APPLICATION FOR DEVELOPMENT REVIEW AND APPROVAL Wash Twp 250.00
FRANKLIN COUNTY, PENNSYLVANIA WTMA 100.00

RECEIVED
APR 03 2020

County File Number: 20-045

Municipality: Washington Twp Local File Number: 06-20

Review Fee: $230.00 / 12.92 Cash/Check No.: 1507/9995

Date Received from Municipality: Number of Prints: 13

Contact Information

Applicant: CPW Equipment, LLC
Address: 5165 Design Ave, Waynesboro PA 17268
Contact Person: Jonathan Martin Telephone #: 717-765-9478
Mobile Phone #: 717-226-5009 Email address: jonathan@cpwequipment.com

Owner: L+S Commercial Properties, LLC
Address: Same as above
Contact Person: Telephone #:
Mobile Phone #: Email address:

Surveyor/Engineer: R. Lee Royer & Associates
Address: 10764 Buchanan Trail East, Waynesboro, PA 17268
Contact Person: Lee Royer Telephone #: 717-762-5619
Mobile Phone #: Email address: leeroverassociates@comcast.net

Development Information

Category: Preliminary: Final: X Other:
Location: Road Name: 5165 Design Ave Road Number: T-431
Subdivision: Residential: Commercial: Industrial:
Other (describe):
Land Development (describe): Building + parking lot additions
Number of Lots: 1 Acreage: 2.69

Municipal Review

Municipal Representative: Vernon Mathny Date: 4/16/20
Number of Prints: 12
Date Received from FCPC: 4/8/20

See Reverse Side for County Review Comments

County Review

Applicant / County File Number: 20-045

Reviewed by Staff: X

Reviewed by FCPC: _____

Comments Following: _____

No Comments at Present Time: X

Road Names/Addressing:
Design:
Water:
Sewer:
Transportation:
Other:

R Bauer
County Representative

4/6/2020
Date

Questions concerning the comments above can be directed to the Franklin County Planning Department at 717-261-3855.

LOCATION MAP 1"=2000'

LOT REQUIREMENTS (INDUSTRIAL)
LOT SIZE: 40,000 SF
LOT WIDTH: 130 FT
LOT DEPTH: 250 FT
FRONT YARD: 30 FT
SIDE YARD: 15 FT
REAR YARD: 15 FT
BUILDING HEIGHT: 40 FT
MAXIMUM BUILDING COVERAGE: 30% 15% shown
MINIMUM LAWN & LANDSCAPING: 10% 57% shown
PARKING: 1 SPACE PER EMPLOYEE ON MAXIMUM WORKING SHIFT: 19 REQUIRED, 19 SPACES SHOWN

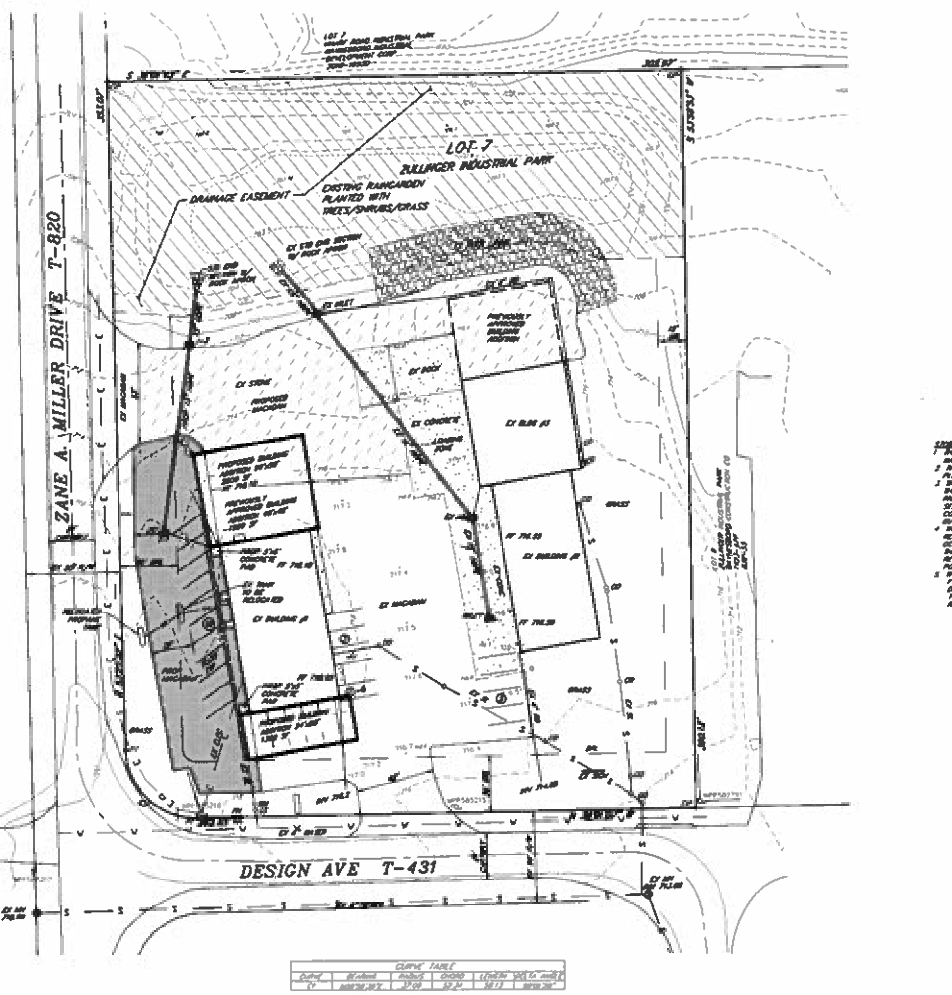
NOTES

1. Zoned I, Industrial.
2. Existing lot is served by public water from Waynesboro and public sewer from WTMA.
3. BRL denotes building restriction line.
4. All corners are set iron pins (SIP) unless otherwise noted.
5. EIP denotes existing iron pin.
6. Land development is for building additions and additional parking.
7. SL denotes sewer lateral, WL denotes water lateral.
8. Contours are from field observation, datum NAVD 88.
9. Benchmark: Rim of manhole, elev=618.03'
10. EX denotes existing.
11. PROP denotes proposed.
12. The site is not in a flood hazard area according to FEMA Map Panel No. 42055C0463E, dated January 18, 2012, Zone X.
13. All storm water management features, to include drainage swales, easements and basin areas, shall be maintained by the lot owner and shall be kept free of all obstructions including woodpiles, storage buildings or any other type of obstruction.
14. Hatched areas denote easements.
15. No wetlands are shown on the National Inventory Map.
16. This land development is in compliance with the Township's Junkyard, Nuisance, and all other ordinances.
17. A DEP module was previously approved for this lot.
18. All lighting shall be arranged or shielded so that no glare or illumination is cast upon adjoining residential uses, or glare or illumination shall cause an unsafe driving condition.
19. The amount of total impervious area on this site is 1.17 acres being 43% of the total. 57% will be grass/landscaping.(Proposed impervious=0.19 ac)
20. The total building area is 17,853 SF being 15% of the total of the lot.
21. The proposed building height is less than 40 feet.
22. All roof drains will be directed to the rain garden.
23. This site is not in a impact fee area.
24. Only the area needed for construction shall be disturbed. The remaining area that is not under existing cover shall be seeded with rye grass.
25. Any excavated soil shall be stockpiled to prevent any erosion, and then seeded immediately with rye grass.
26. Silt socks shall be placed on the lower side of all stockpiles.
27. The driveways shall be shaled immediately after excavation.
28. The development shall comply with all applicable performance standards as outlined in the Township Zoning Ordinance § 360-18, 360-101.
29. Electric or electronic equipment shall be shielded so there is no interference with any radio or television reception at the lot line or beyond as the result of the operation of such equipment.
30. Any proposed activity in this district shall not emit any dangerous radioactivity at any point on the site.
31. There shall be no vibration which is discernible to the human sense of feeling beyond the immediate site on which such use is conducted.
32. All activities shall be carried out in buildings, structures and improvements which conform to the standards of the National Board of Fire Underwriters. Furthermore, protection against fire and explosion shall be upon the advice of the Franklin County Fire Marshal and the Township Emergency Management Coordinator.
33. No highly flammable, explosive, chemicals or toxic waste liquids, solids or gases shall be stored in bulk above the ground except in structures according to commonwealth and federal specifications.
34. All outdoor storage facilities for fuel shall be enclosed by an approved safety fence to prevent access thereto by unauthorized individuals.
35. All materials or wastes which might cause fumes, constitute a fire hazard, or attract rodents or insects may only be stored in enclosed buildings or containers which are adequate to eliminate such hazards.
36. No materials, fuels, wastes, or flammable substances may be deposited or stored on a lot in such a manner as to allow them to be transferred off the lot by natural causes or forces. No substances, including but not limited to gasoline, alcohol, oil, waste oil, and chemicals which can contaminate a stream, water source, or ground shall be stored in such a location so that it could be introduced into the said stream, watercourse, or ground by natural causes or forces, or by rupture of storage containers or accidental damage.
37. The sound level of any use within this district shall not exceed, at any point along the boundary of the lot on which the use is to be undertaken, federal standards of recommended decibel levels in the designated octave bands, except for emergency alarm system. Sound levels shall be projected in accordance with similar or identical operations or uses and shall be measured with a sound level meter and associated octave band analyzer manufactured according to standards prescribed by the American Standards Association. Measurements shall be made using the same measuring system which may now or hereafter be utilized by the United States Government for the purpose.
38. There shall be no emmission of odorous gases or other odorous material of any nature in such quantities as to be offensive to the average individual at any point on or beyond the lot boundary line within which the industrial operation is situated. Identical operations or processes may be compared to determine compliance with this subsection. This subsection shall not apply to the storage or application of manure by agricultural operations in this district.
39. The emmission of dust, dirt, flyash, fumes, vapors, or gases which can cause damage to human health, to animals or to vegetation or other forms of property, or which can cause spoiling or staining of persons or property at any point beyond the lot line of the use creating such emission is hereby prohibited. No emission of liquid or solid particulate from any chimney or stack or otherwise shall exceed .03 grains per cubic foot of the covering gas at any point beyond the lot line of the use creating the emission. Identical processes or facilities may be compared to determine compliance with this subsection. For measurement for the amount of particles discharge as set forth above, measurement procedures shall follow those then employed by the Pennsylvania Department of Environmental Protection for similar or identical measurements.
40. No smoke shall be emitted from any chimney or from any other source which has a visible gray opacity greater than number one on the Ringlemann Smoke Chart as published by the US Bureau of Mines, as amended to the time of the application for land use permit. Identical operations or processes may be compared to determine compliance with this subsection.
41. No operation shall discharge wastes of any kind into a surface water or groundwater source. All methods of waste disposal shall be approved by the Pennsylvania Department of Environmental Protection and the Washington Township Municipal Authority, when said discharges are to the public sewer. Evidence of such approval shall be provided.
42. This business sells, repairs and manufactures pressure washer equipment and various related products.

County Planning

Township Planning

Township Supervisors



GENERAL NOTES

1. NO SUBSURFACE INVESTIGATION HAS BEEN PERFORMED BY R. LEE ROYER & ASSOCIATES TO DETERMINE THE EXISTENCE OR LOCATION OF GROUND WATER, ROCK OR OTHER NATURAL OR MAN MADE FEATURES EXCEPT AS SPECIFICALLY INDICATED.
2. EXISTING UTILITY INFORMATION SHOWN HEREON ARE FROM DRAWINGS AND/OR OTHER SOURCES PROVIDED BY THE OWNERS OF THE VARIOUS UTILITIES. THE CONTRACTOR MUST NOTIFY PENNSYLVANIA'S ONE CALL SYSTEM AT 1-800-242-1776 A MINIMUM OF 72 HOURS BEFORE BEGINNING ANY WORK SHOWN ON THESE PLANS. ANY DAMAGE TO UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE AND TO THE SATISFACTION OF THE UTILITY OWNER.
3. THE CONTRACTOR SHALL NOTIFY THE APPLICABLE MUNICIPALITY, COUNTY, AND/OR STATE AUTHORITIES AT LEAST 72 HOURS IN BEFORE BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT (S) OF WAY.
4. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS BEFORE STARTING CONSTRUCTION. ANY DAMAGE TO FACILITIES, STRUCTURES, PAVEMENT OR THE MAN MADE ITEMS ON OR ADJACENT TO THE SITE OR NOT SPECIFICALLY INDICATED FOR DEMOLITION SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS EXPENSE AND TO THE SATISFACTION OF THE OWNERS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE LEGAL AND REGULATORY REQUIREMENTS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING ALL SOIL EROSION AND SEDIMENT CONTROLS SHOWN ON THESE PLANS.
7. ANY BENCHMARKS SHOWN ON THESE PLANS MUST BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. R. LEE ROYER & ASSOCIATES DO NOT WARRANT THE CURRENT CONDITION OR ACCURACY OF ANY BENCHMARK SHOWN ON THESE PLANS.

GENERAL DISCLAIMER NOTE

ALL UTILITIES SHOWN ARE APPROXIMATE IN LOCATION AND DEPTH. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND CONDITION IN THE FIELD WITH THE REPRESENTATIVE OF THE UTILITY IN QUESTION. R. LEE ROYER & ASSOCIATES DO NOT ASSUME ANY RESPONSIBILITY FOR THE ACCURACY AND SUFFICIENCY OF THE DATA PROVIDED ON EXISTING UTILITIES AND FURTHERMORE WILL ASSUME NO RESPONSIBILITY FOR ANY COSTS OF CONDITIONS RESULTING FROM THE INACCURACY OR INSUFFICIENCY IN THIS REGARD. THE CONTRACTOR SHALL CONTACT THE UTILITY REPRESENTATIVE FOR THE ACTUAL LOCATION OF THEIR UTILITY BEFORE ANY WORK IS BEGUN ON THIS PROJECT. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITIONS.

STORM WATER OWNERSHIP & MAINTENANCE SCHEDULE

1. THE PROPERTY OWNER OF THE LOT SHALL OWN THE STORM WATER MANAGEMENT (SWM) FACILITIES LOCATED ON THE LOT.
2. THE STORM WATER MANAGEMENT FACILITIES SHOWN ON THESE PLANS SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER.
3. THE OWNER, HIS HEIRS OR ASSIGNS SHALL BE RESPONSIBLE FOR THE CONTINUING MAINTENANCE OF THE FACILITIES WHICH SHALL INCLUDE SUCH ITEMS AS MOWING, CLEANING AND REMOVAL OF SEDIMENTS AND / OR DEBRIS. THE TIME PERIOD FOR THIS CONTINUING MAINTENANCE SHALL BE ON AN AS NEEDED BASIS BUT SHALL NOT BE DELAYED LONGER THAN 30 DAYS.
4. THE OWNER, HIS HEIRS OR ASSIGNS SHALL BE RESPONSIBLE FOR REPAIR OF ANY STRUCTURAL DAMAGES OR FAILURE WHICH MAY OCCUR AS A RESULT OF NEGLIGENCE, ACCIDENT OR MISUSE. IN THE EVENT OF STRUCTURAL DAMAGE, THE OWNER SHALL BE RESPONSIBLE TO MAKE THE NECESSARY REPAIRS AS QUICKLY AS POSSIBLE, BUT IN ANY CASE WITHIN 60 DAYS.
5. THE TOWNSHIP HAS THE RIGHT TO ACCESS THE FACILITIES FOR PERIODIC INSPECTION AND IF THE OWNER FAILS TO REPAIR DAMAGES TO THE SWM FACILITIES WITHIN 30 DAYS OF THE TOWNSHIP BEING AWARE OF SUCH DAMAGE, THE TOWNSHIP MAY REPAIR THE SWM FACILITIES AT THE COST OF THE OWNER.

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
PA1 1-800-242-1776
2020 0152900

SHEET INDEX
SHEET 1 = LAND DEVELOPMENT PLAN
SHEET 2 = GRADING & STORMWATER PLAN
SHEET 3 = EXISTING CONDITIONS PLAN & SOIL EROSION PLAN
SHEET 4 = SOIL EROSION DETAILS
SHEET 5 = NOTES & DETAILS

FINAL PLAT
OF A
LAND DEVELOPMENT PLAN
FOR
CPW EQUIPMENT, LLC
SITUATE IN
WASHINGTON TOWNSHIP
FRANKLIN COUNTY
PENNSYLVANIA

R. LEE ROYER & ASSOCIATES
SURVEYING
PENNSYLVANIA - MARYLAND

SHEET 1 OF 5

Record of Revisions

Date	Initials	Revision Made
3/31	JAS	Per Twp engineer & FCCD comments

OWNER/DEVELOPER
L&S COMMERCIAL PROPERTIES, LLC
C/O JONATHAN MARTIN
5965 DESIGN AVE
WAYNESBORO, PA 17268
717-765-9478

UPI: 23-0006-057.-000000

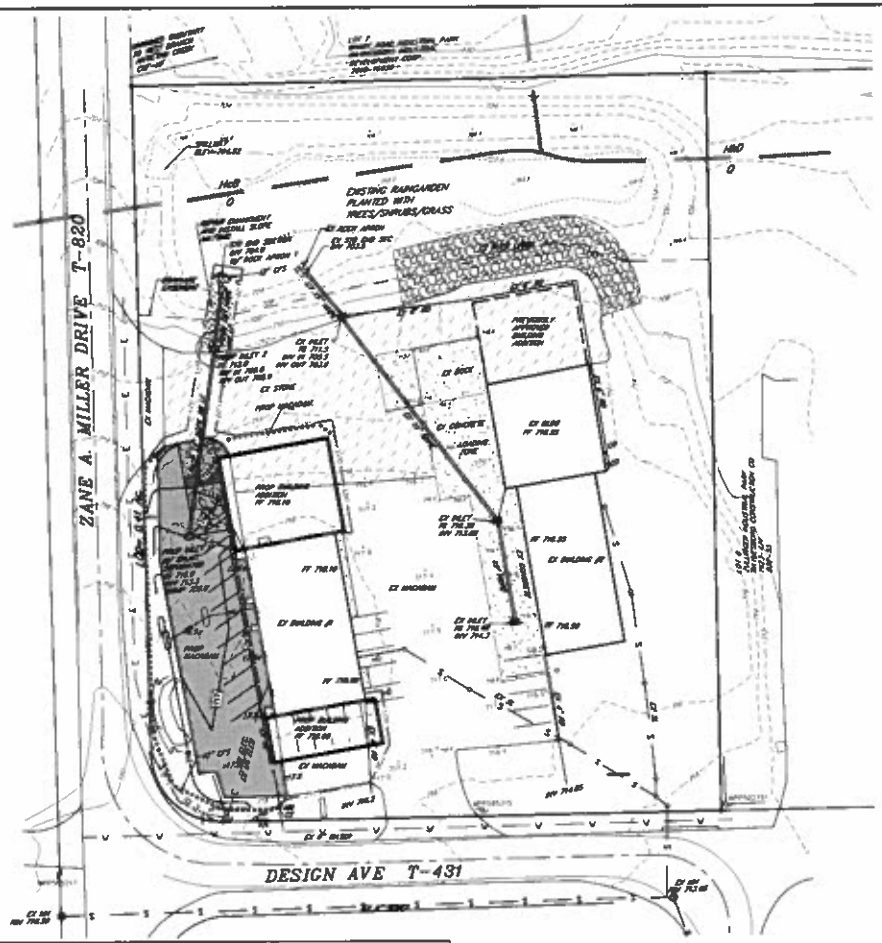
DEED INSTRUMENT: 201419304

Area 3.63 AC
Scale 1"= 30'
Date 1/10/2020
Drawn JAS
Checked TCK
File 8173

R. LEE ROYER

EXISTING CONDITIONS PLAN

GRAPHIC SCALE



SOIL EROSION PLAN

SOIL EROSION LEGEND

SOIL LINE		EX STONE	
SOIL TYPE	HkD	EX MACADAM	
LIMIT OF CONSTRUCTION	LOD	PROP MACADAM	
EXISTING CONTOUR LINES	OR	SLOPE MATTING	
FINISH GRADE LINES			
TOPSOIL STOCKPILE			
ROCK CONSTRUCTION ENTRANCE W/ WASH RACK	RC		
COMPOST FILTER SOCK			
SEALED INLET	S		

EXISTING CONDITIONS & SOIL EROSION PLAN
FOR
CPW EQUIPMENT, LLC
SITUATE IN
WASHINGTON TOWNSHIP
FRANKLIN COUNTY
PENNSYLVANIA

R LEE ROYER & ASSOCIATES
SURVEYING
PENNSYLVANIA - MARYLAND

SHEET 3 OF 5

Record of Revisions

Date	Initials	Revision Made
5/31	JAS	Per PCCD comments

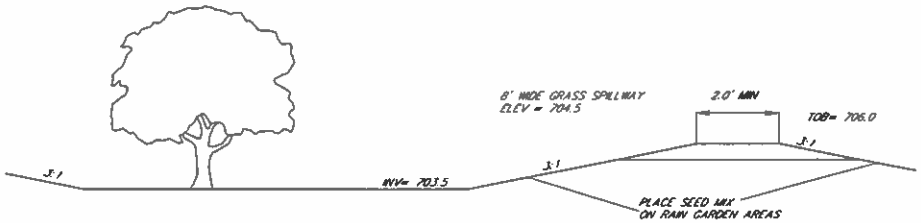
OWNER/DEVELOPER
L&S COMMERCIAL PROPERTIES, LLC
C/O JONATHAN MARTIN
3165 DESIGN AVE
WAYNESBORO, PA 17268
717-765-9478

UPI: 23-0006-057-000000

DEED INSTRUMENT: 201419394

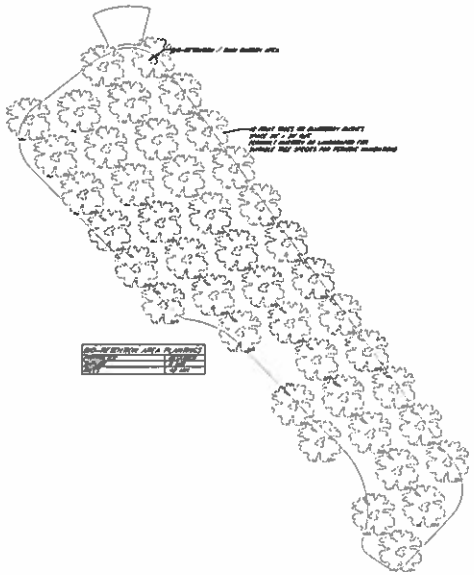
Area: 2.69 AC
Scale: 1" = 30'
Date: 1/20/2020
Drawn: JAS
Checked:
File: 8173

R. LEE ROYER



CROSS SECTION OF BIO-RETENTION / RAIN GARDEN AREA

NOT TO SCALE



SEED MIX FOR RAIN GARDEN AREAS		
COMMON NAME	BOTANICAL NAME	PERCENTAGE BY WEIGHT
Switch Grass	Panicum Virgatum "Shenandoah"	20%
Big Bluestem	Andropogon Gerardii	20%
Little Bluestem	Andropogon Scoparius	10%
Black Eyed Susan	Rudbeckia Hirta	5%
Annual Ryegrass	Lolium Multiflorum	5%

PLANTS FOR RAIN GARDEN AREAS	
COMMON NAME	BOTANICAL NAME
RED MAPLE	ACER RUBRUM
RED CEDAR	JUNIPERUS VIRGINIANA
RED CHERRY	PRUNUS SEROTINA
RED SUNSET MAPLE	ACER RUBRUM "FRANKSRED"
SWEET GUM	LIQUIDAMBAR STYRACIFLUA
WHITE OAK	QUERCUS ALBA
PIN OAK	QUERCUS PALUSTRIS
SWAMP WHITE OAK	QUERCUS BICOLOR
BLACK GUM	NYSSA SYLVATICA
SWEET BAY MAGNOLIA	MAGNOLIA VIRGINIANA
SWAMP MAPLE	ACER SACCHARINUM
CAROLINA SILVERBELL	HALESIA CAROLINA
HARDWOOD SUCKERS	RHODODENDRON PRUNIFOLIUM
EASTERN REDBUD	CERCIS CANADENSIS

PLANTS / SHRUBS / GRASS TO BE PLANTED IN OPEN SPACE BETWEEN SPECS AND SHRUBS AS NOTED TO COVER AREA BETWEEN SPECS AND SHRUBS (E.G. 24" O.C.)

BIO-RETENTION AREA PLANTING	
SHRUBS	25 EACH
SPECS	25 EACH
GRASS	10 SF

GENERAL CONSTRUCTION SEQUENCE OF BIO-RETENTION AREAS / RAIN GARDENS:

- Install SALDC controls. Protect tree groups, bio-retention area from sediment at all times during construction.
- After the sedimentary drainage area has been stabilized, excavate the area garden. Bio-retention area to the proposed depth and remove the existing soil surface. Do not compact the in-situ soil.
- If the area has been used as a sediment trap the bottom of the bio-retention area shall be at least 1.5 vertical feet above the bottom of the trap.
- If soil or other bearing zone is encountered within 24" of the proposed cut, underlain by 24" and excavated to a 24" of trench, remove from all bottom sediment, soil, or unwanted plant material and bring a fill between 5.5-6.5 in dry, medium loose fine SSPs and to remove material 24-SPS.
- Place earthen mass, area over the particular soil class of removed. Backfill with amended plant-up material to 18" minimum lift. Compacting or incorporated to achieve the configuration. Hand tamping is acceptable if necessary.
- Do not fill the planting bed prior to planting to set at settlement.
- Complete final grading to achieve the proposed design elevation, taking care to repair or install as shown on the plans.
- Place sediment structure to replace a temporary berm and install through the end of June and label September through Mid-September. Install design inlet and stage.
- Mulch or compost and install various protections of surface from erosion where not covered. Do not plant until the area where will be established by seeding.
- Water the area, at the end of each day on the first two weeks after planting or complete.
- After the site has been stabilized, removal and inspections are completed, the LSFP controls can be removed.

MAINTENANCE OF BIO-RETENTION AREAS / RAIN GARDENS:

- The property owner, his heirs or assigns shall keep the maintenance, repair and upkeep the bio-retention area as in the design.
- The bio-retention / rain garden area shall be kept free of all obstructions including wood piles, dumps landfills, or any other type of obstructions.
- All bio-retention components should be inspected for adequacy and remove a layer each sediment accumulation at least once every three months as well as after every storm event greater than 1 inch. Accumulated debris and / or sediments shall be removed as up to good health, but shall not be delay all longer than 30 days. Other from any include bio-retention area bottom, channels, pretreatment ponds, trash racks and other structures, free from mulch, weeds, solid bases, rubbish piles, and any trap grates. Maintenance shall be done on an as need basis but shall not be delayed longer than 30 days. Sediment removal shall be conducted when the bio-retention area is completely dry.
- Grass buffers and side slopes of the bio-retention area should be inspected and cleaned at least twice a year and after 1" of large storm events.
- Mowing and or trimming of vegetation may be performed as necessary to control the growth, to ensure stability, and to improve aesthetics. Mowing and or trimming of vegetation should be performed at least twice per year unless more less necessary. All grass clippings to be removed and recycled or disposed of in accordance with DEP regulations. All debris should be removed from the bio-retention area. Vegetated areas shall be inspected annually for removal or relocation and thinned as needed to ensure an adequate growth. Vegetative area should be inspected annually for unwanted growth or garbage and or any other debris. Weeds shall be removed. Vegetative cover shall be maintained and periodically replaced every 2-3 years as needed to maintain 1" depth. Dead plants shall be removed and replaced as needed to maintain the minimum stated or specified on the landscape plan. Replace plantings only be set forth at the end of the growing season.
- Inlets present in detailed design. Bio-retention have low energy overflow.
- Trees and shrubs should be inspected at least 1 times per year to assess health. Preventive measures should be taken to maintain good health of plants.
- Vehicles should not be parked or driven on or adjacent area and care should be taken to avoid compaction by mowers.
- Inspect the retention for after each storm of 0.5 and more. Check overall drain down within 72 hours to prevent mosquitoes from breeding in the bio-retention area. Remove debris when one is at least 1" 2 inches per hour by adding organic material to the bio-retention area to a depth of 12-18".
- A written inspection and maintenance report must be kept to document such inspections and all BMP repairs or other maintenance activities with date stamped. Inspection should occur at least one every three months, or with an after every storm greater than 1 inch. Maintenance shall be done as as need but but shall not be delayed longer than 30 days.
- If there is a turbine and the bio-retention area was under turbidity to be improved:

  If the bio-retention area was under turbidity to maintain maintenance to cover erosion or if silts or other issue on the side slopes or bottom, should as needed by pushing the bio-retention area back to the design specification on the plan sheets. Place undisturbed existing area should then be updated. All detached areas to be mulch and seed with permanent seed.

  If remove accumulated sediments. Sediment removal should be conducted when the bio-retention area / rain garden area is completely dry. Sediment should be disposed of in accordance with DEP regulations. Any area disturbed by the removal of sediment needs to be stabilized and re-vegetated. All detached areas to be mulch and seed with permanent seed. Check up-stream drainage area for signs of erosion and remediate as necessary to prevent future sedimentation. Any sediment that falls in or around the bio-retention area / rain garden should be removed when the detail drawn on the plan sheets.

  If the bio-retention area / rain garden does not drain within 72 hours, remove sediments and re-vegetate original footprint to the bio-retention area / rain garden bottom and planting to a depth of 12-18". All detached areas to be mulch and seed with permanent seed.

  Replace any dead or diseased trees or shrubs. In the event of unwanted undesirable plant material or noxious species.

  If erosion, deterioration or subsidence or cracks, fill in low spots and re-grade the bio-retention area / rain garden to the design specifications on the plan sheets. Place disturbance material on top of or any erosion areas. All other detached areas to be mulch and seed with permanent seed.

  If any structures associated with the bio-retention area / rain garden are damaged, replace them in accordance with the design specifications. Structures, may include, but are not limited to, curb stops, outlet boxes, water drains, pipes, and sediment traps and/or rip rap aprons.
- If there is a failure and the bio-retention area / rain garden needs to be replaced:

  Remove the existing bio-retention area / rain garden and build a new bio-retention area / rain garden to the design specifications on the drawings following the directions in the general replacement of sediments for bio-retention area / rain garden.

  If the bio-retention area / rain garden can not be replaced to the design specifications in the location shown on the plans a new design will be done and be submitted to the DCCD for approval.

Note: Check with the DCCD and Township or Borough officials for any restrictions that may be required to replacement.

SPECIFICATIONS FOR BIO-RETENTION AREAS / RAIN GARDENS:

- Consult a Landscape Architect or Plant Nursery for assistance in selecting plant species appropriate for specific site conditions.
- Seedings may be planted on level areas in a 1" tall and 2" deep in the base the SPECS process is necessary.
- Trees, shrubs, and/or seedings shall be grown on site specimen and/or balled & burlap. The plants shall be disease and insect free and in good health.
- Mulching and seeding shall be done as specified on the contract and enhanced erosion plans.

WARNING:

- If spoiled waste from stockpiles, sediments, trash, leaves, sandy debris, wash
- All waste and/or removed from the site and recycled or disposed of in accordance with the Department's Solid Waste Management Regulations at 25 Pa. Code Chapter 260 §§260.1 et seq., 271 and 287.1 et seq. All waste materials shall be burned, buried, dumped, or discharged at the site.

Record of Revisions		
Date	Initials	Revision Made

SOIL EROSION DETAILS & NOTES

FOR

CPW EQUIPMENT, LLC

STATE IN

WASHINGTON TOWNSHIP

FRANKLIN COUNTY

PENNSYLVANIA

R. LEE ROYER & ASSOCIATES

SURVEYING

PENNSYLVANIA - MARYLAND

SHEET 5 OF 5

OWNER/DEVELOPER
LEE CONSTRUCTION PROPERTIES INC
CPW EQUIPMENT CENTER
THIS DESIGN ARE
BEDFORDSVILLE, PA 17508
717-733-0130

SITE 13-0000-001-000000

NEW ASSESSMENT 20-000-

Area
Scale
Surveyed
Date 1/01/2020
Drawn JLS
Checked
File 8133

R. LEE ROYER
Commission No. 15000

R. Lee Royer & Associates
Professional Land Surveying · PA - MD
10764 Buchanan Trail East, Waynesboro, PA 17268-9496
Ph. 717- 762-5619 Fax 717-762-8211

March 12, 2020

Washington Township Supervisors
Attn: Mr. Vernon Ashway
13013 Welty Road
Waynesboro, PA 17268

Re: CPW Equipment, LLC

Dear Supervisors;

On behalf of our client, L&S Commercial Properties, LLC, we are asking for a waiver from Section 310-25.B. that requires access drives not to exceed 40 feet within twelve feet of the right-of-way line.

We have two drives that have 53' and 42' which are existing already.

If you have any questions concerning this request please contact me here at the office. Thank you for your time in this matter.

Sincerely,

R. Lee Royer, PLS