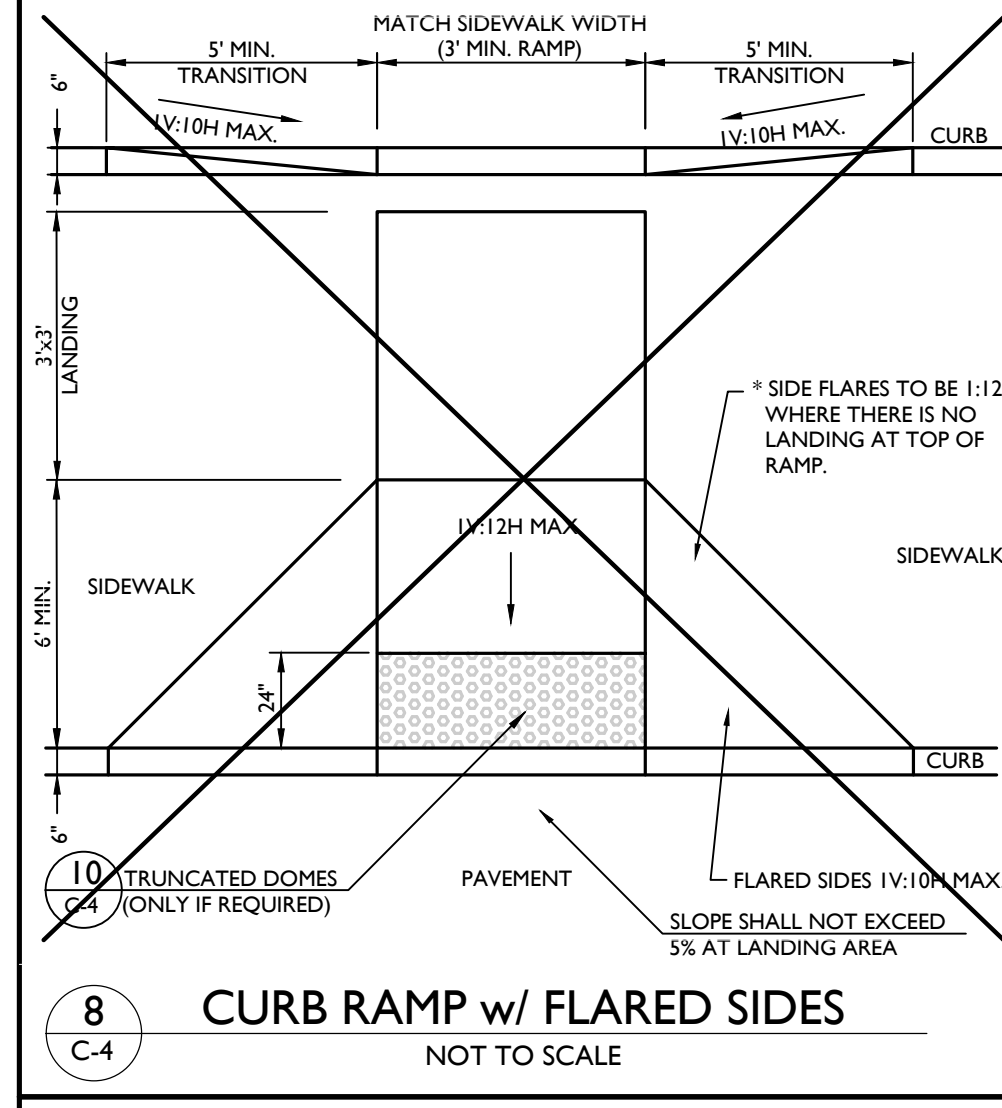
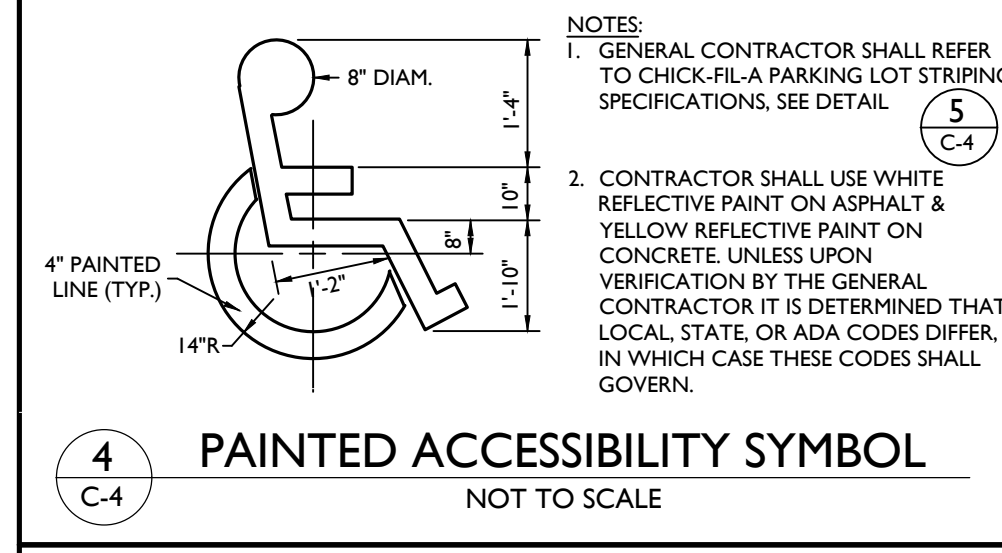
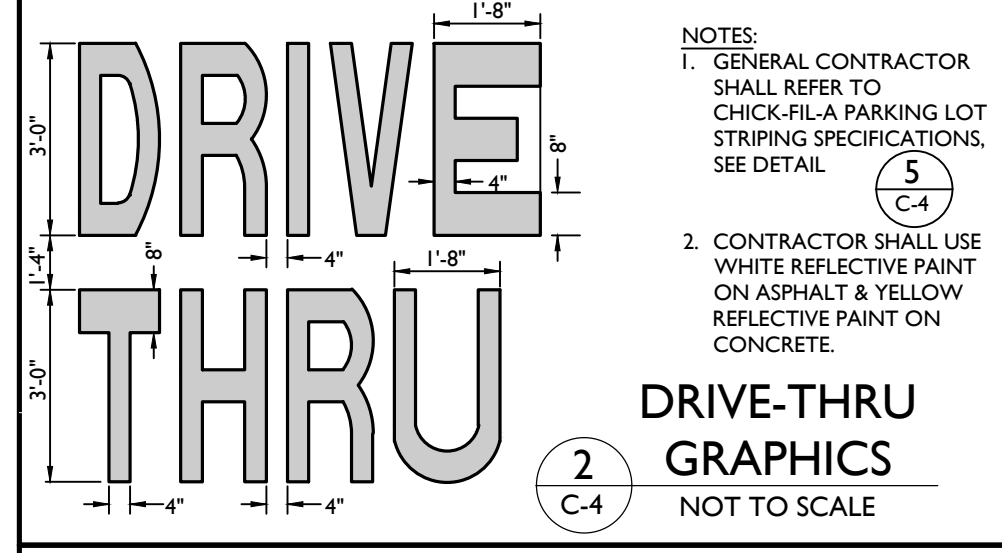
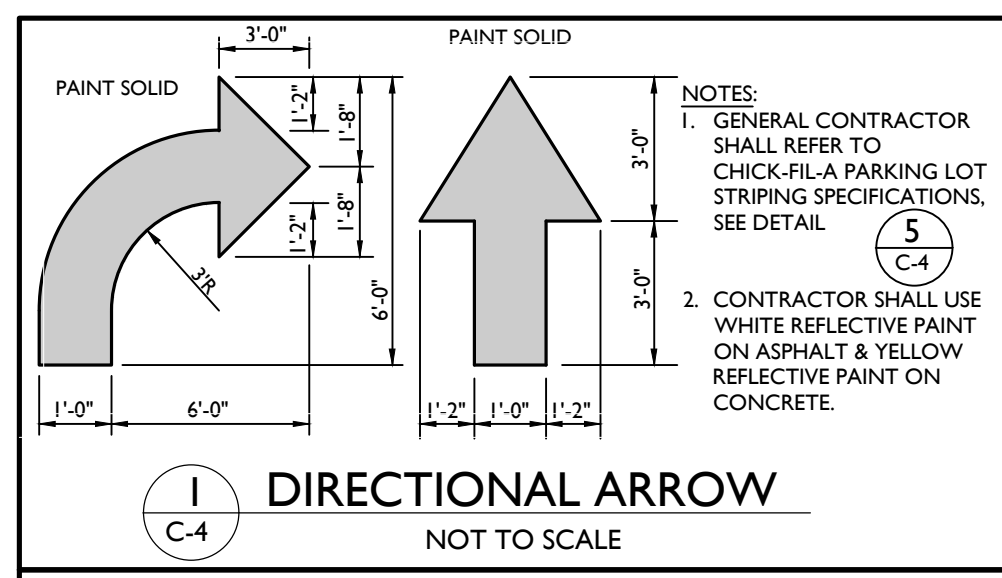
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 MAJOR SITE PLAN

SITE PLAN
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C 2

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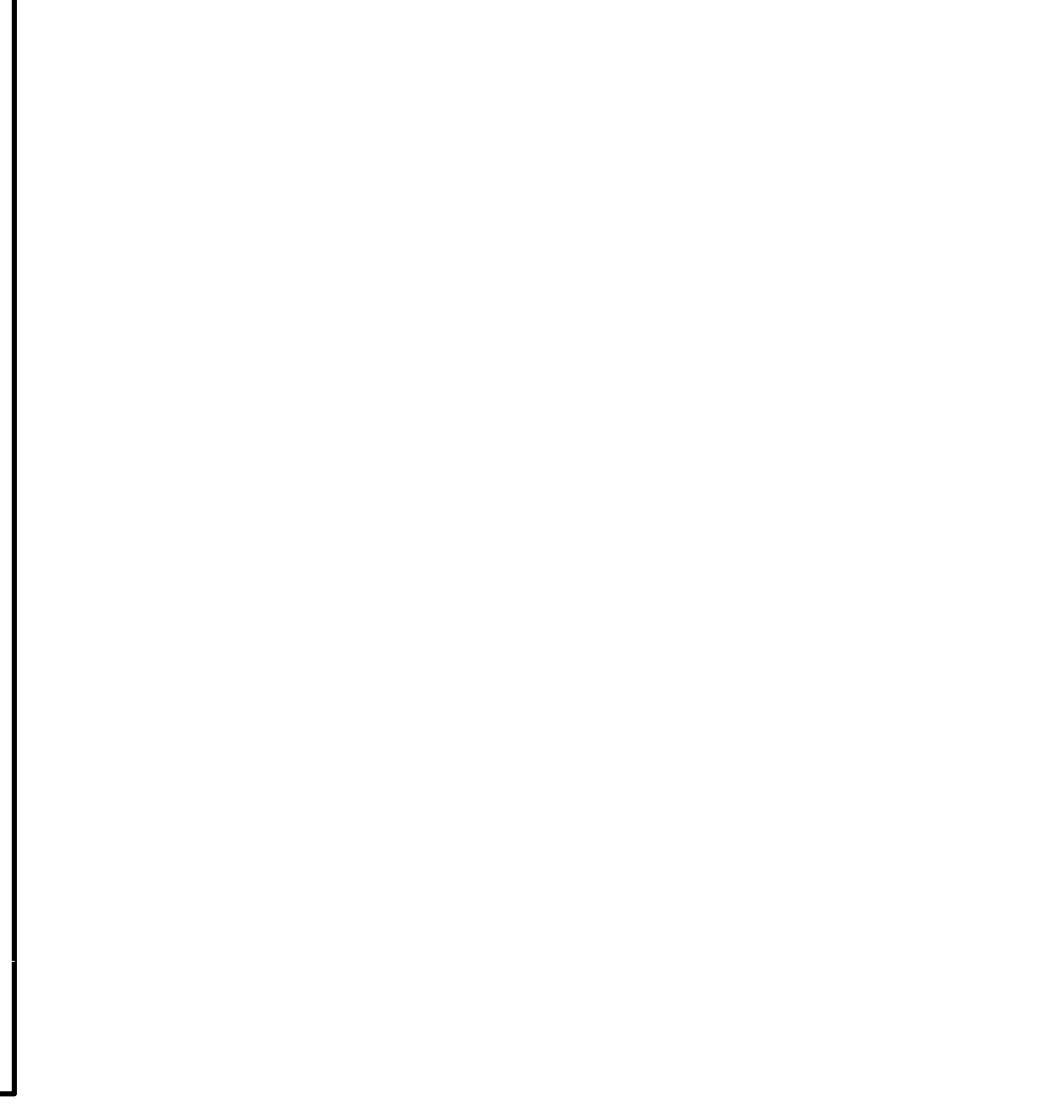
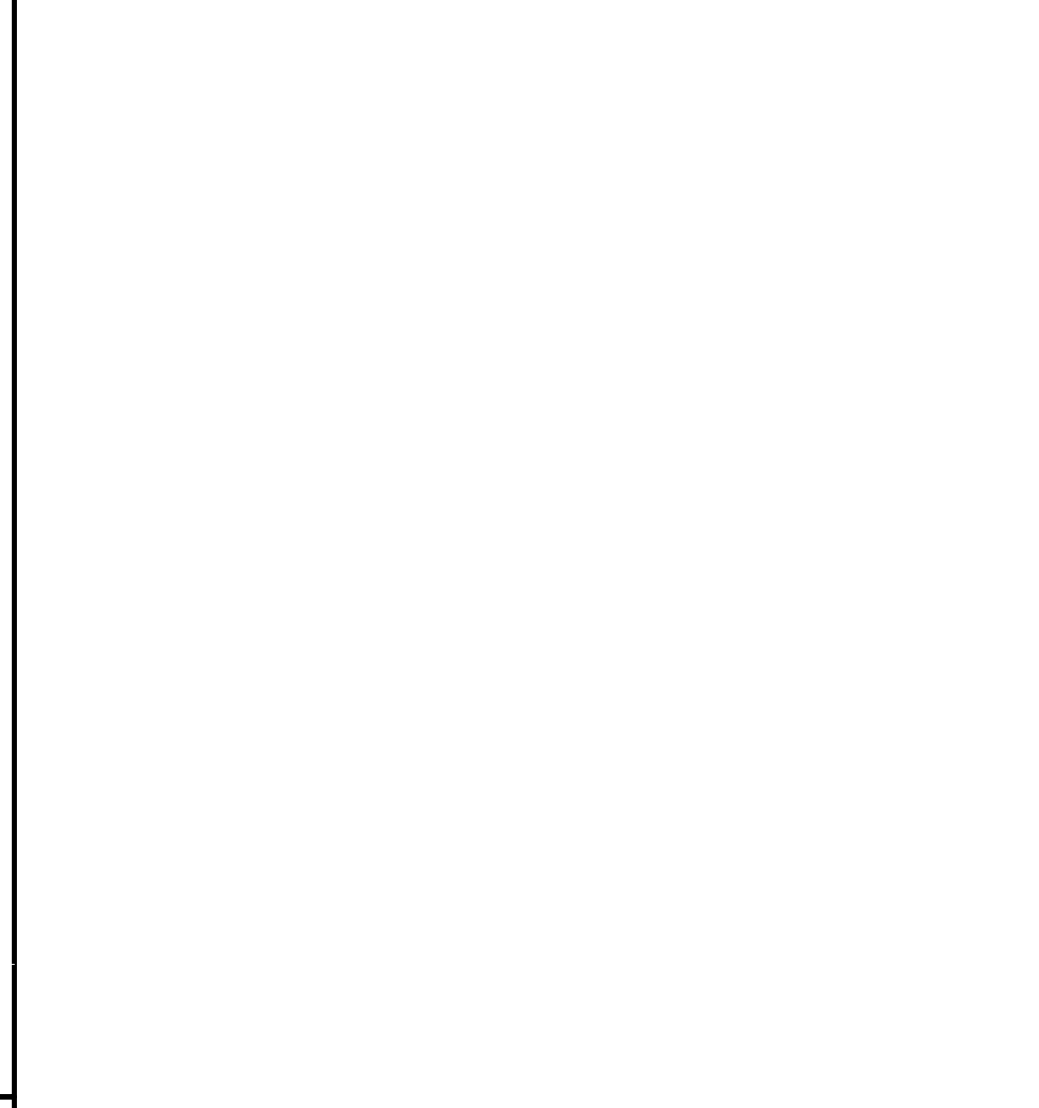
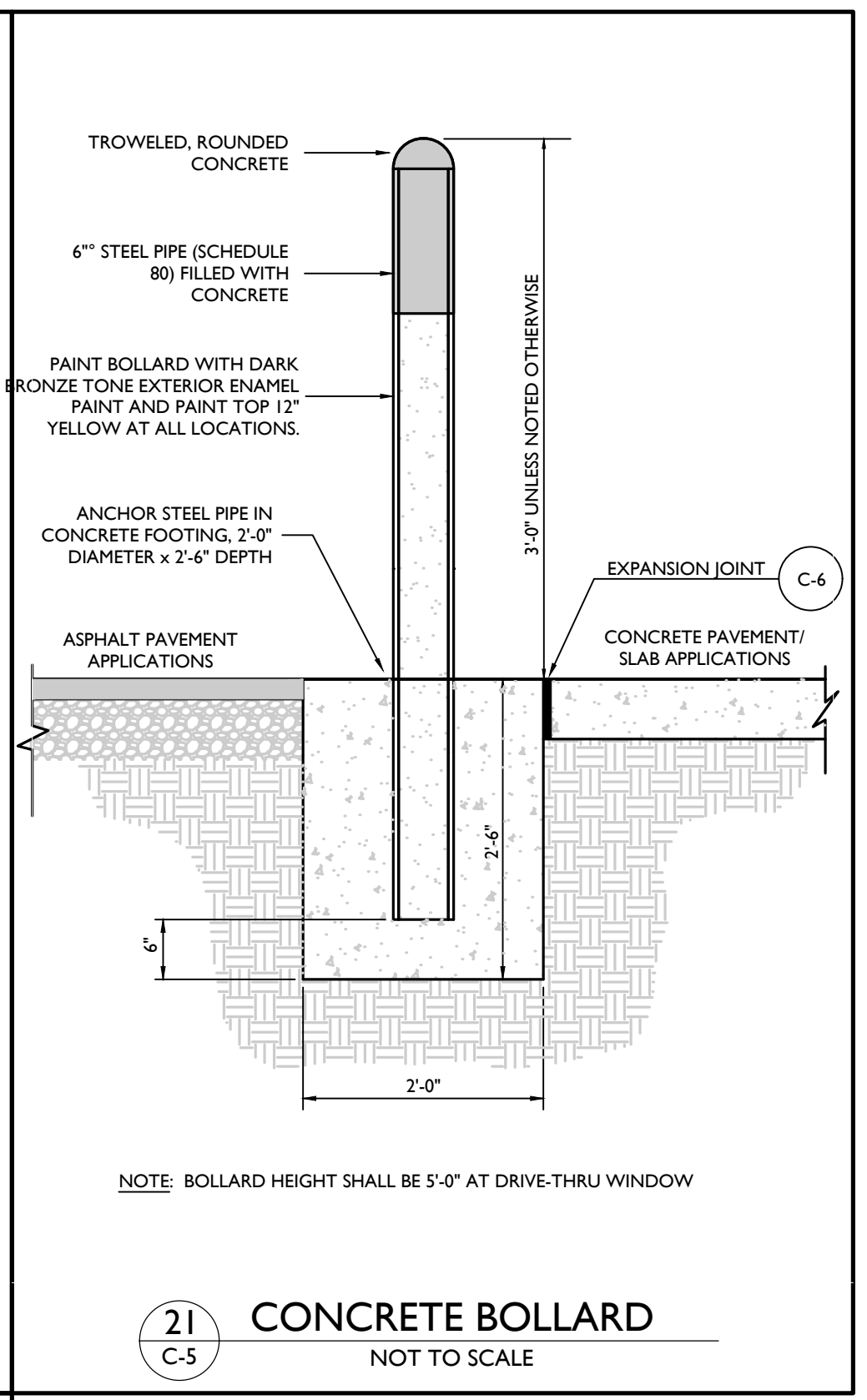
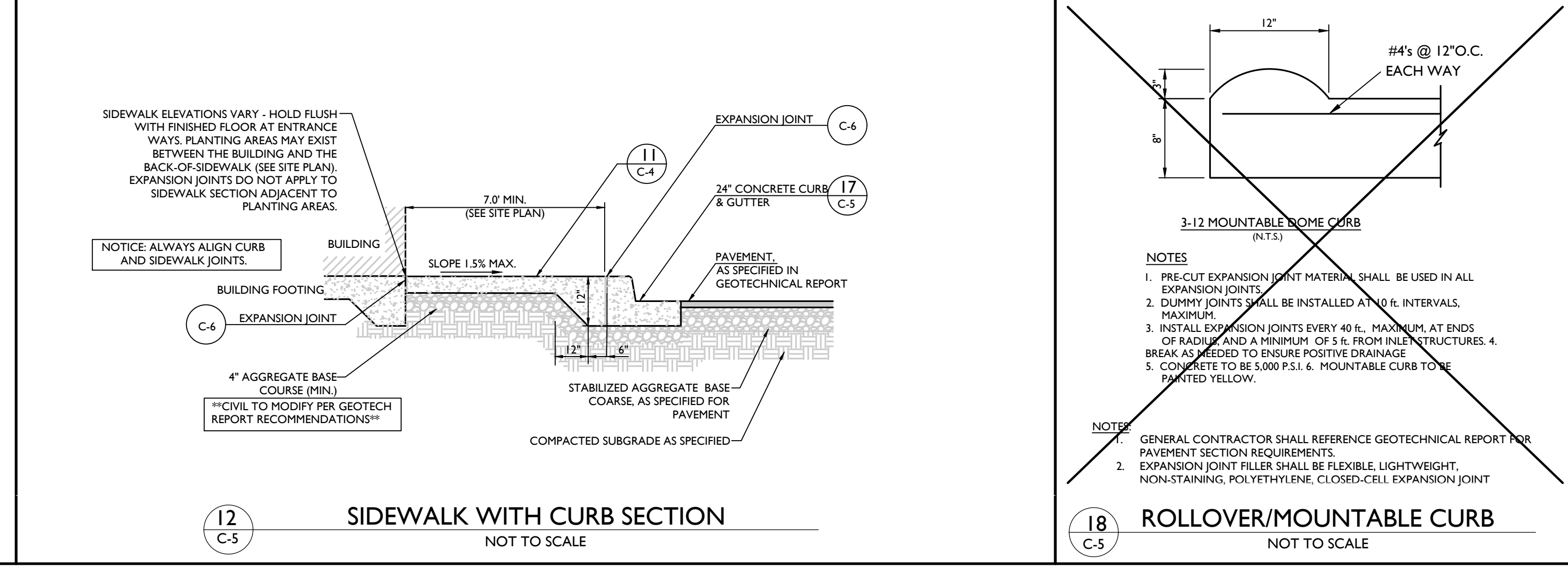
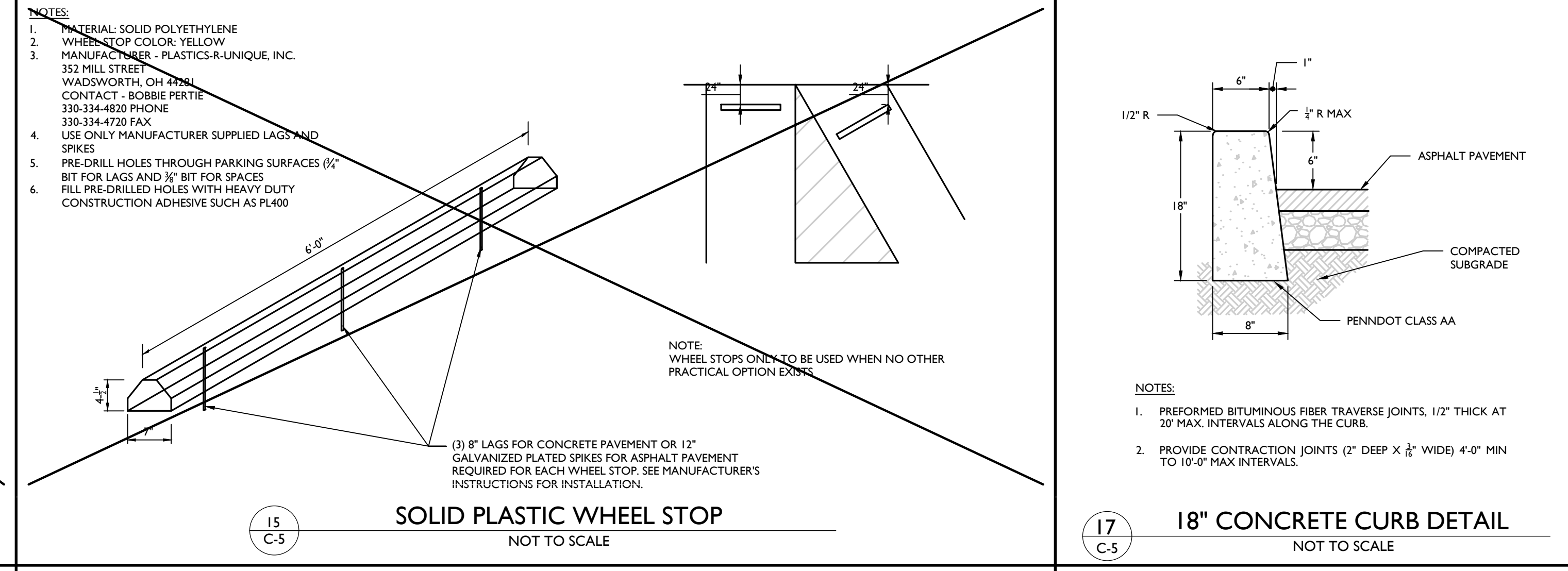
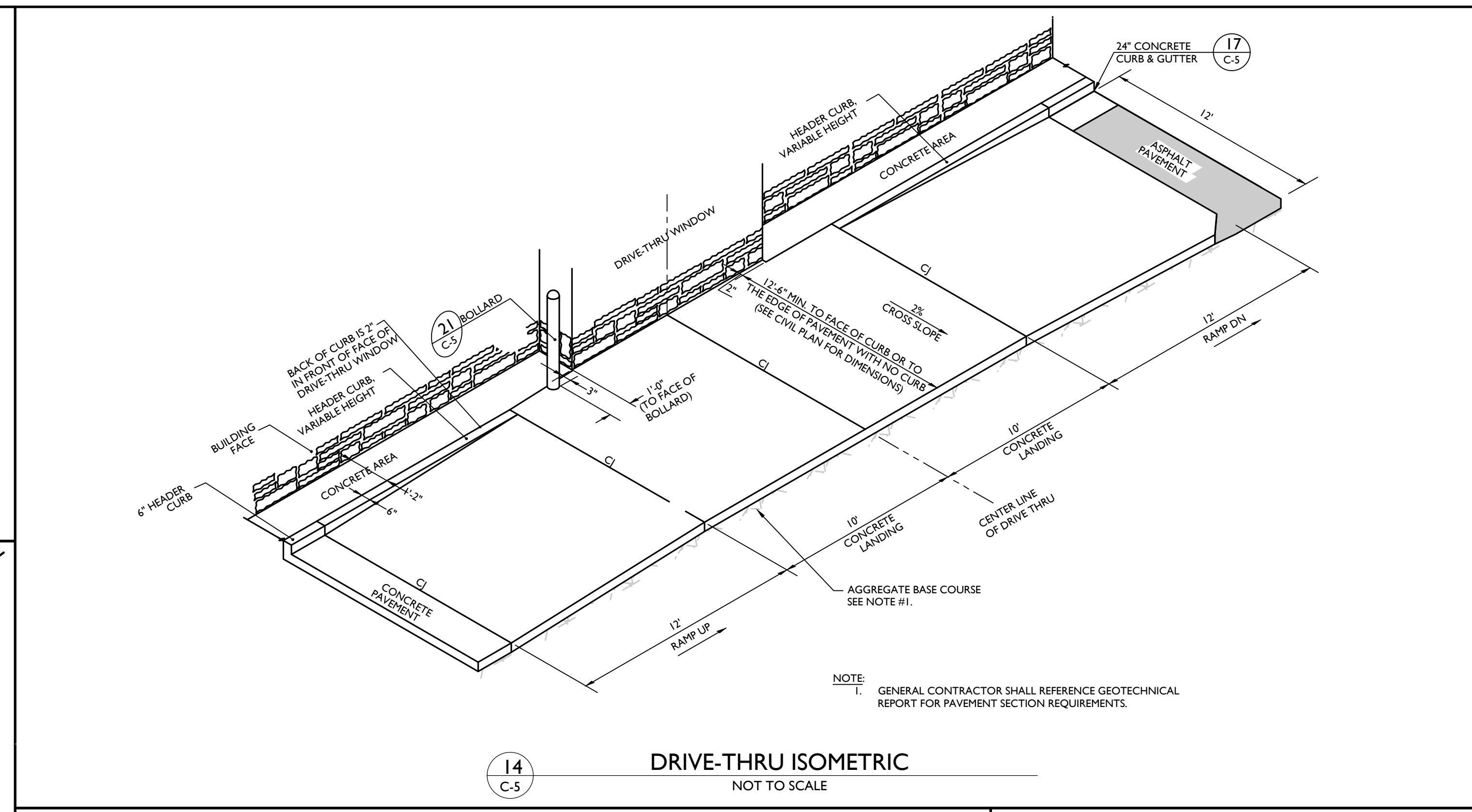
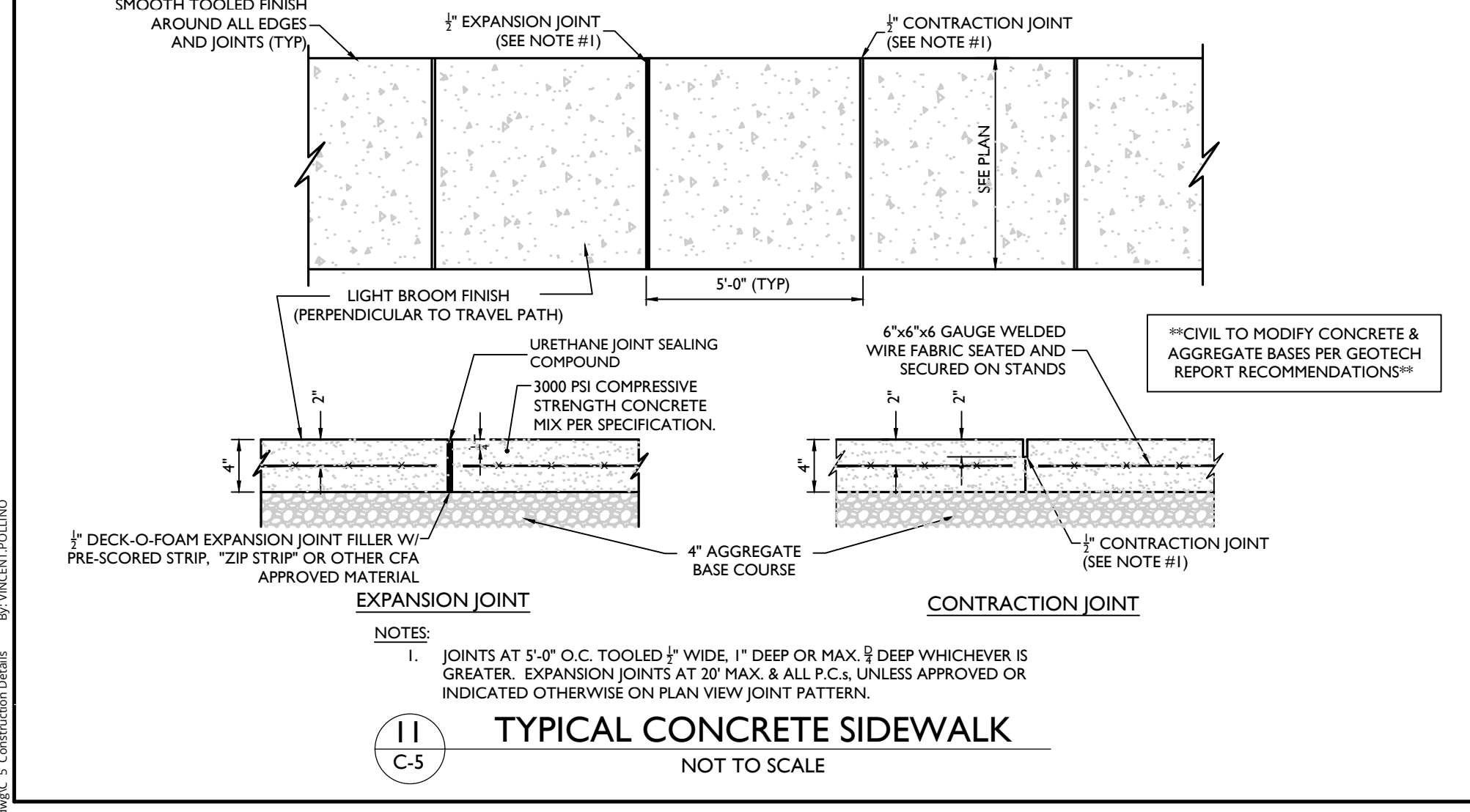
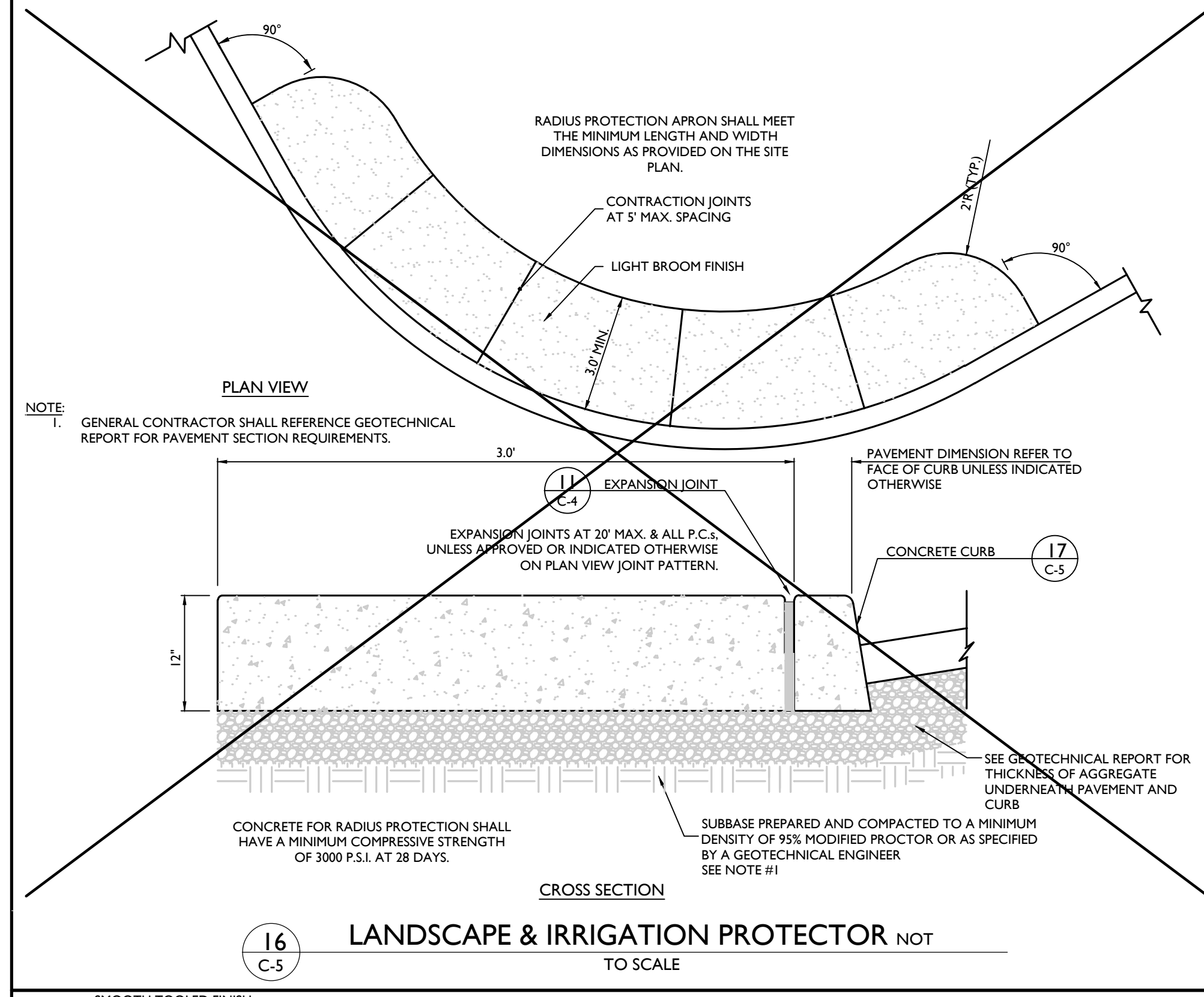
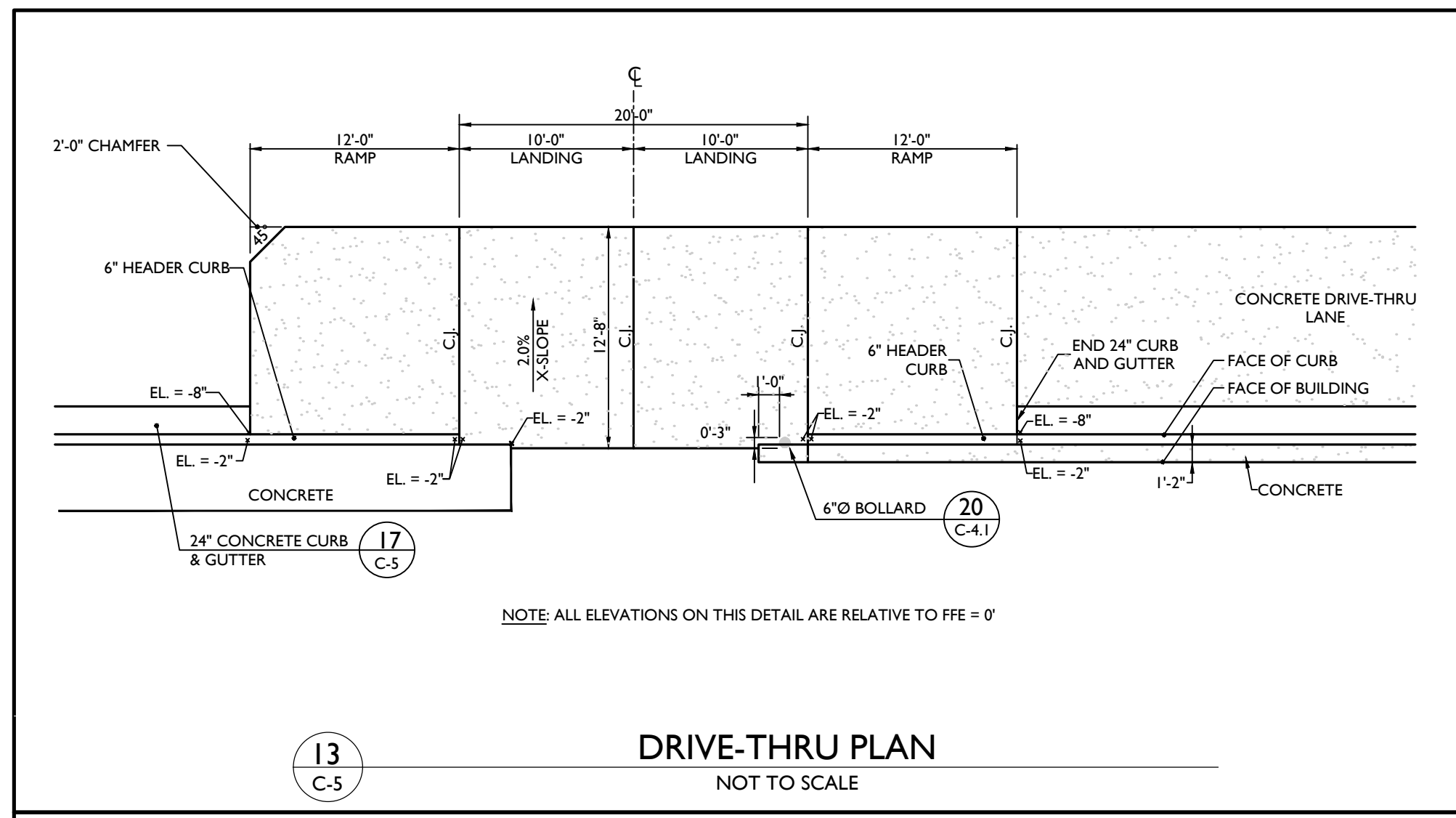
CONSTRUCTION
DETAILS

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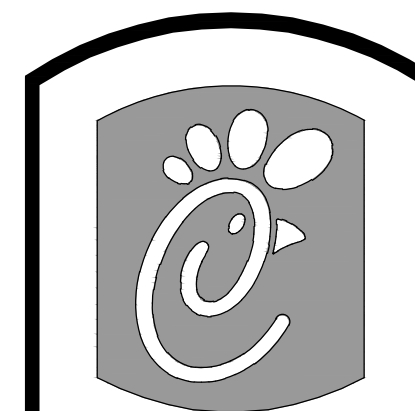
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DETAILS

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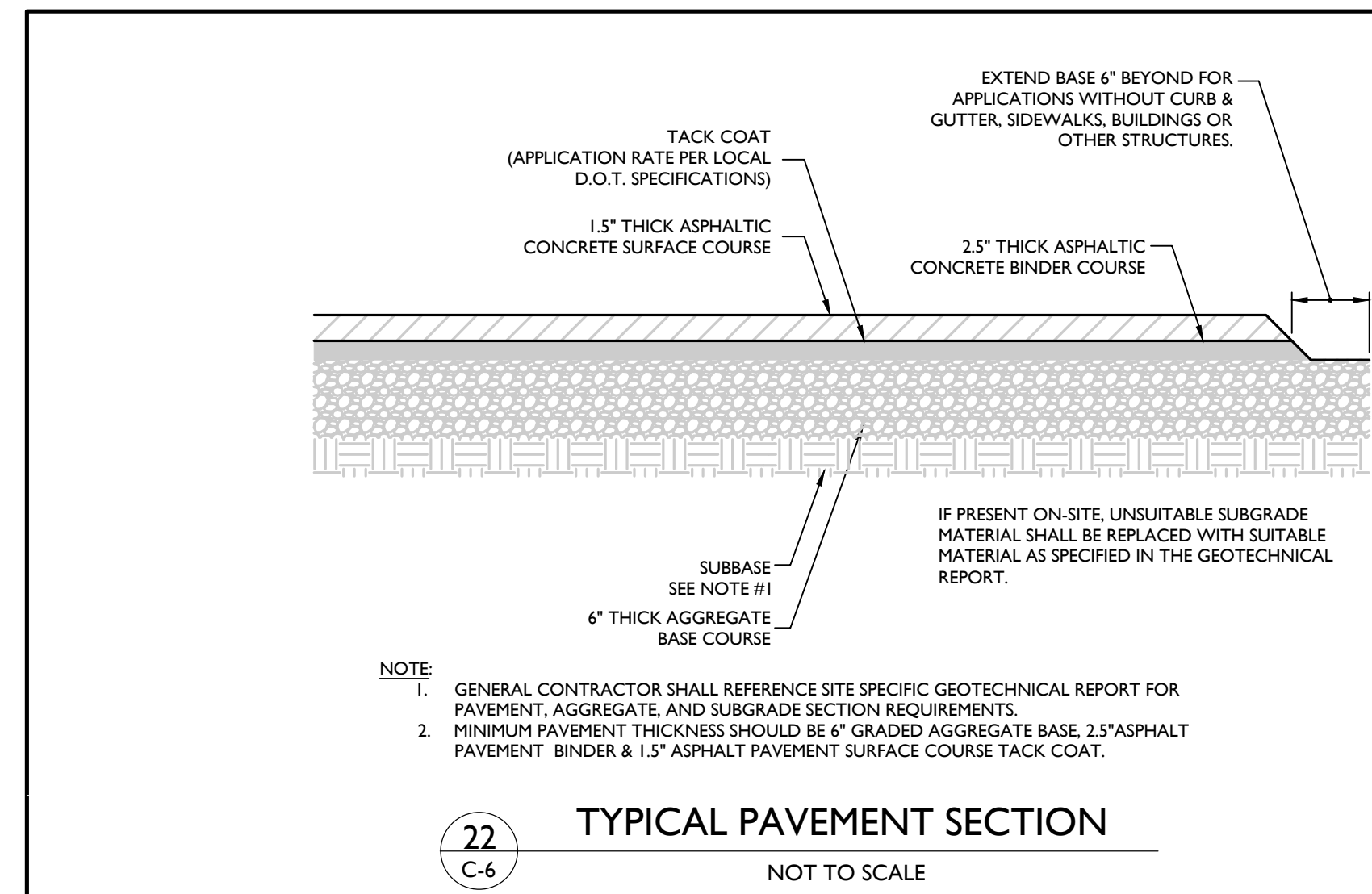
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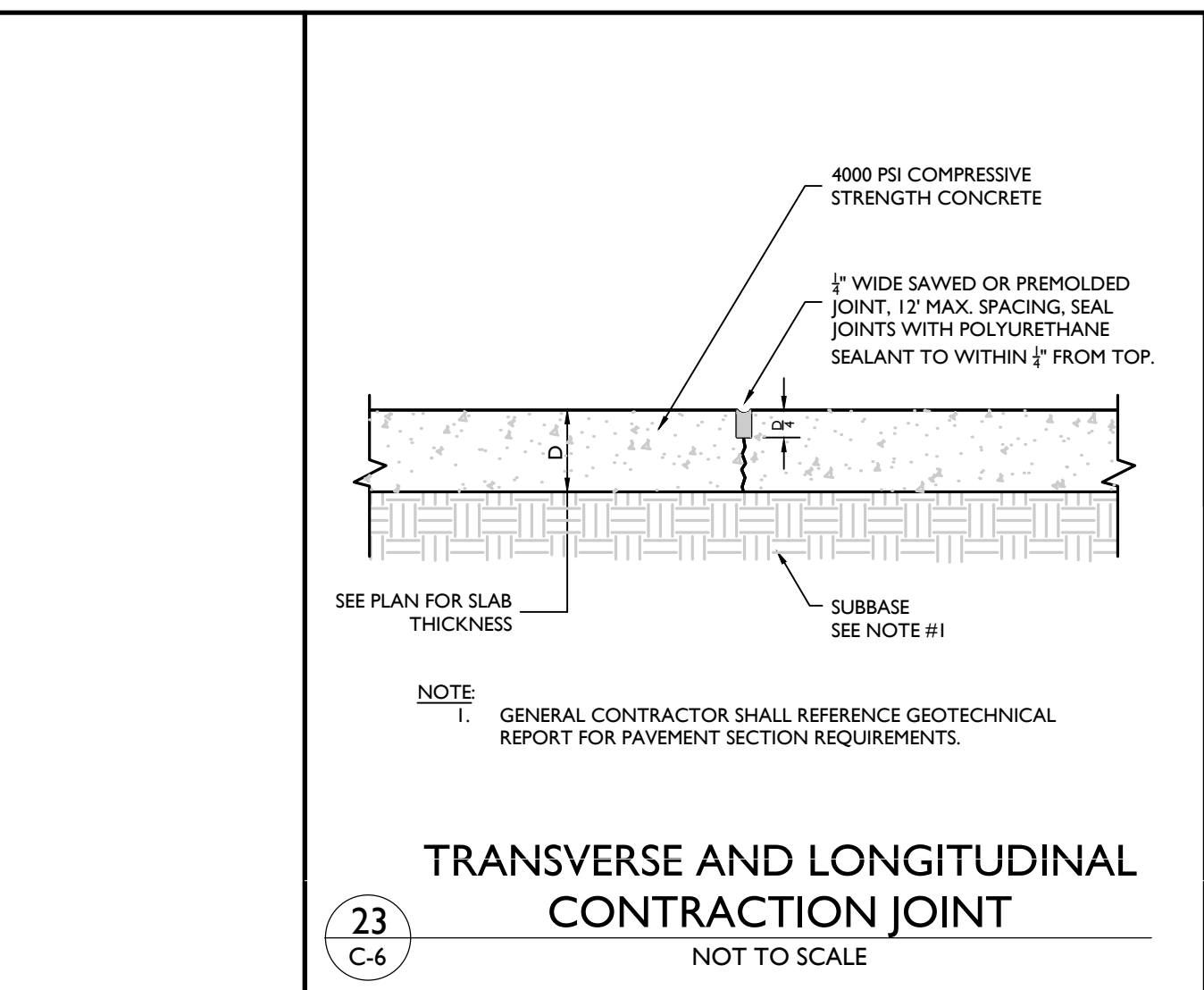
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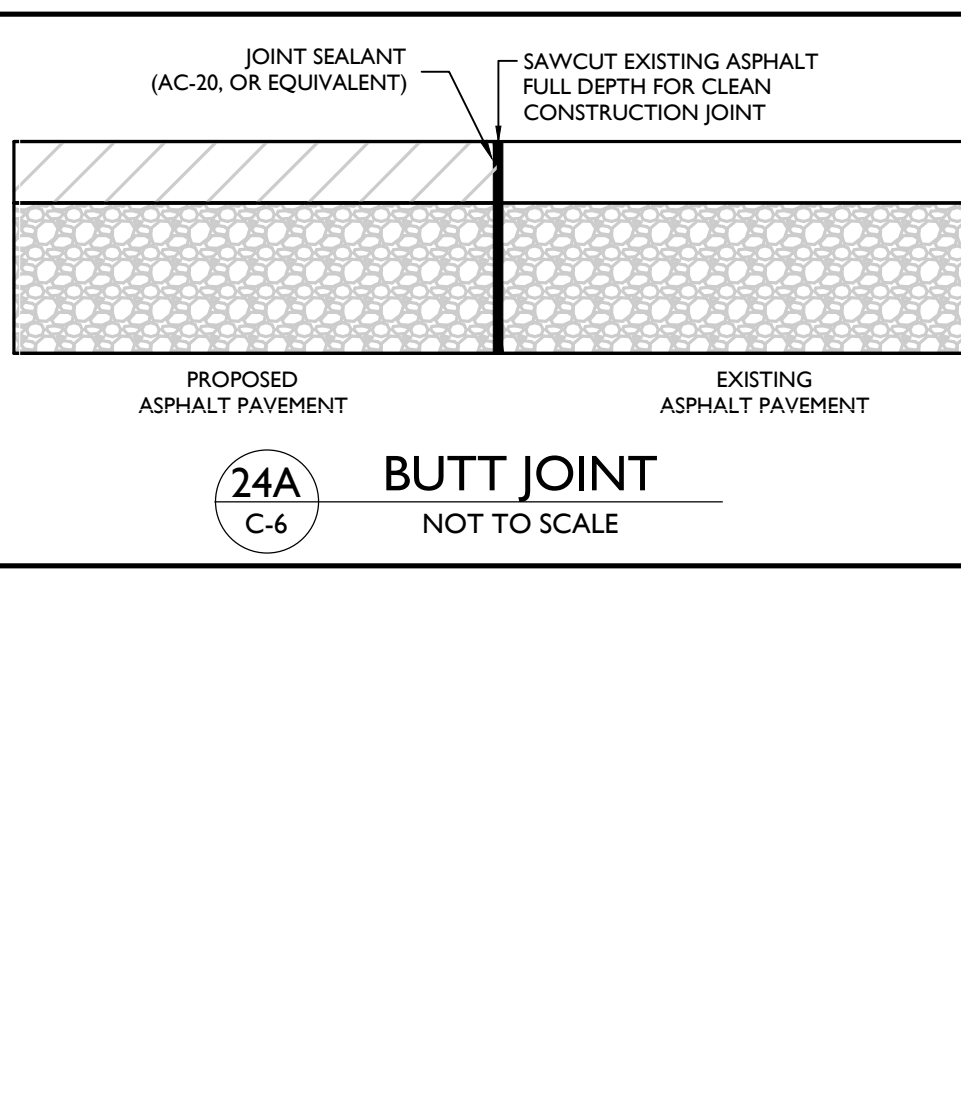
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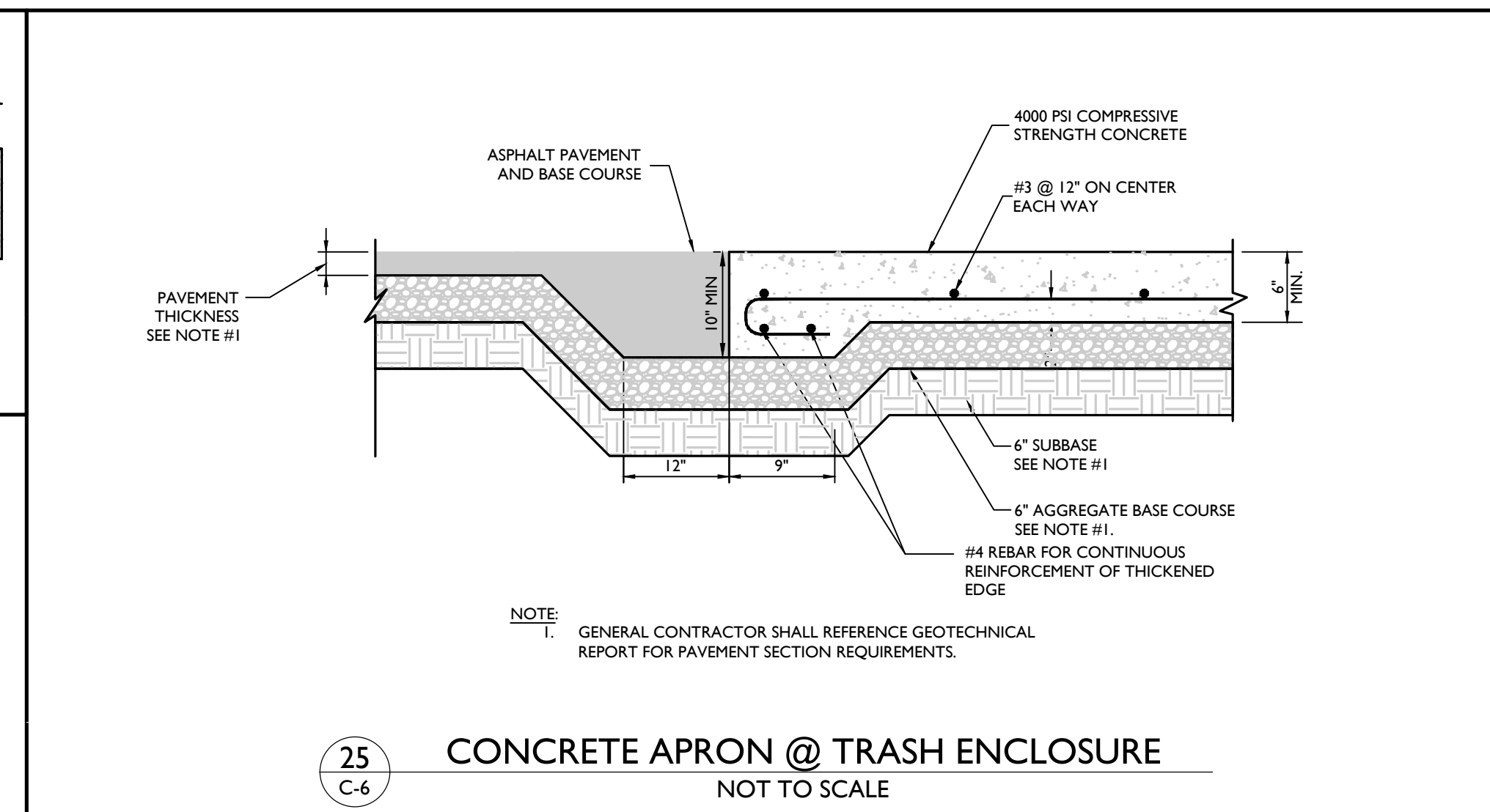
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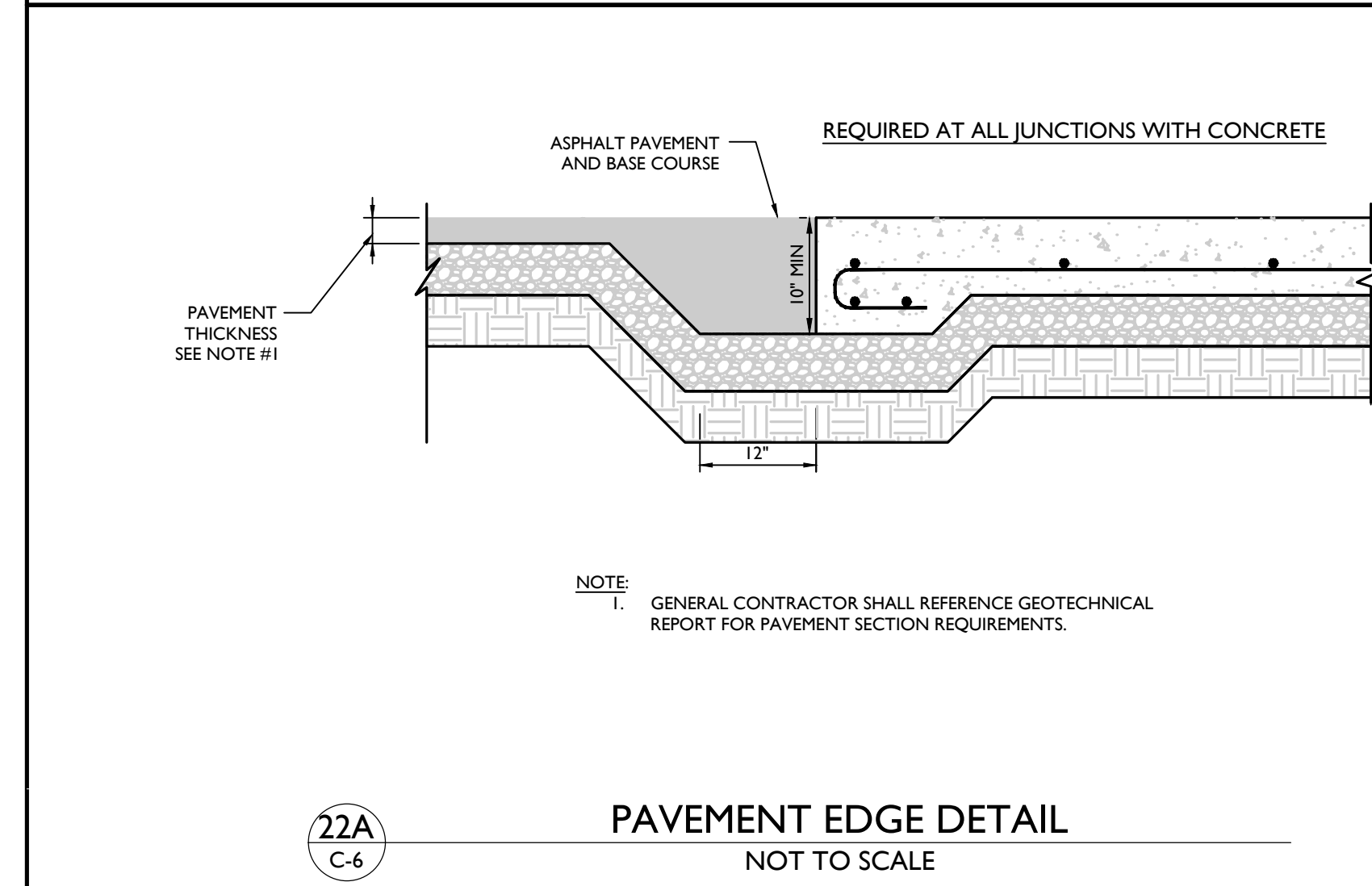
23 C-6 TRANSVERSE AND LONGITUDINAL CONTRACTION JOINT
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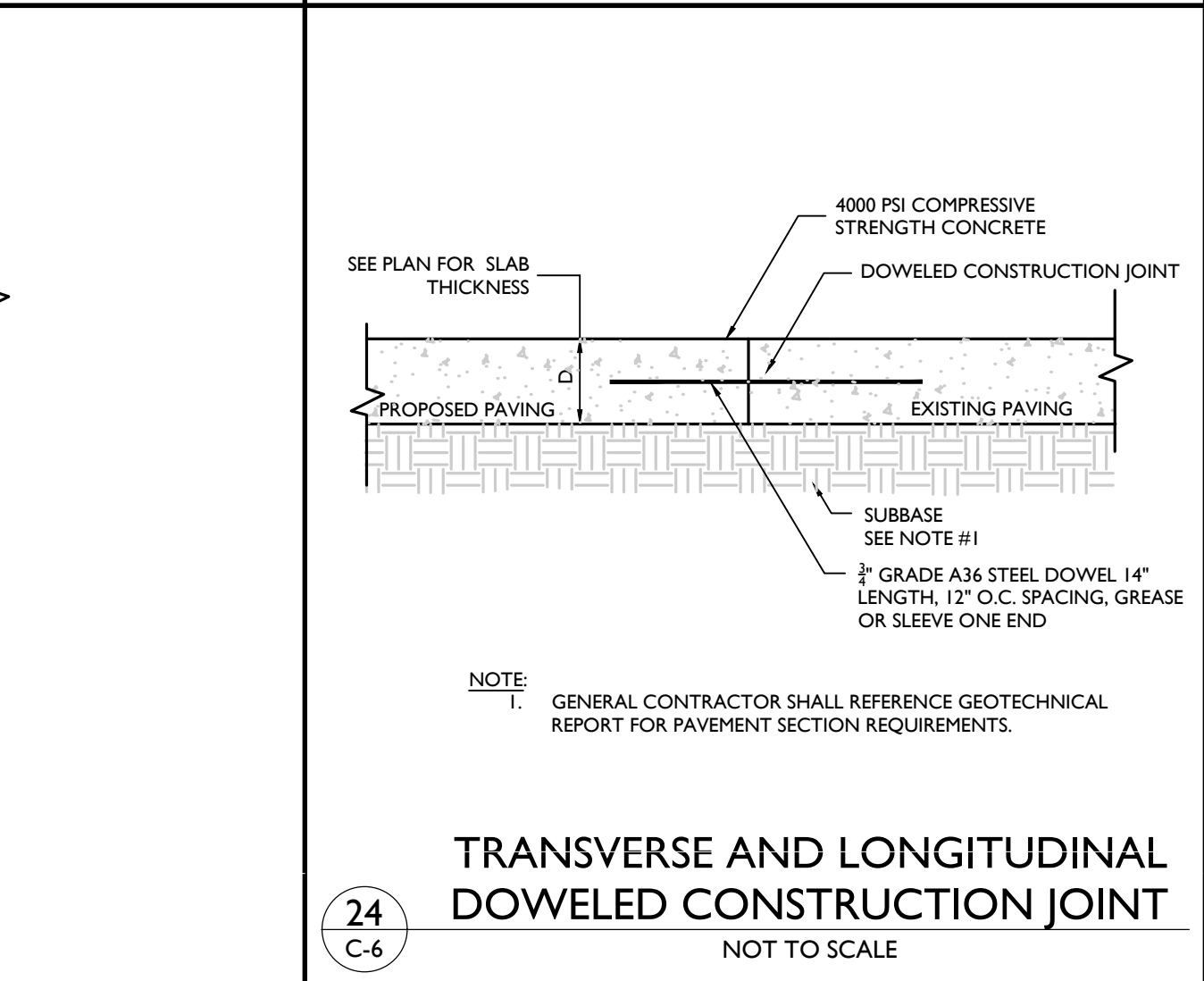
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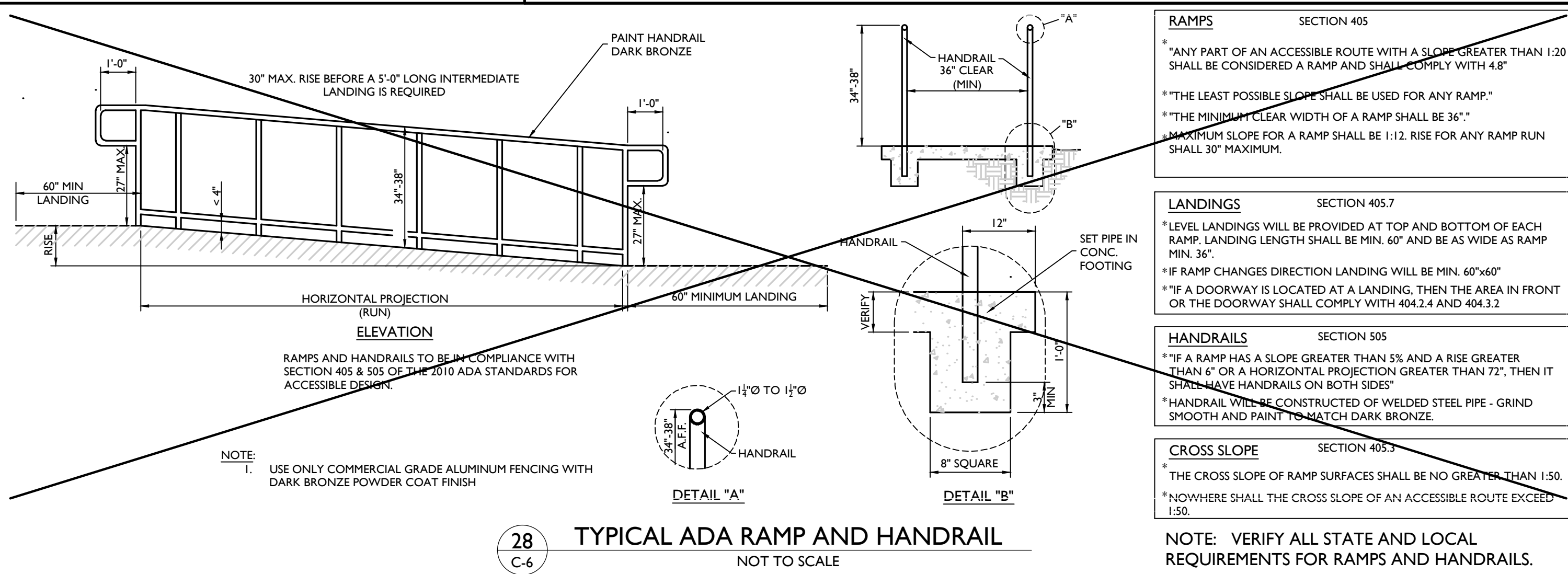
25 C-6 CONCRETE APRON @ TRASH ENCLOSURE
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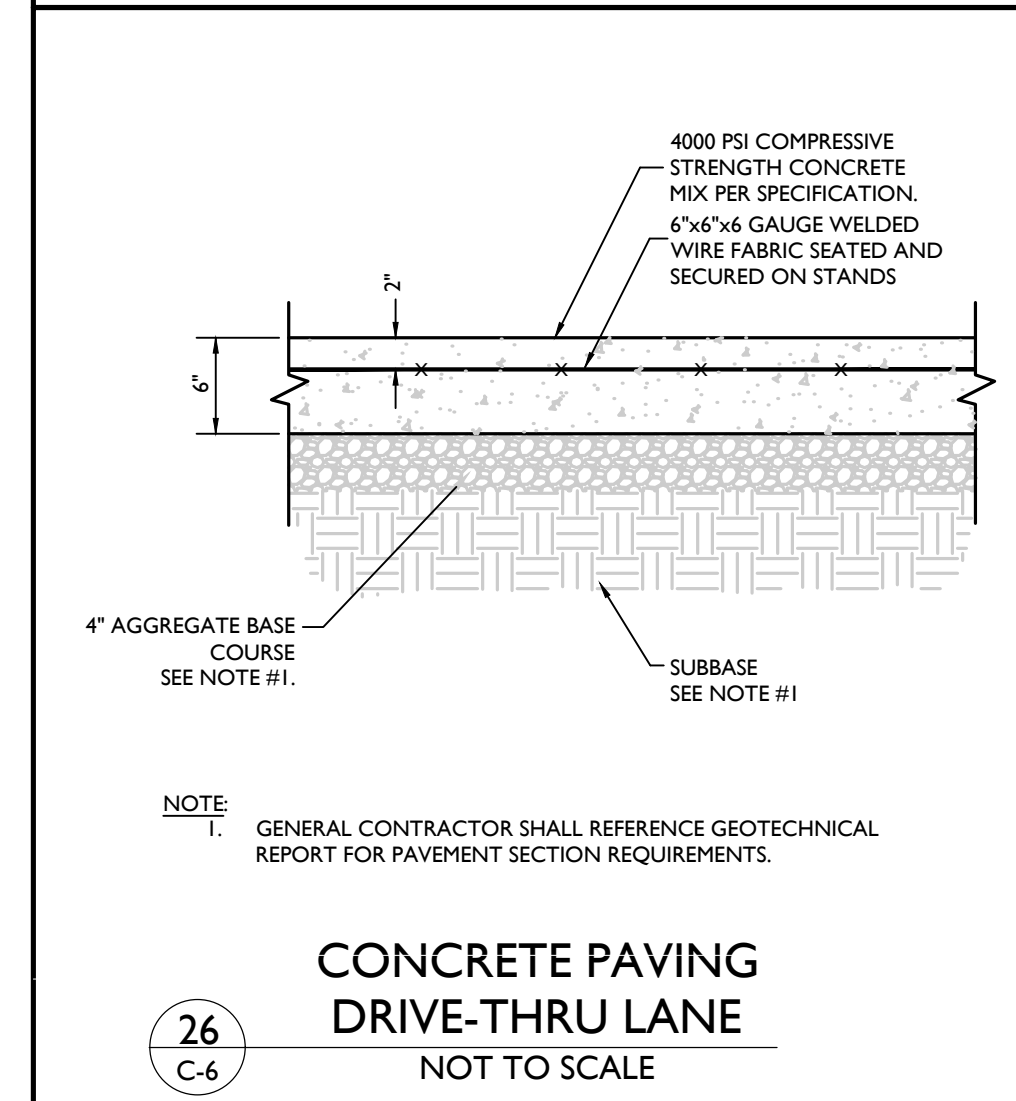
22A C-6 PAVEMENT EDGE DETAIL
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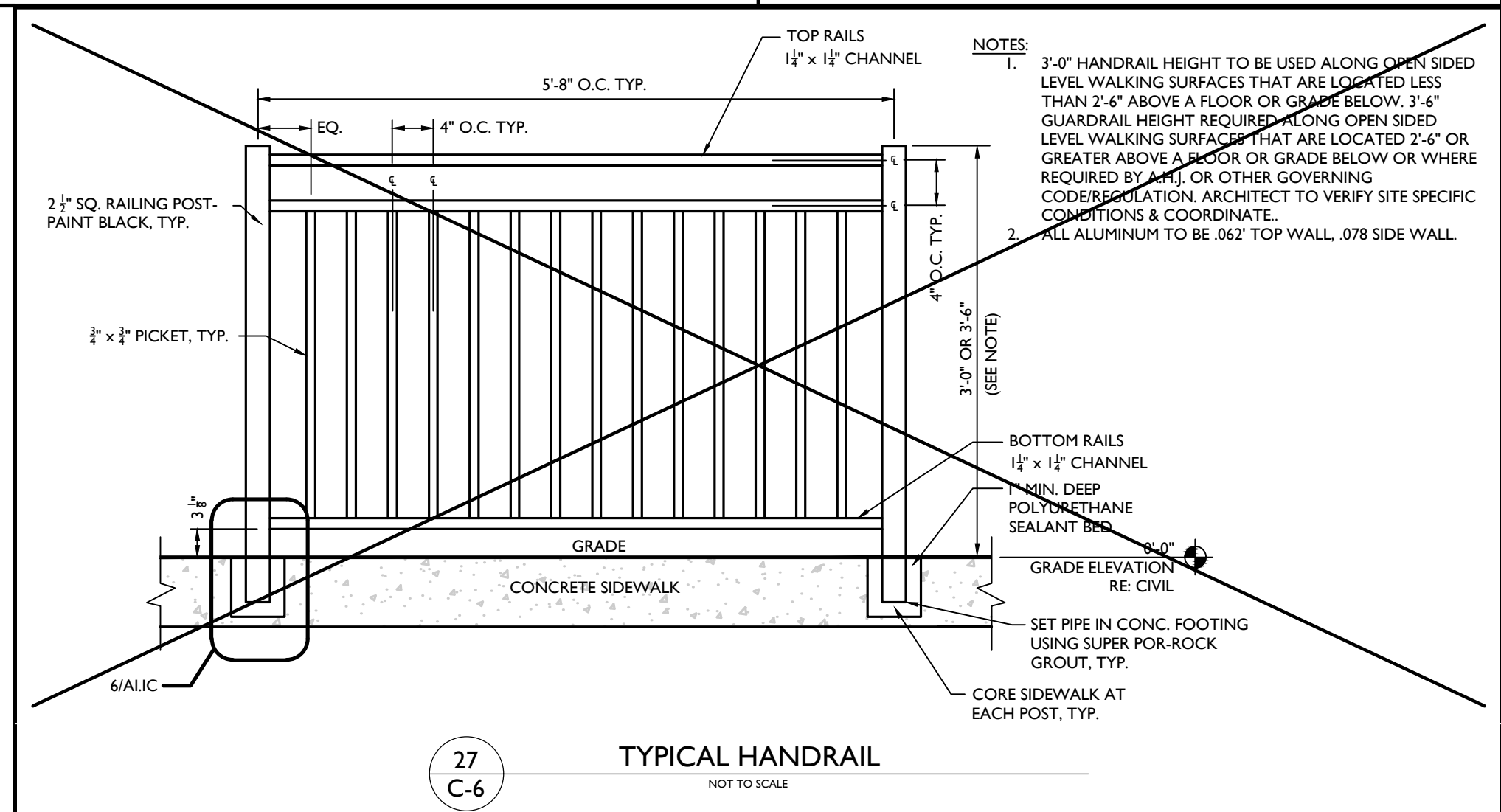
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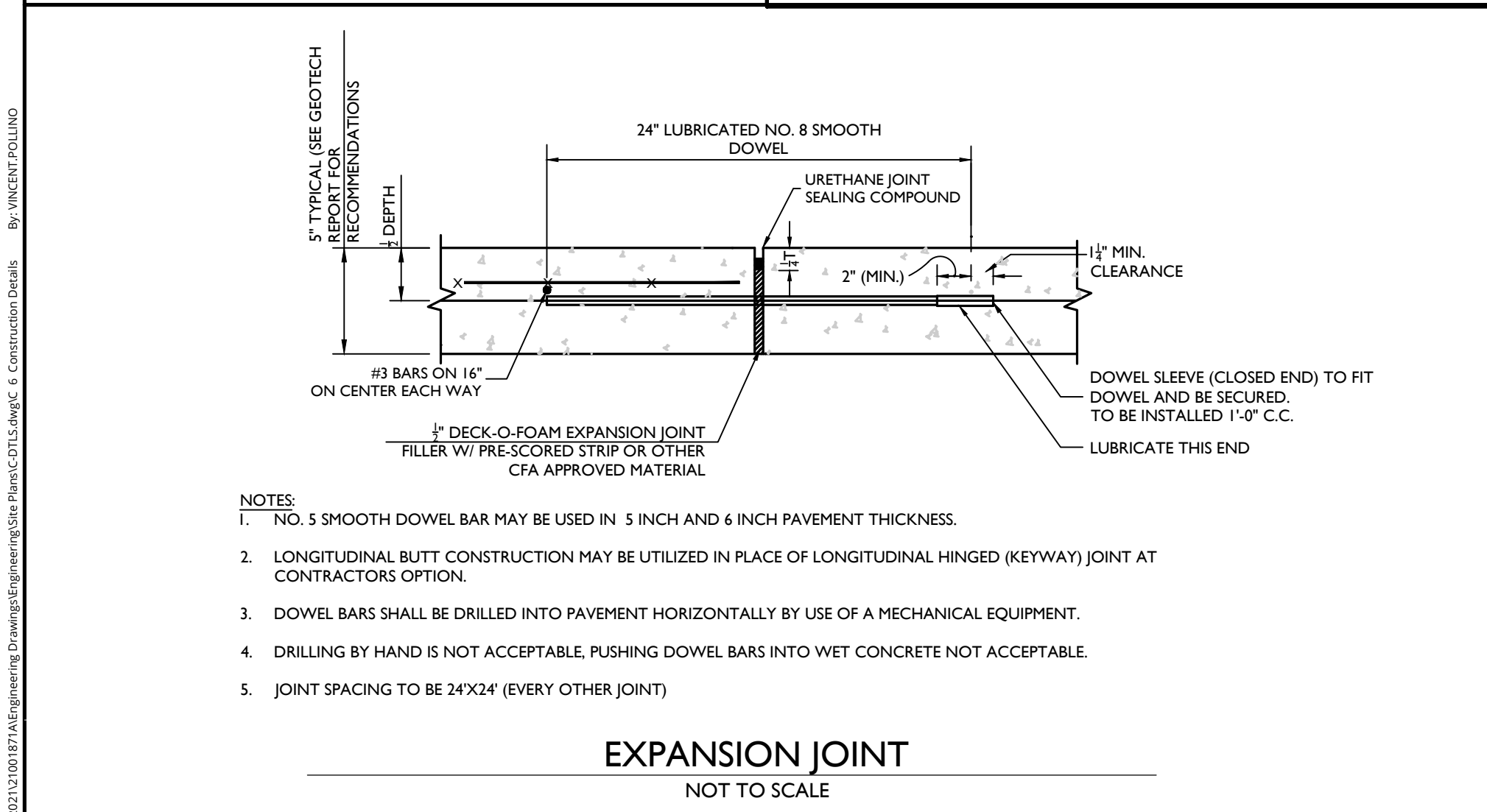
28 C-6 TYPICAL ADA RAMP AND HANDRAIL
NOT TO SCALE



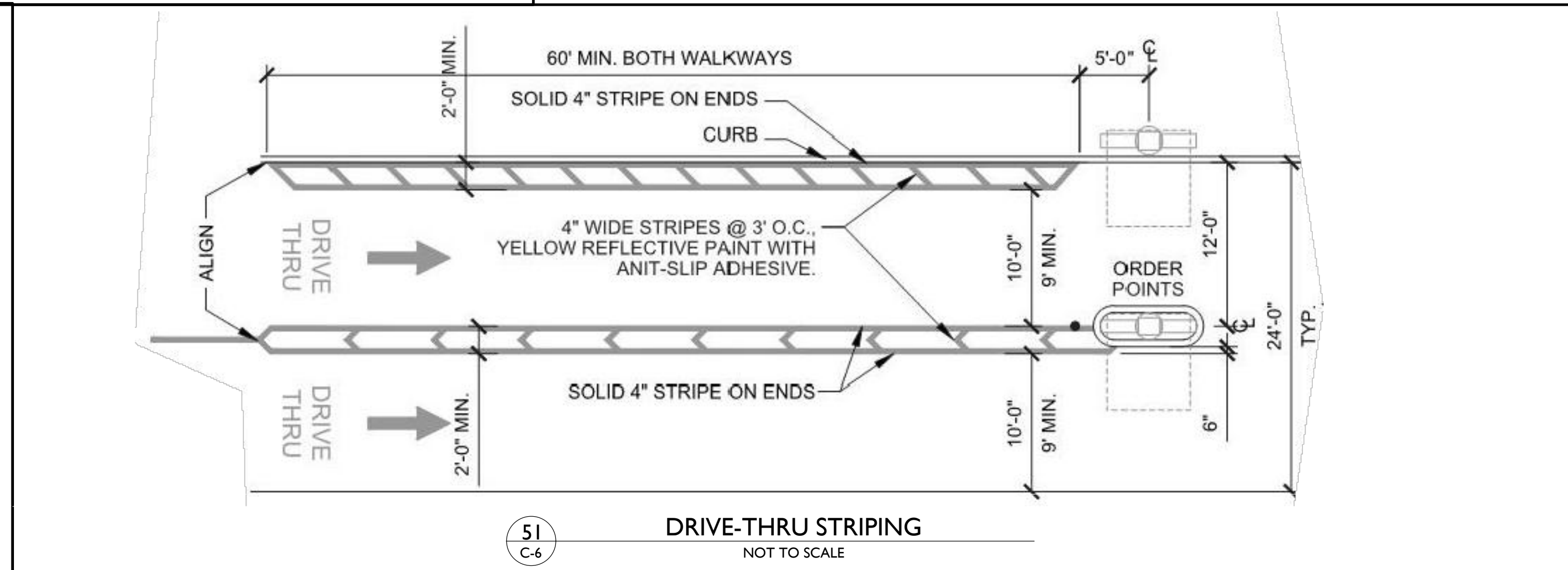
26 C-6 CONCRETE PAVING DRIVE-THRU LANE
NOT TO SCALE



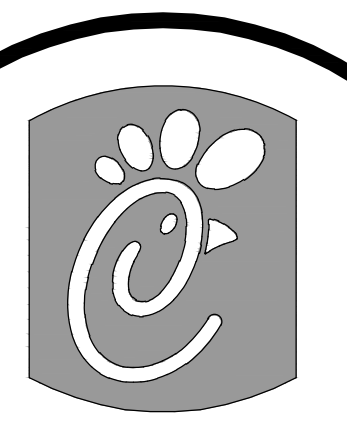
27 C-6 TYPICAL HANDRAIL
NOT TO SCALE



51 C-6 EXPANSION JOINT
NOT TO SCALE



51 C-6 DRIVE-THRU STRIPING
NOT TO SCALE



5200 Buffington Road
Atlanta, Georgia
30349-2998
Telephone 404-765-8000

NO.	DATE	DESCRIPTION

Seal



Justin Thornton
Justin Ryan Thornton
PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER
LICENSE NUMBER: PE000079
COLLIER ENGINEERING & DESIGN, INC.

Colliers Engineering & Design
www.colliersengineering.com
Doing Business as **MASER**
BUTTSBURGH
1501 Reynolds Street
Suite 302
Pittsburgh, PA 15233
Phone: 412.618.5390

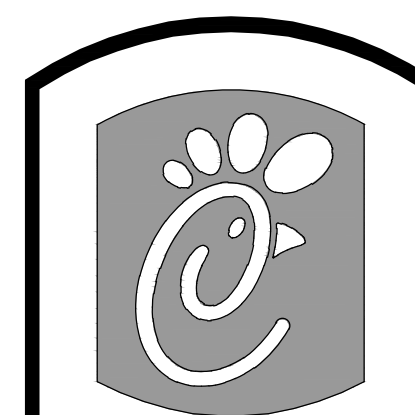
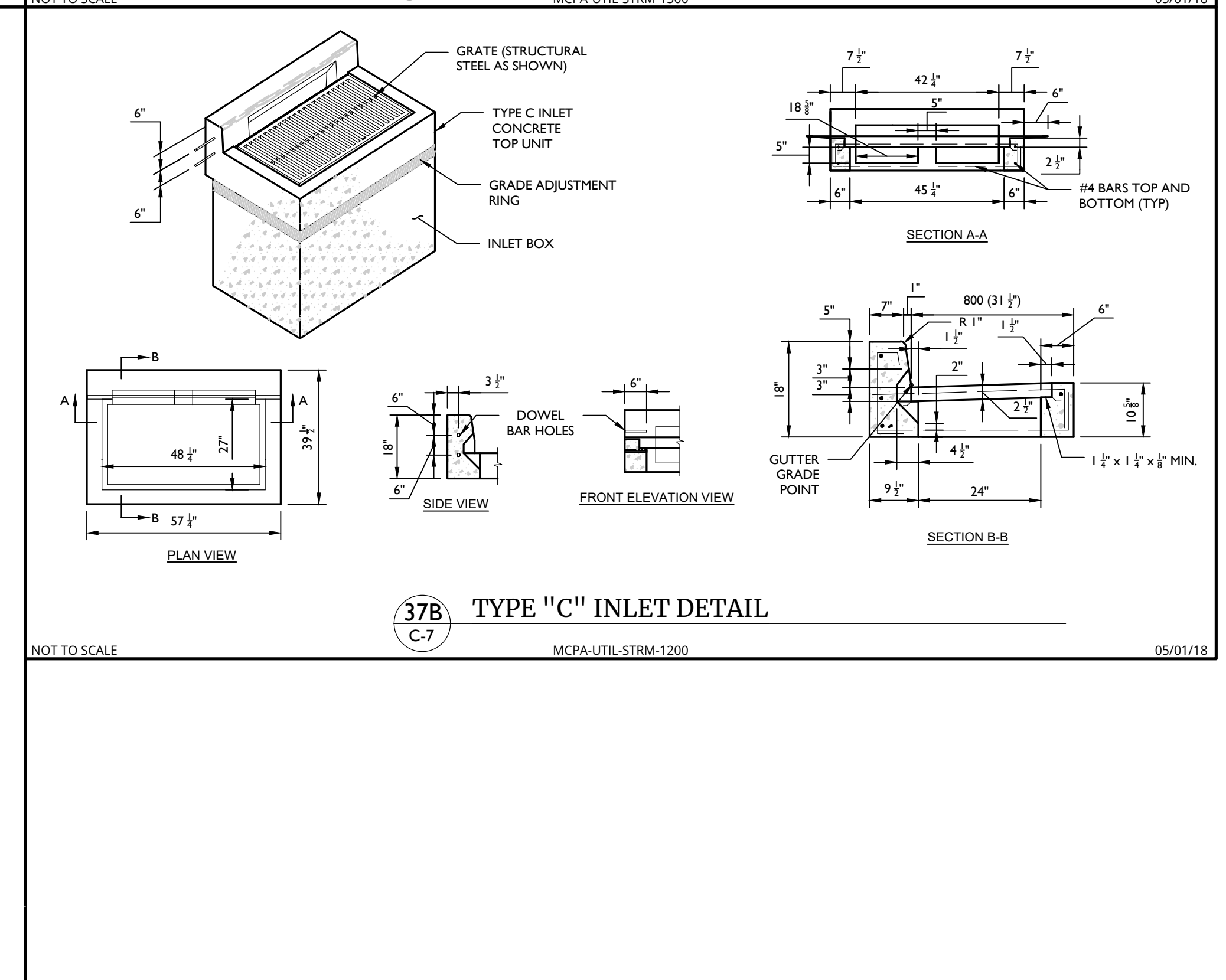
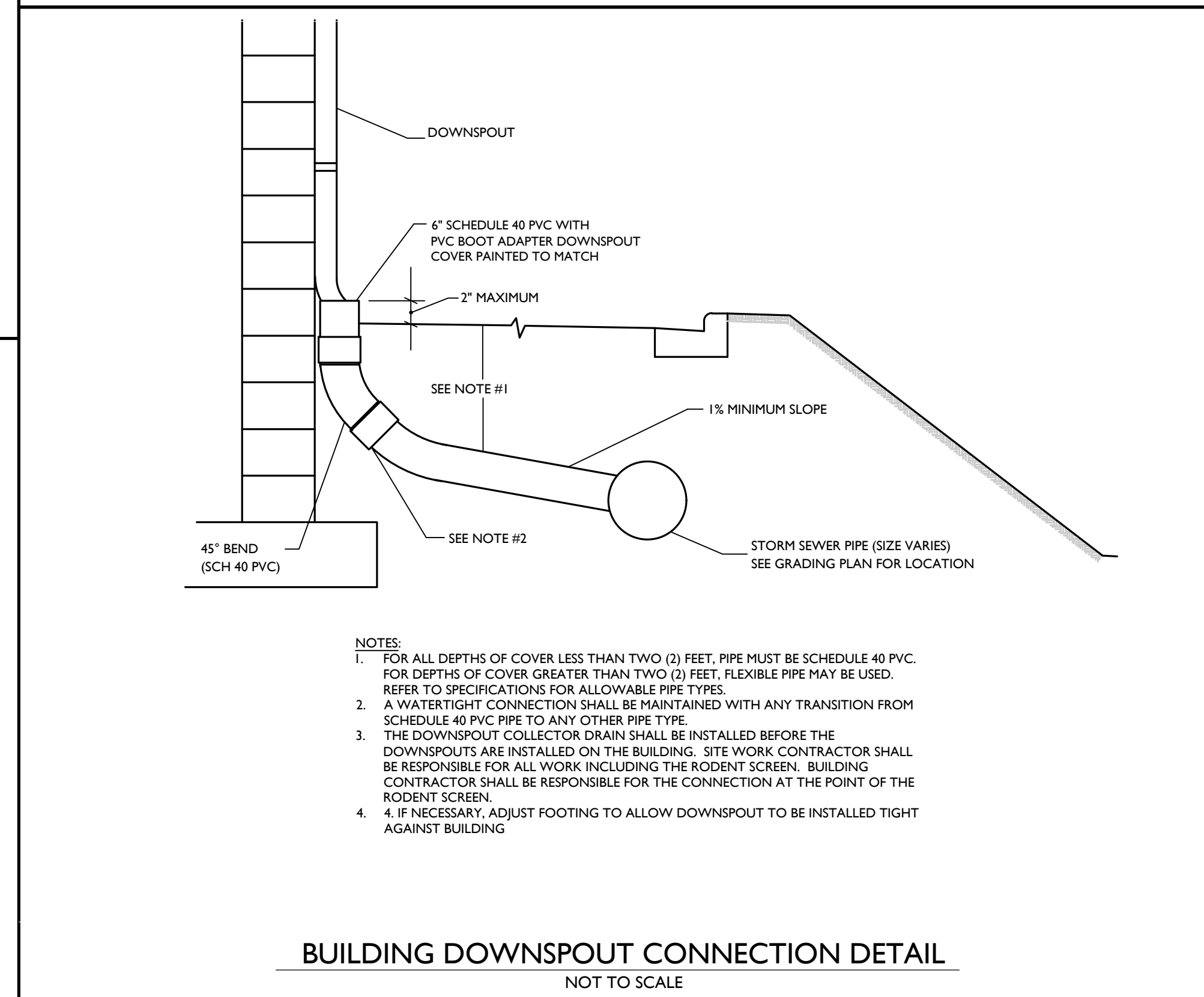
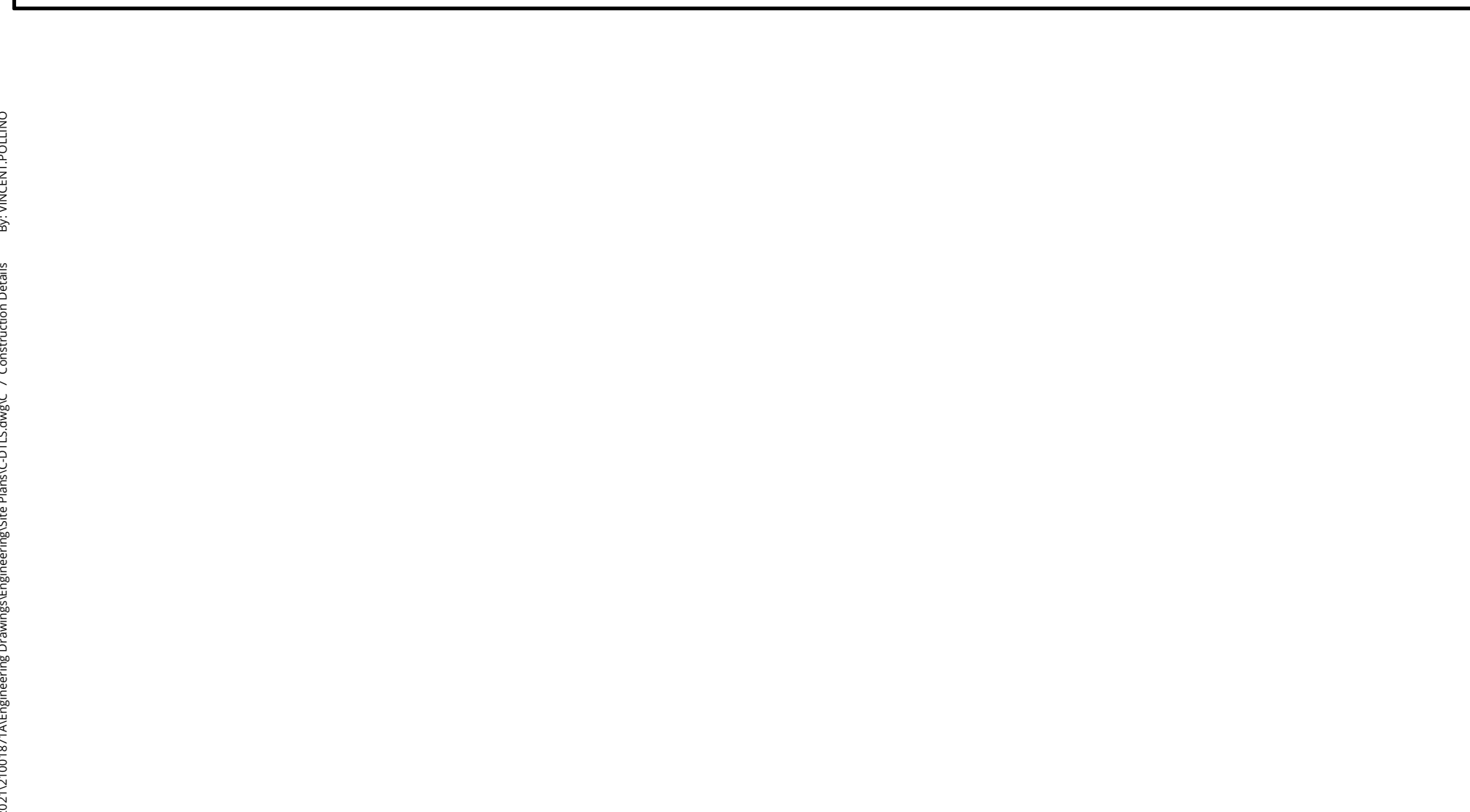
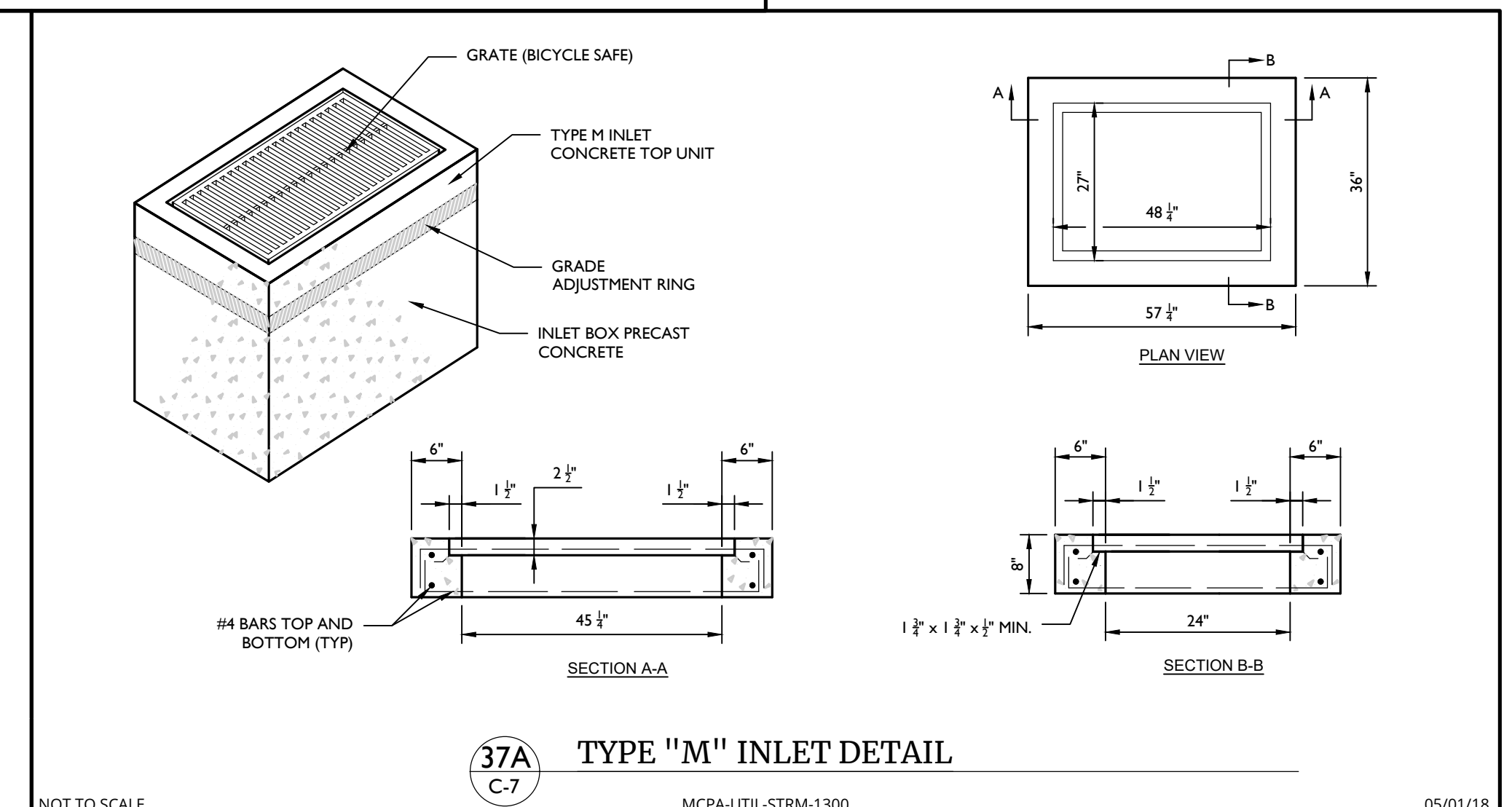
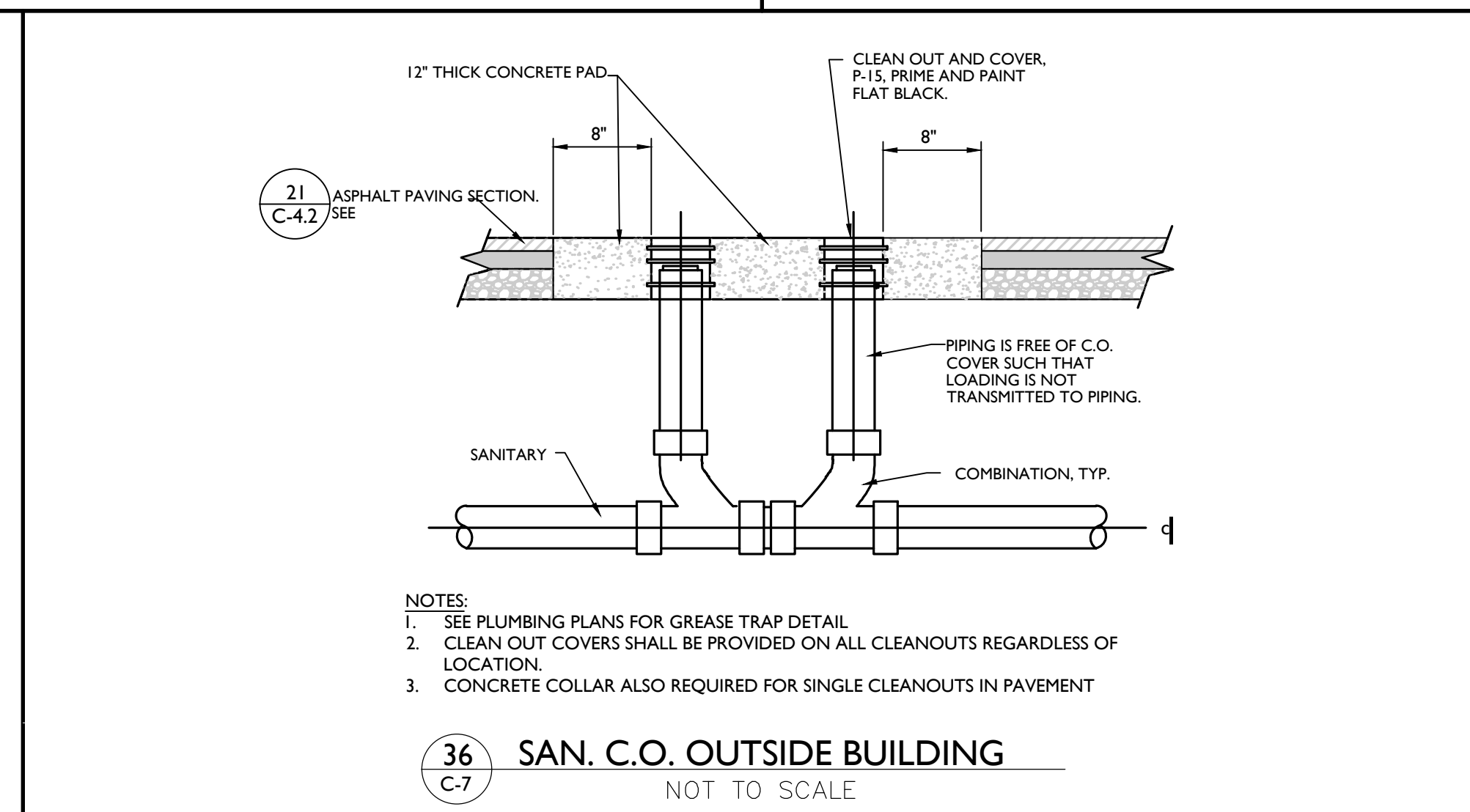
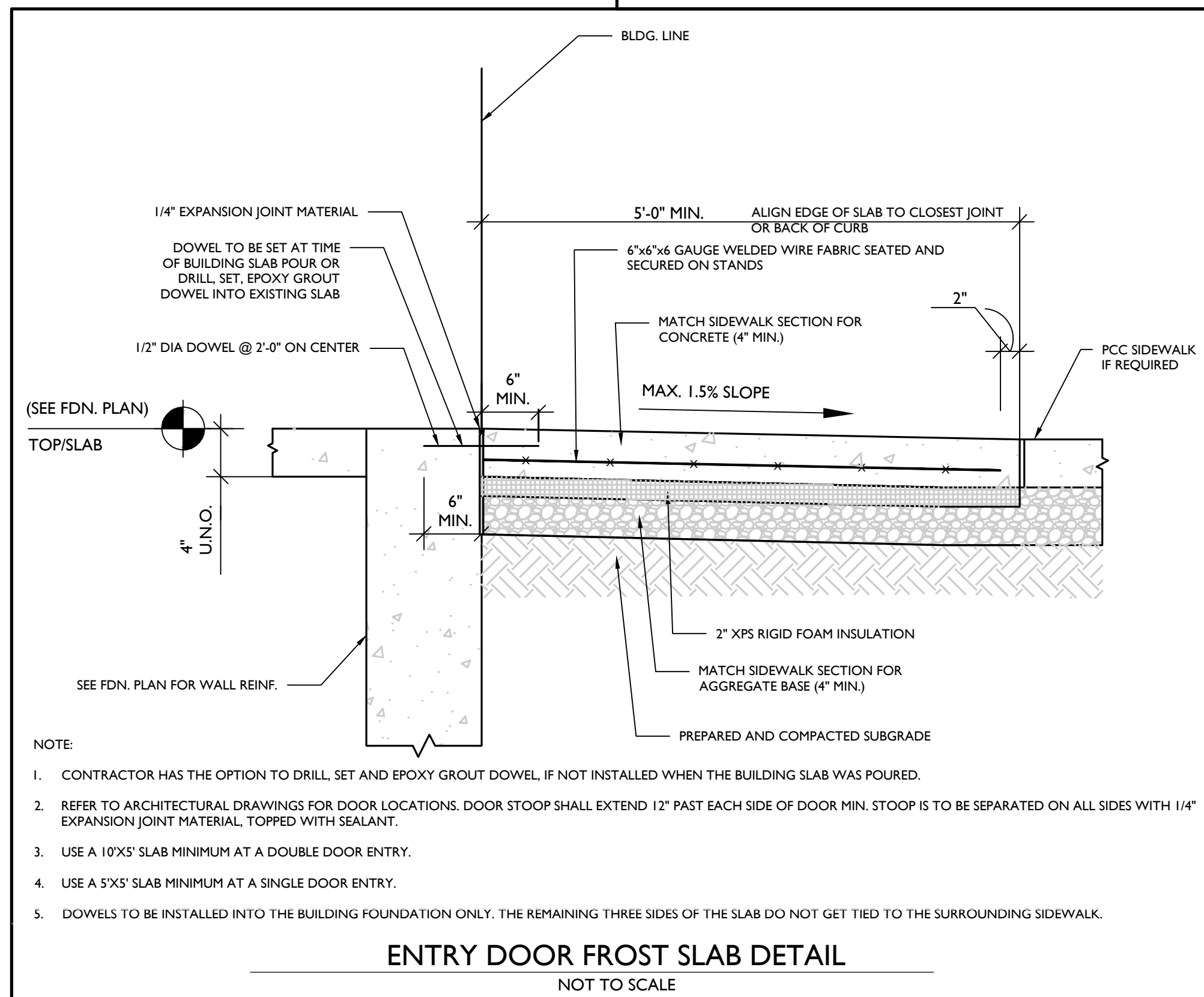
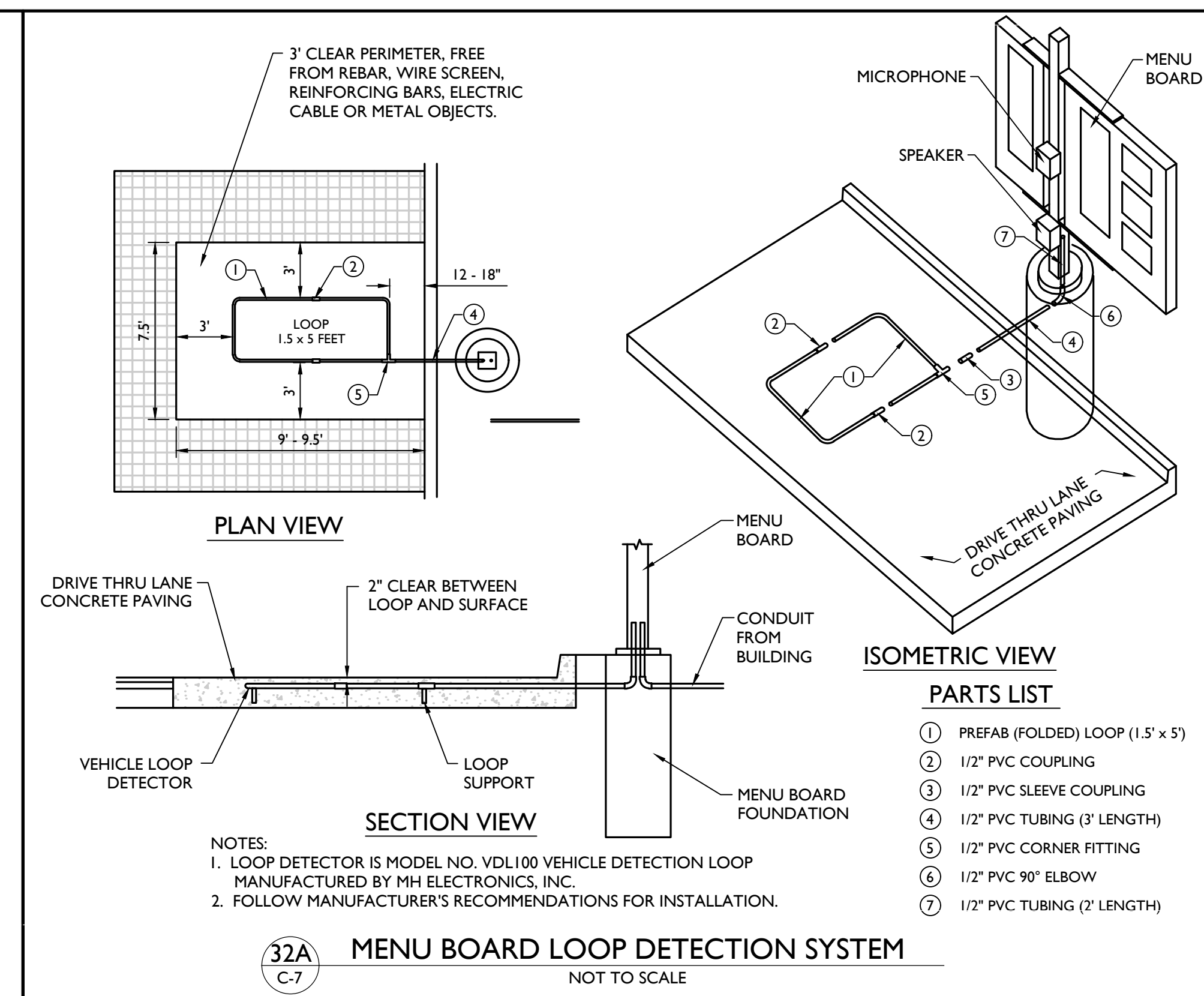
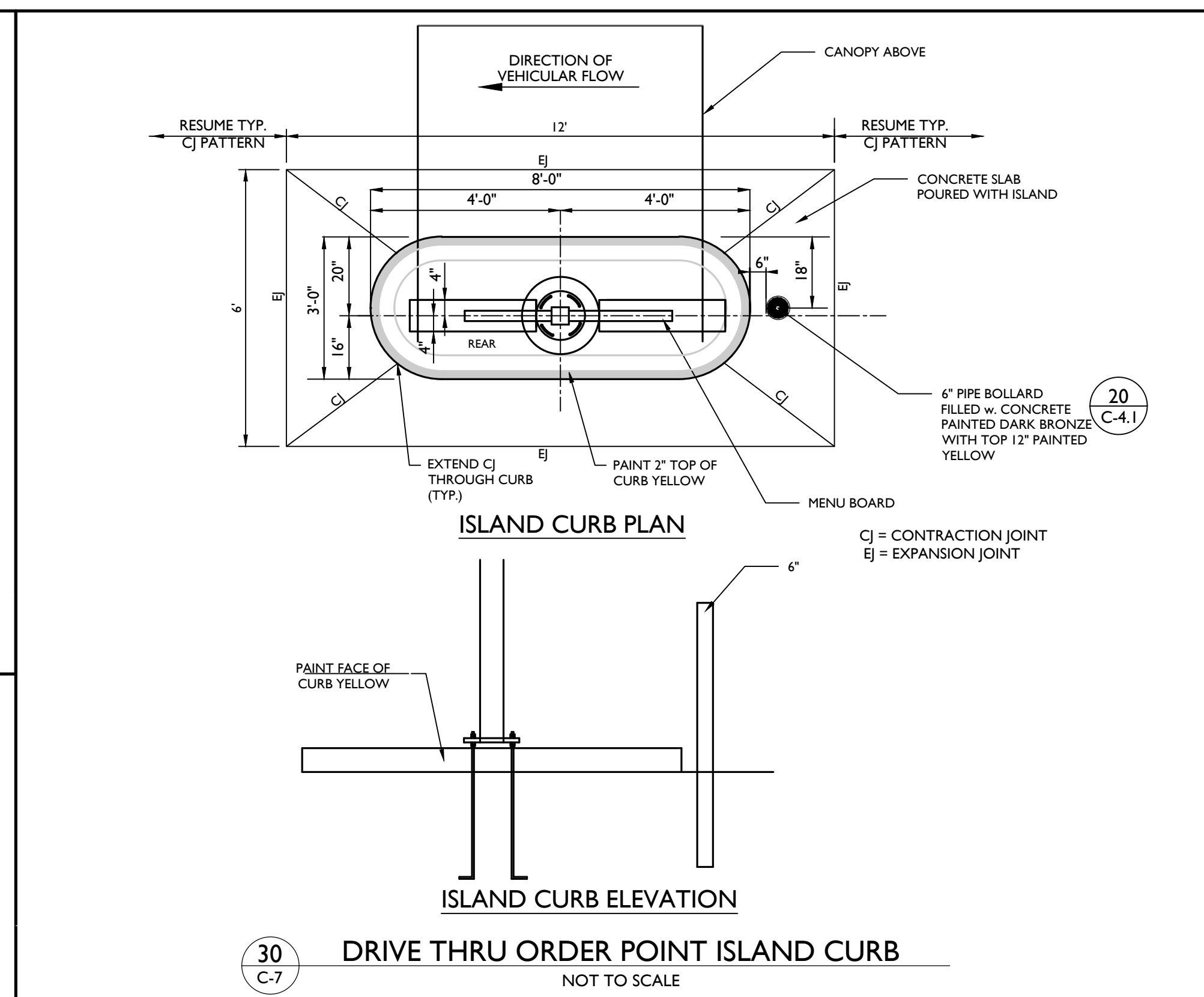
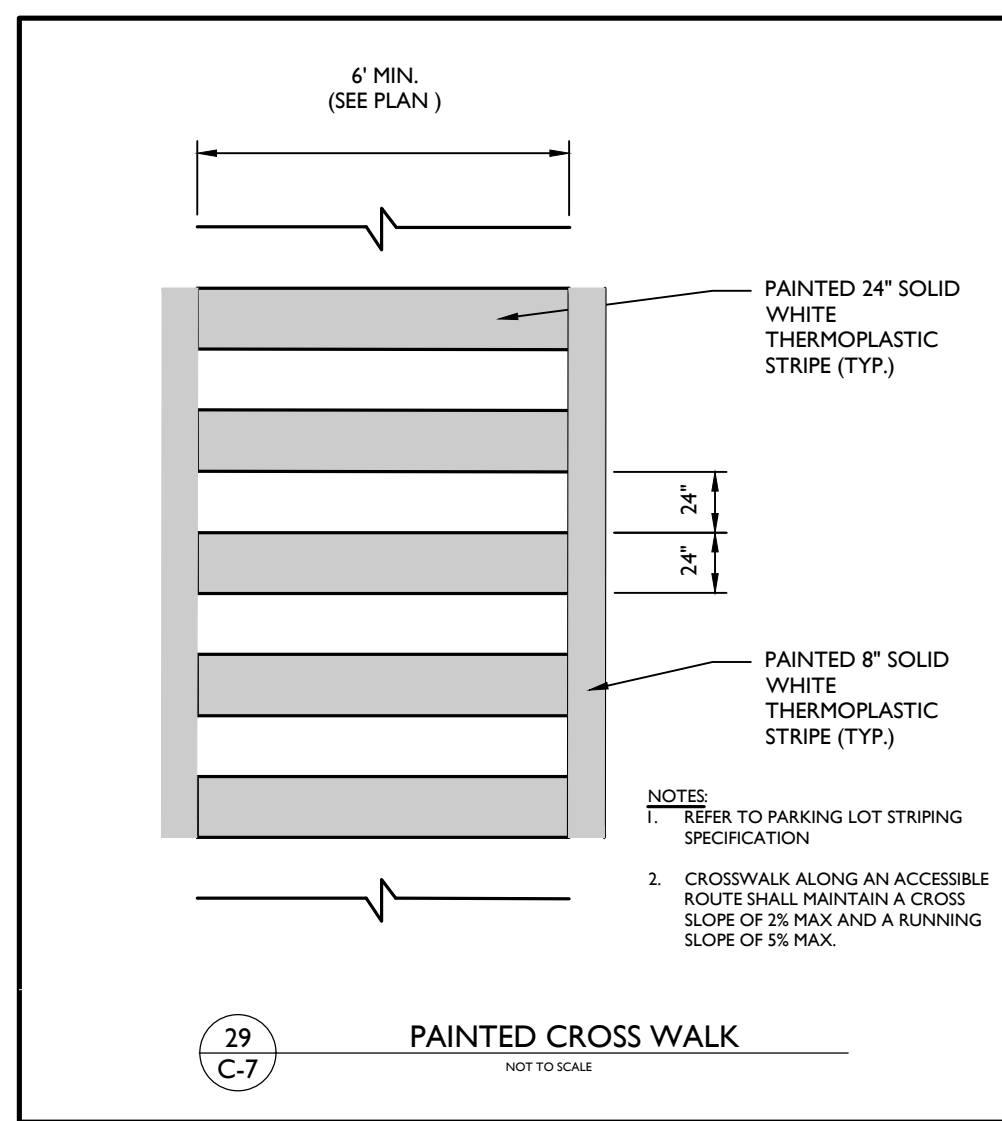
STORE 5029
PARCEL #/APN:
62-040-048-000-0000
SUSQUEHANNA
TOWNSHIP
DAUPHIN COUNTY
PENNSYLVANIA

PRELIMINARY & FINAL
MAJOR SITE PLAN
CONSTRUCTION
DETAILS
DWG EDITION 2.0
 Preliminary
 80% Submittal
 For Construction

File No.: 21001871A
Store : 5029
Date : 05/04/22
Drawn By: VFP
Checked By: JRT

Sheet
C 6

2021/10/01/17/18/Engineering/Drawings/Engineering/DAUPHIN COUNTY/51-CONSTRUCTION DETAILS By: VINCENT POLLINO



5200 Buffington Road
Atlanta, Georgia
30349-2998
Telephone 404-765-8000

REV	DATE	DESCRIPTION	DRAWN BY

Seal

Justin Ryan Thornton
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Pittsburgh, PA 15233
Phone: 412.615.5390

STORE 5029

PARCEL #/APN: 62-040-048-000-0000

SUSQUEHANNA TOWNSHIP
DAUPHIN COUNTY
PENNSYLVANIA

PRELIMINARY & FINAL
MAJOR SITE PLAN
CONSTRUCTION DETAILS
DWG EDITION 2.0

Preliminary
 80% Submittal
 For Construction

File No.: 21001871A

Store: 5029

Date: 05/04/22

Drawn By: VFP

Checked By: JRT

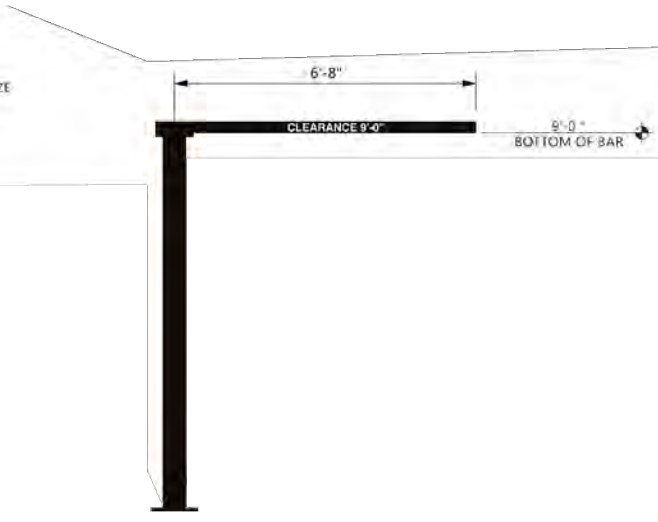
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C 7

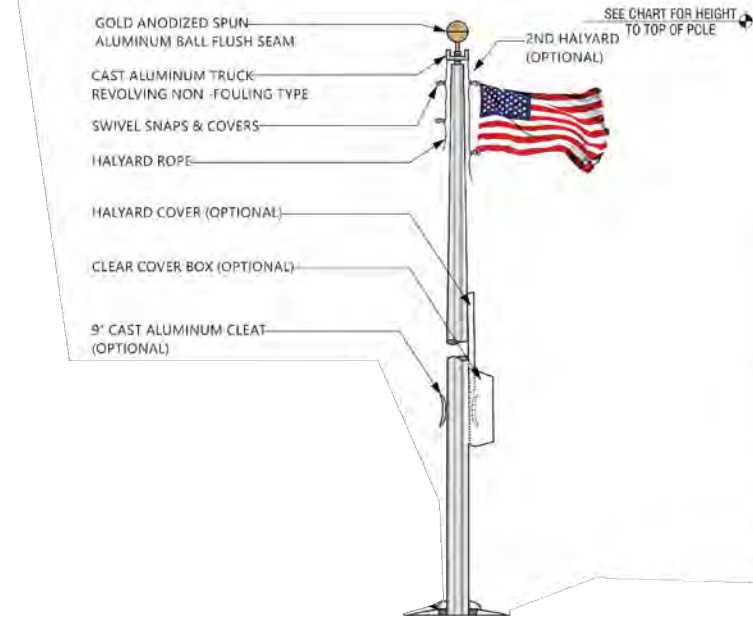
2021/10/07/17/18/Engineering/Drawings/Engineering/Site/Plan/C-7.1/Scale/7/Construction/Details

SPECIFICATIONS
 STEEL CLEARANCE BAR
 CLEARANCE BAR FURNISHED AND INSTALLED BY PATENT SIGN GROUP ANCHOR CAGES AND FOOTINGS FURNISHED AND INSTALLED BY CLAYTON SIGNS

COLORS
 CHICK-FIL-A DARK BRONZE



39
 C-8
CLEARANCE BAR
 NOT TO SCALE



FLAG SIZES

POLE	A	B	MATERIAL
20'	3'0"	5'0"	POLYESTHER
25'	4'0"	6'0"	POLYESTHER
30'	5'0"	6'0"	POLYESTHER
35'	6'0"	10'0"	POLYESTHER
40'	8'0"	12'0"	POLYESTHER
45'	8'0"	12'0"	POLYESTHER
50'	12'0"	18'0"	POLYESTHER

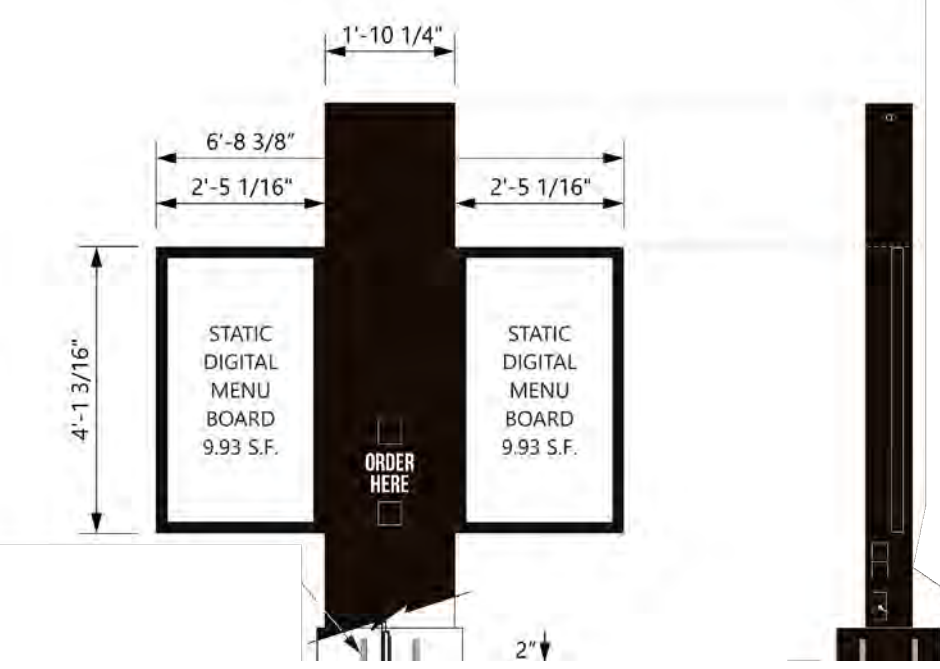
FOUNDATION SIZES

HEIGHT	A	B	C
20'	3'6"	3'0"	2'4"
25'	3'6"	3'0"	2'4"
30'	3'6"	3'0"	2'4"
35'	4'0"	3'6"	3'0"
40'	4'0"	4'2"	3'6"
45'	5'0"	4'8"	4'2"
50'	5'0"	4'8"	4'2"

40
 C-8
FLAG POLE
 NOT TO SCALE

SPECIFICATIONS
 ALUMINUM CONSTRUCTION CABINETS WITH DIGITAL DISPLAY BOARDS WITH STATIC IMAGES
 MENU BOARDS FURNISHED BY COATES GROUP AND INSTALLED BY HONOR BUILT MENU BOARD COLUMN AND FRAMING FURNISHED AND INSTALLED BY PATTSIGN SIGN GROUP
 ANCHOR CAGES AND FOOTINGS FURNISHED AND INSTALLED BY CLAYTON SIGNS

COLORS
 CHICK-FIL-A DARK BRONZE
 WHITE REFLECTIVE VINYL FILM



41
 C-8
DRIVE THRU MENU BOARD
 NOT TO SCALE

SPECIFICATIONS

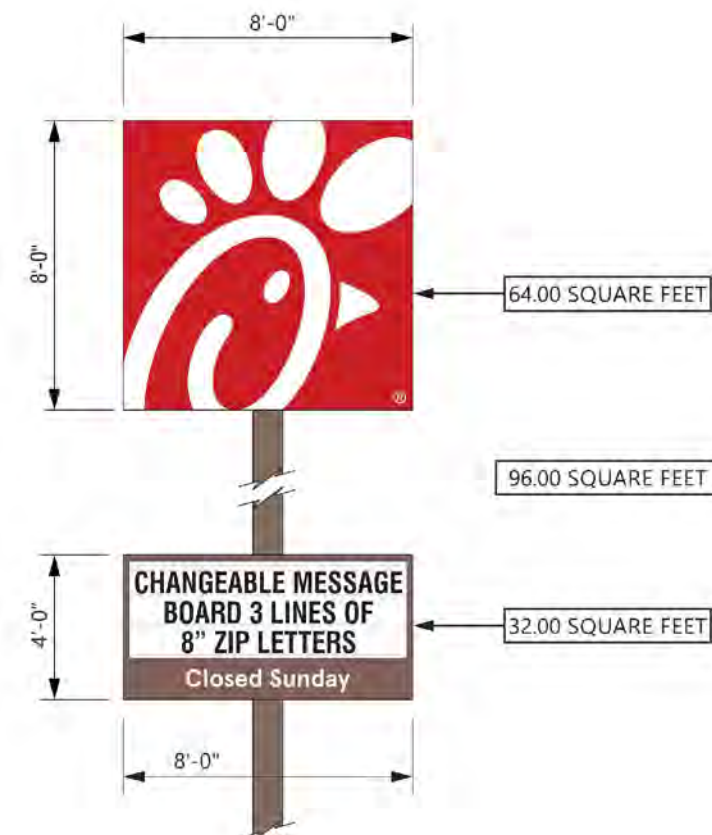
CABINET
 D/F ALUM. CABINET WITH SIGNCOMP RETRO FLAT BLEED FRAME AND COVER WITH .063" ALUM FILLER. INTERNALLY ILLUMINATED WHITE LED 6500K LIGHTS. SPACED EVENLY PAINT INTERIOR OF CABINETS MATTE WHITE.

READER BOARD
 ALUMINUM CONSTRUCTION CABINET INTERNALLY ILLUMINATED WHITE LED 6500K LIGHTS. SPACED EVENLY READER FACE IS .187" WHITE POLYCARBONATE FACE WITH TRACK TO ACCOMMODATE READER BOARD LETTER SET INCLUDES FRANKLIN GOTHIC EXTRA CONDENSED UPPERCASE LETTER SET OF 334 CHARACTERS WITH PUNCTUATION MARKS & CHANGER ARM.

3M #3630-53 TRANSLUCENT CARDINAL RED

7328 WHITE POLYCARBONATE

MATTHEWS #74155 DARK BRONZE



ELEVATION
 SCALE - 1/4" = 1'-0"

END VIEW
 SCALE - 1/4" = 1'-0"

42
 C-8
MONUMENT SIGN (96.00 SF)
 NOT TO SCALE

SPECIFICATIONS
CABINET
 ALUMINUM CABINET HAS EXTRUDED ALUMINUM FACES
 FACES DECORATED WITH TRANSLUCENT VINYL FILM ON SURFACE OF ACRYLIC
 INTERNALLY ILLUMINATED WITH WHITE LED 6500K LIGHTS. DISCONNECT SWITCH AS REQUIRED PER NEC.

FACES
 3M #3630-53 CARDINAL RED TRANSLUCENT VINYL CABINET GENESIS M SINGLE STAGE (02-SERIES) RED #48247

3M PANORAPHIC III FLEX FACE



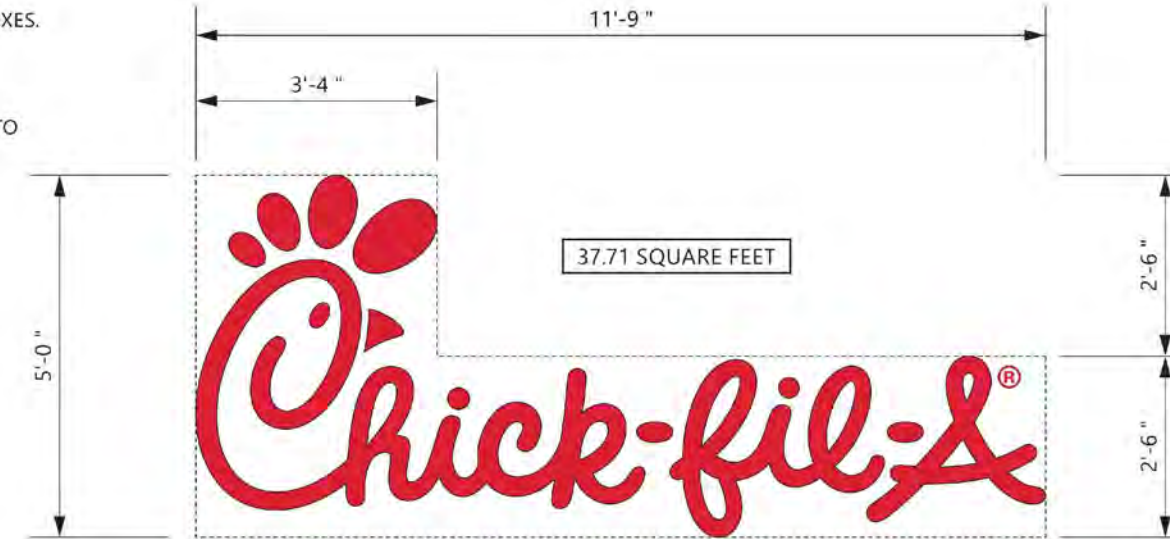
43
 C-8
WALL SIGN (36.00 SF)
 NOT TO SCALE

SPECIFICATIONS

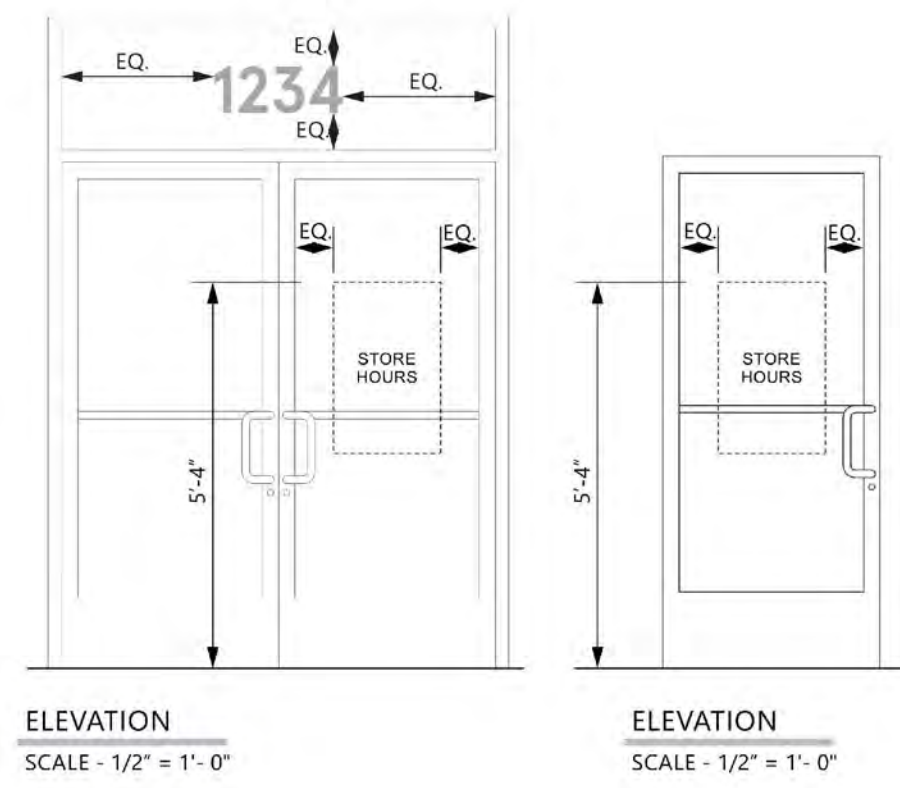
CHICK-FIL-A SCRIPT LETTERS
 LETTERS ARE LED-ILLUMINATED CHANNEL LETTERS MOUNTED ON ALUMINUM SURFACE OF BUILDING WITH TRANSFORMERS REMOTELY LOCATED BEHIND THE WALL IN UL APPROVED TRANSFORMER BOXES. FACES ARE 3/16" ACRYLIC RETURNS ARE .063 ALUMINUM BACKS ARE .063 ALUMINUM ALL RETURNS ARE ARC-WELDED TO LETTER BACKS

CHANNEL LETTER FACES
 2793 RED ACRYLIC TRIMCAP RETAINER
 1" RED JEWELITE TRIMCAP

ALUMINUM RETURNS
 PAINTED TO MATCH SHERWIN WILLIAMS SW6108 LATTE



44
 C-8
WALL SIGN (58.75 SF)
 NOT TO SCALE



ELEVATION
 SCALE - 1/2" = 1'-0"

ELEVATION
 SCALE - 1/2" = 1'-0"

ELEVATION
 SCALE - 1 1/2" = 1'-0"

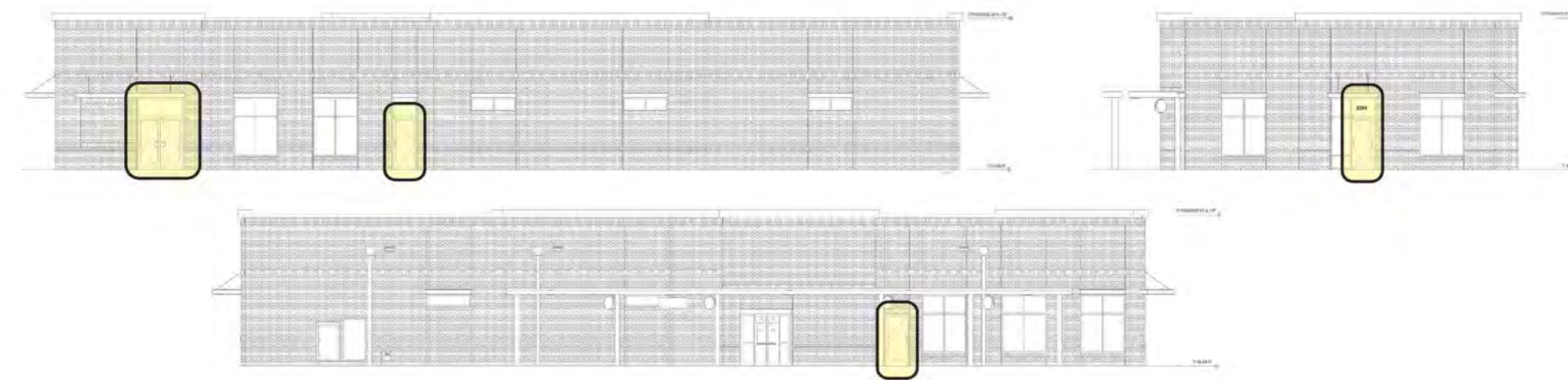


LETTERING IS 3M #7725-10 OPAQUE WHITE VINYL FILM (SHOWN IN GREY FOR ILLUSTRATION)
 CREDIT CARD LOGOS ARE INDIVIDUAL PRINTED DECALS ON CLEAR FILM. ALL GRAPHICS ARE APPLIED TO EXTERIOR SURFACE OF GLASS. STORE HOURS MAY BE DIFFERENT PER STORE. SUNDAY HAS RED VINYL FILM STRIKE THROUGH ON IT.
 PROVIDE EXTRA 600 PER EACH SET.

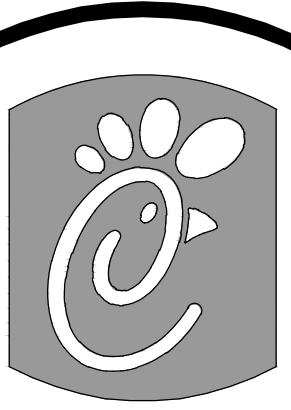
8" TALL ADDRESS NUMBERS ARE 3M #7725-10 OPAQUE WHITE VINYL FILM APPLIED TO EXTERIOR SURFACE OF GLASS. (SHOWN IN GREY FOR ILLUSTRATION)
 APERCU BOLD FONT

VERIFY ADDRESS BEFORE MAKING NUMBERS

ELEVATION
 NOT TO SCALE



ADDRESS WINDOW GRAPHICS
 NOT TO SCALE



5200 Buffington Road
 Atlanta, Georgia
 30349-2998
 Telephone 404-765-8000

NO.	DESCRIPTION	DATE	REV	BY

Seal



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Colliera Engineering & Design

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 Phone: 412.678.5390

STORE 5029

PARCEL #/APN:
 62-040-048-000-0000
 SUSQUEHANNA
 TOWNSHIP
 DAUPHIN COUNTY
 PENNSYLVANIA

PRELIMINARY & FINAL
 MAJOR SITE PLAN
CONSTRUCTION
 DETAILS

DWG EDITION 2.0

Preliminary
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 For Construction

File No.: 21001871A

Store : 5029

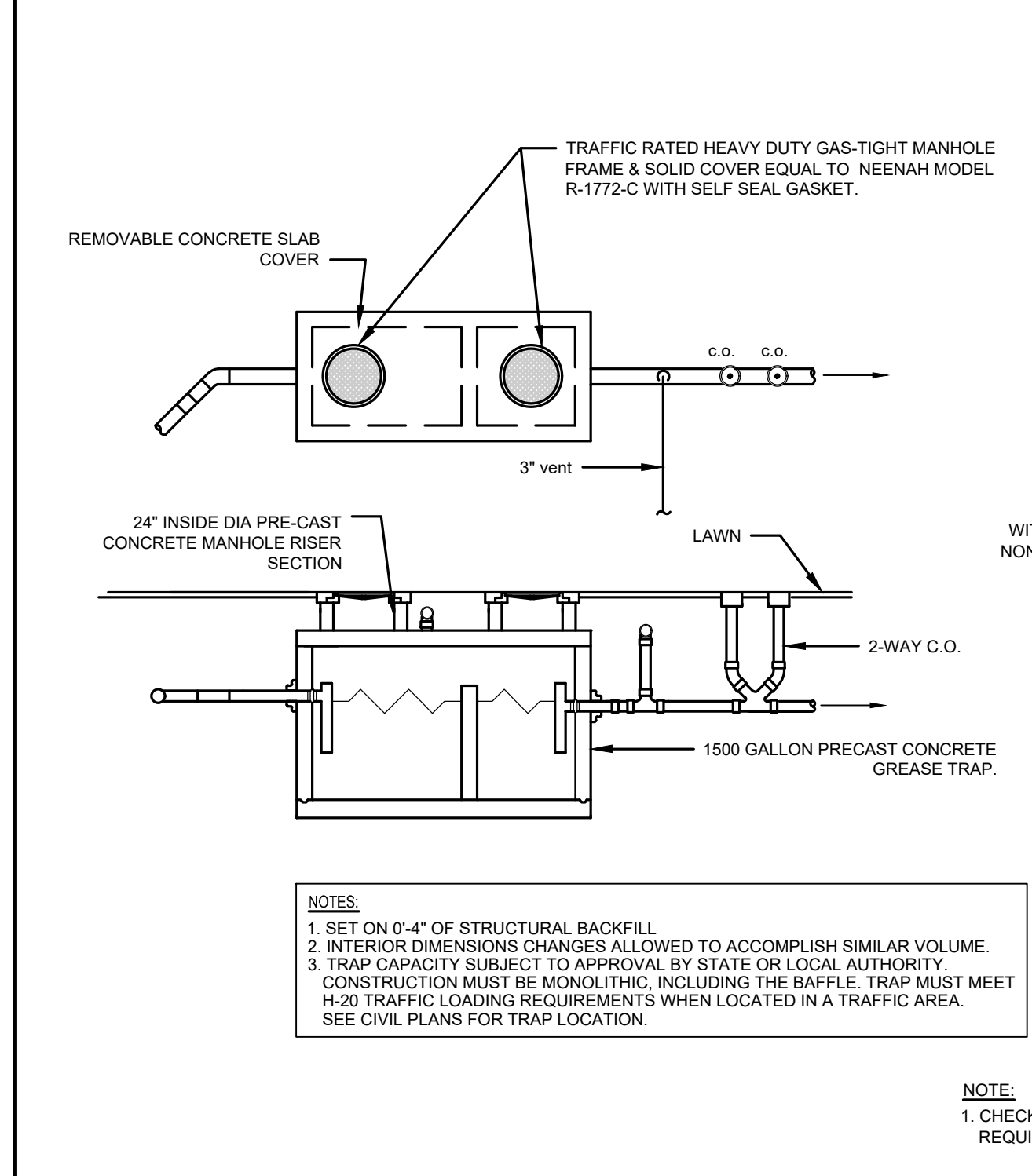
Date : 05/04/22

Drawn By: VFP

Checked By: JRT

Sheet

C 8

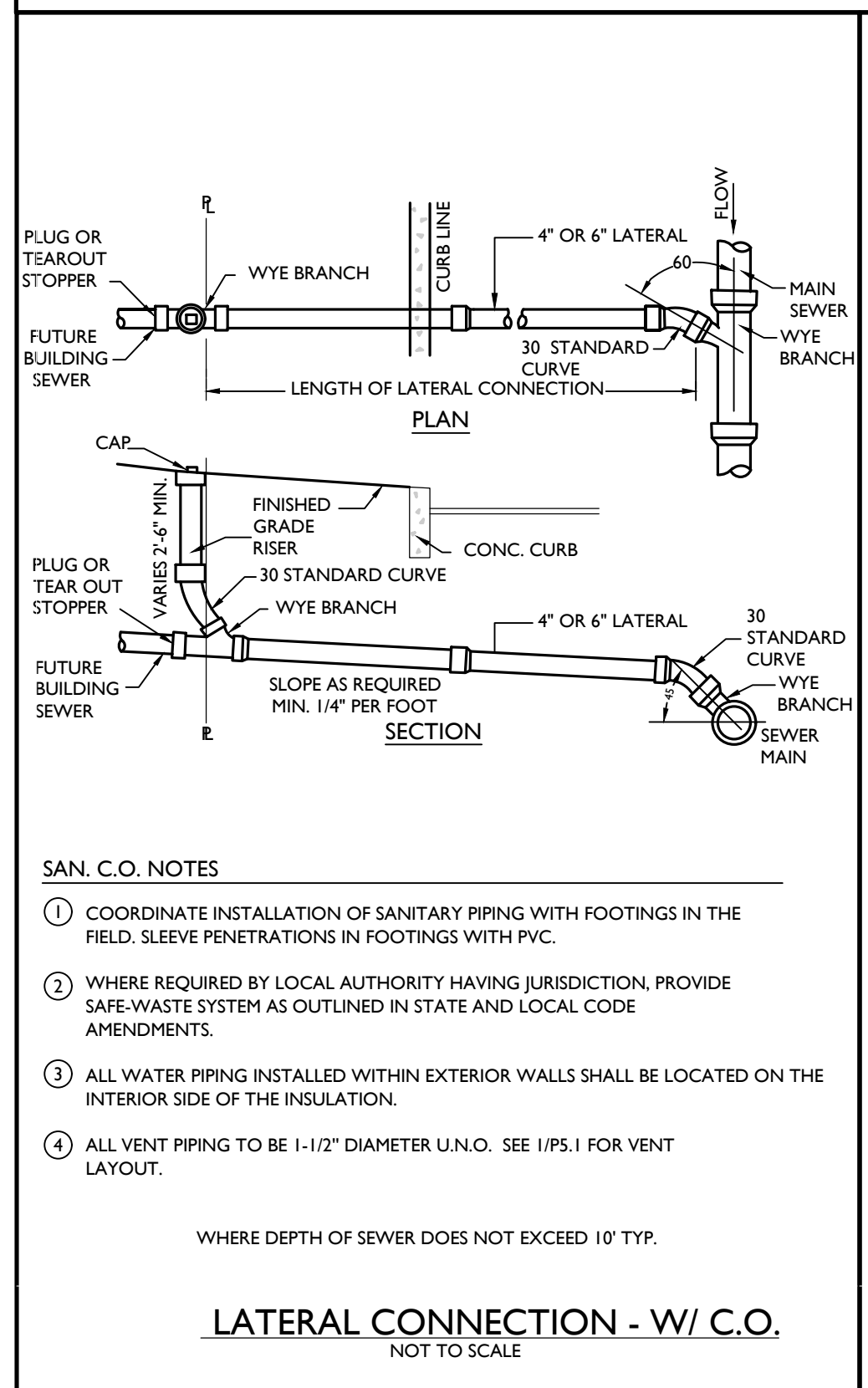


NOTES:
 1. SET ON 6\"/>

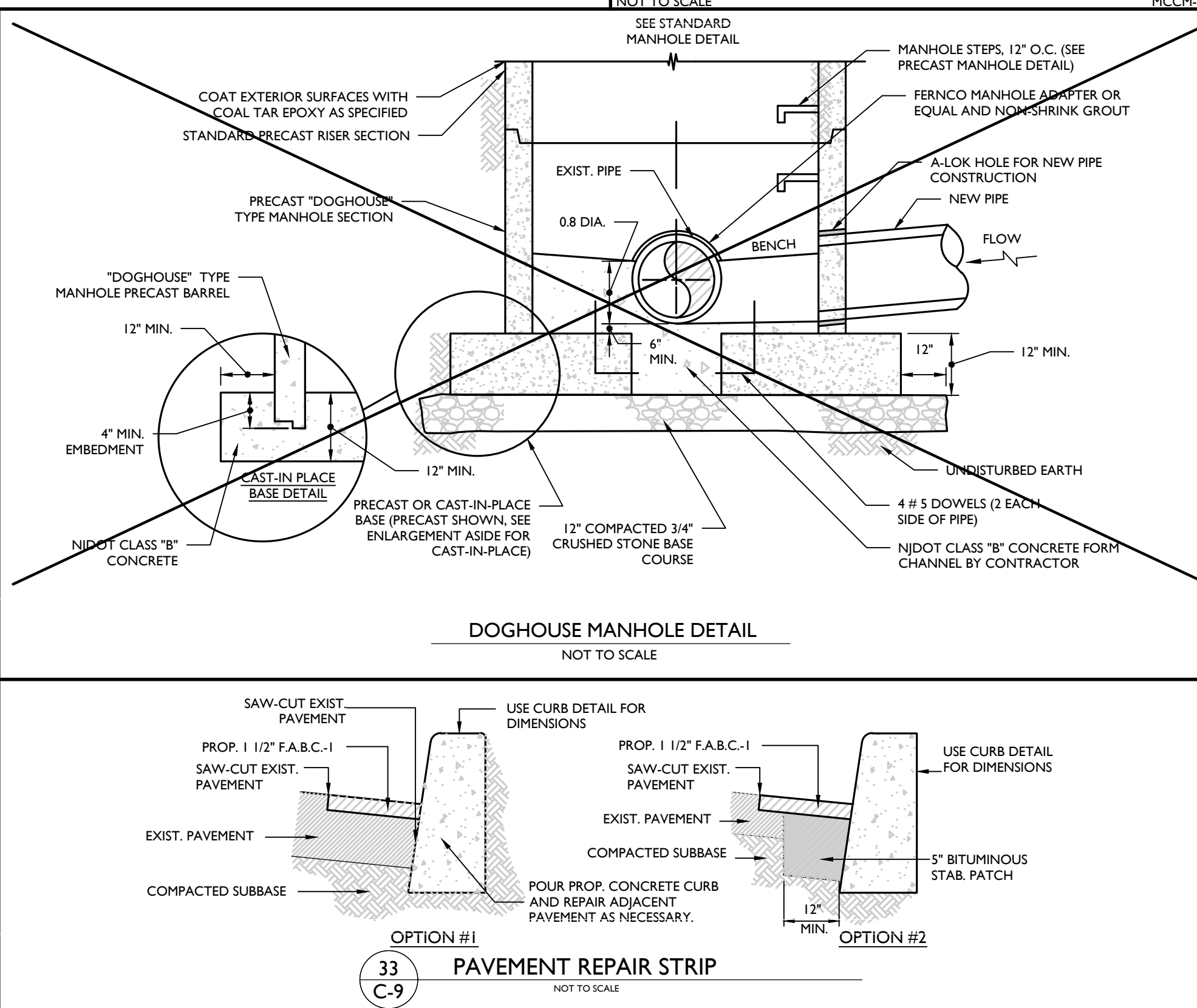
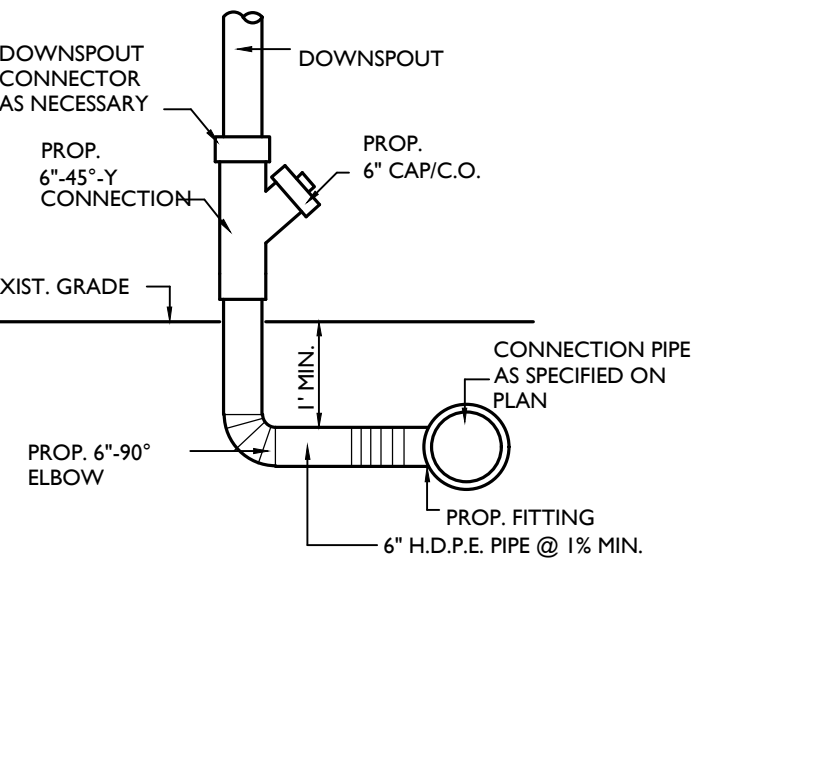
NOTE:
 1. CHECK WITH STATE AND LOCAL CODE REGARDING APPROVAL, REQUIREMENTS AND SAMPLING MANHOLE.

35
 C-9

1,500 GALLON GREASE INTERCEPTOR
 NOT TO SCALE



ROOF DRAIN CONNECTION
 NOT TO SCALE



33
 C-9
PAVEMENT REPAIR STRIP
 NOT TO SCALE

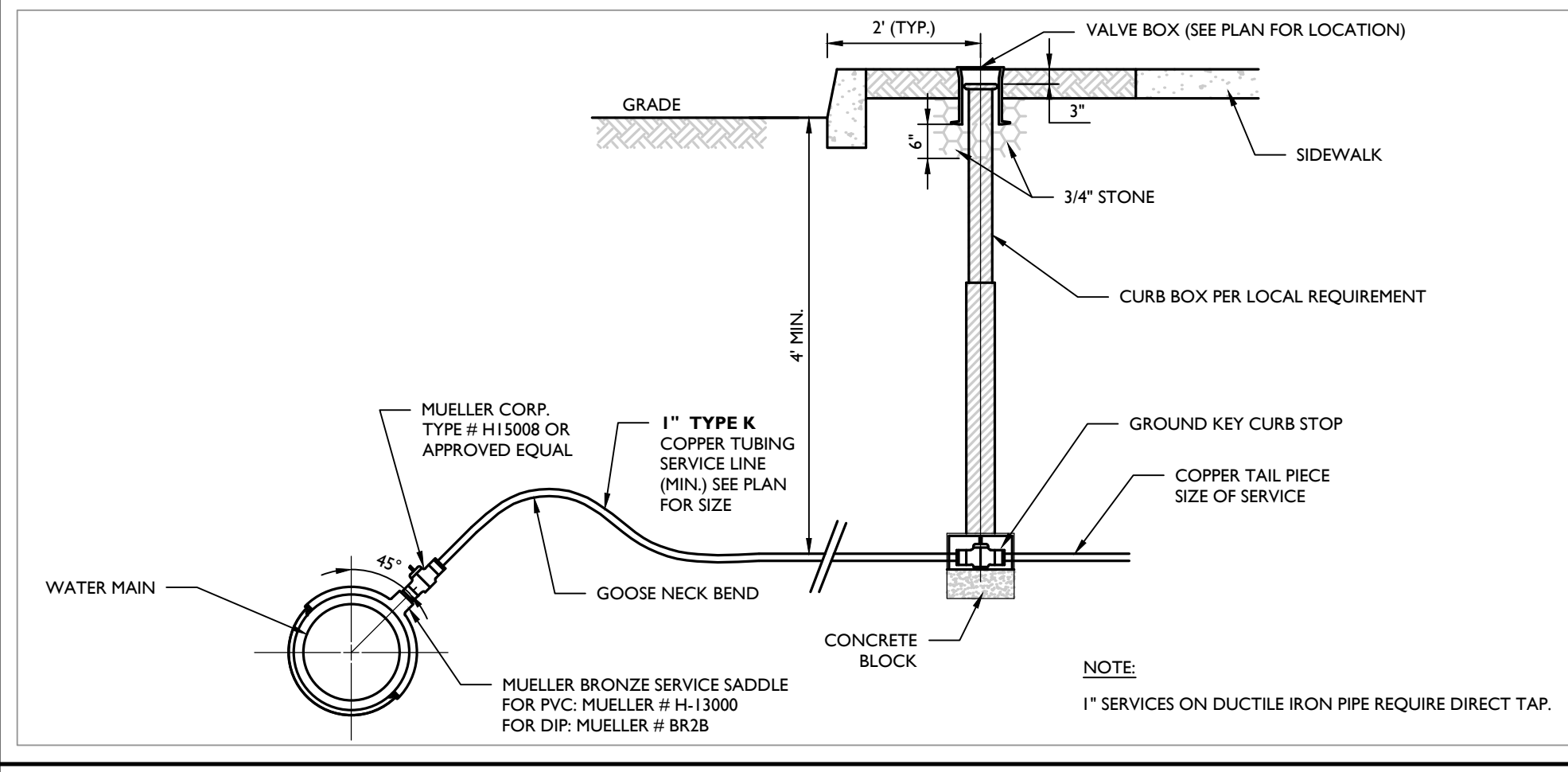
MINIMUM SIZE OF CONCRETE THRUST BLOCKS											
d	A	B	C	d	A	B	C	d	A	B	C
6"	2'-0"	8"	1'-3"	6"	2'-6"	8"	1'-3"	6"	1'-6"	6"	1'-3"
8"	2'-6"	8"	1'-6"	8"	3'-0"	8"	1'-6"	8"	1'-6"	8"	1'-9"
10"	3'-0"	10"	2'-0"	10"	3'-6"	10"	2'-0"	10"	2'-3"	10"	2'-0"
12"	3'-6"	10"	2'-6"	12"	3'-9"	10"	2'-9"	12"	2'-6"	10"	2'-6"

TEES & CROSSES				90° BENDS				45° BENDS				22 1/2° & 11 1/2° BENDS				REDUCERS			
A	B	C	d	A	B	C	d	A	B	C	d	A	B	C	d	A	B	C	d
6"	8"	8"	8"	6"	8"	8"	8"	6"	8"	8"	8"	6"	8"	8"	8"	6"	8"	8"	8"
8"	10"	10"	10"	8"	10"	10"	10"	8"	10"	10"	10"	8"	10"	10"	10"	8"	10"	10"	10"
10"	12"	12"	12"	10"	12"	12"	12"	10"	12"	12"	12"	10"	12"	12"	12"	10"	12"	12"	12"
12"	14"	14"	14"	12"	14"	14"	14"	12"	14"	14"	14"	12"	14"	14"	14"	12"	14"	14"	14"

NOTES:
 1. ALL HORIZONTAL BENDS SHALL HAVE CONCRETE THRUST BLOCKS WITH MINIMUM BEARING AREAS AGAINST UNDISTURBED SOIL AND NO JOINT SHALL BE COVERED WITH CONCRETE.
 2. BEARING AREAS ARE BASED UPON UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 0.5 TONS PER SQUARE FOOT. FOR A LESSER SOIL BEARING CAPACITY THESE AREAS SHALL BE INCREASED ACCORDINGLY.
 3. THRUST BLOCKS SHALL BE POURED DIRECTLY AGAINST TRENCH WALLS AND SHALL BE NJDOT CLASS "B" CONCRETE.
 4. DETAILS FOR SUPPORTS AND BRACING FOR VERTICAL BENDS FOR 12" DIAMETER OR LARGER SHALL BE APPROVED BY THE AUTHORITY PRIOR TO CONSTRUCTION.

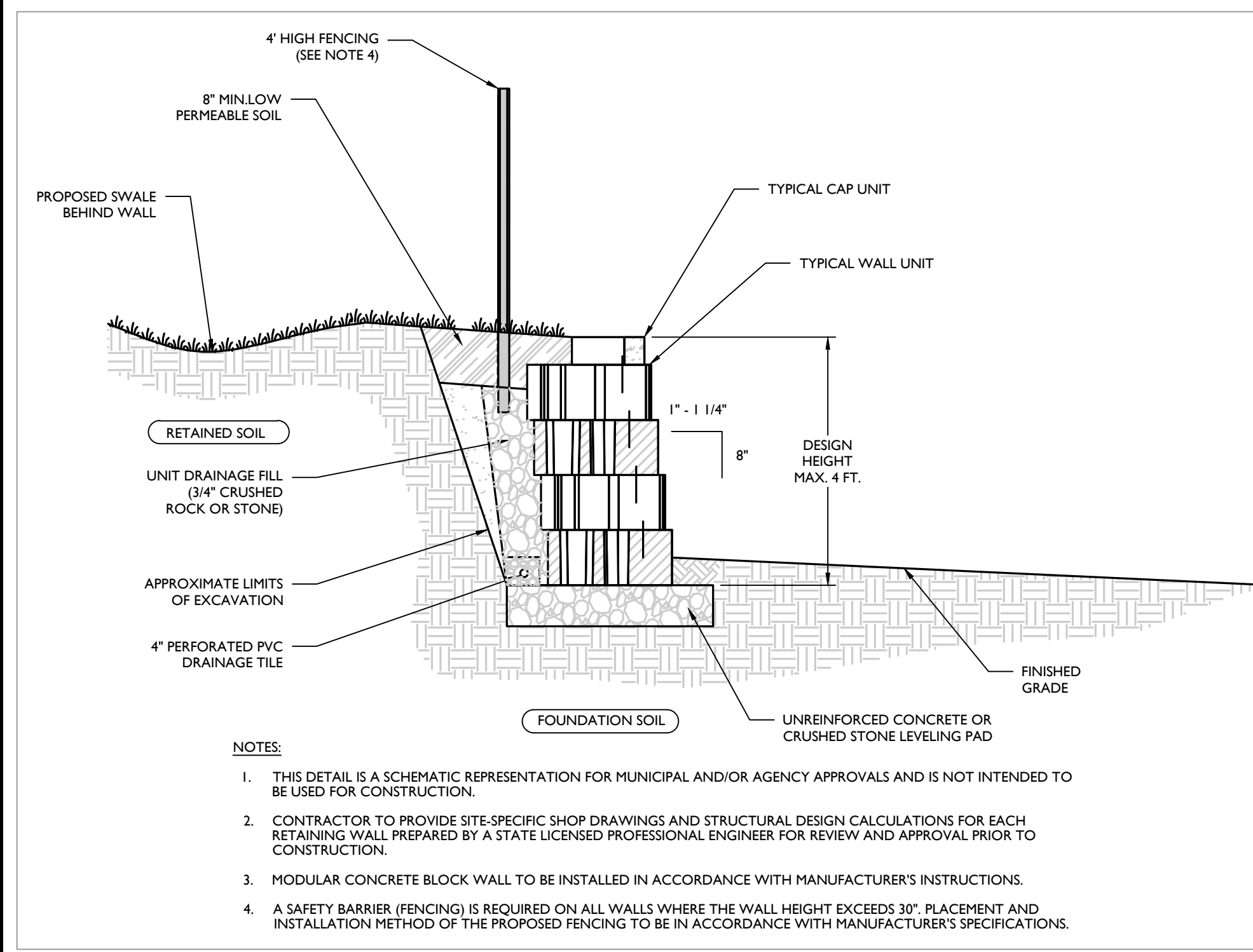
THRUST BLOCKS DETAIL

NOT TO SCALE MCNJ-UTIL-WATR-1400 05/01/17



HOUSE WATER SERVICE CONNECTION DETAIL

NOT TO SCALE MCNJ-UTIL-WATR-1100 05/01/17

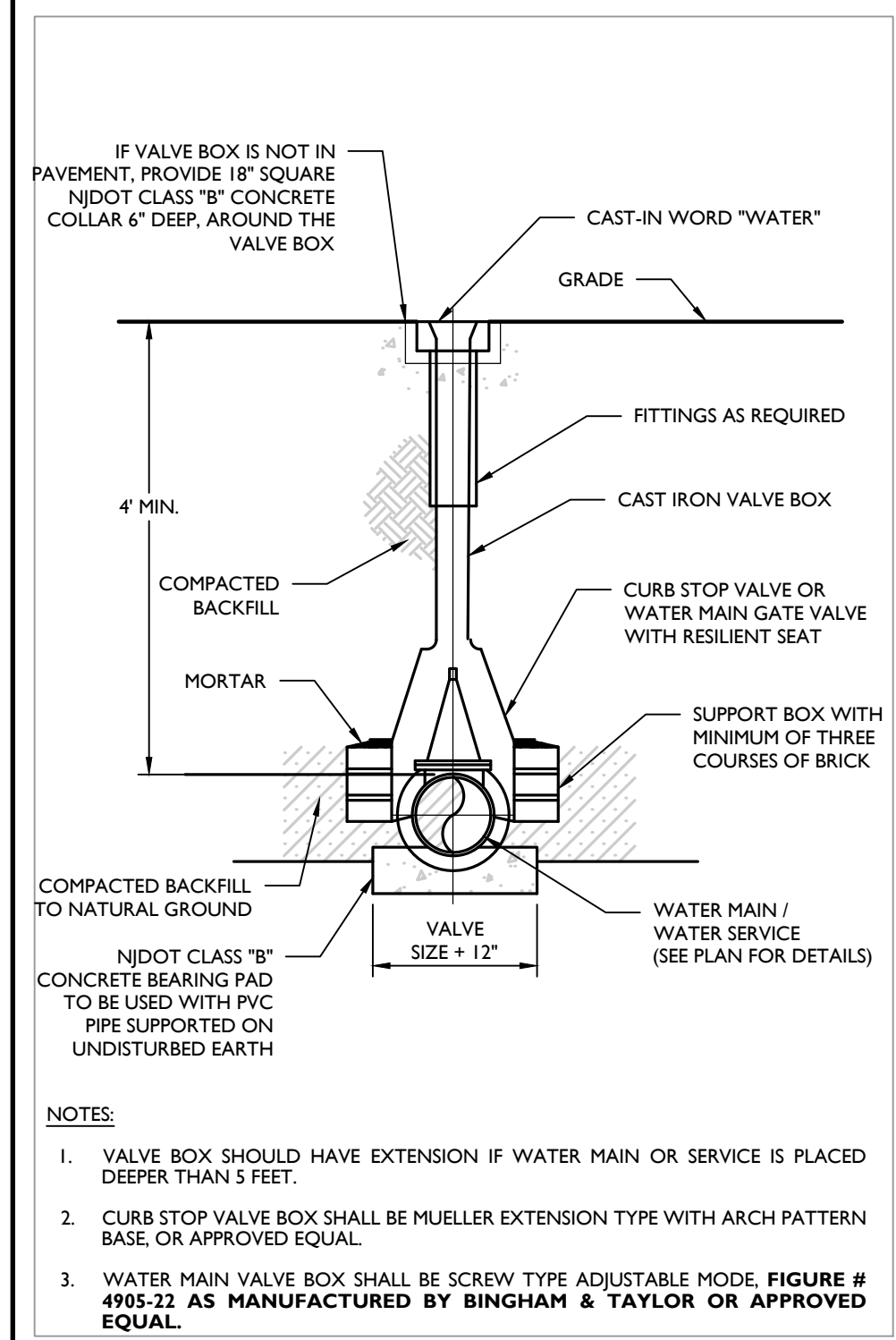


NOTES:
 1. THIS DETAIL IS A SCHEMATIC REPRESENTATION FOR MUNICIPAL AND/OR AGENCY APPROVALS AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION.
 2. CONTRACTOR TO PROVIDE SITE-SPECIFIC SHOP DRAWINGS AND STRUCTURAL DESIGN CALCULATIONS FOR EACH RETAINING WALL PREPARED BY A STATE LICENSED PROFESSIONAL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
 3. MODULAR CONCRETE BLOCK WALL TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
 4. A SAFETY BARRIER (FENCING) IS REQUIRED ON ALL WALLS WHERE THE WALL HEIGHT EXCEEDS 30\"/>

55
 C-9

TYPICAL GRAVITY WALL SECTION (MAXIMUM 4FT. DESIGN HEIGHT) DETAIL

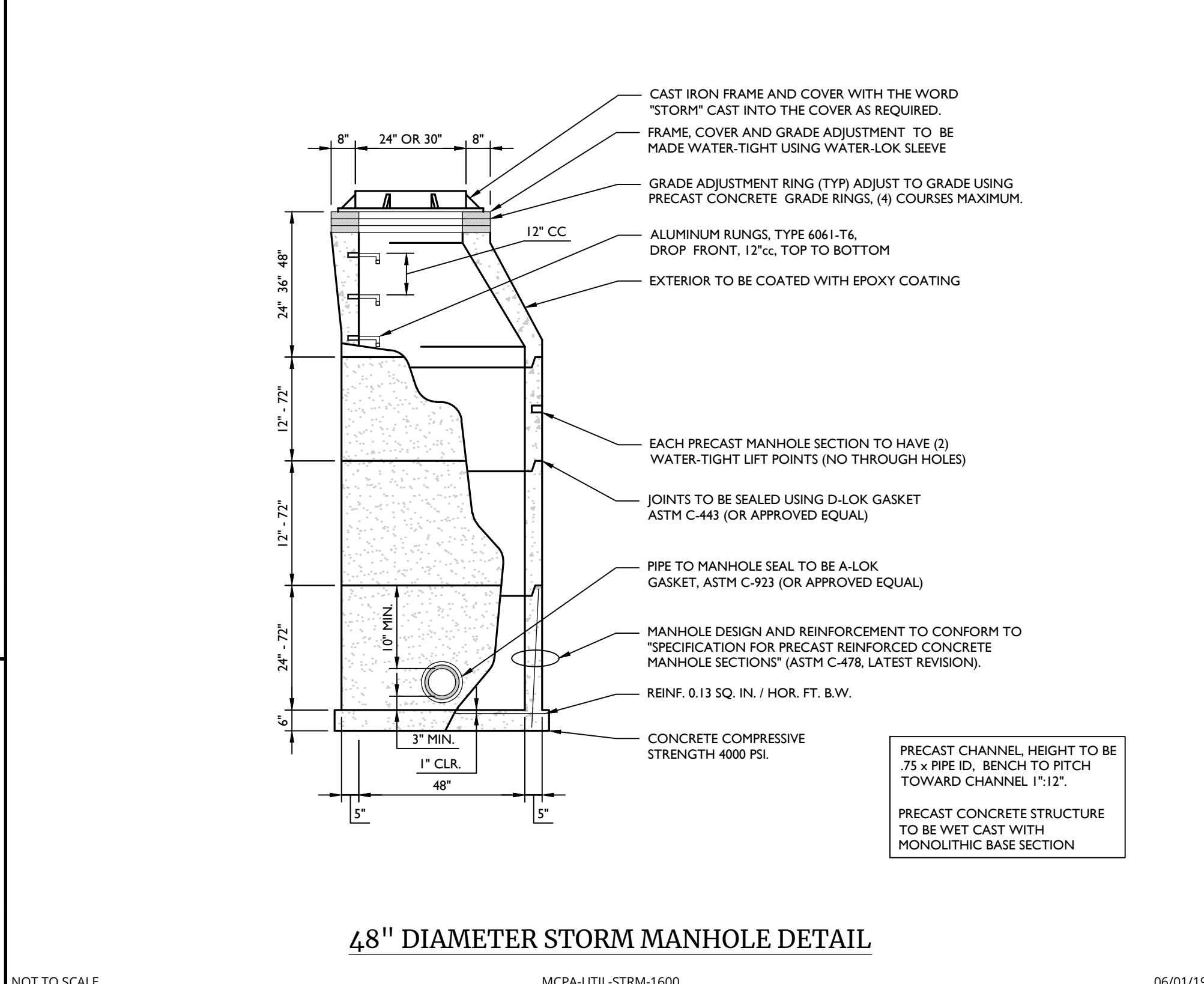
NOT TO SCALE MCCC-SITE-WALL-1000 10/01/19



NOTES:
 1. VALVE BOX SHOULD HAVE EXTENSION IF WATER MAIN OR SERVICE IS PLACED DEEPER THAN 5 FEET.
 2. CURB STOP VALVE BOX SHALL BE MUELLER EXTENSION TYPE WITH ARCH PATTERN BASE OR APPROVED EQUAL.
 3. WATER MAIN VALVE BOX SHALL BE SCREW TYPE ADJUSTABLE MODEL **FIGURE # 4905-22 AS MANUFACTURED BY BINGHAM & TAYLOR OR APPROVED EQUAL.**

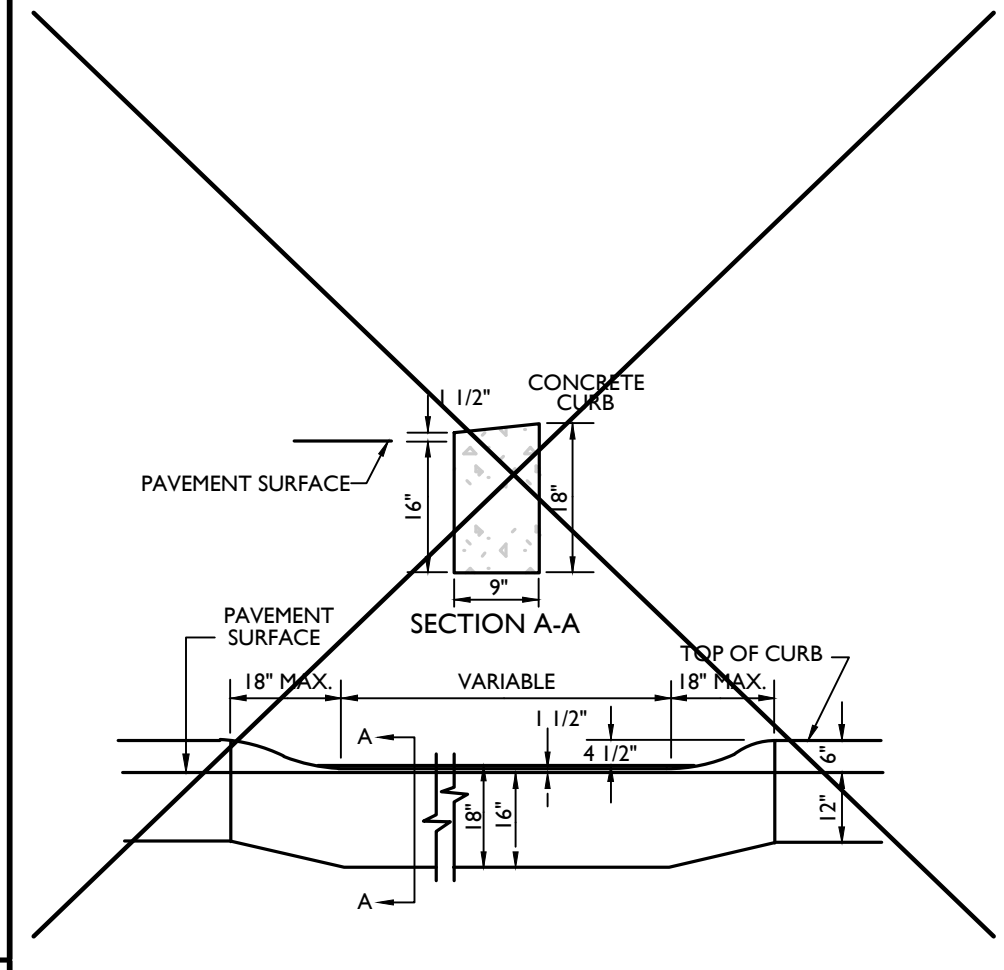
WATER VALVE BOX DETAIL

NOT TO SCALE MCNJ-UTIL-WATR-1600 05/01/17



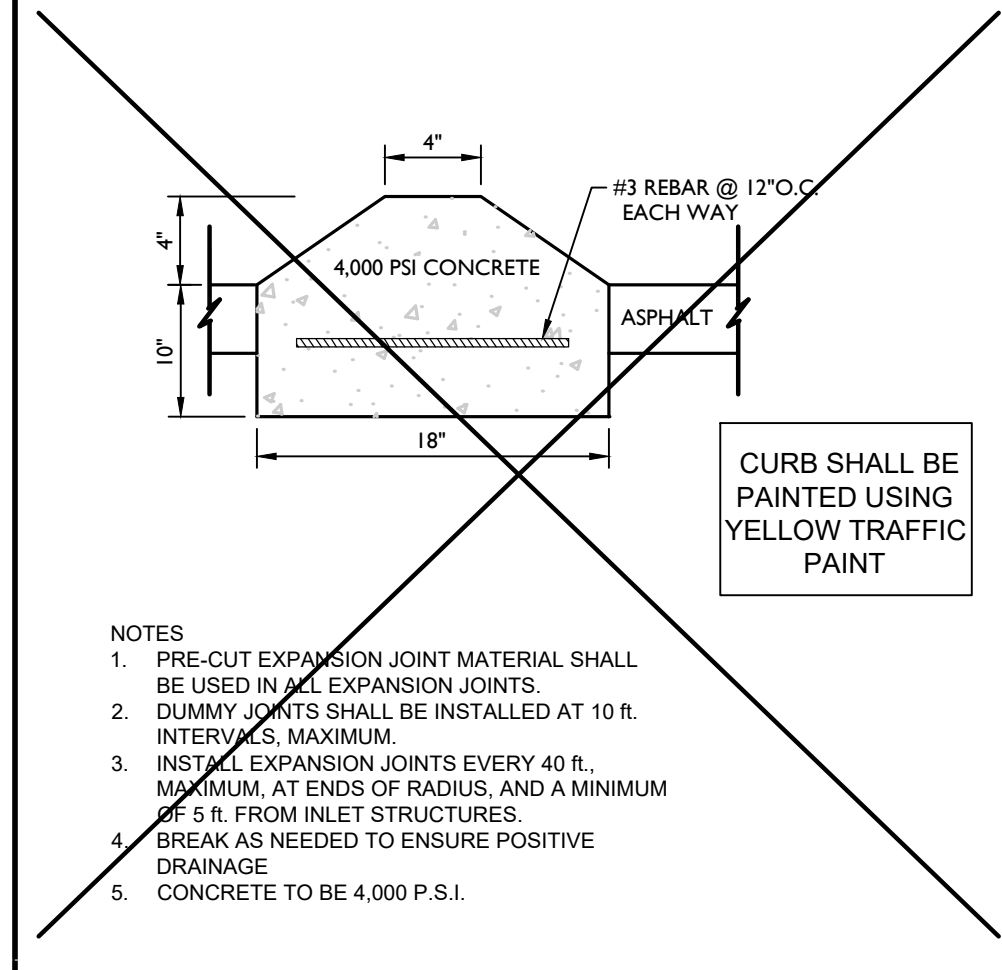
48\"/>

NOT TO SCALE MCPA-UTIL-STRM-1600 06/01/19



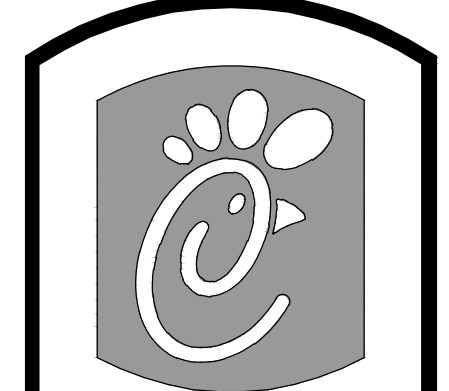
DEPRESSED CURBS AT DRIVEWAYS

NOT TO SCALE



31
 C-8
MOUNTABLE CURB

NOT TO SCALE



5200 Buffington Road
 Atlanta, Georgia
 30349-2998
 Telephone 404-765-8000

NO.	DESCRIPTION	DATE

Seal

JUSTIN RYAN THORNTON
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NUMBER: PE008279
 COLLIER ENGINEERING & DESIGN, INC.

Colliers Engineering & Design
 Doing Business as **MASER**
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 Pittsburgh, PA 15213
 Phone: 412.618.5590

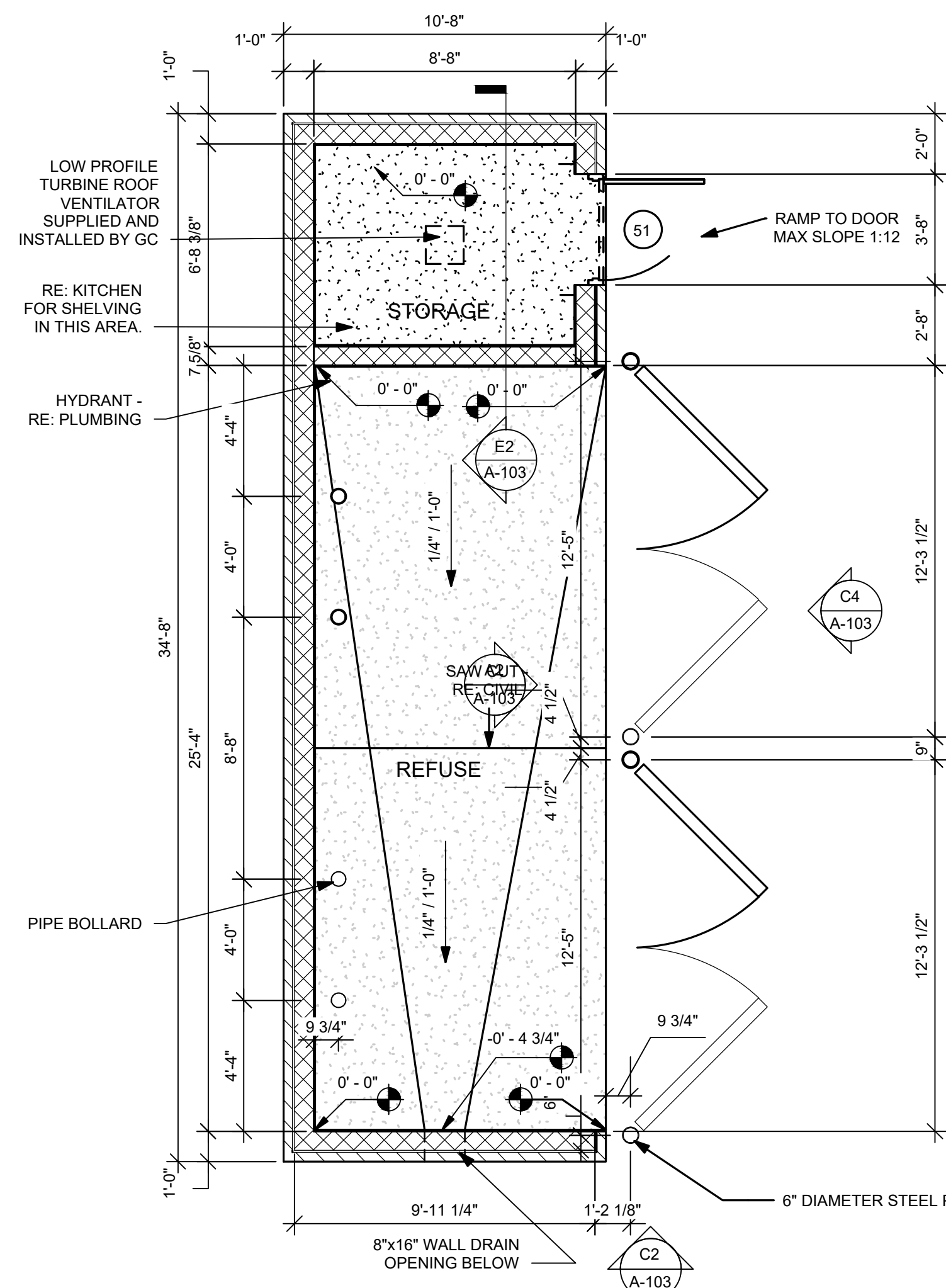
STORE 5029
 PARCEL #/APN:
 62-040-048-000-0000
 SUSQUEHANNA TOWNSHIP
 DAUPHIN COUNTY PENNSYLVANIA

PRELIMINARY & FINAL MAJOR SITE PLAN
CONSTRUCTION DETAILS
 DWG EDITION 2.0
 Preliminary
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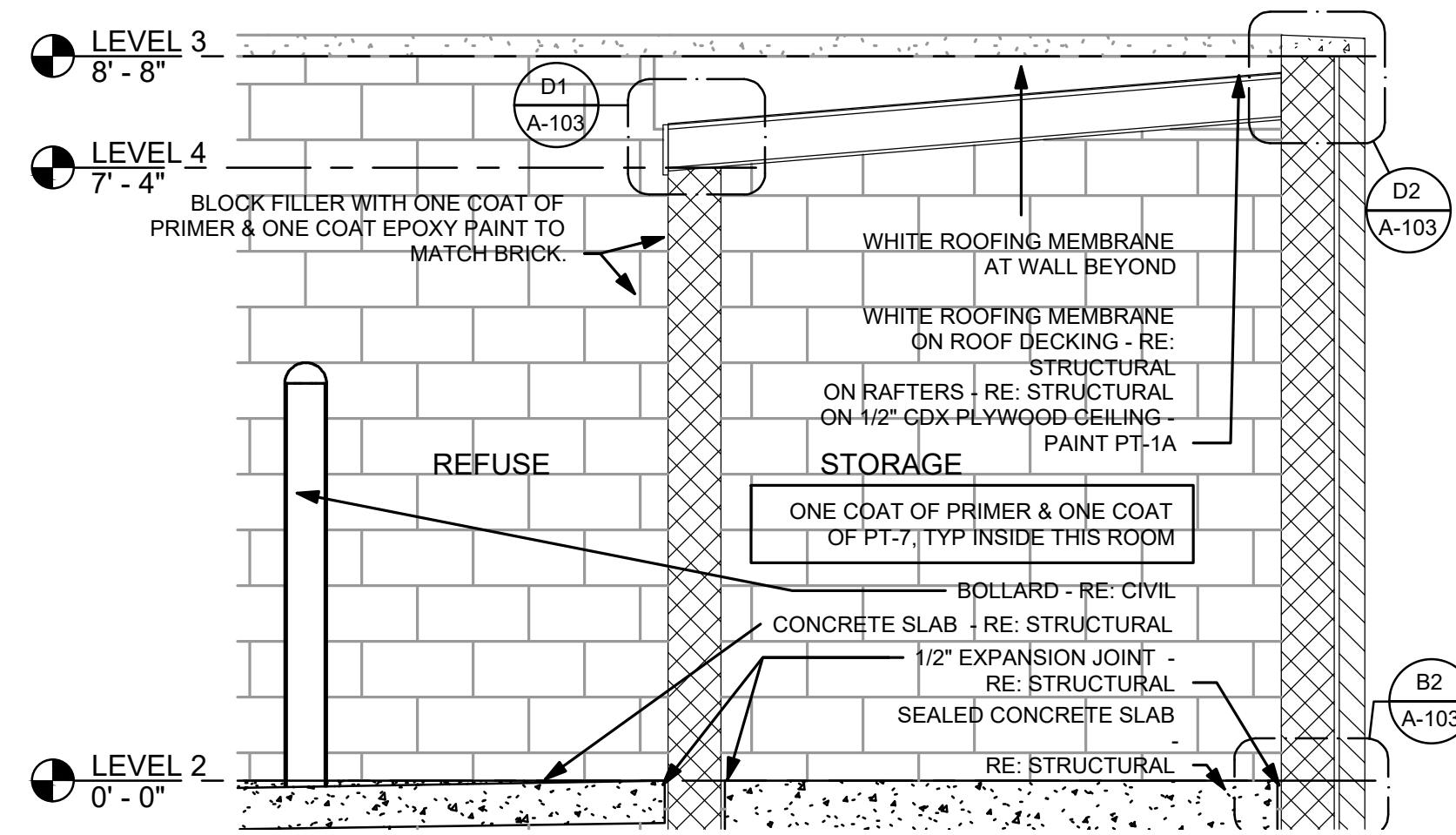
File No.: 21001871A
 Store: 5029
 Date: 05/04/22
 Drawn By: VFP
 Checked By: JRT
 Sheet

C 9

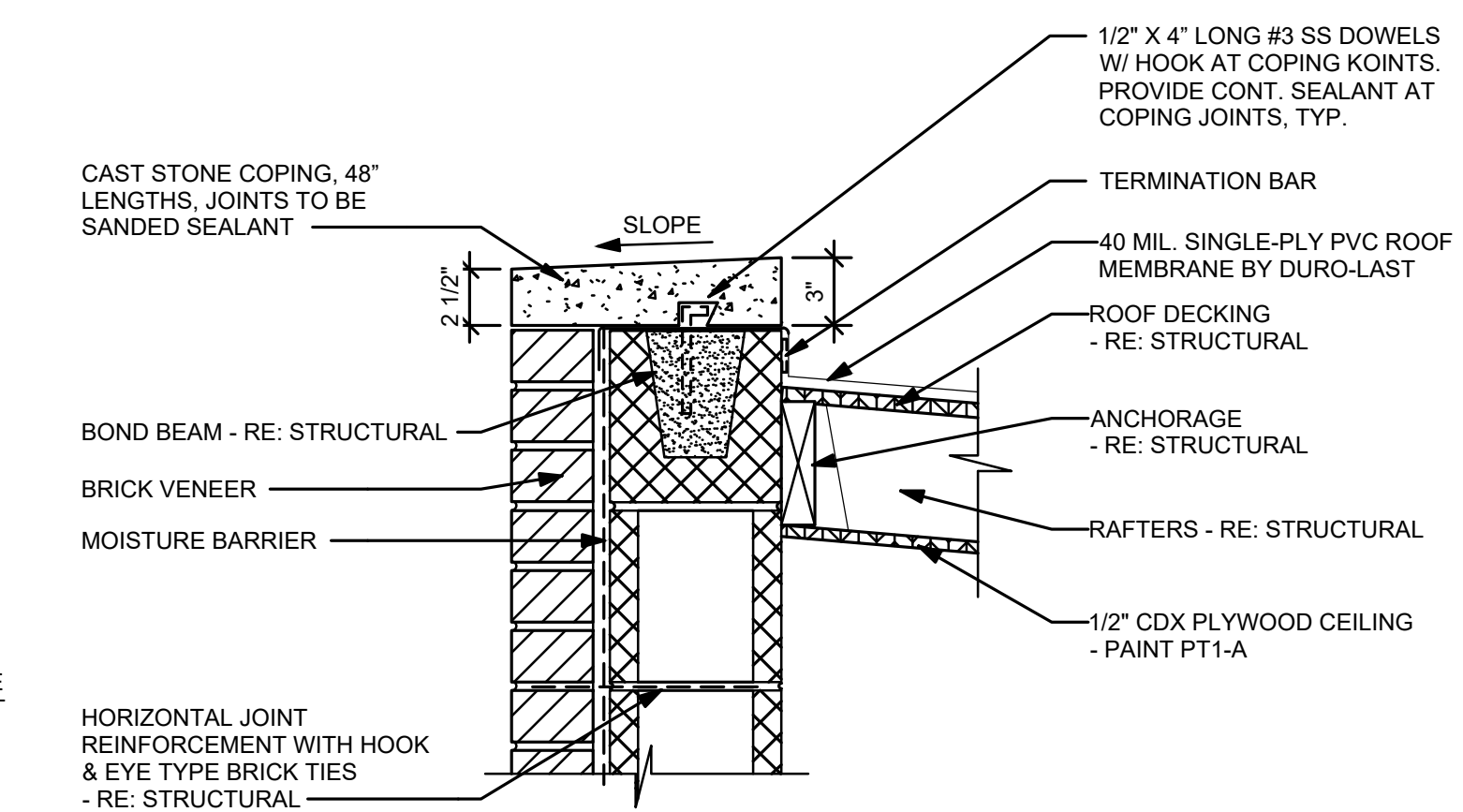
2021/10/07/19/1/21/Engineering/Drawings/Construction/Details/31.MOUNTABLE CURB.CAD
 9: Construction Details
 By: VINCENT PULLINO



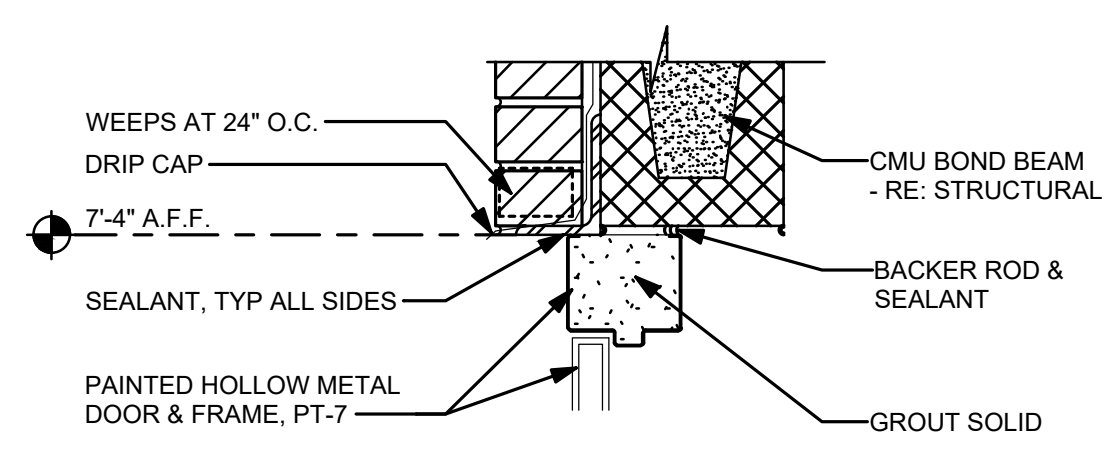
D3 REFUSE ENCLOSURE PLAN
1/4" = 1'-0"



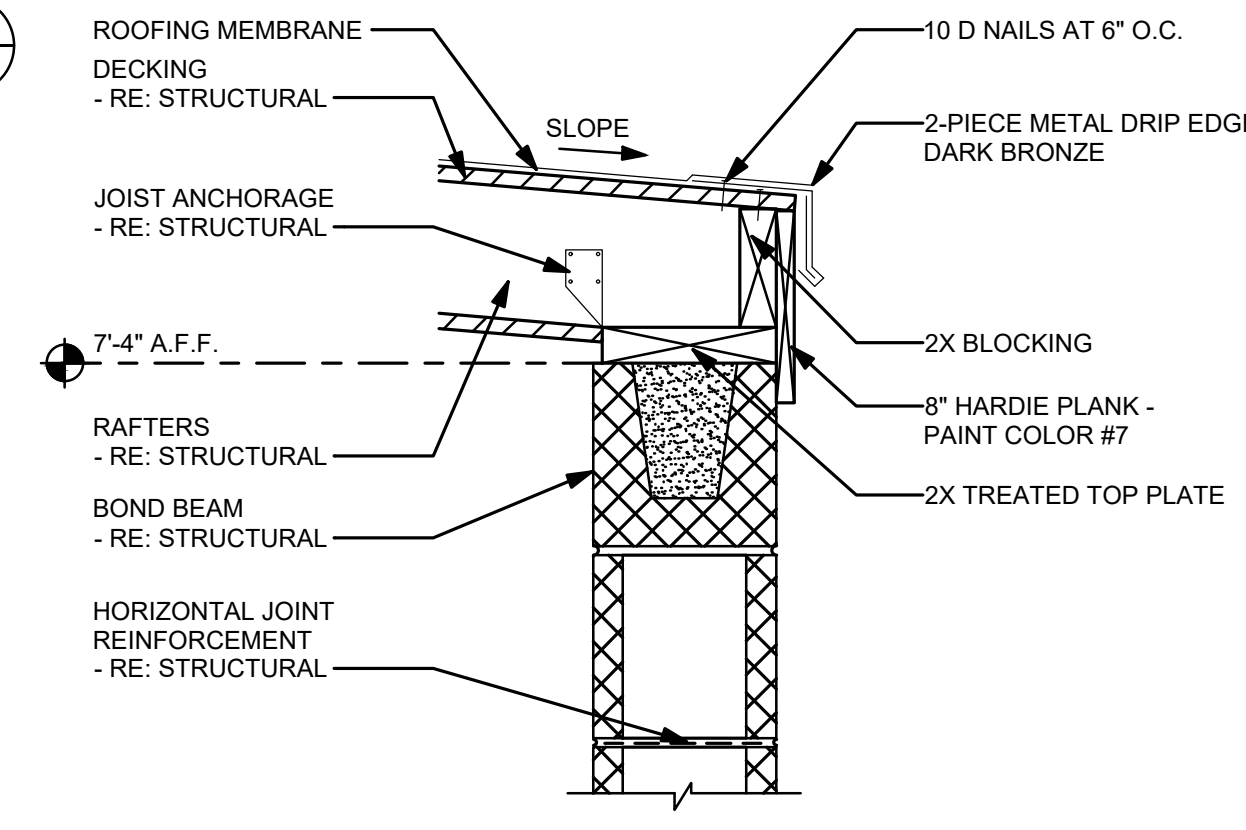
E2 REFUSE ENCLOSURE SECTION
1/2" = 1'-0"



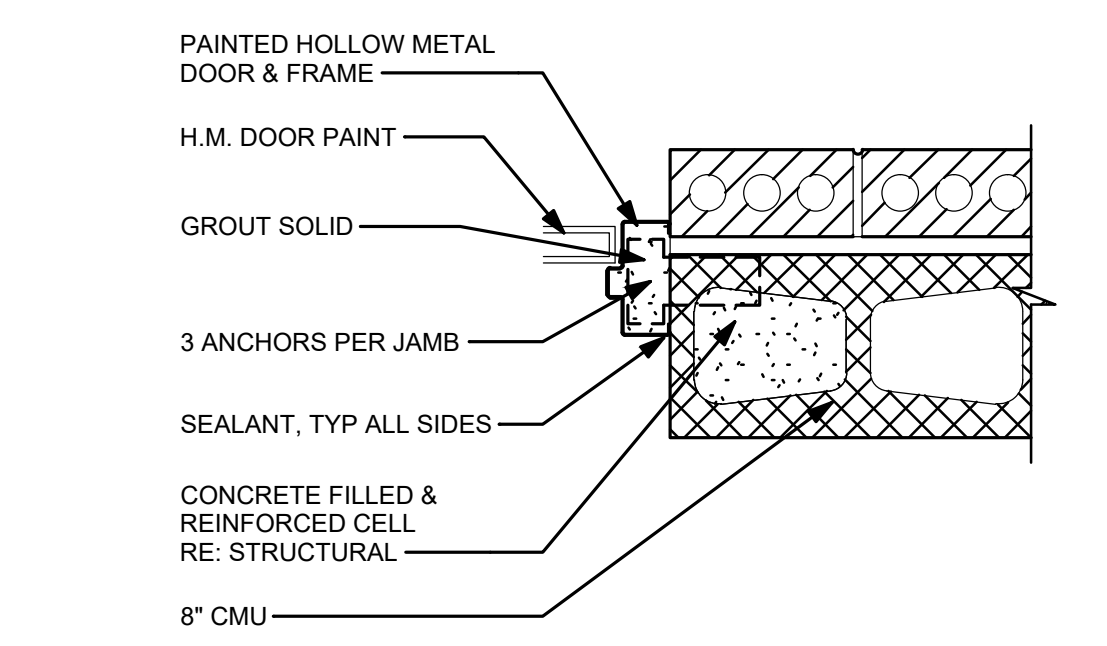
D2 REFUSE ENCLOSURE ROOF EDGE DETAIL
1 1/2" = 1'-0"



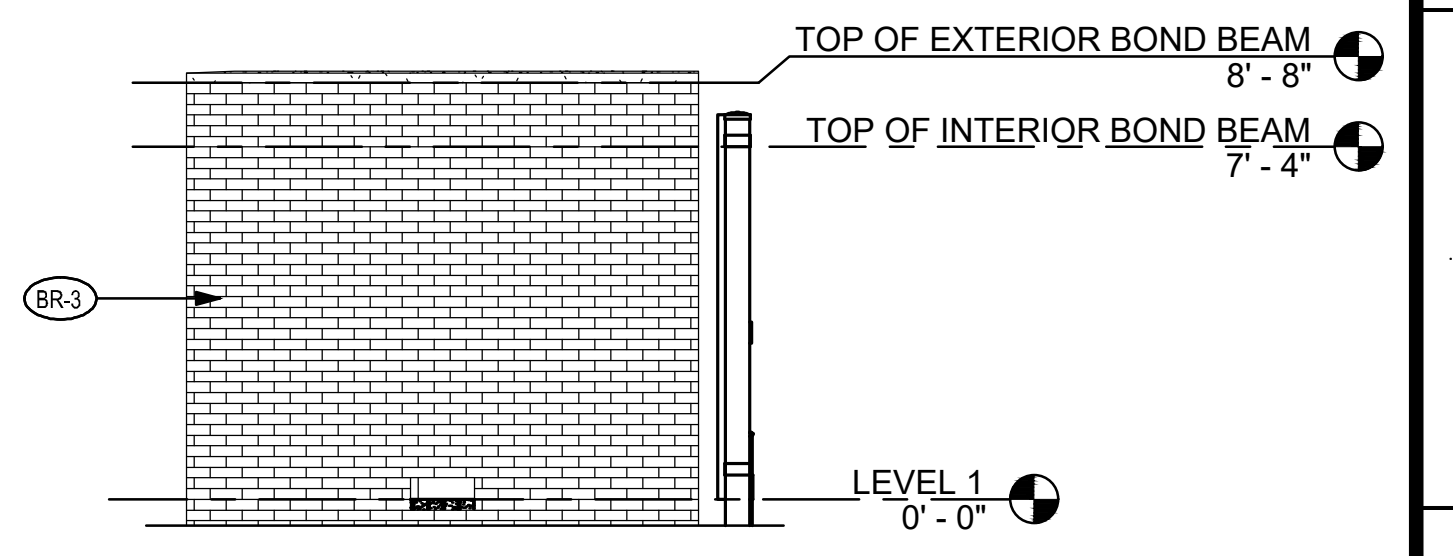
E1 REFUSE ENCLOSURE DOOR HEAD DETAIL
1 1/2" = 1'-0"



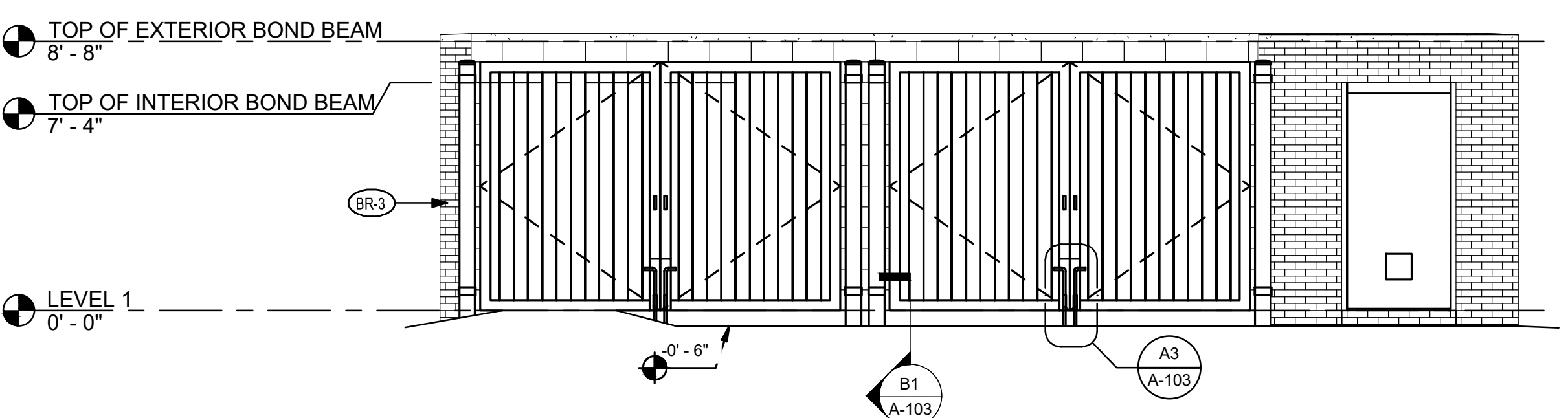
D1 REFUSE ENCLOSURE DRIP EDGE
1 1/2" = 1'-0"



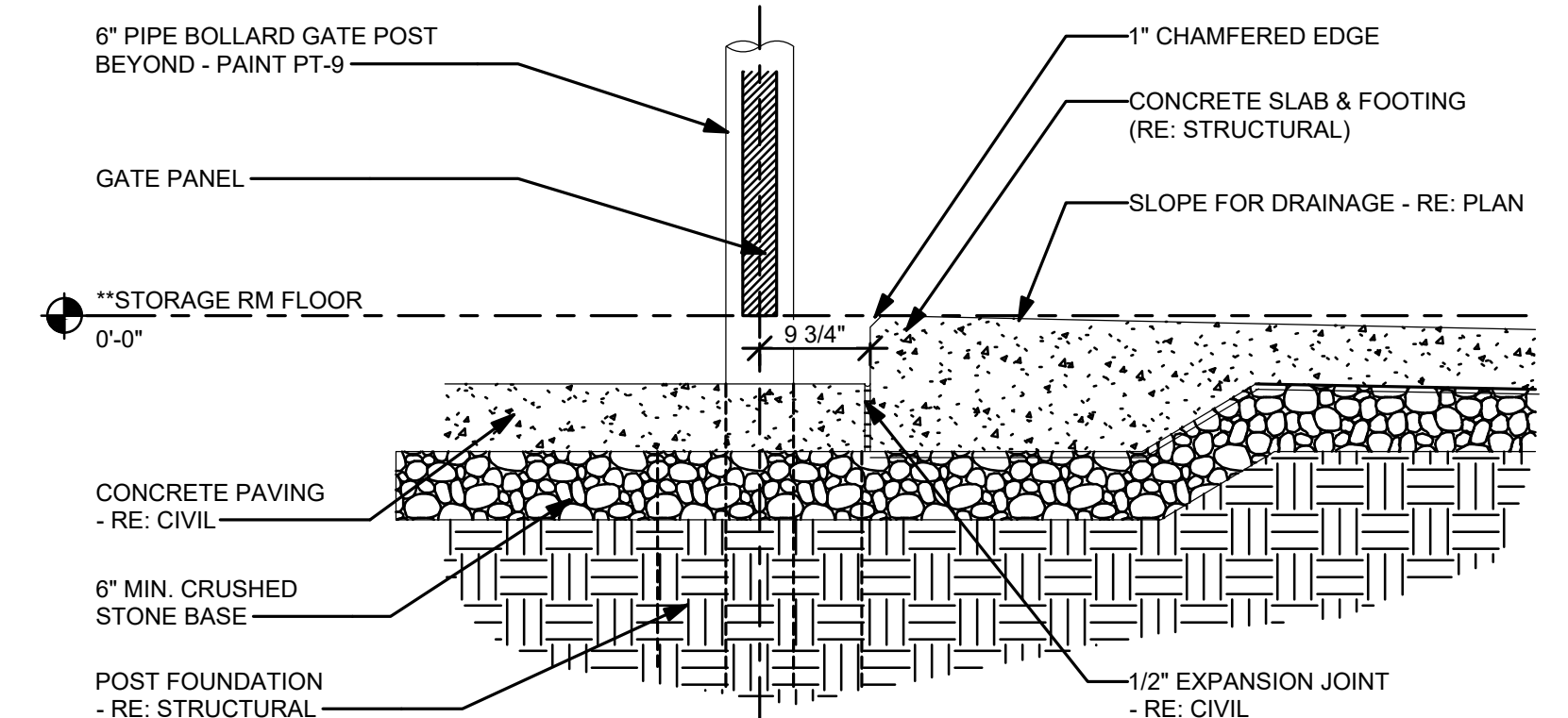
C1 REFUSE ENCLOSURE DOOR JAMB DETAIL
1 1/2" = 1'-0"



C2 REFUSE ENCLOSURE ELEVATION
1/4" = 1'-0"



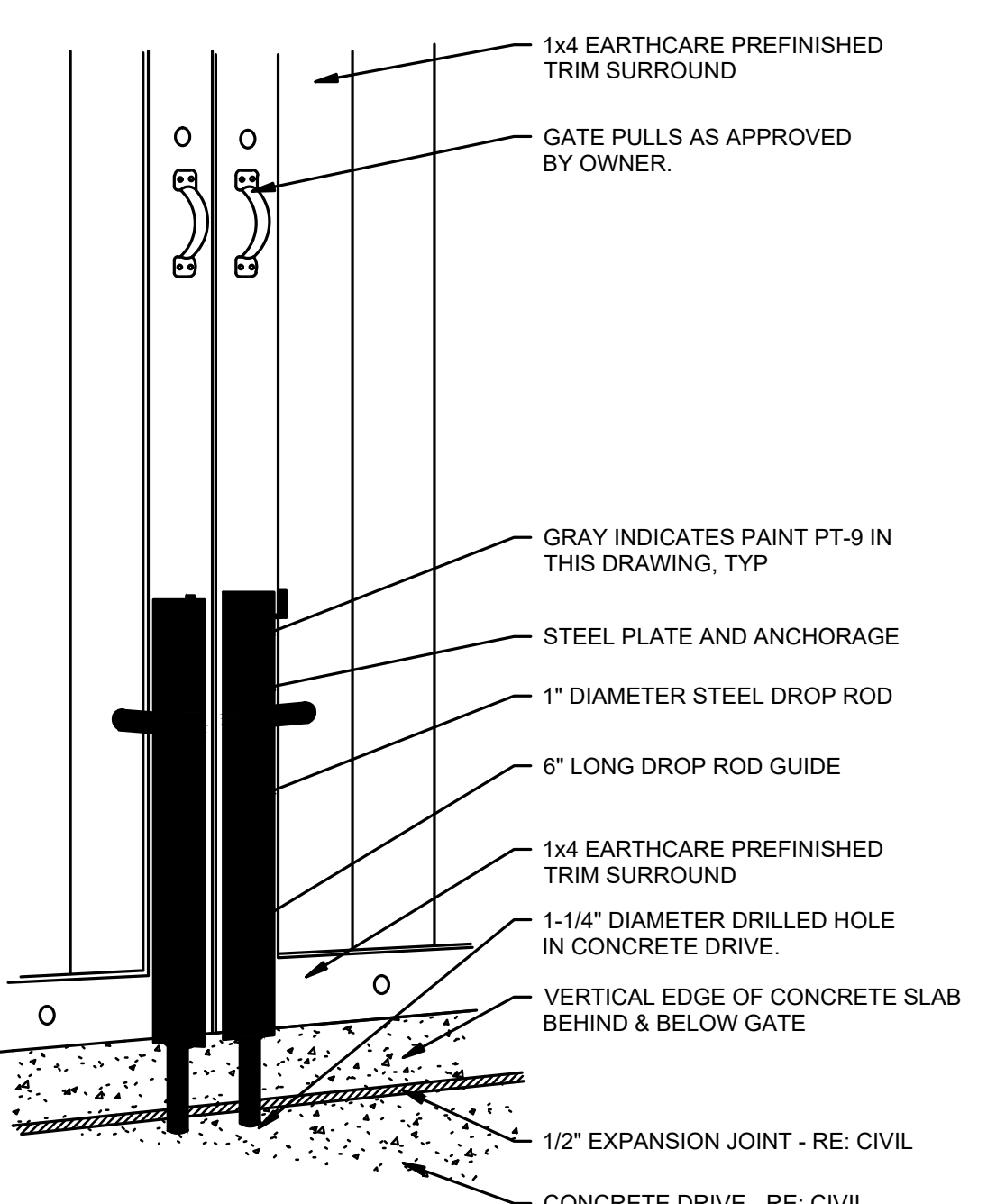
C4 REFUSE ENCLOSURE ELEVATION
1/4" = 1'-0"



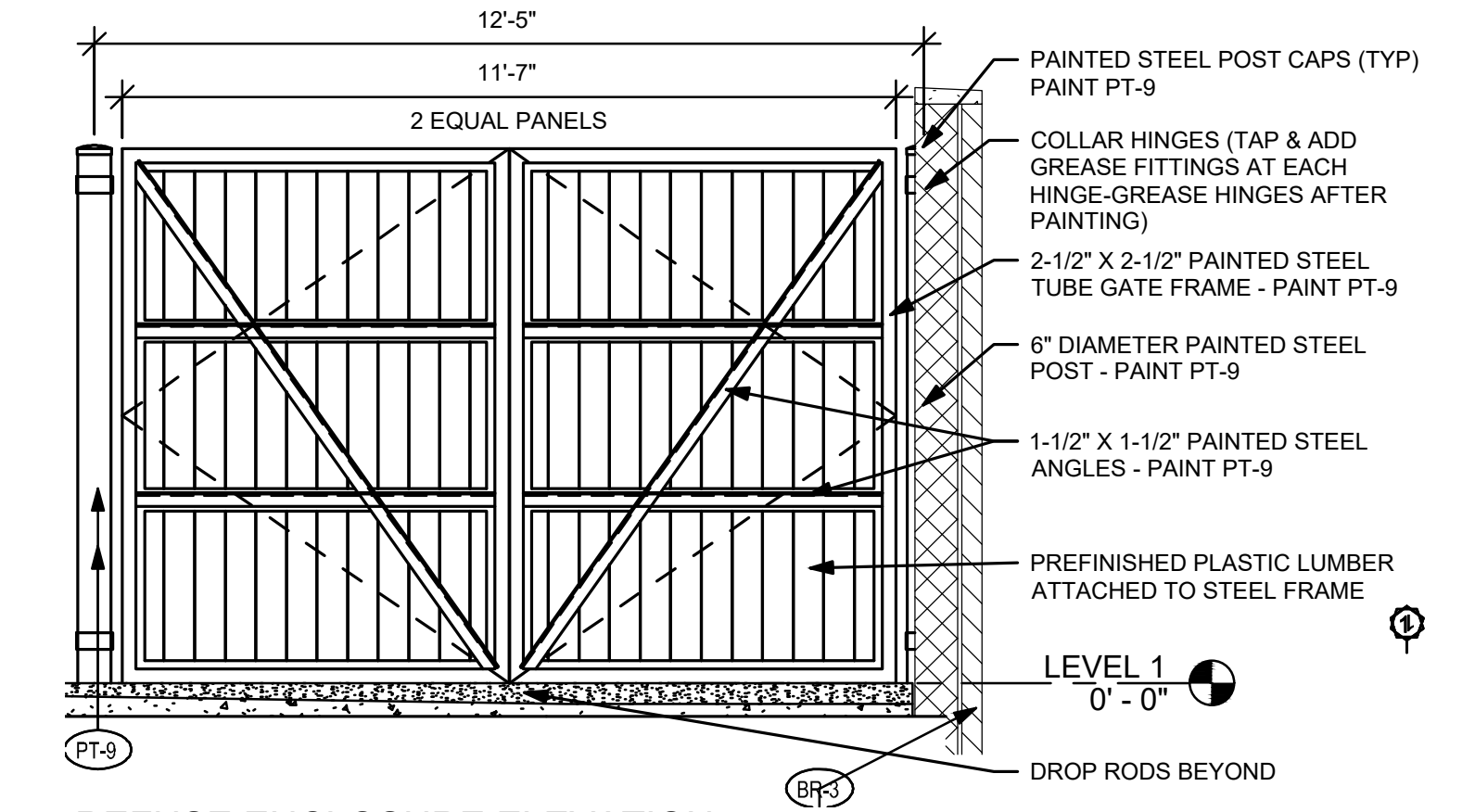
B1 REFUSE PAD AT CONCRETE PAVING DETAIL
3/4" = 1'-0"

REFUSE ENCLOSURE NOTES

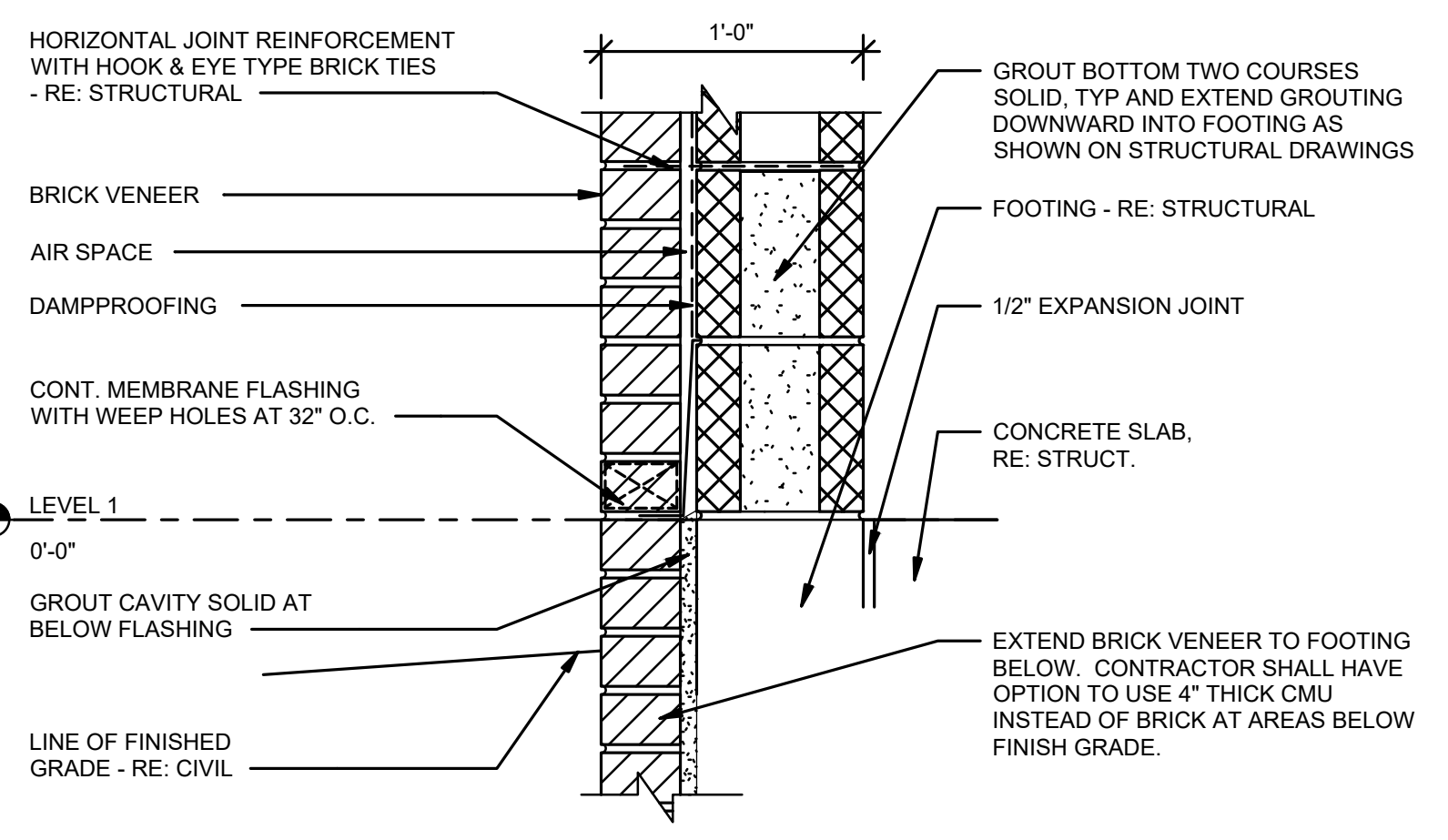
- ** IN THE ARCHITECTURAL DRAWINGS, REFUSE ENCLOSURE AND MAIN BUILDING ARE BOTH NOTED WITH FINISH SLAB AT 0'-0". ACTUAL FINISH SLAB HEIGHTS WILL VARY BETWEEN MAIN BUILDING AND REFUSE ENCLOSURE. REFER TO CIVIL FOR ALL FINISH SLAB HEIGHTS.



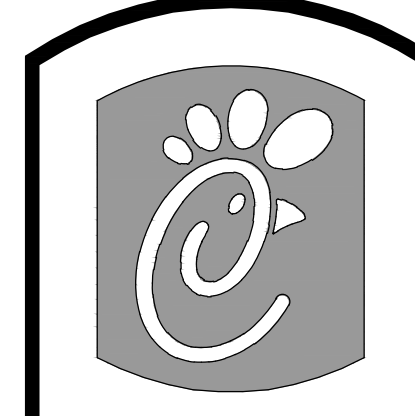
A3 REFUSE ENCLOSURE DROP ROD 3-D DETAIL
N.T.S.



A2 REFUSE ENCLOSURE ELEVATION
3/8" = 1'-0"



B2 REFUSE ENCLOSURE BASE DETAIL
1 1/2" = 1'-0"



5200 Buffington Road
Atlanta, Georgia
30349-2998
Telephone 404-765-8000

NO.	DESCRIPTION	DATE	REV

Seal

Justin Ryan Thornton
PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER
LICENSE NUMBER: PE002579
COLLIERS ENGINEERING & DESIGN, INC.

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STORE 5029
PARCEL #/APN:
62-040-048-000-0000
SUSQUEHANNA
TOWNSHIP
DAUPHIN COUNTY
PENNSYLVANIA
PRELIMINARY & FINAL
MAJOR SITE PLAN
CONSTRUCTION
DETAILS
DWG EDITION 2.0
 Preliminary
 80% Submittal
 For Construction

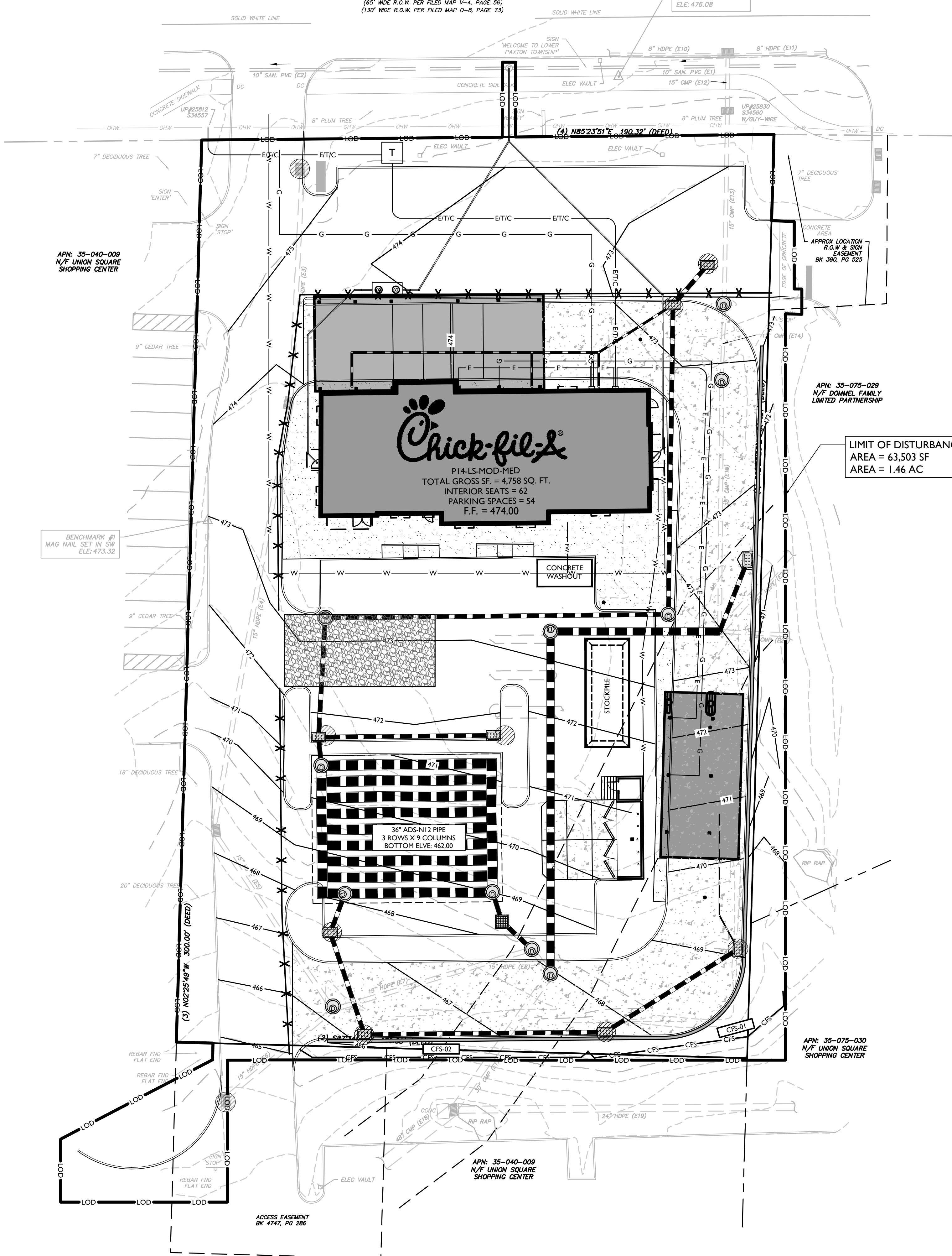
File No.: 21001871A
Store: 5029
Date: 05/04/22
Drawn By: VFP
Checked By: JRT

2021/10/01/15:15:15 Engineering Drawing/Engineering/Colliers/Projects/5029/15 Construction Details By: VANDER POLINO

UNION DEPOSIT ROAD L.R. 22008

(65' WIDE R.O.W. PER FILED MAP V-4, PAGE 54)
(130' WIDE R.O.W. PER FILED MAP O-8, PAGE 73)

BENCHMARK #1
MAG NAIL SET IN SW
ELE: 476.08



NOTES:

- 1. THE RECEIVING STREAM IS TRIB 10129 TO SPRING CREEK WATERSHED. USE DESIGNATION IS CWF, MF (COLD WATER FISHES, MIGRATORY FISH). THIS STREAM IS LOCATED APPROXIMATELY 1,500 FT WEST OF THE PROJECT SITE.
2. PROPOSED LIMIT OF DISTURBANCE IS 63,503 SF (1.46 AC.)
3. THERE ARE NO STREAMS, WETLANDS, FLOODWAYS, OR WATERCOURSES WITHIN THE PROPOSED DEVELOPMENT AREA.

UNDERGROUND BASIN SEQUENCE OF INSTALLATION

- 1. REMOVE EXISTING ASPHALT AND STONE BASE.
2. EXCAVATE TO DESIGN STONE BASE ELEVATION. SCARIFY COMPACTED SOIL AND PLACE 6" STONE BASE.
(CRITICAL STAGE: CONTRACTOR TO CONTACT DESIGN ENGINEER FOR A SITE INSPECTION OF THE SUBGRADE PREPARATION.)
3. INSTALL ADS N-12 UNDERGROUND BASIN SYSTEM.
(CRITICAL STAGE: CONTRACTOR TO CONTACT DESIGN ENGINEER FOR A SITE INSPECTION OF THE UNDERGROUND BASIN SYSTEM INSTALLATION.)
4. PLACE 12" STONE COVER AND BACKFILL WITH SOIL TO DESIGN SUBGRADE ELEVATION FOR THE PARKING LOT.
5. COMPLETE WITH SUBBASE AND PAVEMENT FOR THE PARKING LOT AREA.

UNDERGROUND BASIN MAINTENANCE PROGRAM

- 1. MAINTAINED BY: PROPERTY OWNER
2. UNDERGROUND BASIN WILL BE INSPECTED FOR ANY DEBRIS AND SETTLEMENT TWICE A YEAR. PERFORM ANY NECESSARY MAINTENANCE. ALL TRASH/DEBRIS/SETTLEMENT SHALL BE DISPOSED OF PROPERLY.

RECYCLING & DISPOSAL OF MATERIALS

- 1. ANY POST-CONSTRUCTION WASTE MATERIALS COLLECTED BY THE UNDERGROUND BASIN AND/OR 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 INTO THE STORM INLETS. ANTICIPATED POST-CONSTRUCTION WASTES FOR THIS PROJECT INCLUDE CUSTOMER 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

PHASE II

- 1. SAWCUT EXISTING PAVEMENT
2. REMOVE EXISTING PAVEMENT/CONCRETE AS NECESSARY
3. REMOVE EXISTING FEATURES

PHASE III

- 1. ROUGH GRADE SITE
2. CONSTRUCT DRAINAGE 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
7. INSTALL UNDERGROUND DETENTION BASIN

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
REMOVE E & S MEASURES

SOIL USE LIMITATIONS AND RESOLUTIONS:

BASED ON THE WEB SOIL REPORT OF DAUPHIN COUNTY, THE EXISTING SOIL CLASSIFICATION WITHIN THE PROJECT AREA AREA LISTED BELOW. BI2 IS LISTED AS HYDRIC SOIL. THE SOIL USE LIMITATIONS FOR THE SITE ARE LISTED BELOW. WHEN ISSUES OCCUR DURING CONSTRUCTION, USE BELOW RESOLUTIONS OR CONSULTANT WITH THE ENGINEERS.

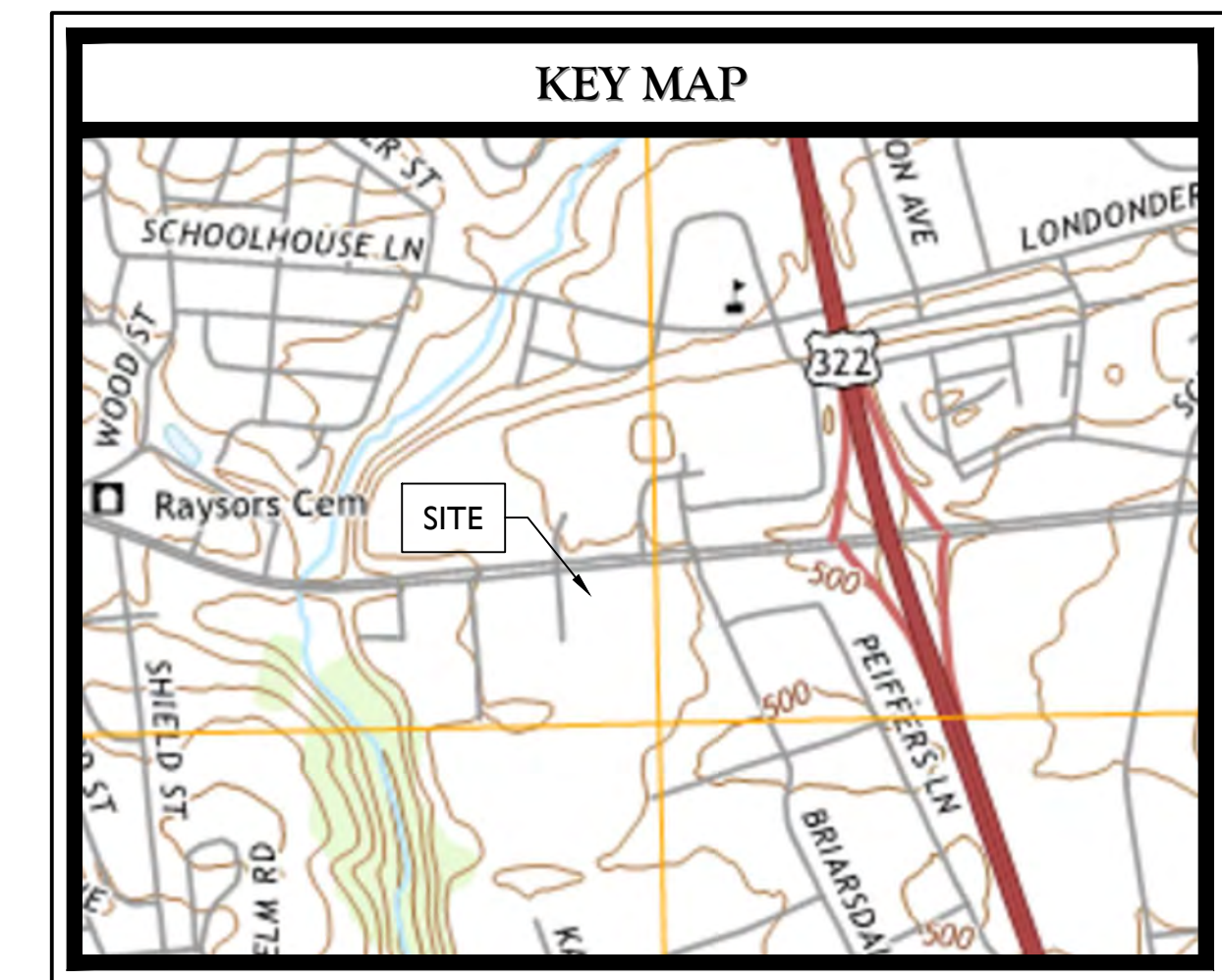
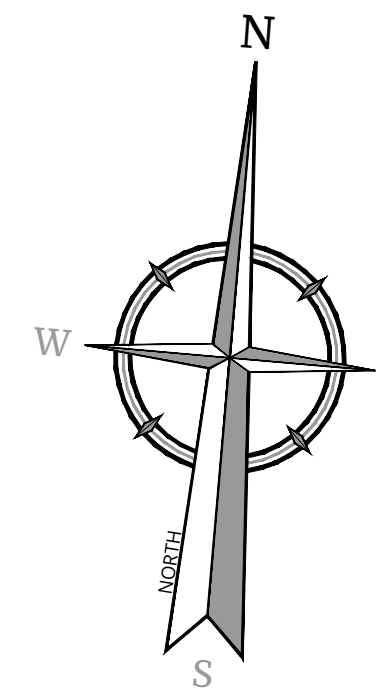
- BI2 (BERKS CHANNERY SILT LOAM, 8 TO 15 PERCENT SLOPES)
BK2 (BERKS SHALY SILT LOAM, 3 TO 8 PERCENT SLOPES)
BK2 (BERKS CHANNERY SILT LOAM, 15 TO 25 PERCENT SLOPES)
BI2 (BRINKERTON AND ARMAGH SILT LOAMS, 3 TO 8 PERCENT SLOPES MODERATELY ERODED)

SOIL USE LIMITATIONS:

- 1. CUTBANKS CAVE
2. CORROSIVE TO CONCRETE AND STEEL
3. DROUGHTY
4. EASILY ERODIBLE
5. DEPTH TO SATURATED ZONE
6. HYDRIC/HYDRIC 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: CORROSIVE RESISTANT MATERIALS WILL BE USED OR CORROSIVE 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. EASILY ERODIBLE: 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/HYDRIC 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: ALL PIPING WILL BE INSTALLED BELOW FROST LINE.
12. POTENTIAL SINKHOLE: MAINTAIN SEPARATION FROM INFILTRATION OF STORMWATER. MITIGATE POTENTIAL VOIDS DURING CONSTRUCTION.
13. WETNESS: CONSULT ENGINEERS WHEN ENCOUNTER DURING CONSTRUCTION.



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

SOIL EROSION LEGEND

Table with 2 columns: Feature Name and Symbol. Includes Proposed Inlet Filter, Proposed Area of Temporary Topsoil Stock Pile, Proposed Compost Filter Sock, Proposed Limit of Disturbance, Proposed Concrete Washout, Proposed Construction #1 Entrance, and Temporary Construction Fencing.

LEGEND table with 3 columns: Existing, Proposed, and Symbol. Lists various features like Traverse Line, Property Line, Edge of Pavement, Curb, Depressed Curb, Sidewalk, Fences, Treeline, Roadway Signs, Wetland Line, Municipal Boundary Line, and various pipe types.



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Vertical sidebar containing Chick-fil-A logo, address (5200 Buffington Road, Atlanta, Georgia), contact info, professional seal for Justin Ryan Thornton, and project details (STORE 5029, PARCEL #/APN, etc.).

2021/10/01/11/18/Engineering/Drawings/Engineering/Colt Engineering/Colt Plans/CE/CE/CE/CE/11 - Soil Erosion Plan By: VINCENZI POLLINO

PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION

E&S PLAN NOTES

MCPA-SOIL-NOTE-1000

05/01/18

1. 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.
2. 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 PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
3. 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 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
4. 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.
5. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
6. 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.
7. 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.
8. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAPS(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADINGS OF ALL 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 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
9. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR 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.
10. 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, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
11. 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.
12. 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.
13. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
14. VEHICLES AND EQUIPMENT MAY NEITHER ENTER DIRECTLY NOR EXIT DIRECTLY FROM LOTS 255-A-11 & 255-B-118 ONTO SHARED ACCESS DRIVE.
15. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY, IF THE E&S BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
16. A LOG SHOWING DATES THAT E&S BMPs 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.
17. 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, SHOVELED, OR SWEEPED INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
18. ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
19. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCANNED 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.
20. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, 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.
21. ALL EARTH FILL SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
22. 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.
23. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
24. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
25. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
26. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDING 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.
27. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR 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.
28. 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.
29. E&S BMPs 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.
30. 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 BMPs.
31. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPs 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.
32. 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.
33. FAILURE TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPs 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.
34. 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.

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 GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING.
 - B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.
 - C. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNLESS OTHERWISE SPECIFIED) IS REQUIRED ON ALL SITES. TOPSOIL SHALL BE AMENDED WITH ORGANIC MATTER AS NEEDED, IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING.
 - D. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE-STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.
2. SEEDBED PREPARATION
 - A. UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL WHICH HAS BEEN SPREAD AND FIRMED, ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS COOPERATIVE EXTENSION SOIL SAMPLE MAKERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES (HTTP://MAES.RUTGERS.EDU/COUNTY). FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE AND INCORPORATED INTO THE SURFACE 4 INCHES. F FERTILIZER IS NOT INCORPORATED, APPLY ONE-HALF THE RATE DESCRIBED ABOVE DURING SEEDBED PREPARATION AND REPEAT ANOTHER ONE-HALF RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 4 WEEKS.
 - B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SURFACE SHOULD BE SCARPED 0' TO 12" WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES, CABLES, IRRIGATION SYSTEMS, ETC.
 - C. WORK LIME 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. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.
 - D. REMOVE FROM THE SURFACE ALL STONES 2 INCHES OR LARGER IN ANY DIMENSION AND OTHER DEBRIS SUCH AS WIRE, TREE ROOTS, PIECES OF CONCRETE, CLOCS, LUMPS OR OTHER UNSUITABLE MATERIAL.
 - E. HIGH ACID PRODUCING SOILS, SOILS HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5 OR MORE BEFORE INITIATING SEEDBED PREPARATION. SEE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS FOR SPECIFIC REQUIREMENTS.
3. SEEDING
 - A. **TEMPORARY SEEDING SPECIFICATIONS:** USE THE MIXTURE LISTED BELOW OR SELECT AN APPROVED MIXTURE FROM THOSE LISTED IN THE PADEP E&S MANUAL, TABLE 11.4. SEED GERMINATION SHALL 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#2 TALL FESCUE 60 LBS/ACRE PLS / 70% PLS + 79.9 LBS/ACRE PERENNIAL RYE GRASS 15 LBS/ACRE / 81% PLS + 18.6 LBS/ACRE 15% PURE LIVE SEED

STANDARD FOR STABILIZATION WITH MULCH ONLY

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 GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING.
 - B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.
2. PROTECTIVE MATERIALS
 - A. UNNOTTED SMALL-GRAIN STRAW, AT 3 TONS PER ACRE, IS SPREAD UNIFORMLY AT 130 TO 140 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL. LIQUID MULCH BINDERS, OR NETTING TIE DOWN, OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE LOCAL CONSERVATION DISTRICT. THE APPROVED RATES ABOVE HAVE BEEN MET WHEN THE MULCH COVERS THE GROUND COMPLETELY UPON VISUAL INSPECTION, I.E. THE SOIL CANNOT BE SEEN BELOW THE MULCH.
 - B. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN QUANTITIES AS RECOMMENDED BY THE MANUFACTURER.
 - C. WOOD-FIBER OR PAPER-FIBER MULCH AT THE RATE OF 2,000 POUNDS PER ACRE, OR ACCORDING TO THE MANUFACTURER'S REQUIREMENTS, MAY BE APPLIED BY A HYDROSEEDER.
 - D. MULCH NETTING, SUCH AS PAPER, JUTE, EXCELSOR, COTTON, OR PLASTIC, MAY BE USED.
 - E. WOODCHIPS WILL NOT BE USED ON AREAS WHERE FLOODING WATER COULD WASH THEM INTO AN INLET AND PLUG IT.
 - F. GRAVEL, CRUSHED STONE, OR SLAG AT THE RATE OF 9 CUBIC YARDS PER 1,000 SQ. FT. APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 3 INCHES MAY BE USED. SIZE 2 OR 3 (ASTM C-33) IS RECOMMENDED.
3. MULCH ANCHORING - SHOULD BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT OF HAY OR STRAW MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA AND STEEPNESS OF SLOPES.
 - A. PEG AND TWINE - DRIVE 8 TO 10 INCH WOODEN 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 AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
 - B. MULCH NETTING - STRAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTINGS OVER MULCH. USE DEGRADABLE NETTING IN AREAS TO BE MOWED. NETTING IS USUALLY AVAILABLE IN ROLLS 4 FEET WIDE AND UP TO 300 FEET LONG.
 - C. CRUMPER MULCH ANCHORING COLLATER TOOL - A TRACTOR-DRAWN IMPLEMENT ESPECIALLY DESIGNED TO PUNON AND ANCHOR MULCH INTO THE SOIL SURFACE. THIS PRACTICE OFFERS MAXIMUM EROSION CONTROL, BUT ITS USE IS LIMITED TO THOSE SLOPES UPON WHICH THE TRACTOR CAN OPERATE SAFELY. SOIL PENETRATION SHOULD BE ABOUT 3 TO 4 INCHES. ON SLOPING LAND, THE OPERATION SHOULD BE ON THE CONTOUR.
 - D. LIQUID MULCH-BINDERS
4. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND CATCHES THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. REMAINDER OF AREA SHOULD BE UNIFORM IN APPEARANCE.
 - 1. USE ONE OF THE FOLLOWING:
 - a. ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER-BASED, HYDROPHILIC MATERIALS THAT 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 IMPIDE GROWTH OF TURF GRASS. VEGETABLE BASED GELS SHALL BE APPLIED AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER.
 - b. SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION TO MULCH, DRYING AND CURING SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. IT SHALL BE APPLIED AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.


2021 \01\00171\1\Engineering\Drawings\Engineering\Site Plans\CS&S\Amc\ 13 - Soil Erosion Notes & Details By: ANICENT POLINO



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STORE 5029

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62-040-048-000-0000

SUSQUEHANNA
TOWNSHIP
DAUPHIN COUNTY
PENNSYLVANIA

PRELIMINARY & FINAL
MAJOR SITE PLAN

SOIL EROSION
NOTES & DETAILS

DWG EDITION 2.0

Preliminary
 80% Submittal
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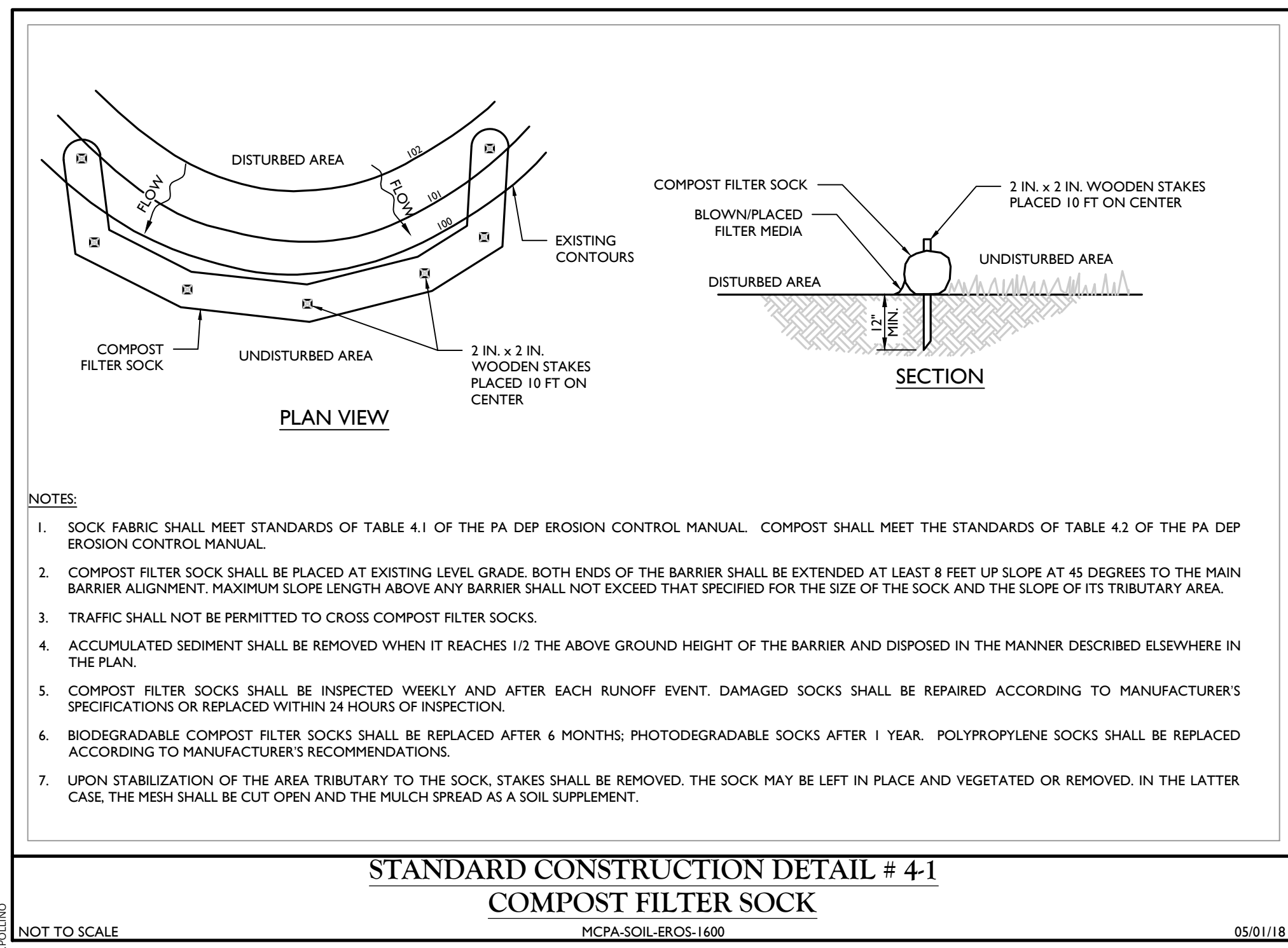
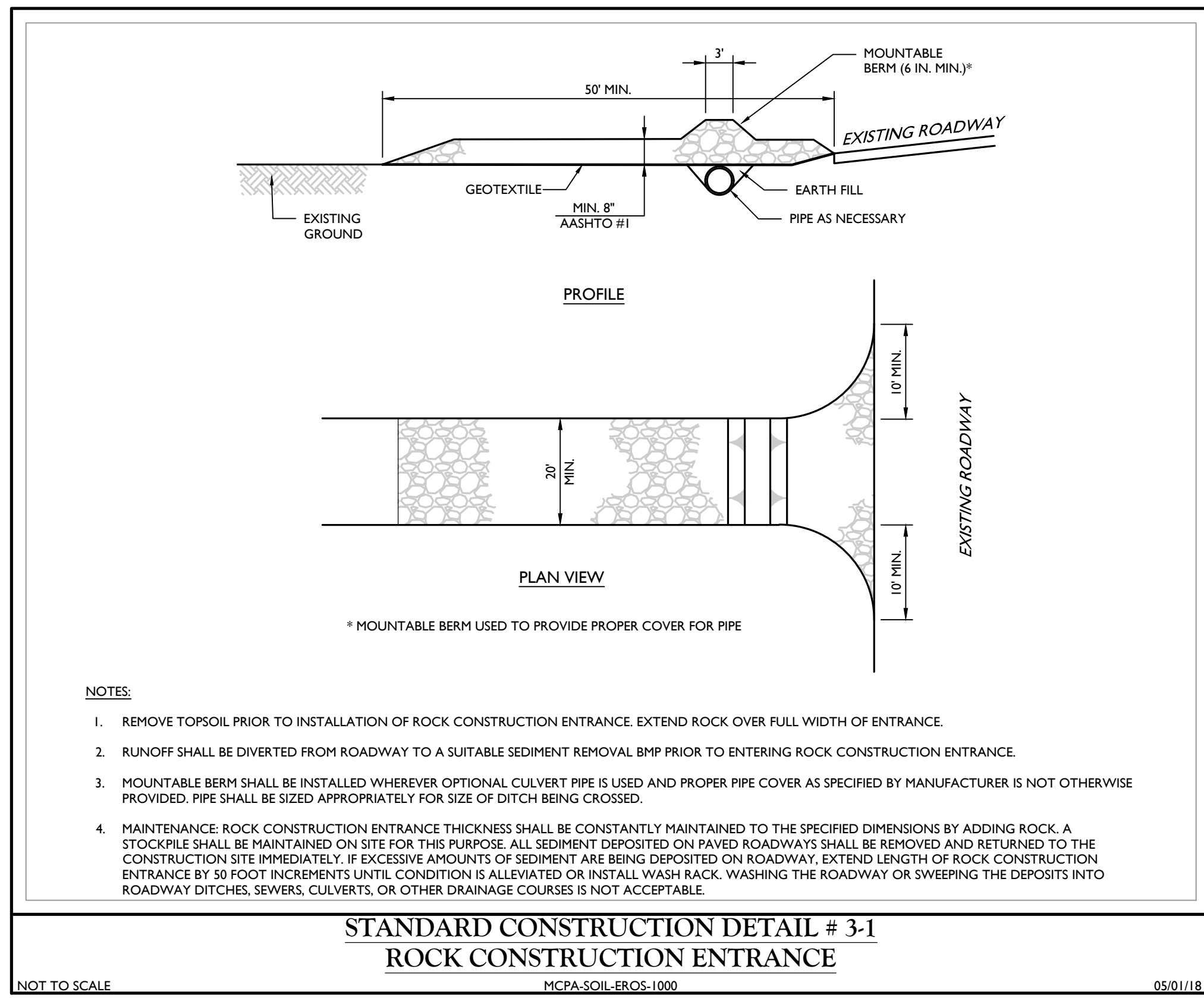


TABLE 4.1 COMPOST SOCK FABRIC MINIMUM SPECIFICATIONS

Material Type	3 mil HDPE	5 mil HDPE	5 mil HDPE	Multi-Filament Polypropylene (MFPP)	Heavy Duty Multi-Filament Polypropylene (HDMPFP)
Material Characteristics	Photo-degradable	Photo-degradable	Bio-degradable	Photo-degradable	Photo-degradable
Sock Diameters	12" 18"	12" 18" 24"	12" 18" 24"	12" 18" 24"	12" 18" 24"
Mesh Opening	3/8"	3/8"	3/8"	3/8"	3/8"
Tensile Strength		26 psi	26 psi	44 psi	202 psi
Ultraviolet Stability % Original Strength (ASTM G-155)	23% at 1000 hr.	23% at 1000 hr.		100% at 1000 hr.	100% at 1000 hr.
Minimum Functional Longevity	6 months	9 months	6 months	1 year	2 years

Two-ply Systems

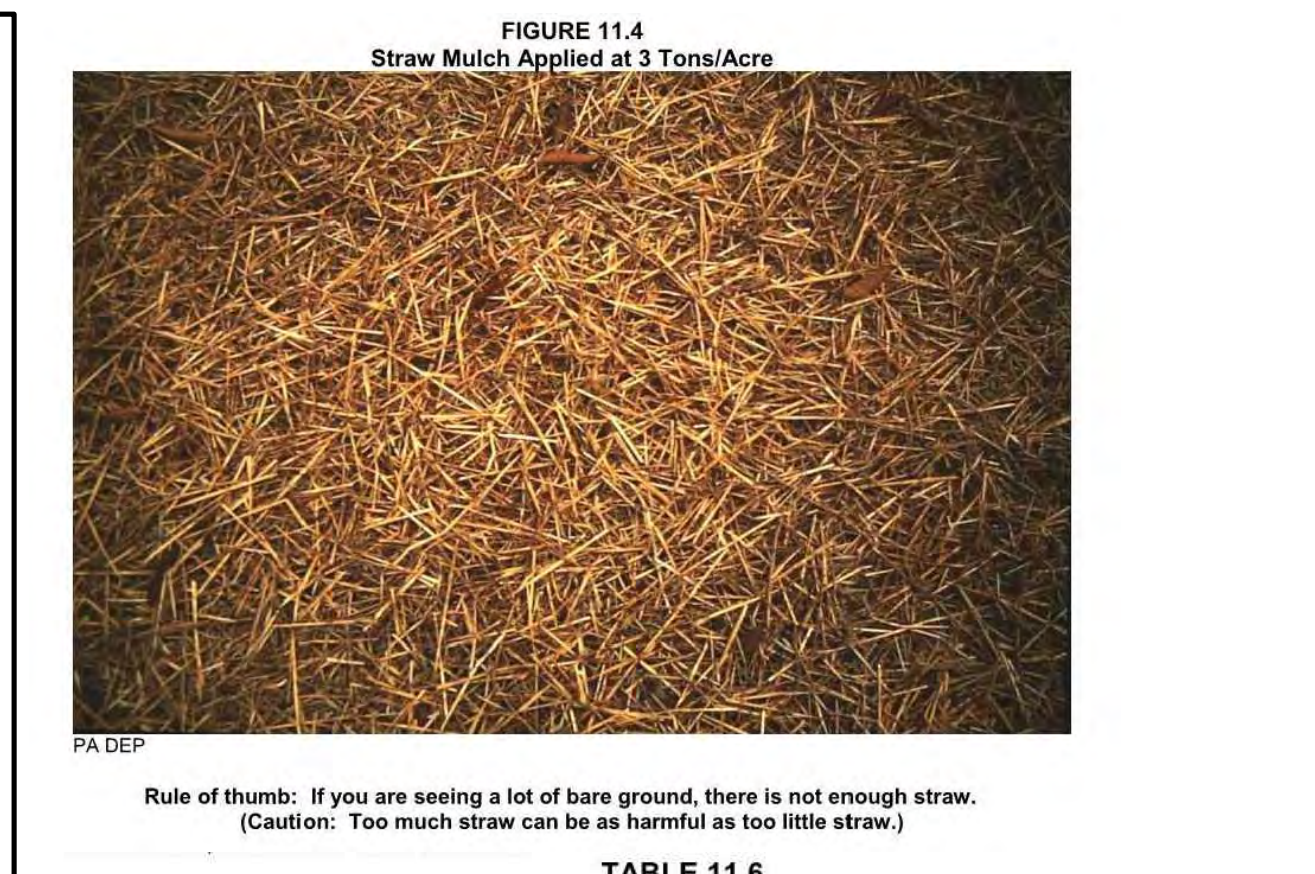
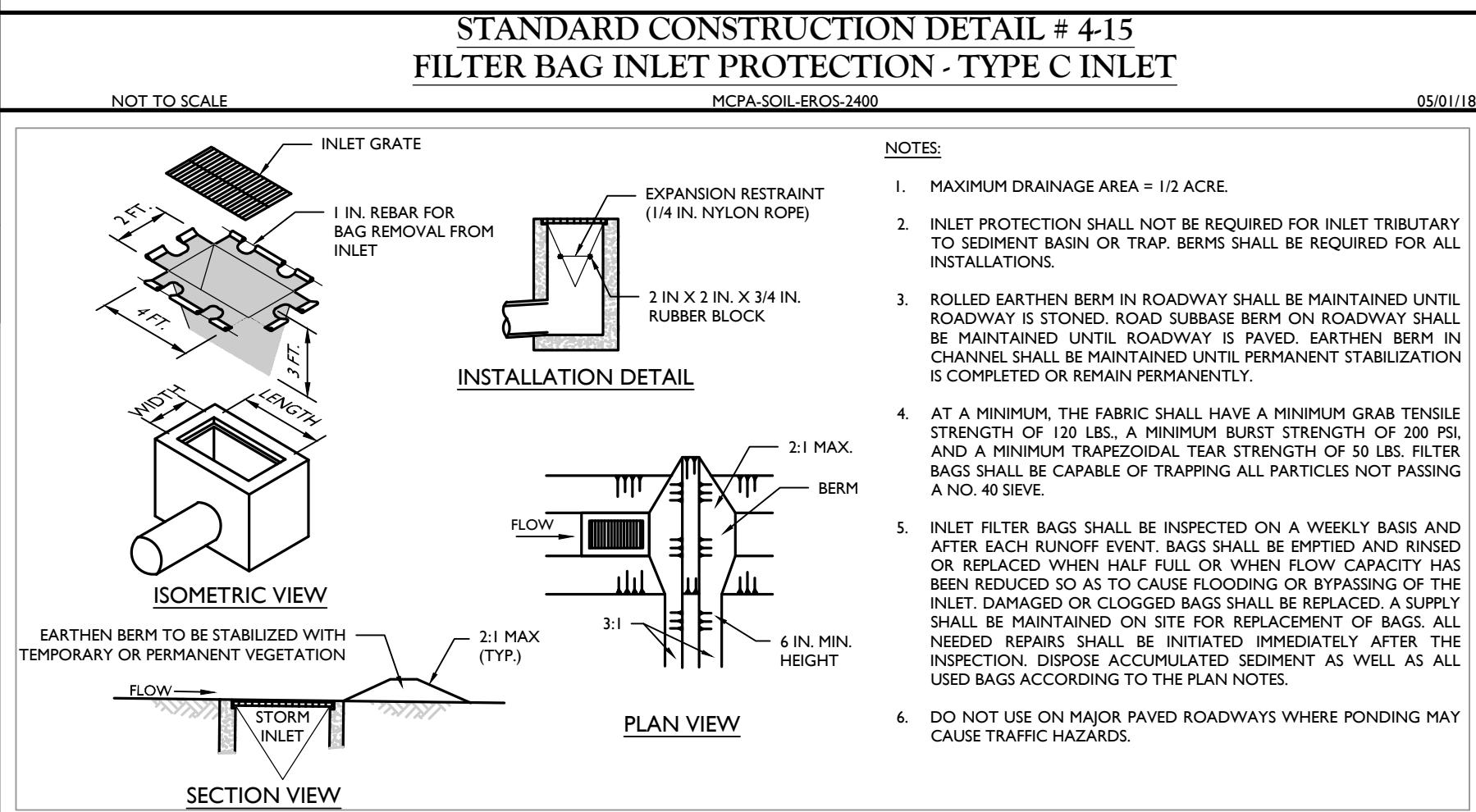
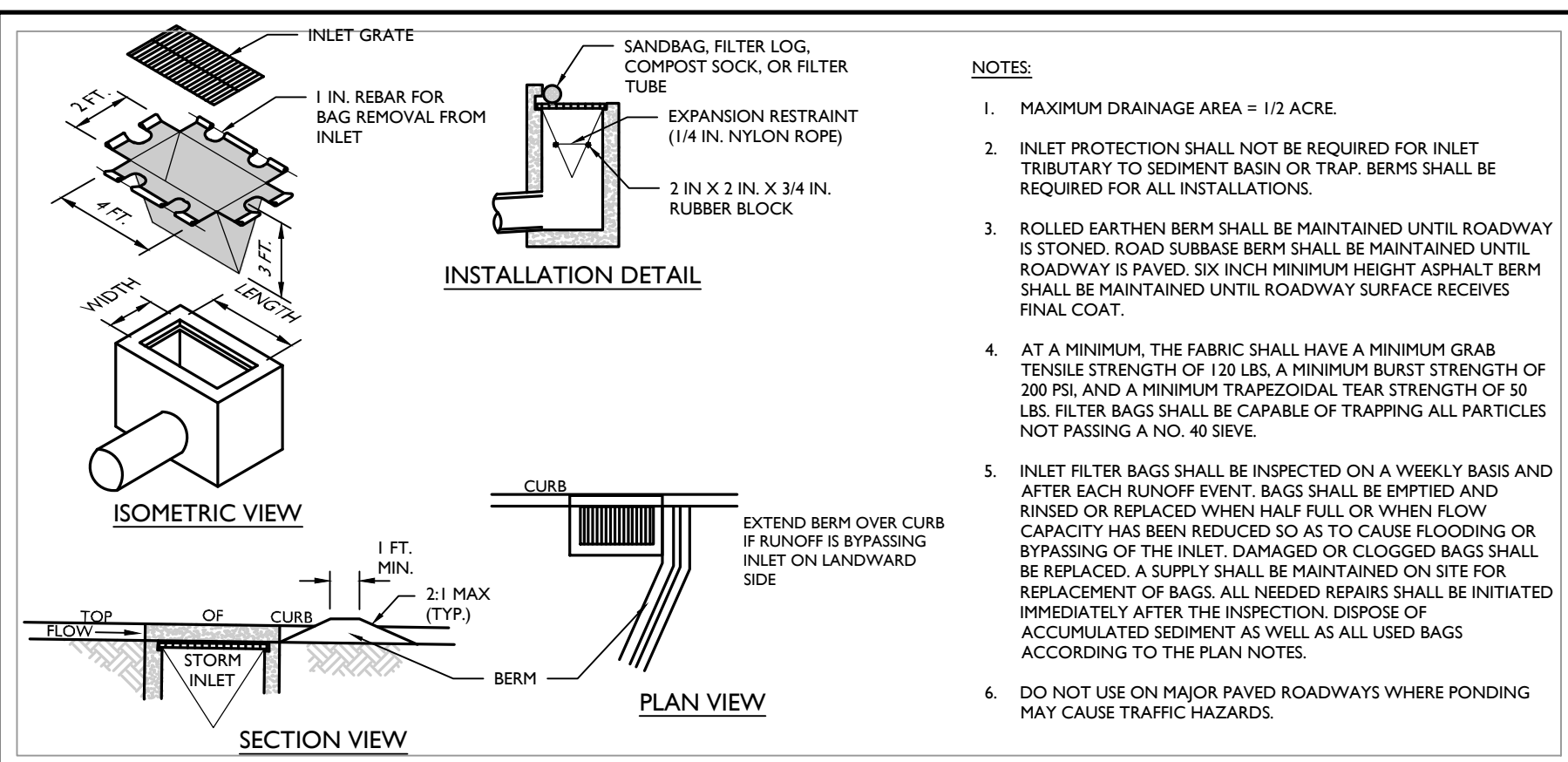
Inner Containment Netting	HDPE biaxial net Continuously wound Fusion-welded junctures 3/4" x 3/4" Max. aperture size
Outer Filtration Mesh	Composite Polypropylene Fabric (Woven layer and non-woven fleece mechanically fused via needle punch) 3/16" Max. aperture size

Sock fabrics composed of burlap may be used on projects lasting 6 months or less.

TABLE 4.2 COMPOST STANDARDS

Organic Matter Content	25% - 100% (dry weight basis)
Organic Portion	Fibrous and elongated
pH	5.5-8.5
Moisture Content	30%-60%
Particle Size	30% - 50% pass through 1/2" sieve
Soluble Salt Concentration	5.0 dS/m (mmhos/cm) Maximum

TABLE # 4.1 & 4.2
MCPA-SOIL-EROS-1700 05/01/18



**TABLE 11.6
Mulch Application Rates**

Mulch Type	Application Rate (Min.)			Notes
	Per Acre	Per 1,000 sq. ft.	Per 1,000 sq. yd.	
Straw	3 tons	140 lb.	1,240 lb.	Either wheat or oat straw, free of weeds, not chopped or finely broken
Hay	3 tons	140 lb.	1,240 lb.	Timothy, mixed clover and timothy or other native forage grasses
Wood Chips	4 - 6 tons	185 - 275 lb.	1,650 - 2,500 lb.	May prevent germination of grasses and legumes
Hydromulch	1 ton	47 lb.	415	See limitations above

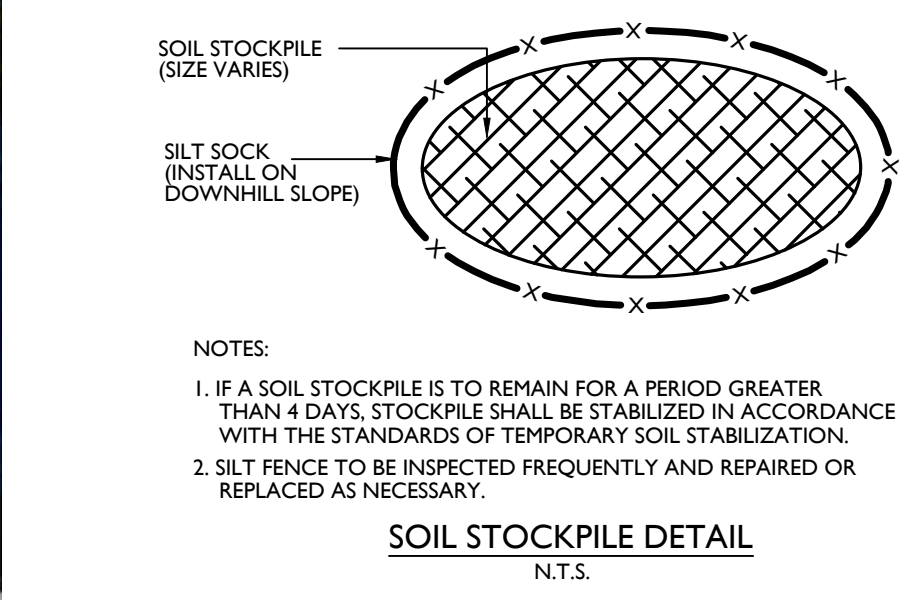
MULCHING APPLICATION:

- MULCHES ABSORB RAINFALL IMPACT, INCREASE THE RATE OF INFILTRATION, REDUCE SOIL MOISTURE LOSS DUE TO EVAPORATION, MODERATE SOIL TEMPERATURES, PROVIDE A SUITABLE ENVIRONMENT FOR GERMINATION, AND PROTECT THE SEEDLING FROM INTENSE SUNLIGHT. ALL SEEDING AREAS SHOULD BE MULCHED OR BLANKETED TO MINIMIZE THE POTENTIAL FOR FAILURE TO ESTABLISH AN ADEQUATE VEGETATIVE COVER. MULCHING MAY ALSO BE USED AS A TEMPORARY STABILIZATION OF SOME DISTURBED AREAS IN NON-GERMINATING SEASONS.
- MULCHES SHOULD BE APPLIED AT THE RATES SHOWN IN TABLE 11.6
- STRAW AND HAY MULCH SHOULD BE ANCHORED OR TACKIFIED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WIND-BLOWN. A TRACTOR-DRAWN IMPLEMENT MAY BE USED TO "CRIMP" THE STRAW OR HAY INTO THE SOIL ABOUT 3 INCHES. THIS METHOD SHOULD BE LIMITED TO SLOPES NO STEEPER THAN 3H:1V. THE MACHINERY SHOULD BE OPERATED ON THE CONTOUR. NOTE: CRIMPING OF HAY OR STRAW BY RUNNING OVER IT WITH TRACKED MACHINERY IS NOT RECOMMENDED.
- POLYMERIC AND GUM TACKIFIERS MIXED AND APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS MAY BE USED TO TACK MULCH. AVOID APPLICATION DURING RAIN AND ON WINDY DAYS. A 24-HOUR CURING PERIOD AND A SOIL TEMPERATURE HIGHER THAN 45 F ARE TYPICALLY REQUIRED. APPLICATION SHOULD GENERALLY BE HEAVIEST AT EDGES OF SEEDING AREAS AND AT CRESTS OF RIDGES AND BANKS TO PREVENT LOSS BY WIND. THE REMAINDER OF THE AREA SHOULD HAVE BINDER APPLIED UNIFORMLY. BINDERS MAY BE APPLIED AFTER MULCH IS SPREAD OR SPRAYED INTO THE MULCH AS IT IS BEING BLOWN ONTO THE SOIL. APPLYING STRAW AND BINDER TOGETHER IS GENERALLY MORE EFFECTIVE.
- SYNTHETIC BINDERS, OR CHEMICAL BINDERS, MAY BE USED AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH PROVIDED SUFFICIENT DOCUMENTATION IS PROVIDED TO SHOW THEY ARE NON-TOXIC TO NATIVE PLANT AND ANIMAL SPECIES.
- MULCH ON SLOPES OF 8% OR STEEPER SHOULD BE HELD IN PLACE WITH NETTING. LIGHTWEIGHT PLASTIC, FIBER, OR PAPER NETS MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- SHREDED PAPER HYDROMULCH SHOULD NOT BE USED ON SLOPES STEEPER THAN 5%. WOOD FIBER HYDROMULCH MAY BE APPLIED ON STEEPER SLOPES PROVIDED A TACKIFIER IS USED. THE APPLICATION RATE FOR ANY HYDROMULCH SHOULD BE 2,000 LBS/ACRE AT A MINIMUM.



NOTES:

- ALL CONCRETE WASHOUT FACILITIES SHOULD BE INSPECTED DAILY. DAMAGED OR LEAKING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY.
- ACCUMULATED MATERIALS SHOULD BE REMOVED WHEN THEY REACH 75% CAPACITY.
- PLASTIC LINERS SHOULD BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.
- CONTRACTOR SHALL SUBMIT SHOP DRAWING FOR REVIEW PRIOR TO CONSTRUCTION



COMPOST FILTER SOCK

CFS-01	12"
CFS-02	12"

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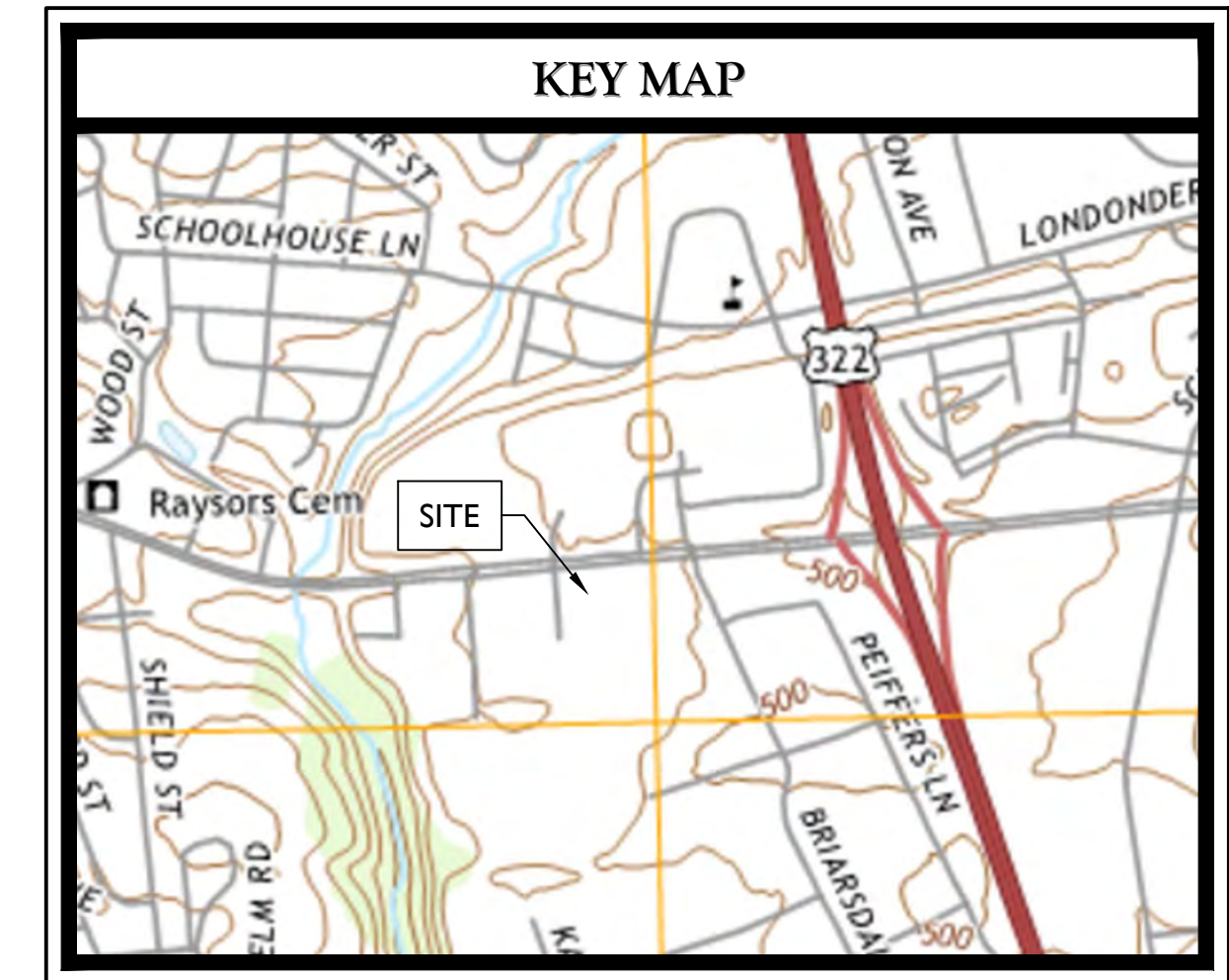
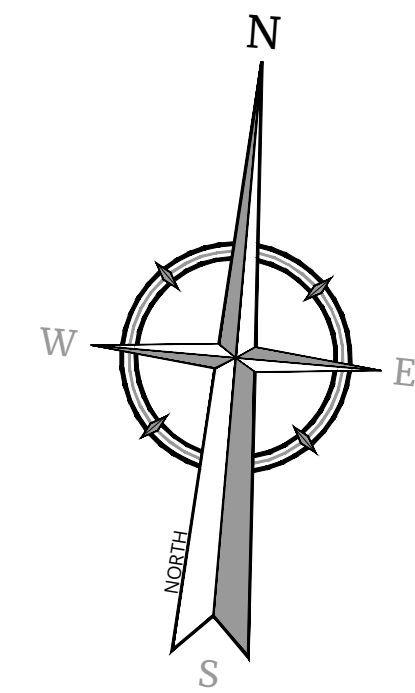
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UNION DEPOSIT ROAD L.R. 22008

(65' WIDE R.O.W. PER FILED MAP V-4, PAGE 56)
(130' WIDE R.O.W. PER FILED MAP O-8, PAGE 73)

BENCHMARK #1
MAG NAIL SET IN SW
ELE: 476.08



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

APN: 35-040-009
N/F UNION SQUARE SHOPPING CENTER

APN: 35-075-029
N/F DOMMEL FAMILY LIMITED PARTNERSHIP

BENCHMARK #1
MAG NAIL SET IN SW
ELE: 473.32

Chick-fil-A
P14-LS-MOD-MED
TOTAL GROSS SF. = 4,758 SQ. FT.
INTERIOR SEATS = 62
PARKING SPACES = 54
F.F. = 474.00

36" ADS-N12 PIPE
3 ROWS X 9 COLUMNS
BOTTOM ELVE: 462.00

ACCESS EASEMENT
BK 4747, PG 288

2021\10\01\11\Engineering\Drawings\Engineering\Site Plans\CSEC\AWK_14_PCSM Plan By: JPA

NOTES:

1. THE RECEIVING STREAM IS BIG HOLLOW WITHIN BALD EAGLE CREEK WATERSHED. USE DESIGNATION IS CWF, MF (COLD WATER FISHES, MIGRATORY FISH). THIS STREAM IS LOCATED APPROXIMATELY 5,660 FT EAST OF THE PROJECT SITE.
2. PROPOSED LIMIT OF DISTURBANCE IS 62,822 SF (1.44 AC.)
3. THERE ARE NO STREAMS, WETLANDS, FLOODWAYS, OR WATERCOURSES WITHIN THE PROPOSED DEVELOPMENT AREA.

PCSM PLAN OBJECTIVES:

1. PRESERVE THE INTEGRITY OF STREAM CHANNELS AND MAINTAIN AND PROTECT THE PHYSICAL, BIOLOGICAL AND CHEMICAL QUALITIES OF THE RECEIVING STREAM.
2. PREVENT AN INCREASE IN THE RATE OF STORMWATER RUNOFF.
3. MINIMIZE ANY INCREASE IN STORMWATER RUNOFF VOLUME.
4. MINIMIZE IMPERVIOUS AREAS.
5. MAXIMIZE THE PROTECTION OF EXISTING DRAINAGE FEATURES AND EXISTING VEGETATION.
6. MINIMIZE LAND CLEARING AND GRADING.
7. MINIMIZE SOIL COMPACTION.
8. UTILIZE OTHER STRUCTURAL OR NONSTRUCTURAL BMPs THAT PREVENT AND MINIMIZE CHANGES IN STORMWATER RUNOFF.

UNDERGROUND BASIN SEQUENCE OF INSTALLATION

1. REMOVE EXISTING ASPHALT AND STONE BASE.
2. EXCAVATE TO DESIGN STONE BASE ELEVATION. SCARIFY COMPACTED SOIL AND PLACE 6" STONE BASE.
- (CRITICAL STAGE: CONTRACTOR TO CONTACT DESIGN ENGINEER FOR A SITE INSPECTION OF THE SUBGRADE PREPARATION.)
3. INSTALL ADS-N12 UNDERGROUND BASIN SYSTEM
(CRITICAL STAGE: CONTRACTOR TO CONTACT DESIGN ENGINEER FOR A SITE INSPECTION OF THE UNDERGROUND BASIN SYSTEM INSTALLATION.)
4. PLACE 12" STONE COVER AND BACKFILL WITH SOIL TO DESIGN SUBGRADE ELEVATION FOR THE PARKING LOT.
5. COMPLETE WITH SUBBASE AND PAVEMENT FOR THE PARKING LOT AREA.

UNDERGROUND BASIN MAINTENANCE PROGRAM:

1. MAINTAINED BY: PROPERTY OWNER
2. UNDERGROUND BASIN WILL BE INSPECTED FOR ANY DEBRIS AND SETTLEMENT TWICE A YEAR. PERFORM ANY NECESSARY MAINTENANCE. ALL TRASH/DEBRIS/SETTLEMENT SHALL BE DISPOSED OF PROPERLY.

STORMWATER MANAGEMENT

- EXISTING UNDERGROUND BASIN - 5 ROWS OF 55 FT CLOSED 36" PIPE**
- PURPOSE: REDUCE RUNOFF VOLUME AND PEAK RATE DISCHARGE
 - SURFACE AREA: 1,355 SF
 - BOTTOM ELEVATION: 1,273.14'
 - TOP ELEVATION: 1,278.14'
 - DEPTH: 3.0'
 - STRUCTURAL STORAGE VOLUME PROVIDED: 1,944 CF
- PROPOSED UNDERGROUND BASIN ADDITION - 5 ROWS OF 80 FT OPEN 36" PIPE**
- PURPOSE: REDUCE RUNOFF VOLUME AND PEAK RATE DISCHARGE
 - SURFACE AREA: 2,310 SF
 - BOTTOM ELEVATION: 1,273.14'
 - TOP ELEVATION: 1,278.14'
 - DEPTH: 5'
 - STRUCTURAL STORAGE VOLUME PROVIDED: 6,043 CF
- DRAINAGE INFORMATION**
- IMPERVIOUS AREA = 42,580 SF / 0.98 AC
 - LAWN AREA = 6,912 SF / 0.16 AC
 - DRAINAGE AREA 2-YEAR RUNOFF VOLUME = 7,710 CF

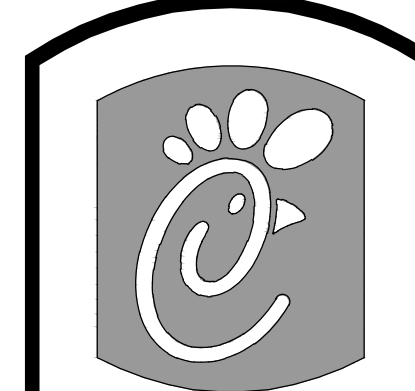
PCSM LEGEND

PROPOSED LIMIT OF DISTURBANCE	— LOD —
PROPOSED BMP DRAINAGE AREA	▬▬▬▬▬▬

SOIL USE LIMITATIONS AND RESOLUTIONS:

BASED ON THE WEB SOIL REPORT OF DAUPHIN COUNTY, THE EXISTING SOIL CLASSIFICATION WITHIN THE PROJECT AREA AREA LISTED BELOW. BI2 IS LISTED AS HYDRIC SOIL. THE SOIL USE LIMITATIONS FOR THE SITE ARE LISTED BELOW. WHEN ISSUES OCCUR DURING CONSTRUCTION, USE BELOW RESOLUTIONS OR CONSULTANT WITH THE ENGINEERS.

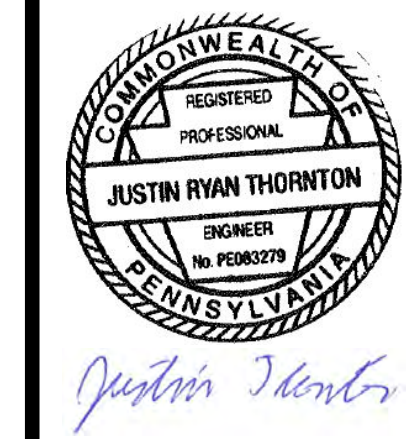
- BI2 (BRINKERTON AND ARMAGH SILT LOAMS, 3 TO 8 PERCENT SLOPES MODERATELY ERODED)**
- SOIL USE LIMITATIONS:**
1. CUTBANKS CAVE
 2. CORROSIVE TO CONCRETE AND STEEL
 3. DROUGHTY
 4. EASILY ERODIBLE
 5. DEPTH TO SATURATED ZONE
 6. HYDRIC/HYDRIC INCLUSIONS
 7. LOW STRENGTH/LANDSLIDE PRONE
 8. SLOW PERCOLATION
 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: CORROSIVE RESISTANT MATERIALS WILL BE USED OR CORROSIVE 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. EASILY ERODIBLE: 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/HYDRIC 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: ALL PIPING WILL BE INSTALLED BELOW FROST LINE.
 12. POTENTIAL SINKHOLE: MAINTAIN SEPARATION FROM INFILTRATION OF STORMWATER. MITIGATE POTENTIAL VOIDS DURING CONSTRUCTION.
 13. WETNESS: CONSULT ENGINEERS WHEN ENCOUNTER DURING CONSTRUCTION.



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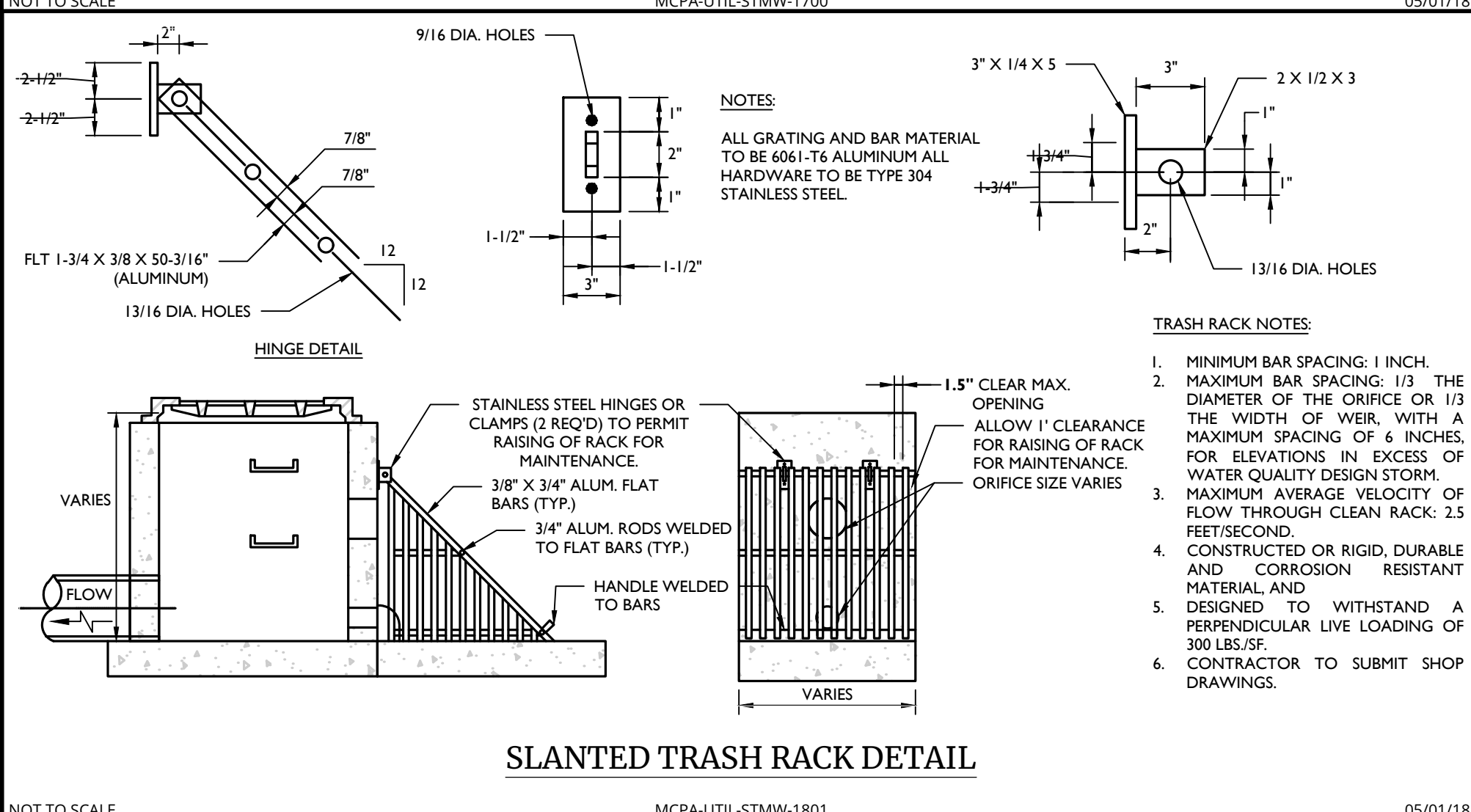
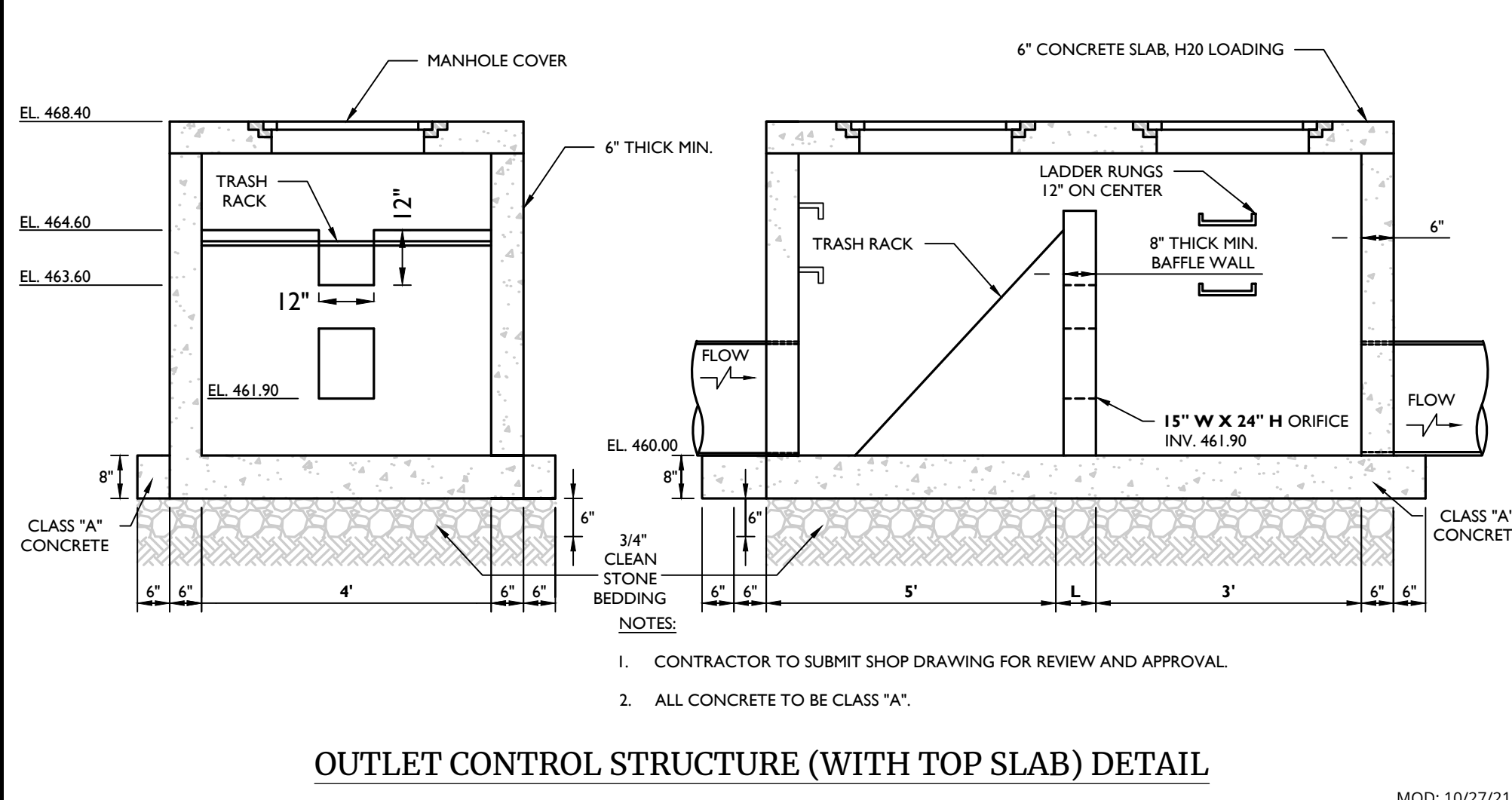
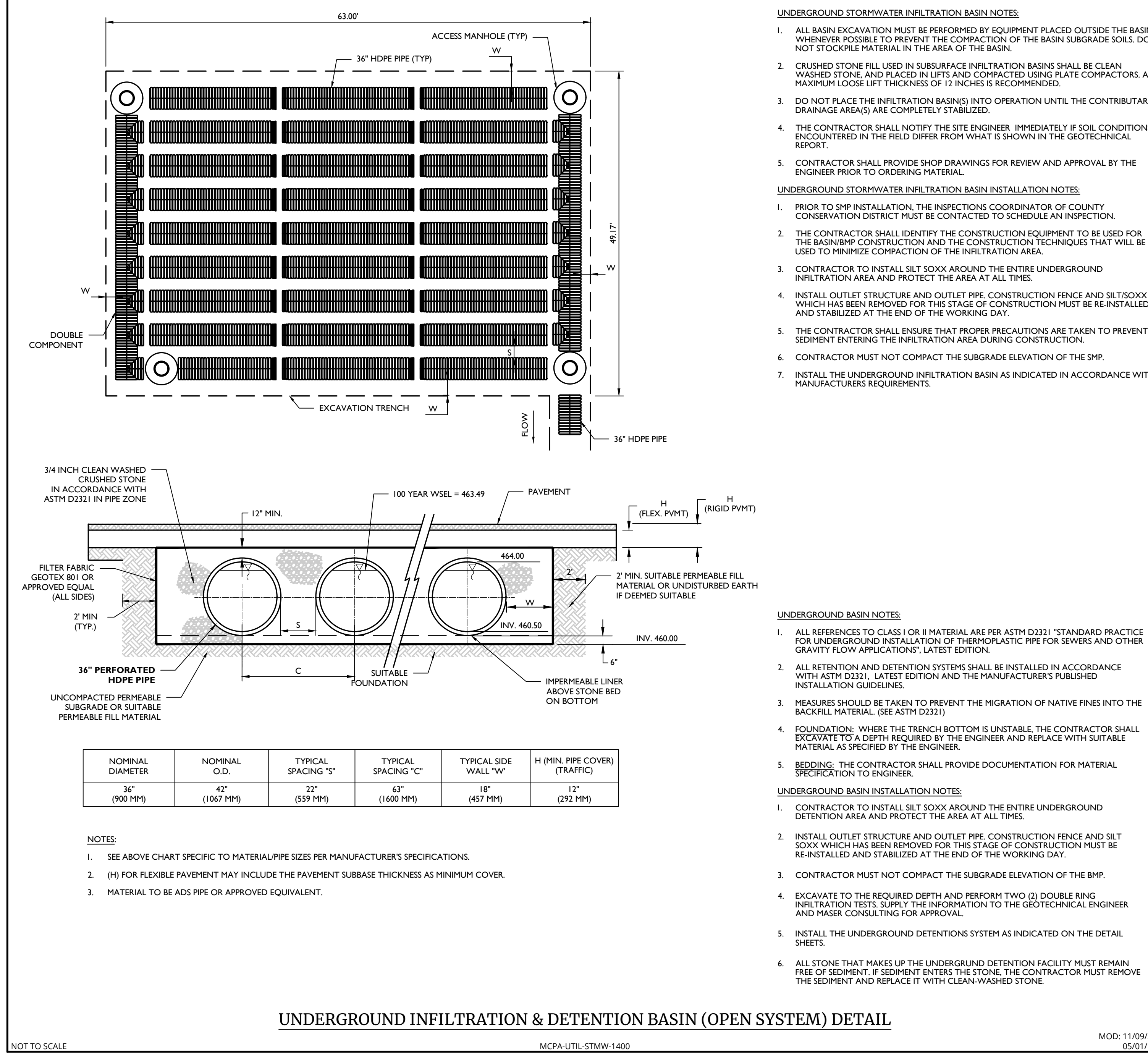
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UNDERGROUND STORMWATER INFILTRATION BASIN NOTES:

- ALL BASIN EXCAVATION MUST BE PERFORMED BY EQUIPMENT PLACED OUTSIDE THE BASIN WHENEVER POSSIBLE TO PREVENT THE COMPACTION OF THE BASIN SUBGRADE SOILS. DO NOT STOCKPILE MATERIAL IN THE AREA OF THE BASIN.
- CRUSHED STONE FILL USED IN SUBSURFACE INFILTRATION BASINS SHALL BE CLEAN WASHED STONE, AND PLACED IN LIFTS AND COMPACTED USING PLATE COMPACTORS. A MAXIMUM LOOSE LIFT THICKNESS OF 12 INCHES IS RECOMMENDED.
- DO NOT PLACE THE INFILTRATION BASIN(S) INTO OPERATION UNTIL THE CONTRIBUTORY DRAINAGE AREA(S) ARE COMPLETELY STABILIZED.
- THE CONTRACTOR SHALL NOTIFY THE SITE ENGINEER IMMEDIATELY IF SOIL CONDITIONS ENCOUNTERED IN THE FIELD DIFFER FROM WHAT IS SHOWN IN THE GEOTECHNICAL REPORT.
- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE ENGINEER PRIOR TO ORDERING MATERIAL.

UNDERGROUND STORMWATER INFILTRATION BASIN INSTALLATION NOTES:

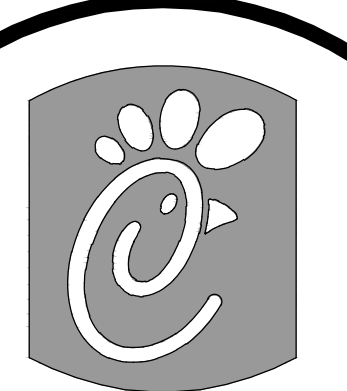
- PRIOR TO SMP INSTALLATION, THE INSPECTIONS COORDINATOR OF COUNTY CONSERVATION DISTRICT MUST BE CONTACTED TO SCHEDULE AN INSPECTION
- THE CONTRACTOR SHALL IDENTIFY THE CONSTRUCTION EQUIPMENT TO BE USED FOR THE BASIN/BMP CONSTRUCTION AND THE CONSTRUCTION TECHNIQUES THAT WILL BE USED TO MINIMIZE COMPACTION OF THE INFILTRATION AREA.
- CONTRACTOR TO INSTALL SILT SOXX AROUND THE ENTIRE UNDERGROUND INFILTRATION AREA AND PROTECT THE AREA AT ALL TIMES.
- INSTALL OUTLET STRUCTURE AND OUTLET PIPE, CONSTRUCTION FENCE AND SILT/SOXX WHICH HAS BEEN REMOVED FOR THIS STAGE OF CONSTRUCTION MUST BE RE-INSTALLED AND STABILIZED AT THE END OF THE WORKING DAY.
- THE CONTRACTOR SHALL ENSURE THAT PROPER PRECAUTIONS ARE TAKEN TO PREVENT SEDIMENT ENTERING THE INFILTRATION AREA DURING CONSTRUCTION.
- CONTRACTOR MUST NOT COMPACTION THE SUBGRADE ELEVATION OF THE SMP.
- INSTALL THE UNDERGROUND INFILTRATION BASIN AS INDICATED IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS.

UNDERGROUND BASIN NOTES:

- ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS," LATEST EDITION.
- ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
- MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL. (SEE ASTM D2321)
- FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER.
- BEDDING: THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER.

UNDERGROUND BASIN INSTALLATION NOTES:

- CONTRACTOR TO INSTALL SILT SOXX AROUND THE ENTIRE UNDERGROUND DETENTION AREA AND PROTECT THE AREA AT ALL TIMES.
- INSTALL OUTLET STRUCTURE AND OUTLET PIPE, CONSTRUCTION FENCE AND SILT SOXX WHICH HAS BEEN REMOVED FOR THIS STAGE OF CONSTRUCTION MUST BE RE-INSTALLED AND STABILIZED AT THE END OF THE WORKING DAY.
- CONTRACTOR MUST NOT COMPACTION THE SUBGRADE ELEVATION OF THE BMP.
- EXCAVATE TO THE REQUIRED DEPTH AND PERFORM TWO (2) DOUBLE RING INFILTRATION TESTS, SUPPLY THE INFORMATION TO THE GEOTECHNICAL ENGINEER AND MASER CONSULTING FOR APPROVAL.
- INSTALL THE UNDERGROUND DETENTIONS SYSTEM AS INDICATED ON THE DETAIL SHEETS.
- ALL STONE THAT MAKES UP THE UNDERGROUND DETENTION FACILITY MUST REMAIN FREE OF SEDIMENT; IF SEDIMENT ENTERS THE STONE, THE CONTRACTOR MUST REMOVE THE SEDIMENT AND REPLACE IT WITH CLEAN-WASHED STONE.



5200 Buffington Road
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 30349-2998
 Telephone 404-765-8000

NO.	REV.	DATE	DESCRIPTION	DRAWN BY

Seal



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 Doing Business as: **MASER**
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PARCEL #/APN:
 62-040-048-000-0000

SUSQUEHANNA
 TOWNSHIP
 DAUPHIN COUNTY
 PENNSYLVANIA

PRELIMINARY & FINAL
 MAJOR SITE PLAN

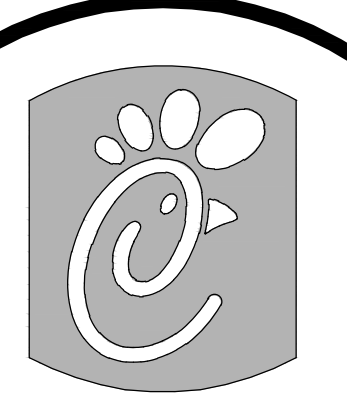
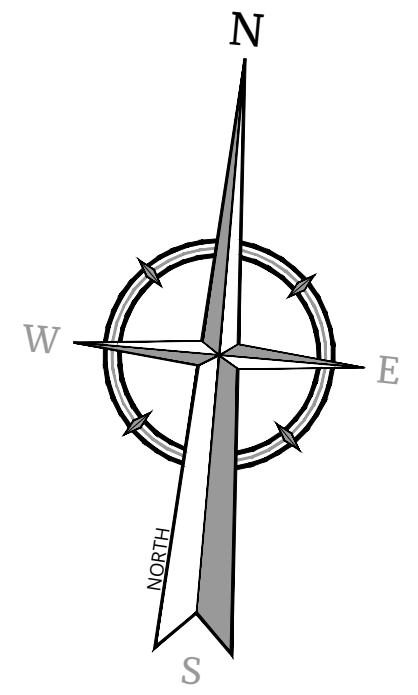
PCSM NOTES &
 DETAILS

DWG EDITION 2.0

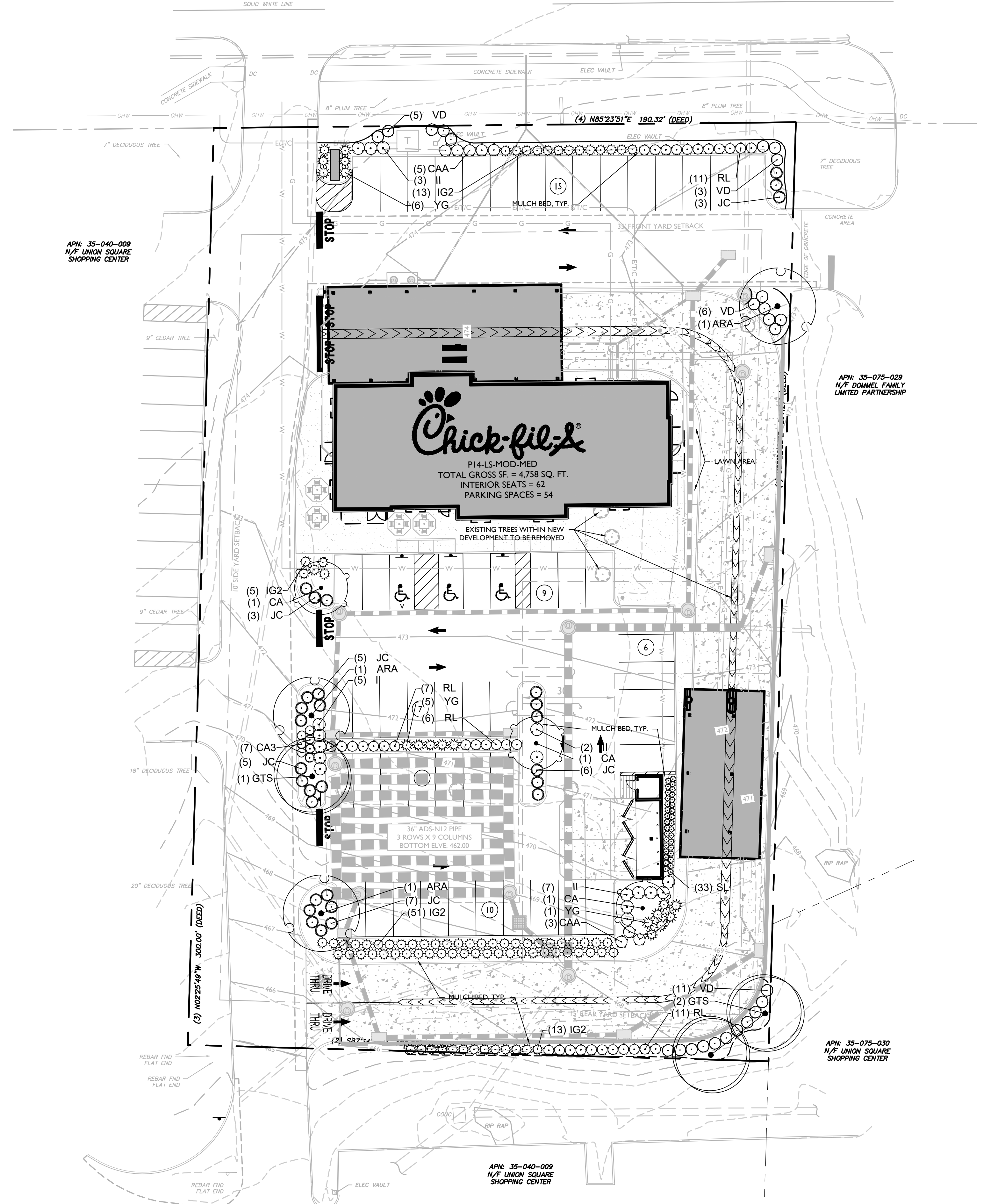
Preliminary
 80% Submittal
 For Construction

File No.: 21001871A
 Store : 5029
 Date : 05/04/22
 Drawn By: VFP
 Checked By: JRT

UNION DEPOSIT ROAD L.R. 22008
 (65' WIDE R.O.W. PER FILED MAP V-4, PAGE 56)
 (130' WIDE R.O.W. PER FILED MAP D-8, PAGE 73)



Chick-fil-A
 5200 Buffington Road
 Atlanta, Georgia
 30349-2998
 Telephone 404-765-8000



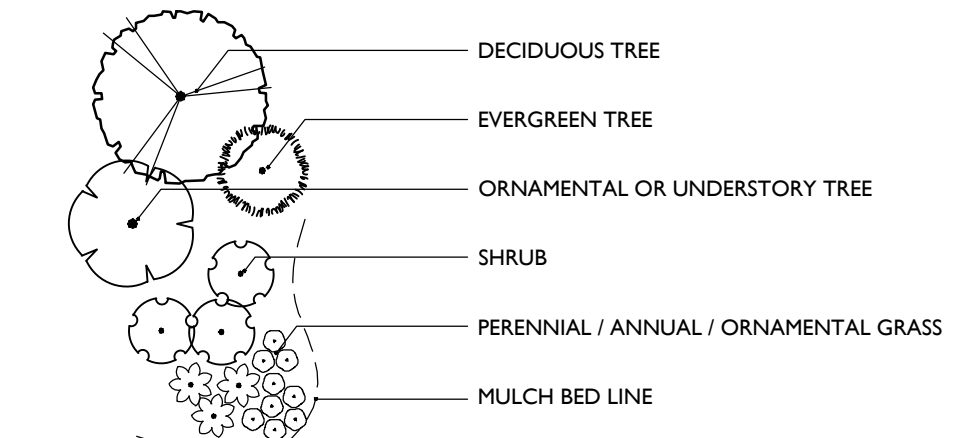
GENERAL NOTES

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 L 2 FOR GENERAL PLANTING NOTES AND LANDSCAPE DETAILS.
2. REFER TO THIS SHEET FOR PLANT SCHEDULE.
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 TRIANGLE OR SIGHT EASEMENT SHALL BE BRANCHED A MINIMUM OF 7'-00" ABOVE GRADE AND/OR APPROPRIATELY PRUNED TO BE 7'-00" 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.

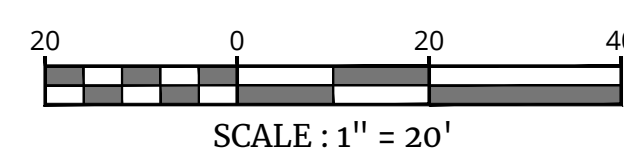
LANDSCAPE LEGEND



NOTES:
 1. LANDSCAPE SYMBOLS ON THE PLAN VARY AND MAY DEVIATE FROM THE LANDSCAPE LEGEND SYMBOLS SHOWN ABOVE.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	HEIGHT	REMARKS
ARA	3	Acer rubrum 'Armstrong'	Armstrong Red Maple	B & B	2.5-3' Cal	12-15' H	
CA	3	Carpinus caroliniana	American Hornbeam	B & B	2.5-3' Cal	12-15' H	Fall Digging Hazard
GTS	3	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	B & B	2.5' - 3' Cal.	12-15' H	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	HEIGHT	REMARKS
CAA	8	Ceanothus americanus	New Jersey Tea	5 gal	24-30"		
CA3	7	Clethra alnifolia	Summersweet Clethra	5 gal	24-30"		
RL	35	Rhododendron x 'Golden Lights'	Golden Lights Azalea	5 gal	24-30"		
VD	25	Viburnum dentatum 'Arrowwood'	Arrowwood Viburnum	7 gal	30-36"		
YG	18	Yucca filamentosa 'Golden Sword'	Adam's Needle	3 gal	15-18"		
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	HEIGHT	REMARKS
II	17	Ilex glabra	Inkberry Holly	5 gal	24-30"		
IG2	82	Ilex glabra 'Compacta'	Compact Inkberry Holly	5 gal	24-30"		
JC	29	Juniperus conferta	Shore Juniper	3 gal	15-18"		
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	HEIGHT	REMARKS
SL	33	Schizachyrium scoparium	Little Bluestem Grass	5 gal			



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PRELIMINARY & FINAL
 MAJOR SITE PLAN
 LANDSCAPE PLAN
 DWG EDITION 2.0
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Sheet

L 1

2021/10/07/11/Engineering/Drawings/Engineering/Chick-fil-A/5200 Buffington Rd - L.Landscape Plan By: JRT

GENERAL PLANTING NOTES

LAND-GENL-PLNT-NOTE

10/14/2021

A. GENERAL

1. THIS PLAN SHALL BE USED FOR LANDSCAPE PLANTING PURPOSES ONLY. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES AND STRUCTURES. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANTING INSTALLATION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITIES MARKOUTS AND COMPLIANCE WITH ALL FEDERAL, STATE, OR LOCAL CODES, LAWFUL ORDERS OR REGULATIONS GOVERNING THIS WORK.
3. OWNER OR HIS/HER REPRESENTATIVE SHALL BE NOTIFIED PRIOR TO BEGINNING PLANTING OPERATIONS.

B. PLANT MATERIAL

1. **PLANT MATERIAL:**
 - 1.1. PLANT MATERIAL SHALL CONFORM WITH THE ANSI Z60.1-2014 'AMERICAN STANDARD FOR NURSERY STOCK' AS PUBLISHED BY AMERICANHORT IN REGARD TO QUALITY, SIZE OF PLANTING, SPREAD OF ROOTS, SIZE OF ROOTBALL, AND BRANCHING PATTERN.
 - 1.2. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS, AND FREE FROM DEFECTS, INJURY, DISEASE, AND/OR INFESTATION, WITH ROOT BALLS INTACT.
 - 1.3. ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AT THE NURSERY. THE PLANT MATERIAL SHALL BE PLANTED AT THE SAME LEVEL WHEN PLANTED.
 - 1.4. PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY TO THE SITE. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS TO PROTECT THE PLANT MATERIAL FROM DAMAGE PRIOR TO INSTALLATION.
 - 1.5. THE LANDSCAPE ARCHITECT OR OWNER SHALL HAVE THE RIGHT, AT ANY STAGE OF THE OPERATION, TO REJECT ANY AND ALL PLANT MATERIAL WHICH IN THEIR OPINION DOES NOT MEET THE REQUIREMENTS OF THESE PLANS.
2. **PLANT QUANTITIES:** THE LANDSCAPE PLAN SHOULD TAKE PRECEDENCE OVER THE PLANT SCHEDULE IF ANY PLANT DISCREPANCIES OCCUR.
3. **PLANT SIZE:** THE CONTRACTOR SHALL FURNISH PLANT MATERIAL IN THE CALIPER, HEIGHT, SIZE OR SPREAD INDICATED IN THE PLANT SCHEDULE.
4. **SUBSTITUTIONS:** NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITH REGARD TO SIZE, SPECIES, OR VARIETY WITHOUT WRITTEN PERMISSIONS OF THE MUNICIPALITY, LANDSCAPE ARCHITECT, OR OWNER. WRITTEN PROOF OF THE PLANT MATERIAL UNAVAILABILITY MUST BE DOCUMENTED BY THE CONTRACTOR.
5. **GUARANTEE:** PLANT MATERIAL SHALL BE GUARANTEED FOR **ONE (1) YEAR** AFTER THE DATE OF FINAL ACCEPTANCE. ANY PLANT MATERIAL THAT IS DEAD WITHIN THAT TIME PERIOD SHALL BE REMOVED, INCLUDING STUMP, AND REPLACED WITH A SIMILAR SIZE AND SPECIES AT THE EXPENSE OF THE CONTRACTOR WITHIN **ONE YEAR OR ONE** GROWING SEASON. TREE STAKES AND ARBOR TIES SHALL BE REMOVED AT THE END OF THE GUARANTEE PERIOD.

C. TOPSOIL REQUIREMENTS:

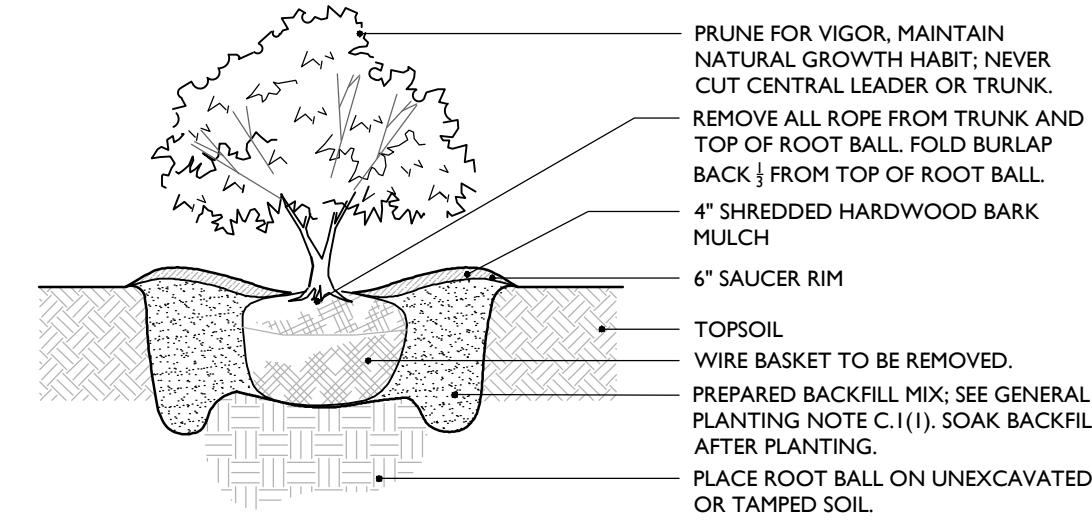
1. **TOPSOIL REQUIREMENTS:** SEE NJDOT SECTION 917 FOR REFERENCE AND SOIL ADDITIVES.
 - 1.1. UNACCEPTABLE TOPSOIL SOURCES: DO NOT OBTAIN TOPSOIL FROM THE FOLLOWING SOURCES: AREAS CONTAINING CHEMICALLY CONTAMINATED SOILS, AREAS FROM WHICH THE ORIGINAL SURFACE HAS BEEN STRIPPED OR COVERED OVER, SUCH AS BORROW PITS, OPEN MINES, DEMOLITION SITES, DUMPS, LANDFILLS, NO TOPSOIL FROM WET EXCAVATION OR ACID PRODUCING SOILS.
 - 1.2. TOPSOIL SHALL BE UNIFORM QUALITY, FREE FROM HARD CLODS, STIFF CLAY, HARD PAN, SODS, LARGE STONE, CEMENT, ASH, SLAG, CONCRETE, TAR, BOARDS, CHIPS, MULCH, OR ANY OTHER UNDESIRABLE MATERIALS. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION.
 - 1.3. TOPSOIL PH REQUIREMENTS ARE AS FOLLOWS: PH < 4.1 TOPSOIL IS UNACCEPTABLE. 4.1 ≤ PH < 5.8 ADD PULVERIZED LIME TO INCREASE THE PH TO 6.5 BEFORE USE. 5.8 ≤ PH < 7.0 TOPSOIL IS ACCEPTABLE. NO REMEDIATION NEEDED. 7.0 ≤ PH < 7.2 DECREASE PH TO AT LEAST 6.8 BEFORE USE. PH ≥ 7.2 TOPSOIL IS UNACCEPTABLE.
 - 1.4. ORGANIC CONTENT: ENSURE THAT TOPSOIL HAS A MINIMUM ORGANIC CONTENT OF 2.75% BY WEIGHT. IF THE ORGANIC CONTENT IS LESS THAN 2.75%, INCREASE THE ORGANIC CONTENT BY ADDING SOIL ADDITIVES AT A RATE NECESSARY TO ATTAIN THE MINIMUM ORGANIC CONTENT. THE ORGANIC CONTENT SHALL NOT EXCEED 8% BY WEIGHT AND SHALL BE SAMPLED IN ACCORDANCE WITH THE ASSOCIATION OF AGRICULTURAL CHEMISTS.
 - 1.5. GRADATION/PARTICLE SIZE: PROVIDE TOPSOIL CONFORMING TO THE PARTICLE SIZE REQUIREMENTS IN TABLE 917.01-2 AND THAT HAS NO MORE THAN 20 PERCENT RETAINED ON A NO. 10 SIEVE WHEN MECHANICALLY GRADED. THE DEPARTMENT WILL DETERMINE THE PARTICLE SIZE DISTRIBUTION FOR THE PORTION OF THE TOPSOIL PASSING THE NO. 10 SIEVE USING HYDROMETER ANALYSIS ACCORDING TO AASHTO T 88, SAND (20 MM TO 0.075 MM) 40 - 80% COMPOSITION. SILT (0.075 MM TO 0.0075 MM) 0 - 30% COMPOSITION. CLAY (0.0075 MM AND SMALLER) 10 - 30% COMPOSITION.
2. **PREPARATION OF SUBGRADE:**
 - 2.1. HOLLOW, DEPRESSIONS, AND GULLIES SHALL BE FILLED WITH ACCEPTABLE SANDY LOAM AS OUTLINED ABOVE OR SOIL AS DESCRIBED HEREON. SOIL TO BE ONE PART EACH OF TOPSOIL, MOISTENED PEAT MOSS, AND PARENT MATERIAL.
 - 2.2. LOOSEN SUBSOIL BY SCARIFYING, RIPPING OR TILLING USING DISKS, HARROWS OR OTHER SUITABLE EQUIPMENT TO A DEPTH OF 4'-6" IMMEDIATELY BEFORE PLACING ANY TOPSOIL. REPEAT IN AREAS WHERE SEED OR PLANTINGS ARE PROPOSED AND THERE HAS BEEN COMPACTED SOIL.
3. **TESTING AND APPROVAL OF SOILS:**
 - 3.1. THE CONTRACTOR SHALL SUBMIT A CERTIFIED REPORT SHOWING THE ANALYSIS OF REPRESENTATIVE SAMPLES OF TOPSOIL. TESTING SHALL BE PERFORMED BY Rutgers COOPERATIVE RESEARCH & EXTENSION TESTING LABORATORIES OR EQUIVALENT AS APPROVED BY STATE AND LOCAL REGULATIONS. PRICE BID SHALL INCLUDE ALL INSPECTION AND LABORATORY FEES.

D. PLANTING PROCEDURES

1. **PLANTING BEDS:**
 - 1.1. PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING PITS WITH SOILS AS OUTLINED IN SECTION C PRIOR. BACKFILL SOIL TO BE AT MINIMUM ONE PART EACH OF TOPSOIL, MOISTENED PEAT MOSS, AND PARENT MATERIAL.
 - 1.2. PLANTING BEDS SHALL RECEIVE FOUR (4) INCHES OF DOUBLE SHREDDED HARDWOOD MULCH AND TREATED WITH A PRE-EMERGENT HERBICIDE. NO MULCH SHALL COME IN DIRECT CONTACT WITH ROOT FLARE/COLLAR. UNDER NO CIRCUMSTANCES SHALL THE ROOT CROWN BE BURIED.
 - 1.3. SHRUB PASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS.
2. **PLANT LOCATIONS:** THE LOCATION OF ALL PLANT MATERIAL INDICATED ON THE LANDSCAPE PLANS ARE APPROXIMATE. THE FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BEDLINES SHALL BE DETERMINED IN THE FIELD AT THE TIME OF INSTALLATION FOLLOWING THE BASIC INTENT OF THE APPROVED PLANS, UNLESS THERE IS A SPECIFIC DIMENSION OR LOCATION SHOWN.
3. **PLANTING DATES:** PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICES. PLANTING SEASONS ARE DEFINED AS MARCH 15 THROUGH MAY 15 AND SEPT 15 THROUGH NOV 15. PLANTING IS ACCEPTABLE DURING THE WINTER MONTHS IF WEATHER PERMITS AND THE GROUND IS NOT FROZEN, AND IN THE SUMMER IF SUPPLEMENTAL WATERING IS PROVIDED. SOIL MUST BE FROST FREE, FRIABLE, AND NOT MUDDY AT TIME OF PLANTING.
4. **PLANTING METHODS:**
 - 4.1. LOCAL ORDINANCES/TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. PLANT MATERIAL SHALL BE PROPERLY GUYED, STAKED, AND PLANTED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS.
 - 4.1.1. STAKES SHALL BE EIGHT TO TEN FEET LONG, OF SOUND, DURABLE UNFINISHED LUMBER CAPABLE OF WITHSTANDING ABOVEGROUND AND UNDERGROUND CONDITIONS DURING THE PERIOD OF GUARANTEE WITH TOP AND BOTTOM DIMENSIONS OF TWO INCHES BY TWO INCHES IN DIAMETER.
 - 4.1.2. THREE STAKES SHALL BE EQUALLY SPACED ABOUT THE TREE IN A TRIANGULAR FASHION AND SHALL BE DRIVEN VERTICALLY INTO THE GROUND 2 1/2 TO 3 FEET IN A MANNER THAT DOES NOT INJURE THE ROOT BALL.
 - 4.1.3. TREES SHALL BE FASTENED TO EACH STAKE AT A HEIGHT OF FIVE FEET BY MEANS OF ARBOR TIE TREE TIE (1/2" WIDE RECOMMENDED FOR TREES UP TO 2 1/2 INCHES IN CALIPER).
 - 4.2. SET PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT AFTER SETTLEMENT A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANTS IN CENTER OF PIT.
 - 4.3. AT TIME OF INSTALLATION, THE CONTRACTOR SHALL WATER NEWLY INSTALLED PLANT MATERIAL. THE CONTRACTOR SHALL PROVIDE REGULAR WATERING TO ENSURE THE ESTABLISHMENT, GROWTH, AND SURVIVAL OF ALL PLANTS.
 - 4.4. B&B PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOTBALL ONLY. PLANTS WITH BROKEN, SPLIT, OR DAMAGED ROOTBALLS SHALL BE REJECTED.
 - 4.5. CORD BINDING OF ALL B&B PLANTS SHALL BE CUT AND REMOVED, ALONG WITH THE BURLAP OF THE UPPER 1/3 OF THE ROOT BALL. ALL WIRE BASKETS ARE TO BE REMOVED PRIOR TO BACKFILLING PLANTING PIT.

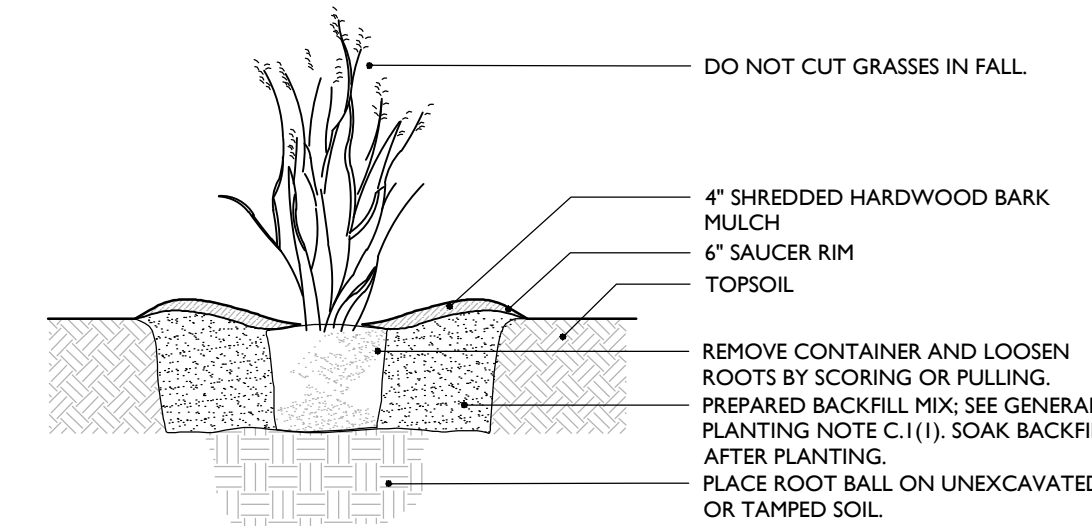
E. MAINTENANCE

1. **PRUNING:**
 - 1.1. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL DEAD WOOD OR SUCKERS AND ALL BROKEN OR BADLY BRUISED BRANCHES SHALL BE REMOVED. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
 - 1.2. SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD NOT BE BRANCHED LOWER THAN 7'-0" ABOVE GRADE. PLANT MATERIAL LOCATED WITHIN SIGHT TRIANGLE EASEMENTS SHALL NOT EXCEED A MATURE HEIGHT OF 30' ABOVE THE ELEVATION OF THE ADJACENT CURB. STREET TREES PLANTED IN SIGHT TRIANGLE EASEMENTS SHALL BE PRUNED TO NOT TO HAVE BRANCHES BELOW 7'-0".
 - 1.3. THE CENTRAL LEADER SHALL NOT BE CUT OR DAMAGED.
2. **LAWN AREAS:**
 - 2.1. THE LANDSCAPE CONTRACTOR SHALL TEST THE SOIL TO CONFIRM SUITABILITY FOR THE PROPOSED SEED MIX AND SUPPLEMENT AS REQUIRED TO MEET THE REQUIRED PH & NUTRIENT LEVELS.
 - 2.2. ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED UNLESS OTHERWISE INDICATED ON THE LANDSCAPE PLANS. SEED SHALL BE IN ACCORDANCE WITH THE LAWN SEED MIX NOTES AND THE SOIL EROSION AND SEDIMENT CONTROL DISTRICTS SEED SPECIFICATIONS AS NOTED ON THE SOIL EROSION AND SEDIMENT CONTROL DETAILS SHEET.
 - 2.3. SOD, IF SPECIFIED, SHALL CONSIST OF A STATE CERTIFIED MIXTURE. ALL DISTURBED AREAS INDICATED AS LAWN OR SOD SHALL BE TOPSOILED, LIMED, AND FERTILIZED & FINE GRADED PRIOR TO LAWN INSTALLATION.
3. **EXISTING VEGETATION:** EXISTING TREES AND SHRUBS TO BE PRESERVED ON SITE SHALL BE PROTECTED AGAINST CONSTRUCTION DAMAGE BY SNOW FENCING. FENCING SHALL BE PLACED OUTSIDE THE INDIVIDUAL TREE CANOPY. TREES TO REMAIN SHALL BE IDENTIFIED IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION, GRADING, OR CLEARING. EXISTING VEGETATION BEING PRESERVED AND LOCATED AT THE EDGE OF THE NEW TREELINE SHALL BE PRUNED AND TRIMMED TO REMOVE ALL DEAD, DAMAGED, OR DISEASED BRANCHES.
4. **SITE CLEANUP:** PLANTING DEBRIS (WIRE, TWINE, RUBBERHOSE, BACKFILL, ETC.) SHALL BE REMOVED FROM THE SITE AFTER PLANTING IS COMPLETE. THE PROPERTY IS TO BE LEFT IN A NEAT, ORDERLY CONDITION IN ACCORDANCE WITH ACCEPTED PLANTING PRACTICES.



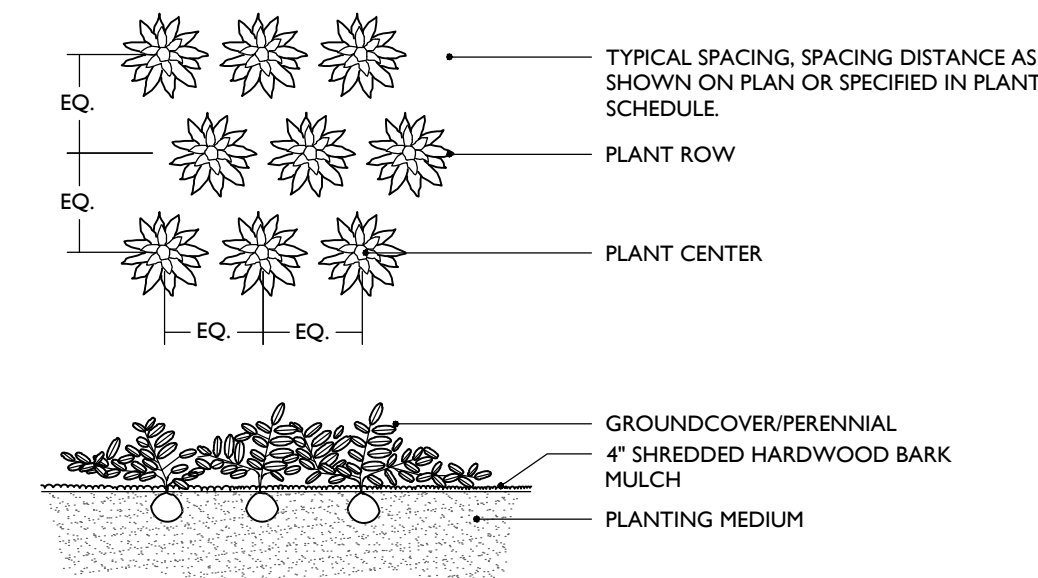
- NOTES:**
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
 2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

SHRUB PLANTING DETAIL



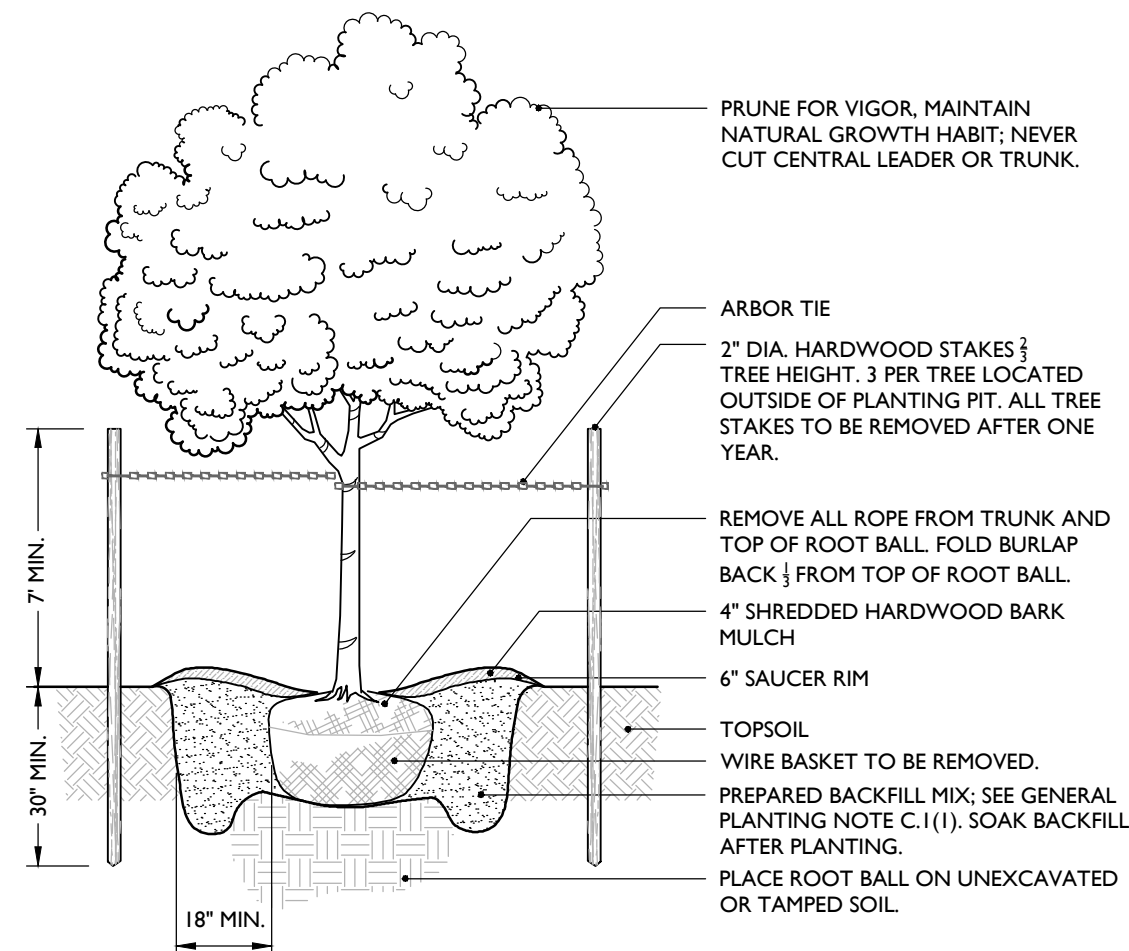
- NOTES:**
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
 2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

ORNAMENTAL GRASS PLANTING DETAIL



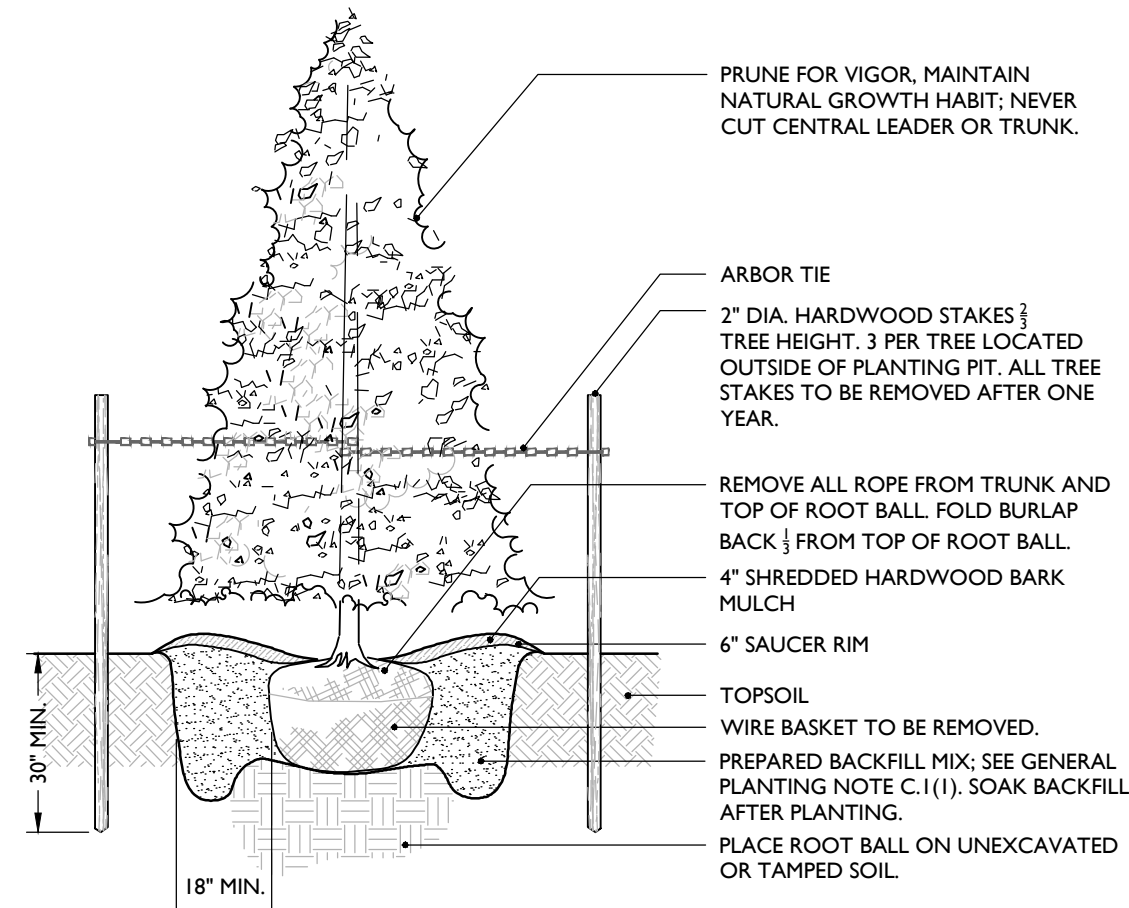
- NOTES:**
1. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

GROUND COVER/PERENNIAL PLANTING DETAIL



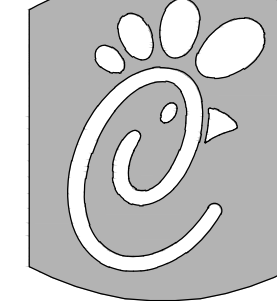
- NOTES:**
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
 2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

DECIDUOUS TREE PLANTING DETAIL



- NOTES:**
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
 2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.


EVERGREEN TREE PLANTING DETAIL



5200 Buffington Road
Atlanta, Georgia
30349-2998
Telephone 404-765-8000

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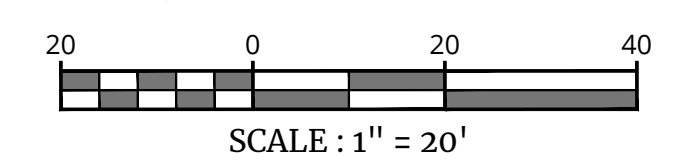
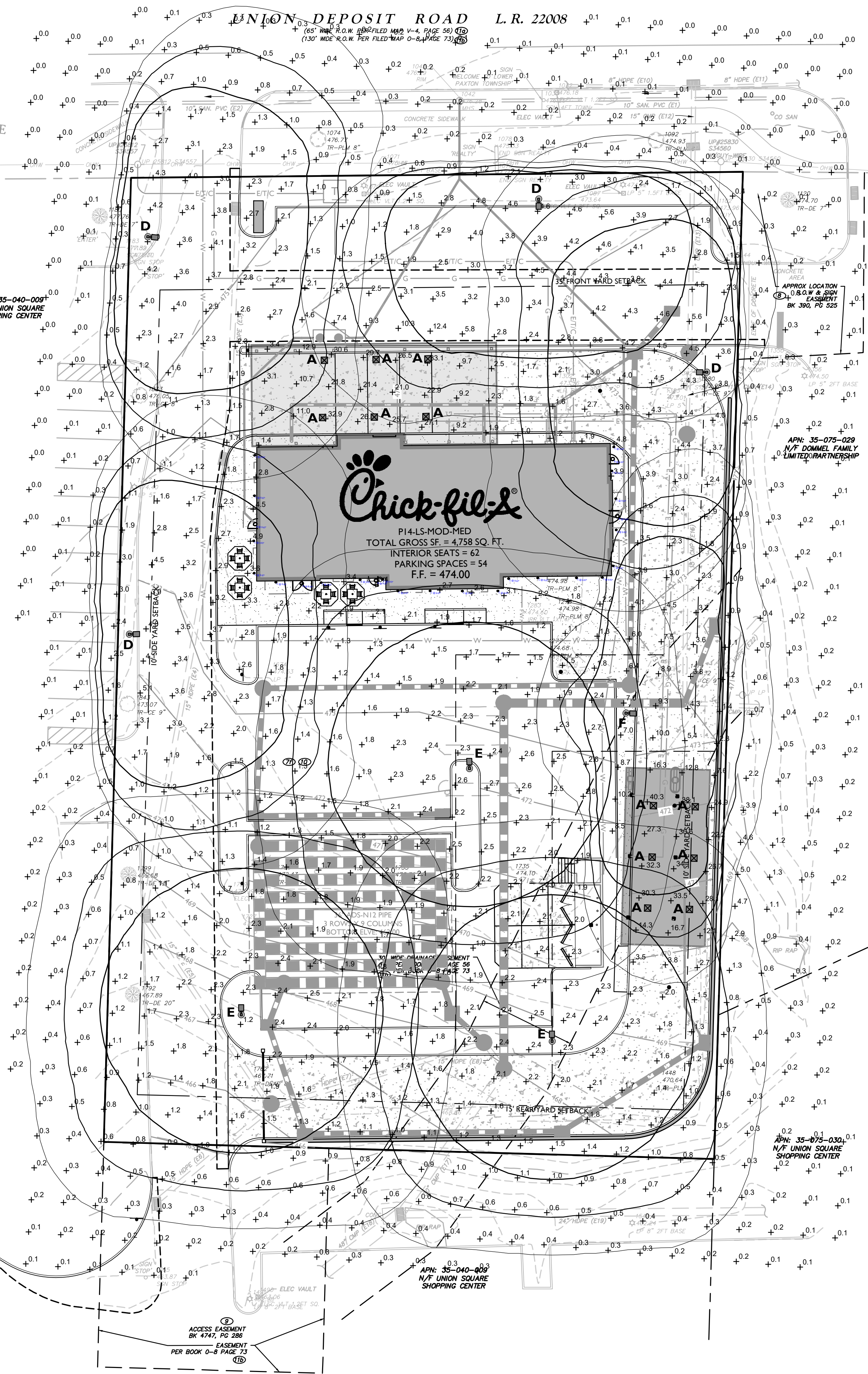
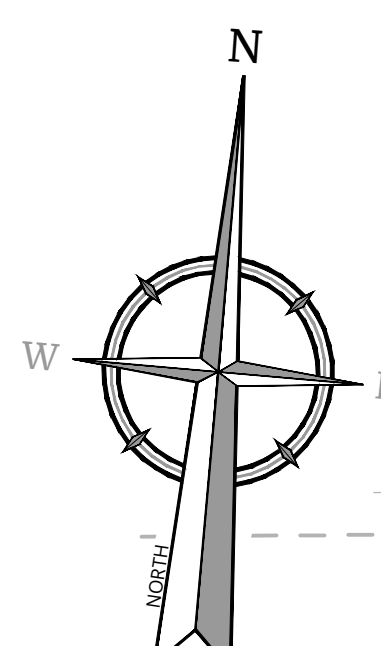


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Scottsdale® Legacy (CRUS)
LED Canopy Luminaire

Overview:
Luminaire Package: 6500-22,000
Wattage Range: 61-159
Efficacy Range (LPW): 95-148
Weight (Back): 27 (23.2)

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FEATURES & SPECIFICATIONS:
Construction:
• Features a ultra-slim 3/4" profile die-cast housing with flat glass lens. LHM is water resistant, sealed and IP67 rated. Integral designed heat sink does not trap dirt and grime, ensuring cool running performance over the life of the fixture.
• Standard color is white and is finished with LSI's Dur-Grip® polyester powder coat process. Dur-Grip withstands extreme weather changes without cracking or peeling.
• Luminaire assembly incorporates a pressure stabilizing vent/breather to prevent seal fatigue and failure.
Optical System:
• Features an array of select, mid-power, high brightness, high efficiency LED chips; 3000K, 4000K, 5000K color temperature.
• Choice of symmetrical or asymmetrical, which directs light through a clear, tempered glass lens, to provide a uniform distribution.
• Five Luminaire Packages: VLM (9,000), LW (10,000), IS (13,000), HD (18,000), VHD (22,000).
Electrical:
• High performance factory programmable driver features over-voltage, under-voltage, short-circuit and over-temperature protection with integral surge protection that meets IEEE C62.41.2 and ANSI C82.77-5 Location Category C Low standards. Additional surge protection device meets a minimum Category C Low standards per ANSI IEEE C82.41.23.
• Driver components are fully enclosed in potting to reduce resistance. Complies with IEC and FCC standards, 0-10V dimming supplied standard with all drive currents.
• Die-cast aluminum, wet location rated of electrical enclosures is elevating above canopy deck to prevent water entry, providing easy "knock-out" connection of primary wiring and contributes to attaining the lowest operating temperatures.
• Universal voltage power supply 100-277 VAC, 50/60 HZ and 347-480 VAC, 50/60 HZ, 1-phase.
• AEC to 50°C (40°F to 122°F) ambient operating temperature.
• Minimum 60,000 to 100,000 hours depending upon the ambient temperature of the installation location. See LSI website for specific guidance.
Hazardous Location:
• Designed for lighter than air fuel applications. Product is suitable for Class 1 Divisions 2 only when properly installed per LSI installation instructions. See fan-industries.com for specific guidance. LW

FIXTURE 'A'

Lumark

DESCRIPTION:
The Fixwell LED area, site luminaire combines optimal performance, energy efficiency and long term reliability in an advanced, patent pending modern design. Utilizing the latest LED technology, the Fixwell luminaire delivers unparalleled uniformity resulting in greater pole spacing. A versatile mount standard arm facilitates ease of installation for both retrofit and new installations. With energy savings greater than 82%, the Fixwell fixture requires 150-400W metal halide luminaire in general area lighting applications such as parking lots, walkways, roadways and building areas.

SPECIFICATION FEATURES:
Construction:
Construction is comprised of a heavy-duty, single-piece die-cast aluminum housing. The LED drivers are mounted in direct contact with the casting to promote low operating temperatures and long life. The die-cast aluminum housing is finished with a powder coat process to provide access to the driver if replacement is required. A one-piece aluminum gasket seals the door to the fixture housing. The optics is mounted on a versatile, aluminum plate that dissipates heat from the LEDs resulting in longer life of the fixture. The fixture is IP66 and is vibration rated (ANSI C136.31) to insure strength of construction and longevity in the selected application.
Optics:
Precision molded, high efficiency optics are precisely designed to shape the distribution, maximizing efficiency and application spacing. Available in Type III, IV, V and V distribution with luminaire packages ranging from 8,100 to 18,000 nominal lumens. Light engine configurations consist of 1 or 2 high efficiency LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life up to 120,000 hours at 25°C per ENEC TM-21. For the ultimate level of spill light control, an optional house side shield accessory can be field or stock available.
Electrical:
LED drivers are mounted to the fixture for optimal heat sinking and ease of maintenance. Thermal management incorporates direct conduction and convection to contact with the casting to promote low operating temperatures and long life. The die-cast aluminum housing is finished with a powder coat process to provide access to the driver if replacement is required. A one-piece aluminum gasket seals the door to the fixture housing. The optics is mounted on a versatile, aluminum plate that dissipates heat from the LEDs resulting in longer life of the fixture. The fixture is IP66 and is vibration rated (ANSI C136.31) to insure strength of construction and longevity in the selected application.
Optics:
Precision molded, high efficiency optics are precisely designed to shape the distribution, maximizing efficiency and application spacing. Available in Type III, IV, V and V distribution with luminaire packages ranging from 8,100 to 18,000 nominal lumens. Light engine configurations consist of 1 or 2 high efficiency LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life up to 120,000 hours at 25°C per ENEC TM-21. For the ultimate level of spill light control, an optional house side shield accessory can be field or stock available.
Housing and cast parts finished in fine-rip epoxy TSC polyester powder coat paint. 2.5 mil nominal thickness for superior protection against fade and water. Standard color is white, grey, black, dark platinum and graphite metallic.
Warranty:
Five-year warranty.

FIXTURES 'D', 'E', 'F' & 'G'

SCHEDULE

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiple	LLF	Wattage	Efficiency
☒	A	12	LSI INDUSTRIES, INC.	CRUS-SC-LED-VLW-30	CRUS-SC-LED-VLW-30-ies		1	CRUS-SC-LED-VLW-30-ies	8574	1	0.95		100%
⊙	B	5	EATON - HALO (FORMER COOPER LIGHTING)	SLD405830WH	HALO 4 INCH SURFACE LED DOWNLIGHT	LED 80CRI / 3000K CCT	1	SLD405830WH-ies	750	1	0.95		100%
●	C	21	PROGRESS	P5675-3130K	5" 17W LED Direct/Indirect Cylinder	2-3000K LED Modules	1	PROG_P5675-3130K-ies	829	1	0.95		100%
⊕	D	4	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-660-D-UNV-T4-BZ-HSS	PREVAIL AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K LEADS, HIGH OUTPUT AND TYPE IV OPTICS, BRONZE PAINTED FINISH		2	PRV-660-D-UNV-T4-BZ-HSS-ies	8629	1	0.95		100%
⊕	E	3	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-660-D-UNV-T5-BZ	PREVAIL AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K LEADS, HIGH OUTPUT AND TYPE V OPTICS, BRONZE PAINTED FINISH		2	PRV-660-D-UNV-T5-BZ-ies	9814	1	0.95		100%
⊕	F	1	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-660-D-UNV-T2-BZ	PREVAIL AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K LEADS, HIGH OUTPUT AND TYPE II OPTICS, BRONZE PAINTED FINISH		2	PRV-660-D-UNV-T2-BZ-ies	9416	1	0.95	9416.44	100%

PROGRESS LIGHTING

Cylinder

DESCRIPTION:
6" width/depth light wall cylinders are ideal for a wide variety of interior and exterior applications including residential and commercial. The aluminum cylinders offer a contemporary design with its sleek cylindrical form and elegant face and clear resistant Acrylic Bronze Finish, perfect for today's inspired exteriors. With over 2,500 lumens both up and down the LED Cylinders unite performance, energy savings and safety benefits. Provide even illumination up and down. Specify P56046 top cover lens for use in wet locations.

SPECIFICATIONS:
• Acrylic Bronze Finish
• Powder coat finish
• Die-cast aluminum construction with durable powder coated finish
• 3 x 30 lumens (6 lumens/foot per module (60watts))
• 3000K color temperature, 50-CRI
• Meets California Title 24 high efficacy requirements for outdoor use only.
• Dimmable to 100% brightness (See Dimming Notes)
• Not pre-wired a standard 4" recessed outlet box 4.5 in W, 4.3 in H, 2.34 in depth
• Mounting studs for outlet box included
• 6 in of wire supplied

PERFORMANCE:
Number of Modules: 2
Input Power: 28 W
Input Voltage: 120 V
Input Frequency: 60 Hz
Luminaire/LPF (Down Source): 182/14 (LM 82) per module
Luminaire/LPF (Up Source): 1300/44 (LM 82) per module
Luminaire/LPF (Delivered): 1199/13 (LM 79)
CRI: 90 CRI
Life (hours): 60000 (L70TM-21)
EM (RE): FCC Title 47, Part 15, Class B
Max. Operating Temp: 50°C
Warranty: 5 Year Limited Warranty
Label: eScales Lamp Location Listed

Dimensions:
Width: 6 in
Height: 8 in
Depth: 8.75 in
H/CRI: 6 in

701 Millennium Blvd, Greenville, South Carolina 29607
www.progresslighting.com
Rev. 07/20

FIXTURE 'C'

DESCRIPTION:
The Fixwell LED area, site luminaire combines optimal performance, energy efficiency and long term reliability in an advanced, patent pending modern design. Utilizing the latest LED technology, the Fixwell luminaire delivers unparalleled uniformity resulting in greater pole spacing. A versatile mount standard arm facilitates ease of installation for both retrofit and new installations. With energy savings greater than 82%, the Fixwell fixture requires 150-400W metal halide luminaire in general area lighting applications such as parking lots, walkways, roadways and building areas.

SPECIFICATION FEATURES:
Construction:
Construction is comprised of a heavy-duty, single-piece die-cast aluminum housing. The LED drivers are mounted in direct contact with the casting to promote low operating temperatures and long life. The die-cast aluminum housing is finished with a powder coat process to provide access to the driver if replacement is required. A one-piece aluminum gasket seals the door to the fixture housing. The optics is mounted on a versatile, aluminum plate that dissipates heat from the LEDs resulting in longer life of the fixture. The fixture is IP66 and is vibration rated (ANSI C136.31) to insure strength of construction and longevity in the selected application.
Optics:
Precision molded, high efficiency optics are precisely designed to shape the distribution, maximizing efficiency and application spacing. Available in Type III, IV, V and V distribution with luminaire packages ranging from 8,100 to 18,000 nominal lumens. Light engine configurations consist of 1 or 2 high efficiency LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life up to 120,000 hours at 25°C per ENEC TM-21. For the ultimate level of spill light control, an optional house side shield accessory can be field or stock available.
Electrical:
LED drivers are mounted to the fixture for optimal heat sinking and ease of maintenance. Thermal management incorporates direct conduction and convection to contact with the casting to promote low operating temperatures and long life. The die-cast aluminum housing is finished with a powder coat process to provide access to the driver if replacement is required. A one-piece aluminum gasket seals the door to the fixture housing. The optics is mounted on a versatile, aluminum plate that dissipates heat from the LEDs resulting in longer life of the fixture. The fixture is IP66 and is vibration rated (ANSI C136.31) to insure strength of construction and longevity in the selected application.
Optics:
Precision molded, high efficiency optics are precisely designed to shape the distribution, maximizing efficiency and application spacing. Available in Type III, IV, V and V distribution with luminaire packages ranging from 8,100 to 18,000 nominal lumens. Light engine configurations consist of 1 or 2 high efficiency LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life up to 120,000 hours at 25°C per ENEC TM-21. For the ultimate level of spill light control, an optional house side shield accessory can be field or stock available.
Housing and cast parts finished in fine-rip epoxy TSC polyester powder coat paint. 2.5 mil nominal thickness for superior protection against fade and water. Standard color is white, grey, black, dark platinum and graphite metallic.
Warranty:
Five-year warranty.

VERSATILE MOUNT SYSTEM
POLE MOUNT ARM
WALL MOUNT
MAST ARM MOUNT

POWER AND LUMENS

Light Engine	A19	A25	A40	A60
Maximal Power (Watts)	87W	87W	140W	100W
Input Current @ 277V (A)	0.49	0.39	1.23	1.34
Input Current @ 277V (A)	0.57	0.36	0.54	0.60
Input Current @ 240V (A)	0.56	0.36	0.48	0.54
Input Current @ 240V (A)	0.53	0.37	0.39	0.39

LUMEN MAINTENANCE

Ambient Temperature	3000K Hours*	4000K Hours*	5000K Hours*	Theoretical Life Hours*	Theoretical Life Hours**
25°C	> 95%	> 95%	> 95%	> 95%	> 250,000
30°C	> 95%	> 95%	> 95%	> 95%	> 250,000
35°C	> 95%	> 95%	> 95%	> 95%	> 250,000
40°C	> 95%	> 95%	> 95%	> 95%	> 250,000

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Atlanta, Georgia
30349-2998
Telephone 404-765-8000

Seal
CUSTOMER SATISFACTION REGISTERED PROFESSIONAL ENGINEER JUSTIN RYAN THORNTON PENNSYLVANIA LICENSE NUMBER: PE008279

Justin Ryan Thornton
PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER
LICENSE NUMBER: PE008279
COLLIER ENGINEERING & DESIGN, INC.

Colliers Engineering & Design
Doing Business as MASER
1501 Peachtree Street, Suite 302
Pittsburgh, PA 15223
Phone: 412.615.1590

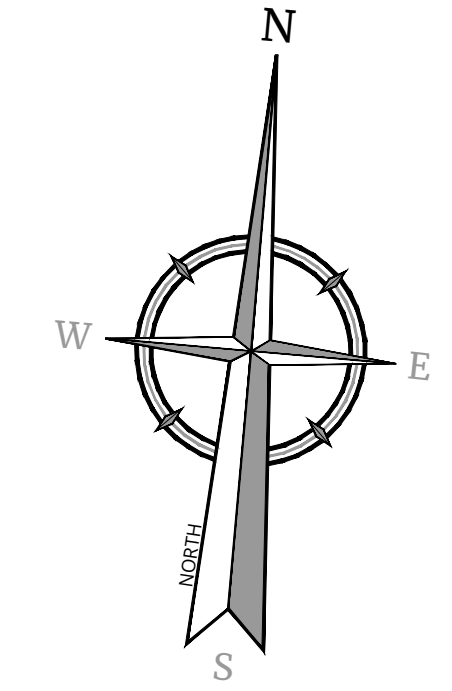
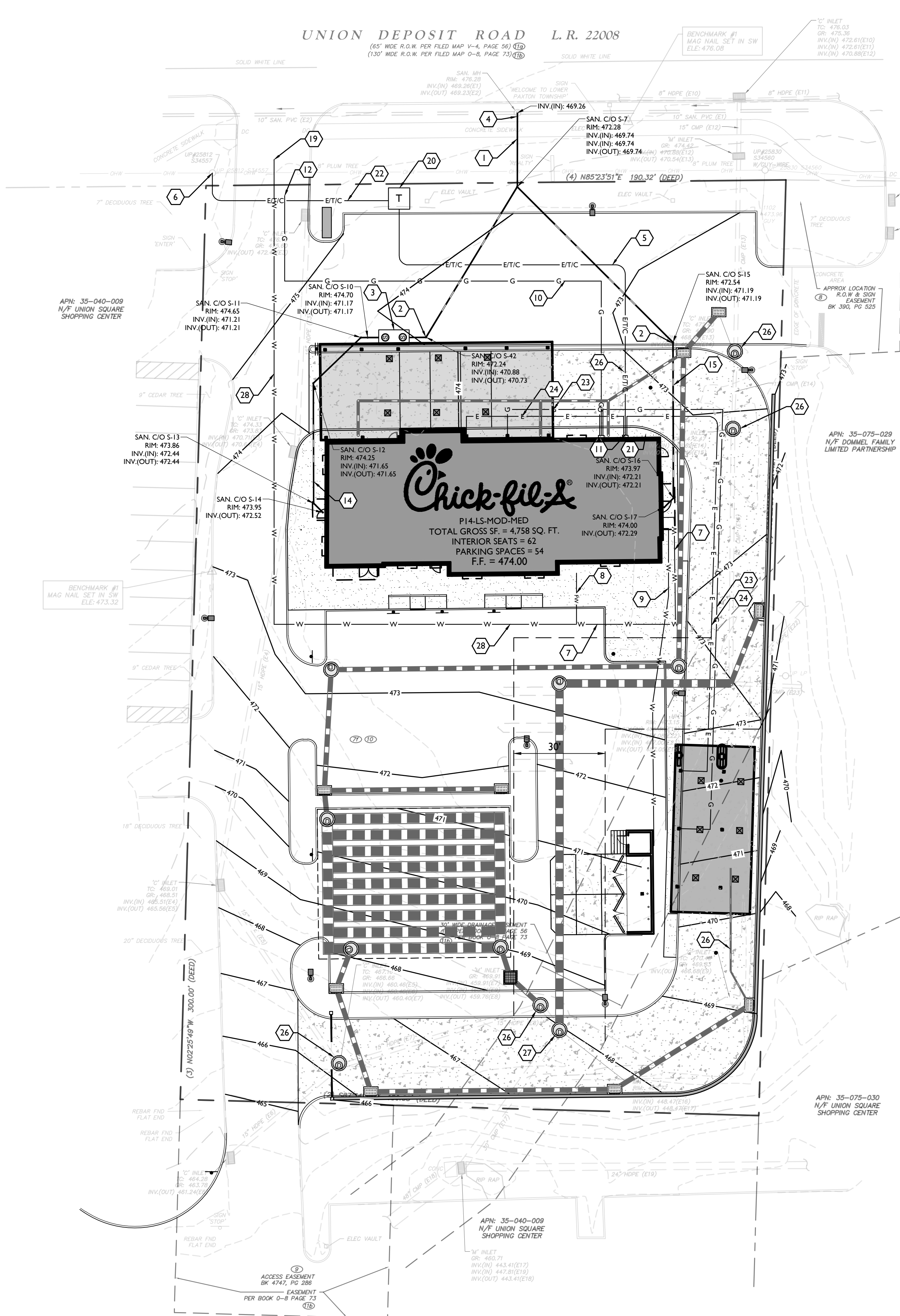
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PARCEL #/APN: 62-040-048-000-0000
SUSQUEHANNA TOWNSHIP
DAUPHIN COUNTY PENNSYLVANIA
PRELIMINARY & FINAL MAJOR SITE PLAN
LIGHTING PLAN
DWG EDITION 2.0
☐ Preliminary
☑ 80% Construction
☑ For Construction
File No.: 21001871A
Store: 5029
Date: 05/04/22
Drawn By: VFP
Checked By: JRT
Sheet

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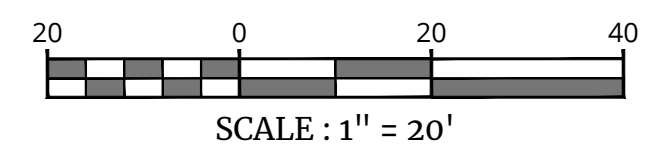
(65' WIDE R.O.W. PER FILED MAP V-4, PAGE 56) (12)
(130' WIDE R.O.W. PER FILED MAP O-8, PAGE 73) (12)



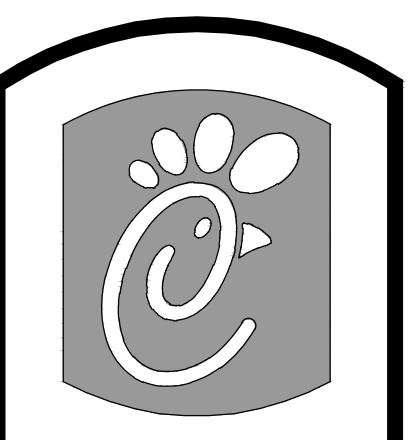
UTILITIES PLAN LEGEND

- 1 PROPOSED 4" PVC SDR 35 SAN LATERAL @ 2% MIN SLOPE
- 2 PROPOSED CLEAN-OUT (TYP)
- 3 PROPOSED EXTERIOR 1,500 GAL. GREASE TRAP
- 4 CONNECT TO EXIST SANITARY LINE
- 5 PROPOSED UNDERGROUND PRIMARY ELECTRIC/ TELEPHONE SERVICE
- 6 CONNECT TO EXISTING ELEC/TELE SERVICE
- 7 PROPOSED 2" TYPE K COPPER DOMESTIC LINE
- 8 PROPOSED 6" DIP FIRE LINE
- 9 PROPOSED 3/4" CW TO DUMPSTER POST HYDRANT
- 10 PROPOSED GAS LINE
- 11 PROPOSED GAS METER
- 12 CONNECT TO EXISTING GAS LINE
- 13 PROPOSED 4" SCH 40 PVC CONDUIT
- 14 PROP. 4" PVC SDR 35 KITCHEN WASTE LINE @ 2% MIN
- 15 PROP. 4" PVC SDR 35 RESTROOM WASTE LINE @ 2% MIN
- 16 PROPOSED 8" HDPE @ 1.0 % ROOF DRAIN (TYP)
- 17 PROPOSED 3" VENT LINE
- 18 PROPOSED WO-WAY CLEAN-OUT (TYP)
- 19 CONNECT TO EXISTING WATER SERVICE
- 20 PROPOSED TRANSFORMER
- 21 PROPOSED ELECTRIC PANEL
- 22 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.
- 23 PROPOSED CANOPY GAS LINE
- 24 PROPOSED CANOPY ELECTRIC LINE
- 25 PROPOSED 4" PVC CANOPY DRAIN @ 1% (TYP)
- 26 REPLACE EXISTING STORM INLET WITH STORM MANHOLE & RECONNECT ALL EXISTING PIPES
- 27 EXISTING STORM MANHOLE TO REMAIN
- 28 PROPOSED 6" DIP WATER SERVICE LINE

EXISTING		PROPOSED	
TRaverse LINE, CENTER LINE OR BASELINE (LABEL AS SUCH) 12+00 13+00			
LEGEND			
RIGHT OF WAY LINE			
PROPERTY LINE			
EDGE OF PAVEMENT			
FACE		FACE	
BACK		BACK	
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			
CATV			
WATER MAIN			
GAS MAIN			
TELEPHONE CONDUIT			
ELECTRIC CONDUIT			
SANITARY PIPE			
STORM PIPE			



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Seal

Justin Ryan Thornton
PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER
LICENSE NUMBER: PE0085719
COLLIER ENGINEERING & DESIGN, INC.

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PITTSBURGH, PA 15233
Phone: 412.618.5390

STORE 5029

PARCEL #/APN:
62-040-048-000-0000

SUSQUEHANNA
TOWNSHIP
DAUPHIN COUNTY
PENNSYLVANIA

PRELIMINARY & FINAL
MAJOR SITE PLAN

UTILITY PLAN
DWG EDITION 2.0
 Preliminary
 80% Submittal
 For Construction

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PS 1