PRELIMINARY-FINAL LAND DEVELOPMENT

FOR

PROVCO PINEGOOD CENTURY, LLC.

WAWA STORE NO. 8256

LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

920 CENTURY DRIVE
MECHANICSBURG, PENNSYLVANIA 17055

DRAWING LIST

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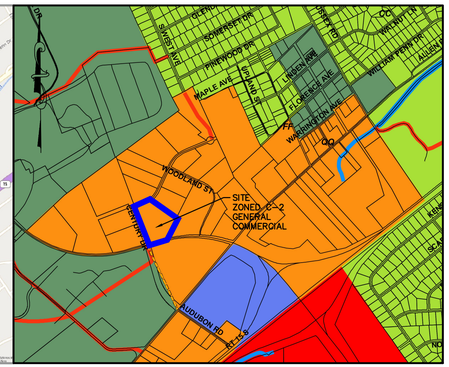
SITE DATA	
CENTURY DRIVE, LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA	
WAWA STORE NUMBER	8256
TOTAL TRACT AREA	2.345 AC.
WAWA LEASE AREA	2.345 AC.
PARKING	
NUMBER OF PARKING SPACES	50 SPACES (INCLUDING ADA/OVERSIZED)
NUMBER OF ADA SPACES	2 SPACES
NUMBERS OF OVERSIZED SPACES	2 OVERSIZED SPACES
BUILDING TYPE	W50FB–PA (6,049 S.F.)
CANOPY CONFIGURATION	STACKED
NUMBER OF M.P.D.S.	4 (4+1) & 4 (4+1+1)
CANOPY TYPE	SLOPED
SQ. FT. OF ASPHALT INSIDE ROW	35,799 SQ. FT.
SQ. FT. OF LAWN AREAS	32,273 SQ. FT.
SQ. FT. OF MULCH AREAS	7,017 SQ. FT.
SQ. FT. OF RIVER ROCK AREAS	1,184 SQ. FT.



LOCATION MAP

1000 00 1000 2000
SCALE IN FEET

SCALE: 1"=1000'



ZONING MAP

800 00 800 1600
SCALE IN FEET

SCALE: 1"=800'

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ERIC S. CLASE
ENGINEER
55713-E

Eric S. Clase

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
CORPORATE HEADQUARTERS
65 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 18901 • (215) 345-4330 • www.gilmore-assoc.com

APPLICANTS INFO:

PROVCO PINEGOOD CENTURY, LLC
795 EAST LANCASTER AVE.
SUITE 200, VILLANOVA, PA 19085
610–520–4572

PROJECT LOCATION:

920 CENTURY DRIVE
LOWER ALLEN TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA

TAX PARCEL:

13–24–0795–173

MUNICIPAL FILE No.:

2025–03

WAWA CONTACT INFORMATION:

WAWA, INC.
ATTN: MIKE SPIEGEL
260 BALTIMORE PIKE
RED ROOF OFFICE
MEDIA, PA 19063

AVOIDANCE MEASURE

1. THE PROPOSED PROJECT IS LOCATED IN THE VICINITY OF NORTHERN LONG–EARED BAT SPRING STAGING/FALL SWARMING HABITAT. TO ENSURE TAKE IS NOT REASONABLY CERTAIN TO OCCUR, DO NOT CONDUCT TREE REMOVAL FROM MAY 15 – AUGUST 15.
   1.1. IF TREE REMOVAL IS TO OCCUR DURING THIS TIME, A SPECIALIST SHALL PERFORM A PRESENCE/ABSENCE SURVEY IN COORDINATION WITH FISH & WILDLIFE SERVICES.

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

2308023 920 CENTURY DRIVE WAWA – FEBRUARY 16, 2026

PLAN DATE: April 21, 2025
LAST REVISED: February 16, 2026

SHEET NO.: 1 OF 33

C:\Autodesk Docs\ACCDocs\Gilmore and Associates\23080308_PROVCO_Wawa_920_Century_Dr_LD\Project Files\2024\23080308\DESIGN\CAD\Prod_Dwgs\23080823-08_Cover Sheet.dwg Layout: Cover Sheet Plotted By: lhess, on Thu Feb 26, 2026 at 9:27am

GENERAL NOTES:

1. PROPERTY KNOWN AS TAX MAP PARCEL 13-24-0795-173 AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF LOWER ALLEN, COUNTY OF CUMBERLAND, COMMONWEALTH OF PENNSYLVANIA.
2. CONTAINING 2.35 ACRES (102,467 SQ.FT.) MORE OR LESS.
3. THE BOUNDARY AND TOPOGRAPHY AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES, INC. IN DECEMBER OF 2024.
4. VERTICAL DATUM IS NAVD88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM

   HORIZONTAL DATUM IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD 83) ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM
5. BENCHMARK IS A CAPPED NAIL AT TE SOUTHWEST CORNER OF CENTURY DRIVE AND WESLEY DRIVE WITH AN ELEVATION OF 421.00.
6. FEMA FIRM MAP #42041C-0279-F, EFFECTIVE DATE SEPTEMBER 07, 2023, DESIGNATES THE SITE AS ZONE X; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
7. LOWER ALLEN TOWNSHIP ORDINANCES UTILIZED FOR THIS PROJECT INCLUDE:
   - ZONING ORDINANCE ADOPTED 07/13/2009, AMENDMENTS NOTED WHERE APPLICABLE;
   - SUBDIVISION AND LAND DEVELOPMENT ORDINANCE ADOPTED 08/23/2010, AMENDMENTS NOTED WHERE APPLICABLE.
8. DESIGNATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARK-OUTS BY UTILITY OWNERS, AND/OR ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/ FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THESE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.
9. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON OCTOBER 9, 2008, PENNSYLVANIA ACT 121.
10. ALL CONTRACTORS WORKING ON THE PROJECT SHALL BE RESPONSIBLE FOR INSURING THAT ALL CONSTRUCTION ACTIVITIES RELATED TO THE PROJECT ARE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) STANDARDS.
11. ALL CONSTRUCTION REQUIREMENTS AND MATERIAL SPECIFICATIONS SHALL BE IS ACCORDANCE WITH THE STANDARDS AND DETAILS OF LOWER ALLEN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCES, PADEP AND/OR PENNDOT FORM 408, LATEST EDITION, AND PA-UCC WHERE APPLICABLE.
12. NO STRUCTURES, FENCE, PLANTINGS, OR OTHER VISUAL OBSTRUCTION SHALL BE MAINTAINED ABOVE A VERTICAL PLANE 1.5 FEET ABOVE STREET LEVEL SO AS TO INTERFERE WITH TRAFFIC VISIBILITY WITHIN THE CLEAR SIGHT TRIANGLE SHOWN ON THE PLAN. THE CLEAR SIGHT TRIANGLE IS MEASURED 10 FEET IN BOTH DIRECTIONS FROM THE POINT OF INTERSECTION OF THE STREET LINE AND THE EDGE OF THE DRIVEWAY.
13. APPLICANT SHALL POST FINANCIAL GUARANTEE TO THE TOWNSHIP FOR TIMELY INSTALLATION AND PROPER CONSTRUCTION OF ALL STORMWATER MANAGEMENT FACILITIES. THE FINANCIAL GUARANTEE SHALL BE PROVIDED TO LOWER ALLEN TOWNSHIP PRIOR TO THE APPROVAL OF THE STORMWATER MANAGEMENT SITE PLAN.
14. THE PROJECT SURVEYOR SHALL VERIFY THAT THE MINIMUM SIGHT DISTANCE HAS BEEN PROVIDED PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY.
15. PLAN SHEETS 1 THRU 33 AS IDENTIFIED IN THE LIST OF DRAWINGS ON RECORD AT LOWER ALLEN TOWNSHIP SHALL BE CONSIDERED A PART OF THE APPROVED PLAN SET AS IF RECORDED WITH SAME.
16. PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF PROPOSED STORMWATER MANAGEMENT FACILITIES AND STORMWATER DRAINAGE SYSTEM.
17. REFER TO "POST-CONSTRUCTION STORMWATER MANAGEMENT (PCSM) REPORT AND "EROSION & SEDIMENT CONTROL (E&S) REPORT, DATED APRIL 21, 2025, LAST REVISED FEBRUARY 16, 2026 FOR ADDITIONAL DESIGN INFORMATION AND CALCULATIONS. THESE REPORTS AND CALCULATIONS ARE HEREBY MADE A PART OF THESE APPROVED PLANS BY REFERENCE.
18. NO TOPSOIL SHALL BE REMOVED FROM THE SITE.
19. THE PROJECT IS LOCATED IN THE CEDAR RUN WATERSHED.
20. RECEIVING WATERCOURSES: CEDAR RUN (DP- 001 AND DP-002). ALL HAVE A CHAPTER 93 RECEIVING WATER CLASSIFICATION OF CWF, MF (COLD WATER FISHES, MIGRATORY FISHES).
21. AS AS-BUILT PLAN OF THE MRC STORMWATER FACILITY SHALL BE SUBMITTED TO THE TOWNSHIP ENGINEER PRIOR TO ADDITIONAL SITE ACTIVITIES. A FINAL AS-BUILT PLAN INCLUDING, BUT NOT LIMITED TO, BUILDING, CURBING, STRUCTURES, UTILITIES, AND STORMWATER FACILITIES, SHALL BE PROVIDED TO THE TOWNSHIP UPON SUBSTANTIAL COMPLETION OF THE PROJECT.
22. APPLICANT AND OWNER ACKNOWLEDGE THAT CERTAIN SITE IMPROVEMENTS DEPICTED ON THIS PLAN, INCLUDING BUT NOT LIMITED TO ACCESSIBLE PARKING SPACES, ACCESSIBLE ROUTE TO THE BUILDING AND FREESTANDING SIGNS, THAT REQUIRE APPROVAL UNDER REGULATIONS CONTAINED IN THE PA UNIFORM CONSTRUCTION CODE AND/OR LOWER ALLEN TOWNSHIP ZONING CODE MUST BE INSTALLED IN ACCORDANCE WITH SEPARATE PERMIT APPROVALS GRANTED UNDER THOSE REGULATIONS.
23. **ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.**
24. A SEPARATE ZONING/BUILDING PERMIT WILL BE REQUIRED FOR ALL PROPOSED SIGNS.
25. A BLANKET STORMWATER MANAGEMENT EASEMENT IS GRANTED TO THE TOWNSHIP FOR THE PURPOSE OF ACCESS AND INSPECTION OF THE MRC BASIN FACILITY ON AN ANNUAL BASIS. ALL COSTS AND EXPENSES ASSOCIATED WITH SAID INSPECTED SHALL BE PAID TO THE TOWNSHIP BY THE OWNER IN PERPETUITY. IF, IN THE JUDGEMENT OF THE TOWNSHIP ENGINEER, THE OWNER HAS FAILED TO MAINTAIN THE MRC BASIN FACILITY IN SUCH A MANNER AS TO ENSURE THE PROPER FUNCTIONING, THE TOWNSHIP, AFTER PROVIDING A WRITTEN NOTICE, SHALL HAVE THE RIGHT TO ENTER UPON LANDS OF THE OWNER AND TO MAKE ANY REPAIRS AS MAY BE NECESSARY TO THE MRC BASIN FACILITY TO ENSURE THAT SUCH FACILITIES FUNCTION AND PERFORM IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS. ANY AND ALL COSTS INCURRED BY THE TOWNSHIP FOR SUCH REPAIRS AND/OR MAINTENANCE SHALL BE PAID IN FULL BY TE OWNER. A LIEN OR LIENS MAY BE PLACED AGAINST THE PROPERTY IF THE OWNER FAILS TO REMIT PAYMENT WITHIN SIXTY (60) DAYS IN ACCORDANCE WITH THE OPERATION AND MAINTENANCE AGREEMENT FOR THIS.
26. A STORMWATER MANAGEMENT FACILITIES OPERATION AND MAINTENANCE AGREEMENT WITH THE TOWNSHIP SHALL BE SIGNED AND RECORDED FOR THIS DEVELOPMENT.
27. NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY SWM BMP'S, FACILITIES, AREAS, STRUCTURES, OR EASEMENTS THAT WERE INSTALLED/APPROVED AS A REQUIREMENT OF LOWER ALLEN TOWNSHIP STORMWATER MANAGEMENT ORDINANCE WITHOUT THE WRITTEN APPROVAL OF THE MUNICIPALITY.
28. CONTRACTOR TO VERIFY CONDITION OF EXISTING CONCRETE CURB PER CURB EVALUATION CRITERIA PROVIDED ON SHEET 17. IF IT IS DETERMINED THAT ADDITIONAL CURB REPLACEMENT IS NEEDED, THE PROPOSED CURB WILL BE REVISED ACCORDINGLY
29. THIS PROJECT HAS RECEIVED APPROVAL OF A PLANNING MODULE EXEMPTION.

DEMOLITION NOTES:

1. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS.
2. PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER, FROM THE TOP OF THE STRUCTURE(S) TO THE GROUND.
3. COMPLETE DEMOLITION WORK ABOVE EACH FLOOR OR TIER BEFORE DISTURBING ANY OF THE SUPPORTING MEMBERS OF THE LOWER LEVELS.
4. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS.
5. REMOVE STRUCTURAL FRAMING MEMBERS AND LOWER THEM TO THE GROUND BY MEANS OF HOISTS, DERRICKS, OR OTHER SUITABLE METHODS.
6. BREAK UP CONCRETE SLABS-ON-GRADE UNLESS OTHERWISE DIRECTED BY OWNER.
7. LOCATE DEMOLITION EQUIPMENT THROUGHOUT THE STRUCTURE AND REMOVE MATERIALS SO AS NOT TO IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.
8. PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING AND SUPPORTS TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED (AND ADJACENT FACILITIES, IF APPLICABLE).
9. DEMOLISH AND REMOVE ALL FOUNDATION WALLS, FOOTINGS AND OTHER MATERIALS WITHIN THE AREA OF THE DESIGNATED FUTURE BUILDING. ALL OTHER FOUNDATION SYSTEMS, INCLUDING BASEMENTS, SHALL BE DEMOLISHED TO A DEPTH OF NOT LESS THAN ONE FOOT BELOW PROPOSED PAVEMENT OR, BREAK BASEMENT FLOOR SLABS. SEAL ALL OPEN UTILITY LINES WITH CONCRETE. CONTRACTOR TO REVIEW STRUCTURE PRIOR TO DEMOLITION TO DETERMINE IF BASEMENT, CRAWL SPACE OR ANY SUB-STRUCTURE EXISTS. ANY SUB-STRUCTURE, INCLUDING BASEMENTS SHALL BE REMOVED IN ITS ENTIRETY OR AS DIRECTED BY OWNER.
10. ERECT AND MAINTAIN COVERED PASSAGEWAYS IN ORDER TO PROVIDE SAFE PASSAGE FOR PERSONS AROUND THE AREA OF DEMOLITION. CONDUCT ALL DEMOLITION OPERATIONS IN A MANNER THAT WILL PREVENT DAMAGE AND PERSONAL INJURY TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS.
11. REFRAIN FROM USING ANY EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES.
12. CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF OWNER AND ANY APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS, IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.
13. USE WATERING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.
14. ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
15. COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, CONSISTING OF STONE, GRAVEL, AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED WILL NOT BE LARGER THAN 6 INCHES IN DIMENSION. MATERIAL FROM SITE DEMOLITION MAY NOT BE USED AS FILL. PRIOR TO PLACEMENT OF FILL MATERIALS, UNDERTAKE ALL NECESSARY ACTION IN ORDER TO ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH, DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY. GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.
16. REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS, RUBBISH, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE SERVICES. REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURNED ON THE SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND AUTHORITIES.
17. DISCONNECT, SHUT OFF AND SEAL IN CONCRETE, ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF THE DESIGNATED DEMOLITION. MARK FOR POSITION ALL UTILITY DRAINAGE AND SANITARY LINES AND PROTECT ALL ACTIVE LINES. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO ENSURE THE CONTINUATION OF SERVICE.
18. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL PROCEDURES ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS NECESSARY.
19. CONTRACTOR TO VERIFY CONDITION OF EXISTING CONCRETE CURB PER CURB EVALUATION CRITERIA PROVIDED ON SHEET 19. IF IT IS DETERMINED THAT ADDITIONAL CURB REPLACEMENT IS NEEDED, THE PROPOSED CURB WILL BE REVISED ACCORDINGLY

UTILITY NOTES

1. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.
3. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME. SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
4. WATER SERVICE MATERIALS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTORS PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.
5. THE MINIMUM DIAMETER FOR DOMESTIC WATER SERVICES SHALL BE 2 INCH.
6. SEWER MAINS SHALL BE SEPARATED FROM WATER MAINS BY DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. WHERE THIS IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THESE SEWER MAIN AT LEAST 18 INCHES BELOW THE WATER MAIN. ALL SEWER MAINS SHALL BE SDR-35 PVC PIPE UNLESS OTHERWISE DESIGNATED.
7. ALL SEWER PIPE CROSSINGS WITH WATER MAIN OR STORMWATER CONDUITS LESS THAN 18" VERTICAL CLEARANCE SHAELL BE CONCRETE ENCASED.
8. WHERE SANITARY SEWER LATERALS ARE GREATER THAN 10 FEET DEEP AT CONNECTION TO THE SEWER, MAIN CONCRETE DEEP LATERAL CONNECTIONS ARE TO BE UTILIZED.
9. LOCATION AND LAYOUT OF GAS, ELECTRIC, AND TELECOMMUNICATION UTILITY LINES AND SERVICES SHOWN ON THESE PLANS ARE SCHEMATIC IN NATURE. ACTUAL LOCATION AND LAYOUT OF THESE UTILITIES AND SERVICES ARE TO BE PER THE APPROPRIATE UTILITY PROVIDER.
10. ROOF LEADER COLLECTION PIPING ARE CONCEPTUAL IN NATURE AND ARE NOT FOR CONSTRUCTION. ACTUAL ROOF LEADER COLLECTION PIPING IS TO BE COORDINATED WITH ARCHITECTURAL PLANS FOR EACH INDIVIDUAL BUILDING.
11. ALL SEWER AND WATER FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATORY AUTHORITY'S RULES AND REGULATIONS.
12. ALL PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.
13. MANUFACTURED REINFORCED CONCRETE STORM PIPE TO CONFORM TO ASTM C-76 CLASS III, UNLESS OTHERWISE DESIGNATED. MANUFACTURED REINFORCED CONCRETE ELLIPTICAL STORM PIPE TO CONFORM TO ASTM C-507, CLASS HE-III UNLESS OTHERWISE DESIGNATED. REINFORCED CONCRETE STORMWATER PIPE TO BE INSTALLED IN ACCORDANCE WITH AMERICAN CONCRETE PIPE ASSOCIATION INSTALLATION GUIDELINES AND MORTAR OR PERFORMED FLEXIBLE JOINT SEALANTS IN ACCORDANCE WITH ASTM C990 TO BE UTILIZED AND TO PROVIDE A SLIT-TIGHT JOINT. WHERE SPECIFICALLY INDICATED, REINFORCED CONCRETE STORM PIPE JOINTS SHALL BE WATERTIGHT AND CONFORM TO ASTM C-443.
14. HDPE DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNULAR EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F 2306. SOLID PIPE SHALL HAVE GASKETED WATERTIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM D3212. PERFORATED PIPE SHALL HAVE GASKETED SLIT TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM F477. HDPE PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HDPE PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURE RECOMMENDATIONS.
15. HP DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNULAR EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2736 (12"-30" PIPE) AND ASTM F2881 (36"-60" PIPE). PIPE SHALL HAVE GASKETED WATERTIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM D3212 AND ASTM F477. FIELD WATERTIGHTNESS PERFORMANCE VERIFICATION MAY BE ACCOMPLISHED IN ACCORDANCE WITH ASTM F2487. HP PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HP STORM PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURE RECOMMENDATIONS.
16. PIPE LENGTHS ON THIS PLAN HAVE BEEN MEASURED AS THE DISTANCE BETWEEN THE CENTER POINT OF THE 2 CONNECTED STRUCTURES. ACTUAL PHYSICAL PIPE LENGTH FOR INSTALLATION IS EXPECTED TO BE LESS AND SHOULD BE ACCOUNTED FOR BY THE CONTRACTORS ACCORDINGLY.
17. SANITARY SEWER LATERAL SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOWER ALLEN TOWNSHIP AUTHORITY RULES AND REGULATIONS.

GRADING AND DRAINAGE NOTES

1. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287, DECEMBER 10, 1974, AS AMENDED ON DECEMBER 12, 1986 P.L. 1574, NO. 172. CONTRACTOR MUST NOTIFY PA ONE CALL SYSTEM, INC. THREE (3) DAYS PRIOR TO CONSTRUCTION: 1-800-242-1776.
2. CONTRACTOR SHALL NOT ENCROACH ONTO ADJOINING PROPERTIES UNLESS A TEMPORARY CONSTRUCTION EASEMENT HAS BEEN GRANTED BY THE ADJOINING PROPERTY OWNER. CONTRACTOR SHALL HAVE PROPERTY LINES CLEARLY MARKED IN AREAS WHERE GRADING WILL ENCROACH WITHIN FIVE FEET OF THE PROPERTY LINE AND SHALL CONSTRUCT SUCH BARRIERS WHICH ARE NECESSARY TO PREVENT ENCROACHMENT ONTO ADJOINING PROPERTIES.
3. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT ARE PREFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) STANDARDS.
4. NO REGULATED EARTH DISTURBANCE ACTIVITIES WITHIN THE TOWNSHIP SHALL COMMENCE UNTIL THE TOWNSHIP RECEIVES AN APPROVAL FROM THE CONSERVATION DISTRICT OF AN EROSION AND SEDIMENT POLLUTION PLAN FOR CONSTRUCTION ACTIVITIES.
5. BURYING OF TREES, STUMPS, OR CONSTRUCTION MATERIAL IS PROHIBITED. TREES AND STUMPS MAY BE CHIPPED OR GROUND AND SPREAD ON SITE.
6. DRAINAGE FACILITIES AND EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE AND FUNCTIONING PRIOR TO THE CREATION OF ANY IMPERVIOUS SURFACES
7. ALL AREAS THAT WILL NOT STABILIZE WITH SEEDED LAWN SHALL BE SODDED.
8. IF FLOOR ELEVATIONS CHANGE BETWEEN THE FINAL APPROVED PLAN SET AND BUILDING PERMIT PLAN, A REVISED SITE GRADING PLAN MAY BE REQUIRED.
9. CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF ANY SITE CONSTRUCTION ACTIVITIES.
10. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, INVERTS, ELEVATIONS, AND EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK. VARIATIONS BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER AND RESOLVED PRIOR TO PROCEEDING WITH THE WORK.
11. IN ALL CASES, WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL NOT USE SCALED DIMENSION FOR CONSTRUCTION WITHOUT CONFIRMATION BY THE DESIGN ENGINEER.
12. ALL CONSTRUCTION REQUIREMENTS, METHODS AND MATERIAL SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE LOWER ALLEN TOWNSHIP ENGINEERING AND CONSTRUCTION STANDARDS, THE LOWER ALLEN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, PADEP AND/OR PENNDOT FORM 408, LATEST EDITION. LOWER ALLEN TOWNSHIP STANDARDS SHALL GOVERN WHERE CONFLICTING STANDARDS OCCUR.
13. THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THESE PLANS ARE A BASIC AND PERPETUAL PART OF THE STORM DRAINAGE SYSTEM OF LOWER ALLEN TOWNSHIP AND AS SUCH ARE TO BE PROTECTED AND PRESERVED IN ACCORDANCE WITH THE APPROVED FINAL PLAN. AN ACCESS EASEMENT IN FAVOR OF LOWER ALLEN TOWNSHIP IS HEREBY PROVIDED FOR ACCESS AND MAINTENANCE PURPOSES TO ALL PRIVATE STORMWATER MANAGEMENT AND SCM FACILITIES WITHIN ALL PRIVATELY OWNED LANDS SHOWN ON THESE PLANS. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE EASEMENT. A DEED RESTRICTION TO THE SATISFACTION OF THE TOWNSHIP SOLICITOR SHALL BE SUBMITTED TO PROVIDE FOR MAINTENANCE, TO AUTHORIZE THE TOWNSHIP TO TAKE CORRECTIVE MAINTENANCE MEASURES, AND TO LIEN THE COST OF THE WORK AGAINST THE PROPERTY SHOULD CORRECTIVE MEASURES NOT BE PERFORMED BY THE PROPERTY OWNER OR ENTITY ASSIGNED BY THE OWNER IN ACCORDANCE WITH THE OPERATION AND MAINTENANCE AGREEMENT FOR THIS PROJECT.
14. SOILS INFORMATION TAKEN FROM USDA-NRCS "WEB SOIL SURVEY OF CUMBERLAND COUNTY."
15. ALL STORMWATER PIPING SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE), UNLESS NOTED OTHERWISE.
16. ALL PROPOSED INLETS SHALL BE PRECAST AND SHALL BE INSTALLED PER THE "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, BUREAU OF DESIGN, STANDARDS FOR ROADWAY CONSTRUCTION", PAGE RC-46M, LATEST ISSUE. ALL PRE-CAST DRAINAGE STRUCTURES SHALL BE DESIGNED WITH H-25 LOADING.
17. ALL PROPOSED GRADES SHALL HAVE A MAXIMUM SLOPE OF THREE HORIZONTAL TO ONE VERTICAL (4H:1V). IF NOT ATTAINABLE, MECHANICAL MEANS WILL BE REQUIRED AND WILL BE SUBJECT TO TOWNSHIP APPROVAL THROUGH SHOP DRAWINGS WITH SUPPORTING CALCULATIONS.
18. ANY SLOPE GREATER THAN FOUR HORIZONTAL TO ONE VERTICAL (4H:1V) SHALL RECEIVE A STEEP SLOPE SEED MIXTURE AND BE PROTECTED WITH EROSION CONTROL MATTING BY NORTH AMERICAN GREEN OR APPROVED EQUAL, AS APPROVED BY THE LOWER ALLEN TOWNSHIP ENGINEER. SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS AND LOCATIONS.
19. ALL ENDWALLS, STORM SEWER MANHOLES, AND STORM SEWER INLETS SHALL CONFORM TO PADOT STANDARDS DETAILS.
20. THE TOP OF GRATE ELEVATION FOR ALL STORM SEWER INLETS IS FOR THE CENTER OF THE INLET AT THE FACE OF CURB.
21. ANY SPRING ENCOUNTERED DURING CONSTRUCTION SHALL BE OUTLETTED BY U-DRAIN TO NEAREST STORM SEWER FACILITY OR WATERCOURSE. U-DRAIN PLACEMENT TO BE BY DIRECTION OF DESIGN ENGINEER.
22. ALL AREAS SHALL BE PROPERLY GRADED TO ENSURE PROPER DRAINAGE TO NEAREST INLET, DRAINAGE BASIN, OR WATERCOURSE WITHOUT PONDING OR OBSTRUCTION.
23. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FLOW IN REGARDS TO ANY IMPROVEMENTS ON-SITE OR OFF-SITE.
24. ALL EXISTING UTILITY VALVES, MANHOLES, AND JUNCTION STRUCTURES SHALL BE ADJUSTED TO FINISH GRADE.
25. ALL CONSTRUCTION SHALL BE SUBJECT TO THE REQUIREMENTS OF THE PENNSYLVANIA UNIFORM CONSTRUCTION CODE, AS ADOPTED BY THE MUNICIPALITY.
26. ALL CONSTRUCTION WORK AND MATERIALS SHALL COMPLY WITH PENNDOT SPECIFICATIONS (PUB. 408/2007) AS AMENDED AND STANDARD DETAILS, WITH APPLICABLE FEDERAL, STATE, AND MUNICIPAL CODES, AND WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS. IN THE CASE OF CONFLICTING CONSTRUCTION STANDARDS, THE GREATER OR MORE STRINGENT STANDARD SHALL APPLY.
27. NO TOPSOIL SHALL BE REMOVED FROM THE SITE.

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
CORPORATE HEADQUARTERS
65 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 18901 • (215) 345-4330 • www.gilmore-assoc.com

ONLY THOSE PLANS INCORPORATING THE PROFESSIONAL SEAL, SHOULD BE CONSIDERED OFFICIAL AND RELIED UPON BY USER. THIS PLAN IS PREPARED SPECIFICALLY FOR THE CLIENT AND PROJECT DESIGNATED HEREON AND SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHOUT THE CONSENT OF GILMORE & ASSOCIATES; INC. IS PROHIBITED.
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COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — ENGINEER — ERIC S. CLASE — 30715-E

DATE: 02/16/26

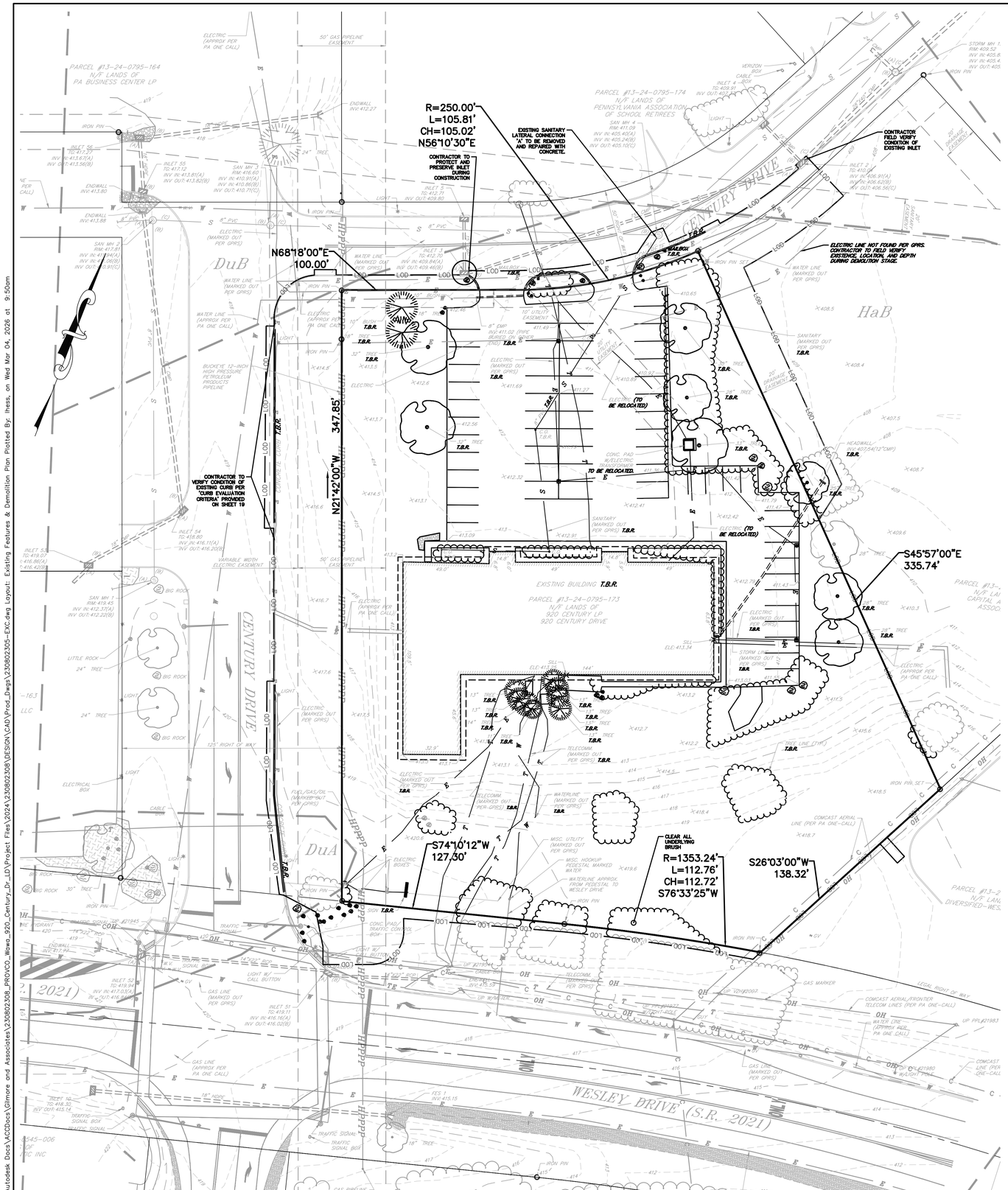
REV.	DESCRIPTION	DATE	BY
9	PER WAWA DOW COMMENTS 01/30/26	02/16/26	LEH
8	PER CCCD COMMENT DATED 12/17/25	12/22/25	LEH
7	PER CCCD COMMENT DATED 11/14/25	12/12/25	LEH
6	PER CCCD LTR. DATED 10/06/25	10/20/25	LEH
5	PER CCCD LTR. DATED 08/12/25	09/11/25	LEH
4	PER RETTEW LTR. DATED 06/09/25	08/07/25	LEH
3	PER CCCD LTR. DATED 05/27/25	06/30/25	LEH

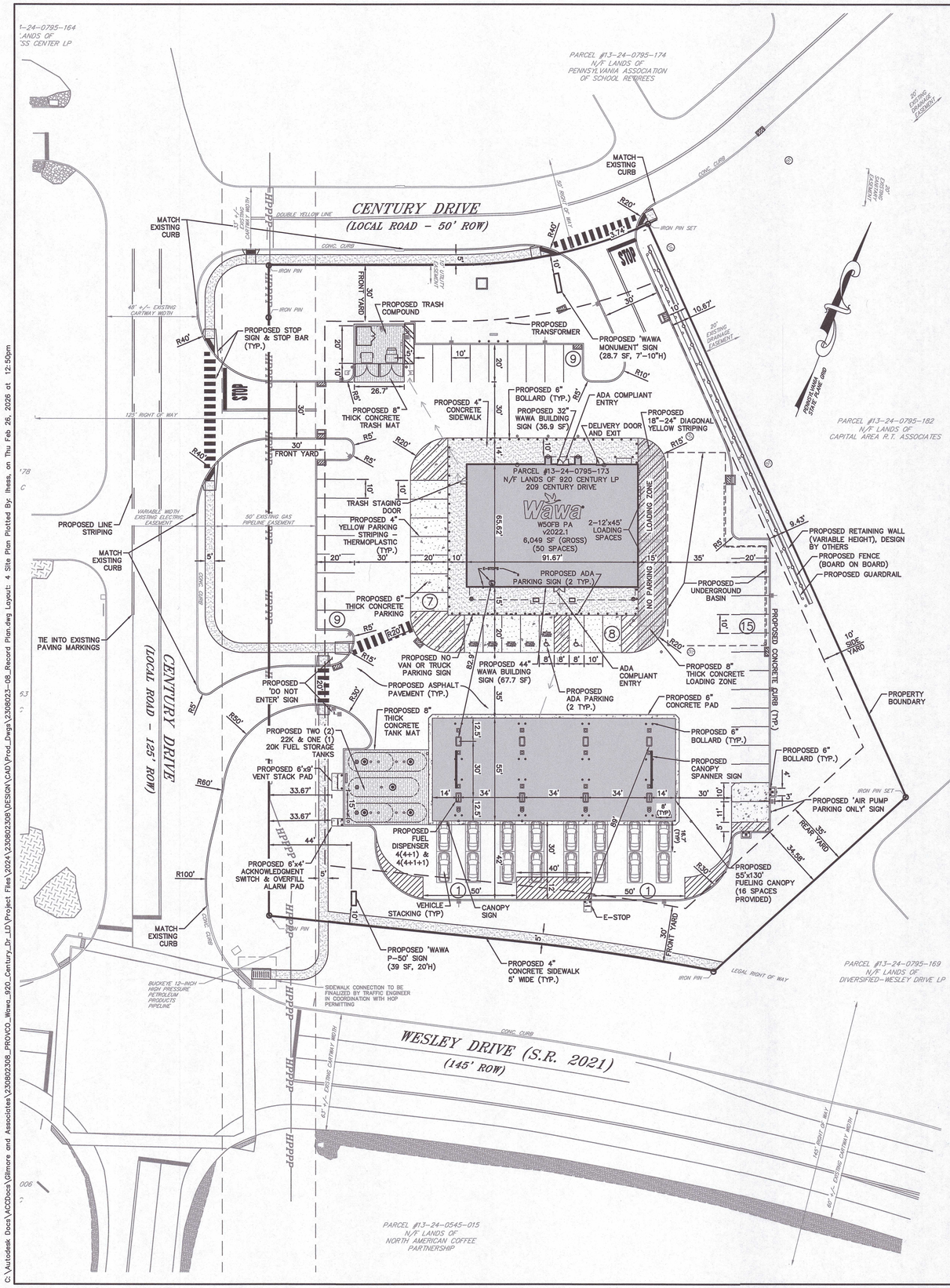
PRELIMINARY-FINAL LAND DEVELOPMENT

920 CENTURY DRIVE WAWA

LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

GENERAL N


R=250.00'
L=105.81'
CH=105.02'
N56°10'30"E
EXISTING SANITARY LATERAL CONNECTION "A" TO BE REMOVED AND REPAIRED WITH CONCRETE.
CONTRACTOR TO PROTECT AND PRESERVE INLET DURING CONSTRUCTION
CONTRACTOR FIELD VERIFY CONDITION OF EXISTING INLET
ELECTRIC LINE NOT FOUND PER GPRS. CONTRACTOR TO FIELD VERIFY EXISTENCE, LOCATION, AND DEPTH DURING DEMOLITION STAGE.
N68°18'00"E
100.00'
N21°42'00"W
347.85'
S45°57'00"E
335.74'
S74°10'12"W
127.30'
CLEAR ALL UNDERLYING BRUSH
R=1353.24'
L=112.76'
CH=112.72'
S76°33'25"W
S26°03'00"W
138.32'
CONTRACTOR TO VERIFY CONDITION OF EXISTING CURB PER "CURB EVALUATION CRITERIA" PROVIDED ON SHEET 19
CENTURY DRIVE
WESLEY DRIVE (S.R. 2021)
HARPER DRIVE
EXISTING BUILDING T.B.R.
PARCEL #13-24-0795-173 N/F LANDS OF 920 CENTURY LP 920 CENTURY DRIVE
PARCEL #13-24-0795-164 N/F LANDS OF PA BUSINESS CENTER LP
PARCEL #13-24-0795-174 N/F LANDS OF PENNSYLVANIA ASSOCIATION OF SCHOOL RETIREES
DuB
DuA
HaB
T.B.R.
LOD
50' GAS PIPELINE EASEMENT
20' DRAINAGE EASEMENT
BUCKEYE 12-INCH HIGH PRESSURE PETROLEUM PRODUCTS PIPELINE
VARIABLE WIDTH ELECTRIC EASEMENT
SAN MH 1 RIM:419.45 INV IN:412.37(A) INV OUT:412.22(B)
SAN MH 2 RIM:417.81 INV IN:414.94(A) INV IN:414.06(B) INV OUT:413.91(C)
SAN MH 3 RIM:416.60 INV IN:410.91(A) INV IN:410.86(B) INV OUT:410.71(C)
SAN MH 4 RIM:411.09 INV IN:405.40(A) INV IN:405.24(B) INV OUT:405.10(C)
INLET 55 TC:417.12 INV IN:413.81(A) INV OUT:413.82(B)
INLET 56 TC:417.79 INV IN:413.6(A) INV OUT:413.56(B)
INLET 54 TC:416.80 INV IN:416.11(A) INV OUT:416.20(B)
INLET 53 TC:419.01 INV IN:416.86(A) INV IN:416.42(B)
INLET 52 TC:418.94 INV IN:417.03(A) INV OUT:416.88(B)
INLET 51 TC:419.11 INV IN:416.16(A) INV OUT:416.02(B)
INLET 50 TC:416.30 INV OUT:415.14
INLET 1 TC:412.70 INV IN:409.84(A) INV OUT:409.46(B)
INLET 2 TC:410.21 INV IN:406.91(A) INV IN:406.62(B) INV OUT:406.56(C)
STORM MH 1 RIM:409.52 INV IN:405.8 INV IN:405.4 INV OUT:405
ENDWALL INV:412.27
ENDWALL INV:413.80
ENDWALL INV:413.88
ENDWALL INV:417.39
HEADWALL INV:407.54(12"CMP)
FES INV:415.15
FES INV:415.3
IRON PIN
IRON PIN SET
BIG ROCK
LITTLE ROCK
24" TREE
30" TREE
32" TREE
28" TREE
13" TREE
14" TREE
WATER LINE (MARKED OUT PER GPRS)
ELECTRIC (MARKED OUT PER GPRS)
TELECOMM (MARKED OUT PER GPRS)
GAS LINE (MARKED OUT PER GPRS)
SANITARY (MARKED OUT PER GPRS)
STORM LINE (MARKED OUT PER GPRS)
ELECTRIC (APPROX PER PA ONE CALL)
GAS LINE (APPROX PER PA ONE CALL)
WATERLINE (MARKED OUT PER GPRS)
COMCAST AERIAL LINE (PER PA ONE-CALL)
COMCAST AERIAL/FRONTIER TELECOM LINES (PER PA ONE-CALL)
FIOL/FIAS/FIOL (MARKED OUT PER GPRS)
ELECTRICAL BOX
TRAFFIC SIGNAL BOX
TRAFFIC SIGNAL
LIGHT W/ CALL BUTTON
CONC. PAD W/ELECTRIC (FIAS/FIOL) BOX
CONC. PAD W/ELECTRIC (FIAS/FIOL) BOX (TO BE RELOCATED)
CONC. PAD W/ELECTRIC (FIAS/FIOL) BOX (TO BE RELOCATED)
CONC. PAD W/ELECTRIC (FIAS/FIOL) BOX (TO BE RELOCATED)
MISC. UTILITY (MARKED OUT PER GPRS)
MISC. HOOKUP PEDESTAL MARKED IN/OUT
WATERLINE APPROX. FROM PEDESTAL TO WESLEY DRIVE
GAS MARKER
UP WATER
UP PPL#21983
UP PPL#21980
UP PPL#21945
UP PPL#21987
UP PPL#21988
UP PPL#21982
LEGAL RIGHT-OF-WAY
SILL ELE:413.34
SILL ELE:413.34
144"
32.9'
125' RIGHT OF WAY
50' GAS PIPELINE EASEMENT
20' DRAINAGE EASEMENT
20' DRAINAGE EASEMENT
20' DRAINAGE EASEMENT
20' UTILITY EASEMENT
20' UTILITY EASEMENT
EXISTING ASPHALT DRIVEWAY
EXISTING ASPHALT DRIVEWAY
EXISTING ASPHALT DRIVEWAY



WAIVERS APPROVED BY THE BOC AUGUST 25, 2025:

THE FOLLOWING WAIVERS HAVE BEEN APPROVED FROM CHAPTER §192 OF THE CODE OF ORDINANCES TOWNSHIP OF LOWER ALLEN, CUMBERLAND COUNTY, PA. ADOPTED 07/13/2009

A. FROM THE PROVISIONS OF §192-35.A.(2), WHICH STATES THAT A FINAL PLAN SHALL ONLY BE SUBMITTED AFTER A PRELIMINARY PLAN HAS BEEN APPROVED BY THE BOARD OF COMMISSIONERS, IF A PRELIMINARY PLAN IS REQUIRED,

A WAIVER HAS BEEN APPROVED FROM PURSUING SEPARATE STAGES OF APPROVAL FOR PRELIMINARY AND FINAL LAND DEVELOPMENT PLANS. APPLICANT REQUESTS OBTAINING COMBINED PRELIMINARY/FINAL LAND DEVELOPMENT PLAN APPROVAL. THE PLANS ARE DESIGNED TO FINAL PLAN STANDARDS AND THE APPLICANT SHALL ABIDE BY ALL TOWNSHIP REQUIREMENTS.

B. FROM THE PROVISIONS OF §192-58.C.(5).a, WHICH STATES THAT AN AVERAGE OF ONE STREET TREE SHALL BE REQUIRED FOR EVERY 50 FEET OF DISTANCE ALONG THE STREET RIGHT-OF-WAY LINE ON EACH AFFECTED SIDE OF THE STREET.

A WAIVER HAS BEEN APPROVED FROM PROVIDING STREET TREES ALONG THE WESTERN SIDE OF THE PROPERTY, ALONG THE CENTURY DRIVE RIGHT-OF-WAY DUE TO MULTIPLE EXISTING UTILITY EASEMENTS THAT RESTRICT IMPROVEMENTS. .

C. FROM THE PROVISIONS OF §192-58.E.(10), WHICH STATES THAT PLANTING ISLANDS AND LONGITUDINAL PLANTING BEDS SHALL BE DESIGNED TO COLLECT STORMWATER RUNOFF FROM ADJACENT PAVED PARKING AREAS.

A WAIVER HAS BEEN APPROVED FROM PROVIDING PLANTING ISLANDS DESIGNED TO COLLECT STORMWATER RUNOFF. DUE TO THE NATURE OF THE SITE, IT IS NOT FEASIBLE TO HAVE PLANTING ISLANDS COLLECT STORMWATER RUNOFF. INLETS ARE PROVIDED AT LOW SPOTS ALONG THE CURB WHICH PIPE THE STORMWATER RUNOFF TO THE PROPOSED UNDERGROUND STORMWATER FACILITY.

D. FROM THE PROVISIONS OF §192-59.C.(2), WHICH STATES THAT EACH PARKING SPACE ADJACENT TO AN ISLAND AT THE END OF A PARKING ROW SHALL HAVE AN ADDITIONAL TWO FEET OF PAVING PROVIDED IN ADDITION TO THE REQUIRED PARKING SPACE WIDTH TO ALLOW ACCESS TO THE VEHICLE.

A WAIVER HAS BEEN APPROVED FROM PROVIDING AN ADDITIONAL TWO FEET OF PAVING FOR EACH PARKING SPACE ADJACENT TO A PARKING ISLAND DUE TO SITE LIMITATIONS/CONSTRAINTS. ALL PROPOSED PARKING SPACES ARE TEN FEET WIDE, WHICH IS ONE ADDITIONAL FOOT OF PAVING FROM THE REQUIRED NINE FOOT WIDTH.

THE FOLLOWING WAIVERS HAS BEEN APPROVED FROM LOWER ALLEN TOWNSHIPS STORMWATER MANAGEMENT ORDINANCE, DATED 08-22-2022:

A. FROM THE PROVISIONS OF §184-14.A.(1), WHICH STATES THAT THE POST-DEVELOPMENT TOTAL RUNOFF VOLUME SHALL NOT BE INCREASED FOR ALL STORMS EQUAL TO OR LESS THAN THE TWO-YEAR, TWENTY-FOUR-HOUR STORM.

A WAIVER HAS BEEN APPROVED TO PERMIT AN INCREASE IN THE POST-DEVELOPMENT TOTAL RUNOFF. DUE TO THE PRESENCE OF HIGH-RISK KARST GEOLOGY, INFILTRATION IS NOT FEASIBLE. AN MRC BASIN IS PROPOSED TO SATISFY THE PADEP VOLUME CONTROL REQUIREMENTS.

LEGEND:

EXISTING PROPERTY BOUNDARY
EXISTING EDGE OF PAVEMENT
EXISTING IRON PIN/STAKE
EXISTING EASEMENT
LEGAL RIGHT-OF-WAY
ULTIMATE RIGHT-OF-WAY
PROPOSED 4" CONCRETE
PROPOSED 6" CONCRETE
PROPOSED 8" CONCRETE

SPECIAL EXCEPTIONS APPROVED BY ZHB ON FEBRUARY 20, 2025:

THE FOLLOWING SPECIAL EXCEPTIONS HAVE BEEN APPROVED FROM CHAPTER §220 OF THE CODE OF ORDINANCES TOWNSHIP OF LOWER ALLEN, CUMBERLAND COUNTY, PA. ADOPTED 07/13/2009

A. FROM THE PROVISIONS OF §220-241, WHICH STATES THAT A SPECIAL EXCEPTION MAY BE AUTHORIZED TO REDUCE THE NUMBER OF OFF-STREET PARING SPACES, PROVIDED APPLICANT CAN JUSTIFY THE REDUCTION AND PROVIDE ADEQUATE PARKING FACILITIES.

A SPECIAL EXCEPTION HAS BEEN APPROVED FOR THE REDUCTION OF PARKING SPACES FROM THE REQUIRED 109, TO THE PROPOSED 50 PARKING SPACES. PROVIDED AS JUSTIFICATION ARE TRAFFIC COUNTS AND ANALYSIS OF EXISTING WAWA LOCATIONS WITH SIMILAR PARKING FACILITIES.

B. FROM THE PROVISIONS OF §220-269.D(9), WHICH STATES THAT A SPECIAL EXCEPTION SHALL EXPIRE IF THE APPLICANT FAILS TO OBTAIN A ZONING PERMIT WITHIN 12 MONTHS FROM THE DATE OF THE BOARD'S APPROVAL.

PER THE PROVISIONS OF §220-269.D(9), WHICH STATE THAT THE BOARD MAY EXTEND APPROVAL; AN EXTENSION HAS BEEN APPROVED FOR AN ADDITIONAL PERIOD OF ONE YEAR, FOR A TOTAL AUTHORIZED TWO YEAR TIME LIMITATION. THE SPECIAL EXCEPTION SHALL EXPIRE ON FEBRUARY 20, 2027.

SIGNAGE TABLE

	REQUIRED/PERMITTED	PROVIDED
FREESTANDING(IDENTIFICATION)		
MAX. NUMBER	1 SIGN/STREET FRONTAGE	2 SIGNS/2 STREET FRONTAGE
MAX. SIGN AREA	40 SF	39 SF & 28.7 SF
MAX. SIGN HEIGHT	20 FT	20 FT
MIN. SIGN SETBACK(FROM ROW)	10 FT	10 FT
MIN. SIGN SETBACK(TO SIDE/REAR)	5 FT	>5 FT
BUILDING MOUNTED		
MAX. NUMBER	N/S	2 SIGNS
MAX. SIGN AREA	1.5 SF/LF BLDG WALL (138 SF)	67.7 & 36.9 SF
MAX. SIGN HEIGHT	BLDG. HEIGHT	BLDG. HEIGHT
CANOPY MOUNTED		
MAX. NUMBER	N/S	1 SIGN
MAX. SIGN AREA	1.5 SF/LF BLDG WALL(195 SF)	9.02 SF
CANOPY SPANNER		
MAX NUMBER	N/S	2 SIGNS
MAX AREA	N/S	7.84 SF

N/S = NO STANDARD

IMPERVIOUS SURFACE TABLE (PROPOSED):

SURFACE TYPE	(SQ. FT.)	(ACRES)
BUILDINGS	6,049	0.139
CONCRETE/SIDEWALK	28,310	0.650
ASPHALT	35,799	0.822
TOTAL IMPERVIOUS:	70,158	1.611

IMPERVIOUS SURFACE RATIO

1.611 AC. / 2.35 AC. = 0.686 = 68.6%

VARIANCES GRANTED BY ZHB ON FEBRUARY 20, 2025::

THE FOLLOWING VARIANCES HAVE BEEN GRANTED FROM CHAPTER §220 OF THE CODE OF ORDINANCES TOWNSHIP OF LOWER ALLEN, CUMBERLAND COUNTY, PA. ADOPTED 07/13/2009

A. FROM THE PROVISIONS OF §220-201.B(1)(a), WHICH STATES THAT THE MAXIMUM HEIGHT OF SOLID SCREENING IN THE FRONT YARD IS 6'.

A VARIANCE HAS BEEN GRANTED TO PROVIDE SCREENING OF 8' IN HEIGHT FOR THE TRASH ENCLOSURE WALLS ALONG CENTURY DRIVE. THE SCREENING DOES NOT ENCLOSE THE PROPERTY AND IN ORDER TO PROPERLY CONCEAL THE DUMPSTERS FROM VIEW, THE SCREENING MUST BE 8' IN HEIGHT.

WETLAND CERTIFICATION

I, ERIC S. CLASE, A REGISTERED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE PROJECT SITE DOES NOT DISTURB ANY WETLANDS.

Eric S. Clase — PE-55713-E
(REGISTERED PROFESSIONAL ENGINEER) (REGISTRATION NUMBER)

OWNER'S CERTIFICATION OF INTENT

ON THE 3rd DAY OF March 2026 BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC, RESIDING IN PENNSYLVANIA, PERSONALLY APPEARED 920 CENTURY LP, C/O JEFF CONFORTI, WHO ACKNOWLEDGED HIMSELF TO BE THE OWNER OF SAID PROPERTY, AND BEING AUTHORIZED TO DO SO, HE EXECUTED THE FOREGOING PLAN BY SIGNING THAT HE IS THE REGISTERED OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT HE DESIRES THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

BY ITS AUTHORIZED SIGNATORY, THIS 3rd DAY OF March 2026

ATTEST:

920 CENTURY LP — Jeff Conforti
OWNER / AUTHORIZED REPRESENTATIVE

WITNESS MY HAND AND NOTARIAL SEAL THIS 3rd DAY OF March 2026

Lisa R. Barker
(NOTARY PUBLIC)

Commonwealth of Pennsylvania - Notary Seal
Lisa R. Barker, Notary Public
Dauphin County
My Commission Expires November 5, 2028
Commission Number 1008767

MY COMMISSION EXPIRES THE ____ DAY OF ____ 20__

THE PROPOSED STORMWATER MANAGEMENT SYSTEM SHALL BE INSTALLED AND MAINTAINED BY THE PROPERTY OWNER. CHANGES OR ALTERATION TO THE SYSTEM SHALL BE COMPLETED ONLY AFTER APPROVAL OF A REVISED PLAN BY THE TOWNSHIP. ANY REVISION TO THE APPROVED DRAINAGE PLAN MUST BE APPROVED BY THE TOWNSHIP AND A REVISED E&S PLAN MUST BE SUBMITTED TO THE CONSERVATION DISTRICT FOR A DETERMINATION OF ADEQUACY.

920 CENTURY LP — DATE 3/3/26

CUMBERLAND COUNTY PLANNING DEPARTMENT

REVIEWED BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT ON THIS 1 DAY OF May 2026

Kurt Stover (CP)
DIRECTOR OF PLANNING

RECORDER OF DEEDS

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF CUMBERLAND, AT CARLISLE, PA, IN PLAN BOOK NO. ____ PAGE NO. ____ ON THE 1st DAY OF March 2026

3/12/2026
DATE — RECORDER OF DEEDS — Instrument # 202603116

OWNER OF RECORD

920 CENTURY LP A PENNSYLVANIA LIMITED PARTNERSHIP, HAVE LAID OUT UPON MY LAND, SITUATED IN THE TOWNSHIP OF LOWER ALLEN, COUNTY OF CUMBERLAND, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS AND STREETS (SITE IMPROVEMENTS) ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED. WITNESS MY HAND AND SEAL THIS 3rd DAY OF March 2026

Jeff Conforti
JEFF CONFORTI — OWNER

APPROVAL OF TOWNSHIP

APPROVED BY THE BOARD OF COMMISSIONERS OF LOWER ALLEN TOWNSHIP, COUNTY OF CUMBERLAND, COMMONWEALTH OF PENNSYLVANIA, ON THE 20th DAY OF August 2026, AS SUPPLEMENTED THE ____ DAY OF ____ 20__

Jennifer H. Caron
PRESIDENT

Nathan C. Sterling
SECRETARY (ASSISTANT)

PROFESSIONAL ENGINEER'S CERTIFICATION

I, ERIC S. CLASE, A REGISTERED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN MEETS THE REQUIREMENTS OF ALL ORDINANCES AFFECTING THIS SUBDIVISION OR LAND DEVELOPMENT, INCLUDING THE AMENDED ZONING ORDINANCE OF THE TOWNSHIP OF LOWER ALLEN IN WHICH THIS SUBDIVISION OR LAND DEVELOPMENT IS LOCATED, EXCEPT AS NOTED IN THE LIST OF REQUESTED WAIVERS.

Eric S. Clase — PE-55713-E
(REGISTERED PROFESSIONAL ENGINEER) (REGISTRATION NUMBER)

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — ERIC S. CLASE — ENGINEER — 55713-E

PROFESSIONAL SURVEYOR'S CERTIFICATION

I, RUSSELL T. CROSS, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA; THAT THIS PLAN CORRECTLY REPRESENTS A SURVEY OF THE SUBJECT PROPERTY, COMPLETED UNDER MY SUPERVISION IN DECEMBER 2024; THAT ALL THE MARKERS SHOWN HEREON ACTUALLY EXIST; THAT THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE ACCURATELY SHOWN.

Russell T. Cross — SU075552
(REGISTERED PROFESSIONAL SURVEYOR) (REGISTRATION NUMBER)

COMMONWEALTH OF PENNSYLVANIA — PROFESSIONAL — LAND — SURVEYOR — SU075552

30 0 30 60
SCALE IN 1"=30' FEET



LOCATION MAP

1000 00 1000 2000
SCALE IN FEET

SCALE: 1"=1000'

ZONING TABLE: (CHAPTER 200, ARTICLE IX.)

ZONING DISTRICT: C-2 - GENERAL COMMERCIAL DISTRICT
PRINCIPLE PERMITTED USE: NAICS NO. 44-45 - RETAIL TRADE
SUBSECTION NAICS NO. 457110 - GASOLINE STATION WITH CONVENIENCE STORE

	REQUIRED/PERMITTED	PROVIDED
MIN. LOT AREA	--- AC*	2.35 AC
MIN. LOT WIDTH	50 FT	205.81 FT
MIN. FRONT YARD	30 FT	30 FT
MIN. SIDE YARD	10 FT	10 FT
MIN. REAR YARD	35 FT	35 FT
MAX. IMPERVIOUS SURFACE	70% (1.65 AC)	68.6% (1.611 AC)
MAX. BUILDING HEIGHT	75 FT	33.25 FT
MIN. PARKING SETBACK	5 FT	10.46 FT

* PER §200-60, THERE SHALL BE NO MINIMUM LOT AREA. LOT AREA SHALL BE BASED UPON REQUIRED SETBACKS, IMPERVIOUS COVERAGE, OFF-STREET PARKING...AND OTHER APPLICABLE CRITERIA AS SET FORTH IN THIS CHAPTER.

PARKING CALCULATION:

PER ZONING §220-239 OFF-STREET PARKING FACILITIES REQUIREMENTS:

CONVENIENCE STORE
1 SPACE/ 150 SF. GFA

FAST FOOD ESTABLISHMENT
1 SPACE/30 SF. GFA

FUEL SALES:
1 SPACE/3 FUEL PUMPS

LOADING/UNLOADING SPACES
2 SPACES/6,001 TO 20,000 GROSS FLOOR AREA

3,614 SF. X 1 SPACE / 150 SF. GFA	=	25 SPACES
2,425 SF. X 1 SPACE / 30 SF. GFA	=	81 SPACES
+ 8 PUMPS. X 1 SPACE / 3 PUMPS	=	3 SPACES
TOTAL REQUIRED SPACES		109 SPACES
TOTAL PROVIDED SPACES		50 SPACES*
STANDARD SPACES PROPOSED		48 SPACES
ADA SPACES PROPOSED		2 SPACES
LOADING/UNLOADING SPACES		2 SPACES

* SPECIAL EXCEPTION APPROVED AS NOTED BELOW.

STACKING CALCULATION

PER ZONING §220-240 DRIVE-THROUGH SERVICE FACILITY STACKING DISTANCE REQUIREMENTS:

VEHICULAR FUELING PUMPS
2 VEHICLE LENGTHS PER PUMP
NUMBER OF PUMPS = 8 PUMPS

2 VEHICLES X 8 PUMPS = 16 SPACES

(9) PARKING COUNT SYMBOL

DATE: 02/16/26

REV.	DESCRIPTION	DATE	BY
9	PER WAWA DOW COMMENTS 01/30/26	02/16/26	LEH
8	PER CCCD COMMENT DATED 12/17/25	12/22/25	LEH
7	PER CCCD COMMENT DATED 11/14/25	12/12/25	LEH
6	PER CCCD LTR. DATED 10/06/25	10/20/25	LEH
5	PER CCCD LTR. DATED 09/12/25	09/11/25	LEH
4	PER RETTEW LTR. DATED 06/09/25	09/07/25	LEH
3	PER CCCD LTR. DATED 05/27/25	06/30/25	LEH

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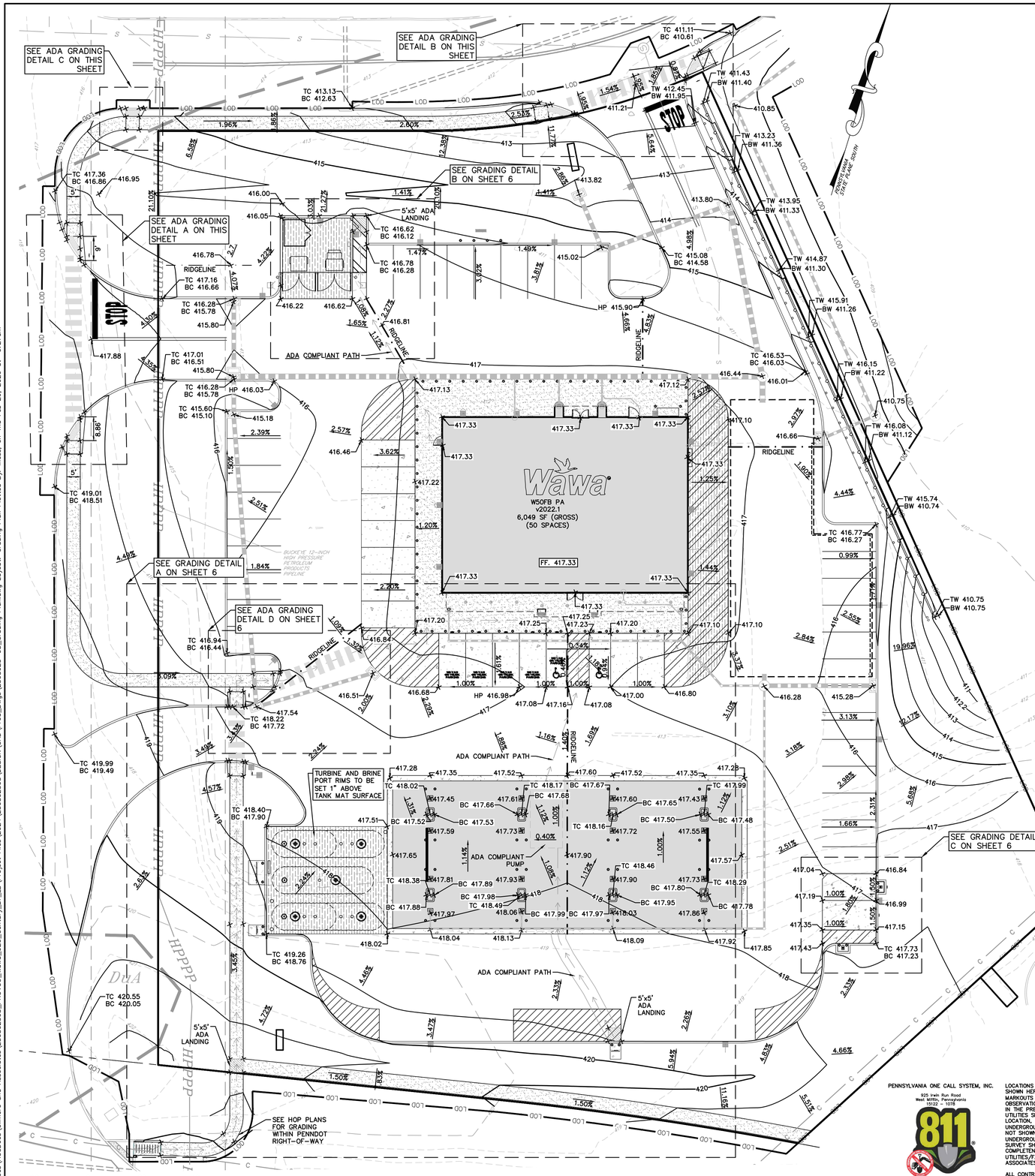
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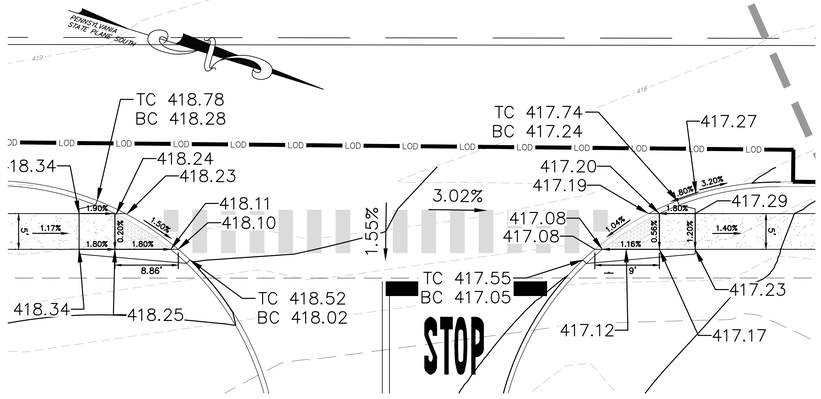
PRELIMINARY-FINAL LAND DEVELOPMENT
920 CENTURY DRIVE WAWA
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA
SITE PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2308023
WAWA STORE NO. 8256
APPLICANTS INFO.
PROVCO PINEGOOD CENTURY, LLC
795 EAST LANCASTER AVE.
SUITE 200
VILLANOVA, PA 19085
610-520-4572
MUNICIPAL FILE No.: 2025-03
TAX MAP PARCEL No.: 13-24-0795-173
TOTAL AREA: 2.35 AC.
TOTAL LOTS: 1
DATE: 04/21/2025
SCALE: 1"=30'
DRAWN BY: LEH
CHECKED BY: ESC
SHEET NO.: 4 OF 33

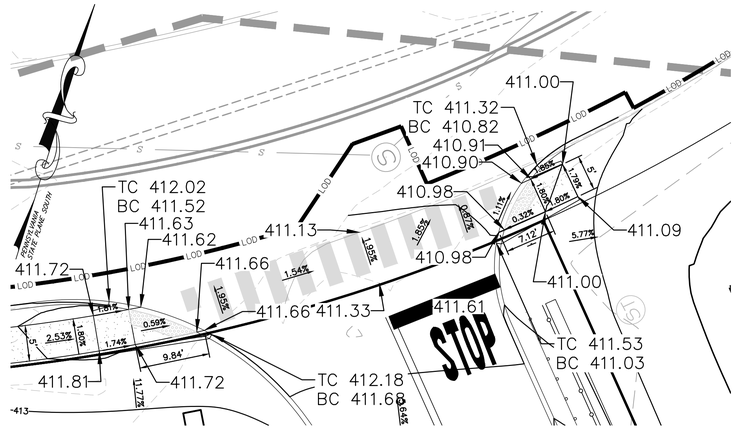
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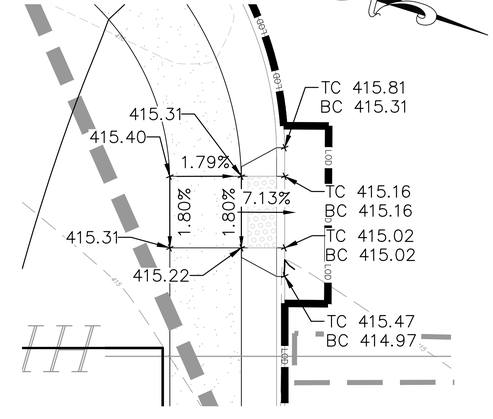
ADA GRADING DETAIL A

SCALE 10 0 10 20 FEET IN 1"=10'



ADA GRADING DETAIL B

SCALE 10 0 10 20 FEET IN 1"=10'



ADA GRADING DETAIL C

SCALE 5 0 5 10 FEET IN 1"=5'

LEGEND

- EXISTING 1' CONTOURS
- EXISTING 5' CONTOURS
- EXISTING SOILS BOUNDARY / TYPE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CONTOURS
- PROPOSED SPOT ELEVATION / SLOPE
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- PROPOSED SANITARY SERVICE
- PROPOSED WATER SERVICE
- PROPOSED ELECTRIC AND TELECOM CONDUITS
- PROPOSED 4" CONCRETE
- PROPOSED 8" CONCRETE
- PROPOSED 6" CONCRETE

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15122 - 1078

811

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PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL NO. 20260563246

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

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GILMORE & ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER AS NOTED HEREON FOR DESIGN PURPOSES ONLY.

CUT-FILL QUANTITIES.
ESTIMATED QUANTITIES NOT FOR BIDDING

NET FILL = 295,974 C.F.
= 10,962 C.Y.

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CORPORATE HEADQUARTERS
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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER
ERIC S. CLASE
ENGINEER
45715-E

DATE: 02/16/26

REV.	DESCRIPTION	DATE	BY
9	PER WAWA DOW COMMENTS 01/30/26	02/16/26	LEH
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5	PER CCCD LTR. DATED 08/12/25	09/11/25	LEH
4	PER RETTEW LTR. DATED 06/09/25	08/07/25	LEH
3	PER CCCD LTR. DATED 05/27/25	06/30/25	LEH

PRELIMINARY-FINAL LAND DEVELOPMENT

920 CENTURY DRIVE WAWA

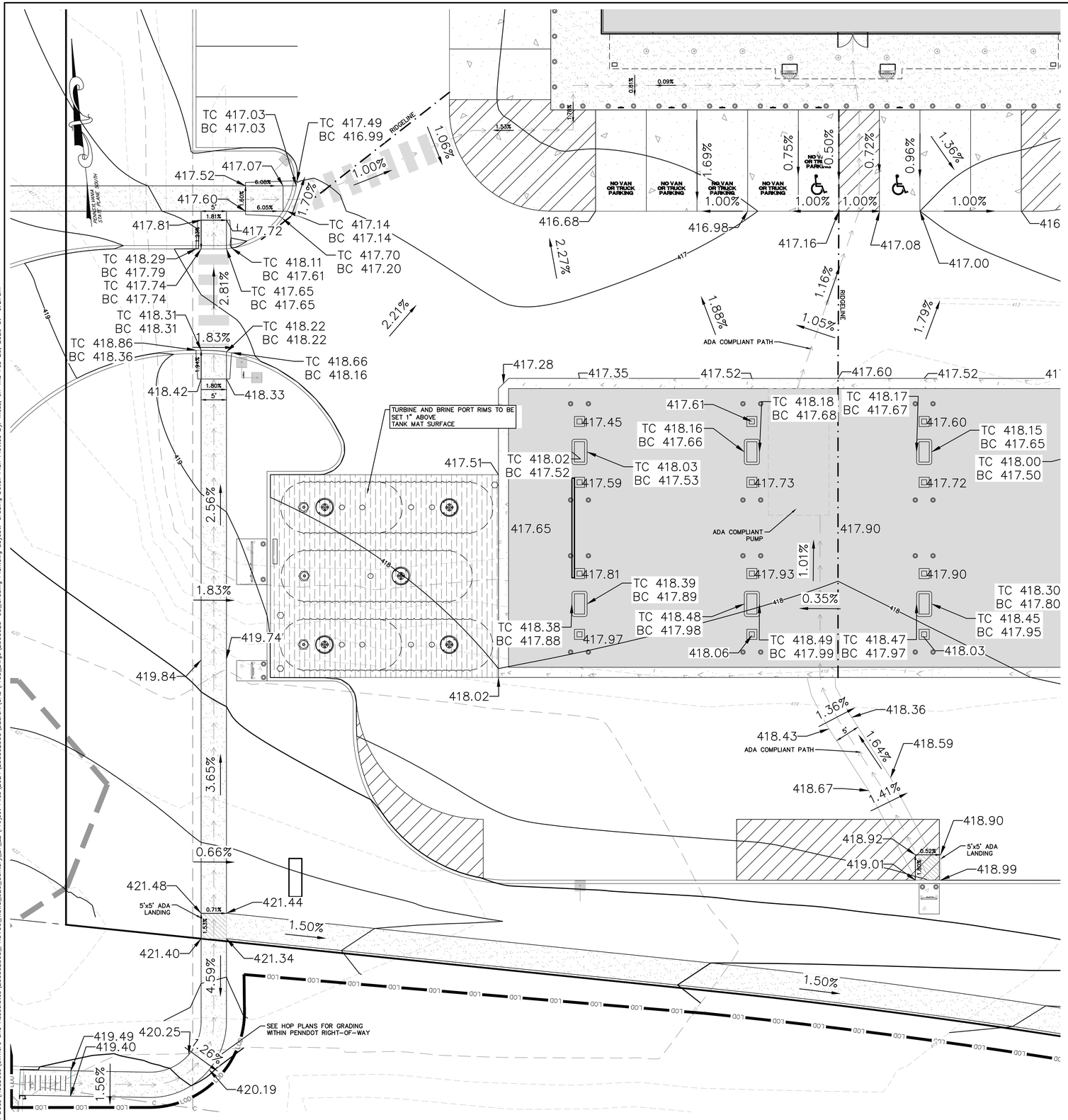
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

GRADING PLAN

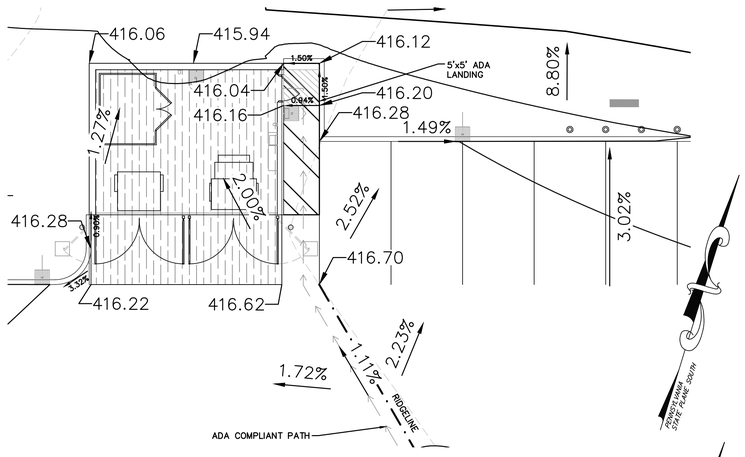
GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2308023	
WAWA STORE NO. 8256	
APPLICANTS INFO: PROVCO PINEGOOD CENTURY, LLC 795 EAST LANCASTER AVE. SUITE 200 VILLANOVA, PA 19085 610-520-4572	
MUNICIPAL FILE No.: 2025-03	
TAX MAP PARCEL No.: 13-24-0795-173	
TOTAL AREA: 2.35 Ac.	TOTAL LOTS: 1
DATE: 04/21/2025	SCALE: 1"=20'
DRAWN BY: LEH	CHECKED BY: ESC
SHEET NO.: 5 OF 33	

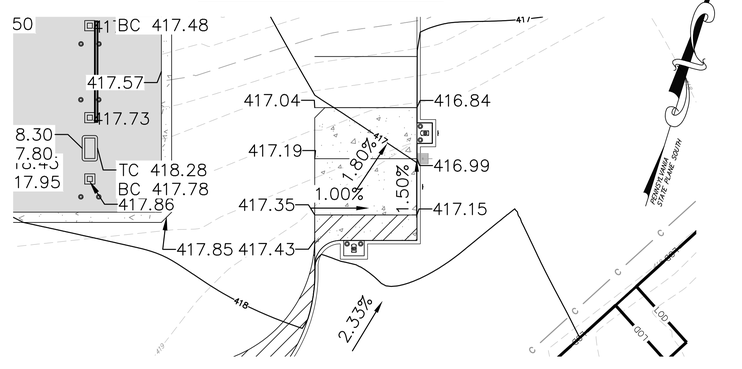
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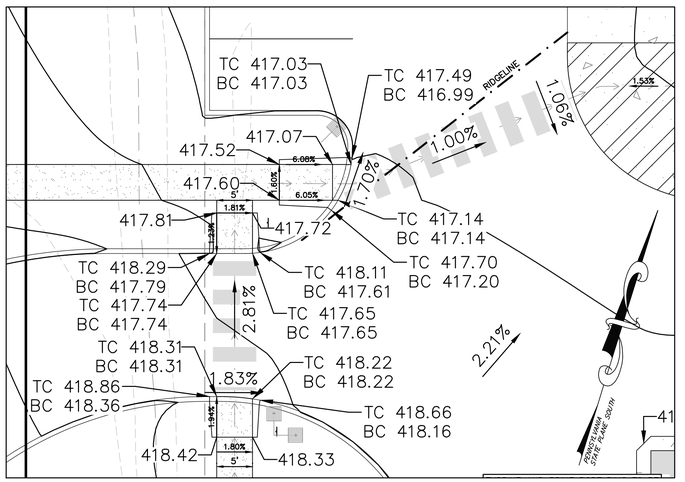
GRADING DETAIL A



GRADING DETAIL B



GRADING DETAIL C



ADA GRADING DETAIL D

LEGEND

- EXISTING 1' CONTOURS
- EXISTING 5' CONTOURS
- EXISTING SOILS BOUNDARY / TYPE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CONTOURS
- PROPOSED SPOT ELEVATION / SLOPE
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- PROPOSED SANITARY SERVICE
- PROPOSED WATER SERVICE
- PROPOSED ELECTRIC AND TELECOM CONDUITS

SCALE: 10 0 10 20 — IN 1"=10' — FEET

CUT-FILL QUANTITIES.
ESTIMATED QUANTITIES NOT FOR BIDDING

NET FILL = 210,974 C.F.
= 7,800 C.Y.

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COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — ERIC S. CLASE — ENGINEER — PE073142 — COMMONWEALTH OF PENNSYLVANIA

DATE: 02/16/26

REV.	DESCRIPTION	DATE	BY
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3	PER CCCD LTR. DATED 05/27/25	06/30/25	LEH

PRELIMINARY-FINAL LAND DEVELOPMENT

920 CENTURY DRIVE WAWA

LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

GRADING DETAIL PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2308023

WAWA STORE NO. 8256

APPLICANTS INFO:
PROVCO PINEGOOD CENTURY, LLC
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610-520-4572

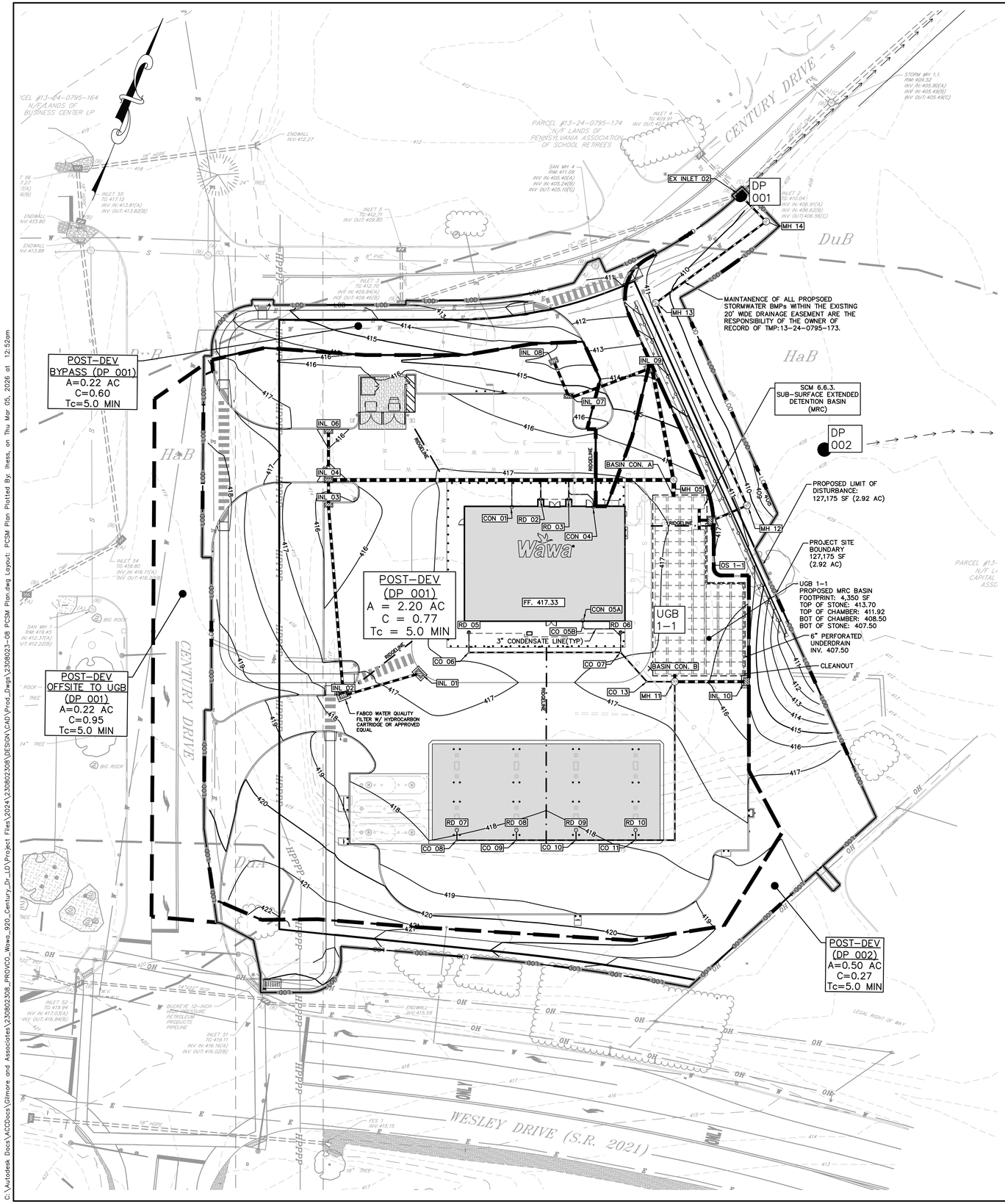
MUNICIPAL FILE No.: 2025-03

TAX MAP PARCEL No.: 13-24-0795-173

TOTAL AREA:	TOTAL LOTS:
2.35 AC.	1
DATE: 04/21/2025	SCALE: 1"=10'
DRAWN BY: LEH	CHECKED BY: ESC

SHEET NO.: 6 OF 33

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PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
CO 06 – CO 07	8"	86.56'	1.19%	HDPE
CO 07 – CO 13	8"	21.97'	5.00%	HDPE
CO 08 – CO 09	6"	34.00'	1.00%	HDPE
CO 09 – CO 10	8"	34.00'	1.00%	HDPE
CO 10 – CO 11	8"	34.00'	1.00%	HDPE
CO 11 – CO 12	8"	22.37'	1.50%	HDPE
CO 12 – MH 11	8"	90.47'	2.75%	HDPE
CO 13 – MH 11	8"	15.40'	5.00%	HDPE
CON 01 – T1	3"	15.40'	16.63%	HDPE
EX INL 02 – MH 14	12"	19.46'	0.50%	HDPE
INL 01 – INL 02	15"	43.29'	0.50%	HDPE
INL 02 – INL 03	18"	107.22'	0.98%	HDPE
INL 03 – INL 04	18"	12.07'	0.50%	HDPE
INL 04 – T1	24"	102.60'	0.50%	HDPE
INL 05 – BASIN CON. A	24"	7.80'	0.50%	HDPE
INL 06 – INL 04	18"	26.00'	2.00%	HDPE
INL 07 – INL 09	18"	46.75'	1.03%	HDPE
INL 08 – INL 07	18"	19.68'	0.50%	HDPE
INL 09 – INL 05	24"	63.21'	0.75%	HDPE
INL 10 – MH 11	18"	39.63'	2.00%	HDPE
MH 11 – BASIN CON. B	18"	4.33'	2.00%	HDPE
MH 12 – OS 1–1	12"	22.87'	0.61%	HDPE
MH 13 – MH 12	12"	126.74'	0.50%	HDPE
MH 14 – MH 13	12"	78.35'	0.50%	HDPE
RD 02 – T2	6"	11.02'	23.97%	HDPE
RD 03 – T3	6"	11.02'	24.69%	HDPE
RD 04 – T4	3"	3.94'	4.06%	HDPE
RD 05 – CO 06	4"	11.42'	2.74%	HDPE
RD 06 – CO 07	4"	11.42'	5.67%	HDPE
RD 07 – CO 08	4"	5.50'	4.73%	HDPE
RD 08 – CO 09	4"	5.50'	10.97%	HDPE
RD 09 – CO 10	4"	5.50'	17.15%	HDPE
RD 10 – CO 11	4"	5.50'	23.33%	HDPE
T1 – T2	24"	16.50'	0.50%	HDPE
T2 – T3	24"	16.00'	0.50%	HDPE
T4 – MH05	24"	59.75'	0.50%	HDPE

STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
BASIN CON. A		18" HDPE INV IN =408.50	
BASIN CON. B		18" HDPE INV IN =408.50	
CO 06	RIM = 417.14 SUMP = 414.75	4" HDPE INV IN =415.09	8" HDPE INV OUT =414.75
CO 07	RIM = 417.06 SUMP = 413.72	4" HDPE INV IN =414.06 8" HDPE INV IN =413.72	8" HDPE INV OUT =413.72
CO 08	RIM = 418.04 SUMP = 415.58	4" HDPE INV IN =415.75	6" HDPE INV OUT =415.58
CO 09	RIM = 418.12 SUMP = 415.07	4" HDPE INV IN =415.41 6" HDPE INV IN =415.24	8" HDPE INV OUT =415.07
CO 10	RIM = 418.08 SUMP = 414.73	8" HDPE INV IN =414.73 4" HDPE INV IN =415.07	8" HDPE INV OUT =414.73
CO 11	RIM = 417.91 SUMP = 414.39	4" HDPE INV IN =414.73 8" HDPE INV IN =414.39	8" HDPE INV OUT =414.39
CO 12	RIM = 417.72 SUMP = 414.05	8" HDPE INV IN =414.06	8" HDPE INV OUT =414.05
CO 13	RIM = 416.52 SUMP = 412.62	8" HDPE INV IN =412.62	8" HDPE INV OUT =412.62
CON 01	RIM = 417.33 SUMP = 413.33		3" HDPE INV OUT =413.33
CON 04	RIM = 417.33 SUMP = 413.33		3" HDPE INV OUT =413.33
EX INLET 02	RIM = 410.04 SUMP = 406.73	12" HDPE INV IN =406.73	
INL 01	RIM = 416.51 SUMP = 413.20		15" HDPE INV OUT =413.20
INL 02	RIM = 417.54 SUMP = 412.73	15" HDPE INV IN =412.98	18" HDPE INV OUT =412.73
INL 03	RIM = 415.18 SUMP = 411.48	18" HDPE INV IN =411.68	18" HDPE INV OUT =411.48
INL 04	RIM = 415.80 SUMP = 410.53	18" HDPE INV IN =411.86 18" HDPE INV IN =411.42	24" HDPE INV OUT =410.53
INL 06	RIM = 415.80 SUMP = 412.38		18" HDPE INV OUT =412.38
INL 07	RIM = 415.02 SUMP = 410.19	18" HDPE INV IN =410.39	18" HDPE INV OUT =410.19
INL 08	RIM = 413.82 SUMP = 410.49		18" HDPE INV OUT =410.49
INL 09	RIM = 413.80 SUMP = 409.21	18" HDPE INV IN =409.71	24" HDPE INV OUT =409.21
INL 10	RIM = 415.28 SUMP = 412.25		18" HDPE INV OUT =412.25
MH 05	RIM = 416.45 SUMP = 408.54	24" HDPE INV IN =409.56 24" HDPE INV IN =408.74	24" HDPE INV OUT =408.54
MH 11	RIM = 416.28 SUMP = 408.59	8" HDPE INV IN =411.85 8" HDPE INV IN =411.57 18" HDPE INV IN =411.46	18" HDPE INV OUT =408.59
MH 12	RIM = 410.75 SUMP = 408.14	12" HDPE INV IN =408.36	12" HDPE INV OUT =408.19
MH 13	RIM = 410.85 SUMP = 407.39	12" HDPE INV IN =407.56	12" HDPE INV OUT =407.39
MH 14	RIM = 409.36 SUMP = 406.83	12" HDPE INV IN =407.00	12" HDPE INV OUT =406.83
OS 1-1	RIM = 416.66 SUMP = 408.50		12" HDPE INV OUT =408.50
RD 02	RIM = 417.33 SUMP = 413.33		6" HDPE INV OUT =413.33
RD 03	RIM = 417.33 SUMP = 413.33		6" HDPE INV OUT =413.33
RD 05	RIM = 417.28 SUMP = 415.40		4" HDPE INV OUT =415.40
RD 06	RIM = 417.24 SUMP = 414.70		4" HDPE INV OUT =414.70
RD 07	RIM = 417.97 SUMP = 416.01		4" HDPE INV OUT =416.01
RD 08	RIM = 418.06 SUMP = 416.01		4" HDPE INV OUT =416.01
RD 09	RIM = 418.03 SUMP = 416.01		4" HDPE INV OUT =416.01
RD 10	RIM = 417.86 SUMP = 416.01		4" HDPE INV OUT =416.01

LEGEND:

- EXISTING PROPERTY BOUNDARY
- EXISTING EDGE OF PAVEMENT
- EXISTING UTILITY POLE
- LEGAL RIGHT-OF WAY LINE
- PROPOSED CONCRETE
- PROPOSED SANITARY LATERAL
- PROPOSED WATER LATERAL
- PROPOSED CONTOURS
- PROPOSED INLET
- PROPOSED OUTLET CONTROL STRUCTURE (OCS)
- PROPOSED MANHOLE
- LIMIT OF DISTURBANCE LINE
- PROJECT SITE BOUNDARY

PCSM Sheet List Table

Sheet Number	Sheet Title
7	PCSM Plan
8	PCSM Plan (Overall)
9	PCSM Notes
10	PCSM Details 1–2
11	PCSM Details 2–2

SOILS LEGEND AND TABLE OF LIMITATIONS & RESOLUTIONS BASED ON USDA–NRCS WEB SOIL SURVEY OF CUMBERLAND COUNTY

SYMBOL	MAPPING UNITS	SLOPE	LAND CAPBLTY	HYDRIC SOIL	HYDRO. GROUP	DEPTH TO BEDROCK	DEPTH TO WATER TABLE	LIMITATIONS FOR CONSTRUCTION	RESOLUTION OF LIMITATIONS
DuA	DUFFIELD SILT LOAM	0–3%	1	NO	B	60–80"	> 5'	NOT LIMITED	
DuB	DUFFIELD SILT LOAM	3–8%	2e	NO	B	60–80"	> 5'	NOT LIMITED	
HaB	HAGERSTOWN SILT LOAM	3–8%	2e	NO	B	43–98"	> 5'	SOMEWHAT LIMITED: SHRINK–SWELL POTENTIAL	COMPACTION AS PER PLAN SPECIFICATION

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 – 1078

811

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SERIAL NO. 20260563246

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GILMORE & ASSOCIATES INC. HAS OBTAINED A PA–ONE CALL SERIAL NUMBER AS NOTED HEREON FOR DESIGN PURPOSES ONLY.

I HAVE REVIEWED AND HEREBY CERTIFY THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE MUNICIPAL ORDINANCE NO. 2022–02.

MUNICIPAL OFFICIAL OR DESIGNEE _____ DATE _____

I HAVE REVIEWED AND HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE LOWER ALLEN TOWNSHIP ACT 167 STORMWATER MANAGEMENT ORDINANCE.

DESIGN ENGINEER _____ DATE _____

SCALE: 30 0 30 60 — IN FEET — 1"=30'

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
CORPORATE HEADQUARTERS
65 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 18901 • (215) 345-9330 • www.gilmore-assoc.com

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COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — ENGINEER — ERIC S. CLASE — 59713 — ESC SYSTEMS

DATE: 12/22/25

REV.	DESCRIPTION	DATE	BY
8	PER CCCD COMMENT DATED 12/17/25	12/22/25	LEH
7	PER CCCD COMMENT DATED 11/14/25	12/12/25	LEH
6	PER CCCD LTR. DATED 10/06/25	10/20/25	LEH
5	PER CCCD LTR. DATED 08/12/25	09/11/25	LEH
4	PER RETTEW LTR. DATED 06/09/25	08/07/25	LEH
3	PER CCCD LTR. DATED 05/27/25	06/30/25	LEH

PRELIMINARY–FINAL LAND DEVELOPMENT

920 CENTURY DRIVE WAWA

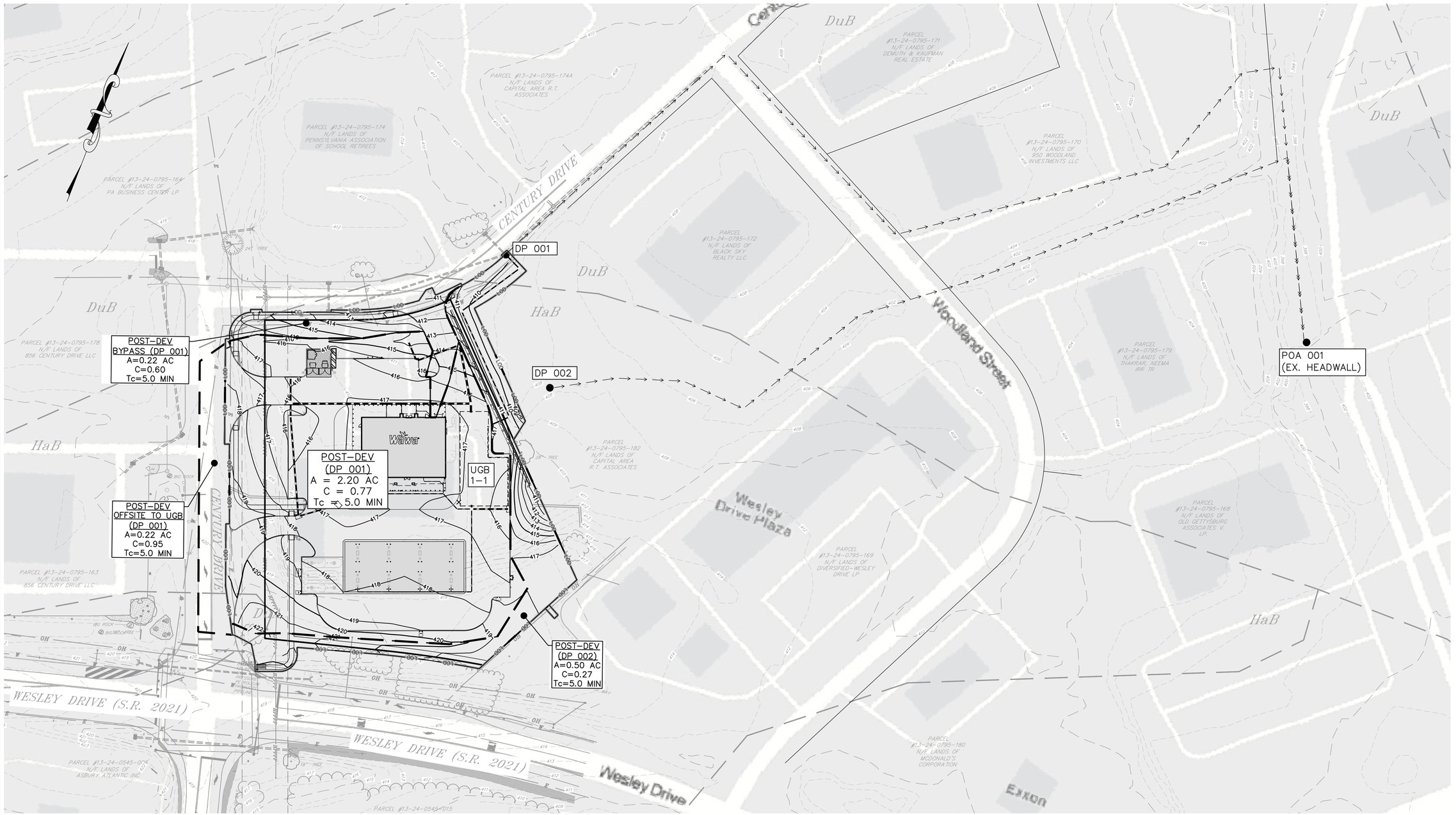
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2308023	
WAWA STORE NO. 8256	
APPLICANTS INFO: PROVCO PINEGOOD CENTURY, LLC 795 EAST LANCASTER AVE. SUITE 200 VILLANOVA, PA 19085 610–520–4572	
MUNICIPAL FILE No.: 2025–03	
TAX MAP PARCEL No.: 13–24–0795–173	
TOTAL AREA: 2.35 AC.	TOTAL LOTS: 1
DATE: 04/21/2025	SCALE: 1"=30'
DRAWN BY: LEH	CHECKED BY: ESC
SHEET NO.: 7 OF 33	

C:\Autodesk Docs\ACCDocs\Gilmore and Associates\2308023_PROVCO_Wawa_920_Century_Dr_LD\Project Files\2024\2308023\DESIGN\CAD\Prod_Dwgs\2308023-08 PCSM Plan.dwg Layout: PCSM Plan Plotted By: lhess, on Thu Mar 05, 2026 at 12:52pm



PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078

811

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NON-MEMBERS MUST BE CONTACTED DIRECTLY

PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL NO. 20260563246

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

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LEGEND:

- EXISTING PROPERTY BOUNDARY
- EXISTING EDGE OF PAVEMENT
- EXISTING UTILITY POLE
- LEGAL RIGHT-OF WAY LINE
- PROPOSED CONCRETE
- PROPOSED SANITARY LATERAL
- PROPOSED WATER LATERAL
- PROPOSED CONTOURS
- PROPOSED INLET
- PROPOSED OUTLET CONTROL STRUCTURE (OCS)
- PROPOSED MANHOLE
- LOD — LIMIT OF DISTURBANCE LINE
- PROJECT SITE BOUNDARY

SOILS LEGEND AND TABLE OF LIMITATIONS & RESOLUTIONS BASED ON USDA-NRCS WEB SOIL SURVEY OF CUMBERLAND COUNTY

SYMBOL	MAPPING UNITS	SLOPE	LAND CAPBLTY	HYDRIC SOIL	HYDRO. GROUP	DEPTH TO BEDROCK	DEPTH TO WATER TABLE	LIMITATIONS FOR CONSTRUCTION	RESOLUTION OF LIMITATIONS
DuA	DUFFIELD SILT LOAM	0-3%	1	NO	B	60-80"	> 5'	NOT LIMITED	
DuB	DUFFIELD SILT LOAM	3-8%	2e	NO	B	60-80"	> 5'	NOT LIMITED	
HaB	HAGERSTOWN SILT LOAM	3-8%	2e	NO	B	43-98"	> 5'	SOMEWHAT LIMITED: SHRINK-SWELL POTENTIAL	COMPACTION AS PER PLAN SPECIFICATION

SCALE: 50 0 50 100 — IN FEET — 1"=50'

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COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — ERIC S. CLASE — ENGINEER — PE-073154 — 12/22/25

DATE: 12/22/25

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PRELIMINARY-FINAL LAND DEVELOPMENT

920 CENTURY DRIVE WAWA

LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PCSM PLAN OVERALL

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2308023

WAWA STORE NO. 8256
APPLICANTS INFO:
PROVCO PINEGOOD CENTURY, LLC
795 EAST LANCASTER AVE.
SUITE 200
VILLANOVA, PA 19085
610-520-4572

MUNICIPAL FILE No.: 2025-03

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TOTAL AREA:	TOTAL LOTS:
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DRAWN BY: LEH	CHECKED BY: ESC

SHEET NO.: 8 OF 33

C:\Autodesk Docs\ACCDocs\Gilmore and Associates\2308023_PROVCO_Wawa_920_Century_Dr_LD\Project Files\2024\2308023_08 PCSM Plan.dwg Layout: PCSM Plan (Overall) Plotted By: lhess, on Thu Mar 05, 2026 at 12:52pm

RECEIVING SURFACE WATERS

THE ENTIRE PROJECT SITE AND DISTURBANCE AREA ARE LOCATED IN THE CEDAR RUN WATERSHED. RUNOFF FROM THIS SITE DRAINS TO CEDAR RUN (POA 001 & POA 002) WHICH HAVE A RECEIVING WATER CLASSIFICATION OF COLD WATER FISHES, MIGRATORY FISHES (CWF, MF), PER CHAPTER 93 OF THE PA CODE.

GENERAL PCSM PLANNING AND DESIGN:

I. STREAM INTEGRITY PRESERVATION – §102.8(b)(1)

THE PROPOSED SCMs, AS PART OF THE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN, HAVE BEEN PLANNED AND PROVIDED IN ORDER TO PRESERVE THE INTEGRITY OF STREAM CHANNELS, AND TO MAINTAIN AND PROTECT THE PHYSICAL, BIOLOGICAL, AND CHEMICAL QUALITY OF THE RECEIVING STREAMS.

II. PREVENT STORMWATER RUNOFF RATE INCREASE – §102.8(b)(2)

THE PROPOSED POST CONSTRUCTION STORMWATER MANAGEMENT PLAN WILL PREVENT AN INCREASE IN STORMWATER RUNOFF RATES THROUGH THE USE OF STRUCTURAL SCMs.

III. MINIMIZE STORMWATER RUNOFF VOLUME INCREASE – §102.8(b)(3)

THE PROPOSED POST CONSTRUCTION STORMWATER MANAGEMENT PLAN WILL MINIMIZE AN INCREASE IN STORMWATER RUNOFF VOLUME THROUGH THE USE OF STRUCTURAL SCMs.

IV. MINIMIZE IMPERVIOUS AREAS – §102.8(b)(4)

THE PROPOSED DEVELOPMENT LAYOUT PROVIDES AN EFFICIENT CONFIGURATION OF IMPERVIOUS SURFACE FOR THE PROPOSED USE TO MINIMIZE IMPERVIOUS AREAS. THE PLAN ALSO DIRECTS IMPERVIOUS SURFACES AND ROOFTOPS TO VEGETATED AREAS AND STRUCTURAL SCMs.

V. MAXIMIZE DRAINAGE AND VEGETATION PROTECTION – §102.8(b)(5)

THE EXISTING DRAINAGE FEATURES AND VEGETATION SHALL BE PROTECTED TO THE MAXIMUM EXTENT PRACTICAL. TO ACHIEVE THIS GOAL, THE AREAS ON–SITE, OUTSIDE OF THE LIMITS OF DISTURBANCE ARE SUBJECT TO THE FOLLOWING CRITERIA:

- AREAS SHALL NOT BE SUBJECT TO GRADING OR MOVEMENT OF EXISTING SOIL.
- EXISTING VEGETATION IN A HEALTHY CONDITION MAY NOT BE REMOVED, INCLUDING TREES, SHRUBS, OR WELL–ESTABLISHED MEADOW/GRASS LAND COVER.
- INVASIVE NON–NATIVE VEGETATION MAY BE REMOVED.
- PRUNING OR OTHER REQUIRED MAINTENANCE OF VEGETATION IS PERMITTED. ADDITIONAL PLANTING IS PERMITTED.
- AREAS SHALL BE PROTECTED AND DELINEATED IN THE FIELD.
- THE AREAS NOT SUBJECT TO GRADING ARE ALSO DELINEATED ON THE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN. IF ANY FUTURE GRADING OR DISTURBANCE OF THESE AREAS OCCURS, SUBSEQUENT STORMWATER MANAGEMENT MUST BE PROVIDED TO ADDRESS THE ADDITIONAL DISTURBANCE.

VI. MINIMIZE LAND CLEARING AND GRADING – §102.8(b)(6)

IN ORDER TO MINIMIZE LAND CLEARING AND GRADING, THE AREAS BETWEEN TREE PROTECTION FENCING AND PROPERTY BOUNDARIES ARE SUBJECT TO THE FOLLOWING CRITERIA:

- AREAS SHALL NOT BE SUBJECT TO GRADING OR MOVEMENT OF EXISTING SOIL.
- EXISTING VEGETATION IN A HEALTHY CONDITIONS MAY NOT BE REMOVED, INCLUDING TREES, SHRUBS, OR WELL–ESTABLISHED MEADOW/GRASS LAND COVER.
- INVASIVE NON–NATIVE VEGETATION MAY BE REMOVED.
- PRUNING OR OTHER REQUIRED MAINTENANCE OF VEGETATION IS PERMITTED. ADDITIONAL PLANTING IS PERMITTED.
- AREAS SHALL BE PROTECTED AND DELINEATED IN THE FIELD.
- THE AREAS NOT SUBJECT TO GRADING ARE ALSO DELINEATED ON THE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN. IF ANY FUTURE GRADING OR DISTURBANCE OF THESE AREAS OCCURS, SUBSEQUENT STORMWATER MANAGEMENT MUST BE PROVIDED TO ADDRESS THE ADDITIONAL DISTURBANCE.

VII. MINIMIZE SOIL COMPACTION – §102.8(b)(7)

THE LIMITS OF DISTURBANCE HAVE BEEN DELINEATED AS THE MINIMUM PRACTICAL AREAS AND ALL OTHER AREAS SHALL NOT BE DISTURBED AND ARE SUBJECT TO THE FOLLOWING CRITERIA:

- AREAS SHALL NOT SUBJECT TO GRADING OR MOVEMENT OF EXISTING SOIL.
- EXISTING VEGETATION IN A HEALTHY CONDITION MY NOT BE REMOVE, INCLUDING TREES, SHRUBS, OR WELL–ESTABLISHED MEADOW/GRASS LAND COVER.
- INVASIVE NON–NATIVE VEGETATION MAY BE REMOVED.
- PRUNING OR OTHER REQUIRED MAINTENANCE OF VEGETATION IS PERMITTED. ADDITIONAL PLANTING IS PERMITTED.
- AREAS SHALL BE PROTECTED AND DELINEATED IN THE FIELD.

VII. OTHER SCM CONTROLS TO MINIMIZE RUNOFF – §102.8(b)(8)

OTHER STRUCTURAL BMPs SHALL BE UTILIZED TO PREVENT OR MINIMIZE THE GENERATION OF ADDITIONAL STORMWATER RUNOFF SUCH AS THE FOLLOWING:

- MRC STORAGE SYSTEM STORMWATER CONTROL MEASURE (SCM)

INDIVIDUAL SCM SEQUENCE OF CONSTRUCTION

THE PADEP CHAPTER 102 REGULATIONS WHICH BECAME EFFECTIVE NOVEMBER 19, 2010, REQUIRE A LICENSED PROFESSIONAL OR HIS/HER DESIGNEE TO BE PRESENT ON–SITE TO OBSERVE, INSPECT, AND SIGN–OFF ON THE CRITICAL STAGES OF THE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (PCSM) IMPLEMENTATION AND FACILITY INSTALLATION. THE LICENSED PROFESSIONAL OR DESIGNEE SHALL BE PRESENT ON–SITE FOR THE FOLLOWING CRITICAL STAGES OF THE PCSM PLAN IMPLEMENTATION:

- MRC STORAGE SYSTEM STORMWATER CONTROL MEASURE (SCM)

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED, UNLESS NOTED OTHERWISE. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.

AT LEAST 7 DAYS PRIOR TO START OF WORK OR EARTH DISTURBANCE ACTIVITIES, A PRE–CONSTRUCTION MEETING SHALL BE HELD INCLUDING THE OWNER, SITE CONTRACTOR, TOWNSHIP ENGINEER, CUMBERLAND COUNTY CONSERVATION DISTRICT, AND THE PLAN DESIGNER.

MRC STORAGE SYSTEM STORMWATER CONTROL MEASURE (SCM) – SEQUENCE OF INSTALLATION

1. INSTALL ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS.
   a) THE AREA IMMEDIATELY ADJACENT TO THE BASIN MUST BE STABILIZED IN ACCORDANCE WITH THE PADEP'S EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL (LATEST EDITION) PRIOR TO BASIN CONSTRUCTION.
2. PREPARE SITE FOR EXCAVATION AND/OR EMBANKMENT CONSTRUCTION.
   a) ALL EXISTING VEGETATION SHOULD REMAIN IF FEASIBLE AND SHOULD ONLY BE REMOVED IF NECESSARY FOR CONSTRUCTION.
   b) CARE SHOULD BE TAKEN TO PREVENT COMPACTION OF THE BASIN BOTTOM.
   c) IF EXCAVATION IS REQUIRED, CLEAR THE AREA TO BE EXCAVATED OF ALL VEGETATION, REMOVE ALL TREE ROOTS, ROCKS, AND BOULDERS ONLY IN EXCAVATION AREA.
3. EXCAVATE BOTTOM OF BASIN TO DESIRED ELEVATION (IF NECESSARY).
4. INSTALL SURROUNDING EMBANKMENTS AND INLET AND OUTLET CONTROL STRUCTURES.
5. GRADE SUBSOIL IN BOTTOM OF BASIN, TAKING CARE TO PREVENT COMPACTION. COMPACT SURROUNDING EMBANKMENT AREAS AND AROUND INLET AND OUTLET STRUCTURES.
6. INSTALL UPSTREAM AND DOWNSTREAM CONTROL STRUCTURES, CLEANOUTS, PERFORATED PIPING, AND ALL OTHER NECESSARY STORMWATER STRUCTURES.
7. GEOTEXTILE AND BED AGGREGATE SHOULD BE PLACED IMMEDIATELY AFTER APPROVAL OF SUBGRADE PREPARATION AND INSTALLATION OF STRUCTURES. GEOTEXTILE SHOULD BE PLACED IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDATIONS. ADJACENT STRIPS OF GEOTEXTILE SHOULD OVERLAP A MINIMUM OF 16 INCHES. IT SHOULD ALSO BE SECURED AT LEAST 4 FEET OUTSIDE OF BED IN ORDER TO PREVENT ANY RUNOFF OR SEDIMENT FROM ENTERING THE STORAGE BED. THE EDGE STRIP SHOULD REMAIN IN PLACE UNTIL ALL BASE SOILS CONTIGUOUS TO BEDS ARE STABILIZED AND VEGETATED. AS THE SITE IS FULLY STABILIZED, EXCESS GEOTEXTILE ALONG BED EDGES CAN BE CUT BACK TO THE EDGE OF THE BED.
8. CLEAN–WASHED, UNIFORMLY GRADED AGGREGATE SHOULD BE PLACED IN THE BED IN MAXIMUM 8–INCH LIFTS. EACH LAYER SHOULD BE LIGHTLY COMPACTED, WITH CONSTRUCTION EQUIPMENT KEPT OFF THE BED BOTTOM AS MUCH AS POSSIBLE.
9. APPROVED SOIL MEDIA SHOULD BE PLACED OVER INFILTRATION BEDS IN MAXIMUM 6–INCH LIFTS. DO NOT REMOVE INLET PROTECTION OR OTHER EROSION AND SEDIMENT CONTROL MEASURES UNTIL SITE IS FULLY STABILIZED.

RECYCLING OR DISPOSAL OF MATERIALS

1. THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTE IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THE SITE.
2. EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, REINSTALLED, OR OTHERWISE INDICATED TO REMAIN ON THE PROPERTY, DEMOLISHED OR EXCAVATED MATERIALS SHALL BE REMOVED FROM THE SITE. MATERIALS SLATED FOR REMOVAL FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ANY AND ALL APPLICABLE MUNICIPAL OR OTHER GOVERNMENTAL AGENCY CURRENT REGULATIONS. DEBRIS SHALL NOT BE PERMITTED TO ACCUMULATE ON THE JOB–SITE. DUST AND DIRT SHALL BE HELD TO A MINIMUM DURING DEMOLITION, BY WETTING DOWN, AS REQUIRED. ON SITE BURNING OF MATERIALS WILL NOT BE PERMITTED. AT THE COMPLETION OF WORK, THE ENTIRE AREA INVOLVED WILL BE CLEAN AND LEFT IN A NEAT CONDITION, FREE OF RUBBISH, RECYCLING OR DISPOSAL OF MATERIALS ASSOCIATED WITH OR FROM THIS PROJECT SITE SHALL BE UNDERTAKEN IN ACCORDANCE WITH PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION RULES AND REGULATIONS.
3. SEDIMENT REMOVED FROM CONTROL FACILITIES AS A PART OF REGULAR MAINTENANCE SHALL BE DISPOSED OF UPSLOPE OF THE CONTROL FACILITY.
   - THE FOLLOWING IS A LIST THAT INCLUDES, BUT THAT IS NOT LIMITED TO, THE POTENTIAL PROJECT WASTES SPECIFIC TO PCSM SCMs AND/OR PROJECT CONSTRUCTION:
     - CONCRETE
     - STONE, GRAVEL, AND/OR ROCK
     - TOP SOIL AND SUBSURFACE SOILS
     - TREES, SHRUBS, WEEDS, VEGETATION
     - MISCELLANEOUS TRASH AND DEBRIS

SEQUENCE OF CONSTRUCTION:

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED, UNLESS NOTED OTHERWISE. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.

AT LEAST 7 DAYS PRIOR TO START OF WORK OR EARTH DISTURBANCE ACTIVITIES, A PRECONSTRUCTION MEETING SHALL BE HELD INCLUDING THE OWNER, SITE CONTRACTOR, TOWNSHIP ENGINEER, CUMBERLAND COUNTY CONSERVATION DISTRICT, DESIGNATED LICENSED PROFESSIONAL ENGINEER, AND THE PLAN DESIGNER.

AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM, INC. AT 1–800–242–1776 FOR BURIED UTILITY LOCATIONS.

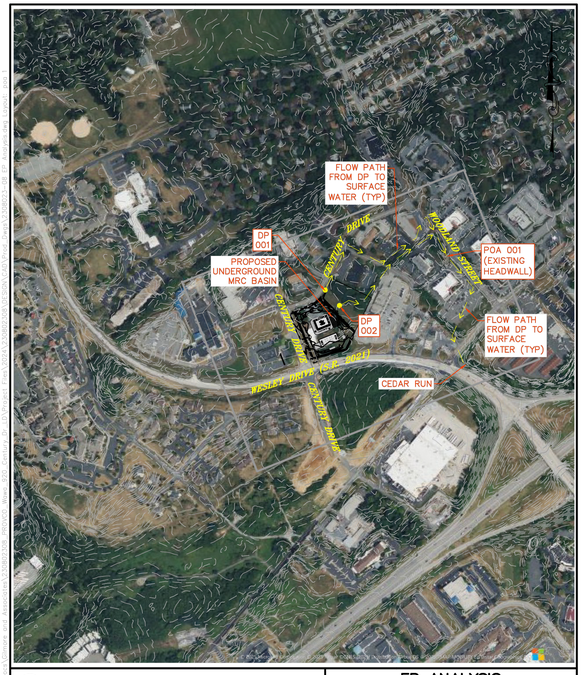
DURING CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE TOWNSHIP ENGINEER'S OFFICE THREE (3) DAYS PRIOR TO THE CONSTRUCTION OF THE PROPOSED BMP STORMWATER MANAGEMENT FACILITIES.

CESSATION OF CONSTRUCTION ACTIVITIES FOR AT LEAST FOUR (4) DAYS SHALL REQUIRE TEMPORARY STABILIZATION FOR ALL DISTURBED AREAS.

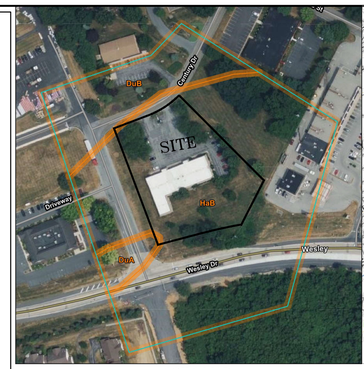
1. CLEARLY MARK THE LIMITS OF DISTURBANCE (LOD) WITH SURVEY STAKES AND 48–INCH HIGH SNOW FENCE, AS APPROPRIATE, PRIOR TO THE INITIATION OF EARTH DISTURBANCE ACTIVITIES.
2. INSTALL ALL TREE PROTECTION FENCING AS SHOWN ON THE PLANS PRIOR TO INITIATION OF EARTH DISTURBANCE ACTIVITIES. TREE PROTECTION FENCING SHALL BE CHECKED DAILY AT THE BEGINNING OF THE WORK DAY. REPLACEMENT FENCING IN KIND SHALL BE PROVIDED IF DAMAGED OR NOT FUNCTIONING PROPERLY.
3. PERIMETER CONTROL MEASURES:
   – INSTALL ROCK CONSTRUCTION ENTRANCE (50–FT LENGTH)
   – INSTALL COMPOST FILTER SOCKS AS SHOWN ON THE PLANS. COMPOST FILTER SOCKS SHALL BE CHECKED DAILY AT THE BEGINNING OF THE WORK DAY. REPLACEMENT SOCKS IN KIND SHALL BE PROVIDED IF DAMAGED OR NOT FUNCTIONING PROPERLY. ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF COMPOST FILTER SOCK OCCURS DUE TO CONCENTRATED FLOW.
4. THE PERMITTEE MUST INFORM THE CUMBERLAND COUNTY CONSERVATION DISTRICT AND THE DEPARTMENT THAT THE APPLICABLE EROSION AND SEDIMENT CONTROL FACILITIES AS SET FORTH IN THE CONSTRUCTION SEQUENCE HAVE BEEN CONSTRUCTED, STABILIZED, AND ARE FUNCTIONAL BEFORE EARTH DISTURBANCE IN ANY AREA. EACH STEP OF THE SEQUENCE MUST BE COMPLETED PRIOR TO ADVANCING TO THE NEXT STEP.
5. EROSION AND SEDIMENTATION CONTROLS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE GENERAL SITE DISTURBANCE WITHIN THE TRIBUTARY AREAS OF THOSE CONTROLS.
6. ALL EROSION CONTROL DEVICES SHALL BE CHECKED WEEKLY (OR DAILY IF SPECIFIED) AND AFTER EACH RAIN EVENT. ALL PREVENTATIVE REMEDIAL MAINTENANCE WORK INCLUDING REPAIR, REPLACEMENT, RE–GRADING, RESEEDING, REMULCHING, AND RENETTING SHALL BE PERFORMED IMMEDIATELY.
7. SHOULD UNFORESEEN EROSIVE CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF RUNOFF OR SEDIMENT DISPLACEMENT. SPECIAL ATTENTION SHALL BE GIVEN TO FROZEN SLOPES. STOCKPILES OF WOOD CHIPS, HAY BALES, CRUSHED STONE, AND OTHER MULCHES SHALL BE HELD IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS OF EROSION.
8. CLEAR AND GRUB TOPSOIL WITHIN STAKED–OUT LIMIT OF DISTURBANCE. STRIP AND STOCKPILE TOPSOIL PER PLAN LOCATION. IMMEDIATELY APPLY TEMPORARY SEEDING AND MULCH TO THE STOCKPILE. COMPOST FILTER SOCKS SHALL BE CHECKED DAILY AT THE BEGINNING OF THE WORK DAY. REPLACEMENT SOCKS IN KIND SHALL BE PROVIDED IF DAMAGED OR NOT FUNCTIONING PROPERLY.
9. REMOVE ALL OTHER EXISTING IMPROVEMENTS AND CLEAR AND GRUB REMAINDER OF THE STAKED–OUT LIMIT OF DISTURBANCE CONSTRUCTION AREA AS DELINEATED ON THE PLAN. DISTURBED AREAS TO BE STABILIZED IMMEDIATELY WITH TEMPORARY SEED AND MULCH.
10. INSTALL CONCRETE WASHOUTS AS SHOWN ON THE PLANS.
11. ROUGH GRADE SITE. CONTRACTOR TO ADJUST UPSLOPING PORTIONS OF THE ALL COMPOST FILTER SOCKS TO ACCOUNT FOR ELEVATION CHANGES FROM EXISTING TO PROPOSED LAND SLOPES. SOCKS SHALL BE CHECKED FOR DAMAGE AND RESTAKED TO ENSURE PROPER FUNCTIONALITY. INSTALL PROPOSED DRAINAGE SWALES AS SHOWN ON THE PLANS. INSTALL EROSION CONTROL BLOPE AND SWALE MATTING AS SHOWN ON THE PLANS.
12. NO IMPERVIOUS SURFACES SHALL BE CREATED UNTIL THE PROPOSED STORMWATER CONTROL MEASURE (SCM) IS INSTALLED AND PROPERLY FUNCTIONING.
13. RUNOFF SHALL NOT BE DIRECTED TO THE PROPOSED MRC STORAGE SYSTEM SCM UNTIL ALL TRIBUTARY DRAINAGE AREAS ARE STABILIZED.
14. **CONSTRUCT PROPOSED MRC STORAGE SYSTEM SCM #1 (CRITICAL STAGE):**
   – EXCAVATE AND INSTALL PIPING, CHAMBERS, STONE, FABRIC, JUNCTIONS, REINFORCEMENTS, OUTLET STRUCTURES, AND ALL OTHER ASSOCIATED FEATURES PER DESIGN. CARE IS TO BE TAKEN TO NOT COMPACT THE SUBSURFACE BASIN BOTTOM.
   – CONTRACTOR TO PROVIDE AS–BUILT INVERTS, ELEVATIONS, TOP OF GRATES, ETC. ON ALL FEATURES AS THEY ARE INSTALLED FOR THE SUBSURFACE BASIN AND OUTLET STRUCTURE.
   – BACKFILL AREA OF BASIN INSTALLATION PER SPECIFICATIONS.
   – INSTALL 48"–HIGH SNOW FENCING AROUND THE PERIMETER OF THE BASIN AS SHOWN ON THE PLANS TO PROTECT FROM CONSTRUCTION TRAFFIC LOADING. **PROTECTIVE FENCING SHALL REMAIN IN PLACE FOR THE SUBSURFACE PCSM SCM UNTIL ALL DRAINAGE AREAS TO SCM ARE COMPLETELY STABILIZED.**
   – INSTALL INLETS AND STORM PIPING DRAINING TO THE BASIN. INSTALL TEMPORARY INLET PROTECTION FILTERS ON INLETS AS THEY ARE INSTALLED.
   – **A LICENSED PROFESSIONAL OR DESIGNEE SHALL BE PRESENT ON THE PROJECT SITE DURING INSTALLATION OF THESE SCMs.**
15. INSTALL REMAINING INLETS AND STORM SEWERS IN A DOWNSTREAM–TO–UPSTREAM MANNER. INSTALL TEMPORARY INLET FILTER PROTECTION AS INLETS ARE INSTALLED.
16. INSTALL SANITARY, WATER, ELECTRIC, TELECOM, UTILITIES ON–SITE.
17. FINAL GRADE PAVEMENT AREAS AND INSTALL STONE AND BINDER COURSES. INSTALL REMAINING IMPROVEMENTS ON–SITE.
18. THE CONSTRUCTION OF THE BUILDING MAY BEGIN WHEN THE PAD HAS BEEN APPROVED BY THE OWNER.
19. ALL RUNOFF FROM THE SITE MUST BE TREATED UNTIL THE SITE IS STABILIZED.
20. THE CUMBERLAND COUNTY CONSERVATION DISTRICT TO BE CONTACTED PRIOR TO CONVERSION OR REMOVAL OF PRIMARY E&S BMPs, INCLUDING COMPOST SOCKS. THE DISTRICT MAY REQUEST A SITE INSPECTION PRIOR TO THE CONVERSION OR REMOVAL OF SUCH FACILITIES.
21. CONTRACTOR SHALL FLUSH SEDIMENT ACCUMULATED FROM THE CONSTRUCTION ACTIVITIES FROM ALL SITE STORMWATER SYSTEMS AND TOWNSHIP OWNED FACILITIES. FLUSHING OF SEDIMENTS SHALL OCCUR PRIOR TO REMOVAL OF ALL INLET PROTECTIONS TO ENSURE THE PROPOSED BASIN IS PROTECTED FROM SEDIMENT LADEN WATER. ANY SEDIMENT ACCUMULATED IN THE SEDIMENT TRAPS OF THE PROPOSED BASIN SHALL BE REMOVED.
22. MAINTENANCE OF SEEDED OR SODDED AREAS TO BE SUCH THAT AREAS WHICH WASH OUT OR ERODE ARE REPLACED OR REPAIRED UNTIL SOD IS ESTABLISHED. 70% OF EACH SQUARE YARD OF DISTURBED SOIL ONSITE WILL BE COVERED EVENLY WITH VEGETATION. REFER TO THE LANDSCAPING SPECIFICATIONS UNDER SHEET 18 – LANDSCAPING PLAN.
23. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED (70% UNIFORM STABILIZATION OF DISTURBED SOIL ON SITE WILL BE COVERED WITH VEGETATION), TEMPORARY SEDIMENT CONTROLS INCLUDING COMPOST FILTER SOCK MUST BE REMOVED. SHOULD ANY AREAS BECOME DISTURBED DURING REMOVAL OF THE CONTROLS, THEY MUST BE IMMEDIATELY STABILIZED. REFER TO THE LANDSCAPING PLAN FOR STABILIZATION SPECIFICATIONS.
24. AFTER COMPLETING ALL PUNCHLIST ITEMS TO THE SATISFACTION OF THE TOWNSHIP ENGINEER, INSTALL WEARING COURSE OR TOP COURSE FOR CONCRETE PAVEMENT OR CONCRETE PAVERS.
25. AS–BUILT DRAWINGS OF THE MRC STORAGE SYSTEM SCM AND ALL OTHER PCSM FEATURES SHALL BE SUBMITTED TO THE TOWNSHIP ENGINEER FOR REVIEW AND APPROVAL. THE SCM WILL NOT BE CONSIDERED FUNCTIONAL UNTIL IT IS PROVED TO THE SCM MEETS THE VOLUME REQUIREMENTS AND OUTFLOW CHARACTERISTICS OF THE ORIGINAL DESIGN OF THE SCM.
26. SUBMIT THE NOTICE OF TERMINATION (N.O.T.) ALONG WITH SIGNED RECORD DOCUMENTS AS REQUIRED TO CLOSE THE NPDES PERMIT.

PCSM NOTES

1. SOILS INFORMATION TAKEN FROM USDA–NRCS "WEB SOIL SURVEY OF CUMBERLAND COUNTY".
2. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON OCTOBER 9, 2008, PENNSYLVANIA ACT 121. GILMORE & ASSOCIATES, INC. HAS OBTAINED PA–ONE CALL SERIAL NUMBER(S) AS NOTED ON THIS PLAN FOR DESIGN PURPOSES ONLY.
3. ALL CONTRACTORS WORKING ON THE PROJECT SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES RELATED TO THE PROJECT ARE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) STANDARDS.
4. ALL CONSTRUCTION REQUIREMENTS AND MATERIAL SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND DETAILS OF BUCKINGHAM TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCES, PADEP AND/OR PENNDOT PUB 408, LATEST EDITION, AND PA–UCC WHERE APPLICABLE.
5. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARDS FOR STRUCTURE DRAIN OR OTHER APPROVED METHOD.
6. ANY SLOPE EQUAL TO OR GREATER THAN FOUR HORIZONTAL TO ONE VERTICAL (4:1) SHALL RECEIVE A STEEP SLOPE SEED MIXTURE AND BE PROTECTED WITH EROSION CONTROL MATTING BY NORTH AMERICAN GREEN OR APPROVED EQUAL. SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS AND LOCATIONS.
7. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT SATISFACTORY COMPACTION.
8. A MINIMUM OF FOUR INCHES OF TOPSOIL SHALL BE REDISTRIBUTED OVER ALL DISTURBED AREAS OF THE SITE, WITH THE EXCEPTION OF PAVED AND PROPOSED BUILDING AREAS. SURFACE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 5–12" PRIOR TO SPREADING OF TOPSOIL.
9. BURYING OF CONSTRUCTION DEBRIS AND STUMPS ON THE SITE IS PROHIBITED.
10. PROJECT WASTES FROM THE SITE INCLUDE MATERIALS ASSOCIATED WITH THE DEMOLITION OF EXISTING BUILDINGS, CONCRETE WASHOUT, AND OTHER CONSTRUCTION MATERIALS. THE CONTRACTOR SHALL REMOVE FROM THE SITE, RECYCLE OR DISPOSE OF ALL BUILDING MATERIAL AND WASTES IN ACCORDANCE WITH DEP'S SOLID WASTE MANAGEMENT REGULATIONS, AND/OR ANY ADDITIONAL LOCAL, STATE OR FEDERAL REGULATIONS. NO BUILDING MATERIALS (USED OR UNUSED) OR WASTE MATERIALS SHALL BE BURNED, BURIED, DUMPED OR DISCHARGED AT THE SITE.
11. INLETS EXCEEDING 5' IN DEPTH SHALL BE EQUIPPED WITH STEPS CAST INTO THE WALL OF THE INLET BOX IN ACCORDANCE WITH PENNDOT SPECIFICATIONS.
12. ALL INLETS SHALL HAVE BICYCLE–SAFE, STRUCTURAL STEEL GRATES.
13. THE TOWNSHIP ENGINEER SHALL BE NOTIFIED FORTY EIGHT (48) HOURS PRIOR TO THE INSTALLATION OF THE SUBSURFACE DETENTION BASIN, AND PRIOR TO THE START OF EARTHMOVING ACTIVITIES.
14. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE IN REGARDS TO ANY IMPROVEMENT ON–SITE OR OFFSITE.
15. ALL CONCRETE CURBING TO HAVE A 6" REVEAL, UNLESS OTHERWISE NOTED. ALL CURB RADII SHALL HAVE A FIVE (5') FOOT RADIUS UNLESS OTHERWISE NOTED.
16. NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE OR ALTER ANY EXISTING STORMWATER BMP WITHOUT THE WRITTEN APPROVAL OF THE MUNICIPALITY UNLESS IT IS PART OF AN APPROVED MAINTENANCE PROGRAM.
17. NO PERSON SHALL PLACE ANY STRUCTURES, FILL, LANDSCAPING, OR VEGETATION INTO A STORMWATER SCM OR WITHIN A DRAINAGE EASEMENT, WHICH WOULD LIMIT OR ALTER THE FUNCTIONING OF THE BMP, WITHOUT THE WRITTEN APPROVAL OF THE MUNICIPALITY.
18. THE MUNICIPALITY SHALL HAVE THE RIGHT TO ENTER PRIVATE PROPERTY TO INSPECT AND REPAIR, IF NECESSARY, ANY STORMWATER MANAGEMENT FACILITY.
19. THE STORMWATER MANAGEMENT FACILITIES ARE A PERMANENT PART OF THE DEVELOPMENT AND SHALL NOT BE REMOVED, ALTERED, OR MODIFIED, WITHOUT THE WRITTEN APPROVAL OF THE MUNICIPALITY AND CONSERVANCY DISTRICT.
20. THE PCSM PLAN, INSPECTION REPORTS, AND MONITORING RECORDS SHALL BE AVAILABLE FOR REVIEW AND INSPECTION BY PADEP OR THE CUMBERLAND COUNTY CONSERVATION DISTRICT.



SOILS MAP
SCALE: 1" = 200'

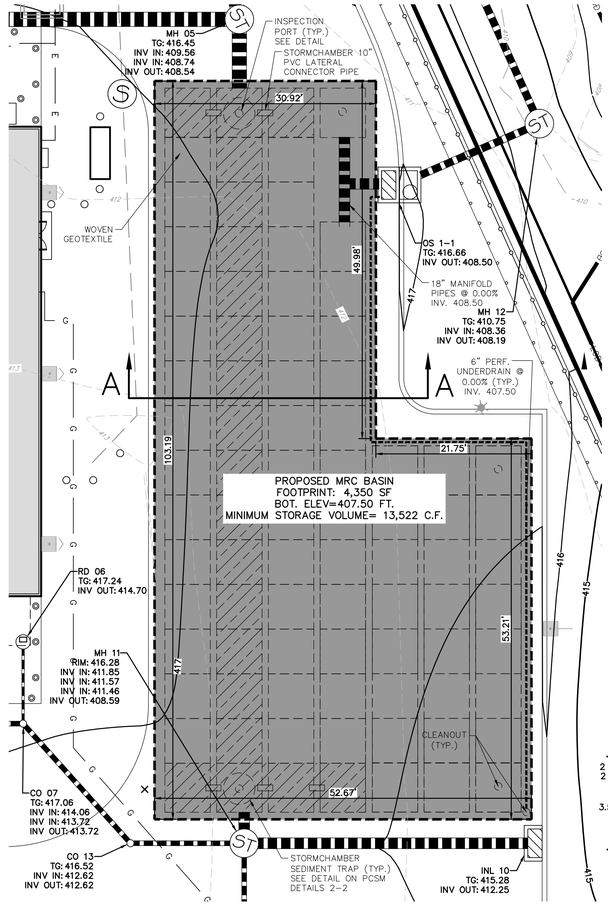


U.S.G.S. MAP (LOWER ALLEN, PA)
SCALE: 1" = 2,000'

LONG–TERM OPERATION AND MAINTENANCE SCHEDULE FOR PCSM SCMs:

OPERATION AND MAINTENANCE PROGRAM

1. THE PERMITTEE IS TO PROVIDE PROOF BY THE DESIGN ENGINEER OR ON–SITE INSPECTOR THAT MAJOR DRAINAGE STRUCTURES AND CONTROLS HAVE BEEN CONSTRUCTED AS DESIGNED.
2. MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES AND OTHER FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER MAY DELEGATE AUTHORITY FOR MAINTAINING THE MAINTENANCE TO OTHER INDIVIDUALS OR CONTRACTORS, BUT THE ULTIMATE RESPONSIBILITY FOR PROPER MAINTENANCE IS THE PROPERTY OWNER.
3. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, RE–GRADING, RESEEDING, REMULCHING, AND RENETTING, MUST BE DONE IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs OR MODIFICATIONS TO THOSE INSTALLED WILL BE REQUIRED.
4. A WRITTEN REPORT DOCUMENTING EACH INSPECTION AND ALL BMP REPAIR AND MAINTENANCE ACTIVITIES SHALL BE COMPLETED FOR EACH POST CONSTRUCTION STORMWATER MANAGEMENT BMP AND INSPECTION/REPAIR ACTIVITY.
5. SEDIMENT SHALL BE REMOVED FROM STORMWATER BMPs WHEN IT HAS ACCUMULATED TO A DEPTH OF 6 INCHES. COLLECTED SEDIMENT SHALL BE SPREAD ELSEWHERE (IN AREAS UNDER CONSTRUCTION) DURING CONSTRUCTION AND STABILIZATION. SEEDING AND MULCHING OF SLOPES SHALL CONFORM TO THE RECOMMENDATIONS WITHIN OR APPROVED EQUAL. TOPSOIL (MINIMUM 6 INCHES) SHALL BE PLACED PRIOR TO SEEDING.
6. THE STORMWATER BMPs AND WATER QUALITY FEATURES ARE TO BE MAINTAINED AND THE OUTLET STRUCTURES CHECKED AND REPAIRED IF NECESSARY.
7. MAINTENANCE OF THE STORMWATER BMPs AND OTHER FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF RECORD. THE OWNER OF RECORD MAY DELEGATE AUTHORITY FOR MAINTAINING THE MAINTENANCE TO OTHER INDIVIDUALS OR CONTRACTORS BUT THE ULTIMATE RESPONSIBILITY FOR PROPER MAINTENANCE IS THE OWNER OF RECORD.
8. MAINTENANCE OF THE STORMWATER BMPs AND OTHER FACILITIES WITHIN THE EXISTING 20' WIDE DRAINAGE EASEMENT ON TMP: 13–24–0795–182 SHALL BE THE RESPONSIBILITY OF THE OWNER OF RECORD OF TMP: 13–24–0795–173. THE OWNER OF RECORD MAY DELEGATE AUTHORITY FOR MAINTAINING THE MAINTENANCE TO OTHER INDIVIDUALS OR CONTRACTORS BUT THE ULTIMATE RESPONSIBILITY FOR PROPER MAINTENANCE IS THE OWNER OF RECORD



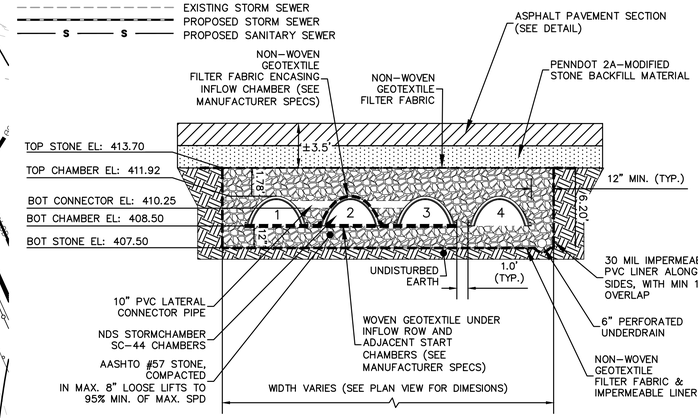
SUBSURFACE EXTENDED DETENTION BASIN – MRC

SCALE: 1" = 10'

LEGEND

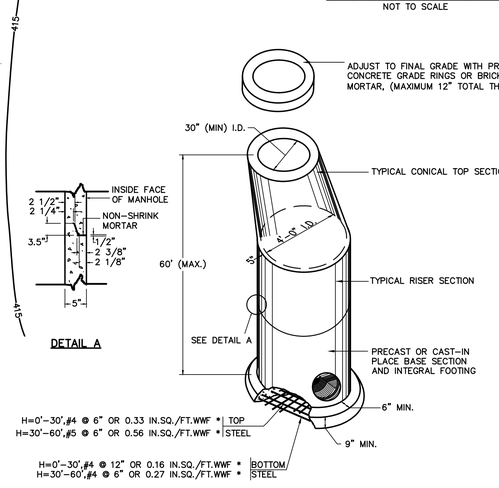
- EXISTING BOUNDARY
- LOD — LOD — LIMIT OF DISTURBANCE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- W — W — PROPOSED WATER MAIN
- EXISTING STORM SEWER
- S — S — PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER

** 2-YR W.S.E. (SCS) **
411.36
** 2-YR W.S.E. (ADJ. EQ.) **
411.54
** 1.2-IN/2-HR W.S.E. (SCS) **
410.07
** 100-YR W.S.E. (ADJ. EQ.) **
413.49

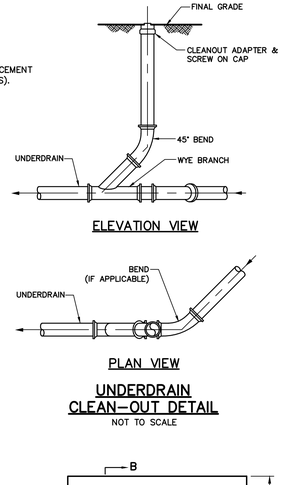


MRC BASIN SECTION A–A

NOT TO SCALE



DETAIL A

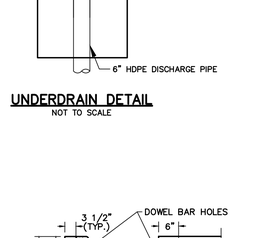


ELEVATION VIEW

PLAN VIEW

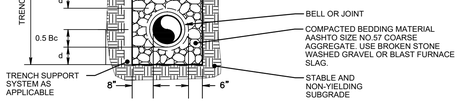
UNDERDRAIN CLEAN-OUT DETAIL

NOT TO SCALE



UNDERDRAIN DETAIL

NOT TO SCALE

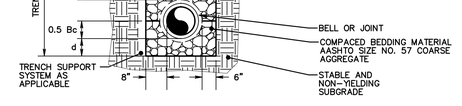


KEY:
Bc = OUTSIDE DIAMETER OF PIPE
D = INSIDE DIAMETER OF PIPE
d = 6"

NOTES:
1. PROVIDE TRENCH SUPPORT SYSTEM AS REQUIRED FOR EXCAVATION PROTECTION AND TO ALLOW FOR REQUIRED COMPACTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING TRENCHES, IF REQUIRED, BEFORE PLACEMENT OF BEDDING MATERIAL.

STORM PIPE BEDDING/TRENCH – NON-PAVED AREAS

NOT TO SCALE

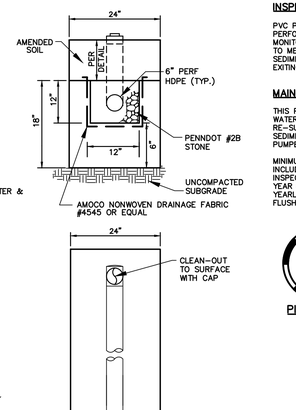


KEY:
Bc = OUTSIDE DIAMETER OF PIPE
D = INSIDE DIAMETER OF PIPE
d = 6"

NOTES:
1. PROVIDE TRENCH SUPPORT SYSTEM AS REQUIRED FOR EXCAVATION PROTECTION AND TO ALLOW FOR REQUIRED COMPACTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING TRENCHES, IF REQUIRED, BEFORE PLACEMENT OF BEDDING MATERIAL.

STORM PIPE BEDDING/TRENCH – ON-SITE PAVED AREAS

NOT TO SCALE



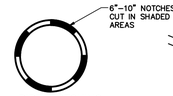
INSPECTION PORT

PVC PIPE (MIN. 6") WITH PERFORATIONS USED TO VISUALLY MONITOR THE SYSTEM, CHECKING TO MEASURE ACCUMULATED SEDIMENT AND ENSURE WATER IS EXITING THE SYSTEM PROPERLY.

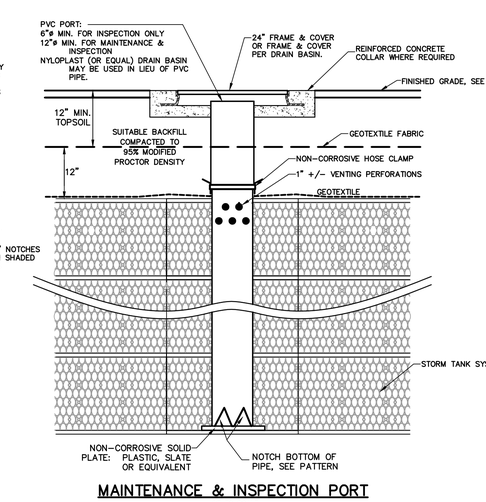
MAINTENANCE PORT

THIS PORT IS USED TO PUMP WATER INTO THE SYSTEM AND RE-SUSPEND ACCUMULATED SEDIMENT SO THAT IT MAY BE PUMPED OUT.

MINIMUM REQUIRED MAINTENANCE INCLUDES A QUARTERLY INSPECTION DURING THE FIRST YEAR OF OPERATION AND A YEARLY INSPECTION THEREAFTER. FLUSH AS NEEDED.

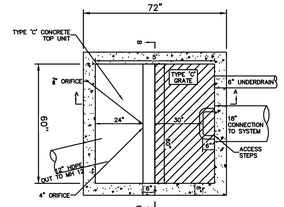


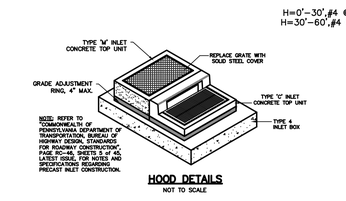
PIPE NOTCHING PATTERN



MAINTENANCE & INSPECTION PORT

NOT TO SCALE

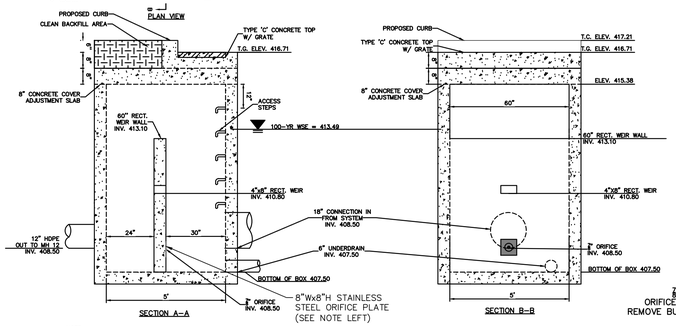




NOTE: REFER TO "COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF TRANSPORTATION, BUREAU OF HIGHWAY DESIGN, STANDARDS FOR ROADWAY CONSTRUCTION", PAGE RC-48, SHEETS 3 of 45, LATEST ISSUE, FOR NOTES AND SPECIFICATIONS REGARDING PRECAST INLET CONSTRUCTION.

HOOD DETAILS

NOT TO SCALE



NOTE:
INSTALL 4"-DIA. ORIFICE IN CONCRETE WALL AT INV. 408.33 FOR ANY FUTURE MAINTENANCE. INSTALL 8"x8"H STAINLESS STEEL ORIFICE PLATE CENTERED ON 4"-DIA. ORIFICE. DRILL 8 SMOOTH ORIFICE INTO PLATE AT INV. 408.50. SEE DETAIL

UGB 1-1 OUTLET STRUCTURE

SCALE 1"=2'

NOTES:

PRECAST MANHOLES, MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 714, MAY BE SUBSTITUTED FOR STANDARD CAST-IN-PLACE MANHOLE.

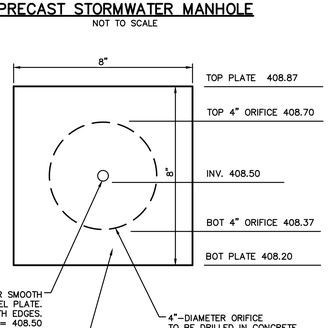
REFER TO "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, BUREAU OF HIGHWAY DESIGN, STANDARDS FOR ROADWAY CONSTRUCTION", PAGE RC-39, SHEET 3 of 5, LATEST ISSUE, FOR NOTES AND SPECIFICATIONS REGARDING PRECAST MANHOLE CONSTRUCTION.

* PROVIDE WELDED WIRE FABRIC MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 709.3.

MANHOLE STEPS SHALL BE PROVIDED IN ANY CASE WHERE THE STRUCTURE IS 5 FEET OR GREATER IN DEPTH.

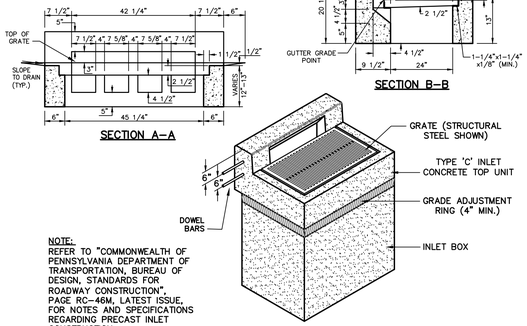
PRECAST STORMWATER MANHOLE

NOT TO SCALE



ORIFICE PLATE DETAIL

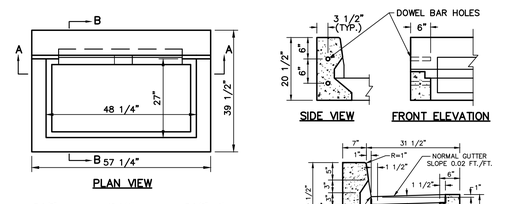
NOT TO SCALE

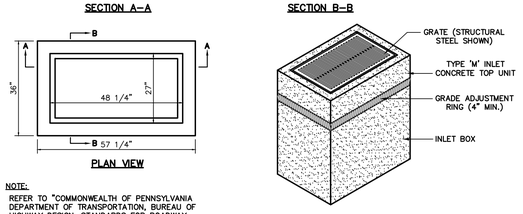


NOTE:
REFER TO "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, BUREAU OF DESIGN, STANDARDS FOR ROADWAY CONSTRUCTION", PAGE RC-46M, LATEST ISSUE, FOR NOTES AND SPECIFICATIONS REGARDING PRECAST INLET CONSTRUCTION.

TYPE 'C' INLET DETAIL

NOT TO SCALE

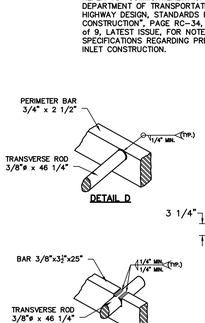


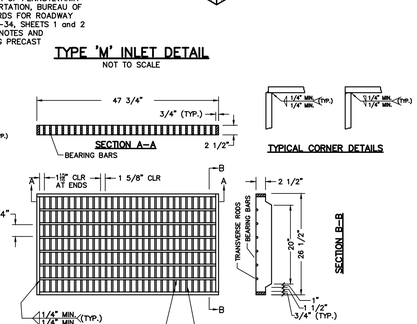


NOTE:
REFER TO "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, BUREAU OF HIGHWAY DESIGN, STANDARDS FOR ROADWAY CONSTRUCTION", PAGE RC-34, SHEETS 1 and 2 of 9, LATEST ISSUE, FOR NOTES AND SPECIFICATIONS REGARDING PRECAST INLET CONSTRUCTION.

TYPE 'M' INLET DETAIL

NOT TO SCALE





STRUCTURAL STEEL GRATE BICYCLE SAFE

NOT TO SCALE

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
CORPORATE HEADQUARTERS
65 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 18901 • (215) 345-4330 • www.gilmore-assoc.com

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COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — ENGINEER — ERIC S. CLASE — 057134 — E

DATE: 12/22/25

REV.	DESCRIPTION	DATE	BY
8	PER CCCD COMMENT DATED 12/17/25	12/22/25	LEH
7	PER CCCD COMMENT DATED 11/14/25	12/12/25	LEH
6	PER CCCD LTR. DATED 10/06/25	10/20/25	LEH
5	PER CCCD LTR. DATED 08/12/25	09/11/25	LEH
4	PER RETTEW LTR. DATED 06/09/25	08/07/25	LEH
3	PER CCCD LTR. DATED 05/27/25	06/30/25	LEH

PRELIMINARY-FINAL LAND DEVELOPMENT

920 CENTURY DRIVE LAND DEVELOPMENT

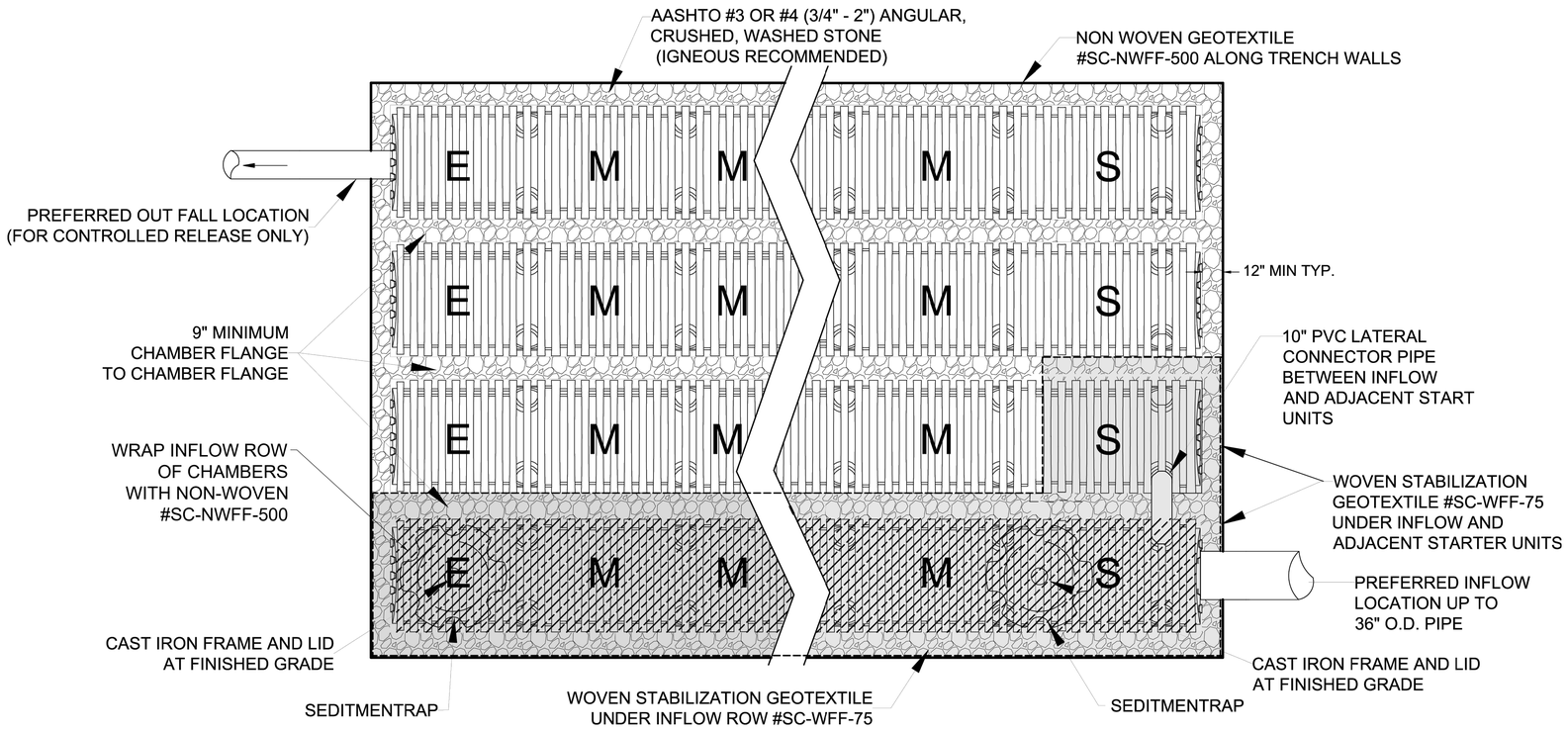
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PCSM DETAILS 1-2

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.:	2308023
WAWA STORE NO. 8256	
APPLICANTS INFO:	PROVCO PINEGOOD CENTURY, LLC 795 EAST LANCASTER AVE. SUITE 200 VILLANOVA, PA 19085 610-520-4572
MUNICIPAL FILE No.:	2025-03
TAX MAP PARCEL No.:	13-24-0795-173
TOTAL AREA:	2.35 AC.
TOTAL LOTS:	1
DATE:	04/21/2025
SCALE:	N.T.S.
DRAWN BY:	LEH
CHECKED BY:	ESC
SHEET NO.:	10 OF 33

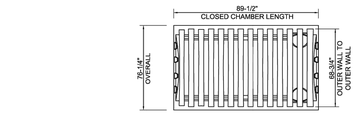
C:\Autodesk Docs\ACCDocs\Gilmore and Associates\2308023_PROVCO_Wawa_920_Century_Dr_LD\Project Files\2024\2308023\DESIGN\CAD\Prod_Dwgs\2308023-08_PCSM Details-08_PCSM Details.dwg Layout: PCSM Details 1-2 Plotted By: lhess, on Thu Feb 26, 2026 at 9:28am



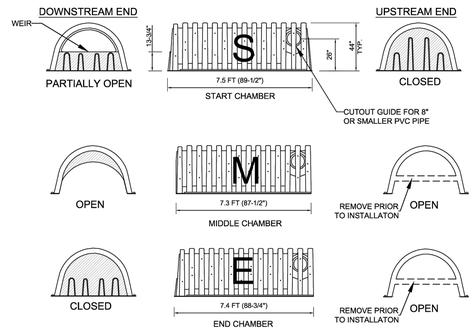
TYPICAL PLAN VIEW

SC-44105 DIMENSIONS

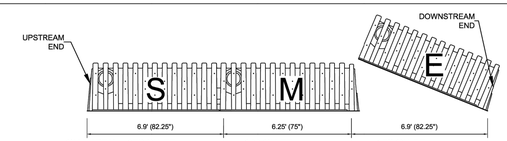
(DIMENSIONS MAY VARY SLIGHTLY)
WEIGHT: 120 LBS EA.



PLAN VIEW



DELIVERY LENGTHS
ELEVATION VIEW



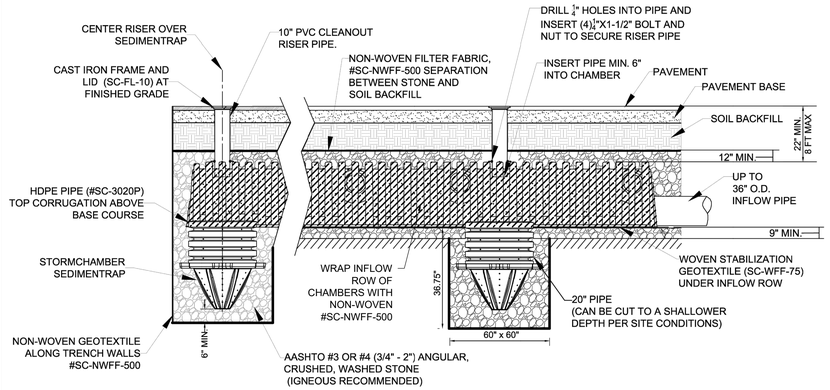
CHAMBER:	172 CU-FT	144 CU-FT	172 CU-FT
CLOSED CHAMBER:	226 CU-FT		
SEDIMENTRAP™:	46 CU-FT		

CHAMBER MINIMUM INSTALLED VOLUMES

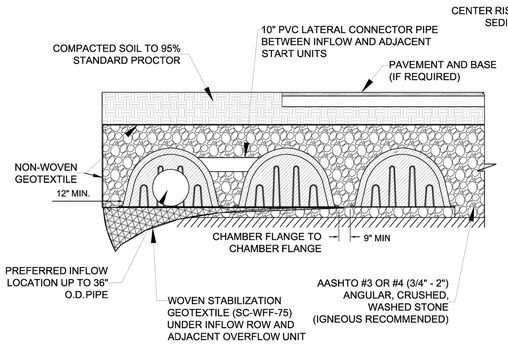
NOTES:

1. START CHAMBERS (CLOSED AT THE SIDE PORTAL END) ARE PLACED AT THE INFLOW END OF THE ROWS.
2. BEGIN PLACEMENTS WITH START CHAMBERS AND END ROWS WITH END CHAMBERS.
3. PLACE FIRST RIB OF THE NEXT CHAMBER IN THE ROW OVER THE LAST RIB OF THE PREVIOUS CHAMBER.

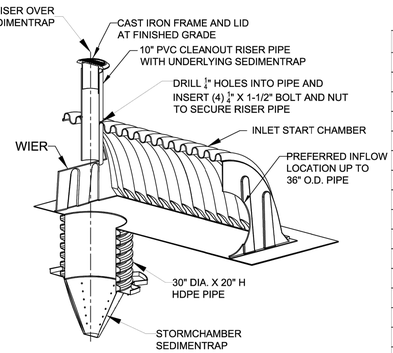
INSTALLED LENGTHS
ELEVATION VIEW



TYPICAL SIDE VIEW



TYPICAL FRONT VIEW



START CHAMBER CUTAWAY

MATERIAL LIST

DESCRIPTION	STOCK CODE	QTY	UNITS
CHAMBERS AND ACCESSORIES:			
START CHAMBER	SC-44105-S-O		EACH
MIDDLE CHAMBER	SC-44105-M-O		EACH
END CHAMBER	SC-44105-E-O		EACH
CLOSED CHAMBER	SC-44105-C-O		EACH
SEDIMENTRAP™	SC-ST		EACH
NON-WOVEN GEOTEXTILE	SC-NWFF-500		SQ FT
WOVEN STABILIZATION GEOTEXTILE	SC-WFF-75		SQ FT
30" X 20" HDPE PIPE FOR SEDIMENTRAP™	SC-3020P		EACH
10" CAST IROM FRAME AND LID	SC-FL-10		EACH
MATERIALS BY OTHERS:			
10" DIAMETER RISER / LATERAL PIPE	OTHERS		EACH
IN-PLACE EXCAVATION (NO BULKING FACTOR)	OTHERS		CU FT
STONE BACKFILL	OTHERS		CU FT
1/4" X 1-1/2" NUT AND BOLT	OTHERS		EACH
3" SCREWS	OTHERS		EACH

PROJECT NAME /
PROJECT LOCATION

PROJECT #

DATE:	REVISION:
DRAWN BY:	

StormChamber® NDS Design Worx™

TYPICAL SC-44105
STORMCHAMBER LAYOUT
MEETS OR EXCEEDS ASTM F2922 & ASTM F2787

DRAWING# 44105-DT
REV: C DATE: 11-22-2019

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
CORPORATE HEADQUARTERS
65 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 18901 • (215) 345-4330 • www.gilmore-assoc.com

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER
ERIC S. CLASE
PE 073 E
DATE: 12/22/25

REV.	DESCRIPTION	DATE	BY
8	PER CCCD COMMENT DATED 12/17/25	12/22/25	LEH
7	PER CCCD COMMENT DATED 11/14/25	12/12/25	LEH
6	PER CCCD LTR. DATED 10/06/25	10/20/25	LEH
5	PER CCCD LTR. DATED 08/12/25	09/11/25	LEH
4	PER RETTEW LTR. DATED 06/09/25	08/07/25	LEH
3	PER CCCD LTR. DATED 05/27/25	06/30/25	LEH

PRELIMINARY–FINAL LAND DEVELOPMENT

920 CENTURY DRIVE LAND DEVELOPMENT

LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PCSM DETAILS 2-2

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2308023

WAWA STORE NO. 8256

APPLICANTS INFO:
PROVCO PINEGOOD CENTURY, LLC
795 EAST LANCASTER AVE.
SUITE 200
VILLANOVA, PA 19085
610-520-4572

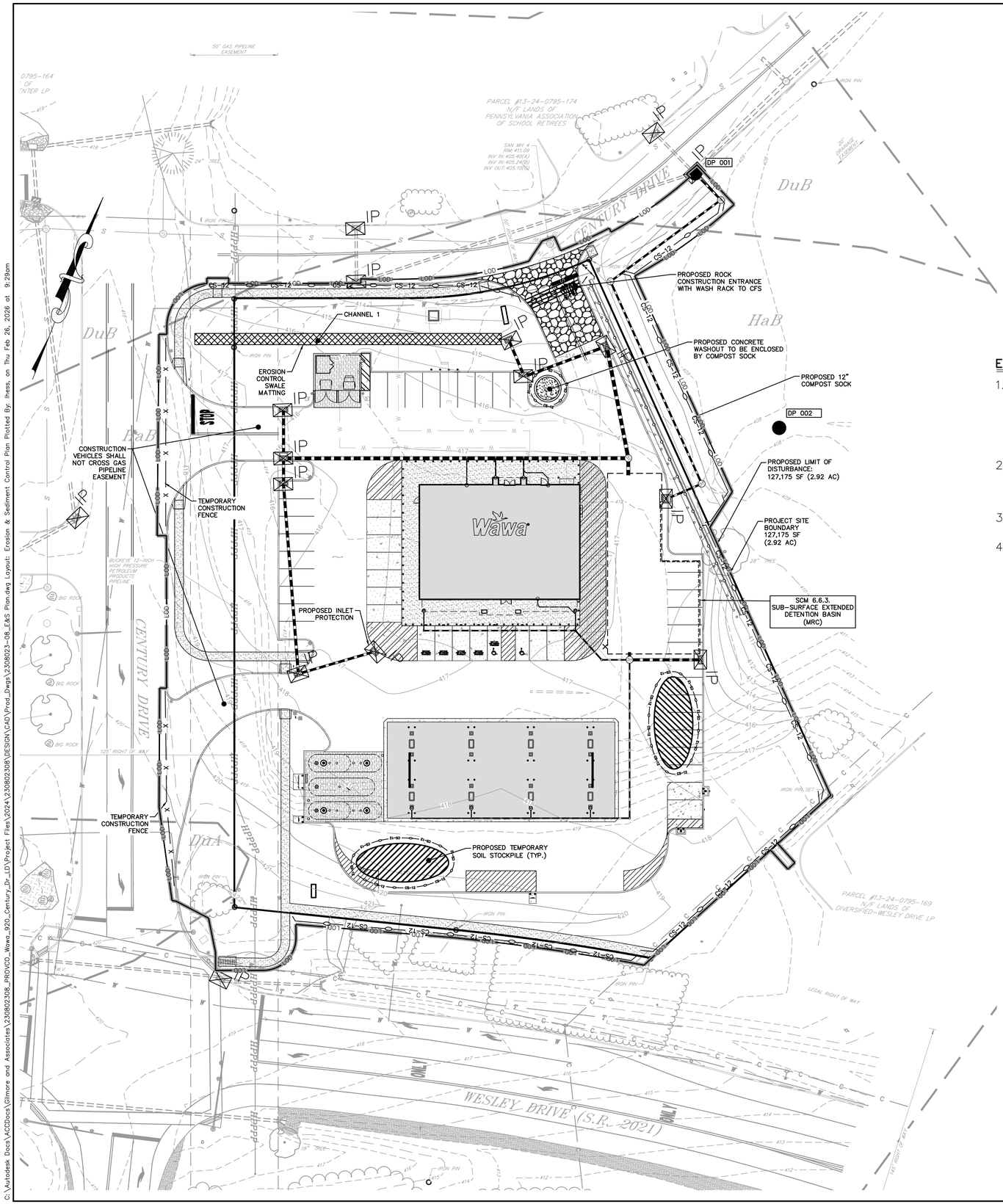
MUNICIPAL FILE No.: 2025-03

TAX MAP PARCEL No.: 13-24-0795-173

TOTAL AREA:	TOTAL LOTS:
2.35 AC.	1
DATE: 04/21/2025	SCALE: N.T.S.
DRAWN BY: LEH	CHECKED BY: ESC

SHEET NO.: 11 OF 33

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E&S Sheet List Table

Sheet Number	Sheet Title
12	Erosion & Sediment Control Plan
13	E&S NOTES 1
14	E&S NOTES 2
15	E&S DETAILS



LOCATION MAP

1000 00 1000 2000
SCALE IN FEET

SCALE: 1"=1000'

E&S NOTES:

1. WHEN ANY CONSTRUCTION ACTIVITY IS CONDUCTED IN OR AROUND THE PIPELINE RIGHT-OF-WAY, BUCKEYE'S ON-SITE INSPECTOR MUST BE PRESENT AT ALL TIMES. NO WORK SHALL TAKE PLACE WITHOUT A BUCKEYE ON-SITE INSPECTOR PRESENT. PLEASE CONTACT JAKE CRUM 717-601-8455 TO SCHEDULE.
2. BUCKEYE'S RIGHT-OF-WAY USE RESTRICTIONS SPECIFICATIONS ARE PROVIDED AS A PART OF THIS PLAN SET UNDER A SEPARATE SECTION OF THE CONSTRUCTION SPECIFICATIONS. PLEASE SEE BUCKEYE'S FILE #2025-6876.
3. SNOW REMOVAL ACTIVITIES SHALL NOT STOCKPILE SNOW AND ICE WITHIN BUCKEYE'S RIGHT-OF-WAY.
4. BACKFILL OVER BUCKEYE'S RIGHT-OF-WAY SHALL BE CLEAN FILL; WITH SOIL MOISTURE CONTENT WITHIN ±2% OF OPTIMUM MOISTURE CONTENT, FREE OF ORGANIC MATERIAL, PLACED IN LIFTS AND COMPACTED BY HAND UNTIL 18-INCHES OF COVER IS ACHIEVED. COMPACTION ABOVE THE 18-INCHES OF COVER SHALL BE PERFORMED WITH A WALK-BEHIND UNIT. VIBRATORY ROLLERS ARE NOT PERMITTED TO OPERATE IN DYNAMIC VIBRATORY MODE WITHIN BUCKEYE'S ROW. ROLLERS MAY OPERATE WITHIN BUCKEYE'S ROW IN STATIC MODE PROVIDED 5-FEET OF COVER OVER THE HPPPP IS VERIFIED. COMPACTION SHALL BE TO THE SAME DEGREE OF COMPACTION OF THE SURROUNDING AREAS

LEGEND:

- EXISTING PROPERTY BOUNDARY
- EXISTING EDGE OF PAVEMENT
- EXISTING UTILITY POLE
- LEGAL RIGHT-OF WAY LINE
- PROPOSED CONCRETE
- PROPOSED SANITARY LATERAL
- PROPOSED WATER LATERAL
- PROPOSED CONTOURS
- PROPOSED INLET
- PROPOSED OUTLET CONTROL STRUCTURE (OCS)
- PROPOSED MANHOLE
- CONSTRUCTION FENCE
- COMPOST SOCK
- LIMIT OF DISTURBANCE LINE
- PROJECT SITE BOUNDARY
- PROPOSED TEMPORARY TOPSOIL STOCKPILE
- INLET PROTECTION
- ROCK CONSTRUCTION ENTRANCE
- EROSION CONTROL SWALE MATTING
- COMPOST SOCK CONCRETE WASHOUT

SOILS LEGEND AND TABLE OF LIMITATIONS & RESOLUTIONS BASED ON USDA-NRCS WEB SOIL SURVEY OF CUMBERLAND COUNTY

SYMBOL	MAPPING UNITS	SLOPE	LAND CAPBLTY	HYDRIC SOIL	HYDRO. GROUP	DEPTH TO BEDROCK	DEPTH TO WATER TABLE	LIMITATIONS FOR CONSTRUCTION	RESOLUTION OF LIMITATIONS
DuA	DUFFIELD SILT LOAM	0-3%	1	YES	B	60-80"	> 5'	NOT LIMITED	
DuB	DUFFIELD SILT LOAM	3-8%	2e	YES	B	60-80"	> 5'	NOT LIMITED	
HaB	HAGERSTOWN SILT LOAM	3-8%	2e	YES	B	43-98"	> 5'	SOMEWHAT LIMITED: SHRINK-SWELL POTENTIAL	COMPACTION AS PER PLAN SPECIFICATION

*SEE E&S NOTES SHEET 2 FOR SOILS LIMITATIONS AND RESOLUTION TABLES

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078

811

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

NON-MEMBERS MUST BE CONTACTED DIRECTLY

PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL NO. 20260563246

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018 PENNSYLVANIA ACT 50.

GILMORE & ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER AS NOTED HEREON FOR DESIGN PURPOSES ONLY.

WETLAND CERTIFICATION

I, ERIC S. CLASE, A REGISTERED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE PROJECT SITE DOES NOT DISTURB ANY WETLANDS.

(REGISTERED PROFESSIONAL ENGINEER) PE-55713-E (REGISTRATION NUMBER)

30 0 30 60
SCALE IN 1"=30' FEET

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
CORPORATE HEADQUARTERS
65 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 18901 • (215) 345-9330 • www.gilmore-assoc.com

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER
ERIC S. CLASE
ENGINEER
PE-55713-E

DATE: 09/11/25

REV.	DESCRIPTION	DATE	BY
5	PER CCCD LTR. DATED 08/12/25	09/11/25	LEH
4	PER RETTEW LTR. DATED 06/09/25	08/07/25	LEH
3	PER CCCD LTR. DATED 05/27/25	06/30/25	LEH

PRELIMINARY-FINAL LAND DEVELOPMENT

920 CENTURY DRIVE WAWA

LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

EROSION & SEDIMENT CONTROL PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2308023	
WAWA STORE NO. 8256	
APPLICANTS INFO: PROVCO PINEGOOD CENTURY, LLC 795 EAST LANCASTER AVE. SUITE 200 VILLANOVA, PA 19085 610-520-4572	
MUNICIPAL FILE No.: 2025-03	
TAX MAP PARCEL No.: 13-24-0795-173	
TOTAL AREA: 2.35 AC.	TOTAL LOTS: 1
DATE: 04/21/2025	SCALE: 1"=30'
DRAWN BY: LEH	CHECKED BY: ESC

SHEET NO.: 12 OF 33

E&S PLAN PLANNING & DESIGN:

§102.4(b)(4)

THE FOLLOWING MEASURES ARE TAKEN TO MINIMIZE THE EXTENT AND DURATION OF EARTH DISTURBANCE:
- ACCESS THE SITE THROUGH DESIGNATED CONSTRUCTION ENTRANCE(S).
- SEQUENCE CONSTRUCTION ACTIVITIES BY LIMITING DISTURBANCES TO A SPECIFIC TASK SUCH THAT EACH TASK IS COMPLETED BEFORE THE NEXT TASK IS INITIATED.

THE FOLLOWING MEASURES ARE TAKEN TO MAXIMIZE PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION:
- ACCESS THE SITE THROUGH DESIGNATED CONSTRUCTION ENTRANCE(S) AND EARTHWORK ONLY ALLOWED WITHIN THE LIMITS OF DISTURBANCE.

THE FOLLOWING MEASURES ARE TAKEN TO MINIMIZE SOIL COMPACTION:
- ACCESS THE SITE THROUGH DESIGNATED CONSTRUCTION ENTRANCE(S).
- EARTHWORK ONLY ALLOWED WITHIN THE LIMITS OF DISTURBANCE.
- USE OF TREADED MACHINERY WHERE PRACTICAL DURING EARTHMOVING OPERATIONS

THE FOLLOWING MEASURES ARE TAKEN TO PREVENT OR MINIMIZE GENERATION OF INCREASED STORMWATER RUNOFF:
- PROVIDE MRC STORAGE SYSTEM STORMWATER CONTROL MEASURE (SCM)

VOLUME AND RATE OF RUNOFF FROM THE PROJECT SITE AND ITS UPSTREAM WATERSHED AREA

§102.4(b)(5)(iv)

THE ENTIRE PROJECT SITE AND DISTURBANCE AREA ARE LOCATED IN THE CEDAR RUN WATERSHED. RUNOFF FROM THIS SITE DRAINS TO SEVERAL UNNAMED TRIBUTARIES TO CEDAR RUN (DP–001 & DP–002) WHICH HAVE A RECEIVING WATER CLASSIFICATION OF COLD WATER FISHES, MIGRATORY FISHES (CWF, MF), PER CHAPTER 93 OF THE PA CODE.

LOCATION OF ALL SURFACE WATERS AND THEIR CLASSIFICATION UNDER CHAPTER 93

§102.4(b)(5)(v)

THE ENTIRE PROJECT SITE AND DISTURBANCE AREA ARE LOCATED IN THE CEDAR RUN WATERSHED. RUNOFF FROM THIS SITE DRAINS TO SEVERAL UNNAMED TRIBUTARIES TO CEDAR RUN (POI–1 & POI–2) WHICH HAVE A RECEIVING WATER CLASSIFICATION OF COLD WATER FISHES, MIGRATORY FISHES (CWF, MF), PER CHAPTER 93 OF THE PA CODE.

THERE ARE NO AREAS OF HIGH QUALITY (HQ) OR EXCEPTIONAL VALUE (EV) WATERSHEDS ON THIS PROPERTY SITE, NOR DOES ANY AREA OF THE PROPERTY FLOW TO AN HQ OR EV WATERSHED.

THERE ARE NO RIPARIAN FOREST BUFFERS ON THE PROJECT SITE.

EROSION AND SEDIMENT CONTROL BMP MEASURES:

§102.4(b)(5)(vi)

ROCK CONSTRUCTION ENTRANCE WITH WASH RACK (RCE): – A STONE PAD WITH THAT SHALL BE PLACED AT THE ENTRANCE OF THE PROPOSED SITE WHERE LARGE VEHICLES ENTER OR EXIT FOR CONSTRUCTION ACTIVITIES. RCE MUST BE AT LEAST 50 FEET IN LENGTH AND THE WIDTH OF THE PROPOSED ENTRANCE.

COMPOST FILTER SOCK: – A FILTER FABRIC FENCE USED TO CONTROL RUNOFF FROM SMALL DISTURBED AREAS WHEN IT IS IN THE FORM OF SHEET FLOW.

ROCK FILTER OUTLET (RFO): – A STONE SEDIMENT BARRIER USED TO ADDRESS PROBLEMS DUE UNANTICIPATED CONCENTRATED RUNOFF TO OTHER TYPES OF SEDIMENT BARRIERS.

INLET PROTECTION (IP): – SILT SACK DEVICE INSERTED INTO TYPE 'M' AND TYPE 'C' INLETS DURING CONSTRUCTION ACTIVITIES TO PREVENT SEDIMENT RUNOFF DOWNSTREAM.

PUMPED WATER FILTER BAG: – A GEOTEXTILE FABRIC DEVICE USED TO FILTER WATER PUMPED DURING DEWATERING OPERATIONS FROM DISTURBED AREA TO WELL–VEGETATED (GRASSY), STABLE, EROSION–RESISTANT AREAS.

EROSION CONTROL BLANKETS: – EROSION PREVENTION FABRIC OR APPROVED EQUAL THAT PROTECTS DRAINAGE SWALES, BERMS, AND BASIN EMBANKMENTS FROM ACCELERATED EROSION DURING CONSTRUCTION ACTIVITIES.

SOIL/TOPSOIL STOCKPILE: – STAGING AREA TO BE PLACED IN AN UPSTREAM LOCATION FOR TEMPORARY STORAGE OF STRUCTURAL FILL AND TOPSOIL. STRUCTURAL FILL AND TOPSOIL STOCKPILES SHALL BE MAINTAINED SEPARATE FROM EACH OTHER AND TOPSOIL STOCKPILES SHALL BE SEEDED FOR TEMPORARY STABILIZATION. A SILT FENCE BARRIER SHALL BE PLACE AT THE DOWNSTREAM BASE OF EACH STOCKPILE.

CONCRETE WASHOUT: – SUITABLE FACILITY SURROUNDED BY COMPOST SOCK FOR CLEANONT OF CHUTES, MIXERS, AND HOPPERS USED FOR CONCRETE WORK TO PREVENT WATER FROM ENTERING THE SITE OR NEARBY WATERWAY.

TREE PROTECTION FENCE (TP): – SILT FENCE DEVICE USED TO PREVENT DAMAGE OR IMPACT TO EXISTING OR PROPOSED TREES DURING CONSTRUCTION ACTIVITIES.

MONITORING, INSPECTION, AND REPORTING REQUIREMENTS:

§102.4(b)(5)(x)

VISUAL INSPECTIONS

THE PERMITTEE / CO–PERMITTEE(S) MUST ENSURE THAT VISUAL SITE INSPECTIONS ARE CONDUCTED WEEKLY, AND WITHIN 24 HOURS AFTER EACH MEASURABLE RUNOFF EVENT THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL THE RECEIPT AND ACKNOWLEDGEMENT OF THE NOTICE OF TERMINATION BY THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT. THE VISUAL SITE INSPECTIONS AND REPORTS SHALL BE COMPLETED IN A FORMAT PROVIDED BY THE DEPARTMENT, AND CONDUCTED BY QUALIFIED PERSONNEL, TRAINED AND EXPERIENCED IN EROSION AND SEDIMENT CONTROL, TO ASCERTAIN THAT E&S BMPs AND PCSM BMPs ARE PROPERLY CONSTRUCTED AND MAINTAINED TO EFFECTIVELY MINIMIZE POLLUTION TO THE WATERS OF THE COMMONWEALTH. A WRITTEN REPORT OF EACH INSPECTION SHALL BE KEPT AND INCLUDE AT A MINIMUM:

1. A SUMMARY OF SITE CONDITIONS, E&S BMP AND PCSM BMP IMPLEMENTATION AND MAINTENANCE, AND COMPLIANCE ACTIONS; AND
2. THE DATE, TIME, NAME, AND SIGNATURE OF THE PERSON CONDUCTING THE INSPECTION.

NONCOMPLIANCE REPORTING

WHERE E&S, PCSM OR PPC BMPs ARE FOUND TO BE INOPERATIVE OR INEFFECTIVE DURING AN INSPECTION, OR ANY OTHER TIME, THE PERMITTEE / CO–PERMITTEE(S) SHALL WITHIN 24 HOURS, CONTACT THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT, BY PHONE OR PERSONAL CONTACT, FOLLOWED BY THE SUBMISSION OF A WRITTEN REPORT WITHIN 5 DAYS OF THE INITIAL CONTACT. NONCOMPLIANCE REPORTS SHALL INCLUDE THE FOLLOWING INFORMATION:

1. ANY CONDITION ON THE PROJECT SITE WHICH MAY ENDANGER PUBLIC HEALTH, SAFETY, OR THE ENVIRONMENT, OR INVOLVE INCIDENTS WHICH CAUSE OR THREATEN POLLUTION;
2. THE PERIOD OF NONCOMPLIANCE, INCLUDING EXACT DATES AND TIMES AND/OR ANTICIPATED TIME WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE;
3. STEPS BEING TAKEN TO REDUCE, ELIMINATE, AND PREVENT RECURRENCE OF THE NONCOMPLIANCE; AND
4. THE DATE OR SCHEDULE OF DATES, AND IDENTIFYING REMEDIES FOR CORRECTING NONCOMPLIANCE CONDITIONS.

REDUCTION, LOSS, OR FAILURE OF THE BMPs

UPON REDUCTION, LOSS, OR FAILURE OF THE BMPs, THE PERMITTEE / CO–PERMITTEE SHALL TAKE IMMEDIATE ACTION TO RESTORE THE BMPs OR PROVIDE AN ALTERNATIVE METHOD OF TREATMENT. SUCH RESTORED BMPs OR ALTERNATIVE TREATMENT SHALL BE AT LEAST AS EFFECTIVE AS THE ORIGINAL BMPs.

TERMINATION OF COVERAGE

NOTE: UPON PERMANENT STABILIZATION OF EARTH DISTURBANCE ACTIVITY HAS ASSOCIATED WITH CONSTRUCTION ACTIVITIES THAT ARE AUTHORIZED BY THIS PERMIT AND WHEN BMPs IDENTIFIED IN THE PCSM PLAN HAVE BEEN PROPERLY INSTALLED, THE PERMITTEE AND/OR CO–PERMITTEE OF THE FACILITY MUST SUBMIT A NOTICE OF TERMINATION (N.O.T.) FORM THAT IS SIGNED IN ACCORDANCE WITH PART B, SECTION 1.C, SIGNATORY REQUIREMENTS, OF THIS PERMIT. ALL LETTERS CERTIFYING DISCHARGE TERMINATION ARE TO BE SENT TO THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT. THE N.O.T. MUST CONTAIN THE FOLLOWING INFORMATION: FACILITY NAME, ADDRESS, AND LOCATION, OPERATOR NAME AND ADDRESS, PERMIT NUMBER, IDENTIFICATION AND PROOF OF ACKNOWLEDGMENT FROM THE PERSON(S) WHO WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE PCSM BMPs IN ACCORDANCE WITH THE APPROVED PCSM PLAN, AND THE REASON FOR PERMIT TERMINATION. UNTIL THE PERMITTEE HAS RECEIVED WRITTEN ACKNOWLEDGEMENT OF THE N.O.T., THE PERMITTEE WILL REMAIN RESPONSIBLE FOR OPERATING AND MAINTAINING ALL E&S BMPs AND PCSM BMPs ON THE PROJECT SITE AND WILL BE RESPONSIBLE FOR VIOLATIONS OCCURRING ON THE PROJECT SITE.

COMPLETION CERTIFICATE AND FINAL PLANS

WITHIN 30 DAYS AFTER THE COMPLETION OF EARTH DISTURBANCE ACTIVITIES AUTHORIZED BY THIS PERMIT, INCLUDING THE PERMANENT STABILIZATION OF THE SITE AND PROPER INSTALLATION OF PCSM BMPs IN ACCORDANCE WITH THE APPROVED PCSM PLAN, OR UPON SUBMISSION OF THE N.O.T. IF SOONER, THE PERMITTEE SHALL FILE WITH THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT A STATEMENT SIGNED BY A LICENSED PROFESSIONAL AND BY THE PERMITTEE CERTIFYING THAT WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS PERMIT AND THE APPROVED E&S AND PCSM PLANS.

MAINTENANCE PROGRAM FOR E&S CONTROL FACILITIES

§102.4(b)(5)(x)

1. WASTE MANAGEMENT:
- BUILDING MATERIALS AND OTHER CONSTRUCTION SITE WASTES MUST BE PROPERLY MANAGED AND DISPOSED OF IN ACCORDANCE WITH THE RECYCLING OR DISPOSAL OF MATERIALS GUIDELINES. UNDER NO CIRCUMSTANCES SHALL EROSION AND SEDIMENT CONTROL BMPS BE USED FOR TEMPORARY STORAGE OF DEMOLITION MATERIALS OR CONSTRUCTION WASTES.
- WHEREVER HEAVY EQUIPMENT WILL BE USED DURING CONSTRUCTION OF THE CUTS AND FILLS OR PROPOSED BUILDINGS, A POLLUTION PREVENTION CONTINGENCY (PPC) PLAN SHALL BE AVAILABLE ON SITE. THE PERMITTEE SHALL BE RESPONSIBLE FOR PREPARING AND IMPLEMENTING A PPC PLAN WHEN STORING, USING OR TRANSPORTING MATERIALS INCLUDING: FUELS, CHEMICALS, SOLVENTS, PESTICIDES, FERTILIZERS, LIME, PETROCHEMICALS, WASTE WATER, WASH WATER, CORE DRILLING WASTE WATER, CEMENT, SANITARY WASTES, SOLID WASTES, OR HAZARDOUS MATERIALS ONTO, OFF, OR FROM THE PROJECT SITE DURING EARTH DISTURBANCE ACTIVITIES. THE PPC SHALL BE AVAILABLE UPON REQUEST BY THE DEPARTMENT OR CONSERVATION DISTRICT.
- ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS SHALL BE FOLLOWED IN THE USE, HANDLING AND DISPOSAL OF POTENTIALLY HAZARDOUS MATERIALS.

2. DEWATERING WORK AREAS:
- WHENEVER SITE CONDITIONS REQUIRE DEWATERING, PUMPED WATER SHALL BE TREATED FOR SEDIMENT REMOVAL PRIOR TO DISCHARGING TO A SURFACE WATER. WATER PUMPED FROM DISTURBED AREAS SHALL NOT BE DIRECTED TO THE BASIN OR ANY EROSION AND SEDIMENT CONTROL BMP NOT SPECIFICALLY DESIGNED FOR THIS PURPOSE.

3. PUMPED WATER FILTER BAG:
- FILTER BAGS MAY BE USED TO FILTER SEDIMENT FROM DEWATERING OPERATIONS AS NEEDED.
- THE MAXIMUM PUMPING RATE FOR ANY BAG IN USE OR PROPOSED FOR USE SHALL BE AVAILABLE AT THE SITE AT ALL TIMES DURING PUMPING OPERATIONS.
- PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS.
- PUMP DISCHARGE HOSE SHALL BE INSERTED IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED.
- A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED.
- BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.
- PUMP INTAKES SHALL BE FLOATING AND SCREENED.
- SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED.
- BAGS SHALL BE LOCATED IN WELL–VEGETATED (GRASSY) AREAS, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED.
- BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5% FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON–ERODIBLE, NON–POLLUTING MATERIAL SHALL BE PLACED UNDER THE BAG TO REDUCE THE SLOPE STEEPNESS.
- BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY.
- COMPOST FILTER SOCK SHALL BE INSTALLED DOWNSTREAM OF BAGS IF LOCATED WITHIN 50 FEET OF RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.
- FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

4. ROCK CONSTRUCTION ENTRANCE WITH WASH RACK:
- INSPECT WEEKLY AND AFTER EACH RUNOFF EVENT
- MAINTAIN THICKNESS TO THE SPECIFIED DIMENSIONS BY ADDING ROCK AS NEEDED. A STOCKPILE OF ROCK SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE.
- ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY.
- IF EXTENSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FEET INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. SEDIMENT DEPOSITS SHALL NOT BE WASHED OR SWEPT INTO ROADWAY DITCHES, SEWERS, CULVERTS OR OTHER DRAINAGE COURSES.

5. COMPOST FILTER SOCK:
- COMPOST FILTER SOCKS SHALL BE INSPECTED AND MAINTAINED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT.
- ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE ABOVE GROUND HEIGHT OF THE SOCK.
- DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
- COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 1 YEAR OF OPERATION.

6. ROCK FILTER OUTLET:
- ROCK FILTER OUTLETS SHALL ONLY BE UTILIZED IF A PERIMETER CONTROL FAILS DUE TO UNEXPECTED CONCENTRATED FLOW.
- A STOCKPILE OF STONE SHALL BE MAINTAINED ON SITE FOR INSTALLING OR REPAIRING ROCK FILTER OUTLETS AS NEEDED.
- INSPECT WEEKLY AND AFTER EACH RUNOFF EVENT.
- ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/3 HEIGHT OF OUTLET.

7. EROSION CONTROL BLANKETS:
- BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA.
- DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.

8. DUST CONTROL (IRRIGATION):
- THE CONTRACTOR SHALL HAVE AVAILABLE WATER TRUCKS TO CONTROL EXCESSIVE DUST AND AIRBORNE DEBRIS.
- WATER SHALL NORMALLY BE APPLIED A MINIMUM 3 TIMES PER DAY UNLESS WEATHER CONDITIONS WARRANT MORE OR LESS APPLICATIONS.

9. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT CONTROL DEVICES MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROLS 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 E&S CONTROL BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs OR MODIFICATIONS OF INSTALLED MEASURES WILL BE REQUIRED.

10. ALL AREAS OF CONCENTRATED SURFACE DRAINAGE SHALL BE SEEDED AND MULCHED, AND PROTECTED WITH TEMPORARY TURF REINFORCEMENT MAT: NORTH AMERICAN GREEN C350 (OR EQUAL). IF AREAS ARE TO BE SODDED, TURF REINFORCEMENT IS NOT REQUIRED.

11. SEEDED AREAS THAT HAVE WASHED AWAY SHALL BE FILLED AND GRADED AS NECESSARY AND THEN RESEEDED. A BURLAP OR STRAW COVER WILL BE APPLIED TO RETAIN THE SEED UNTIL IT HAS A CHANCE TO ROOT PROPERLY.

12. THE ABOVE PROCEDURE SHALL BE REPEATED AFTER EACH SIZABLE STORM UNTIL NO MORE SIGNS OF EROSION ARE EVIDENT. AT MONTHLY INTERVALS THEREAFTER, INSPECTIONS AND NECESSARY CLEANING SHALL BE COMPLETED. TRASH THAT IS REMOVED FROM ANY OF THE CONTROL DEVICES SHALL BE DISPOSED OF AT AN APPROVED DISPOSAL AREA. SILT THAT HAS ACCUMULATED SHALL BE REMOVED AND ALLOWED TO DRY AND USED AS FILL WHEREVER REQUIRED ON THE SITE.

13. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE CONTRACTOR SHALL IMPLEMENT APPROPRIATE MEASURES TO ADDRESS SAID CIRCUMSTANCES AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES. APPROPRIATE MATERIALS SHALL BE KEPT ON HAND TO ADDRESS SUCH EMERGENCY CONDITIONS. CONTRACTOR SHALL NOTIFY LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF DEP REGARDING SAID CONDITION AND MEASURES USED TO ADDRESS SAME.

14. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITY HAS CEASED FOR A PERIOD OF 14 DAYS OR MORE, ALL AREAS SHALL BE STABILIZED. DURING NON–GERMINATING PERIODS, MULCH SHALL BE APPLIED AT SPECIFIED RATES. DISTURBED AREAS THAT ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN ONE YEAR SHALL BE STABILIZED WITH TEMPORARY VEGETATION. AREAS WHICH ARE AT FINISHED GRADE OR WHICH WILL NOT BE REDISTURBED WITHIN ONE YEAR SHALL RECEIVE PERMANENT STABILIZATION. (SEE SEEDING AND MULCHING SCHEDULE FOR DETAILS)

15. SEDIMENT REMOVED FROM E&S BMPs SHALL BE DISPOSED OF IN LANDSCAPE AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS, OR DRAINAGE SWALES, AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES.

16. CONTRACTOR SHALL MAINTAIN AND MAKE AVAILABLE TO THE BUCKS COUNTY CONSERVATION DISTRICT COMPLETE, WRITTEN INSPECTION LOGS OF THE ABOVE NOTED INSPECTION AND MAINTENANCE.

SEQUENCE OF CONSTRUCTION:

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED, UNLESS NOTED OTHERWISE. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.

AT LEAST 7 DAYS PRIOR TO START OF WORK OR EARTH DISTURBANCE ACTIVITIES, A PRECONSTRUCTION MEETING SHALL BE HELD INCLUDING THE OWNER, SITE CONTRACTOR, TOWNSHIP ENGINEER, CUMBERLAND COUNTY CONSERVATION DISTRICT, DESIGNATED LICENSED PROFESSIONAL ENGINEER, AND THE PLAN DESIGNER.

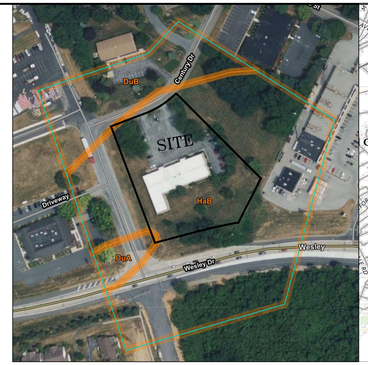
AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM, INC. AT 1–800–242–1776 FOR BURIED UTILITY LOCATIONS.

DURING CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE TOWNSHIP ENGINEER'S OFFICE THREE (3) DAYS PRIOR TO THE CONSTRUCTION OF THE PROPOSED BMP STORMWATER MANAGEMENT FACILITIES.

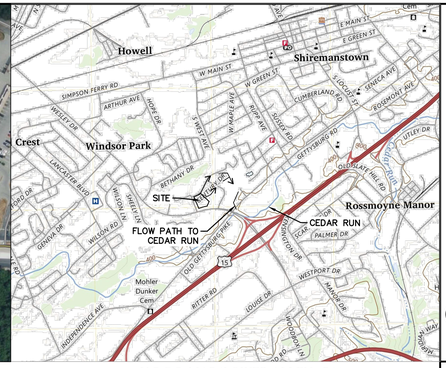
CESSATION OF CONSTRUCTION ACTIVITIES FOR AT LEAST FOUR (4) DAYS SHALL REQUIRE TEMPORARY STABILIZATION FOR ALL DISTURBED AREAS.

1. CLEARLY MARK THE LIMITS OF DISTURBANCE (LOD) WITH SURVEY STAKES AND 48–INCH HIGH SNOW FENCE, AS APPROPRIATE, PRIOR TO THE INITIATION OF EARTH DISTURBANCE ACTIVITIES.
2. INSTALL ALL TREE PROTECTION FENCING AS SHOWN ON THE PLANS PRIOR TO INITIATION OF EARTH DISTURBANCE ACTIVITIES. TREE PROTECTION FENCING SHALL BE CHECKED DAILY AT THE BEGINNING OF THE WORK DAY. REPLACEMENT FENCING IN KIND SHALL BE PROVIDED IF DAMAGED OR NOT FUNCTIONING PROPERLY.
3. PERIMETER CONTROL MEASURES:
- INSTALL ROCK CONSTRUCTION ENTRANCE (50–FT LENGTH)
- INSTALL COMPOST FILTER SOCKS AS SHOWN ON THE PLANS. COMPOST FILTER SOCKS SHALL BE CHECKED DAILY AT THE BEGINNING OF THE WORK DAY. REPLACEMENT SOCKS IN KIND SHALL BE PROVIDED IF DAMAGED OR NOT FUNCTIONING PROPERLY. ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF COMPOST FILTER SOCK OCCURS DUE TO CONCENTRATED FLOW.
4. THE PERMITTEE MUST INFORM THE CUMBERLAND COUNTY CONSERVATION DISTRICT AND THE DEPARTMENT THAT THE APPLICABLE EROSION AND SEDIMENT CONTROL FACILITIES AS SET FORTH IN THE CONSTRUCTION SEQUENCE HAVE BEEN CONSTRUCTED, STABILIZED, AND ARE FUNCTIONAL BEFORE EARTH DISTURBANCE IN ANY AREA. EACH STEP OF THE SEQUENCE MUST BE COMPLETED PRIOR TO ADVANCING TO THE NEXT STEP.
5. EROSION AND SEDIMENTATION CONTROLS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE GENERAL SITE DISTURBANCE WITHIN THE TRIBUTARY AREAS OF THOSE CONTROLS.
6. ALL EROSION CONTROL DEVICES SHALL BE CHECKED WEEKLY (OR DAILY IF SPECIFIED) AND AFTER EACH RAIN EVENT. ALL PREVENTATIVE REMEDIAL MAINTENANCE WORK INCLUDING REPAIR, REPLACEMENT, RE–GRADING, RESEEDING, REMULCHING, AND RENETTING SHALL BE PERFORMED IMMEDIATELY.
7. SHOULD UNFORESEEN EROSIVE CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF RUNOFF OR SEDIMENT DISPLACEMENT. SPECIAL ATTENTION SHALL BE GIVEN TO FROZEN SLOPES. STOCKPILES OF WOOD CHIPS, HAY BALES, CRUSHED STONE, AND OTHER MULCHES SHALL BE HELD IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS OF EROSION.
8. CLEAR AND GRUB TOPSOIL WITHIN STAKED–OUT LIMIT OF DISTURBANCE. STRIP AND STOCKPILE TOPSOIL PER PLAN LOCATION. IMMEDIATELY APPLY TEMPORARY SEEDING AND MULCH TO THE STOCKPILE. COMPOST FILTER SOCKS SHALL BE CHECKED DAILY AT THE BEGINNING OF THE WORK DAY. REPLACEMENT SOCKS IN KIND SHALL BE PROVIDED IF DAMAGED OR NOT FUNCTIONING PROPERLY.
9. REMOVE ALL OTHER EXISTING IMPROVEMENTS AND CLEAR AND GRUB REMAINDER OF THE STAKED–OUT LIMIT OF DISTURBANCE CONSTRUCTION AREA AS DELINEATED ON THE PLAN. DISTURBED AREAS TO BE STABILIZED IMMEDIATELY WITH TEMPORARY SEED AND MULCH.
10. INSTALL CONCRETE WASHOUTS AS SHOWN ON THE PLANS.
11. ROUGH GRADE SITE. CONTRACTOR TO ADJUST UPSLOPING PORTIONS OF THE ALL COMPOST FILTER SOCKS TO ACCOUNT FOR ELEVATION CHANGES FROM EXISTING TO PROPOSED LAND SLOPES. SOCKS SHALL BE CHECKED FOR DAMAGE AND RESTAKED TO ENSURE PROPER FUNCTIONALITY. INSTALL PROPOSED DRAINAGE SWALES AS SHOWN ON THE PLANS. INSTALL EROSION CONTROL SLOPE AND SWALE MATTING AS SHOWN ON THE PLANS.
12. NO IMPERVIOUS SURFACES SHALL BE CREATED UNTIL THE PROPOSED STORMWATER CONTROL MEASURE (SCM) IS INSTALLED AND PROPERLY FUNCTIONING.
13. RUNOFF SHALL NOT BE DIRECTED TO THE PROPOSED MRC STORAGE SYSTEM SCM UNTIL ALL TRIBUTARY DRAINAGE AREAS ARE STABILIZED.
14. **CONSTRUCT PROPOSED MRC STORAGE SYSTEM SCM #1 (CRITICAL STAGE):**
- EXCAVATE AND INSTALL PIPING, CHAMBERS, STONE, FABRIC, JUNCTIONS, REINFORCEMENTS, OUTLET STRUCTURES, AND ALL OTHER ASSOCIATED FEATURES PER DESIGN. CARE IS TO BE TAKEN TO NOT COMPACT THE SUBSURFACE BASIN BOTTOM.
- CONTRACTOR TO PROVIDE AS–BUILT INVERTS, ELEVATIONS, TOP OF GRATES, ETC. ON ALL FEATURES AS THEY ARE INSTALLED FOR THE SUBSURFACE BASIN AND OUTLET STRUCTURE.
- BACKFILL AREA OF BASIN INSTALLATION PER SPECIFICATIONS.
- INSTALL 48"–HIGH SNOW FENCING AROUND THE PERIMETER OF THE BASIN AS SHOWN ON THE PLANS TO PROTECT FROM CONSTRUCTION TRAFFIC LOADING. **PROTECTIVE FENCING SHALL REMAIN IN PLACE FOR THE SUBSURFACE PCSM SCM UNTIL ALL DRAINAGE AREAS TO SCM ARE COMPLETELY STABILIZED.**
- INSTALL INLETS AND STORM PIPING DRAINING TO THE BASIN. INSTALL TEMPORARY INLET PROTECTION FILTERS ON INLETS AS THEY ARE INSTALLED.
- **A LICENSED PROFESSIONAL OR DESIGNEE SHALL BE PRESENT ON THE PROJECT SITE DURING INSTALLATION OF THESE SCMs.**

15. INSTALL REMAINING INLETS AND STORM SEWERS IN A DOWNSTREAM–TO–UPSTREAM MANNER. INSTALL TEMPORARY INLET FILTER PROTECTION AS INLETS ARE INSTALLED.
16. INSTALL SANITARY, WATER, ELECTRIC, TELECOM, UTILITIES ON–SITE.
17. FINAL GRADE PAVEMENT AREAS AND INSTALL STONE AND BINDER COURSES. INSTALL REMAINING IMPROVEMENTS ON–SITE.
18. THE CONSTRUCTION OF THE BUILDING MAY BEGIN WHEN THE PAD HAS BEEN APPROVED BY THE OWNER.
19. ALL RUNOFF FROM THE SITE MUST BE TREATED UNTIL THE SITE IS STABILIZED.
20. THE CUMBERLAND COUNTY CONSERVATION DISTRICT TO BE CONTACTED PRIOR TO CONVERSION OR REMOVAL OF PRIMARY E&S BMPs, INCLUDING COMPOST SOCKS. THE DISTRICT MAY REQUEST A SITE INSPECTION PRIOR TO THE CONVERSION OR REMOVAL OF SUCH FACILITIES.
21. CONTRACTOR SHALL FLUSH SEDIMENT ACCUMULATED FROM THE CONSTRUCTION ACTIVITIES FROM ALL SITE STORMWATER SYSTEMS AND TOWNSHIP OWNED FACILITIES. FLUSHING OF SEDIMENTS SHALL OCCUR PRIOR TO REMOVAL OF ALL INLET PROTECTIONS TO ENSURE THE PROPOSED BASIN IS PROTECTED FROM SEDIMENT LADEN WATER. ANY SEDIMENT ACCUMULATED IN THE SEDIMENT TRAPS OF THE PROPOSED BASIN SHALL BE REMOVED.
22. MAINTENANCE OF SEEDED OR SODDED AREAS TO BE SUCH THAT AREAS WHICH WASH OUT OR ERODE ARE REPLACED OR REPAIRED UNTIL SOD IS ESTABLISHED. 70% OF EACH SQUARE YARD OF DISTURBED SOIL ONSITE WILL BE COVERED EVENLY WITH VEGETATION. REFER TO THE LANDSCAPING SPECIFICATIONS UNDER SHEET 18 – LANDSCAPING PLAN.
23. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED (70% UNIFORM STABILIZATION OF DISTURBED SOIL ON SITE WILL BE COVERED WITH VEGETATION), TEMPORARY EROSION CONTROLS INCLUDING COMPOST FILTER SOCK MUST BE REMOVED. SHOULD ANY AREAS BECOME DISTURBED DURING REMOVAL OF THE CONTROLS, THEY MUST BE IMMEDIATELY STABILIZED. REFER TO THE LANDSCAPING PLAN FOR STABILIZATION SPECIFICATIONS.
24. AFTER COMPLETING ALL PUNCHLIST ITEMS TO THE SATISFACTION OF THE TOWNSHIP ENGINEER, INSTALL WEARING COURSE OR TOP COURSE FOR CONCRETE PAVEMENT OR CONCRETE PAVERS.
25. AS–BUILT DRAWINGS OF THE MRC STORAGE SYSTEM SCM AND ALL ASSOCIATED FEATURES SHALL BE SUBMITTED TO THE TOWNSHIP ENGINEER FOR REVIEW AND APPROVAL. THE SCM WILL NOT BE CONSIDERED FUNCTIONAL UNTIL IT IS PROVED THAT THE SCM MEETS THE VOLUME REQUIREMENTS AND OUTFLOW CHARACTERISTICS OF THE ORIGINAL DESIGN OF THE SCM.
26. SUBMIT THE NOTICE OF TERMINATION (N.O.T.) ALONG WITH SIGNED RECORD DOCUMENTS AS REQUIRED TO CLOSE THE NPDES PERMIT.



SOILS MAP
SCALE: 1" = 200'


Howell
Shiremanstown
Crest
Windsor Park
Rossmoyne Manor
SITE
CEDAR RUN
FLOW PATH TO CEDAR RUN
Mohler Dunker Cem
Simpson Ferry Rd
Arthur Ave
Bethany Dr
Westport Dr
Ritter Rd
Independence Ave
Palmer Dr
Cum

CLEAN FILL REQUIREMENTS

IF THE SITE WILL NEED TO IMPORT OR EXPORT MATERIAL FROM THE SITE, THE RESPONSIBILITY FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND DETERMINATION OF CLEAN FILL WILL REST WITH THE CONTRACTOR.

CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE).

CLEAN FILL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE: FILL MATERIALS AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE STILL QUALIFIES AS CLEAN FILL PROVIDED THE TESTING REVEALS THAT THE FILL MATERIAL CONTAINS CONCENTRATIONS OF REGULATED SUBSTANCES THAT ARE BELOW THE RESIDENTIAL LIMITS AS NOTED IN TABLES FP-1A AND FP-1B FOUND IN THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S POLICY "MANAGEMENT OF FILL."

ANY PERSON PLACING CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FP-001 TO CERTIFY THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL.

ENVIRONMENTAL DUE DILIGENCE: THE LANDOWNER/APPLICANT MUST PERFORM ENVIRONMENTAL DUE DILIGENCE TO DETERMINE IF THE FILL MATERIALS ASSOCIATED WITH THE PROJECT QUALIFY AS CLEAN FILL. ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S POLICY "MANAGEMENT OF FILL."

FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA CODE CHAPTER 287 RESIDUAL WASTE MANAGEMENT OR CHAPTER 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE. THESE REGULATIONS ARE AVAILABLE ON-LINE AT WWW.PACODE.COM.

E&S PLAN AND PCSM PLAN CONSISTENCY:

THE EROSION AND SEDIMENT CONTROL (E&S) PLAN AND THE POST CONSTRUCTION STORMWATER MANAGEMENT (PCSM) PLAN HAVE BEEN PROVIDED SEPARATELY; HOWEVER, THEY HAVE BEEN PLANNED, DESIGNED, AND IMPLEMENTED TO BE CONSISTENT WITH ONE ANOTHER. THE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN IS PROVIDED AS PART OF THE PCSM REPORT AND THE EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PROVIDED AS PART OF A SEPARATE E&S CONTROL REPORT.

GEOLOGIC FORMATIONS OR SOIL CONDITIONS

THERE ARE NO KNOWN GEOLOGIC OR SOIL CONDITIONS KNOWN TO CAUSE POLLUTION DURING EARTH DISTURBANCE ACTIVITIES. IF ANY POTENTIAL FOR POLLUTION IS IDENTIFIED, IMMEDIATELY CONTACT THE LOWER ALLEN TOWNSHIP ENGINEER AND THE CUMBERLAND COUNTY CONSERVATION DISTRICT FOR INFORMATION TO AVOID, MINIMIZE, OR MITIGATE ANY POLLUTION.

POTENTIAL THERMAL IMPACTS

THERMAL IMPACTS FROM THE IMPERVIOUS SURFACES WITHIN THIS SITE ARE MITIGATED IN SEVERAL WAYS. FIRST, THE PROPOSED LAWN AREAS ARE TURBULENT FLOW AREAS AND THEREFORE ENERGY (HEAT) IS RELEASED FROM THE WATER AS IT FLOWS OVER THE LAWN AREAS. LASTLY, THE PROPOSED STORM SEWER PIPING IS LOCATED UNDERGROUND WHERE TEMPERATURES ARE NATURALLY COOLER. LASTLY, THE PROPOSED STORMWATER MANAGEMENT SCM IS LOCATED UNDERGROUND WHERE TEMPERATURES ARE NATURALLY COOLER. THE COMBINATION OF THESE FACTORS WILL REDUCE THE THERMAL IMPACTS OF THE SITE, PREVENTING ANY NEGATIVE IMPACTS TO THE RECEIVING WATERCOURSE.

RIPARIAN FOREST BUFFER MANAGEMENT PLAN:

THERE ARE NO AREAS OF HIGH QUALITY (HQ) OR EXCEPTIONAL VALUE (EV) WATERSHEDS ON THE PROPERTY SITE, NOR DOES ANY AREA OF THE PROPERTY FLOW TO AN HQ OR EV WATERSHED. THEREFORE, RIPARIAN BUFFER, RIPARIAN FOREST BUFFER, OR EQUIVALENCY DEMONSTRATION ARE NOT REQUIRED NOR APPLICABLE AS PART OF THIS PROJECT.

ANTIDEGRADATION ANALYSIS:

THERE ARE NO AREAS OF HIGH QUALITY (HQ) OR EXCEPTIONAL VALUE (EV) WATERSHEDS ON THE PROPERTY SITE, NOR DOES ANY AREA OF THE PROPERTY FLOW TO AN HQ OR EV WATERSHED. THEREFORE, ANTIDEGRADATION ANALYSIS IS NOT APPLICABLE FOR THIS SITE. HOWEVER, ABACT PCSM AND E&S BMP'S ARE UTILIZED ON-SITE AND ANALYSIS IS INCLUDED ON THE APPLICATIONS AND IN THE PCSM AND E&S REPORTS.

SEEDING AND MULCHING SCHEDULE

1. SITE PREPARATION, STABILIZATION AND MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH PENN STATE UNIVERSITY'S "THE AGRONOMY GUIDE" AND PENNDOT FORM 408 SPECIFICATIONS' MOST RECENT ADDITION.

   TEMPORARY SEEDING SPECIFICATION FORMULA E – ANNUAL RYE GRASS

   PERMANENT SEEDING SPECIFICATION FORMULA B –
   50% KENTUCKY BLUEGRASS MIXTURE
   30% PENNLAWN RED FESCUE
   20% PERENNIAL RYEGRASS MIXTURE

   STEEP SLOPE SEEDING SPECIFICATION FORMULA W –
   70% TALL FESCUE
   20% BIRDSFOOT TREFOIL MIXTURE
   10% REDTOP

   SEEDING RATE FOR THE ABOVE MIXTURES:
   10 LBS/1,000 SY FOR TEMPORARY SEEDING
   21 LBS/1,000 SY FOR PERMANENT SEEDING
   11 LBS/1,000 SY FOR STEEP SLOPE SEEDING (SEE NOTE 5)

2. PHFA SEEDING REQUIREMENTS: LOOSE SEED SHALL ONLY BE PERMITTED TO PATCH SMALL UTILITY EXCAVATIONS, ETC. ALL OTHER SEEDING SHALL BE ONE OF THE FOLLOWING:
   2.1. HYDRO SEED–CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING, FEEDING AND MOWING UNTIL MATURE GROWTH IS ESTABLISHED.
   2.2. SOD– CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND FEEDING FOR 3 MONTHS AFTER INSTALLATION.

3. HAY OR STRAW MULCH SHALL BE APPLIED AT THE RATES OF AT LEAST 3.0 TONS PER ACRE. STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN. SLOPES OF 3:1 SHALL BE ANCHORED WITH MULCH CONTROL NETTING.

4. PULVERIZED AGRICULTURAL LIMESTONE AND COMMERCIAL FERTILIZER SHALL BE APPLIED TO ALL DISTURBED AREAS WHICH ARE TO BE SEEDED EXCEPT FOR TEMPORARY SEED AREAS ARE THE FOLLOWING RATES:

   PULVERIZED AGRICULTURAL LIMESTONE – 90 LBS/1,000 SF
   10–20–20 ANALYSIS COMM. FERTILIZER – 20 LBS/1,000 SF

   NOTE: APPLICATION OF LIME AND FERTILIZER FOR TEMPORARY SEEDING IS UNNECESSARY AND ONLY SERVES TO CONTRIBUTE TO AN OVERABUNDANCE OF NUTRIENT POLLUTION IN THE WATERSHED.

5. PERMANENT SEEDING SHALL TAKE PLACE FROM MARCH 15 TO JUNE 1 OR FROM AUGUST 1 TO OCTOBER 15. IF COMPLETED AT IN OTHER SEASONS, AREAS SHALL RECEIVE TEMPORARY SEEDING AND 3.0 TONS PER ACRE MULCH.

6. STEEP SLOPE AREAS, CONSIDERED SLOPES GREATER THAN 3:1, SHALL BE PROTECTED FROM EROSION BY ONE OF THE FOLLOWING METHODS. MANUFACTURER'S RECOMMENDATIONS SHALL BE FOLLOWED FOR PARTICULAR METHOD AND SPECIFIC SITE CONDITIONS.

   FLEXIBLE GROWTH MEDIUM: SHALL BE HYDRAULICALLY APPLIED COMBINATION OF SEED, MULCH, AND EROSION PROTECTION MATERIAL SIMILAR TO "FLEXTERRA" BY ACF OR EQUAL BY OTHER MANUFACTURER.

   EROSION CONTROL MATTING: SHALL BE TEMPORARY MATTING SIMILAR TO C350 BY NORTH AMERICAN GREEN OR EQUAL BY OTHER MANUFACTURER.

RECYCLING OR DISPOSAL OF MATERIALS

THE FOLLOWING IS A LIST THAT INCLUDES, BUT THAT IS NOT LIMITED TO, THE POTENTIAL CONSTRUCTION WASTES THAT MAY EXIST ON-SITE:
- CONCRETE, STONE, AND AGGREGATE
- ASPHALT
- E&S BMP – SILT SOCK
- E&S BMP – EROSION CONTROL MATTING
- E&S BMP – STONE INLET PROTECTION
- E&S BMP – REGULATED FILL MATERIALS

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. BELOW IS A LIST OF METHODS FOR THE PROPER RECYCLING/DISPOSAL OF VARIOUS MATERIALS:

1. DUST CONTROL – CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE AT THE STABILIZED CONSTRUCTION ENTRANCE. THE PURPOSE IS TO TRAP DUST AND MUD THAT WOULD OTHERWISE BE CARRIED OFF-SITE BY CONSTRUCTION TRAFFIC. WATER TRUCKS WILL BE USED AS NEEDED DURING CONSTRUCTION TO REDUCE DUST GENERATED ON THE SITE. DUST CONTROL MUST BE PROVIDED BY THE CONTRACTOR TO A DEGREE THAT IS ACCEPTABLE TO THE LOCAL CONSERVATION DISTRICT. AFTER CONSTRUCTION, THE SITE WILL BE STABILIZED, WHICH WILL REDUCE THE POTENTIAL FOR DUST GENERATION.
2. WATER SOURCE – NON-STORMWATER COMPONENTS OF SITE DISCHARGE MUST BE CLEAN WATER. WATER USED FOR CONSTRUCTION WHICH DISCHARGES FROM THE SITE MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE STATE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE.
3. CONCRETE WASTE FROM CONCRETE READY-MIX TRUCKS – DISCHARGE OF EXCESS OR WASTE CONCRETE AND/OR WASH WATER FROM CONCRETE TRUCKS WILL BE ALLOWED ON THE CONSTRUCTION SITE, BUT ONLY IN SPECIFICALLY DESIGNATED DIKED AREAS PREPARED TO PREVENT CONTACT BETWEEN THE CONCRETE AND/OR WASH WATER AND STORMWATER THAT WILL BE DISCHARGED FROM THE SITE.

PROCEDURES WHICH ENSURE THAT THE PROPER MEASURES FOR THE RECYCLING OR DISPOSAL OF MATERIALS ASSOCIATED WITH OR FROM THE PROJECT SITE WILL BE UNDERTAKEN IN ACCORDANCE WITH DEP'S SOLID WASTE MANAGEMENT REGULATIONS, AND/OR ANY ADDITIONAL LOCAL, STATE OR FEDERAL REGULATIONS. NO BUILDING MATERIALS (USED OR UNUSED) OR WASTE MATERIALS SHALL BE BURNED, BURIED, DUMPED OR DISCHARGED AT THE SITE.

THE OPERATOR SHALL REMOVE FROM THIS SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THIS SITE.

THE FOLLOWING MATERIALS ARE ANTICIPATED TO BE CONSTRUCTION WASTE: ASPHALT PAVING AND CONCRETE PAVING/SPOILS. SITE IS UNDEVELOPED; THEREFORE ALL OTHER WASTES ARE NATURALLY OCCURRING: ROCK, VEGETATION, SOIL.

E&S MAINTENANCE & INSPECTION SCHEDULE:

ROCK CONSTRUCTION ENTRANCE AT 100–FT LENGTH (RCE):
- INSPECT DAILY
- ADD ROCK TO MAINTAIN SPECIFIED DIMENSIONS AND THICKNESS
- MAINTAIN A STOCKPILE OF ROCK ON SITE
- REMOVE AND REPLACE IF RCE BECOMES TOO CLOGGED
- SEDIMENT DEPOSITED ON ROADWAYS SHALL BE REMOVED AND RETURNED TO THE SITE
- CLEAN OUT WASH RACK AS NECESSARY
- SEDIMENT FROM WASH RACK SHALL BE DIRECTED TO COMPOST SOCK ON SITE
- SEDIMENT SHALL NOT BE WASHED OR SWEPT INTO ROADSIDE DITCHES, SEWERS, CULVERTS OR OTHER DRAINAGE COURSES
- IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON THE ROADWAY, EXTEND THE LENGTH OF THE RCE BY 50–FOOT INCREMENTS

TREE PROTECTION FENCE OR 48" HIGH SNOW FENCE (TP OR X):
- INSPECT WEEKLY
- REPLACE IF DAMAGED

COMPOST FILTER SOCK (CFS):
- INSPECT DAILY AND AFTER EACH RUNOFF EVENT
- DAMAGED SOCK TO BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION
- IF FAILURE IS THE RESULT OF UNANTICIPATED CONCENTRATED FLOW, THE SECTION OF AFFECTED CFS SHALL BE REPLACED WITH A ROCK FILTER OUTLET
- ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES ½ OF THE ABOVEGROUND HEIGHT OF THE FILTER SOCK
- BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS
- PHOTODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER 1 YEAR

ROCK FILTER OUTLET (RFO) (IF REQUIRED):
- INSPECT WEEKLY AND AFTER EACH RUNOFF EVENT
- ADD ROCK TO MAINTAIN SPECIFIED DIMENSIONS
- MAINTAIN COMPOST LAYER (IF SPECIFIED)
- ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/3 OF THE HEIGHT OF THE OUTLET

INLET PROTECTION (IP):
- INSPECT WEEKLY AND AFTER EACH RUNOFF EVENT
- BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN ½ FULL OR IF FLOW CAPACITY IS REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET
- DAMAGED OR CLOGGED BAGS SHALL BE REPLACED
- MAINTAIN A SUPPLY OF BAGS ON SITE FOR REPLACEMENTS
- ALL REPAIRS/REPLACEMENTS SHALL BE INITIATED IMMEDIATELY AFTER INSPECTION

PUMPED WATER FILTER BAG:
- INSPECT PRIOR TO EACH USE
- REPLACE BAGS WHEN THEY ARE ½ FILLED WITH SEDIMENT
- FAILED BAGS SHALL BE REPLACED IMMEDIATELY
- DIRECT OUTFLOW OF BAG TO COMPOST FILTER SOCK
- MAINTAIN A SUPPLY OF BAGS ON SITE FOR REPLACEMENT
- IF ANY PROBLEM IS DETECTED DURING PUMPING, PUMPING SHALL CEASE IMMEDIATELY AND SHALL NOT RESUME UNTIL THE PROBLEM IS CORRECTED

EROSION CONTROL BLANKET, SLOPE AND SWALE (ECB):
- INSPECT WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA
- REPAIR OR REPLACE DAMAGED OR DISPLACED BLANKETS ACCORDING TO MANUFACTURER'S SPECIFICATIONS WITHIN 4 DAYS OF INSPECTION

TOPSOIL STOCKPILE:
- INSPECT WEEKLY AND AFTER EACH RUNOFF EVENT
- IMMEDIATELY APPLY SEED AND MULCH FOR STABILIZATION
- REPAIR OR REPLACE DAMAGED OR DISPLACED PERIMETER COMPOST SOCKS AS NECESSARY

RECYCLING OR DISPOSAL OF MATERIALS

1. THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTE IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THE SITE.
2. EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, REINSTALLED, OR OTHERWISE INDICATED TO REMAIN ON THE PROPERTY, DEMOLISHED OR EXCAVATED MATERIALS SHALL BE REMOVED FROM THE SITE. MATERIALS SLATED FOR REMOVAL FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ANY AND ALL APPLICABLE MUNICIPAL OR OTHER GOVERNMENTAL AGENCY CURRENT REGULATIONS. DEBRIS SHALL NOT BE PERMITTED TO ACCUMULATE ON THE JOB–SITE. DUST AND DIRT SHALL BE HELD TO A MINIMUM DURING DEMOLITION, BY WETTING DOWN, AS REQUIRED. ON SITE BURNING OF MATERIALS WILL NOT BE PERMITTED. AT THE COMPLETION OF WORK, THE ENTIRE AREA INVOLVED WILL BE CLEAN AND LEFT IN A NEAT CONDITION, FREE OF RUBBISH. RECYCLING OR DISPOSAL OF MATERIALS ASSOCIATED WITH OR FROM THIS PROJECT SITE SHALL BE UNDERTAKEN IN ACCORDANCE WITH PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION RULES AND REGULATIONS.
3. SEDIMENT REMOVED FROM CONTROL FACILITIES AS A PART OF REGULAR MAINTENANCE SHALL BE DISPOSED OF UPSLOPE OF THE CONTROL FACILITY.

   THE FOLLOWING IS A LIST THAT INCLUDES, BUT THAT IS NOT LIMITED TO, THE POTENTIAL PROJECT WASTES SPECIFIC TO PCSM SCMs AND/OR PROJECT CONSTRUCTION:
   - CONCRETE
   - STONE, GRAVEL, AND/OR ROCK
   - TOP SOIL AND SUBSURFACE SOILS
   - TREES, SHRUBS, WEEDS, VEGETATION
   - MISCELLANEOUS TRASH AND DEBRIS

MAINTENANCE PROGRAM

- A MAINTENANCE PROGRAM SHALL BE ESTABLISHED THAT PROVIDES FOR THE OPERATION AND MAINTENANCE OF BMPs AND INSPECTION OF BMPs ON A WEEKLY BASIS AND AFTER EACH STORMWATER EVENT, INCLUDING THE REPAIR AND REPLACEMENT OF BMPs TO ENSURE EFFECTIVE AND EFFICIENT OPERATION. THE PROGRAM MUST PROVIDE THE COMPLETION OF A WRITTEN REPORT DOCUMENTING EACH INSPECTION AND ALL BMP REPAIR OR REPLACEMENT AND MAINTENANCE ACTIVITIES. **INSPECTIONS SHALL BE LOGGED ONTO DEP FORM 3800–FM–BCW0271d (CHAPTER 102 VISUAL SITE INSPECTION REPORT), DATED 12/2019 (OR LAST REVISED), AND KEPT ON–SITE AT ALL TIMES.**
- MAINTENANCE OF TEMPORARY FACILITIES: UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY MAINTAINED. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL CONTROL MEASURES AFTER EACH STORM EVENT AND AT LEAST ONCE PER WEEK. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND REFENCING SHALL BE PERFORMED IMMEDIATELY. CONSTRUCTION ENTRANCES SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK WHERE NECESSARY. SEE THE DETAIL SHEET(S) FOR SPECIFIC MAINTENANCE PROCEDURES.
- LONG–TERM POLLUTANT CONTROLS – STORM WATER POLLUTANT CONTROL MEASURES INSTALLED DURING CONSTRUCTION THAT WILL ALSO PROVIDE BENEFITS AFTER CONSTRUCTION, INCLUDING INFILTRATION BASINS AND BMPS, INFILTRATION RAIN GARDENS, SOIL AMENDMENTS, LANDSCAPING (TREES), AND PERMANENT GRASS AND PAVEMENT COVER.

MATERIAL RECYCLING/DISPOSAL REQUIREMENTS:

1. PROCEDURES WHICH ENSURE THAT THE PROPER MEASURES FOR THE RECYCLING OR DISPOSAL OF MATERIALS ASSOCIATED WITH OR FROM THE PROJECT SITE WILL BE UNDERTAKEN IN ACCORDANCE WITH DEP'S SOLID WASTE MANAGEMENT REGULATIONS, AND/OR ANY ADDITIONAL LOCAL, STATE OR FEDERAL REGULATIONS. NO BUILDING MATERIALS (USED OR UNUSED) OR WASTE MATERIALS SHALL BE BURNED, BURIED, DUMPED OR DISCHARGED AT THE SITE.
2. THE OPERATOR SHALL REMOVE FROM THIS SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THIS SITE.
3. THE FOLLOWING MATERIALS ARE ANTICIPATED TO BE POST CONSTRUCTION WASTE: TRASH/DEBRIS, VEGETATION, HYDROCARBONS AND HEAVY METALS FROM PAVEMENT RUNOFF TO WATER QUALITY INLET INSERTS. INSERT FILTERS SHALL BE REPLACED AS REQUIRED IN THE OPERATIONS AND MAINTENANCE PROGRAM ACCORDING TO THE MANUFACTURER'S GUIDELINES. USED FILTERS SHALL BE DISPOSED OF IN COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.

SOIL LIMITATIONS TABLE:

PER TABLE E.1 OF THE EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL DATED MARCH 2012, THE FOLLOW TABLE DISPLAYS THE LIMITATIONS OF PENNSYLVANIA SOILS PERTAINING TO EARTHMOVING PROJECTS FOR THE SOILS LOCATED ON THE PROJECT SITE.

SOIL NAME	CUTBANKS CAVE	CORROSIVE TO CONCRETE/STEEL*	DROUGHTY	EASILY ERODIBLE	FLOODING	DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE	HYDRIC/HYDRIC INCLUSIONS	LOW STRENGTH/ LANDSLIDE PRONE	SLOW PERCOLATION	PIPING	POOR SOURCE OF TOPSOIL	FROST ACTION	SHRINK – SWELL	POTENTIAL SINKHOLE	PONDING	WETNESS
DUFFIELD SILT LOAM	X	C/S		X			X	X	X	X	X		X	X		X
HAGERSTOWN SILT LOAM	X	S		X		X	X	X	X	X	X	X	X	X		
DUFFIELD SILT LOAM	X	C/S		X			X	X	X	X	X		X	X		X
HAGERSTOWN SILT LOAM	X	S		X		X	X	X	X	X	X	X	X	X		

NOTE: ABSENCE OF AN X DOES NOT MEAN "NO POTENTIAL LIMITATION"
* C = CONCRETE, S = STEEL

SOILS LIMITATIONS AND RESOLUTIONS FOR LIMITATIONS	
LIMITATION	RESOLUTION OF LIMITATIONS
CUTBANKS CAVE	PROVIDE APPROPRIATE BENCHING AND/OR SHORING IN AREAS OF EXCAVATION
CORROSIVE TO CONCRETE/STEEL	PROVIDE ALL PIPES IN TRENCHES WITH SELECT MATERIAL BACKFILL, AND ALL PIPES SHALL HAVE WATERTIGHT CONNECTIONS.
EASILY ERODIBLE	SOILS SHALL BE STABILIZED WITH EITHER TEMPORARY OR FINAL STABILIZATION IN AREAS WHERE EARTHWORK IS DELAYED OR STOPPED FOR FOUR CONSECUTIVE DAYS.
DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE	SOILS SHOULD BE EVALUATED FOR WETNESS PRIOR TO USE IN SITE WORK. IF GEOTECHNICAL ENGINEER DEEMS SOILS TOO WET FOR SITE WORK, THEN SOILS SHALL BE AMENDED OR DRIED PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
HYDRIC/HYDRIC INCLUSIONS	SOIL SHOULD BE INSPECTED BY A GEOTECHNICAL ENGINEER PRIOR TO USE ON SITE. ANY RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER SHALL BE FOLLOWED PRIOR TO USE OF SOIL.
LOW STRENGTH/ LANDSLIDE PRONE	SOILS SHALL BE STABILIZED WITH EITHER TEMPORARY OR FINAL STABILIZATION IN AREAS WHERE EARTHWORK IS DELAYED OR STOPPED FOR FOUR CONSECUTIVE DAYS.
SLOW PERCOLATION	SOIL SHOULD BE INSPECTED BY A GEOTECHNICAL ENGINEER PRIOR TO USE ON SITE. ANY RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER SHALL BE FOLLOWED PRIOR TO USE OF SOIL.
PIPING	AREAS OF EMBANKMENTS WITH PIPES PASSING THROUGH THEM SHALL HAVE ANTI–SEEP COLLARS INSTALLED PER PADEP E&S DESIGN MANUAL.
POOR SOURCE OF TOPSOIL	SOILS SHOULD BE AMENDED AS RECOMMENDED TO PROVIDE ADDITIONAL ORGANIC CONTENT AND WATER HOLDING CAPACITY.
FROST ACTION	SOILS SHOULD BE FREE OF FROZEN OR MUCKY MATERIALS. FILL SHOULD NOT BE PLACED ON SATURATED OR FROZEN SURFACES. EARTHWORK INVOLVING THESE SOILS SHOULD BE LIMITED TO WARMER MONTHS WHEN PRACTICABLE.
SHRINK–SWELL	SOIL SHOULD BE INSPECTED BY A GEOTECHNICAL ENGINEER PRIOR TO USE ON SITE. ANY RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER SHALL BE FOLLOWED PRIOR TO USE OF SOIL, INCLUDING THE REMOVAL AND REPLACEMENT WITH SUITABLE MATERIAL AS NEEDED.
POTENTIAL SINKHOLE	SHOULD A SINKHOLE BE ENCOUNTERED DURING CONSTRUCTION, REPAIR SHOULD BE DONE UNDER THE DIRECT SUPERVISION OF A GEOTECHNICAL ENGINEER. SITE SPECIFIC SINKHOLE REPAIRS SHOULD BE DEVELOPED ON A CASE BY CASE.
WETNESS	SOILS SHOULD BE EVALUATED FOR WETNESS PRIOR TO USE IN SITE WORK. IF SOILS ARE DEEMED TOO WET FOR SITE WORK BY GEOTECHNICAL ENGINEER, SOILS ARE TO BE DRIED OR AMENDED PER ENGINEER'S RECOMMENDATIONS.

SOILS LEGEND AND TABLE OF LIMITATIONS & RESOLUTIONS BASED ON USDA–NRCS WEB SOIL SURVEY OF CUMBERLAND COUNTY

SYMBOL	MAPPING UNITS	SLOPE	LAND CAPBLTY	HYDRIC SOIL	HYDRO. GROUP	DEPTH TO BEDROCK	DEPTH TO WATER TABLE	LIMITATIONS FOR CONSTRUCTION	RESOLUTION OF LIMITATIONS
DuA	DUFFIELD SILT LOAM	0–3%	1	YES	B	60–80"	> 5'	NOT LIMITED	
DuB	DUFFIELD SILT LOAM	3–8%	2e	YES	B	60–80"	> 5'	NOT LIMITED	
HaB	HAGERSTOWN SILT LOAM	3–8%	2e	YES	B	43–98"	> 5'	SOMEWHAT LIMITED: SHRINK–SWELL POTENTIAL	COMPACTION AS PER PLAN SPECIFICATION

*SEE E&S NOTES SHEET 2 FOR SOILS LIMITATIONS AND RESOLUTION TABLES

EROSION & SEDIMENT CONTROL NOTES

1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, STABILIZED AND FUNCTIONAL PRIOR TO EARTH DISTURBANCE WITHIN THE TRIBUTARY AREA TO SAID E&S MEASURE.
2. GENERAL SITE CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S MEASURES SPECIFIED IN THE SEQUENCE FOR THAT STAGE/PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS INTENDED.
3. LOCAL ROADS ARE TO REMAIN FREE OF SEDIMENT AND CONSTRUCTION VEHICLES AND EQUIPMENT.
4. A 48" HIGH SNOW FENCE SHALL BE INSTALLED ALONG THE ENTIRE LIMIT OF DISTURBANCE.
5. UPON COMPLETION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY, THE SITE SHALL BE IMMEDIATELY SEEDED, MULCHED OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION AS PER SEEDING AND MULCHING SCHEDULE.
6. SILT FENCING/COMPOST SOCKS MAY BE REMOVED WHEN THE SITE IS PERMANENTLY STABILIZED. ACCUMULATED SEDIMENT MAY BE SPREAD AT THE SITE IN AREAS NOT SUBJECT TO EROSION.
7. THE TREE PROTECTION FENCING SHALL NOT BE REMOVED UNTIL ALL DEVELOPMENT AREAS ARE STABILIZED AND WRITTEN CONFIRMATION IS RECEIVED FROM THE CUMBERLAND COUNTY CONSERVATION DISTRICT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
9. BEFORE INITIATING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN, OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE CONTRACTOR SHALL RECEIVE APPROVAL OF THE REVISIONS FROM THE CUMBERLAND COUNTY CONSERVATION DISTRICT.
10. THE CONTRACTOR IS ADVISED TO BECOME FAMILIAR WITH THE PROVISIONS OF APPENDIX 64, 'EROSION CONTROL RULES AND REGULATIONS,' TITLE 25, PART 1, DEPT. OF ENVIRONMENTAL PROTECTION, SUB

INSTALLATION INSTRUCTIONS:

ADDITIONAL ITEMS NEEDED FOR INSTALLATION:
- GRASS SEED
- FERTILIZER
- RUBBER MALLET
- SCISSORS OR SHEARS
- SAFETY GLASSES/GOGGLES

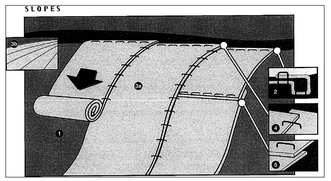
CAUTION: ALWAYS WEAR EYE AND HAND PROTECTION DURING INSTALLATION OF BIOSTAKES.

1. PREPARE THE AREA TO BE PROTECTED BY RAKING THE SOIL TO A DEPTH OF 1–2 INCHES AND REMOVING LARGE DIRT CLODS, STICKS AND OTHER OBSTRUCTIONS. APPLY SEED AND FERTILIZER AND LIGHTLY RAKE INTO THE SOIL. (NOTE: THIS PRODUCT DOES NOT INCLUDE SEED OR FERTILIZER. FOR SEEDING AND FERTILIZER SEE THE SEEDING & MULCHING SCHEDULE.)
2. STARTING AT THE TOP OF SLOPE, ANCHOR THE BLANKET IN A 6"x6" TRENCH WITH A ROW OF BIODEGRADABLE PLASTIC BIOSTAKES. A RUBBER MALLET IS RECOMMENDED FOR DRIVING THE BIOSTAKES INTO THE GROUND. **CAUTION!** BIOSTAKES MAY SHATTER IF BROKEN, THEREFORE, ALWAYS WEAR EYE AND HAND PROTECTION DURING INSTALLATION. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL OUT BLANKET (s) DOWN OR (b) HORIZONTALLY ACROSS THE SLOPE. SECURE BLANKET WITH BIOSTAKES IN APPROPRIATE PATTERN PER STAPLING PATTERN, FIGURE 2. IF APPLICABLE USE DOT SYSTEM PROVIDED ON FABRIC BY MANUFACTURER. BE SURE TO SMOOTH OUT ANY WRINKLES OR FOLDS IN MATERIAL AS WORK PROGRESSES.
4. EDGES OF PARALLEL BLANKETS SHALL OVERLAP A MINIMUM OF 6" AND BE STAKED AT 12" INTERVALS.
5. CONSECUTIVE BLANKETS ALONG SLOPE SHALL OVERLAP, SHINGLE STYLE, WITH A MINIMUM 6" OVERLAP. STAKE THROUGH OVERLAP AREA AT 12" INTERVALS.
6. IMMEDIATELY FOLLOWING INSTALLATION, GENTLY WATER ENTIRE AREA, THOROUGHLY WETTING BOTH THE BLANKET AND UNDERLYING SOIL. FOR BEST RESULTS, KEEP SOIL MOIST FOR THE FIRST 30 TO 60 DAYS, OR UNTIL UNIFORM GRASS ESTABLISHMENT IS ACHIEVED.



Figure 2

NORTH AMERICAN GREEN SLOPE INSTALLATION
NOT TO SCALE



CONTRACTOR SHALL USE NORTH AMERICAN GREEN (OR EQUAL) EROSION CONTROL FABRICS WITH THE MANUFACTURER'S RECOMMENDED STAPLE PATTERN. CLASS OF FABRIC SHALL BE AS NOTED ELSEWHERE IN THE PLANS.

INSTALLATION INSTRUCTIONS:

ADDITIONAL ITEMS NEEDED FOR INSTALLATION:
- GRASS SEED
- FERTILIZER
- RUBBER MALLET
- SCISSORS OR SHEARS
- SAFETY GLASSES/GOGGLES

CAUTION: ALWAYS WEAR EYE AND HAND PROTECTION DURING INSTALLATION OF BIOSTAKES.

1. PREPARE THE AREA TO BE PROTECTED BY RAKING THE SOIL TO A DEPTH OF 1–2 INCHES AND REMOVING LARGE DIRT CLODS, STICKS AND OTHER OBSTRUCTIONS. APPLY SEED AND FERTILIZER AND LIGHTLY RAKE INTO THE SOIL. (NOTE: THIS PRODUCT DOES NOT INCLUDE SEED OR FERTILIZER. FOR SEEDING AND FERTILIZER SEE THE SEEDING & MULCHING SCHEDULE.)
2. BEGIN INSTALLATION AT THE TOP OF THE SWALE, ANCHORING THE BLANKET IN A 6"x6" TRENCH. STAKE THE FABRIC INTO THE BOTTOM OF THE TRENCH WITH BIODEGRADABLE PLASTIC BIOSTAKES AT 12" INTERVAL. BACKFILL AND COMPACT THE TRENCH.
3. ROLL CENTER BLANKET OVER THE PREPARED BOTTOM OF THE SWALE IN THE DIRECTION OF WATER FLOW. SECURE BLANKET WITH BIOSTAKES IN APPROPRIATE PATTERN PER FIGURE 2 OR USING DOT SYSTEM PROVIDED ON BLANKET BY MANUFACTURER. A RUBBER MALLET IS RECOMMENDED FOR DRIVING THE BIOSTAKES INTO THE GROUND. **CAUTION!** BIOSTAKES MAY SHATTER IF BROKEN, THEREFORE, ALWAYS WEAR EYE AND HAND PROTECTION DURING INSTALLATION.
4. PLACE SUBSEQUENT BLANKETS END OVER END, SHINGLE STYLE, WITH MINIMUM 6" OVERLAP. SECURE WITH DOUBLE ROW OF STAPLES/STAKES, 4" APART AND 6" ON CENTER ACROSS FULL WIDTH OF BLANKET.
5. FULL LENGTH OF BLANKET ALONG SIDE SLOPES SHALL BE ANCHORED WITH STAPLES/STAKES AT 12" INTERVALS IN 6"x6" TRENCH. BACKFILL AND COMPACT TRENCH.
6. ADJACENT BLANKETS ON SIDE SLOPES, IF NEEDED, SHALL BE OVERLAPPED A MINIMUM OF 6" AND SECURED WITH STAPLES/STAKES AT 12" INTERVALS.
7. IN HIGH FLOW CHANNELS, CHECK SLOT SHALL BE INSTALLED 30 FEET ON CENTER ALONG CHANNEL. SLOT SHALL BE A DOUBLE ROW OF STAPLES/STAKES 4" APART AND 6" ON CENTER ACROSS THE FULL WIDTH OF THE CHANNEL.
8. TERMINAL END OF THE BLANKET SHALL BE ANCHORED IN 6"x6" TRENCH WITH STAPLES/STAKES AT 12" INTERVAL. TRENCH SHALL BE BACKFILLED AND COMPACTED AFTER ANCHORING.
9. IMMEDIATELY FOLLOWING INSTALLATION, GENTLY WATER ENTIRE AREA, THOROUGHLY WETTING BOTH THE BLANKET AND UNDERLYING SOIL. FOR BEST RESULTS, KEEP SOIL MOIST FOR THE FIRST 30 TO 60 DAYS OR UNTIL UNIFORM GRASS ESTABLISHMENT IS ACHIEVED.

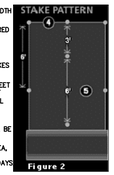
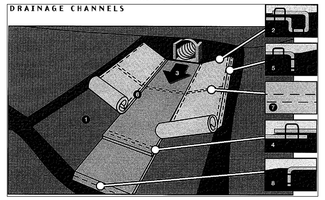
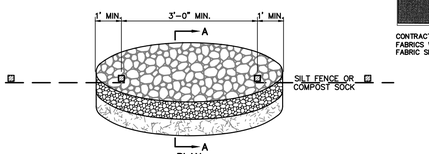


Figure 2

NORTH AMERICAN GREEN SWALE INSTALLATION
NOT TO SCALE

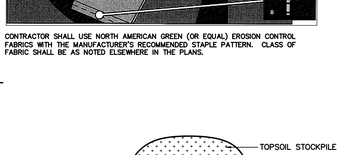


CONTRACTOR SHALL USE NORTH AMERICAN GREEN (OR EQUAL) EROSION CONTROL FABRICS WITH THE MANUFACTURER'S RECOMMENDED STAPLE PATTERN. CLASS OF FABRIC SHALL BE AS NOTED ELSEWHERE IN THE PLANS.



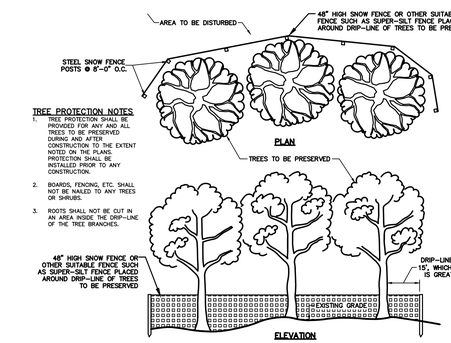
ROCK FILTER OUTLET DETAIL
NOT TO SCALE

NOTES:
1. ROCK FILTER OUTLETS TO BE PROVIDED AT ALL EXISTING OR PROPOSED LOW POINTS AND ALL AREAS OF CONCENTRATED FLOWS.
2. SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLETS.
3. COMPOST LAYER IS REQUIRED IN ALL HQ AND EV WATERSHEDS.



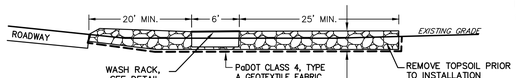
SEDIMENT BARRIER MUST BE PLACED AROUND THE PERIMETER OF ALL STOCKPILES. IMMEDIATELY APPLY TEMPORARY SEEDING & MULCH TO ALL STOCKPILES.

TOPSOIL STOCKPILE AREA DETAIL
NOT TO SCALE

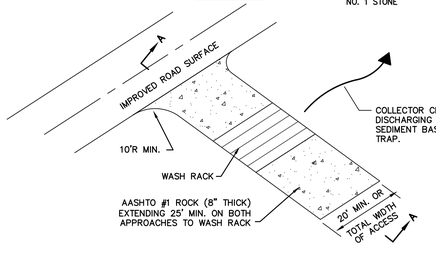


TREE PROTECTION NOTES
1. TREE PROTECTION SHALL BE PROVIDED FOR ANY AND ALL TREES TO BE PRESERVED DURING AND AFTER CONSTRUCTION TO THE EXTENT NOTED ON THE PLANS. PROTECTION SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION.
2. BOARDS, FENCING, ETC. SHALL NOT BE NAILED TO ANY TREES OR SHRUBS.
3. ROOTS SHALL NOT BE CUT IN AN AREA INSIDE THE DRIP-LINE OF THE TREE BRANCHES.

TREE PROTECTION FENCE (48" HIGH SNOW FENCE) DETAIL
NOT TO SCALE



SECTION A–A



WASH RACK SHALL BE DESIGNED AND CONSTRUCTED TO ACCOMMODATE ANTICIPATED CONSTRUCTION VEHICULAR TRAFFIC.

A WATER SUPPLY SHALL BE MADE AVAILABLE TO WASH THE WHEELS OF ALL VEHICLES EXITING THE SITE.

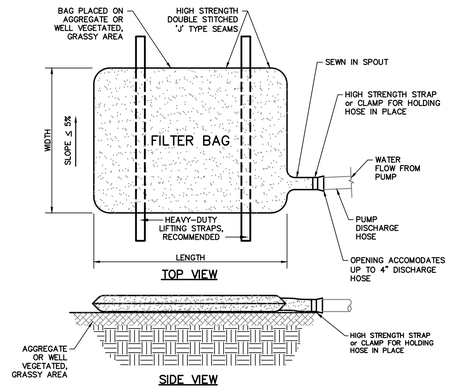
MAINTENANCE:

ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE OF ROCK MATERIAL SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE.

DRAIN SPACE UNDER WASH RACK SHALL BE KEPT OPEN AT ALL TIMES. DAMAGE TO THE WASH RACK SHALL BE REPAIRED PRIOR TO FURTHER USE OF THE RACK.

AT THE END OF EACH CONSTRUCTION DAY, ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROAD DITCHES, SEWERS, CULVERTS OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

TEMPORARY CONSTRUCTION ENTRANCE W/ WASH RACK
NOT TO SCALE



SIDE VIEW

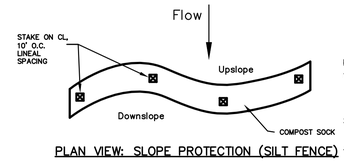
FILTER BAG TO BE USED WHEN/IF WATER PONDS IN EXCAVATIONS.

1. LOW VOLUME FILTER BAGS SHALL BE MADE OF NON-WOVEN GEOTEXTILE WHICH RETAINS ALL SEDIMENT PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES MEETING THE FOLLOWING STANDARDS:

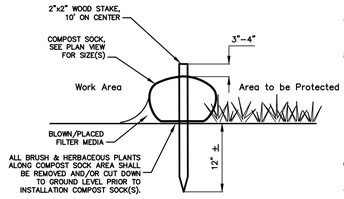
PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

2. PLACE FILTER BAGS ON STABLE OR WELL-VEGETATED AREAS WHICH ARE FLATTER THAN 5% SLOPE AND SHALL DISCHARGE ONTO STABLE, EROSION RESISTANT GROUND. WHERE THIS IS NOT POSSIBLE, GEOTEXTILES UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED.
3. PUMP DISCHARGE HOSE SHALL BE INSERTED INTO BAG IN MANNER SPECIFIED BY MANUFACTURER AND SECURELY CLAMPED INTO FILTER BAG. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.
4. LIMIT PUMPING TO 750 GPM OR 1/2 THE MANUFACTURER'S MAXIMUM PUMPING RATE, WHICHEVER IS LESS. PUMP INTAKE SHALL BE FLOATING AND SCREENED.
5. FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL PROBLEM IS CORRECTED.
6. A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY IS REQUIRED FOR DISPOSAL PURPOSES. WHEN SEDIMENT FILLS 1/2 THE VOLUME OF A FILTER BAG, IMMEDIATELY REMOVE THAT BAG FROM SERVICE AND REPLACE WITH NEW BAG IMMEDIATELY. PROPERLY DISPOSE OF SPENT BAGS WITH THEIR SEDIMENTS.
7. THE DISCHARGE FROM THE FILTER BAG SHOULD NOT PASS THROUGH A DISTURBED AREA OR CAUSE AN EROSION PROBLEM DOWN SLOPE.

SEDIMENT FILTER BAG FOR PUMPED WATER
NOT TO SCALE



PLAN VIEW: SLOPE PROTECTION (SILT FENCE)



SECTION VIEW: COMPOST SOCK INSTALLATION

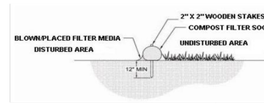
NOTES:
1. COMPOST SOCK SHALL BE "SILTSOXX" AS SUPPLIED BY MCS INC. (1971 N. BLACK HORSE PIKE, WILLIAMSTOWN, NJ 08094, 856-629-1044, www.mcsinc.com) OR EQUAL PRODUCT BY OTHER MANUFACTURER.
2. FOR INSTALLATIONS ON EXISTING PAVEMENT, CINDER BLOCKS ON DOWNSTREAM SIDE MAY BE USED IN LIEU OF WOOD STAKES TO ANCHOR THE SOCKS.
3. UPON COMPLETION OF THE PROJECT, COMPOST MATERIAL SHALL BE MIXED WITH ONSITE SOIL/TOPSOIL AND SPREAD ON THE SITE AS DETAILED IN SEEDING AND MULCHING SCHEDULE.
4. SOCK FABRIC SHALL BE 5mil PHOTO-DEGRADABLE, HDPE FOR INSTALLATIONS LESS THAN 9 MONTHS. FOR PROJECTS WITH LONGER DURATIONS, SOCKS SHALL BE MULTI-FILAMENT POLYPROPYLENE FABRIC.
5. INFILL MATERIAL SHALL BE WEED FREE COMPOST DERIVED FROM WELL-DECOMPOSED ORGANIC MATTER. COMPOST SHALL BE PRODUCED USING AEROBIC COMPOSTING PROCESS MEETING CFR 503 REGULATIONS. COMPOST MATERIAL SHALL MEET THE FOLLOWING REQUIREMENTS:

ORGANIC MATTER CONTENT	25% – 100%
ORGANIC PORTION	FIBROUS & ELONGATED
pH	5.5 – 8.5
MOISTURE CONTENT	30% – 60%
PARTICLE SIZE	30–50% PASS 3/8" SIEVE
SOLUBLE SALT	5.0 dS/m MAXIMUM

6. COMPOST SOCKS SHALL BE PLACED AT LEVEL GRADE AND BOTH ENDS EXTENDED 8' MIN. UP SLOPE AT 45° ANGLE.
7. ACCUMULATED SEDIMENT SHALL BE REMOVED WENT IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED OF IN APPROVED UPLAND AREA.

COMPOST SOCK "SILT FENCE" DETAIL
NOT TO SCALE

PROJECT NAME:	920 Century Drive Wawa
LOCATION:	Lower Allen Township, Cumberland County
PREPARED BY:	LH DATE: 3/21/2025
CHECKED BY:	DATE:

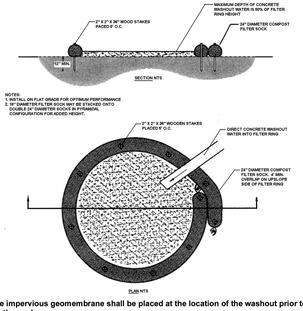


Sock #	Dia.	Location (See E&S Plan)	Slope Percent	Slope Length Above Barrier
	(in)		%	(ft)
CFS#1	12	North Property Line	2.0%	15
CFS#2	12	Easement Front Property Line	3.0%	15
CFS#3	12	Easement Side Property Line	3.0%	200
CFS#4	12	NorthEast Property Line	15.0%	25
CFS#5	12	East Property Line	8.0%	10
CFS#6	12	Topsoil Stockpile	33.0%	15
CFS#7	12	Topsoil Stockpile	33.0%	15



Filtrexx

FIGURE 3.18
Typical Compost Sock Washout Installation



A suitable impervious geomembrane shall be placed at the location of the washout prior to installing the socks.
Adapted from Filtrexx

SITE HOUSEKEEPING AND MATERIALS MANAGEMENT

WASTE MANAGEMENT - Building materials and other construction site wastes must be properly managed and disposed of to reduce potential for pollution to surface and ground waters as per 25 Pa. Code § 102.4(b)(5)(xi). Proper trash disposal, recycling of materials, proper materials handling, and spill prevention and clean-up reduce the potential for construction site wastes to be mobilized by stormwater runoff and conveyed to surface waters.

Under no circumstances may erosion control BMPs be used for temporary storage of demolition materials or construction wastes.

Wherever heavy equipment will be used during construction of the cuts and fills or proposed buildings, a Pollution Prevention and Contingency (PPC) plan must be available on site. This plan does not have to be included in the permit application package submitted for an NPDES construction permit in Pennsylvania but should be available on the project site. The applicant must prepare and implement a PPC plan when storing, using or transporting materials including: fuels, chemicals, solvents, pesticides, fertilizers, lime, petrochemicals, wastewater, wash water, core drilling wastewater, cement, sanitary wastes, solid wastes, or hazardous materials onto, on, or from the project site during earth disturbance activities. The PPC plan must be available upon request by the Department or conservation district. Guidance for development of a PPC plan can be found in "Guidelines for the Development and Implementation of Environmental Emergency Response Plans" (Document #400-2200-001), which can be found in the Department's eLibrary at www.depweb.state.pa.us.

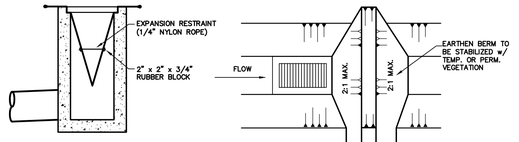
All applicable federal, state, and local laws and regulations must be followed in the use, handling, and disposal of potentially hazardous materials.

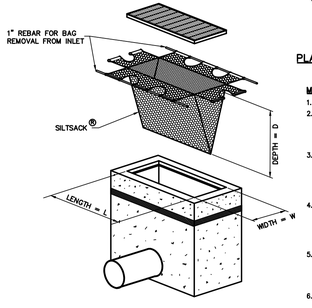
CONCRETE WASHOUT - For any project on which concrete will be poured or otherwise formed on site, a suitable washout facility must be provided for the cleaning of chutes, mixers, and hoppers of the delivery vehicles unless such a facility will be used at the source of the concrete. Under no circumstances may wash water from these vehicles be allowed to enter any surface waters. Make sure that proper signage is provided to drivers so that they are aware of the presence of washout facilities.

Washout facilities should not be placed within 50 feet of storm drains, open ditches or surface waters. They should be in a convenient location for the trucks, preferably near the place where the concrete is being poured, but far enough from other vehicular traffic to minimize the potential for accidental damage or spills. Wherever possible, they should be located on slopes not exceeding a 2% grade. Additional information on washouts may be obtained from EPA's stormwater website at: http://cfpub.epa.gov/npdes/stormwater/menuofbmps/index.cfm?action=browse&Rbutton=detail&bmp=117&minmeasure=4.

Compost Sock Washout

Wherever compost sock washouts are used, a suitable impervious geomembrane should be placed at the location of the washout. Compost socks should be staked in the manner recommended by the manufacturer around perimeter of the geomembrane so as to form a ring with the ends of the sock located at the upslope corner (Figure 3.18). Care should be taken to ensure continuous contact of the sock with the geomembrane at all locations. Where necessary, socks may be stacked and staked so as to form a triangular cross-section.

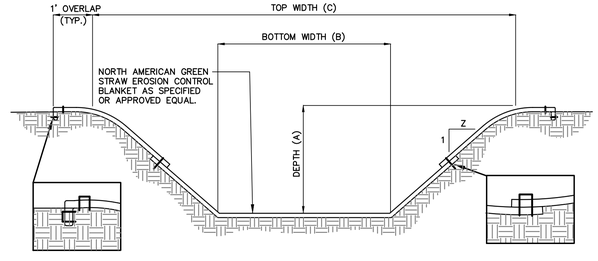




MAINTENANCE:
1. MAXIMUM DRAINAGE AREA = 1/2 ACRE
2. INLET PROTECTION SHALL NOT BE REQUIRED FOR INLETS TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS NOT LOCATED AT A LOW POINT.
3. EARTHEN BERM SHALL BE INSTALLED & MAINTAINED IN LIEU OF ASPHALT BERMS UNTIL ROADWAY IS STONED. 6" MINIMUM HEIGHT ASPHALT BERM TO BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.
4. FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LB, BURST STRENGTH OF 200 PSI, AND TRAPEZOIDAL TEAR STRENGTH OF 50 LB. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A #40 SIEVE.
5. BAGS SHALL BE EMPTIED & RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET.
6. DAMAGED OR CLOGGED BAGS SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.

SILTSACK TYPE 'M' INLET PROTECTION DETAIL
NOT TO SCALE

NOTES:
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW ON BOTTOM OF CHANNEL, STARTING AT DOWNSTREAM LOCATION.
4. PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH A 6" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES, 4" APART, TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED IN 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. STAPLE CHANNEL AT 40 FOOT INTERVALS. USE A ROW OF STAPLES, 4" APART, OVER ENTIRE WIDTH OF THE CHANNEL. PLACE A SECOND ROW 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
7. BLANKETS ON SIDE SLOPES MUST BE OVERLAPPED 4" OVER THE CENTER BLANKET AND STAPLED.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED IN A 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
9. CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION.
10. SEDIMENT DEPOSITS SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS CONDITIONS PERMIT ACCESS TO CHANNEL WITHOUT FURTHER DAMAGE. DAMAGED LINING SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS OF DISCOVERY.
11. NO MORE THAN 1/3 OF THE SHOOT (GRASS LEAF) SHALL BE REMOVED IN ANY MOWING. GRASS HEIGHT SHALL BE MAINTAINED AT 2–3" UNLESS OTHERWISE NOTED. EXCESS VEGETATION SHALL BE REMOVED FROM PERMANENT CHANNELS TO ENSURE SUFFICIENT CHANNEL CAPACITY.



TRAPEZOIDAL SWALE WITH EROSION CONTROL BLANKET INSTALLATION
NOT TO SCALE

SWALE #	DEPTH A (FT)	B.WIDTH B (FT)	Z: SIDE SLOPE	T.WIDTH C (FT)	LINING	TEMP. OR PERM ?
SWALE 1	0.66	1	4.5:1	7	N.A.G. C350	PERMANENT

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ENGINEERING & CONSULTING SERVICES
CORPORATE HEADQUARTERS
65 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 18901 • (215) 345-8200 • www.gilmore-assoc.com

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER
ERIC S. CLASE
ENGINEER 50715-E
DATE: 09/11/25

REV.	DESCRIPTION	DATE	BY
5	PER CCCD LTR. DATED 08/12/25	09/11/25	LEH
4	PER RETTEW LTR. DATED 06/09/25	08/07/25	LEH
3	PER CCCD LTR. DATED 05/27/25	06/30/25	LEH

PRELIMINARY–FINAL LAND DEVELOPMENT
920 CENTURY DRIVE WAWA
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

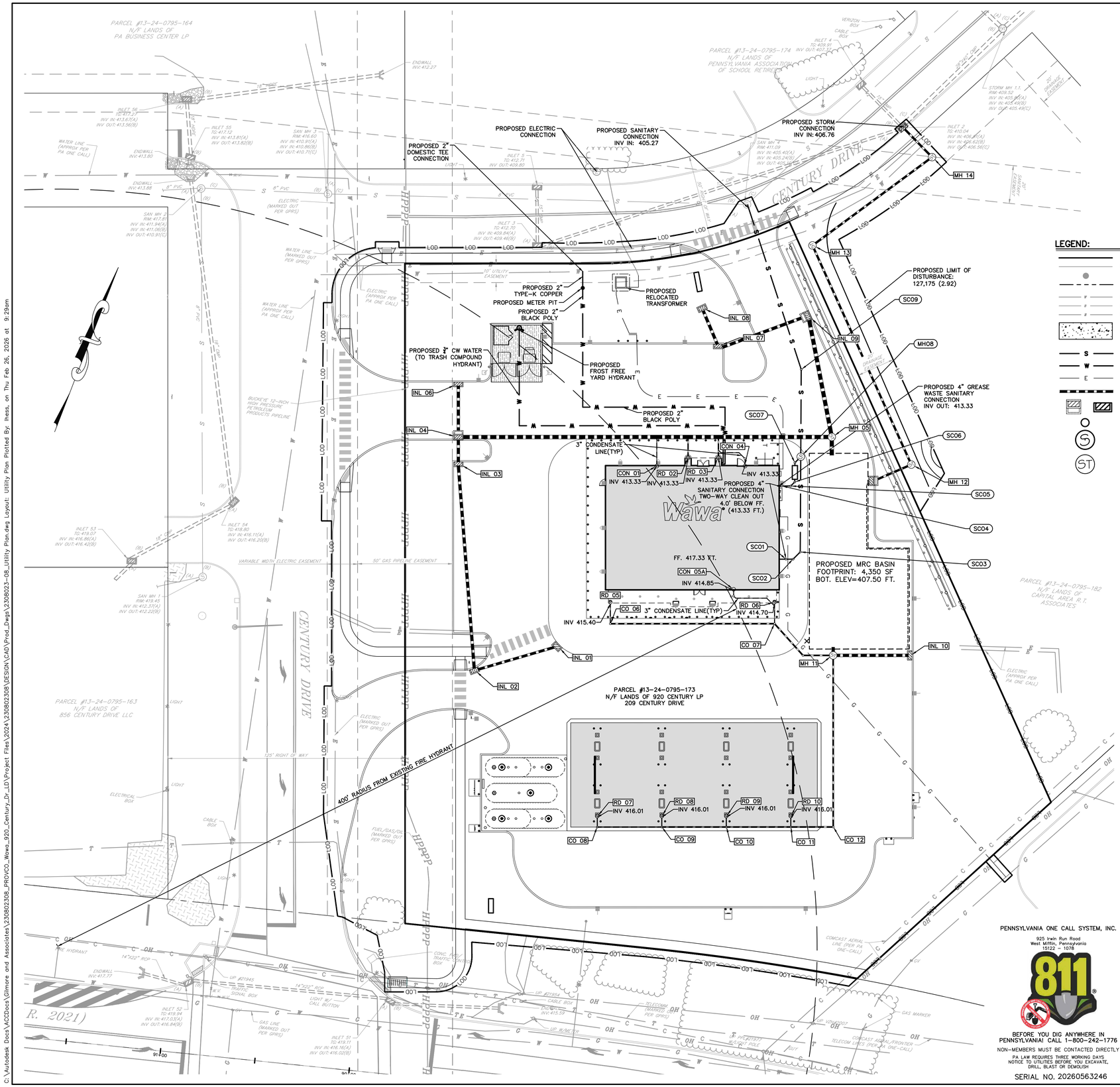
E&S DETAILS

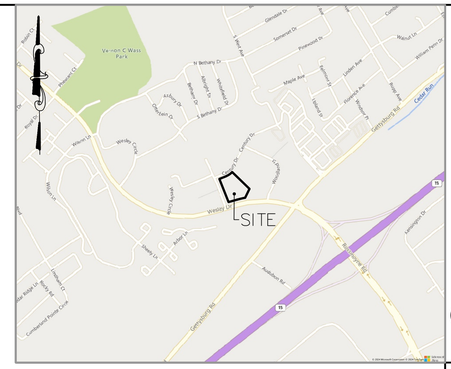
GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.:	2308023
WAWA STORE NO. 8256	
APPLICANTS INFO:	PROVCO PINEGOOD CENTURY, LLC 795 EAST LANCASTER AVE. SUITE 200 VILLANOVA, PA 19085 610-520-4572
MUNICIPAL FILE No.:	2025-03
TAX MAP PARCEL No.:	13-24-0795-173
TOTAL AREA:	TOTAL LOTS:
2.35 AC.	1
DATE:	SCALE:
04/21/2025	N.T.S.
DRAWN BY:	CHECKED BY:
LEH	ESC

SHEET NO.:
15 OF 33

C:\Autodesk Docs\ACCDocs\Gilmore and Associates\2308023_PROVCO_Wawa_920_Century_Dr_LD\Project Files\2024\2308023_08_E&S Notes & Details.dwg Layout: E&S DETAILS Plotted By: lhess, on Thu Feb 26, 2026 at 9:29am





LOCATION MAP

1000 00 1000 2000
SCALE IN FEET

SCALE: 1"=1000'

SANITARY PIPE TABLE

NAME	SIZE	LENGTH	SLOPE	MATERIAL
GT – CO7	4"	1.52'	0.00%	PVC (SDR35)
BLDG CON A – CO1	4"	3.27'	2.00%	PVC (SDR35)
BLDG CON B – CO4	4"	1.66'	2.00%	PVC (SDR35)
CO1 – CO2	4"	3.49'	2.00%	PVC (SDR35)
CO2 – CO3	4"	5.32'	2.00%	PVC (SDR35)
CO3 – CO8	4"	49.75'	2.00%	PVC (SDR35)
CO4 – CO5	4"	4.65'	2.00%	PVC (SDR35)
CO5 – CO6	4"	3.00'	2.00%	PVC (SDR35)
CO6 – GT	4"	1.39'	0.00%	PVC (SDR35)
CO7 – CO8	4"	4.40'	4.00%	PVC (SDR35)
CO8 – CO9	4"	44.02'	1.98%	PVC (SDR35)
CO9 – EX MH	4"	90.71'	1.98%	PVC (SDR35)

SANITARY STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
BLDG CON A	INV OUT = 413.33		4" PVC INV OUT =413.33
BLDG CON B	INV OUT = 413.33		4" PVC INV OUT =413.33
EX MH	RIM = 411.09 SUMP = 405.27 INV IN = 405.27	4" PVC INV IN =405.27	
MH08	RIM = 417.06 SUMP = 407.93 INV IN = 412.97 INV IN = 412.09 INV OUT = 407.93	4" PVC INV IN =412.97 4" PVC INV IN =412.09	4" PVC INV OUT =407.93
SC01	RIM = 417.28 SUMP = 413.26 INV IN = 413.26 INV OUT = 413.26	4" PVC INV IN =413.26	4" PVC INV OUT =413.26
SC02	RIM = 417.23 SUMP = 413.19 INV IN = 413.19 INV OUT = 413.19	4" PVC INV IN =413.19	4" PVC INV OUT =413.19
SC03	RIM = 417.18 SUMP = 413.08 INV IN = 413.08 INV OUT = 413.08	4" PVC INV IN =413.08	4" PVC INV OUT =413.08
SC04	RIM = 417.31 SUMP = 413.30 INV IN = 413.30 INV OUT = 413.30	4" PVC INV IN =413.30	4" PVC INV OUT =413.30
SC05	RIM = 417.26 SUMP = 413.21 INV IN = 413.21 INV OUT = 413.21	4" PVC INV IN =413.21	4" PVC INV OUT =413.21
SC06	RIM = 417.23 SUMP = 413.15 INV IN = 413.15 INV OUT = 413.15	4" PVC INV IN =413.15	4" PVC INV OUT =413.15
SC07	RIM = 417.17 SUMP = 413.15 INV IN = 413.15 INV OUT = 413.15	4" PVC INV IN =413.15	4" PVC INV OUT =413.15
SC09	RIM = 415.05 SUMP = 407.06 INV IN = 407.06 INV OUT = 407.06	4" PVC INV IN =407.06	4" PVC INV OUT =407.06

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 – 1078

811

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SERIAL NO. 20260563246

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018 PENNSYLVANIA ACT 50.

GILMORE & ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER AS NOTED HEREON FOR DESIGN PURPOSES ONLY.

25 0 25 50
SCALE IN FEET
1"=25'

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ENGINEERING & CONSULTING SERVICES
CORPORATE HEADQUARTERS
65 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 18901 • (215) 345-4330 • www.gilmore-assoc.com

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL
ERIC S. CLASE
ENGINEER
PE073154
DATE: 02/16/26

REV.	DESCRIPTION	DATE	BY
9	PER WAWA DOW COMMENTS 01/30/26	02/16/26	LEH
8	PER CCCD COMMENT DATED 12/17/25	12/22/25	LEH
7	PER CCCD COMMENT DATED 11/14/25	12/12/25	LEH
6	PER CCCD LTR. DATED 10/06/25	10/20/25	LEH
5	PER CCCD LTR. DATED 08/12/25	09/11/25	LEH
4	PER RETTEW LTR. DATED 06/09/25	08/07/25	LEH
3	PER CCCD LTR. DATED 05/27/25	06/30/25	LEH

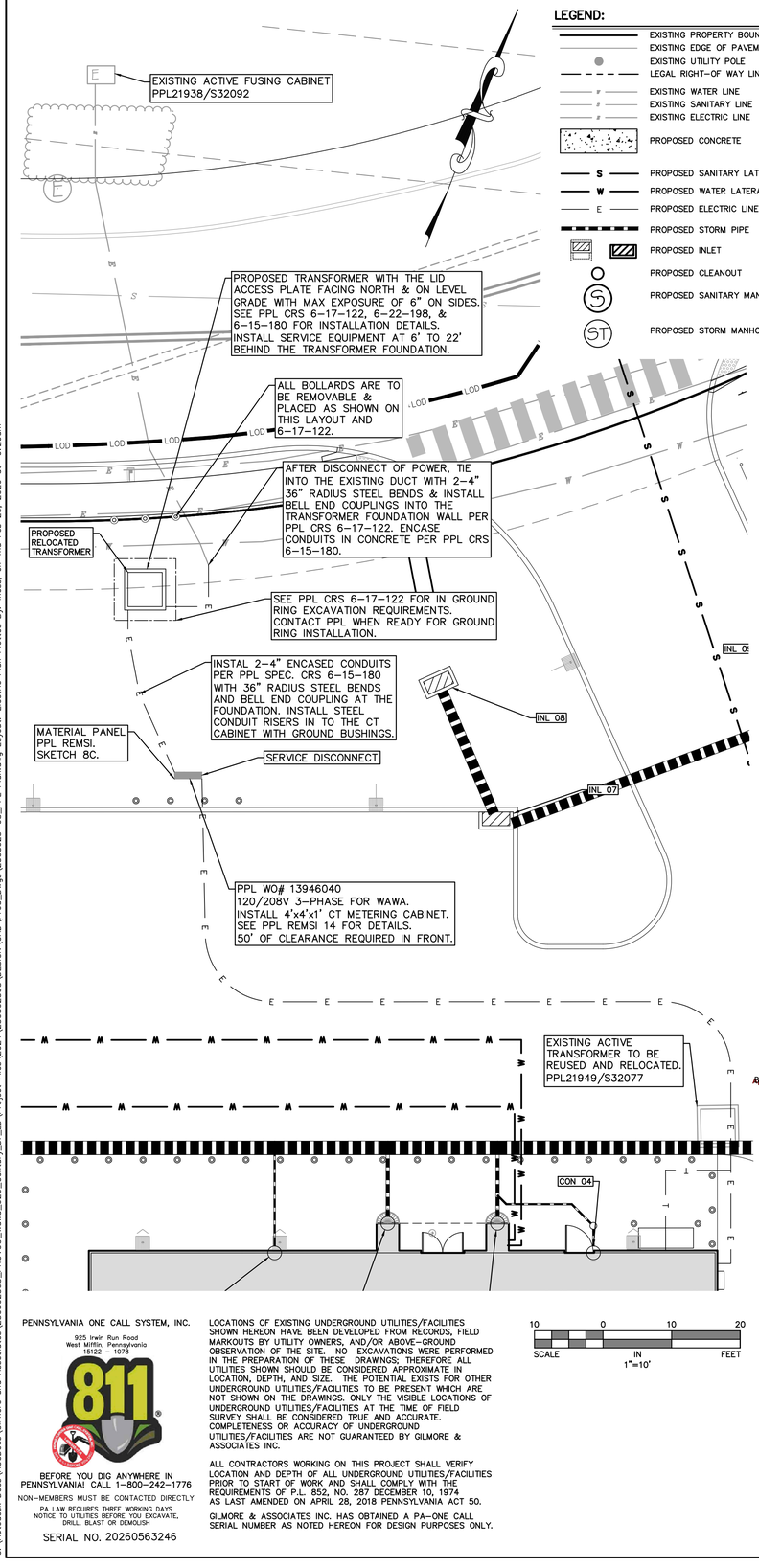
PRELIMINARY-FINAL LAND DEVELOPMENT
920 CENTURY DRIVE WAWA
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

UTILITY PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2308023
WAWA STORE NO. 8256
APPLICANTS INFO:
PROVCO PINEGOOD CENTURY, LLC
795 EAST LANCASTER AVE.
SUITE 200
VILLANOVA, PA 19085
610-520-4572
MUNICIPAL FILE No.: 2025-03
TAX MAP PARCEL No.: 13-24-0795-173
TOTAL AREA: 2.35 AC.
TOTAL LOTS: 1
DATE: 04/21/2025
SCALE: 1"=25'
DRAWN BY: LEH
CHECKED BY: ESC
SHEET NO.: 16 OF 33

C:\Autodesk Docs\ACCDocs\Gilmore and Associates\2308023_PROVCO_Wawa_920_Century_Dr_LD\Project Files\2024\2308023\DESIGN\CAD\Prod_Dwgs\2308023-08_Utility Plan.dwg Layout: Utility Plan Plotted By: lheiss, on Thu Feb 26, 2026 at 9:29am



LEGEND:

- EXISTING PROPERTY BOUNDARY
- EXISTING EDGE OF PAVEMENT
- EXISTING UTILITY POLE
- LEGAL RIGHT–OF WAY LINE
- EXISTING WATER LINE
- EXISTING SANITARY LINE
- EXISTING ELECTRIC LINE
- PROPOSED CONCRETE
- PROPOSED SANITARY LATERAL
- PROPOSED WATER LATERAL
- PROPOSED ELECTRIC LINE
- PROPOSED STORM PIPE
- PROPOSED INLET
- PROPOSED CLEANOUT
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE

GENERAL NOTES

- Call the PPL Distribution Planner at 717-560-2713 to schedule a pre-construction meeting prior to start of excavation.
- Install a pre-cast concrete foundation for the pad mounted transformer per CRS 6-17-122.
- Screening of the pad-mounted transformer shall be done in accordance with CRS 6-14-125.
- Sump holes shall not be broken out of pre-cast foundations/manholes unless directed by PPL.
- Install protective barriers at the transformer location per CRS 6-17-122 and this plan.
- Install 2 - 5" primary conduits and 2 - 4" service conduits, per CRS 6-15-180.
- Conduits shall be either hot-dipped, rigid, galvanized steel directly buried or PVC schedule 40 encased in a 3" minimum concrete envelope. All 4" bends shall be a minimum 36" radius galvanized steel. All 5" bends shall be a minimum 48" radius galvanized steel.
- Heating of PVC is prohibited for the purpose of making radius bends.
- Conduits shall enter the pre-cast foundation as shown on this plan. PVC conduits shall have bell ends. The rough opening shall be sealed to prevent water seepage. Install a pulling line in all conduits per CRS 6-15-180.
- PPL to provide 3-phase 800-amp service at 120/208 volt on wo# 13946040.
- Install 4'x4'x1' CT cabinet per PPL Rules for Electric Meter and Service Installations (REMSI) sketch's 8C & 14.
- PPL conduits entering the CT cabinet must be steel conduit and bonded per NEC ART 250.
- The Maximum Utility Fault Duty Contribution (AIC) at the service entrance point of contact is 55,520 amps symmetrical at 208 volts.
- The service entrance equipment must be inspected by PPL accepted Electrical Inspection Agency.
- All installation requirements must be met before equipment will be energized.
- Contact Large Power Dept at 717-836-2641 to arrange CT's and meter base pick up.

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Pad-Mounted and Submersible Transformers Customer Reference Specification 6-17-122 — 0000-000-ST-6017, Custom ID: DCS 6-17, Revision: 07, Effective Date: 11/9/2022, Page 127 of 134

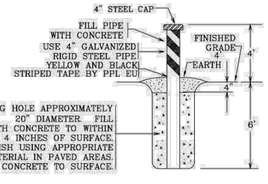
REMOVABLE BOLLARD

6-17-122-G

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Approved by: Bash, Christopher R

SKETCH #20	Barriers for Equipment Installed in Location with Vehicular Traffic	SKETCH #20
1 of 1		1 of 1



NOTES:

A. IT IS THE CUSTOMER'S RESPONSIBILITY TO INSTALL PROTECTIVE BARRIERS. THEY ARE REQUIRED WHEN THE EQUIPMENT IS LOCATED IN AN AREA EXPOSED TO VEHICULAR TRAFFIC–FOR EXAMPLE, PARKING LOTS, LOADING DOCKS, AND DRIVEWAYS.

B. BARRIERS SHALL NOT BE LOCATED DIRECTLY OVER CONDUITS AND SHALL BE INSTALLED BEFORE THE SERVICE IS ENERGIZED.

C. BARRIERS INSTALLATIONS LOCATED WITH [illegible] MINIMUM CLEARANCE AREAS.

RULES FOR ELECTRIC METER AND SERVICE INSTALLATIONS — REMSI_5020PL.dwg

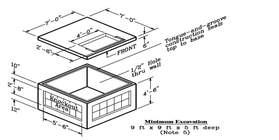
PPL ELECTRIC UTILITIES CORPORATION

Rules: [illegible]

Date: 8/12/11 **Engr:** MDB

Pad-Mounted and Submersible Transformers Customer Reference Specification 6-17-122 — 0000-000-ST-6017, Custom ID: DCS 6-17, Revision: 07, Effective Date: 11/9/2022, Page 124 of 134

Figure 2
Customer Installed Precast Transformer Foundation



6-17-122-C

Order from these suppliers only:

Approved Suppliers: Please allow approximately 3 days to coordinate delivery.

1. Oldcastle Precast, 200 Keystone Drive, Telford, PA 18969, (215) 257-8081
2. A.C. Miller Concrete Products, Inc., 31 E. Bridge Street, Spring City, PA 19475, (610) 948-4600, 800-229-2922
3. Monarch Products Co., Inc., 385 Snipe Road, York Haven, PA 17370-9705, (717) 938-8303
4. Monarch Precast Concrete Corp, 425 North Dauphin Street, Allentown, PA 18109-2199, (610) 435-6746
5. Binghamton Precast & Supply, 18 Phelps Street, Binghamton, NY 13901, (607) 722-0334
6. By-Crete, 517 King Street, Lebanon, PA 17042, (717) 866-7690
7. M&W Precast LLC, 210 Durham Rd, Ottsville, PA 18942, (610) 847-7203
8. Scranton Craftsmen, Inc. Mailing Address: P.O. Box 97, Throop, PA 18512 / Dunmore, PA 18512, (800) 775-1479

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Approved by: Bash, Christopher R

Pad-Mounted and Submersible Transformers Customer Reference Specification 6-17-122 — 0000-000-ST-6017, Custom ID: DCS 6-17, Revision: 07, Effective Date: 11/9/2022, Page 125 of 134

Figure 3
Typical Installation: Plan View

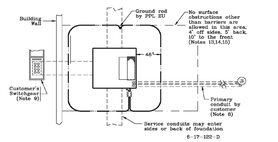
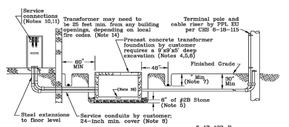


Figure 4
Typical Installation: Elevation View



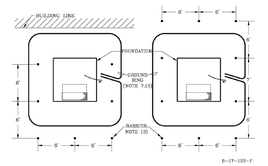
KVA	75	150	300	500	750	1000	1500	2000	2500
WYE 120/208	2	2	4	6	10	12	–	–	–
WYE 277/480	–	2	2	3	4	8	10	12	14

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Approved by: Bash, Christopher R

Customer Reference Specification Customer Installed Duct System 6-15-180 — 0000-000-ST-6015, Custom ID: DCS 6-15, Revision: 10, Effective Date: 2/24/2023, Page 54 of 64

Figure 5
Customer Installed Protective Barriers
Barriers are required when a transformer is located in an area exposed to traffic.



Example A
Transformer located in parking lot adjacent to building

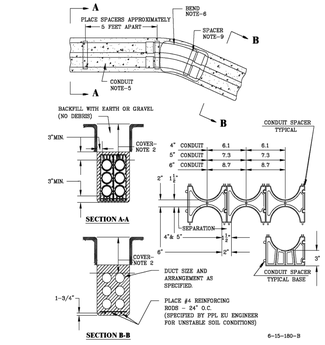
Example B
Transformer located in open area of parking lot

6-17-122-F

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Customer Reference Specification Customer Installed Duct System 6-15-180 — 0000-000-ST-6015, Custom ID: DCS 6-15, Revision: 10, Effective Date: 2/24/2023, Page 55 of 64



6-15-180-B

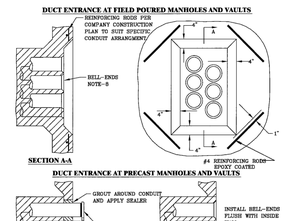
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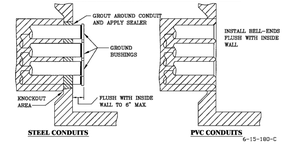
Customer Reference Specification Customer Installed Duct System 6-15-180 — 0000-000-ST-6015, Custom ID: DCS 6-15, Revision: 10, Effective Date: 2/24/2023, Page 55 of 64

DUCT ENTRANCE AT FIELD POURED MANHOLES AND VAULTS



SECTION A-A

DUCT ENTRANCE AT PRECAST MANHOLES AND VAULTS



STEEL CONDUITS

PVC CONDUITS

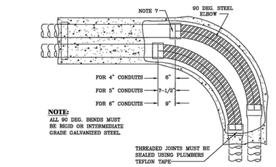
6-15-180-C

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Customer Reference Specification Customer Installed Duct System 6-15-180 — 0000-000-ST-6015, Custom ID: DCS 6-15, Revision: 10, Effective Date: 2/24/2023, Page 56 of 64



6-15-180-D

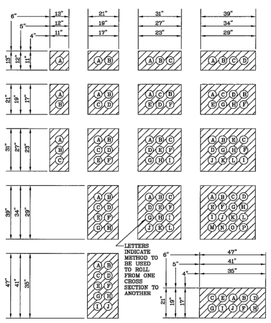
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Customer Reference Specification Customer Installed Duct System 6-15-180 — 0000-000-ST-6015, Custom ID: DCS 6-15, Revision: 10, Effective Date: 2/24/2023, Page 57 of 64

Typical duct cross section



6-15-180-E

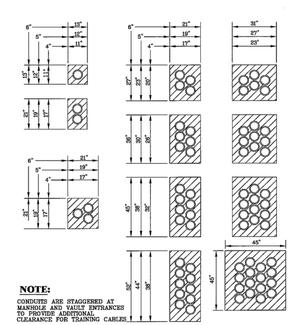
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Customer Reference Specification Customer Installed Duct System 6-15-180 — 0000-000-ST-6015, Custom ID: DCS 6-15, Revision: 10, Effective Date: 2/24/2023, Page 58 of 64

Typical duct entrance at manholes and vaults



NOTE:
CONDUITS ARE STAGGERED AT MANHOLE AND VAULT ENTRANCES TO PROVIDE ADDITIONAL CLEARANCE FOR TRAINING CABLES

6-15-180-F

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Printed on: 03/19/2025

Approved by: Bash, Christopher R

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ENGINEERING & CONSULTING SERVICES
CORPORATE HEADQUARTERS
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DATE: 02/16/26

REV.	DESCRIPTION	DATE	BY
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7	PER CCCD COMMENT DATED 11/14/25	12/12/25	LEH
6	PER CCCD LTR. DATED 10/06/25	10/20/25	LEH
5	PER CCCD LTR. DATED 08/12/25	09/11/25	LEH
4	PER RETTEW LTR. DATED 06/09/25	08/07/25	LEH
3	PER CCCD LTR. DATED 05/27/25	06/30/25	LEH

PRELIMINARY–FINAL LAND DEVELOPMENT

920 CENTURY DRIVE WAWA

LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

ELECTRIC PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2308023

WAWA STORE NO. 8256

APPLICANTS INFO:
PROVCO PINEGOOD CENTURY, LLC
795 EAST LANCASTER AVE.
SUITE 200
VILLANOVA, PA 19085
610–520–4572

MUNICIPAL FILE No.: 2025–03

TAX MAP PARCEL No.: 13–24–0795–173

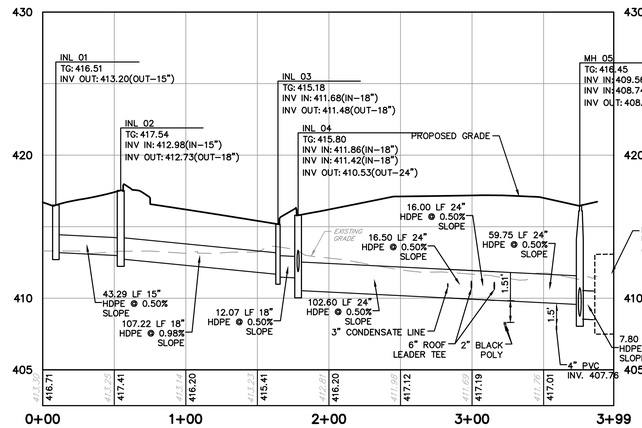
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DATE: 04/21/2025 | SCALE: 1"=10'

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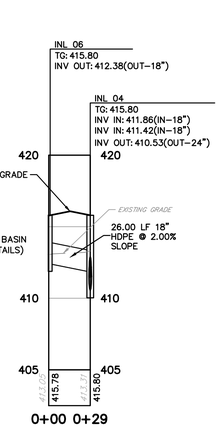
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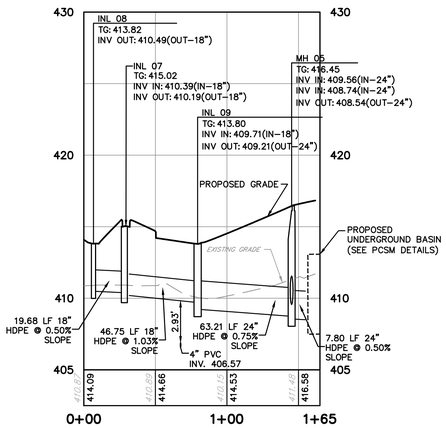
INL 1 – UGB

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VERT 1"=5'



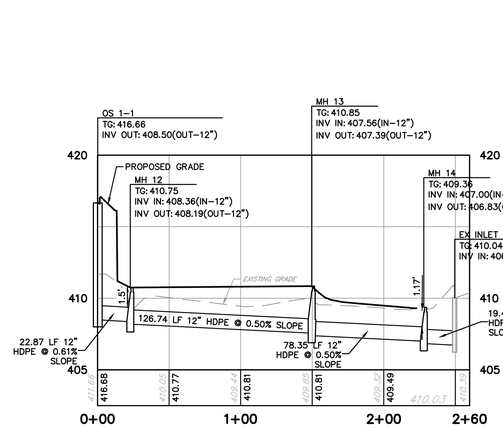
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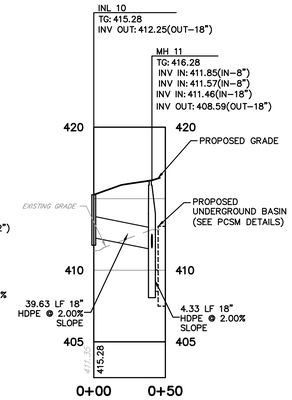
INL 7 – UGB

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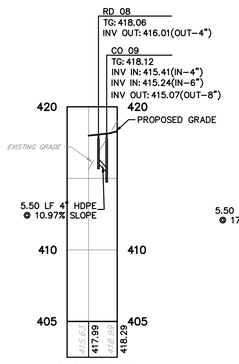
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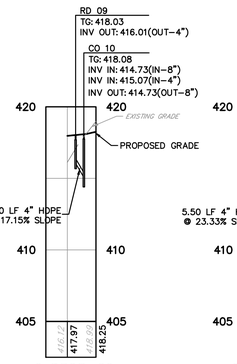
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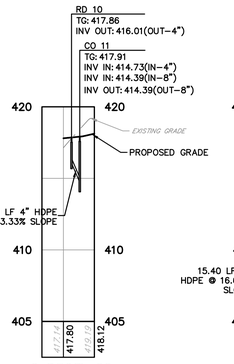
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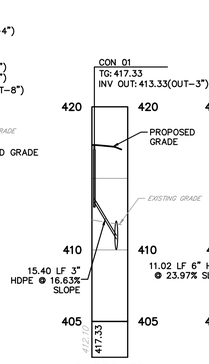
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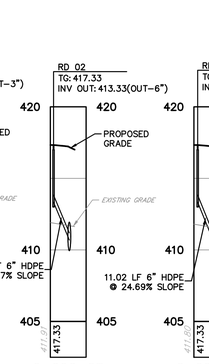
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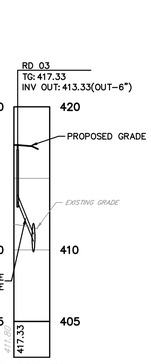
CON 01 – TEE

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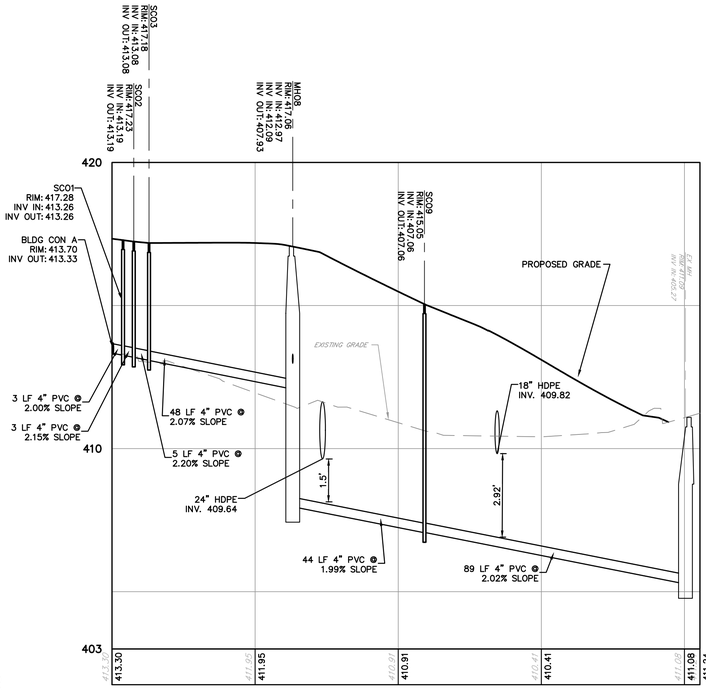
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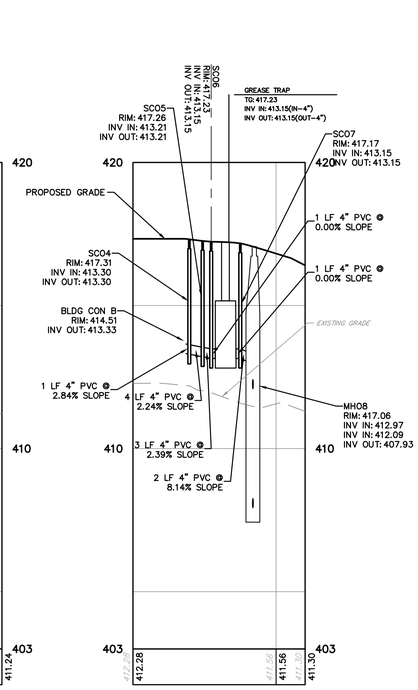
RD 03 – TEE

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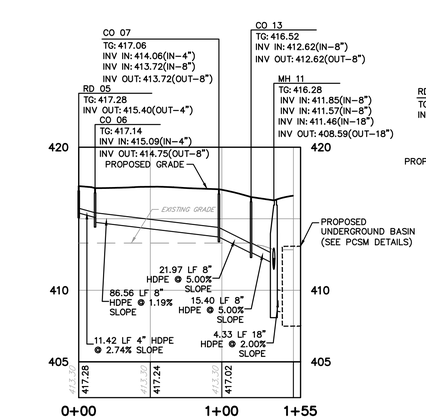
BLDG CON A – EX MH

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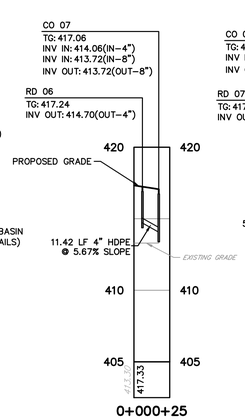
BLDG CON B – SCO8

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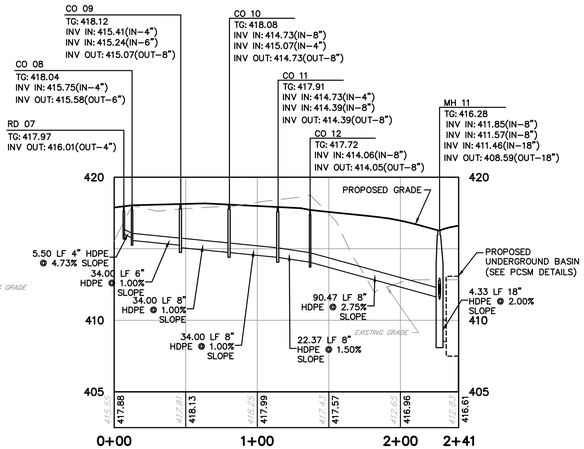
RD 05 – UGB

STATION 0+00 TO 1+55
SCALE: HORZ 1"=50'
VERT 1"=5'



RD 06 – CO7

STATION 0+00 TO 0+25
SCALE: HORZ 1"=50'
VERT 1"=5'



RD 07 – UGB

STATION 0+00 TO 2+41
SCALE: HORZ 1"=50'
VERT 1"=5'

SANITARY PROFILES

NO.	DESCRIPTION	DATE	BY
9	PER WAWA DOW COMMENTS 01/30/26	02/16/26	LEH
8	PER CCCD COMMENT DATED 12/17/25	12/22/25	LEH
7	PER CCCD COMMENT DATED 11/14/25	12/12/25	LEH
6	PER CCCD LTR. DATED 10/06/25	10/20/25	LEH
5	PER CCCD LTR. DATED 08/12/25	09/11/25	LEH
4	PER RETTEW LTR. DATED 06/09/25	08/07/25	LEH
3	PER CCCD LTR. DATED 05/27/25	06/30/25	LEH

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
CORPORATE HEADQUARTERS
65 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 18901 • (215) 345-4330 • www.gilmore-assoc.com

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COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — ENGINEER — ERIC S. CLASE — PE 057134 — E

DATE: 02/16/26

PRELIMINARY–FINAL LAND DEVELOPMENT

920 CENTURY DRIVE WAWA

LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

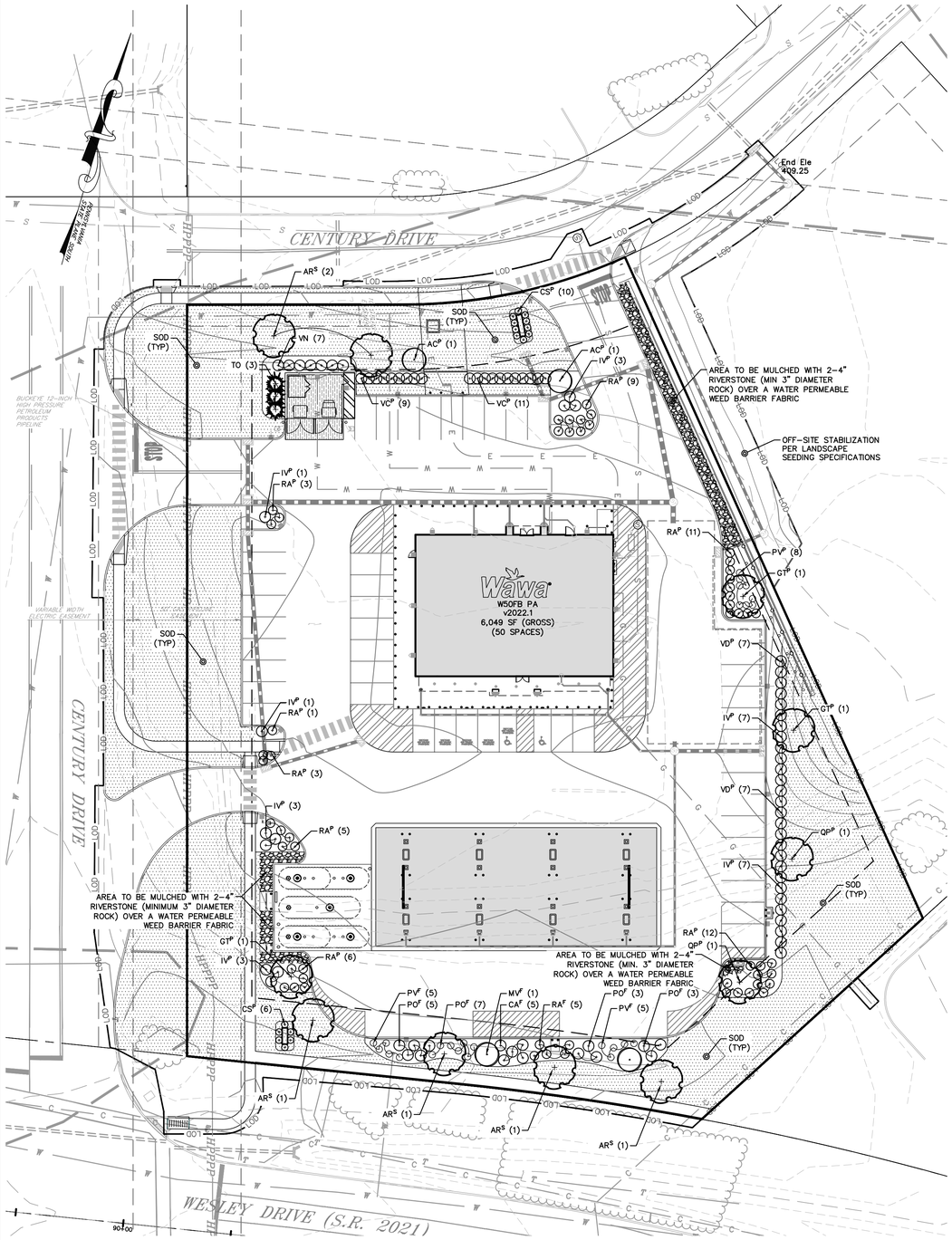
SWM & SAN PROFILES

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2308023	
WAWA STORE NO. 8256	
APPLICANTS INFO: PROVCO PINEGOOD CENTURY, LLC 795 EAST LANCASTER AVE. SUITE 200 VILLANOVA, PA 19085 610-520-4572	
MUNICIPAL FILE No.: 2025-03	
TAX MAP PARCEL No.: 13-24-0795-173	
TOTAL AREA: 2.35 AC.	TOTAL LOTS: 1
DATE: 04/21/2025	SCALE:
DRAWN BY: LEH	CHECKED BY: ESC

SHEET NO.:
18 OF 33

C:\Autodesk Docs\ACCDocs\Gilmore and Associates\2308023_PROVCO_Wawa_920_Century_Dr_LD\Project Files\2024\230802308\DESIGN\CAD\Prod_Dwgs\2308023-08_SWM Profiles.dwg Layout: Stormwater Network Profiles Plotted By: lheis, on Thu Feb 26, 2026 at 9:30am



PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078

811

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

NON-MEMBERS MUST BE CONTACTED DIRECTLY

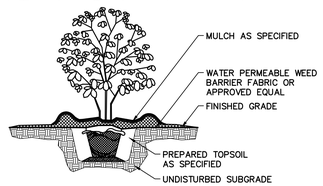
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL NO. 20260563246

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON OCT. 29, 2024 PENNSYLVANIA ACT 127.

GILMORE & ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER AS NOTED HEREON FOR DESIGN PURPOSES ONLY.



WEED BARRIER FABRIC DETAIL

NOT TO SCALE

COMPLIANCE CHART

THE FOLLOWING CHART REPRESENTS THE MINIMUM QUANTITIES OF REQUIRED PLANT MATERIAL ACCORDING TO THE LOWER ALLEN TOWNSHIP ZONING AND SUBDIVISION AND LAND DEVELOPMENT ORDINANCES, AND TO DEMONSTRATE COMPLIANCE WITH THE SAME.

§192-58.C(6)(a) - STREET TREES	REQUIRED	PROPOSED
REQUIREMENT: 1 TREE PER 50 L.F. STREET FRONTAGE		
WESLEY DRIVE (214.98 L.F.)	4	4
CENTURY DRIVE - NORTH/SOUTH (278.60 L.F.)	6	*
CENTURY DRIVE - EAST/WEST (105.02 L.F.)	2	2
* WAIVER REQUESTED DUE TO EXISTING UTILITY EASEMENTS. NOTE: WIDTH OF ENTRANCE DRIVES AND EASEMENTS AT RIGHT-OF-WAY NOT INCLUDED IN STREET LENGTH.		
§220-200.A - FRONT YARD LANDSCAPING		
REQUIREMENT: 5% OF THE AREA BETWEEN THE FRONT FAÇADE OF THE STRUCTURE AND THE EDGE OF THE PUBLIC RIGHT-OF-WAY SHALL BE LANDSCAPED.		
23,322 S.F. X 0.05 = 1,166 S.F.	1,166 S.F.	2,453S.F.
§220-200.B(1) - PARKING AREA LANDSCAPING		
REQUIREMENT: AT LEAST 5% OF THE INTERIOR PARKING AREA SHALL BE LANDSCAPED WITH PLANTINGS, INCLUDING ONE TREE PER EVERY 10 PARKING SPACES.		
53,165 S.F. X 0.05 = 2,658 S.F.	2,658 S.F.	4,781 S.F.
50 PARKING SPACES	5	5
§220-201.A(1) - SCREENING		
REQUIREMENT: DUMPSTERS SHALL BE SCREENED FROM ADJACENT PROPERTIES AND PUBLIC VIEW.	YES	YES

GENERAL LANDSCAPE NOTES

1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED INCLUDING ALL LABOR, MATERIALS, PLANTS EQUIPMENT, INCIDENTALS AND CLEAN UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT.
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL DEVELOPED BRANCHES, BE DENSELY FOLIATED, HAVE VIGOROUS ROOT SYSTEMS AND BE FREE OF DEFECTS AND INJURIES.
4. ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE WELFARE OF THE PLANT MATERIAL, SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIAL.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISIONS SHALL BE MADE FOR A GUARANTEE OF AT LEAST ONE (1) YEAR FOR TREES AND SHRUBS. REPLACEMENT SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
6. INSOFAR AS IT IS PRACTICABLE, PLANT MATERIALS SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE (3) DAY PERIOD AFTER DELIVERY.
7. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE 2014 "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN INC., OR LATEST EDITION.
8. ALL PLANTS SHALL BE PLANTED IN TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES. NOTHING BUT SUITABLE TOPSOIL, FREE OF DRY SOD, STIFF CLAY, LITTER, ETC., SHALL BE USED FOR PLANTING.
9. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. **PLANTING OPERATIONS SHALL OCCUR BETWEEN APRIL 1, THROUGH JUNE 15 AND SEPTEMBER 1 THROUGH NOVEMBER 1 OF EACH CALENDAR YEAR. IF FAVORABLE PLANTING CONDITIONS EXTEND BEYOND DATES INDICATED HEREIN, AN EXTENSION MAY BE GRANTED BY THE LANDSCAPE ARCHITECT RESPONSIBLE FOR THESE PLANS.**
10. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH A LEVEL THAT AFTER SETTLEMENT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PLANTING PIT.
11. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF THE PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
12. LANDSCAPING CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO PLACEMENT OF LANDSCAPE MATERIAL. CONTRACTOR SHALL NOT PLACE LANDSCAPING MATERIAL ON TOP OF UTILITY PIPING.
13. PLAN QUANTITIES SUPERSEDE PLANT LIST.
14. **THE LANDSCAPE PLAN IS INTENDED FOR LANDSCAPE PURPOSES ONLY.**

LANDSCAPING SPECIFICATIONS

1. ALL TOPSOIL SHALL BE A MINIMUM 4" IN ALL SOD AREAS AND 8" IN TREE, SHRUB AND GROUND COVER BEDS, INCLUDING PARKING LOT ISLAND BEDS. IT SHALL BE APPROVED BY A WAWA CONSTRUCTION REPRESENTATIVE, PRIOR TO INSTALLATION.
2. PLANTING BEHIND PERPENDICULAR PARKING IS TO BE LOCATED A MINIMUM OF 5' BEHIND THE CURB LINE.
3. ALL LANDSCAPE AND GRASS AREAS ARE TO BE HAND RAKED AND LEFT CLEAR OF ALL STONES, ROCK, CONSTRUCTION DEBRIS AND ANY UNSUITABLE MATERIALS.
4. ALL LANDSCAPE AND GRASS AREAS ARE TO BE IRRIGATED BY AUTOMATIC SPRINKLER SYSTEM. (SEE IRRIGATION SPECIFICATION.)
5. LANDSCAPE CONTRACTOR WILL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION AND PLANTING INSTALLATION.
6. ALL AREAS TO BE LANDSCAPED OR COVERED WITH STONE MUST BE TREATED WITH A PRE-EMERGENCE HERBICIDE (SURFLAN, DACTAL OR APPROVED EQUAL) IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE REGULATIONS AND THE MANUFACTURER'S INSTRUCTIONS.
7. ALL RIVERSTONE BEDS AROUND TANKS ARE TO BE DELINEATED WITH 5 ½" ALUMINUM LANDSCAPE EDGING, STAKED AT 3' INTERVALS. ALUMINUM EDGING IS TO BE CLEANLINE 3/16" X 5 ½" X 16' BY PERMALOC. (800-356-9660, //WWW.PERMALOC.COM.) FOLLOW MANUFACTURERS INSTALLATION DIRECTIONS INCLUDED AT THE END OF THIS SECTION.
8. LANDSCAPE CONTRACTOR TO SUPPLY AND INSTALL A PERVIOUS WEED BARRIER (DEWITT, DUPONT OR APPROVED EQUAL) IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS WITHIN ALL LANDSCAPES, INCLUDING STONE AND MULCH BEDS. ALL WEED BARRIER WILL BE OVERLAPPED A MINIMUM OF 6" AT ALL SEAMS, AT PLANT LOCATIONS, BARRIER SHOULD BE CUT IN AN "X" PATTERN SO TO ACCOMMODATE ROOT BALL AND REPLACED AFTER PLANT HAS BEEN INSTALLED.
9. WEED BARRIER SHALL NOT BE VISIBLE IN AREAS DESIGNATED FOR STONE MULCH. WHEN STONE IS CALLED FOR ADJACENT TO CURB OR SIDEWALKS, IT SHALL BE FEATHERED DOWN TO CURB LEVEL FROM A DISTANCE 24" FROM THE CURB.
10. ALL PROPOSED LANDSCAPING TO BE NURSERY GROWN, TYPICAL OF THEIR SPECIES OR VARIETY. THEY ARE TO HAVE NORMAL VIGOROUS ROOT SYSTEMS, FREE FROM DEFECTS AND INFECTIONS AND IN ACCORDANCE WITH ANSI Z60.1
11. ALL PROPOSED PLANTINGS SHOULD BE INSTALLED PER STANDARDS OF THE "AMERICAN ASSOCIATION OF NURSERYMEN" AND STATE NURSERY/ LANDSCAPE ASSOCIATIONS WITH REGARD TO PLANTING, PIT SIZE, BACKFILL MIXTURE, STAKING AND GUYING.
12. ALL PLANTING CONTAINERS AND BASKETS SHALL BE REMOVED DURING PLANTING. ALL PLANTS SHALL BE SET PLUMB AND POSITIONED SO THAT THE TOP OF THE ROOT COLLAR MATCHES, OR IS NO MORE THAN TWO (2") INCHES ABOVE, FINISHED GRADE. REPLACE AMENDED BACKFILL IN 6-INCH LAYERS AND COMPACT BACKFILL TO ELIMINATE VOIDS. CONTRACTOR SHALL PROVIDE A FOUR-INCH HIGH EARTHEN WATERING SAUCER ALONG THE PERIMETER OF EACH PLANTING PIT. CONTRACTOR SHALL WATER NEWLY PLANTED VEGETATION PRIOR TO MULCHING PLANTING PIT. ALL VOIDS SHALL BE FILLED AND SETTLING MITIGATED AS REQUIRED. ALUMINUM EDGING SHALL BE INSTALLED AROUND ALL PLANTING AREAS TO DELINEATE BETWEEN DIFFERENT LANDSCAPE MATERIALS.
13. AFTER INITIAL WATERING AND PRIOR TO MULCHING, CONTRACTOR SHALL APPLY HERBICIDES AND PRE-EMERGENT HERBICIDES AS REQUIRED TO ELIMINATE ANY WEED SEEDS OR PLANTS PRESENT ON ROOT BALL.
14. ALL PLANTING BEDS AND PITS EXCEPT FOR LANDSCAPE ISLANDS ADJACENT TO THE BUILDING AND DESIGNATED AREA AT THE FUEL VENT STACKS, SHALL BE MULCHED WITH DOUBLE GROUND HARDWOOD MULCH AT A MINIMUM DEPTH OF 3". LANDSCAPE ISLANDS ADJACENT TO DESIGNATED AREA AT FUEL STACKS SHALL BE MULCHED WITH 1"-3" "RIVER STONE" MULCH. FOR LANDSCAPES ADJACENT TO BUILDING, CONTACT PROJECT ENGINEER.
15. SEEDBED PREPARATION
    A. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS OR FERTILIZER MAY BE APPLIED AT THE RATE OF 260 POUNDS PER ACRE OR 6 POUNDS PER 1000 SQUARE FEET USING 10-20-10 OR EQUIVALENT. IN ADDITION, 300 POUNDS 4-1-2 PER ACRE OR EQUIVALENT OF SLOW RELEASE NITROGEN MAY BE USED IN LIEU OF TOPDRESSING.
    B. WORK LIME AND FERTILIZER INTO THE SOIL 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 PARALLEL TO THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM, FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.
    C. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED AND FIRMED AS OUTLINED BELOW.
    D. GRASS SEEDING MIXTURE AND APPLICATION RATE:

PERCENTAGE OF TOTAL WEIGHT	APPLICATION RATE	SEED TYPE	MINIMUM GERMINATION ALLOWED
60	5-7 LBS/1000 S.F.	"REBEL" TALL FESCUE	90 - 97
35%		"YORKTOWN" PERENNIAL RYE	90 - 98
5%		"STREEKER" REDTOP	90 - 92

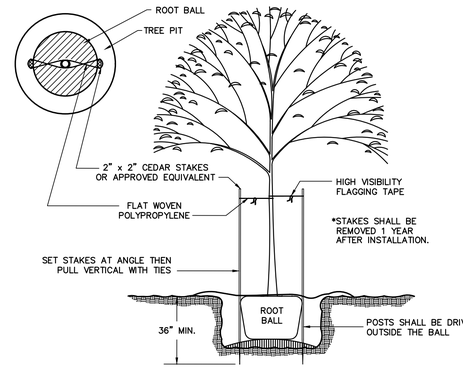
    E. IN AREAS DESIGNATED AS SOD, FESCUE SOD IS TO BE INSTALLED ON MINIMUM 4" TOPSOIL. AREAS TO BE SODDED ARE TO BE PREPARED AS NOTED ABOVE FOR SEEDED AREAS.
16. PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETENESS. THE CONTRACTOR SHALL REPLACE PLANTS, DEAD, UNHEALTHY, DYING OR DAMAGED THROUGH LOSS OF BRANCHES AND/OR FOLIAGE. LAWNS THAT ARE NOT IN GOOD CONDITION AT THE END OF THE GUARANTEE PERIOD SHALL BE REPAIRED UNTIL A GOOD LAWN RESULTS. *IT IS UNDERSTOOD THAT THE OWNER SHALL ASSUME RESPONSIBILITY FOR WATERING ALL PLANT MATERIAL AND LAWN AREA BEGINNING WITH THE DATE OF SUBSTANTIAL COMPLETENESS.*

PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
STREET TREES					
AR^{S}	6	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	2 1/2" CAL	B&B
FRONT YARD PLANTINGS					
FLOWERING TREES					
CC^{F}	2	CERCIS CANADENSIS	EASTERN REDBUD	6' HT.	B&B
SHRUBS					
CA^{F}	5	CLETHRA ALNIFOLIA	SUMMERSWEET	36" MIN	CONT
PO^{F}	11	PHYSOCARPUS OPULIFOLIUS	NINEBARK	36" MIN	CONT
RA^{F}	5	RHUS AROMATICA 'GRO-LOW'	GRO LOW SUMAC	36" MIN	CONT
PERENNIALS/GRASSES					
PV^{F}	17	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCHGRASS	1 GAL.	CONT
PARKING AREA PLANTINGS					
CANOPY TREES					
GT^{P}	3	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER	SHADEMASTER HONEY LOCUST	2 1/2" CAL	B&B
QP^{P}	2	QUERCUS PHELLOS	WILLOW OAK	2 1/2" CAL	B&B
FLOWERING TREES					
AC^{P}	2	AMELANCHIER CANADENSIS	SERVICEBERRY	6' HT.	B&B
SHRUBS					
CS^{P}	16	CORNUS SERICEA 'KELSEYI'	KELSEY'S DWARF REDTWIG DOGWOOD	24" MIN	CONT
IV^{P}	25	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	24" MIN	CONT
RA^{P}	55	RHUS AROMATICA 'GRO-LOW'	GRO LOW SUMAC	18" MIN	CONT
VD^{P}	14	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	24" MIN	CONT
VC^{P}	20	VIBURNUM CARLESII 'COMPACTUM	COMPACT KOREAN SPICE VIBURNUM	24" MIN	CONT
PERENNIALS/GRASSES					
PV^{P}	13	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCHGRASS	1 GAL.	CONT
SCREEN PLANTINGS					
EVERGREEN TREES					
TO	3	THUJA OCCIDENTALIS 'GREEN GIANT'	GREEEN GIANT ARBORVITAE	6' HT MIN	B&B
SHRUBS					
VN	7	VIBURNUM NUDUM 'WINTERTHUR'	WINTERTHUR VIBURNUM	36" MIN	CONT

IRRIGATION SYSTEMS SPECIFICATIONS:

1. ALL IRRIGATION SUPPLY, LATERAL WATER LINES AND SPRINKLER HEADS ARE TO BE LOCATED A MINIMUM OF 3" BEHIND CURB LINE.
2. MINIMUM BURIAL DEPTH FOR ALL SUPPLY AND LATERALS IS 18".
3. ALL LANDSCAPE AREA ADJACENT TO BUILDINGS AND PARKING AREAS AROUND BUILDINGS ARE TO BE IRRIGATED BY DRIP SYSTEMS.
4. LAWN AREAS OUTSIDE OF PERIMETER SIDEWALKS ARE TO BE DESIGN AND CONTROLLER PROGRAMMED TO IRRIGATE AT OFF-PEAK HOURS.
5. SPRINKLERS HEADS ARE TO BE THE FOLLOWING:
   RAINBIRD 5000 SERIES
   RAINBIRD 1804
   RAINBIRD 1812
6. DRIP SYSTEMS ARE TO BE NETAFIM DRIPLINE, 18"X18" SPACING WITH 0.9 GPH EMITTERS.
7. IRRIGATION CONTROLLER IS T BE RAINBIRD, ESP-16LX, AUTOMATIC CONTROLLER, LOCATED IN MECHANICAL ROOM OF BUILDING.
8. NO SUBSTITUTIONS OR DEVIATION FROM IRRIGATION PLAN WILL BE ALLOWED.
9. IRRIGATION SYSTEMS ARE TO BE WARRANTIED BY INSTALLING CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF CERTIFICATE OF OCCUPANCY. IRRIGATION CONTRACTOR IS TO PROVIDE ALL MAINTENANCE, ADJUSTMENT, PROGRAMMING AND WINTERIZATION DURING THE FIRST WARRANTY YEAR.
10. SEPARATE WATER METER TO BE FURNISHED FOR IRRIGATION SYSTEM. (SUBJECT TO APPROVAL BY MUNICIPALITY OR APPROVING UTILITY AUTHORITY).

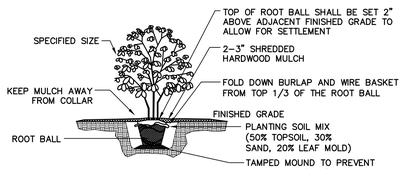


DECIDUOUS TREE: TYPE 2 BRACING

NOT TO SCALE

TREE STAKING & GUYING SHALL NOT BE IMPLEMENTED UNLESS SITE CONDITIONS SUCH AS WET/UNSTABLE SOILS, EXCESSIVE WIND, AND STEEP SLOPES (3:1 OR GREATER) EXIST. STAKING SHALL NOT BE INSTALLED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT RESPONSIBLE FOR THE PREPARATION OF THESE PLANS. ALL STAKES SHALL BE PAINTED ORANGE, AND ALL WIRES SHALL BE FLAGGED WITH HIGH-VISIBILITY FLAGGING TAPE.

STAKES AND WIRING SHALL BE REMOVED AFTER ONE (1) FULL GROWING SEASON. WHEN REMOVED, STAKES SHALL BE DRIVEN BELOW GROUND LEVEL OR REMOVED FROM THE SITE ENTIRELY.



SHRUB PLANTING AND SHRUB BED PREPARATION

NOT TO SCALE

30 0 30 60
SCALE IN FEET
1"=30'

REV.	DESCRIPTION	DATE	BY
9	PER WAWA DOW COMMENTS 01/30/26	02/16/26	LEH
8	PER CCCD COMMENT DATED 12/17/25	12/22/25	LEH
7	PER CCCD COMMENT DATED 11/14/25	12/12/25	LEH
6	PER CCCD LTR. DATED 10/06/25	10/20/25	LEH
5	PER CCCD LTR. DATED 08/12/25	09/11/25	LEH
4	PER RETTEW LTR. DATED 06/09/25	08/07/25	LEH
3	PER CCCD LTR. DATED 05/27/25	06/30/25	LEH

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
CORPORATE HEADQUARTERS
65 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 18901 • (215) 345-4330 • www.gilmore-assoc.com

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PRELIMINARY-FINAL LAND DEVELOPMENT

920 CENTURY DRIVE WAWA

LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

LANDSCAPING PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2308023

WAWA STORE NO. 8256

APPLICANTS INFO:
PROVCO PINEGOOD CENTURY, LLC
795 EAST LANCASTER AVE.
SUITE 200
VILLANOVA, PA 19085
610-520-4572

MUNICIPAL FILE No.: 2025-03

TAX MAP PARCEL No.: 13-24-0795-173

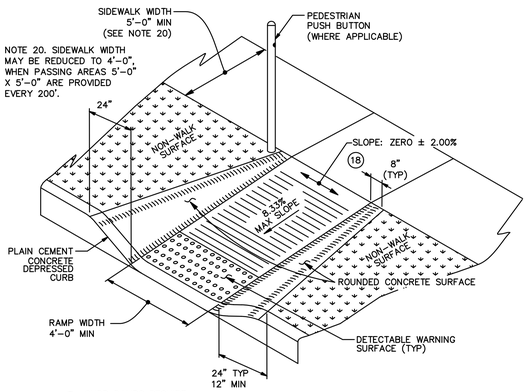
TOTAL AREA: 2.35 AC. | TOTAL LOTS: 1

DATE: 04/21/2025 | SCALE: 1"=30'

DRAWN BY: LEH | CHECKED BY: ESC

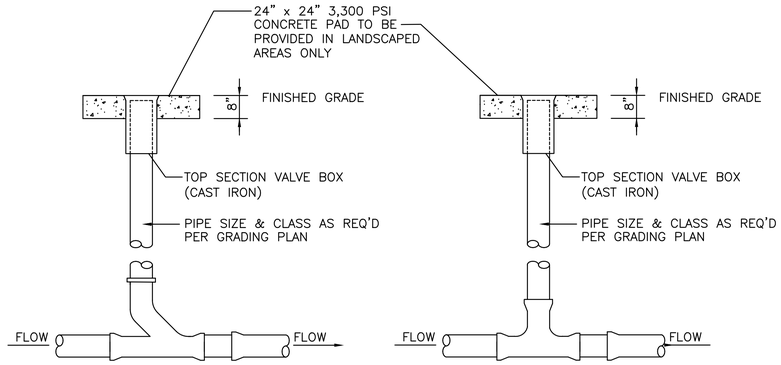
SHEET NO.: 19 OF 33

C:\Autodesk Docs\ACDocs\Gilmore and Associates\2308023_PROVCO_Wawa_920_Century_Dr_LD\Project Files\2024\2308023\08\DESIGN\CAD\Prod_Dwgs\2308023-08_Landscaping Plan.dwg Layout: Landscaping Plan Plotted By: lheiss, on Thu Feb 26, 2026 at 9:30am



(18) CURB RAMPS REQUIRE A 4'-0" MINIMUM LANDING WITH A MAXIMUM SLOPE OF 2.00% IN ALL DIRECTIONS WHERE PEDESTRIANS PERFORM TURNING MANEUVERS.SEE DETAILS FOR LOCATIONS.

ALTERNATE
TYPE 4A
CURB RAMP
(PERPENDICULAR)

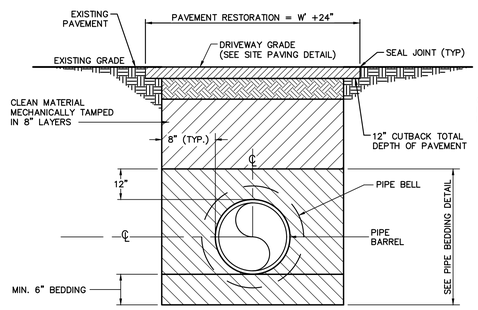


See Specifications for approved bedding material.

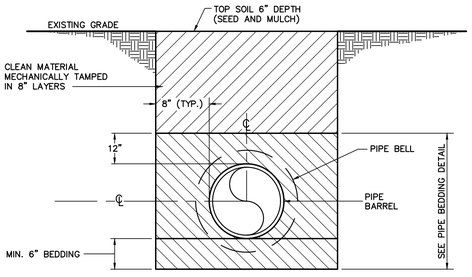
ONE WAY CLEAN-OUT

See Specifications for approved bedding material.

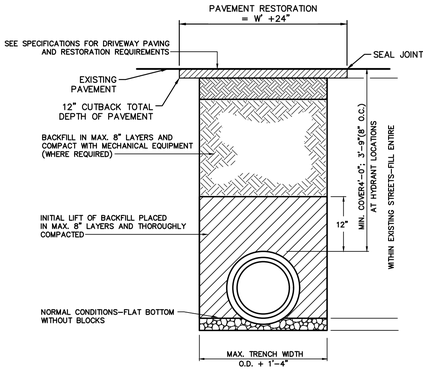
TWO WAY CLEAN-OUT
(Use within 5' of building only)



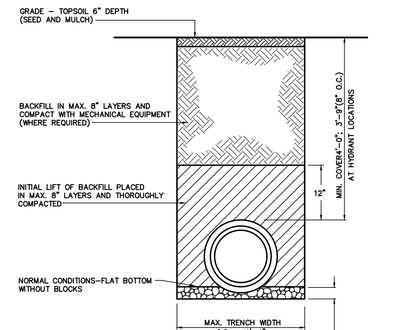
SANITARY TRENCH DETAIL
PAVED AREAS
NOT TO SCALE



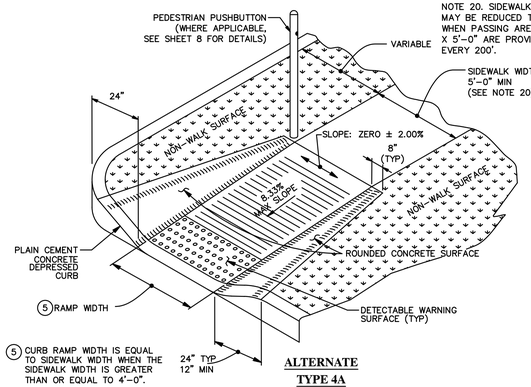
SANITARY TRENCH DETAIL
NON-PAVED AREAS
NOT TO SCALE



WATER TRENCH DETAIL (PAVED AREAS)
NOT TO SCALE



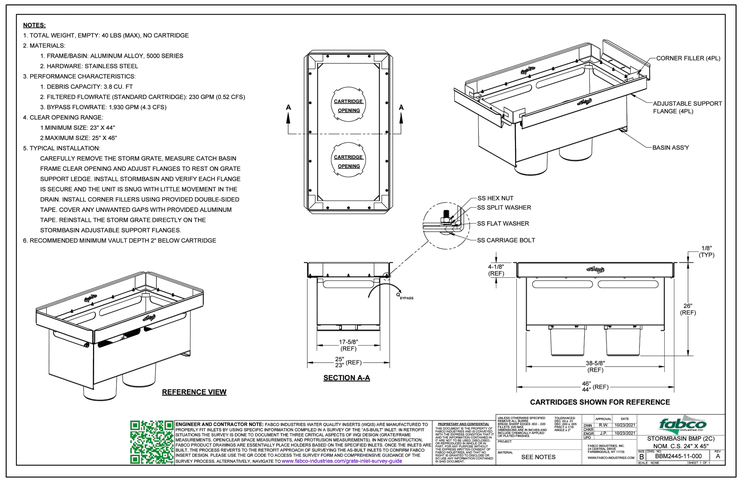
WATER TRENCH DETAIL (NON-PAVED AREAS)
NOT TO SCALE



(5) CURB RAMP WIDTH IS EQUAL TO SIDEWALK WIDTH WHEN THE SIDEWALK WIDTH IS GREATER THAN OR EQUAL TO 4'-0".

ALTERNATE
TYPE 4A
CURB RAMP
(PARALLEL)

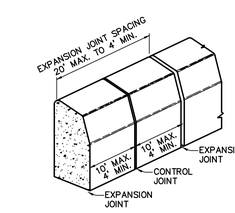
NOTES:
1. TOTAL WEIGHT, EMPTY: 40 LBS (MAX), NO CARTRIDGE
2. MATERIALS:
   1. FRAME/BASIN: ALUMINUM ALLOY, 5000 SERIES
   2. HARDWARE: STAINLESS STEEL
3. PERFORMANCE CHARACTERISTICS:
   1. DEBRIS CAPACITY: 3.8 CU. FT
   2. FILTERED FLOWRATE (STANDARD CARTRIDGE): 230 GPM (0.52 CFS)
   3. BYPASS FLOWRATE: 1,930 GPM (4.3 CFS)
4. CLEAR OPENING RANGE:
   1.MINIMUM SIZE: 23" X 44"
   2.MAXIMUM SIZE: 25" X 46"
5. TYPICAL INSTALLATION:
   CAREFULLY REMOVE THE STORM GRATE. MEASURE CATCH BASIN FRAME CLEAR OPENING AND ADJUST FLANGES TO REST ON GRATE SUPPORT LEDGE. INSTALL STORMBASIN AND VERIFY EACH FLANGE IS SECURE AND THE UNIT IS SNUG WITH LITTLE MOVEMENT IN THE DRAIN. INSTALL CORNER FILLERS USING PROVIDED DOUBLE-SIDED TAPE. COVER ANY UNWANTED GAPS WITH PROVIDED ALUMINUM TAPE. REINSTALL THE STORM GRATE DIRECTLY ON THE STORMBASIN ADJUSTABLE SUPPORT FLANGES.
6. RECOMMENDED MINIMUM VAULT DEPTH 2" BELOW CARTRIDGE

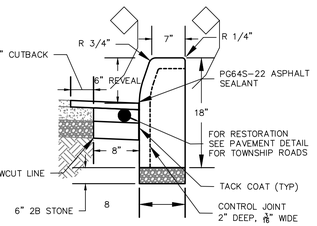


ENGINEER AND CONTRACTOR NOTE: FABCO INDUSTRIES WATER QUALITY INSERTS (WQIS) ARE MANUFACTURED TO PROPERLY FIT INLETS BY USING SPECIFIC INFORMATION COMPILED IN A SURVEY OF THE "AS-BUILT" INLET. IN RETROFIT SITUATIONS THE SURVEY IS DONE TO DOCUMENT THE THREE CRITICAL ASPECTS OF WQI DESIGN (GRATE/FRAME CONFIGURATION, CURB OPENING AND INVERT DEPTH). THE INSTALLATION OF FABCO PRODUCTS CONSTITUTES ACCEPTANCE OF THE SURVEY AS BEING ACCURATE AND THAT FABCO PRODUCTS DRAWINGS ARE ISSUED FOR CONSTRUCTION ON THE BASIS THAT THE INLETS ARE BUILT, THE PROCESS REVERTS TO THE INSTALLER'S APPROVAL OF SURVEYING THE AS-BUILT INLETS TO CONFIRM FABCO INVENT DESIGN. PLEASE USE THE QR CODE TO ACCESS THE SURVEY FORM AND COMPREHENSIVE GUIDANCE OF THE SURVEY PROCESS. ALTERNATIVELY, NAVIGATE TO www.fabco-industries.com/grate-inlet-survey-guide

APPROVAL		DATE	
DSN	BJK	10/23/2021	
DWN			
CHK	JP	10/23/2021	
APV			
PROJECT	FABCO INDUSTRIES, INC. 1000 CENTRAL AVE. FARMINGDALE, NY 11735		
MATERIAL	SEE NOTES	SIZE	B
		SCALE	NONE
		DWG NO	BBM2445-11-000
		SHEET	1 OF 1
		REV	A

STORMBASIN BMP (2C)
NOM. C.S. 24" X 45"

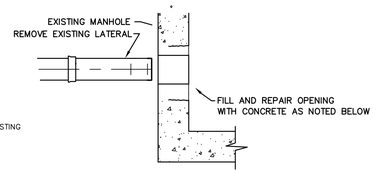




INSTALLATION NOTES:
1. TAPERED CURB IS TO BE USED WHEN EXISTING CURB BEING REPLACED IS TAPERED OR NEW CURB IS BEING INSTALLED. ALL OTHER EXISTING CURBS TO BE NON-TAPERED.
2. ALL CONCRETE TO BE CLASS A FROM PADOT APPROVED SUPPLIER.
3. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM WITH PADOT PUBLICATION 408, LATEST EDITION.
4. EXISTING ROAD SURFACE TO BE SAWCUT ALONG CURB NO MORE THAN 16" MAXIMUM FROM CURB FACE.
5. EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM INTERVAL OF 20 FEET, AT THE END OF EVERY DAY, AND ON BOTH SIDES OF ALL STRUCTURES. JOINTS SHALL BE 1/2" THICK PRE-MOLDED MATERIAL.
6. INTERMEDIATE CONTROL JOINTS TYPICAL 2" DEEP X 3/16" WIDE. JOINTS TO BE PLACED AT 10' INTERVALS (MIN. OF 4' FOR CLOSURE OR CURVES).
7. TACK COAT EXISTING PAVEMENT AND ALL VERTICAL SURFACES BELOW PAVING LINE. IF BASE COURSE IS IN PLACE FOR MORE THAN 30 DAYS, THE SURFACE MUST BE CLEANED AND TACK COATED PRIOR TO INSTALLATION OF WEARING COURSE.
8. ALL ASPHALT JOINTS INCLUDING ALONG THE CURBLINE SHALL BE SEALED IN ACCORDANCE WITH 102R.
9. ALL CURB FORMS MUST BE APPROVED BY THE TOWNSHIP ENGINEER. ALL SLIP FORM CONSTRUCTION SHALL BE OBSERVED BY THE TOWNSHIP ENGINEER.

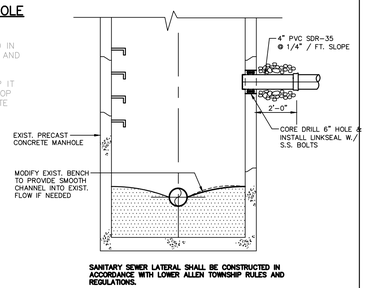
CURB EVALUATION CRITERIA – WHEN EVALUATING CURB FOR REPLACEMENT, IF ONE OF THE APPEARANCE OR MISALIGNMENT CONDITIONS LISTED BELOW EXISTS, THE CURB IS MARKED FOR REPLACEMENT.
1. MISSING CURB.
2. EVIDENCE OF DETERIORATED CONDITION AND/OR SECTIONS ARE LOOSE OR GONE.
3. DIAGONAL CRACKS.
4. MULTIPLE VERTICAL CRACKS IN A 10-FT SECTION. A SINGLE VERTICAL CRACK CAN BE SAW-CUT IF THEY APPEAR TO BE OLD STRESS CRACKS.
5. CHIPS LARGER THAN 2" ACROSS AND ¼" DEEP.
6. CURB THAT HAS BEEN PATCHED OR CAPPED WITH CONCRETE.
7. CURB THAT HAS BEEN ALTERED BY HOMEOWNER. THIS MAINLY OCCURS AT DRIVEWAYS.
8. SIDEWALKS, DRIVEWAY APRONS, AND DRIVEWAY DEPRESSIONS THAT HAVE BEEN PAVED OVER WITH ASPHALT.
9. THE CURB HAS DROPPED OR RAISED AND THE TOP IN MISALIGNED MORE THAN ¼".
10. THE CURB IS LEANING FORWARD TOWARDS THE ROAD SURFACE OR BACK TO THE GRASS STRIP AND IS MISALIGNED MORE THAN ¼" ALONG THE VERTICAL JOINT.
11. IF THE CURB HAS BEEN PUSHED AND IS MISALIGNED BY MORE THAN ¼".
12. TOP OF CURB AND FACE OF CURB SHALL BE FREE OF SURFACE DEFECTS. (I.E. HONEY COMB).

CURB REPLACEMENT STANDARDS
1. THE SHORTEST SECTION OF CURB TO BE REPLACED IS 5 FEET.
2. THE EXISTING ROADWAY IS TO BE SAW CUT & FULL FORMS ARE TO BE USED ON THE FACE OF CURB UNLESS APPROVED IN ADVANCE BY THE TOWNSHIP ENGINEER.
3. MONOLITHIC POURS OF CURB & DRIVEWAY APRON ARE NOT PERMITTED UNLESS APPROVED IN ADVANCE BY THE TOWNSHIP ENGINEER.
4. EXPANSION MATERIAL IS REQUIRED TO BE PLACED AGAINST THE EXISTING CONCRETE.



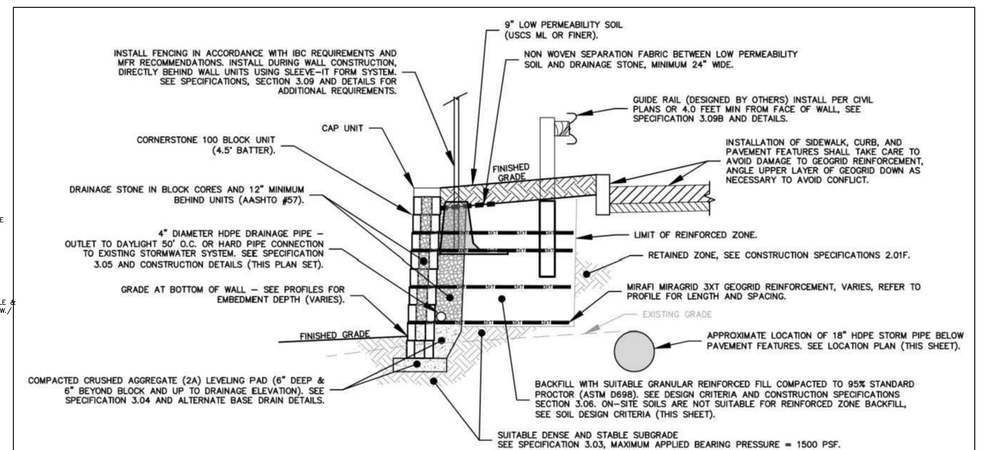
EXISTING LATERAL REMOVAL FROM MANHOLE

NOTES:
1. SANITARY SEWER LATERAL SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOWER ALLEN TOWNSHIP RULES AND REGULATIONS.
2. IF LATERAL OPENING HAS A CAST IN RUBBER STOP IT SHALL REMAIN, OTHERWISE A BENTONITE WATER STOP SHOULD BE USED BETWEEN NEW AND OLD CONCRETE



SANITARY SEWER LATERAL SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOWER ALLEN TOWNSHIP RULES AND REGULATIONS.

CORE DRILLED CONNECTION TO EXISTING MANHOLE
NOT TO SCALE



TYPICAL CROSS SECTION
SCALE: N.T.S.

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ENGINEERING & CONSULTING SERVICES
CORPORATE HEADQUARTERS
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COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — ENGINEER
ERIC S. CLASE
PE073_E

DATE: 02/16/26

BY	DATE	DESCRIPTION
LEH	02/16/26	PER WAWA DOW COMMENTS 01/30/26
LEH	12/22/25	PER CCCD COMMENT DATED 12/17/25
LEH	12/12/25	PER CCCD COMMENT DATED 11/14/25
LEH	10/20/25	PER CCCD LTR. DATED 10/06/25
LEH	09/11/25	PER CCCD LTR. DATED 08/12/25
LEH	08/07/25	PER RETTEW LTR. DATED 06/09/25
LEH	06/30/25	PER CCCD LTR. DATED 05/27/25
		REV.

PRELIMINARY-FINAL LAND DEVELOPMENT

920 CENTURY DRIVE WAWA

LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

CONSTRUCTION DETAILS

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2308023

WAWA STORE NO. 8256

APPLICANTS INFO:
PROVCO PINEGOOD CENTURY, LLC
795 EAST LANCASTER AVE.
SUITE 200
VILLANOVA, PA 19085
610-520-4572

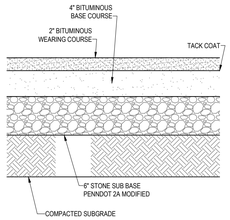
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TAX MAP PARCEL No.: 13-24-0795-173

TOTAL AREA:	TOTAL LOTS:
2.35 AC.	1
DATE: 04/21/2025	SCALE: N.T.S.
DRAWN BY: LEH	CHECKED BY: ESC

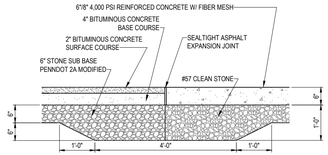
SHEET NO.: 20 OF 33

C:\Autodesk Docs\ACCDocs\Gilmore and Associates\2308023_PROVCO_Wawa_920_Century_Dr_LD\Project Files\2024\2308023_08_Construction Details.dwg Layout: Construction Details Plotted By: lhess, on Thu Feb 26, 2026 at 9:30am



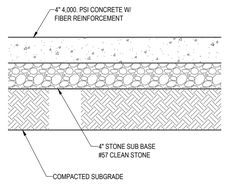
WAWA **BITUMINOUS PAVING DETAIL**

NOT TO SCALE



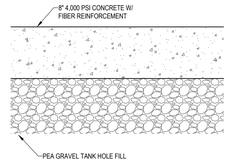
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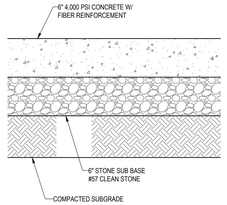
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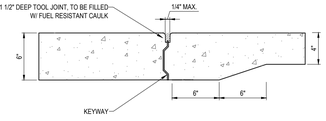
WAWA **TANK MAT DETAIL**

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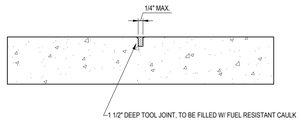
WAWA **PARKING & CANOPY DETAIL**

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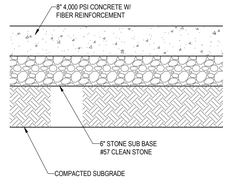
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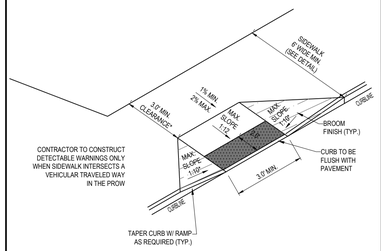
WAWA **CONTROL JOINT DETAIL**

NOT TO SCALE



WAWA **LOADING & TRASH MAT DETAIL**

NOT TO SCALE

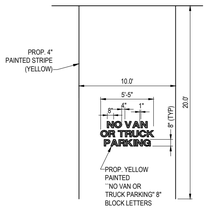


NOTES:
1.) CURB RAMPS MAY NOT EXTEND INTO ANY PORTION OF THE PARKING SPACE OR ASSOCIATED STRIPED ISLAND.

2.) CURB RAMPS, PAVEMENT MARKINGS, & APPLICABLE SIGNAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST A.D.A. ACCESSIBILITY GUIDELINES.

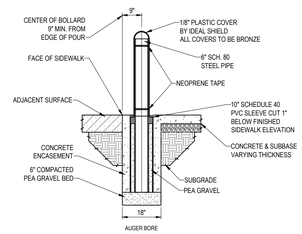
WAWA **A.D.A. FLARE CURB RAMP DETAIL**

NOT TO SCALE

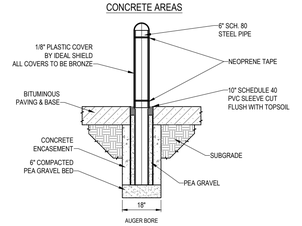


WAWA **PARKING SPACE LETTERING DETAIL**

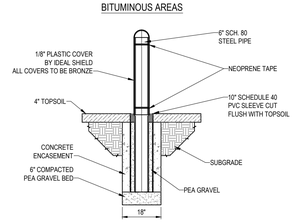
NOT TO SCALE



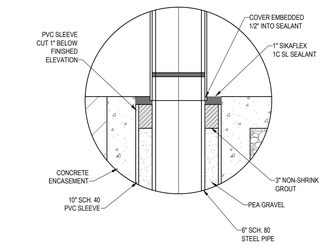
CONCRETE AREAS



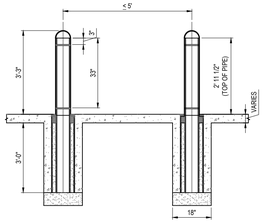
BITUMINOUS AREAS



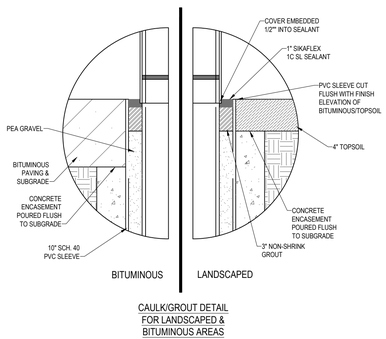
LANDSCAPED AREAS



GENERAL DETAILS AND CAULK/GROUT DETAIL FOR CONCRETE AREAS



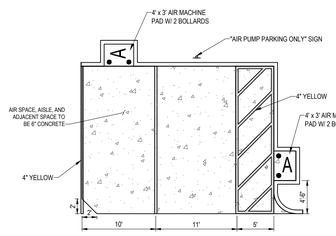
GENERAL BOLLARD DIMENSIONS AND SPACING AROUND BUILDING



CAULK/GROUT DETAIL FOR LANDSCAPED & BITUMINOUS AREAS

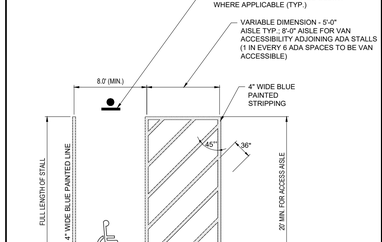
WAWA **WAWA BOLLARD DETAIL**

NOT TO SCALE



WAWA **AIR SPACE PARKING DETAIL**

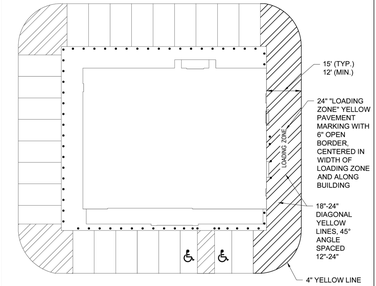
NOT TO SCALE



(2024/04/26)

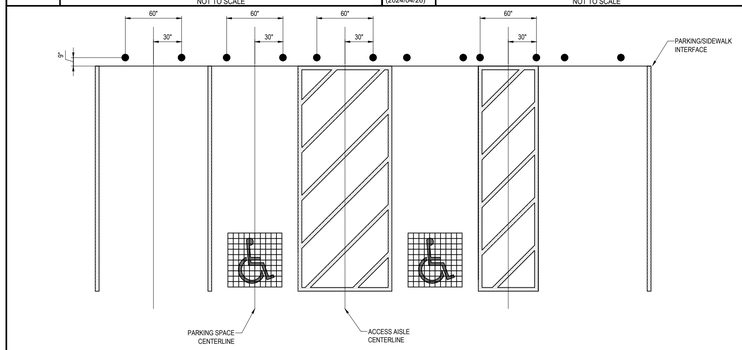
WAWA **ADA PAINTED MARKINGS DETAIL**

NOT TO SCALE



LOADING ZONE STRIPING DETAIL

(X00000000) NOT TO SCALE



WAWA **BOLLARD SPACING DETAIL**

NOT TO SCALE



NOTES:
1.) POST MOUNTED SIGNS SHALL BE TYPE B CHANNEL BAR POSTS AND SHALL CONFORM TO PADOT "TRAFFIC CONTROL SIGNING STANDARDS" TC-8702B SHEET 8 THRU 11 OF 11. APPROPRIATE POSTS SHALL BE SELECTED BASED ON THE SIZE OF THE SIGN USING THE SELECTION TABLES CONTAINED THEREIN.

2.) SIGN INSTALLATION SHALL BE IN ACCORDANCE WITH PADOT "TRAFFIC CONTROL SIGNING STANDARDS" TC-8702B SHEETS 8 THRU 11 OF 11, AS AMENDED.

3.) SEE CIVIL PLANS FOR EXACT LOCATION, TYPE AND SIZE OF SIGNS. ALL REGULATORY (R SERIES), SIGNS SHALL CONFORM TO THE PADOT "HANDBOOK OF APPROVED SIGNS", PUBLICATION 236M, AS AMENDED, UNLESS OTHERWISE SPECIFIED.

4.) SIGNS SHALL BE SETBACK 2.0' FROM CURBLINES OR OTHER OBSTRUCTIONS AS MEASURED FROM THE FACE/EDGE OF THE SIGN.

5.) ALL SIGNS SHALL BE INSTALLED WITH ACORN NUT FASTENERS.

WAWA **WAWA SPECIFIC SIGN MOUNTING DETAIL**

NOT TO SCALE

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ENGINEERING & CONSULTING SERVICES
CORPORATE HEADQUARTERS
65 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 18901 • (215) 345-4330 • www.gilmore-assoc.com

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ERIC S. CLASE ENGINEER 53715-E

DATE: 02/16/26

REV.	DESCRIPTION	DATE	BY
9	PER WAWA DOW COMMENTS 01/30/26	02/16/26	LEH
8	PER CCCD COMMENT DATED 12/17/25	12/22/25	LEH
7	PER CCCD COMMENT DATED 11/14/25	12/12/25	LEH
6	PER CCCD LTR. DATED 10/06/25	10/20/25	LEH
5	PER CCCD LTR. DATED 08/12/25	09/11/25	LEH
4	PER RETTEW LTR. DATED 06/09/25	08/07/25	LEH
3	PER CCCD LTR. DATED 05/27/25	06/30/25	LEH

PRELIMINARY–FINAL LAND DEVELOPMENT

920 CENTURY DRIVE WAWA

LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

WAWA CONSTRUCTION DETAILS 1

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2308023

WAWA STORE NO. 8256

APPLICANTS INFO: PROVCO PINEGOOD CENTURY, LLC
795 EAST LANCASTER AVE.
SUITE 200
VILLANOVA, PA 19085
610-520-4572

MUNICIPAL FILE No.: 2025-03

TAX MAP PARCEL No.: 13-24-0795-173

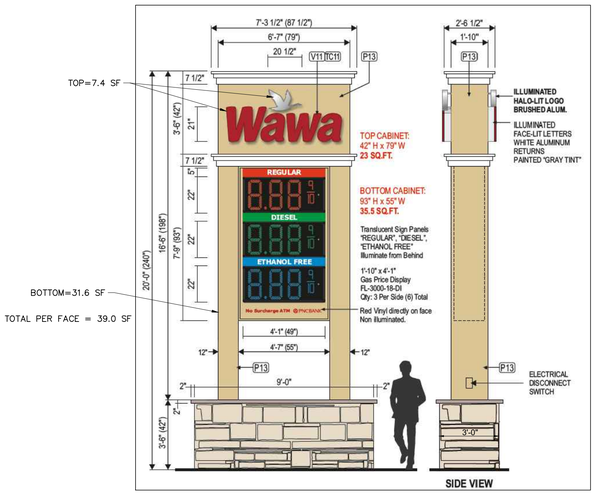
TOTAL AREA: 2.35 AC. | TOTAL LOTS: 1

DATE: 04/21/2025 | SCALE: N.T.S.

DRAWN BY: LEH | CHECKED BY: ESC

SHEET NO.: 21 OF 33

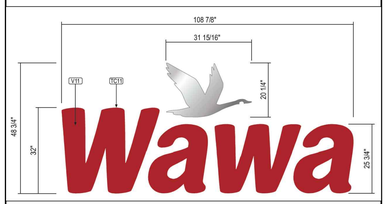
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TOTAL AREA
58.5 S.F.

WAWA ***(P-50)-3 PRODUCT-18" PROPOSED DOUBLE FACED INTERNALLY ILLUMINATED WAWA FREESTANDING PYLON SIGN W/L.E.D. PRICE CHANGER***

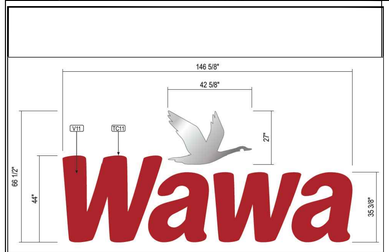
NOT TO SCALE



TOTAL AREA
36.90 S.F.

WAWA ***32" INDIVIDUAL ILLUMINATED CHANNEL LETTERS & LOGO***

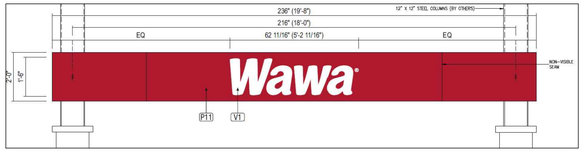
NOT TO SCALE



TOTAL AREA
67.70 S.F.

WAWA ***44" INDIVIDUAL ILLUMINATED CHANNEL LETTERS & LOGO***

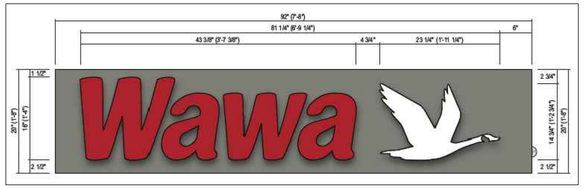
NOT TO SCALE



TOTAL AREA
7.84 S.F.

WAWA ***NON-ILLUMINATED GAS PUMP SPANNER (STACKED PUMPS)***

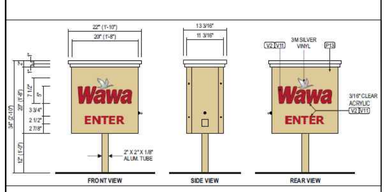
NOT TO SCALE



TOTAL AREA
9.02 S.F.

WAWA ***LED ILLUMINATED WALL CANOPY SIGN***

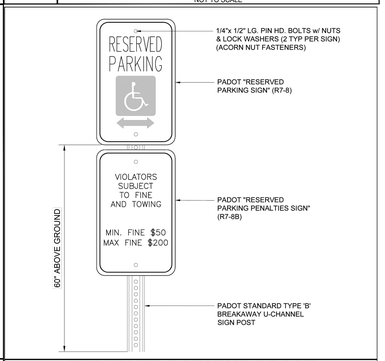
NOT TO SCALE



TOTAL AREA
2.70 S.F.

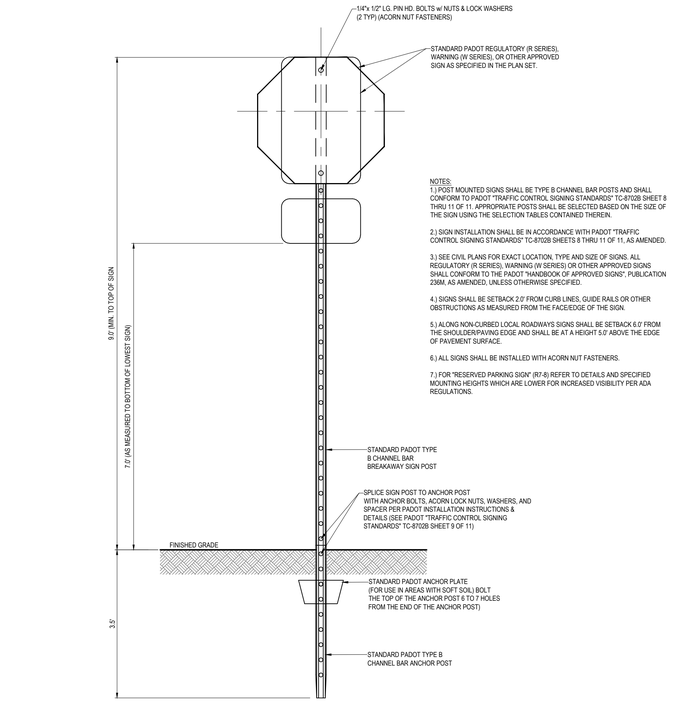
WAWA ***22" "FLORIDA STYLE" D/F VEHICULAR DIRECTIONAL***

NOT TO SCALE



RESERVED PARKING SPACE & PENALTIES SIGNS DETAIL

NOT TO SCALE



NOTES:
1.) POST MOUNTED SIGNS SHALL BE TYPE B CHANNEL BAR POSTS AND SHALL CONFORM TO PADOT "TRAFFIC CONTROL SIGNING STANDARDS" TC-8702B SHEET 8 THRU 11 OF 11. APPROPRIATE POSTS SHALL BE SELECTED BASED ON THE SIZE OF THE SIGN USING THE SELECTION TABLES CONTAINED THEREIN.

2.) SIGN INSTALLATION SHALL BE IN ACCORDANCE WITH PADOT "TRAFFIC CONTROL SIGNING STANDARDS" TC-8702B SHEETS 8 THRU 11 OF 11, AS AMENDED.

3.) SEE CIVIL PLANS FOR EXACT LOCATION, TYPE AND SIZE OF SIGNS. ALL REGULATORY (R SERIES), WARNING (W SERIES) OR OTHER APPROVED SIGNS SHALL CONFORM TO THE PADOT "HANDBOOK OF APPROVED SIGNS", PUBLICATION 236M, AS AMENDED, UNLESS OTHERWISE SPECIFIED.

4.) SIGNS SHALL BE SETBACK 2.0' FROM CURB LINES, GUIDE RAILS OR OTHER OBSTRUCTIONS AS MEASURED FROM THE FACE/EDGE OF THE SIGN.

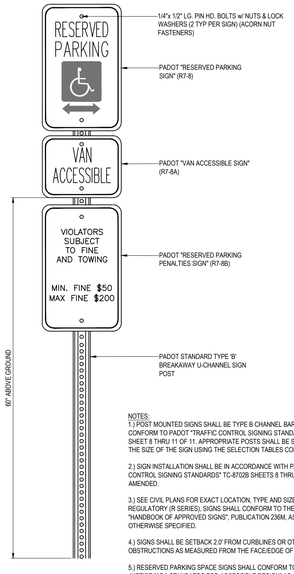
5.) ALONG NON-CURBED LOCAL ROADWAYS SIGNS SHALL BE SETBACK 6.0' FROM THE SHOULDER/PAVING EDGE AND SHALL BE AT A HEIGHT 5.0' ABOVE THE EDGE OF PAVEMENT SURFACE.

6.) ALL SIGNS SHALL BE INSTALLED WITH ACORN NUT FASTENERS.

7.) FOR "RESERVED PARKING SIGN" (R7-8) REFER TO DETAILS AND SPECIFIED MOUNTING HEIGHTS WHICH ARE LOWER FOR INCREASED VISIBILITY PER ADA REGULATIONS.

WAWA ***STANDARD POLE MOUNTED SIGN INSTALLATION DETAIL***

NOT TO SCALE



NOTES:
1.) POST MOUNTED SIGNS SHALL BE TYPE B CHANNEL BAR POSTS AND SHALL CONFORM TO PADOT "TRAFFIC CONTROL SIGNING STANDARDS" TC-8702B SHEET 8 THRU 11 OF 11. APPROPRIATE POSTS SHALL BE SELECTED BASED ON THE SIZE OF THE SIGN USING THE SELECTION TABLES CONTAINED THEREIN.

2.) SIGN INSTALLATION SHALL BE IN ACCORDANCE WITH PADOT "TRAFFIC CONTROL SIGNING STANDARDS" TC-8702B SHEETS 8 THRU 11 OF 11, AS AMENDED.

3.) SEE CIVIL PLANS FOR EXACT LOCATION. TYPE AND SIZE OF SIGNS. ALL REGULATORY (R SERIES), SIGNS SHALL CONFORM TO THE PADOT "HANDBOOK OF APPROVED SIGNS", PUBLICATION 236M, AS AMENDED, UNLESS OTHERWISE SPECIFIED.

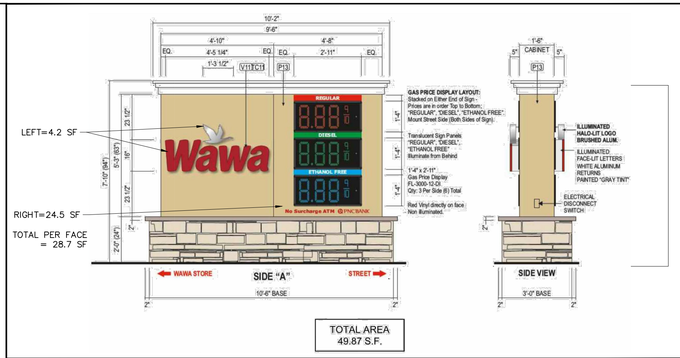
4.) SIGNS SHALL BE SETBACK 2.0' FROM CURBLINES OR OTHER OBSTRUCTIONS AS MEASURED FROM THE FACE/EDGE OF THE SIGN.

5.) RESERVED PARKING SPACE SIGNS SHALL CONFORM TO DEPARTMENT OF JUSTICE "ADA STANDARDS FOR ACCESSIBLE DESIGN" AS AMENDED.

6.) ALL SIGNS SHALL BE INSTALLED WITH ACORN NUT FASTENERS.

WAWA ***RESERVED PARKING SPACE W/ PENALTIES & VAN ACCESSIBLE SIGNS DETAIL***

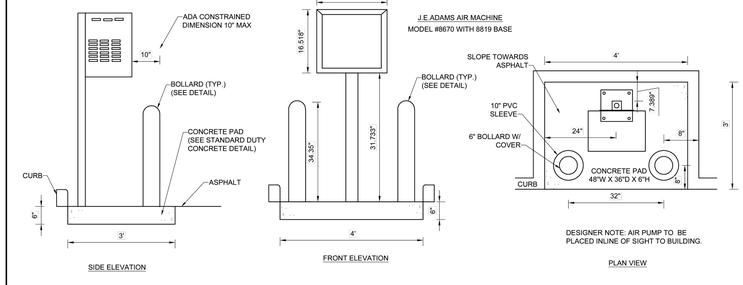
NOT TO SCALE



TOTAL AREA
49.87 S.F.

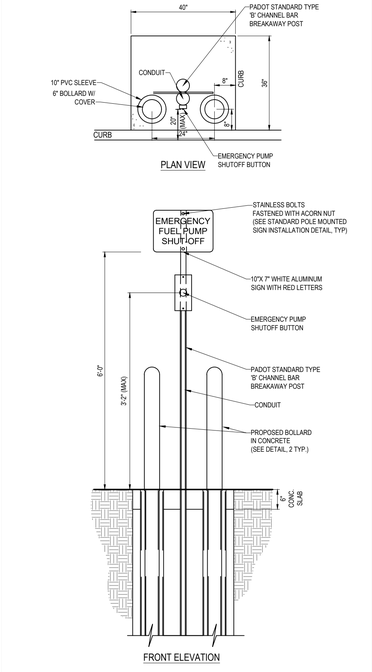
WAWA ***(M-50)-3 PRODUCT-12" (OPTION 2B) PROPOSED DOUBLE FACE INTERNALLY LLUMINATED WAWA MONUMENT SIGN W/L.E.D. PRICE CHANGER***

NOT TO SCALE



AIR PUMP STAND DETAIL

NOT TO SCALE



WAWA ***EMERGENCY PUMP SHUTOFF DETAIL***

NOT TO SCALE

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
CORPORATE HEADQUARTERS
65 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 18901 • (215) 345-4330 • www.gilmore-assoc.com

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COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — ENGINEER — 55715-E — ERIC S. CLASE

DATE: 02/16/26

REV.	DESCRIPTION	DATE	BY
9	PER WAWA DOW COMMENTS 01/30/26	02/16/26	LEH
8	PER CCCD COMMENT DATED 12/17/25	12/22/25	LEH
7	PER CCCD COMMENT DATED 11/14/25	12/12/25	LEH
6	PER CCCD LTR. DATED 10/06/25	10/20/25	LEH
5	PER CCCD LTR. DATED 08/12/25	09/11/25	LEH
4	PER RETTEW LTR. DATED 06/09/25	08/07/25	LEH
3	PER CCCD LTR. DATED 05/27/25	06/30/25	LEH

PRELIMINARY–FINAL LAND DEVELOPMENT

920 CENTURY DRIVE WAWA

LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

WAWA CONSTRUCTION DETAILS 2

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2308023

WAWA STORE NO. 8256

APPLICANTS INFO:
PROVCO PINEGOOD CENTURY, LLC
795 EAST LANCASTER AVE.
SUITE 200
VILLANOVA, PA 19085
610-520-4572

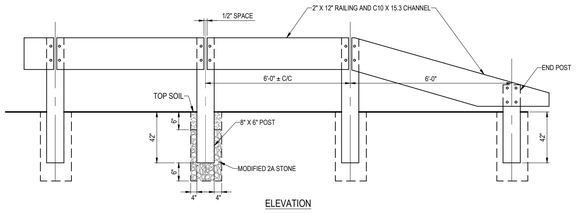
MUNICIPAL FILE No.: 2025-03

TAX MAP PARCEL No.: 13-24-0795-173

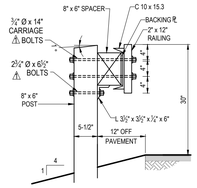
TOTAL AREA:	TOTAL LOTS:
2.35 Ac.	1
DATE: 04/21/2025	SCALE: N.T.S.
DRAWN BY: LEH	CHECKED BY: ESC

SHEET NO.: 22 OF 33

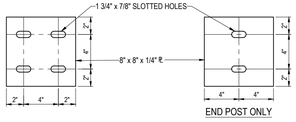
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C:\Autodesk Docs\ACCDocs\Gilmore and Associates\2308023_PROVCO_Wawa_920_Century_Dr_LD\Project Files\2308023\08_Wawa Construction Details.dwg Layout: Wawa Construction Details 2 Plotted By: lhess, on Tue Feb 17, 2026 at 1:38pm



ELEVATION



SECTION

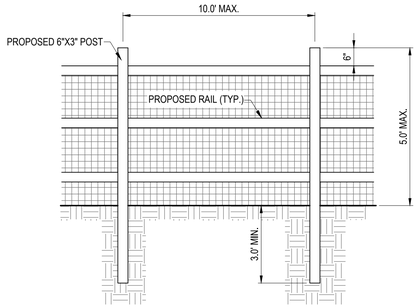


BACKING PLATE

END POST ONLY

WAWA ***WOODEN GUIDE RAIL DETAIL***

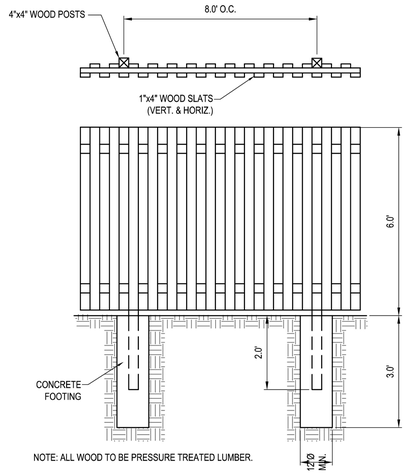
NOT TO SCALE



NOTES:
1. ALL WOOD TO BE PRESSURE TREATED LUMBER. GALVANIZED WIRE MESH FENCE (13 GAGE) WITH VINYL COATING TO BE SECURED TO OUTSIDE OF FENCE

WAWA ***POST & RAIL FENCE DETAIL***

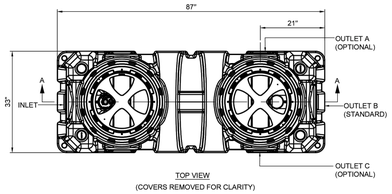
NOT TO SCALE



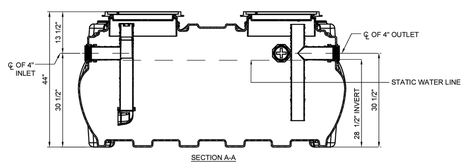
NOTE: ALL WOOD TO BE PRESSURE TREATED LUMBER.

WAWA ***BOARD ON BOARD FENCE DETAIL***

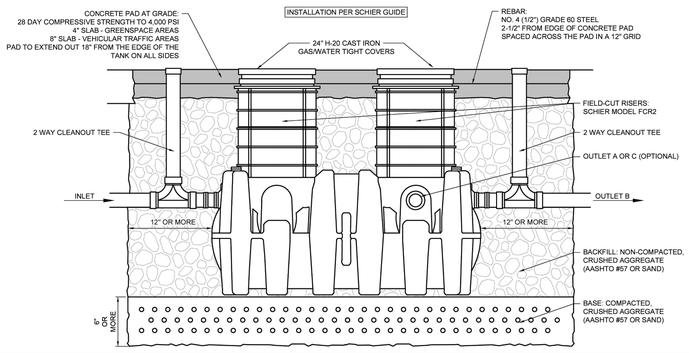
NOT TO SCALE



TOP VIEW
(COVERS REMOVED FOR CLARITY)

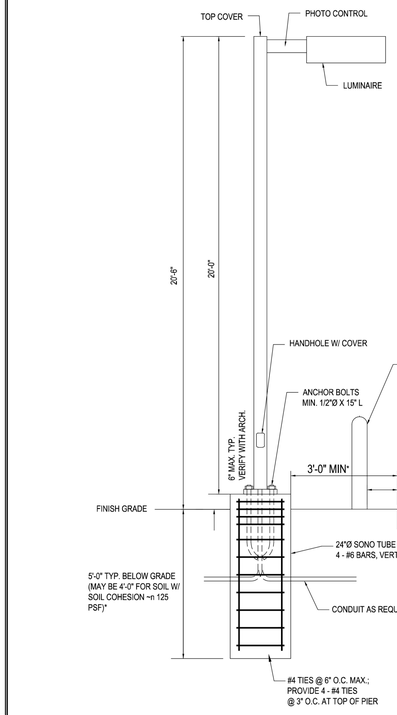


SECTION A-A



SCHIER GB-250 GREASE INTERCEPTOR 100\|200 GPM, 277 GAL
1,895 \| 1,196 LBS GREASE CAPACITY DETAIL

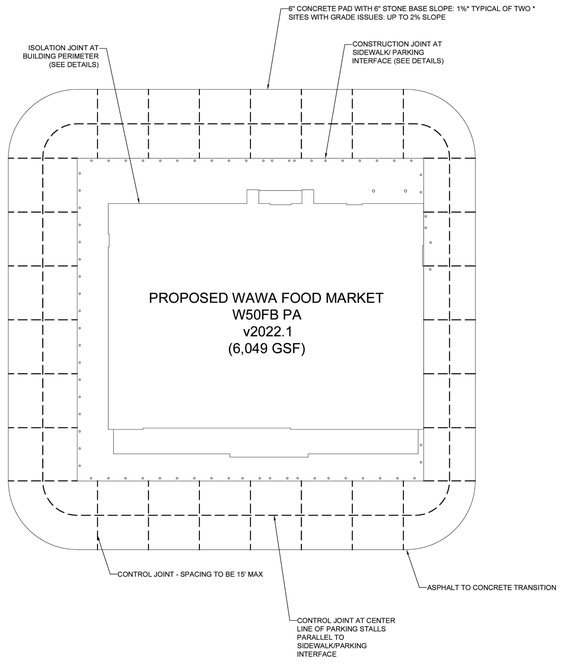
(X0000000) NOT TO SCALE



NOTE: THIS DETAIL IS NOT CERTIFIED. FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO PROVIDE SHOP DRAWINGS CERTIFIED BY STRUCTURAL ENGINEER.

IW-1 ***LIGHT POLE WITH STANDARD ANCHORING DETAIL***

NOT TO SCALE



DETAIL OF TYPICAL CONCRETE PAVING JOINT DETAIL
W50FB PA

(X0000000) NOT TO SCALE

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COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — ERIC S. CLASE — ENGINEER 53715-E

DATE: 02/16/26

REV.	DESCRIPTION	DATE	BY
9	PER WAWA DOW COMMENTS 01/30/26	02/16/26	LEH
8	PER CCCD COMMENT DATED 12/17/25	12/22/25	LEH
7	PER CCCD COMMENT DATED 11/14/25	12/12/25	LEH
6	PER CCCD LTR. DATED 10/06/25	10/20/25	LEH
5	PER CCCD LTR. DATED 08/12/25	09/11/25	LEH
4	PER RETTEW LTR. DATED 06/09/25	08/07/25	LEH
3	PER CCCD LTR. DATED 05/27/25	06/30/25	LEH

PRELIMINARY–FINAL LAND DEVELOPMENT

920 CENTURY DRIVE WAWA

LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

WAWA CONSTRUCTION DETAILS 3

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2308023

WAWA STORE NO. 8256

APPLICANTS INFO:
PROVCO PINEGOOD CENTURY, LLC
795 EAST LANCASTER AVE.
SUITE 200
VILLANOVA, PA 19085
610-520-4572

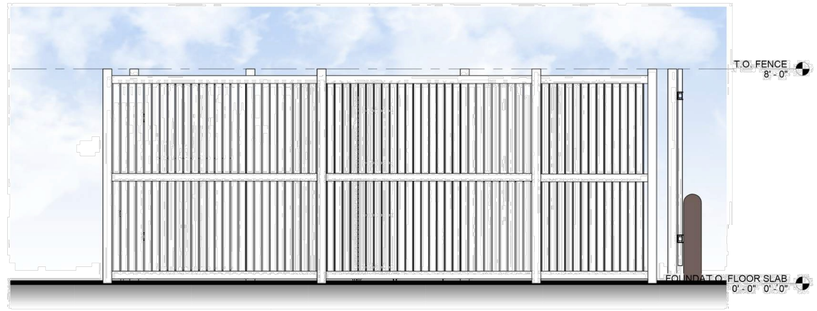
MUNICIPAL FILE No.: 2025-03

TAX MAP PARCEL No.: 13-24-0795-173

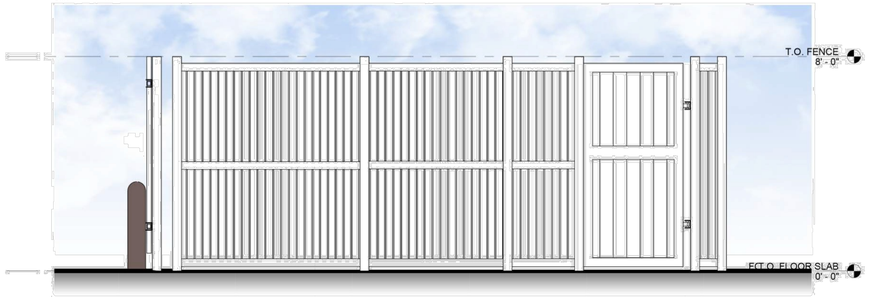
TOTAL AREA:	TOTAL LOTS:
2.35 AC.	1
DATE: 04/21/2025	SCALE: N.T.S.
DRAWN BY: LEH	CHECKED BY: ESC

SHEET NO.: 23 OF 33

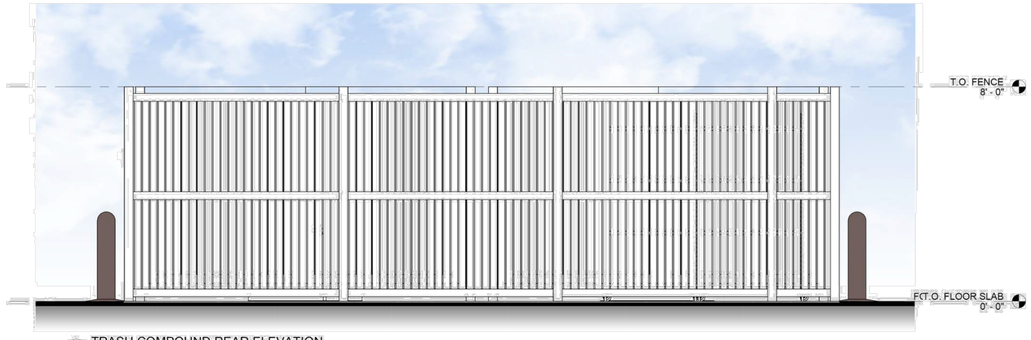
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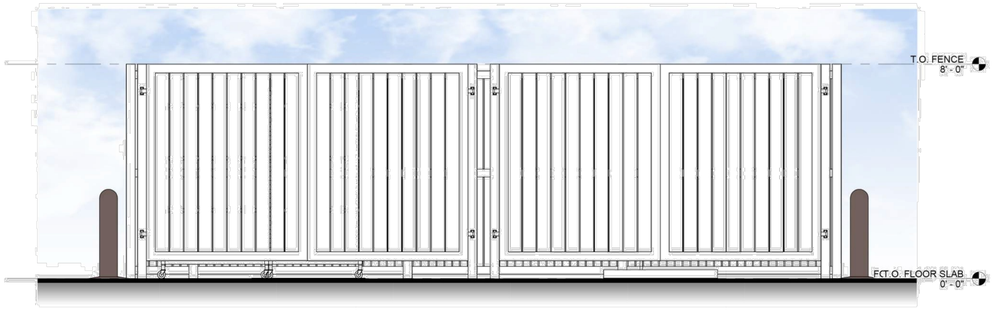
7 TRASH COMPOUND SIDE ELEVATION
3/8" = 1'-0"



6 TRASH COMPOUND SIDE ELEVATION
3/8" = 1'-0"



5 TRASH COMPOUND REAR ELEVATION
3/8" = 1'-0"



4 TRASH COMPOUND FRONT ELEVATION
3/8" = 1'-0"

TRASH ENCLOSURE DETAILS

REV.	DESCRIPTION	DATE	BY
9	PER WAWA DOW COMMENTS 01/30/26	02/16/26	LEH
8	PER CCCD COMMENT DATED 12/17/25	12/22/25	LEH
7	PER CCCD COMMENT DATED 11/14/25	12/12/25	LEH
6	PER CCCD LTR. DATED 10/06/25	10/20/25	LEH
5	PER CCCD LTR. DATED 08/12/25	09/11/25	LEH
4	PER RETTEW LTR. DATED 06/09/25	08/07/25	LEH
3	PER CCCD LTR. DATED 05/27/25	06/30/25	LEH

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COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — ERIC S. CLASE — ENGINEER — 5575-E

DATE: 02/16/26

PRELIMINARY-FINAL LAND DEVELOPMENT

920 CENTURY DRIVE WAWA

LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

WAWA CONSTRUCTION DETAILS 4

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2308023

WAWA STORE NO. 8256

APPLICANTS INFO:
PROVCO PINEGOOD CENTURY, LLC
795 EAST LANCASTER AVE.
SUITE 200
VILLANOVA, PA 19085
610-520-4572

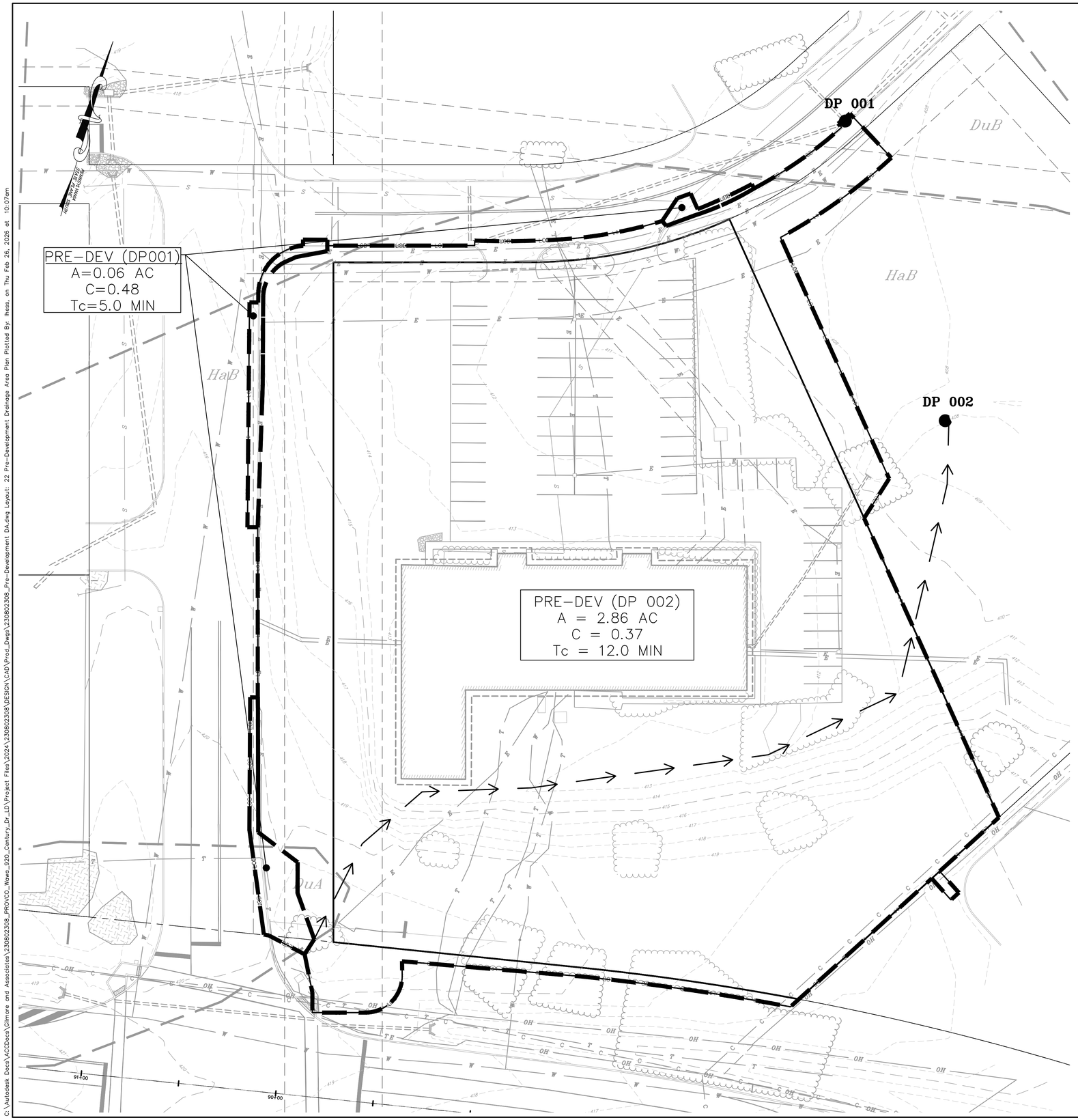
MUNICIPAL FILE No.: 2025-03

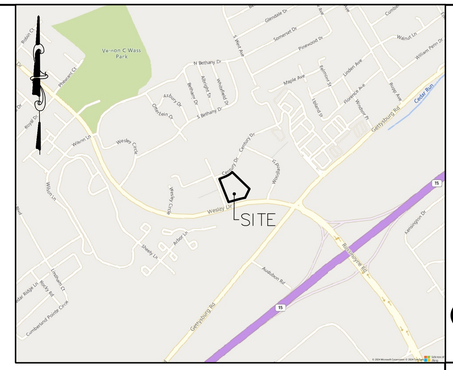
TAX MAP PARCEL No.: 13-24-0795-173

TOTAL AREA:	TOTAL LOTS:
2.35 AC.	1
DATE: 04/21/2025	SCALE: N.T.S.
DRAWN BY: LEH	CHECKED BY: ESC

SHEET NO.: 24 OF 33

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LOCATION MAP

1000 00 1000 2000
SCALE IN FEET

SCALE: 1"=1000'

LEGEND:

- CENTERLINE ROAD
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB
- PRE-DEV DRAINAGE AREA BOUNDARY
- PRE-DEV TIME OF CONCENTRATION

SOILS LEGEND AND TABLE OF LIMITATIONS & RESOLUTIONS BASED ON USDA-NRCS WEB SOIL SURVEY OF CUMBERLAND COUNTY

SYMBOL	MAPPING UNITS	SLOPE	LAND CAPBLTY	HYDRIC SOIL	HYDRO. GROUP	DEPTH TO BEDROCK	DEPTH TO WATER TABLE	LIMITATIONS FOR CONSTRUCTION	RESOLUTION OF LIMITATIONS
DuA	DUFFIELD SILT LOAM	0-3%	1	YES	B	60-80"	> 5'	NOT LIMITED	
DuB	DUFFIELD SILT LOAM	3-8%	2e	YES	B	60-80"	> 5'	NOT LIMITED	
HaB	HAGERSTOWN SILT LOAM	3-8%	2e	YES	B	43-98"	> 5'	SOMEWHAT LIMITED: SHRINK-SWELL POTENTIAL	COMPACTION AS PER PLAN SPECIFICATION

*SEE E&S NOTES SHEET 2 FOR SOILS LIMITATIONS AND RESOLUTION TABLES

25 0 25 50
SCALE IN FEET
1"=25'

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL
ERIC S. CLASE
ENGINEER
45715-E

DATE: 02/16/26

REV.	DESCRIPTION	DATE	BY
9	PER WAWA DOW COMMENTS 01/30/26	02/16/26	LEH
8	PER CCCD COMMENT DATED 12/17/25	12/22/25	LEH
7	PER CCCD COMMENT DATED 11/14/25	12/12/25	LEH
6	PER CCCD LTR. DATED 10/06/25	10/20/25	LEH
5	PER CCCD LTR. DATED 08/12/25	09/11/25	LEH
4	PER RETTEW LTR. DATED 06/09/25	08/07/25	LEH
3	PER CCCD LTR. DATED 05/27/25	06/30/25	LEH

PRELIMINARY-FINAL LAND DEVELOPMENT

920 CENTURY DRIVE WAWA

LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PRE-DEVELOPMENT DRAINAGE AREA PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2308023

WAWA STORE NO. 8256

APPLICANTS INFO:
PROVCO PINEGOOD CENTURY, LLC
795 EAST LANCASTER AVE.
SUITE 200
VILLANOVA, PA 19085
610-520-4572

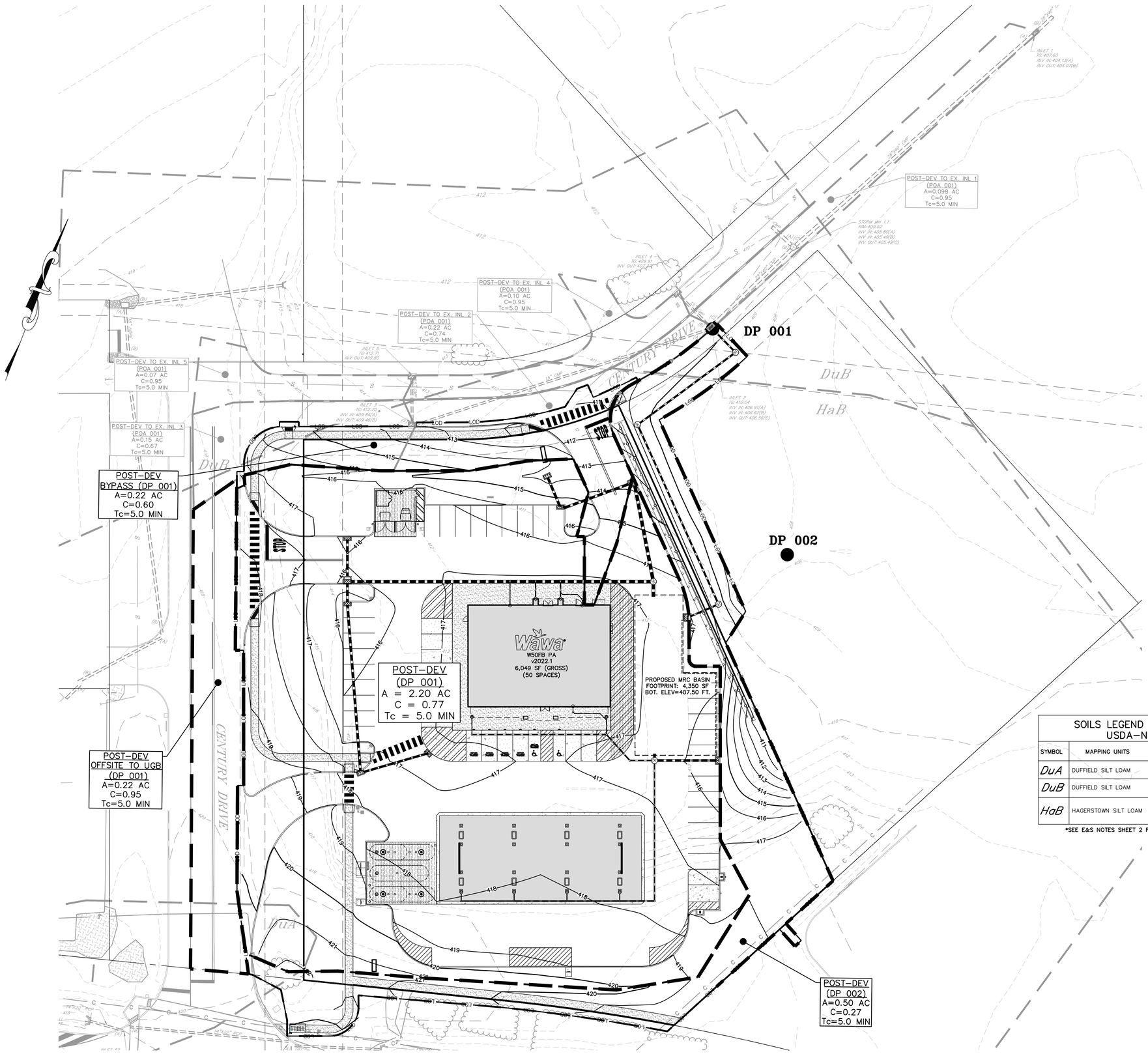
MUNICIPAL FILE No.: 2025-03

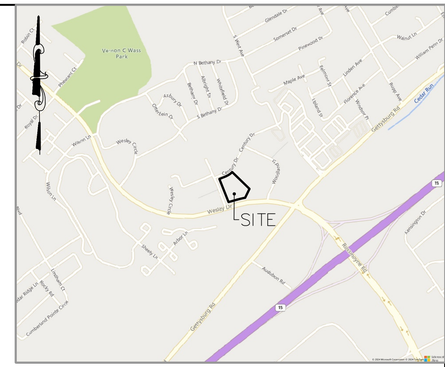
TAX MAP PARCEL No.: 13-24-0795-173

TOTAL AREA:	TOTAL LOTS:
2.35 AC.	1
DATE: 04/21/2025	SCALE: 1"=25'
DRAWN BY: LEH	CHECKED BY: ESC

SHEET NO.: 25 OF 33

C:\Autodesk Docs\ACCDocs\Gilmore and Associates\2308023_PROVCO_Wawa_920_Century_Dr_LD\Project Files\2024\2308023_PROVCO_Wawa_920_Century_Dr_LD\Prod_Dwgs\2308023_Pre-Development DA.dwg Layout: 22 Pre-Development Drainage Area Plan Plotted By: lhess, on Thu Feb 26, 2026 at 10:07am





LOCATION MAP

SCALE: 1"=1000'

LEGEND:

- CENTERLINE ROAD
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED CURB
- INLET DRAINAGE AREA BOUNDARY

SOILS LEGEND AND TABLE OF LIMITATIONS & RESOLUTIONS BASED ON USDA–NRCS WEB SOIL SURVEY OF CUMBERLAND COUNTY

SYMBOL	MAPPING UNITS	SLOPE	LAND CAPBLTY	HYDRIC SOIL	HYDRO. GROUP	DEPTH TO BEDROCK	DEPTH TO WATER TABLE	LIMITATIONS FOR CONSTRUCTION	RESOLUTION OF LIMITATIONS
DuA	DUFFIELD SILT LOAM	0–3%	1	YES	B	60–80"	> 5'	NOT LIMITED	
DuB	DUFFIELD SILT LOAM	3–8%	2e	YES	B	60–80"	> 5'	NOT LIMITED	
HaB	HAGERSTOWN SILT LOAM	3–8%	2e	YES	B	43–98"	> 5'	SOMEWHAT LIMITED: SHRINK–SWELL POTENTIAL	COMPACTION AS PER PLAN SPECIFICATION

*SEE E&S NOTES SHEET 2 FOR SOILS LIMITATIONS AND RESOLUTION TABLES

30 0 30 60
SCALE IN FEET
1"=30'

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ENGINEERING & CONSULTING SERVICES
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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER ERIC S. CLASE ENGINEER PE-073454

DATE: 02/16/26

NO.	DESCRIPTION	DATE	BY
9	PER WAWA DOW COMMENTS 01/30/26	02/16/26	LEH
8	PER CCCD COMMENT DATED 12/17/25	12/22/25	LEH
7	PER CCCD COMMENT DATED 11/14/25	12/12/25	LEH
6	PER CCCD LTR. DATED 10/06/25	10/20/25	LEH
5	PER CCCD LTR. DATED 08/12/25	09/11/25	LEH
4	PER RETTEW LTR. DATED 06/09/25	08/07/25	LEH
3	PER CCCD LTR. DATED 05/27/25	06/30/25	LEH

PRELIMINARY–FINAL LAND DEVELOPMENT

920 CENTURY DRIVE WAWA

LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

POST DEVELOPMENT DRAINGE AREA PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2308023

WAWA STORE NO. 8256

APPLICANTS INFO:
PROVCO PINEGOOD CENTURY, LLC
795 EAST LANCASTER AVE.
SUITE 200
VILLANOVA, PA 19085
610–520–4572

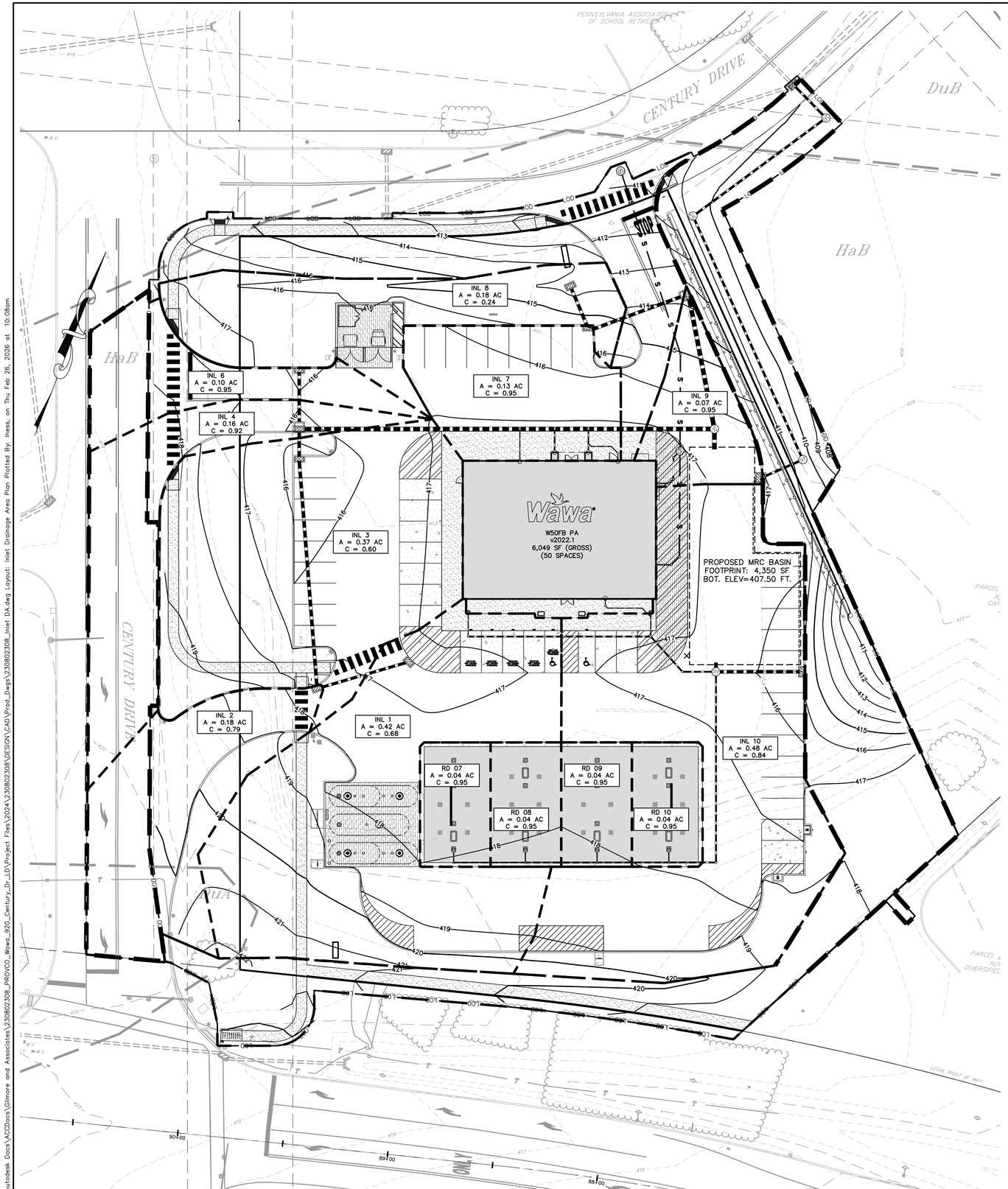
MUNICIPAL FILE No.: 2025–03

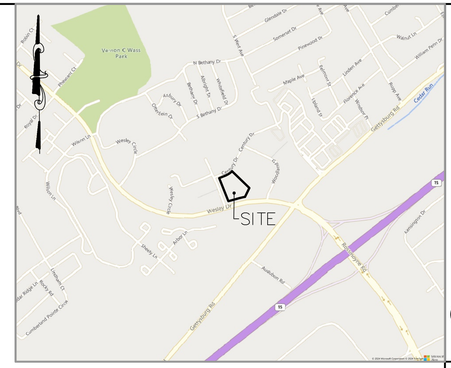
TAX MAP PARCEL No.: 13–24–0795–173

TOTAL AREA:	TOTAL LOTS:
2.35 AC.	1
DATE: 04/21/2025	SCALE: 1"=30'
DRAWN BY: LEH	CHECKED BY: ESC

SHEET NO.: 26 OF 33

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LOCATION MAP

1000 00 1000 2000
SCALE IN FEET

SCALE: 1"=1000'

LEGEND:

- CENTERLINE ROAD
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED CURB
- INLET DRAINAGE AREA BOUNDARY

SOILS LEGEND AND TABLE OF LIMITATIONS & RESOLUTIONS BASED ON USDA–NRCS WEB SOIL SURVEY OF CUMBERLAND COUNTY

SYMBOL	MAPPING UNITS	SLOPE	LAND CAPBLTY	HYDRIC SOIL	HYDRO. GROUP	DEPTH TO BEDROCK	DEPTH TO WATER TABLE	LIMITATIONS FOR CONSTRUCTION	RESOLUTION OF LIMITATIONS
DuA	DUFFIELD SILT LOAM	0–3%	1	YES	B	60–80"	> 5'	NOT LIMITED	
DuB	DUFFIELD SILT LOAM	3–8%	2e	YES	B	60–80"	> 5'	NOT LIMITED	
HaB	HAGERSTOWN SILT LOAM	3–8%	2e	YES	B	43–98"	> 5'	SOMEWHAT LIMITED: SHRINK–SWELL POTENTIAL	COMPACTION AS PER PLAN SPECIFICATION

*SEE E&S NOTES SHEET 2 FOR SOILS LIMITATIONS AND RESOLUTION TABLES

25 0 25 50
SCALE IN FEET
1"=25'

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL
ERIC S. CLASE
ENGINEER
PE-073145
DATE: 02/16/26

REV.	DESCRIPTION	DATE	BY
9	PER WAWA DOW COMMENTS 01/30/26	02/16/26	LEH
8	PER CCCD COMMENT DATED 12/17/25	12/22/25	LEH
7	PER CCCD COMMENT DATED 11/14/25	12/12/25	LEH
6	PER CCCD LTR. DATED 10/06/25	10/20/25	LEH
5	PER CCCD LTR. DATED 08/12/25	09/11/25	LEH
4	PER RETTEW LTR. DATED 06/09/25	08/07/25	LEH
3	PER CCCD LTR. DATED 05/27/25	06/30/25	LEH

PRELIMINARY–FINAL LAND DEVELOPMENT

920 CENTURY DRIVE WAWA

LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

INLET DRAINAGE AREA PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2308023

WAWA STORE NO. 8256

APPLICANTS INFO:
PROVCO PINEGOOD CENTURY, LLC
795 EAST LANCASTER AVE.
SUITE 200
VILLANOVA, PA 19085
610–520–4572

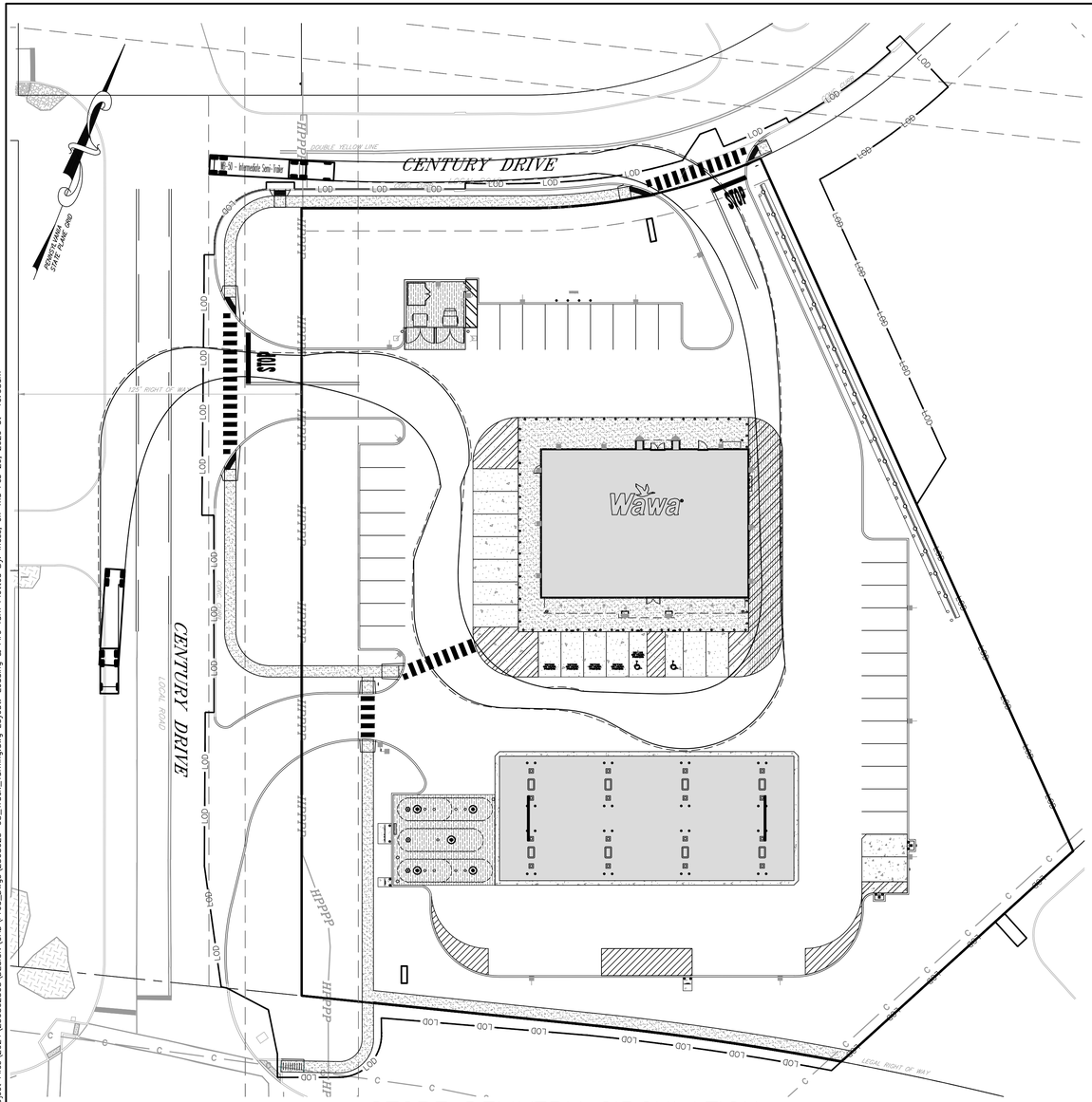
MUNICIPAL FILE No.: 2025–03

TAX MAP PARCEL No.: 13–24–0795–173

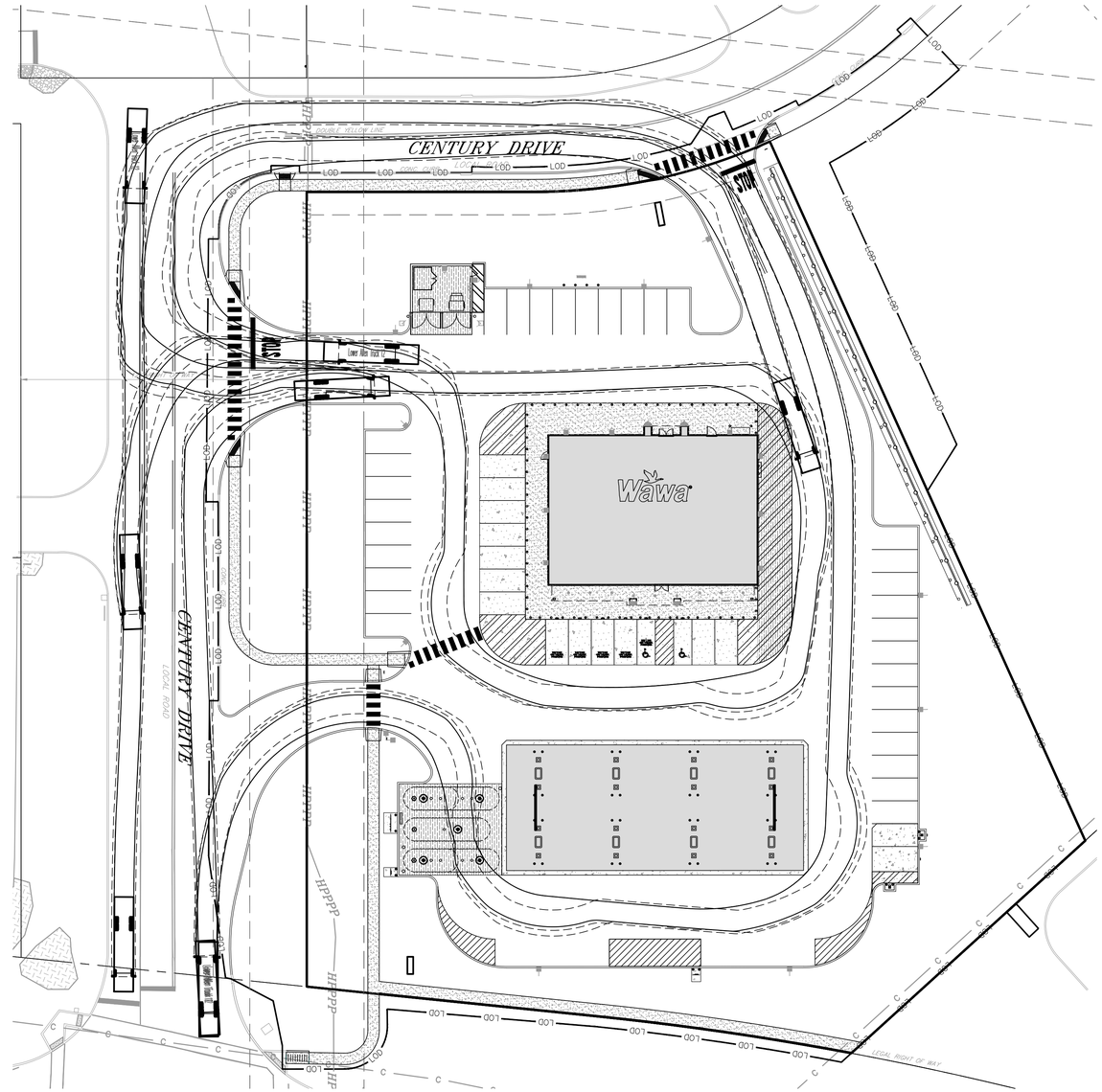
TOTAL AREA:	TOTAL LOTS:
2.35 AC.	1
DATE: 04/21/2025	SCALE: 1"=25'
DRAWN BY: LEH	CHECKED BY: ESC

SHEET NO.: 27 OF 33

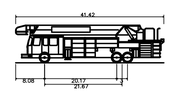
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STORE DELIVERY CIRCULATION –
CENTURY DRIVE ENTRANCE



EMERGENCY CIRCULATION –
CENTURY DRIVE ENTRANCE



30 0 30 60
SCALE IN FEET
1"=30'

REV.	DESCRIPTION	DATE	BY
9	PER WAWA DOW COMMENTS 01/30/26	02/16/26	LEH
8	PER CCCD COMMENT DATED 12/17/25	12/22/25	LEH
7	PER CCCD COMMENT DATED 11/14/25	12/12/25	LEH
6	PER CCCD LTR. DATED 10/06/25	10/20/25	LEH
5	PER CCCD LTR. DATED 08/12/25	09/11/25	LEH
4	PER RETTEW LTR. DATED 06/09/25	08/07/25	LEH
3	PER CCCD LTR. DATED 05/27/25	06/30/25	LEH

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ENGINEER
ERIC S. CLASE
PE073454

DATE: APRIL 21, 2025

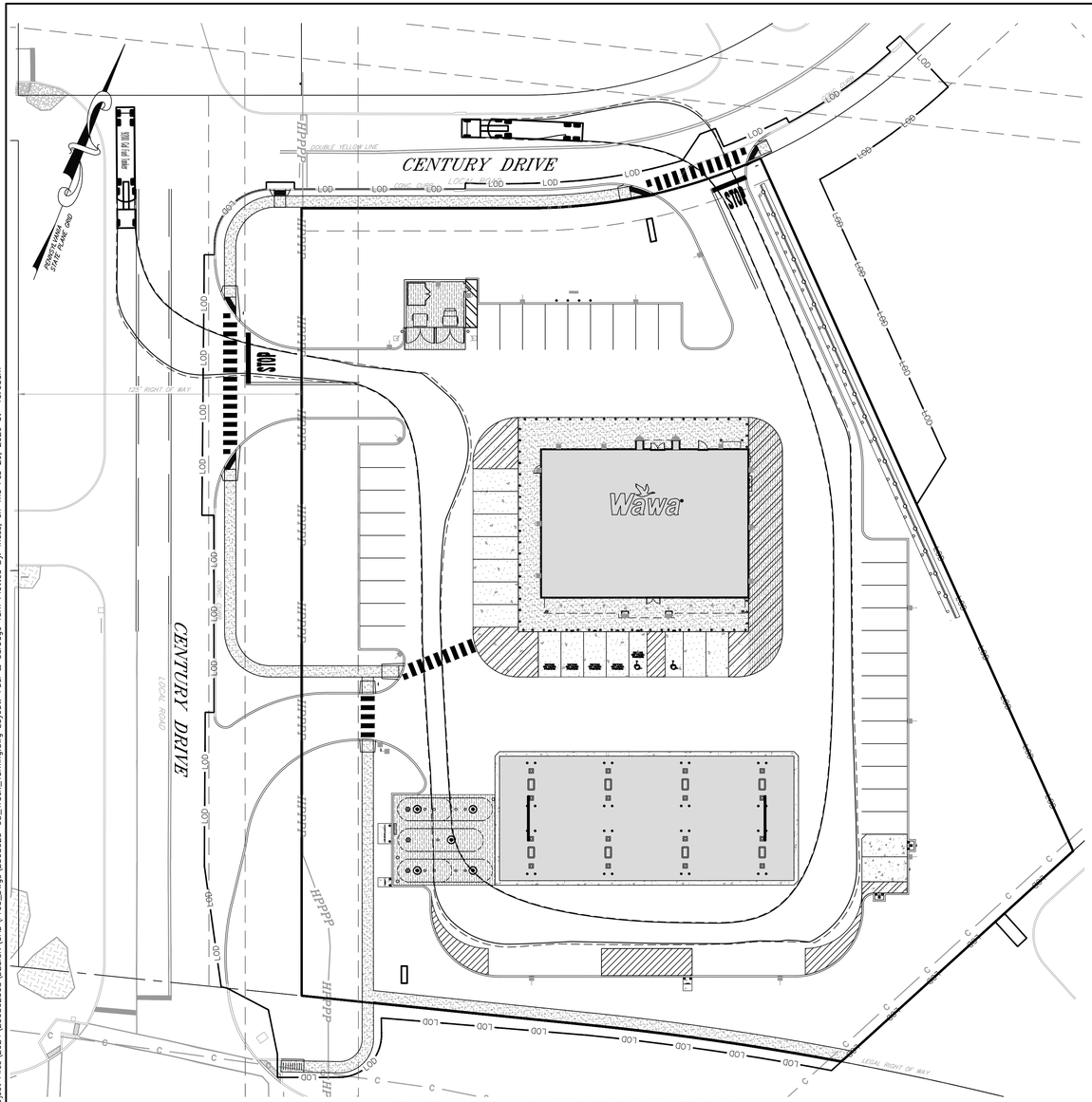
PRELIMINARY-FINAL LAND DEVELOPMENT
920 CENTURY DRIVE WAWA
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

LOADING & FIRE TURN

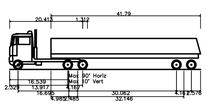
GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2408023	
WAWA STORE NO. 8256	
APPLICANTS INFO: PROVCO PINEGOOD CENTURY, LLC 795 EAST LANCASTER AVE. SUITE 200 VILLANOVA, PA 19085 610-520-4572	
MUNICIPAL FILE No.: ---	
TAX MAP PARCEL No.: 13-24-0795-173	
TOTAL AREA: 2.35 AC.	TOTAL LOTS: 1
DATE: 04/21/2025	SCALE: 1"=30'
DRAWN BY: LEH	CHECKED BY: ESC
SHEET NO.: 28 OF 33	

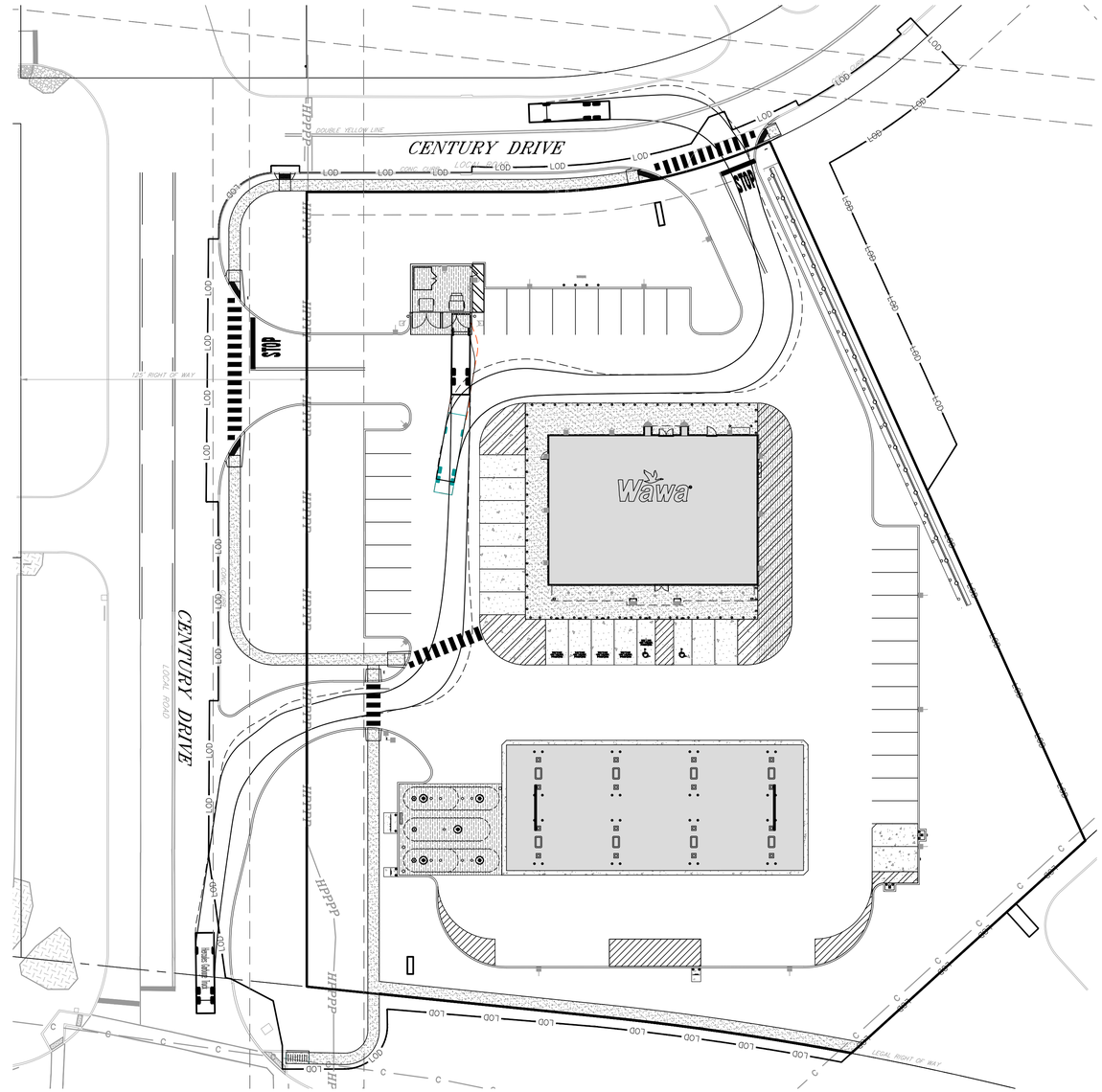
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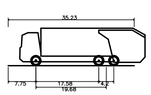
FUEL TRUCK CIRCULATION – CENTURY DRIVE ENTRANCE



9200 Gal Fuel Tanker	
Overall Length	53.344ft
Overall Width	8.000ft
Overall Body Height	11.058ft
Min Body Ground Clearance	0.967ft
Track Width	7.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	30.00°



GARBAGE CIRCULATION – CENTURY DRIVE ENTRANCE



Hercules Garbage Truck	
Overall Length	35.230ft
Overall Width	8.000ft
Overall Body Height	10.481ft
Min Body Ground Clearance	0.934ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Max Wheel Angle	33.90°

30 0 30 60
SCALE IN FEET
1"=30'

REV.	DESCRIPTION	DATE	BY
9	PER WAWA DOW COMMENTS 01/30/26	02/16/26	LEH
8	PER CCCD COMMENT DATED 12/17/25	12/22/25	LEH
7	PER CCCD COMMENT DATED 11/14/25	12/12/25	LEH
6	PER CCCD LTR. DATED 10/06/25	10/20/25	LEH
5	PER CCCD LTR. DATED 08/12/25	09/11/25	LEH
4	PER RETTEW LTR. DATED 06/09/25	08/07/25	LEH
3	PER CCCD LTR. DATED 05/27/25	06/30/25	LEH

DATE: APRIL 21, 2025

ERIC S. CLASE
ENGINEER
PA 057173 E

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CORPORATE HEADQUARTERS
65 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 18901 • (215) 345-4330 • www.gilmore-assoc.com

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PRELIMINARY-FINAL LAND DEVELOPMENT
920 CENTURY DRIVE WAWA
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

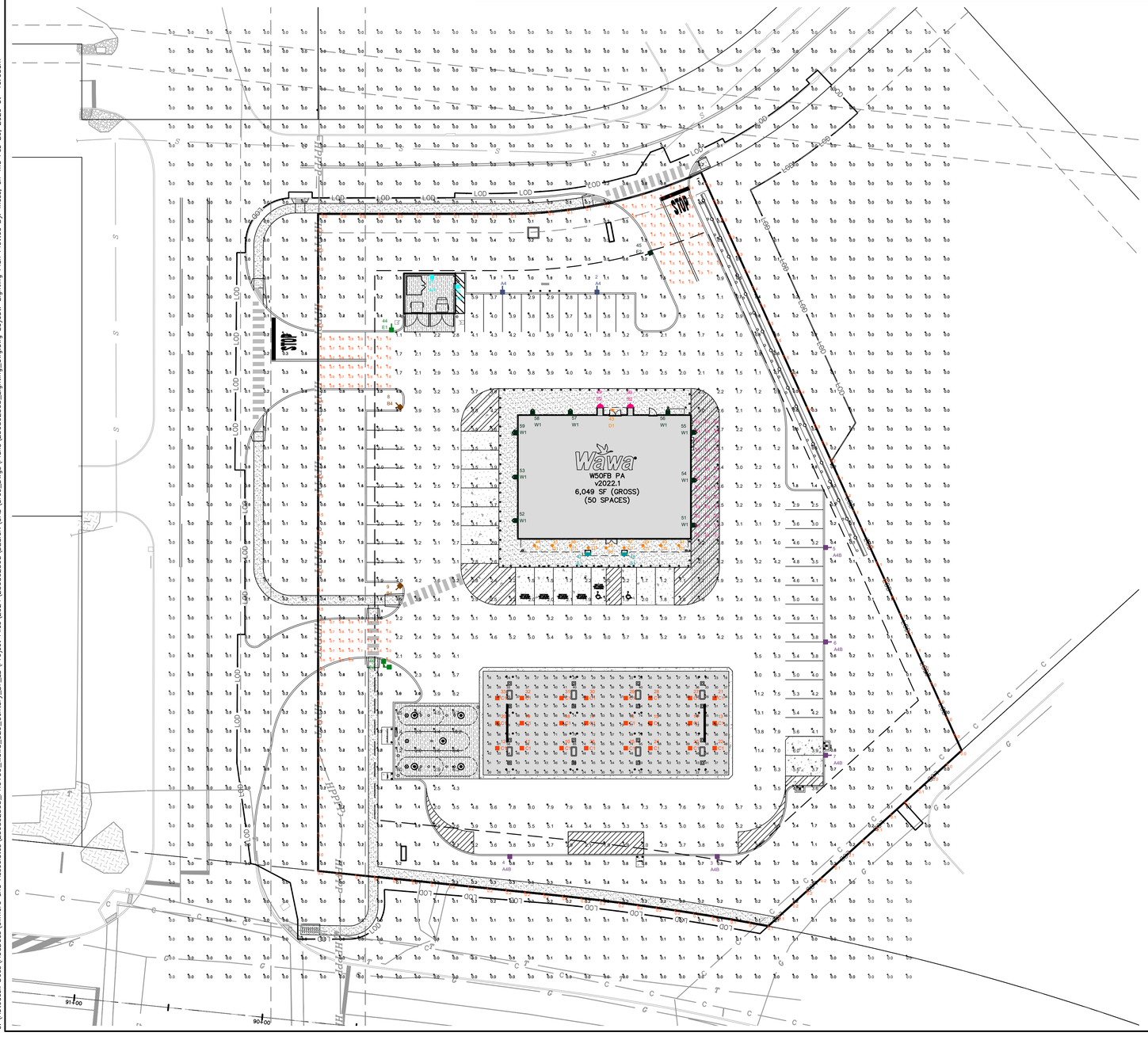
FUEL & GARBAGE TURN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.:	2408023
WAWA STORE NO. 8256 APPLICANTS INFO:	PROVCO PINEGOOD CENTURY, LLC 795 EAST LANCASTER AVE. SUITE 200 VILLANOVA, PA 19085 610-520-4572
MUNICIPAL FILE No.:	----
TAX MAP PARCEL No.:	13-24-0795-173
TOTAL AREA:	2.35 AC.
TOTAL LOTS:	1
DATE:	04/21/2025
SCALE:	1"=30'
DRAWN BY:	LEH
CHECKED BY:	ESC
SHEET NO.:	29 OF 33

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LUMINAIRE SCHEDULE											
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	DIMMING LUMEN MULTIPLIER	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
	4	A4	SINGLE	15141	1.030	0.610	B2-U0-G3	73.98	295.92	Lithonia Lighting	DSX0LED-P6-50K-70CRI-T3M-MVOLT-FAO-HS-XX (SW. POS 4)
	5	A4B	SINGLE	12704	1.030	0.730	B0-U0-G3	90.42	452.1	Lithonia Lighting	DSX0LED-P6-50K-70CRI-BLC3-MVOLT-FAO-XX (SW. POS 5)
	2	B3	2 @ 90 degrees	17728	1.030	0.730	B3-U0-G5	90.42	361.68	Lithonia Lighting	DSX0LED-P6-50K-70CRI-T4M-MVOLT-FAO-XX (SW. POS 5)
	24	C1	SINGLE	18789	1.030	1.000	B4-U0-G1	106.9304	2566.33	Lithonia Lighting	RCNYLED-ALO2-50K-80CRI-SYMC-MVOLT-BZS-XX (SW. POS. 6)
	10	D1	Single	1939	1.000	1.000	B2-U0-G0	19.7	197	Gotham Architectural Lighting	EV06 35/20 AR LSS WD MVOLT GZ10
	2	E1	SINGLE	14982	1.030	0.200	B2-U0-G3	20.55	41.1	Lithonia Lighting	DSX0LED-P6-50K-70CRI-T2M-MVOLT-FAO-HS-XX (SW. POS 1)
	1	E2	SINGLE	14982	1.030	0.360	B2-U0-G3	39.73	39.73	Lithonia Lighting	DSX0LED-P6-50K-70CRI-T2M-MVOLT-FAO-HS-XX (SW. POS 2)
	2	S1	SINGLE	2659	1.000	1.000	B0-U5-G2	20	40	FC/SSL Lighting	FCWS7170-XXX-35K-2500-CRI85-XX-D
	2	S2	SINGLE	2542	1.000	1.000	B0-U4-G2	20	40	FC/SSL Lighting	FCWS7168-XXX-35K-2500-CRI85-XX-D
	9	W1	SINGLE	4285	1.020	1.000	B1-U0-G2	28.68	258.12	Lithonia Lighting	DSXW1LED-P4-50K-70CRI-T4M-MVOLT-XX
	2	W3	SINGLE	1994	1.020	1.000	B0-U0-G1	14.58	29.16	Lithonia Lighting	DSXW1LED-P2-50K-70CRI-T3M-MVOLT-HS-XX



NOTES:

- ALL AREA LIGHTS ON 20 FT. POLES MOUNTED ON 6 IN. CONCRETE BASES
- FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES UNLESS NOTED OTHERWISE

CALCULATION SUMMARY					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
CANOPY	49.84	79	18	2.77	4.39
DELIVERY AREA	3.57	4.3	2.5	1.43	1.72
ENTRANCE & EXIT DRIVES	1.43	3.8	0.6	2.38	6.33
PARKING & INTERIOR DRIVE AISLES	4.24	13.8	0.8	5.30	17.25
PROPERTY LINE	0.19	0.5	0.0	N.A.	N.A.
UNDEFINED	0.06	4.9	0.0	N.A.	N.A.

THIS SITE IS LOCATED IN A REGION WHERE LIGHTING IS REGULATED BY LOCAL ORDINANCES

LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
1	A4	20.5
2	A4	20.5
3	A4	20.5
4	A4	20.5
5	A4B	20.5
6	A4B	20.5
7	A4B	20.5
8	A4B	20.5
9	A4B	20.5
10	B3	20.5
11	B3	20.5
12	C1	17.11
13	C1	17.11
14	C1	17.11
15	C1	19.32
16	C1	19.32
17	C1	19.32
18	C1	19.32
19	C1	19.32
20	C1	19.32
21	C1	19.32
22	C1	19.32
23	C1	21.53
24	C1	17.11
25	C1	17.11
26	C1	17.11
27	C1	17.11
28	C1	17.11
29	C1	21.53
30	C1	21.53
31	C1	21.53

LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
32	C1	21.53
33	C1	21.53
34	C1	21.53
35	C1	21.53
36	D1	9
37	D1	9
38	D1	9
39	D1	9
40	D1	9
41	D1	9
42	D1	9
43	D1	9
44	D1	9
45	D1	9
46	E1	20.5
47	E1	20.5
48	E2	20.5
49	S1	9
50	S1	9
51	S2	8.5
52	S2	8.5
53	W1	15
54	W1	15
55	W1	15
56	W1	15
57	W1	15
58	W1	15
59	W1	15
60	W1	15
61	W1	15
62	W3	8
63	W3	8

ALL LIGHTING HAS BEEN PREPARED BY RED LEONARD ASSOCIATES.

1340 KEMPER MEADOW DR.
FOREST PARK, OH 45240
513-574-9500
REDLEONARD.COM

RED LEONARD PROJECT NO.
RL-10213-S1-R1

30 0 30 60
SCALE IN 1"=30' FEET

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER
ERIC S. CLASE
ENGINEER 55715-E
DATE: 02/16/26

REV.	DESCRIPTION	DATE	BY
9	PER WAWA DOW COMMENTS 01/30/26	02/16/26	LEH
8	PER CCCD COMMENT DATED 12/17/25	12/22/25	LEH
7	PER CCCD COMMENT DATED 11/14/25	12/12/25	LEH
6	PER CCCD LTR. DATED 10/06/25	10/20/25	LEH
5	PER CCCD LTR. DATED 08/12/25	09/11/25	LEH
4	PER RETTEW LTR. DATED 06/09/25	08/07/25	LEH
3	PER CCCD LTR. DATED 05/27/25	06/30/25	LEH

PRELIMINARY-FINAL LAND DEVELOPMENT

920 CENTURY DRIVE WAWA

LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

LIGHTING PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2308023

WAWA STORE NO. 8256

APPLICANTS INFO:
PROVCO PINEGOOD CENTURY, LLC
795 EAST LANCASTER AVE.
SUITE 200
VILLANOVA, PA 19085
610-520-4572

MUNICIPAL FILE No.: 2025-03

TAX MAP PARCEL No.: 13-24-0795-173

TOTAL AREA:	TOTAL LOTS:
2.35 AC.	1
DATE: 04/21/2025	SCALE: 1"=30'
DRAWN BY: LEH	CHECKED BY: ESC

SHEET NO.: 30 OF 33

C:\Autodesk Docs\ACCDocs\Gilmore and Associates\2308023308_PROVCO_Wawa_920_Century_Dr_LD\Project Files\2024\2308023308\DESIGN\CAD\Srce_Dwgs\Plans\2308023308_Lighting_dwg.dwg Layout: Lighting Plan Plotted By: lhess, on Thu Feb 26, 2026 at 10:08am

	QTY	LABEL	DESCRIPTION
AREA	4	A4	DSXOLED-P6-50K-70CRI-T3M-MVOLT-FAO-HS-XX (SW. POS 4)
	5	A4B	DSXOLED-P6-50K-70CRI-BLC3-MVOLT-FAO-XX (SW. POS 5)
	2	B3	DSXOLED-P6-50K-70CRI-T4M-MVOLT-FAO-XX (SW. POS 5)
	2	E1	DSXOLED-P6-50K-70CRI-T2M-MVOLT-FAO-HS-XX (SW. POS 1)
	1	E2	DSXOLED-P6-50K-70CRI-T2M-MVOLT-FAO-HS-XX (SW. POS 2)

	QTY	LABEL	DESCRIPTION
CANOPY	24	C1	RCNYLED-ALO2-50K-80CRI-SYMC-MVOLT-BZS-XX (SW. POS. 6)

	QTY	LABEL	DESCRIPTION
DOWNLIGHT	10	D1	EV06 35/20 AR LSS WD MVOLT GZ10

	QTY	LABEL	DESCRIPTION
WALL MOUNTED	2	S1	FCWS7170-XXX-35K-2500-CRI85-XX-D

ADDITIONAL FIXTURE INFO



D-Series Size 0
LED Area Luminaire

d*series

Specifications

EPA: 0.44 ft² (0.04 m²)
Length: 26.18" (665 mm)
Width: 14.06" (357 mm)
Height H1: 2.26" (57 mm)
Height H2: 7.44" (189 mm)
Weight: 23 lbs (10.4 kg)



Design Select options indicated per the tiles color background.

Design Select
Items marked in a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

Introduction
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.
The photometric performance results in sites with excellent uniformity, virtually no glare/spill and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information EXAMPLE: DSXO LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSXO LED

Series	LEDs	Color temperature	Color Rendering Index	Distribution		Voltage	Mounting
DSXO LED	Forward optics P1 P5 P2 P6 P3 P7 P4 Rotated optics P10* P12* P11 P13*	30K 3000K 40K 4000K 50K 5000K Other options: 30K/35K only, 40K/50K not offered: 27K/AMBPC	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T4M Type IV extra wide T5W Type V wide T5VS Type V very wide TFTM Type V forward throw medium	78W Type V medium, 78" TFTM Type V throw plane* T6W Type VI wide BLC3 Type III backlight control* BLC4 Type IV backlight control* LCCO Left corner cutoff* RCCO Right corner cutoff*	120 120V 208 208V 240 240V 277 277V 347 347V* 480 480V*	Shipped included SPA Square pole mounting (4) drilling, 3.5" max. SQ pole) RPA Round pole mounting (4) drilling, 3" max. RND pole) SPA05 Square pole mounting (4) drilling, 5" max. SQ pole)* RPA05 Round pole mounting (4) drilling, 5" max. RND pole)* WBA Wall box kit** WA Wall arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR generation 2 enabled with bi-level motion / ambient sensor, 8'-40' mounting height, ambient sensor enabled at 25 fc*,**,*** PIR nLight AIR generation 2 enabled with bi-level motion / ambient sensor enabled at 25 fc*,**,*** PER NLTAIR2 nLight AIR generation 2 enabled with bi-level motion / ambient sensor enabled at 25 fc*,**,*** PER5 NEMA twist-lock receptacle only (controls ordered separate)*,** PER7 Five-pin receptacle only (controls ordered separate)*,**	PCR7 Covers pin-receptacle only (controls ordered separate)*,**,† FAO Field adjustable output*,**,† BLCE Bi-level switched dimming, 10%*,**,† BLCH Bi-level switched dimming, 5%*,**,† DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)*,†	Shipped included HS Separate inside (black) heat sink standard** LTR Left rotated optics† RTR Right rotated optics† CA Coastal Construction**,† HA 40°C ambient operation† BAA Buy American Act and/or Build America Buy America Qualified SF Single fuse (120, 277, 347V)* DF Double fuse (208, 240, 480V)* Shipped separately EGSR External Glare Shield (reversible, field install required, matches housing finish) HSSR Shelf Lens (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DSXTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

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COMMERCIAL OUTDOOR
DSXO LED Rev. 01.09.25 Page 1 of 9

Ordering Information

Accessories
Ordered and shipped separately.

DLL127 1.5 JU	Photocell - SSL twist-lock (120-277V) *
DLL347 1.5 CUL JU	Photocell - SSL twist-lock (347V) *
DLL480 1.5 CUL JU	Photocell - SSL twist-lock (480V) *
DSHS72KT	Shorting cap *
DLL180 1.5	Square mounting bracket (use for pole-mounting 1 @ 90° or 2 @ 180°)
DSHM-SPUMBA	Round pole adapter kit (drilling: specify holes)
DSHM-RPUMBA	Round pole adapter kit (drilling: specify holes)
DSHM-WBA	Square pole adapter kit (specify holes)
DSHSQSA DDBXD	External glare shield (specify finish)
DSHRSQSA DDBXD	Wire guide attachment (specify finish)

NOTES
1 Photocell-twist-lock available with configuration P10, P11, P12 and P13. Must be combined with option LPI or RPI.
2 DSH, WBA, and SSA available in 70CRI and 80CRI. DFL and DSA only available with 80CRI. Contact Technical Support for other possible combinations.
3 T1S,T2S, T2M,T3S, BLC3, BLC4, LCCO, RCCO not available with options HS.
4 Not available with 347V, 480V, DF, SF, DMG, PIR, PIRH, PER, PER5, PER7, or PIRHN.
5 HA50°C ambient operation at any line voltage from 347-480V (50Hz) rep.
6 Not available with NLTAIR2 PIR, NLTAIR2 PIRH, NLTAIR2 PER, NLTAIR2 PIRHN or option PIR.
7 WHSC1 reservrte with any voltage between 277V and 480V (50/60 Hz).
8 SPA and RPA not available with P1, P2, P3, P4, P5, P6, P7, P10, P11, P12, P13 with fusing (SF or DF).
9 SPA05 and RPA05 high in with 40 drilling only (Not for use with HS drilling).
10 Not available with NLTAIR2 PIR, NLTAIR2 PIRH, NLTAIR2 PER, NLTAIR2 PIRHN or PIRHN.
11 NLTAIR2 and PIRHN must be ordered together for more information visit nLight AIR 2.
12 P10 only available with NLTAIR2 PIR, NLTAIR2 PIRH, NLTAIR2 PER, NLTAIR2 PIRHN, BLC3, BLC4 and DMG. NLTAIR2 PIRHN not available with P1, P2 and only available with NLTAIR2 PIR, NLTAIR2 PIRH, NLTAIR2 PER, NLTAIR2 PIRHN, BLC3, BLC4 and DMG. PIR not available with P1, P2 and P3 using HVOLT. PIRH not available with P1, P2 and P3 using HVOLT. PER not available with P1, P2 and P3 using HVOLT. PER5 not available with P1, P2 and P3 using HVOLT.
13 PIR and PIRH may be ordered with PIRHN. PIR, PIRH, PER, PER5, PER7, BLCE, BLCH or DMG.
14 FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PIRH, PER7, PER5, BLCE, BLCH or DMG.
15 DMG not available with NLTAIR2 PIR, NLTAIR2 PIRH, NLTAIR2 PER, NLTAIR2 PIRHN, BLCE or BLCH and specify 120 or 277V.
16 DMG not available with NEMA PIRHN, PIR, PIRH, PER7, BLCE, BLCH and PER5.
17 Not available with P10, P11, P12, P13, PCR7, PER7 or PER5.
18 Reference Controls Options table on page 4.
19 Not available with NLTAIR2 PIR, NLTAIR2 PIRH, BLCH, LCCO and RCCO distribution. Also available as a separate accessory, see Accessories information.
20 CCE option now available with option BK and DDBXD. Contact Technical Support for availability.
21 Electrical kit not available with postinstall packages PR, PT, PT2 and PT3.
22 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. HVOLT not available with fusing (SF or DF).

Shield Accessories



External Glare Shield (EGSR)



House Side Shield (HSSR)

Drilling

HANDHOLE ORIENTATION
(from top of pole)



Template (R)



Top of Pole

Tenon Mounting Slipfitter

Tenon O.D.	Single	2 @ 90°	2 @ 180°	3 @ 90°	3 @ 120°	4 @ 90°
2-3/8"	A94	A53-190	A53-280	A53-390	A53-320	A53-490
2-7/8"	B94	A053-190	A053-280	A053-290	A053-320	A053-490
4"	B94	A0726-190	A0726-280	A0726-290	A0726-320	A0726-490

Mounting Option	Rating	Single	2 @ 90°	2 @ 180°	3 @ 90°	3 @ 120°	4 @ 90°
Roof mount	IR	SA4-9	SA4-9AS	SA4-9AC	SA4-9AT	SA4-9AQ	SA4-9AQS
Drill Recommended	IR	DM7RD	DM29RD	DM29RD	DM39RD	DM29RD	DM49RD

Fits	#4	1.5"	1.5"	1.5"	1.5"		1.5"
Fits	#5	2"	2"	2"	2"	2"	2"
Fits	#6	2"	2"	2"	2"	2"	2"
Fits	#8	2"	2"	2"	2"	2"	2"



Template (R)



Top of Pole

DSX0 Area Luminaire - EPA

*Includes luminaires and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Configuration	Single (SA1)	2 @ 180° (A2)	2 @ 90° (A2)	3 @ 90° (A3)	3 @ 120° (A3)	4 @ 90° (A4)
Mounting Type						
2GO with 0ft	0.44	0.88	0.96	1.18	—	1.76
2GO with 5ft/6ft	0.51	1.02	1.06	1.26	—	1.91
2GO with 8ft/6ft	0.51	1.02	1.06	1.26	1.24	1.28
2GO with 10ft	0.64	1.28	1.24	1.47	1.78	1.93

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COMMERCIAL OUTDOOR
DSXO LED Rev. 01.09.25 Page 2 of 9

ADDITIONAL FIXTURE INFO



RCNY LED
Recessed LED Canopy/Ceiling Luminaire

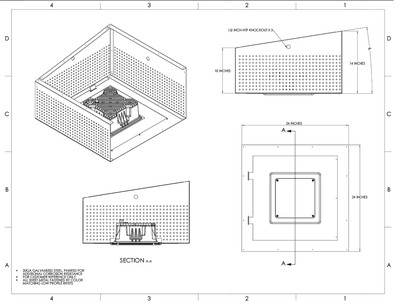
Catalog Number
Notes
Type

Specifications subject to change without notice. Please visit this page for new and innovative information.

Specifications

RCNY LED
Width: 11.5"
Height: 5.9"
Length: 11.5"
Weight: 14lbs

Introduction
The RCNY LED recessed luminaire is designed to provide exceptional energy savings and versatility in one fixture. With a compact design the RCNY provides superior illumination while blending into the canopy space seamlessly. The RCNY is unique in that as a recessed canopy it can be installed in both 12" and 16" canopy decks. Features such as Adjustable Lumen Output:Dial with 8 Settings and forward throw distribution (ASYC) option make the RCNY one of the most versatile gas station canopies in the market. Lumen dial and driver are both accessible from below. With up to 191LPW the RCNY LED delivers up to 90% in energy savings when replacing metal halide luminaires. With over 100,000 hour life expectancy (12+ years of 24/7 continuous operation), the RCNY LED luminaire provides significant maintenance savings over traditional luminaires. Class 1 Division 2 also available. Wet location junction box available upon request.



SECTION A-A

- SHOWN WITH OPTIONAL FACTORY INSTALLED SURFACE MOUNT BRACKET FOR CONDUIT ENTRY ONLY. INSTALLATION OVER PRIMED SURFACE.

Ordering Information EXAMPLE: RCNY LED ALO2 50K 70CRI SYMC MVOLT BZS DWHXD

RCNY LED

Series	Package	Color Temperature	CRI	Lens
RCNY LED	ALO1 7,000-10,000 Lumens ALO2 12,000-24,000 Lumens	40K 4000K 50K 5000K	70CRI 80CRI*	SYMC Symmetric Clear Lens ASYC Asymmetric Clear Lens SYMF Symmetric Frost Lens

Voltage	Trim	Trim Finish	Option
MVOLT 120-277V HVOLT 347-480V	BZS 11.5" Square Bezel	DWHXD White DBLXD Black DBRXD Bronze DNAXD Natural Aluminum	CCE Coastal Protection SPDSXD 10K Surge Protection DMG7 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)

Accessories
Ordered and shipped separately.

Catalog	Description
FTCSMC*	RCNY Backplate for 12" Decks
FFSMC*	RCNY Backplate for 16" Decks
BFSMW*	RCNY 30° Beam Adjuster
BFSMN*	RCNY 26° Beam Adjuster
WLSBZ	Wetlocation Kit for use with Cover

Catalog	Description
CVRCSMC	Covers Existing Mini Flanger Blue Portion
CVRCSMF	Covers Existing Mini Flanger Blue Portion
CVRCSMW	Covers Existing Overhang Portion of Existing Fixture
CVRCSMN	Covers Existing Overhang Portion of Existing Fixture
PIR	For Power Supply Wiring

Catalog	Description
CVRCSMC	12.5" x 24" x 19.64 Satin Steel
CVRCSMF	15.5" x 24" x 19.64 Satin Steel
CVRCSMW	18" x 30" x 19.64 Aluminum
CVRCSMN	26" x 26" x 19.64 Aluminum
PIR	2.8" x 4.5" x 2.3" Aluminum

* Add "SF" to the end of the catalog number for individual unit pack or "SF" for packs of 6 units

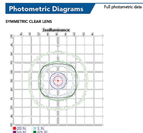
NOTES
1. WLSBZ not available with SYM.
2. FMCI not included with fixture. ALO2 is 12,000 lumens. ALO1 is 7,000 lumens and ALO1* at 12,000 lumens.

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RCNY LED Rev. 02/20/25

Photometric Diagrams

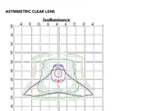
Full photometric data report available within 2 weeks from request. Contact Acuity Tech Support.

SYMMETRIC CLEAR LENS



Isofootcandle

ASYMMETRIC CLEAR LENS



Isofootcandle

Performance Data

Symmetric Clear Lens

Performance Package	Lumens	System Watts	30K (3000K, 70 CRI)		40K (4000K, 70 CRI)		50K (5000K, 70 CRI)	
			Lumens	LPW	Lumens	LPW	Lumens	LPW
ALO2	1	24	3,685	153	3,795	158	3,893	162
ALO2	2	42	6,510	155	6,705	160	6,876	164
ALO2	3	57	9,027	158	9,295	163	9,530	167
ALO2	4	74	11,696	158	12,046	163	12,352	167
ALO2	5	89	13,248	149	13,733	154	14,127	159
ALO2	6	107	15,944	149	16,436	154	16,859	158
ALO2	7	122	18,242	150	18,801	155	19,287	159
ALO2	8	132	21,145	160	21,811	165	22,378	170
ALO1	1	14	2,056	146	2,107	149	2,162	153
ALO1	2	26	3,689	154	3,799	158	3,896	162
ALO1	3	37	5,242	143	5,401	148	5,540	152
ALO1	4	48	6,699	142	6,907	151	6,994	155
ALO1	5	58	8,510	149	8,770	154	8,993	158
ALO1	6	67	9,662	170	9,962	175	10,007	177
ALO1	7	84	10,903	163	11,233	170	11,518	174
ALO1	8	72	11,767	163	12,132	169	12,436	173

Symmetric Frost Lens

Performance Package	Lumens	System Watts	30K (3000K, 70 CRI)		40K (4000K, 70 CRI)		50K (5000K, 70 CRI)	
			Lumens	LPW	Lumens	LPW	Lumens	LPW
ALO2	1	24	3,351	137	3,501	141	3,627	143
ALO2	2	42	5,924	141	6,191	145	6,415	153
ALO2	3	57	8,653	151	8,908	156	9,012	158
ALO2	4	74	11,244	152	11,546	156	11,746	159
ALO2	5	89	13,001	153	14,004	158	14,269	160
ALO2	6	107	15,357	144	15,766	148	16,044	150
ALO2	7	122	16,257	134	16,948	139	17,537	144
ALO2	8	132	19,769	150	20,369	154	20,828	158
ALO1	1	14	1,975	141	1,994	143	1,645	117
ALO1	2	26	3,396	127	3,500	141	3,595	139
ALO1	3	37	4,927	143	4,729	137	4,538	131
ALO1	4	48	5,973	148	6,161	154	6,228	156
ALO1	5	58	7,227	151	7,452	155	7,246	137
ALO1	6	67	8,618	151	8,886	156	8,997	158
ALO1	7	84	9,691	142	9,992	151	10,218	151
ALO1	8	72	10,465	146	10,825	150	10,967	152

Asymmetric Clear Lens

Performance Package	Lumens	System Watts	30K (3000K, 70 CRI)		40K (4000K, 70 CRI)		50K (5000K, 70 CRI)	
			Lumens	LPW	Lumens	LPW	Lumens	LPW
ALO2	1	26	3,278	133	3,411	139	3,544	137
ALO2	2	42	5,867	140	6,105	145	6,326	151
ALO2	3	57	8,581	150	8,832	155	8,938	157
ALO2	4	74	11,144	151	11,484	156	11,684	158
ALO2	5	89	13,291	149	13,778	155	14,171	159
ALO2	6	107	15,944	149	16,436	154	16,859	158
ALO2	7	122	18,242	150	18,801	155	19,287	159
ALO2	8	141	19,261	136	19,859	141	20,379	144
ALO1	1	14	1,994	142	2,056	147	2,107	149
ALO1	2	26	3,689	154	3,799	158	3,896	162
ALO1	3	37	5,242	143	5,401	148	5,540	152
ALO1	4	48	6,699	142	6,907	151	6,994	155
ALO1	5	58	8,510	149	8,770	154	8,993	158
ALO1	6	67	9,662	170	9,962	175	10,007	177
ALO1	7	84	10,903	163	11,233	170	11,518	174
ALO1	8	72	11,767	163	12,132	169	12,436	173

RCNY ALO2 50K

CRI	R9	R13	R15
70	4	5	2
80	4	4	2

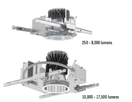
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ADDITIONAL FIXTURE INFO

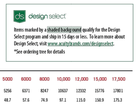
gotham EVO
Multiple Layers of Light

Luminaire Type:
Catalog Number:

General Illumination Round Downlight 6"



250 - 8,500 lumens



10,000 - 17,500 lumens

Design Select
Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

Feature Set
- Bounding Ray™ optical design
- Unitized optics mechanically attach the light engine to the lower reflector for complete optical alignment.
- 45° cutoff to source and source image
- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 MacAdam Ellipse, 85 CRI typical, 90+ CRI optional
- Fixtures are wet location, covered ceiling

- Available with 10% dimming, 1% dimming, or dim to dark
- Batwing distribution with feathered edges provides even illumination on horizontal and vertical surfaces
- ENERGY STAR® certified product*
- UGR of zero for fixtures aimed at nadir with a cut-off equal to or less than 450lmg per DIE 1.01:1995 Dissertation Glare in Interior Lighting. UGR 19c)

Distribution

Very Narrow (VN) 0.3 SMH | Narrow (N) 0.7 SMH | Medium (MD) 0.9 SMH | Medium Wide (MW) 1.0 SMH | Wide (W) 1.2 SMH

Superior Performance

Nominal Lumens	250	500	750	1000	1500	2000	2500	3000	3500	4000	4500	5000	6000	8000	10,000	12,000	15,000	17,500
Delivered Lumens	257	519	776	994	1471	2006	2507	3077	3542	4027	4503	5256	6371	8247	10027	12552	15776	17861
Wattage	3.4	6.2	8.2	9.6	14.2	19.7	24.7	29.5	33.8	39.3	47.2	48.7	57.6	76.9	97.1	119.0	156.9	175.3
Lumens per Watt	87.4	83.7	94.6	103.5	103.1	101.8	102.7	104.3	104.8	102.3	95.8	107.9	110.6	110.1	109.5	107.2	104.5	101.9

*Based on 3500K AR LSS WD MVOLT

Coordinated Apertures | Multiple Layers of Light



General Illumination Layer | EVO | High Center Beam Layer | Accita | EVO + Accita — Multiple Layers of Light

Core	Downlight, Adjustable, Open Reflector, Lensed Wallwash, Cylinder, Pinhole, Bevel, Hyperbolic
Healthcare	Downlight, MRI, Surgical Suite, Patient Room
Special Applications	Dynamic, Food Service, Vertical Plunge, Clean Room, Shower, Shower Room

EVOL-OPEN
page 1 of 6

GOTHAM ARCHITECTURAL DOWNLIGHTING | 1400 Lake Road Conyers, GA 30012 | P 800-705-SERV (7378) | gothamlighting.com
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gotham EVO

6" General Illumination Round Downlight

Luminaire Type:
Catalog Number:

Design Select options indicated by the tiles color background.

EXAMPLE: EVO6 35/10 AR MWG LSS MVOLT EZ1

Series	Color Temperature	Nominal Lumen Values		Reflector & Flange Color	Trim Style	Finish
EVO6	21 2700 K 27 2700 K 30 3000 K 35 3500 K 40 4000 K 50 5000 K	02 250 lumens 05 500 lumens 07 750 lumens 10 1000 lumens 15 1500 lumens 20 2000 lumens 25 2500 lumens 30 3000 lumens 35 3500 lumens	40 4000 lumens 45 4500 lumens 50 5000 lumens 55 5500 lumens 60 6000 lumens 80 8000 lumens 100 10000 lumens 120 12000 lumens 150 15000 lumens 175 17500 lumens	AR Clear PW Pewter WHT Wheat GD Gold WH White BLK Black WBABLK* White Back-painted CBABLK* Black Back-painted TCPC* Custom paint color	SFLG Self-flanged FL Flangeless	Shared Finishes CLS Semi-specular SR Matte-diffuse LS Specular

Distribution	Voltage	Driver*
VND Very Narrow (0.3 sr.ter) NR Narrow (0.7 sr.ter) MD Medium (0.9 sr.ter) MWD Medium Wide (1.0 sr.ter) WD Wide (1.2 sr.ter)	MVOLT 120 - 277 HVOLT 347*	EZ10 0-10V driver dims to 10% EZ1 0-10V driver dims to 1%. EZ1LU eldoLED 0-10V EOS/Line. Lower dimming to 10% min. EZ1LP eldoLED 0-10V EOS/Line. Lower dimming to 2% min. EZ1D eldoLED 0-10V EOS/Line. Logarithmic dimming to <1%. EB4D eldoLED EcoDrive DALI. Logarithmic dimming to <1%.	EB5B eldoLED 350mA DMX with EOBF. Instant device addressing and assignment. Supports up to 4 DMX addressable home-run wires. Refer to DMX1 Manual. Minimum 350 luminaires/1500ft runaway. EC3DP* Lutron Ecosystem Hybrid 24 (Lumen T-8) soft-on, fade to black. Max. 4 000LW.

Control Interface	Emergency Options	Options
NLT* nLight® dimming pack controls NLTEZ1LU* nLight® dimming pack controls emergency circuit NLTAIR2* nLight® AIR enabled NLTAIR2EZ1LU* nLight® AIR enabled emergency NLTAIRHBE2* nLight® AIR generation 2 Bluetooth Mesh Commissioning, Controls fixtures on emergency circuit with battery pack options.	EL Emergency battery pack, 10W, with integral test switch ELR Emergency battery pack, 10W, with remote test switch ELSD Emergency battery pack, 10W with self-diagnostics, integral test switch ELRSD Emergency battery pack, 10W with self-diagnostics, remote test switch E10WCP Emergency battery pack, 10W Constant Power, CA Title 20 compliant with integral test switch E10WCPR Emergency battery pack, 10W Constant Power, CA Title 20 compliant with remote test switch BCTD Bodine generator transfer device. Specify 120V or 277V.	SF Single fuse. Specify 120V or 277V. DF Double fuse. Specify 120V or 277V. SBBL* Black junction flange FSSPEC Flange-ring only FAL refer for pricing only FSPEC Flange-custom paint color RSS** nLight® Sensor Compensation GTD generator transfer device. Specify 120V or 277V BSX3K Nlight CIR ONLY CP* Chicago Plenum. Specify 120V or 277V for 5000Dm and above. SUS** IMG High Ambient Option (40°C) RBL RELOC® ready luminaire connectors enable a simple and consistent fixture relocation process. Luminaires are factory-prepped for RELOC® RBL5, RBL6, and RBL12CS. Refer to RBL spec sheet on www.acuitybrands.com for RELOC® product specifications. Allow ceiling access required.

ACCESSORIES - order as separate catalog numbers (shipped separately)

SCAN Sloped ceiling adapter. Degree of slope must be specified (10, 20, 30, 45, 60). Ex: SCAN 10D. Refer to TECH-190.
CTA-EVO Conical trim adapter, for up to 8.000LM (address) reducing frame to accommodate ceiling thickness up to 5".
CTAA-EVO 6" AR aperture ceiling thickness adapter for use with E3AR or SP up to 8,000LM, or nFlare options (extends mounting frame to accommodate ceiling thickness up to 5"). For use with CBWCTRIMW trims, E3SR, CP or nFlare options.
ISD EC 0-10V wall box dimmer. Refer to TECH-IDC.

ORDERING NOTES

1. Not available with finishes.
2. Not available with finishes, but with finish when ready to order. See BWL BRIDGEWAY.
3. Not available with emergency battery pack options.
4. Not available with emergency battery pack options.
5. Supplied with factory installed step down transformer. Max 5000LM.
6. Not available with nLight®.
7. Specify voltage.
8. Not available with generator supply power. Will require an emergency fed feed and normal fed feed.
9. Not available EAL x 1 SMD drivers. Not available with CP or NRG options. Not recommended for metal ceiling installations.
10. When combined with the EZ1, LU3, or LP3 options normal luminaire (nonemergency) can be used as a normal power switching device for nearby nLight AIR devices with occupancy sensors (CM emergency).
11. For use with different reflector finish only (i.e. AR, PW, WTR, GR options). Not applicable with WH (white reflector) or FL (flangeless) option.
12. For use with different reflector finish only (i.e. AR, PW, WTR, GR options). Not applicable with BK (black reflector) or FL (flangeless) option.
13. Fixture height of 80% light level. Must be specified with NLT or NLTEB. Only available with EZ10 and EZ1 drivers.
14. 12,000LM max with EL or nLight® options. 5,500LM max with Lutron drivers combined with EL. Not available with ELR, HAO, or EMGL or any nLight AIR dimming options.
15. Only available 1000LM - 15,000LM with eldoLED drivers.

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gotham

ADDITIONAL FIXTURE INFO

FC OUTDOOR LIGHTING

FCWS7170



Date:
Type:
Fixture:
Project:
Approved:

FCWS7170 Exterior Decor fixture is an IP65 rated, ADA-compliant, easy to maintain fixture that has an impact resistant lens and face options to meet the design requirements of your building.

cULus Listed

SPECIFICATIONS

PHYSICAL	
dimensions	24" H x 7.25" W x 4" Deep
weight	8.25 lbs
housing	Marine grade, corrosion resistant, heavy gauge high pressure die cast aluminum
lens	Impact resistant, UV stabilized, opal, polycarbonate diffuser
mounting	Mounts directly to standard junction box; masonry applications use four (4) 0.25" x 0.75" screws with lead anchors (fasteners not included, close by others)
ingress protection	IP65: dry, damp, or wet locations with PVC closed cell foam gasket to seal out contaminants
finish	Six stage chemical iron phosphate conversion pre-treatment. Polyester powder coat finish, 1.8 µm Min., 5000hr salt spray test (ASTM B117) compliant with Florida / AAMA 2604 specification.
PERFORMANCE	
color temperature	2700K | 3000K | 3500K | 4000K
lumen output	1200 lm | 1600 lm | 2500 lm | 3800 lm | 5100 lm | 9555 lm
lifetime	> 70,000 hours / L70 or better
color consistency	3 SDCM / standard: 85 CRI | optional: 90 CRI
operating temperature	-13°F to 104°F (-25°C to 40°C)
junction temperature	73°C @ Tº 25°C
warranty	5-Year limited warranty (refer to website for details)
ELECTRICAL	
input voltage	Universal 120-277VAC | optional: 347VAC (Integral)
power supply	Integral Class II, electronic, high power factor > 94% @120V
certifications	ETL/cETL Listed, CEC Title 24 JA8 compliant (only 80CRI complete), ADA Compliant
standards	UL 1598 / CSA C22.2 No. 250.0 - Class II / IES LM-79 / LM-80
power consumption	79W @ 120V - 277V (maximum)
dimming	Standard: 0-10V (1%) | Optional: ELV (120V Only) / DMX (Remote Only) / DALI (Integral)

Due to continuous development and improvements, specifications are subject to change without notice. FC Lighting reserves the right to change lab test details or specifications without notice. Product use confirm agreement to FC Lighting terms and conditions. RSS Series Cylinder Lights are engineered and produced in our Illinois manufacturing facility.

US Commercial Lighting Manufacturer Since 1982 — Specification Sheet

FC FC Lighting 3600 Swenson Ave. • St. Charles, IL • 60174 • fclighting.com T 800.900.1730 AG-JF-111521

1

FCWS7170

Ordering Information

ORDERING INFORMATION

FCWS7170

| SERIES | VOLTAGE | CCT | CRI | LUMENS | FINISH | OPTI

	QTY	LABEL	DESCRIPTION
WALL MOUNTED	2	S2	FCWS7168-XXX-35K-2500-CRI85-XX-D



	QTY	LABEL	DESCRIPTION
WALL MOUNTED	9	W1	DSXW1LED-P4-50K-70CRI-T4M-MVOLT-XX
	2	W3	DSXW1LED-P2-50K-70CRI-T3M-MVOLT-HS-XX



FC OUTDOOR LIGHTING

Date: **Approved:**

Type:

Fixture:

Project:

FCWS7168



FCWS7168 Exterior Decor fixture is an IP65 rated, ADA compliant, easy to maintain fixture that has an impact resistant lens and face options to meet the design requirements of your building.

4.5A

SPECIFICATIONS

PHYSICAL	
dimensions	18.5" H x 7.25" W x 4" Deep
weight	7.5 lbs
housing	Marine grade, corrosion resistant, heavy gauge high pressure die cast aluminum
lens	Impact resistant, UV stabilized, opal, polycarbonate diffuser
mounting	Mounts directly to standard junction box; masonry applications use four (4) 0.25" x 0.75" screws with lead anchors (fasteners not included, J-box by others)
ingress protection	IP65: dry, damp, or wet locations with PVC closed cell foam gasket to seal out contaminants
finish	Six stage chemical iron phosphate conversion pre-treatment. Polyester powder coat finish, 18 µm Min., 5000hr salt spray test (ASTM B117) compliant with Florida / AAMA 2604 specification.

PERFORMANCE					
color temperature	2700K	3000K	3500K	4000K	
lumen output	1200 lm | 1800 lm | 2500 lm | 4000 lm | 6200 lm				
lifetime	> 70,000 hours / L70 or better				
color consistency	3 SDCM / standard: 85 CRI | optional: 90 CRI				
operatoing temperature	-13°F to 104°F (-25°C to 40°C)				
junction temperature	73°C @ Tª 25°C				
warranty	5-Year limited warranty (refer to website for details)				

ELECTRICAL	
input voltage	Universal 120-277VAC / optional: 347VAC (integral)
power supply	Integral Class II, electronic, high power factor > 94% @120V
certifications	ETL/cETL Listed, CEC Title 24 JA8 compliant (only 90CRI complies), ADA Compliant
standards	UL 1598 / CSA C222.2 No. 250.0 - Class II / IES LM-79 / LM-80
power consumption	70W @ 120V - 277V (maximum)
dimming	Standard: 0-10V (1%) | Optional: ELV (120V only) / DMX (Remote Only) / DALI (Remote Only)

Due to continuous development and improvements, specifications are subject to change without notice. FC Lighting reserves the right to change lab test details or specifications without notice. Product use certifies agreement to FC Lighting terms and conditions. FCC Series Cylinder Lights are engineered and produced in our Illinois manufacturing facility.

US Commercial Lighting Manufacturer Since 1982 — Specification Sheet

FCWS7168

Ordering Information

ORDERING INFORMATION

FCWS7168

SERIES	VOLTAGE	CCT	CRI	LUMENS	FINISH	OPTIONS
FCWS7168	UNV 120V-277V	27K 2700K	CRI85 85 CRI	12L 1200 lm (14W)	BA Brushed Aluminum	LD 0-10V Dimming, 1%
	120V 120Volts	30K 3000K	CRI90 90 CRI	18L 1800 lm (20W)	BKE Black	ELV ELV Dimming (120V Only)
	347V 347V (integral)	35K 2700K		25L 2500 lm (28W)	BZE Bronze	
		4K 4000K		40L 4000 lm (45W)	GRE Graphite Grey	
				62L 6200 lm (70W)	SLE Silver	
					WHE White	
					CCE Custom Color	

REMOTE DRIVER & BATTERY BACKUP

FCWS7168R

SERIES	VOLTAGE	CCT	CRI	LUMENS	FINISH	OPTIONS
FCWS7168R[1]	UNV 120V-277V	27K 2700K	CRI85 85 CRI	12L 1200 lm (14W)	BA Brushed Aluminum	LD 0-10V Dimming, 1%
		30K 3000K	CRI90 90 CRI	18L 1800 lm (20W)	BKE Black	DMX DMX Dimming (Remote Only)
		35K 2700K		25L 2500 lm (28W)	BZE Bronze	DALI DALI Dimming (Remote Only)
		4K 4000K		40L 4000 lm (45W)	GRE Graphite Grey	BBSR[2] Battery Backup Remote (Indoor)
				62L 6200 lm (70W)	SLE Silver	BBSR[3] Battery Backup Remote (Outdoor)
					WHE White	N/A Leave Blank for Remote Driver Only (without Battery Backup)
					CCE Custom Color	

* LED DRIVER REMOTE (RDOOR) IP20, IK08, NEMA 1, -20°C to +50°C. 30' MAX Distance with 12AWG.
**Consult Factory for outdoor remote driver only.

[1] Battery Back-up & LED Driver Remote (RDOOR), IP20, IK08, NEMA 1, 0°C to +50°C. 30' MAX Distance with 12AWG (w/UNV Option Only)

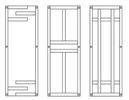
[2] Battery Back-up & LED Driver Remote (OUTDOOR), IP67, IK10, NEMA 4X, -20°C to +50°C. 30' MAX Distance with 12AWG (w/UNV Option Only)

STANDARD FACE INCLUDED



A Face A *(see dimensions next page)*
B Face B *(see dimensions next page)*
D Face D *(see dimensions next page)*

OPTIONAL FACES



A B D

Consult Factory for other options and configurations.

To ensure you receive proper configurations for your lighting specifications, contact us directly about any unique application requirements. This may include but not be limited to lumen output, mounting needs, or electrical components.

Due to continuous development and improvements, specifications are subject to change without notice. FC Lighting reserves the right to change lab test details or specifications without notice. Product use certifies agreement to FC Lighting terms and conditions. FCC Series Cylinder Lights are engineered and produced in our Illinois manufacturing facility.

US Commercial Lighting Manufacturer Since 1982 — Specification Sheet

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2

ADDITIONAL FIXTURE INFO



d-series

D-Series Size 1
LED Wall Luminaire

BAA BABA

Catalog Number

Notes

Type

Hit any link or choose over the page to see all interactive elements.

Specifications

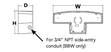
Luminaire

Width: 13-3/4" (34.9 cm) **Weight:** 12 lbs (5.4 kg)
Depth: 10" (25.4 cm)
Height: 6-3/8" (16.2 cm)

Back Box (BBW, E20WC)

Width: 13-3/4" (34.9 cm) **BBW Weight:** 5 lbs (2.3 kg)
Depth: 4" (10.2 cm) **E20WC Weight:** 10 lbs (4.3 kg)
Height: 6-3/8" (16.2 cm)





For 3/4" NPT side-entry conduit (BBW only)

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and significant energy savings, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED P2 40K 70CRI T3M MVOLT SRM DDBTXD

DSXW1 LED

Series	Lumen Package	CCT	CRI	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	P1 2000 Lumens	27K 2700K	70CRI 70CRI	T2S Type 2 Short	MVOLT 120[4]	**Shipped included**	**Shipped installed**
	P2 2200 Lumens	30K 3000K	80CRI 80CRI	T2M Type 2 Medium	208[4]	SRM Surface mounting bracket	PE Photoelectric cell, button type[5]
	P3 3300 Lumens	35K 3500K	AMCRI Amber CRI	T3LG Type 3 Low Glare[6]	240[4]	BBW Surface-mounted back box (for conduit entry)[7]	DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)
	P4 4300 Lumens	40K 4000K		T3M Type 3 Medium	277[4]		PIR 180° motion/ambient light sensor, <15' mtg ht.[8]
	P5 5200 Lumens	50K 5000K		T4M Type 4 Medium	347[4,9]		PIRH 180° motion/ambient light sensor, 15-30' mtg ht.[8]
	P6 7200 Lumens	57K 5700K		TFTM Forward Throw Medium	480[4,9]		PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[8,10]
	P7 10000 Lumens	AMBPC Amber PC[11]		BLC3 Back Light Control Type 3*	HVOLT[9]		PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[8,10]
		AMBLW Amber LW[11]		BLC4 Back Light Control Type 4*			E20WC 20 Watt Emergency battery backup (includes external component enclosure), CA Title 20 Compliant[12]
							E10WH 10 Watt Emergency battery backup (includes external component enclosure), CA Title 20 compliant[12]

Other Options	Finish (required)	
Shipped installed	DDBXD Dark bronze	DSSND Sandstone
SF Single fuse (120, 277 or 347V)[1,11]	DBLXD Black	DDBTXD Textured dark bronze
DF Double fuse (208, 240 or 480V)[1,11]	DNAXD Natural aluminum	DBLBXD Textured black
HS House-side shield[2]	DWHXD White	DNATXD Textured natural aluminum
SPD Separate surge protection		DWHGXD Textured white
Shipped separately*		DSSTXD Textured sandstone
BSW Bird-deterrent spikes		
VG Vandal guard		
DDL Diffused drop lens		

Accessories
Ordered and shipped separately.

DSXW1LD House-side shield (one per light engine)
DSXW1BSW 2 Bird-deterrent spikes
DSXW1VG Vandal guard accessory

NOTES
1 Only available with P1 and P6 Packages.
2 Not available with 347V.
3 Not available with 70CRI or AMCRI.
4 Not available with HS Option.
5 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
6 Not available with P1 package. Not available with motion/ambient light sensors (PIR or PIRH). Not Available with DMG.
7 Back box drops installed on fixture. Cannot be field installed. Cannot be ordered as an accessory. Not Available with E20WC or E10WH.
8 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
9 Not available with 0-10V dimming (DMG), DMX (DMX) or Wireless DMG.
10 Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with SF and DF fusing. Not available with 347, 480, HVOLT voltage options. Emergency components located in back box housing. Not available with SPD.
11 Not available with E20WC and E10WH.
12 Also available as a separate accessory; see Accessories information.

LITHONIA LIGHTING. COMMERCIAL OUTDOOR

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DSXW1-LED
Rev. 12/12/24

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Contact factory for performance data on any configurations not shown here.

Package	Dist. Type	System Watts	40K 70CRI Lumens	40K 70CRI LPW	50K 70CRI Lumens	50K 70CRI LPW	57K 70CRI Lumens	57K 70CRI LPW
P1	T2M	12	1,840	149	1,965	159	1,993	161
	T3M	12	1,796	144	1,908	154	1,934	156
	T4M	12	1,821	147	1,946	157	1,973	159
	TFTM	12	1,816	147	1,940	157	1,967	159
	BLC4	12	1,382	112	1,476	119	1,497	121
P2	T2M	15	2,189	150	2,339	160	2,371	163
	T3M	15	2,126	146	2,271	156	2,302	158
	T4M	15	2,168	149	2,316	159	2,348	161
	TFTM	15	2,161	148	2,309	158	2,341	161
	BLC4	15	1,645	113	1,757	121	1,781	122
P3	T2M	21	3,064	146	3,273	155	3,318	158
	T3M	21	2,974	141	3,177	151	3,222	153
	T4M	21	3,033	144	3,240	154	3,285	156
	TFTM	21	3,024	144	3,231	153	3,275	156
	BLC4	21	2,302	109	2,459	117	2,493	118
P4	T2M	29	3,997	139	4,269	149	4,329	151
	T3M	29	3,880	135	4,145	145	4,203	147
	T4M	29	3,957	138	4,227	147	4,286	149
	TFTM	29	3,945	138	4,214	147	4,273	149
	BLC4	29	3,002	105	3,207	112	3,252	113
P5	T2M	37	4,977	134	5,317	143	5,391	145
	T3M	37	4,832	130	5,162	139	5,233	141
	T4M	37	4,928	132	5,264	142	5,337	144
	TFTM	37	4,913	132	5,248	141	5,321	143
	BLC4	37	3,739	101	3,994	107	4,050	109
P6	T2M	48	6,867	142	7,335	152	7,437	154
	T3M	48	6,667	138	7,122	148	7,220	150
	T4M	48	6,798	141	7,262	151	7,363	153
	TFTM	48	6,778	140	7,241	150	7,341	152
	BLC4	48	5,158	107	5,511	114	5,587	116
P7	T2M	73	9,819	135	10,490	145	10,635	147
	T3M	73	9,533	131	10,184	140	10,325	142
	T4M	73	9,722	134	10,385	143	10,529	145
	TFTM	73	9,695	134	10,354	143	10,498	145
	BLC4	73	7,377	102	7,880	109	7,989	110

LITHONIA LIGHTING. COMMERCIAL OUTDOOR

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DSXW1-LED
Rev. 12/12/24

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ENGINEERING & CONSULTING SERVICES
CORPORATE HEADQUARTERS
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COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — ENGINEER — ERIC S. CLASE — 35715-E

DATE: 02/16/26

REV.	DESCRIPTION	DATE	BY
9	PER WAWA DOW COMMENTS 01/30/26	02/16/26	LEH
8	PER CCCD COMMENT DATED 12/17/25	12/22/25	LEH
7	PER CCCD COMMENT DATED 11/14/25	12/12/25	LEH
6	PER CCCD LTR. DATED 10/06/25	10/20/25	LEH
5	PER CCCD LTR. DATED 08/12/25	09/11/25	LEH
4	PER RETTEW LTR. DATED 06/09/25	08/07/25	LEH
3	PER CCCD LTR. DATED 05/27/25	06/30/25	LEH

PRELIMINARY-FINAL LAND DEVELOPMENT

920 CENTURY DRIVE WAWA

LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

LIGHTING DETAILS 2-2

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2308023

WAWA STORE NO. 8256

APPLICANTS INFO:
PROVCO PINEGOOD CENTURY, LLC
795 EAST LANCASTER AVE.
SUITE 200
VILLANOVA, PA 19085
610-520-4572

MUNICIPAL FILE No.: 2025-03

TAX MAP PARCEL No.: 13-24-0795-173

TOTAL AREA:	TOTAL LOTS:
2.35 AC.	1
DATE: 04/21/2025	SCALE: N.T.S.
DRAWN BY: LEH	CHECKED BY: ESC

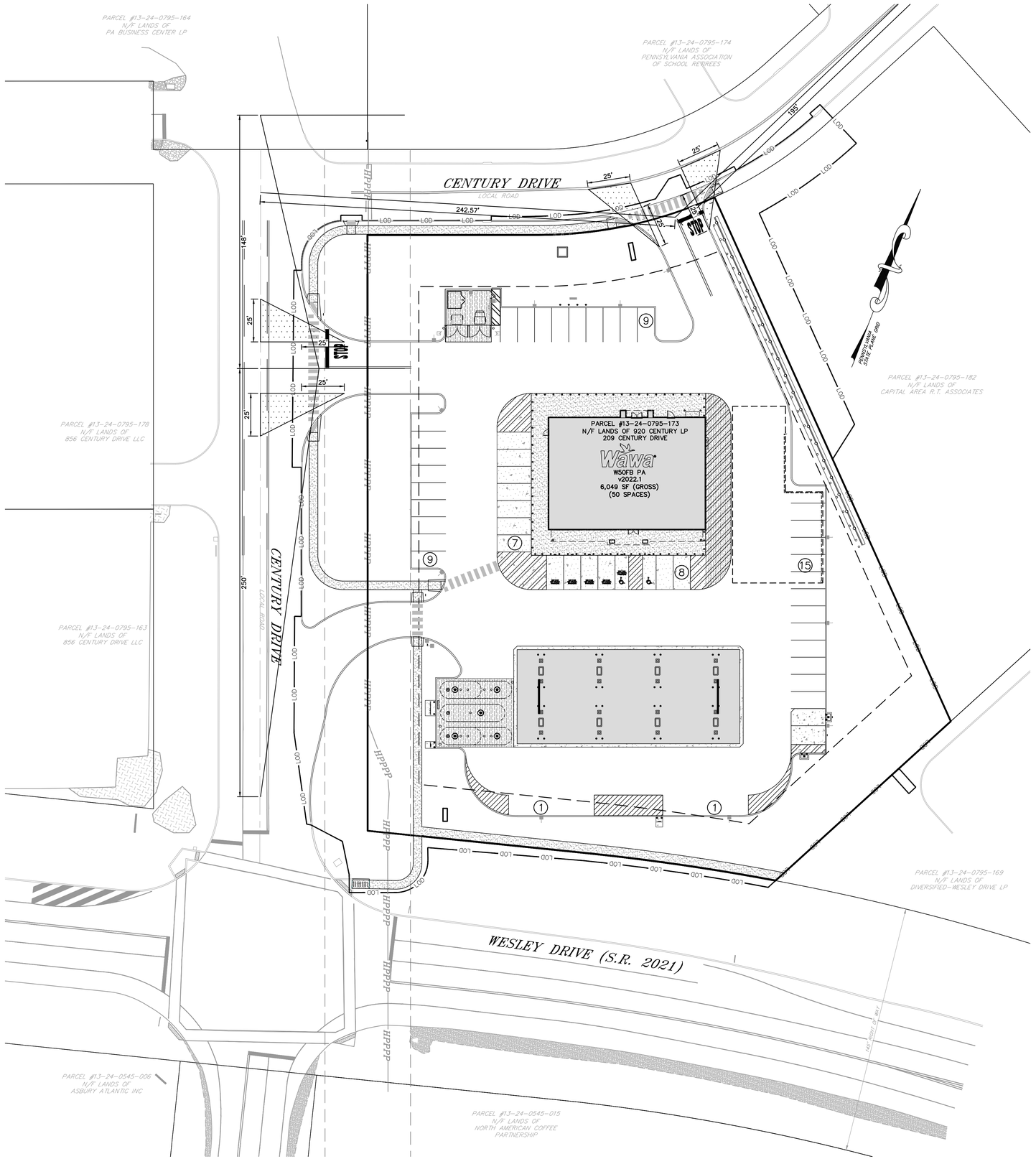
SHEET NO.: 32 OF 33

ALL LIGHTING HAS BEEN PREPARED BY RED LEONARD ASSOCIATES.

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513-574-9500
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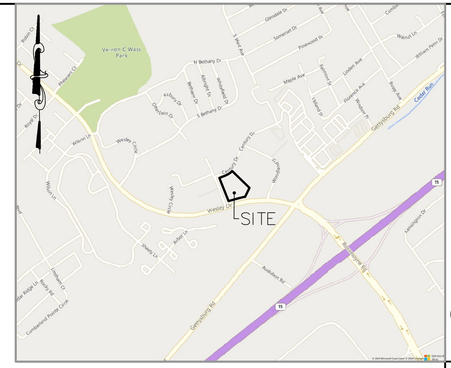
RED LEONARD PROJECT NO.
RL-10213-S1-R1

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LEGEND:

- EXISTING PROPERTY BOUNDARY
- EXISTING EDGE OF PAVEMENT
- EXISTING EASEMENT
- LEGAL RIGHT-OF-WAY
- ULTIMATE RIGHT-OF-WAY
- PROPOSED CLEAR SIGHT TRIANGLE



LOCATION MAP

1000 00 1000 2000
SCALE IN FEET

SCALE: 1"=1000'

	CLEAR SIGHT TRIANGLES								
				LEFT MOVEMENTS			RIGHT MOVEMENTS		
DRIVEWAY	INTERSECTING ROAD	POSTED SPEED	SLOPE	DESIRABLE SIGHT DISTANCE	SAFE STOPPING SIGHT DISTANCE	PROVIDED SIGHT DISTANCE	DESIRABLE SIGHT DISTANCE	SAFE STOPPING SIGHT DISTANCE	PROVIDED SIGHT DISTANCE
NORTH	CENTURY DRIVE	25 MPH	< 2.0%	250 FT	145 FT	242.57 FT	195 FT	145 FT	195 FT
WEST	CENTURY DRIVE	25 MPH	< 2.0%	250 FT	150 FT	250 FT	195 FT	148 FT	148 FT

DESIRABLE AND SAFE STOPPING SIGHT DISTANCES ARE TAKEN FROM TABLE 4, SIGHT DISTANCE ANALYSIS, FROM THE TIS, PREPARED BY TPD.

NOTE THAT PENNDOT TYPICALLY CONSIDERS THE DESIRABLE SIGHT DISTANCE REQUIREMENTS SATISFIED IF CLEAR SIGHT LINES ARE PROVIDED TO AN ADJACENT T-INTERSECTION BECAUSE TURNING VEHICLES WOULD TYPICALLY BE TRAVELING SLOWER THAN THE POSTED SPEED LIMIT UTILIZED IN THE SIGHT DISTANCE CALCULATIONS.

BASED ON THE ABOVE, THE MEASURED(EXISTING) SIGHT DISTANCES AT THE PROPOSED SITE ACCESS LOCATIONS EXCEED PENNDOT'S DESIRABLE SIGHT DISTANCE AND SAFE STOPPING SIGHT DISTANCE REQUIREMENTS, THEREFORE SATISFYING §192-57.C(14) OF THE LOWER ALLEN TOWNSHIP SALDO.

30 0 30 60
SCALE IN FEET
1"=30'

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PRELIMINARY-FINAL LAND DEVELOPMENT

920 CENTURY DRIVE WAWA

LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

CLEAR SIGHT DISTANCE

GILMORE & ASSOCIATES, INC.
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TOTAL AREA:	TOTAL LOTS:
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DATE: 04/21/2025	SCALE: 1"=30'
DRAWN BY: LEH	CHECKED BY: ESC

SHEET NO.: 33 OF 33

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