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460 Norristown Road, Suite 110
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Return To: Same as above

Tax Parcel No.: 18-5-23.1

**EAST COVENTRY TOWNSHIP
CHESTER COUNTY**

RESOLUTION NO. 2019 - 10

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
EAST COVENTRY TOWNSHIP, CHESTER COUNTY,
PENNSYLVANIA, GRANTING APPROVAL OF
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
SUBMITTED BY THE COUNTY OF CHESTER FOR THE
SCHUYLKILL RIVER TRAIL PHASE 2 (PARKERFORD
TRAILHEAD) PROJECT LOCATED AT THE
INTERSECTION OF NEW SCHUYLKILL ROAD (SR 724)
AND LINFIELD ROAD (SR 1035) IN EAST COVENTRY
TOWNSHIP.**

WHEREAS, PECO Energy Company (the “Owner”) is the owner of a parcel of land consisting of approximately 0.876 acres situate in East Coventry Township, Chester County, Pennsylvania (the “Township”), located at the northwest intersection of New Schuylkill Road (SR 724) and Linfield Road (SR 1035) (the “Property”); and

WHEREAS, the Owner has granted a license to the County of Chester (the “Applicant”) to construct a Trailhead on the Property containing 58 parking spaces for public use in

connection with a recreational trail being constructed by the Applicant generally known as the “Schuylkill River Trail” (the “Development”); and

WHEREAS, the Development is more particularly shown on plans prepared by Wilson Consulting Group, PC (hereinafter, “Wilson”), being plans consisting of thirty-nine (39) sheets, dated March 25, 2019 as the same may from time to time be amended with Township approval, as necessary (the “Plans”); and

WHEREAS, a schedule of the individual sheets, drawing title and original and final revision dates for each sheet comprising the Plans is attached hereto as Exhibit “A” and incorporated herein by reference; and

WHEREAS, the Plans have been reviewed by the Township Planning Commission, the Township Historical Commission, the Township Engineer, the Township Planner, the Township Traffic Engineer, the Township Solicitor and other Township advisors, and have been found acceptable subject as herein below provided.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Board of Supervisors of East Coventry Township, Chester County, Pennsylvania, as follows:

SECTION A. AUTHORITY; SHORT TITLE; DEFINITIONS.

1. This Resolution is adopted pursuant to and in accordance with the Subdivision and Land Development Ordinance of 2011 (Ordinance No. 179) enacted August 8, 2011, as amended through Ordinance No. 228 enacted December 10, 2018 (collectively, the “SALDO”), as set forth in Chapter 22 (Subdivision and Land Development) of the Code of Ordinances of the Township of East Coventry.

2. This Resolution shall be known and may be cited as the “Resolution for Preliminary/Final Plan Approval for the Schuylkill River Trail Phase 2 Parkerford Trailhead.”

3. Except as may be otherwise provided herein and/or if the context clearly indicates otherwise, all words and phrases appearing in this Resolution, which also appear in the SALDO, shall have the same meanings in this Resolution as in the SALDO.

SECTION B. WAIVERS.

1. The Board of Supervisors hereby waives strict compliance with the following provisions of the SALDO, on and subject to the terms and conditions set forth in this Resolution:

a. SALDO §22-301.5 to permit the Applicant to not post signage of the land development application on the Property and to mail notice of the initial Planning Commission meeting only.

b. SALDO §22-301.5.B(2) to permit the Applicant to mail notice only to property owners within 500 feet of the Property.

c. SALDO §22-302.2 to permit the Applicant to not submit the land development plans and sewage facilities planning modules to the Chester County Health Department.

d. SALDO §22-304.1.A to permit the Development to proceed with concurrent preliminary/final land development review.

e. SALDO §22-304.1.B to permit the Applicant to not sign a professional services agreement and to not post an escrow with the Township for payment of Township consultant fees.

f. SALDO §22-304.2.B(5) to permit the Applicant to not obtain preliminary plan review by the Township Historical Commission.

g. SALDO §22-304.2.B(6) to permit the Applicant to not obtain preliminary plan review by the Township Parks, Recreation and Conservation Committee.

h. SALDO §22-304.3.A(13) to permit the Applicant to not show the location of all existing and proposed monuments and markers on the Plans.

i. SALDO §22-304.3.B(5) to permit the Applicant to submit the Plans on 11" x 17" plan sheets, on the condition that the final plan sheets to be recorded are 24" x 36".

j. SALDO §22-304.3.H to permit the Applicant to not submit a Site Analysis Plan.

k. SALDO §22-305.2.B(7) to permit the Applicant to not obtain final plan review by the Township Historical Commission.

l. SALDO §22-305.2.B(8) to permit the Applicant to not obtain final plan review by the Township Parks, Recreation and Conservation Committee.

m. SALDO §22-305.2.D(8) and SALDO §22-307.2 to permit the Applicant to record only selected pages of the final plans, including those identified on the second sheet of the Plans, on the condition that the selected pages be numbered consistent with the numbers assigned to them on the second plan sheet and that all plan notes required to be added as described in this Resolution be included on the recorded plan sheets.

n. SALDO §22-305.2.E(2) and SALDO §22-310 to permit the Applicant to not post financial security for construction of the improvements and to not furnish an improvements cost estimate.

o. SALDO §22-305.2.E(5) to permit the Applicant to obtain a recommendation from the Planning Commission for final plan approval without first providing copies of all required permits for the Development, on the condition that the Applicant (i) furnish copies of all required permits that have been issued, (ii) identify those required permits that have not yet been issued and the anticipated dates of issuance, and (iii) provide the remaining permits to the Township before the Township releases the final Plans for recording.

p. SALDO §22-309.1.B to permit the Applicant to not post financial security for completion of the improvements during construction of the improvements.

q. SALDO §22-309.1.B to permit the Applicant to not post financial security for repairs during the maintenance period, on the condition that the Applicant execute an indemnification agreement in favor of the Township, mutually satisfactory in form and substance to the County and the Township Solicitor, to protect the Township from any responsibility or liability related to not enforcing repairs needed during the 18-month maintenance period.

r. SALDO §22-306.1 to permit the Applicant to submit the information typically provided on a Conservation Plan on Pennsylvania Department of Transportation (“PennDOT”) style post-construction stormwater management plan sheets and soil erosion control plan sheets submitted separately by the Applicant as part of its Application for Drainage Permit.

s. SALDO §22-306.2 to permit the Applicant to submit the information typically provided on a Construction Improvements Plan on PennDOT style post-construction stormwater management plan sheets and soil erosion control plan sheets submitted separately by the Applicant as part of its Application for Drainage Permit.

t. SALDO §22-306.3 to permit the Applicant to not submit a Traffic Impact Study, Historic Resources Impact Study, Utilities Impact Study, Fiscal Impact Study, or Environmental Impact Study.

u. SALDO §22-402.2.C to permit the Applicant to not plant two new trees of not less than 2½ inch caliper for every existing tree of eight-inch (8”) dbh or greater to be destroyed.

v. SALDO §22-404 to permit the Applicant to not install monuments and markers on the Property.

w. SALDO §22-410.4.A(1) to permit the intersection spacing from the Linfield Road/New Schuylkill Road intersection to the trailhead driveway intersection to be approximately 50 feet, as shown on the Plans, on the condition that PennDOT approves the design of the trailhead driveway intersection.

x. SALDO §22-410.5 to permit the curb radii at the trailhead driveway intersection to be 20 feet, as shown on the Plans, on the condition that PennDOT approves the design of the trailhead driveway intersection.

y. SALDO §22-416.4 to permit the Applicant to not provide curbs along the southwestern boundary of the parking area.

z. SALDO §22-418.4 to permit the Applicant to not provide sidewalks along the parking area and the site frontages of New Schuylkill Road and Linfield Road.

aa. SALDO §22-427.4.B to permit the lighting of the Trailhead parking area to be less than the minimum lighting intensity of 0.6 foot-candles and the minimum uniformity average ratio of 4:1, on the condition that the lighting intensity meet or exceed that provided as shown on the Parkerford Trailhead Lighting Plan, Sheet 1 of 3, signed and sealed by Nathaniel Walter McCulloch on March 18, 2019 and bearing an electronic file date of March 18, 2019, 9:48:59 AM, or as may be less luminous as permitted by the Board of Supervisors.

bb. If the Board of Supervisors recommends all-night lighting be provided, SALDO §22-427.5.D to not require the site's lighting be reduced to 25% at night.

cc. SALDO §22-428.6.A to permit the Applicant to not provide a landscape screen along the outer perimeter of the parking area, on the condition that landscaping be provided as shown on Parkerford Trailhead Landscape Plan, Sheet 1 of 1, signed and sealed by Nathaniel Walter McCulloch on March 28, 2019 and printed Wednesday, April 17, 2019, at 7:08:37 AM.

dd. SALDO §22-428.8.B to permit the Applicant to not provide two deciduous trees for every 100 lineal feet of existing road frontage of the Property.

ee. SALDO §22-428.9 to permit the Applicant to not provide one deciduous tree, three deciduous shrubs, one evergreen tree and five evergreen shrubs for every 100 lineal feet of existing tract boundary of the Property.

ff. SALDO §22-428.12.A to permit the landscape plan to not be signed and sealed by a Pennsylvania registered landscape architect.

gg. SALDO §428.13 and SALDO §428.14 to permit the Applicant to not provide a long-term maintenance plan and to not include detailed notes on the Plans regarding plant material standards for the street trees, landscape screen and parking lot landscaping, on the condition that a Note satisfactory to the Township Planner be included on the Plans stating that the Applicant will install and continuously maintain the plantings in accordance with current best management practices, will maintain the plantings in perpetuity or, if earlier, until the License Agreement with PECO Energy Company is terminated or expires, and will install materials which conform with American Standards for Nursery Stock.

hh. SALDO §22-601.1 to not require the Applicant to post financial security in lieu of the completion of improvements.

ii. SALDO §22-602 to permit all land disturbance and construction activities to proceed without inspections by the Township Engineer.

jj. SALDO §22-607 to permit the Applicant to not provide a certificate of liability insurance naming East Coventry Township as additional insured.

kk. SALDO §22-703 to permit the Applicant to not deposit an escrow with the Township to cover application fees and expenses incurred for Township consultant reviews, on the condition that the Applicant pay all Township costs and expenses incurred for land

development review, including consultant review fees, prior to the Township releasing the final Plans for recording (subject to the rights of the Applicant under the Pennsylvania Municipalities Planning Code).

2. The Board of Supervisors hereby waives the provisions of Chapter 22A (Transportation Impact Fees), Part 3 (Transportation Impact Fees), §22A-301 (Imposition of Transportation Impact Fees), to permit the Applicant to not pay a transportation impact fee to the Township, if required, for the Development.

SECTION C. CONDITIONS OF PRELIMINARY/FINAL PLAN APPROVAL. Approval of the Plans is hereby granted subject to the following conditions:

1. The following items shall be revised on the Plans prior to the Township releasing the final Plans for recording:

a. In the Zoning Data table on Sheet 1 of the Plans, change the front, side and rear yard depths from "N/A" to their actual values.

b. Specify the width of the existing landscape screen along the northeast boundary of the Property that abuts the residential property located at 314 Linfield Road.

c. Provide for the installation of fencing along the northeast boundary of the Property that abuts the residential property located at 314 Linfield Road and add fencing details to the Plans that comply with all applicable Township ordinances and are otherwise satisfactory to the Township Engineer.

d. Add the following applicable ordinance information to the Plans as required by SALDO §22-304.3.A(8):

(i) Chapter 27 of the East Coventry Township Code of Ordinances, as amended through Ordinance No. 231 (the "Zoning Ordinance" or "ZO").

(ii) Chapter 22 of the East Coventry Township Code of Ordinances, as amended through Ordinance No. 228 (the "SALDO").

(iii) Chapter 9, Part 1 "Stormwater Management" of the East Coventry Township Code of Ordinances, as amended through Ordinance No. 209 (the "SWMO").

(iv) Chapter 21, Part 1 of the East Coventry Township Code of Ordinances, as amended through Ordinance No. 195 (the "Driveway Ordinance").

(v) Chapter 21, Part 3 of the East Coventry Township Code of Ordinances, as amended through Ordinance No. 209 (the "Public Improvements Specifications").

(vi) Roadway Classifications adopted and effective July 19, 2004 via Resolution No. 2004-25.

e. Add sheet numbers as identified on the second plan sheet. In addition, provide consecutive numbering (i.e., 1 of 13, 2 of 13, etc.) on all final Plans to be recorded.

f. Add the following note required by SALDO §22-305.2.G:

"A highway occupancy permit is required pursuant to §420 of Act 428, known as the "State Highway Law," before driveway access to Linfield Road is permitted."

g. Replace the "Township Waiver Requests" currently shown on the second plan sheet with a Waiver Request Matrix using the template found in SALDO Appendix 22-A as required by SALDO §22-305.3.B(d). The Waiver Request Matrix shall contain all waivers recommended by the Planning Commission and granted by the Board of Supervisors, the respective dates of recommendation and approval, and all conditions of approval.

h. On Sheet Nos. 39 and 40 of 42 of the PCSM Plans, under the heading "Permit Termination", revise Note 5 or add a new Note to state the County of Chester will be responsible for long-term operation and maintenance of the post-construction storm water management facilities.

i. On Sheet No. 40 of 42 of the PCSM Plans, under the heading "Operation and Maintenance of BMP's", revise the second sentence to delete "property owner" and replace it with "County of Chester" as the party responsible for BMP maintenance.

j. Add the following Note or substantially similar language satisfactory to the Township Planner:

"The Applicant shall install and continuously maintain the plantings described on the Plans in accordance with current best management practices, will maintain the plantings in perpetuity or, if earlier, until the license agreement with PECO Energy Company is terminated or expires, and will install materials which conform with American Standards for Nursery Stock."

k. Add the following Note as required by 22-428.16.B and C:

"All street trees, landscape buffer and plantings shall be guaranteed and maintained in a healthy and/or sound condition, or otherwise be replaced by equivalent improvements, for a period of at least eighteen (18) months from the date of completion of all improvements."

l. Add the hours of operation and maintenance schedule to the Lighting Plan as required by SALDO §22-427.2.

m. Demonstrate that the proposed fixtures meet IESNA "full cutoff" criteria in accordance with SALDO §22-427.4.D.

n. Add the following note to Sheet No. 3:

"East Coventry Township's Transportation Capital Improvement Plan (Act 209 Study) envisions widening along the southbound Linfield Road at its intersection with New Schuylkill Road for a separate left-turn lane, and additional widening and right-of-way may be required to construct this lane. As such, the County of Chester shall cooperate with East Coventry Township to accommodate and use its best efforts to secure future roadway and pedestrian infrastructure along the Linfield Road site frontage when plans and funding for these improvements become available. The County of Chester shall assist East Coventry Township and use its best efforts to secure from the Property Owner or its successor(s) any rights-of-way or easements necessary or appropriate to complete such work, as well as grant funding and

any permits and/or approvals required for any driveway adjustments or modifications necessary to complete such work.”

o. Add the following as a General Note:

"An As-Built Plan shall be submitted to the Township Engineer for review and approval at the completion of construction in accordance with the requirements of §1.22 of the Township's Public Improvements Specifications, being Chapter 21, Part 3 of the East Coventry Township Code of Ordinances as amended through Ordinance No. 209."

p. Add a note substantially as follows in accordance with SWMO §9-

171.1.E(2) and §9-174.1:

"The Township, its employees, contractors, successors and assigns, is granted a blanket easement and right (but not the duty) of access to enter upon any portion of the Property from time to time to inspect all stormwater BMPs, to confirm that the Applicant is in compliance with its obligations to maintain, repair and replace the same in accordance with the O&M Plan and the BMP Agreement, and to enforce the terms thereof."

2. The notes to be added to the final Plans, as described in and required by this Resolution, shall be contained on the final plan sheets recorded in the Office of the Recorder of Deeds in and for Chester County (the "Recorder's Office"). The final Plans shall be numbered consistent with the numbers assigned to them on the second plan sheet and, in addition, shall be numbered consecutively for recording purposes.

3. Prior to the Township releasing the final Plans for recording, the Applicant shall provide to the Township (i) an amendment to Permit No. E15-787 issued by the Pennsylvania Department of Environmental Protection ("PADEP") that specifically includes construction of the Trailhead, or (ii) other written documentation from PADEP, satisfactory in form and substance to the Township Solicitor, stating that Permit No. E15-787 includes construction of the Trailhead as shown on the Plans.

4. The final Plans to be recorded shall be full-sized 24" x 36" as required by SALDO §22-304.3.B(5).

5. Prior to the Township releasing the final Plans for recording, the Applicant shall submit to the Township copies of all required permits and approvals for the Development from all applicable federal, state, county and municipal governmental authorities, including but not limited to, the United States Army Corps of Engineers, PennDOT (including a Highway Occupancy Permit for the proposed improvements on Linfield Road), PADEP, and the Chester County Conservation District. The Applicant shall provide to the Township (i) copies of all required permits that have been issued to date for the Development, and (ii) a list of all required permits that have not yet been issued and the anticipated dates of issuance. Prior to the Township releasing the final Plans for recording, the Applicant shall provide to the Township copies of all remaining permits required for the Development.

6. The Applicant shall execute and deliver to the Township an indemnification agreement in form and substance mutually satisfactory to the County and the Township Solicitor indemnifying the Township from any responsibility or liability relating to the Township (i) not enforcing repairs needed to the Property under SALDO §22-309.1.B during the 18-month maintenance period following completion of construction of the Development, and (ii) not performing inspections required pursuant to all applicable provisions of the SALDO relating to construction of the Development.

7. The lighting intensity and uniformity average ratio provided for the Trailhead parking area shall be as shown on the Parkerford Trailhead Lighting Plan, Sheet 1 of 3, signed and sealed by Nathaniel Walter McCulloch on March 18, 2019 and bearing an electronic file date of March 18, 2019, 9:48:59 AM or as may be less luminous as permitted by the Board of Supervisors.

8. A Land Development Agreement and a Memorandum of Land Development Agreement, each in form and substance acceptable to the Township Solicitor, shall be prepared by the Township Solicitor and executed by the Applicant before the Board of Supervisors signs the final Plans and releases same for recording in accordance with SALDO §22-309.

9. Prior to the Township releasing the final Plans for recording, a Stormwater Best Management Practices (BMPs) and Conveyances Operation and Maintenance Agreement (the "BMP Agreement"), in form and substance acceptable to the Township Solicitor, shall be executed and delivered by the Applicant, as Grantor, to the Township, as Grantee, and shall be recorded at the Applicant's expense in the Recorder's Office on the same date as and immediately following the recording of the Plans in accordance with SWMO §142.F(2) and §173. The BMP Agreement shall grant and convey to the Township, its contractors, agents, successors and assigns, an easement in perpetuity and right (but not the obligation) to enter upon any portion of the Property for purposes of inspecting, maintaining, repairing and replacing the subsurface stormwater storage system and other stormwater management facilities located on the Property, as shown on the Plans, in the event that the Applicant or the Owner fails to do so. A copy of the recording receipt shall be provided to the Township before any work associated with the Development may commence.

10. The Applicant's engineer shall prepare and provide a legal description for the Property, in form and substance satisfactory to the Township Engineer, for attachment to the BMP Agreement in accordance with SALDO §305.3.B(1)(a). The legal description shall be submitted to the Township for review and approval by the Township Engineer and, once approved by the Township Engineer, shall be provided to the Township Solicitor for attachment to the BMP Agreement prior to recording same.

11. All signature blocks on the final Plans shall be fully executed prior to recording the final Plans at the Applicant's expense at the Recorder's Office.

12. The Applicant shall pay all Township costs and expenses incurred for land development review, including but not limited to, consultant review fees prior to the Township releasing the final Plans for recording (subject to the rights of the Applicant under the Pennsylvania Municipalities Planning Code). The Applicant shall reimburse the Township for inspections performed by Township consultants, if any, promptly following receipt of an invoice therefor.

13. All recording costs and applicable taxes and fees, if any, shall be paid by the Applicant.

14. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended), the completion of all conditions, the payment of all applicable fees and the funding of all escrows (if any) must be accomplished within ninety (90) days of the date of the resolution approving the Plans unless a written extension is granted by the Township. Until the conditions have been satisfied, the applicable fees have been paid and the escrows (if any) fully funded, the Plans shall not be signed nor recorded. In the event the conditions have not been satisfied, the fees have not been paid and the escrows (if any) have not been funded within ninety (90) days of the date of said resolution, or any written extension thereof, this contingent approval shall expire and be deemed to have been revoked.

15. Under the provisions of the Pennsylvania Municipalities Planning Code, the Applicant has the right to accept or reject conditions imposed by the Board of Supervisors upon final approval. The Applicant shall signify its acceptance of the conditions contained herein by signing a copy of this Resolution and returning it to the Township within thirty (30) days of the date of this Resolution. In the event execution of this Resolution is not delivered to the

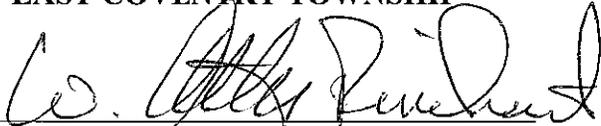
Township office **by 12:00 p.m. on June 12, 2019**, or if the Township receives written notice of an appeal or rejection of any of the conditions set forth herein within thirty (30) days from the date of this Resolution, this approval and the waiver granted in Section B, Paragraph 2 hereof (which waiver is granted contingent upon the acceptance of the conditions set forth herein) shall be deemed to be automatically rescinded and revoked and the application shall be considered denied based upon the failure to fully comply with all of the conditions of approval as authorized by Section 508 of the Pennsylvania Municipalities Planning Code.

SECTION D. EFFECTIVE DATE. This Resolution shall be effective immediately upon the adoption hereof.

APPROVED at the public meeting of the East Coventry Township Board of Supervisors held on May 13, 2019.



David G. Kraynik, Secretary

EAST COVENTRY TOWNSHIP
By: 

W. Atlee Rinehart, Chairman

By signing below, the Applicant accepts and consents to all of the terms and conditions of approval contained in the foregoing Resolution Granting Preliminary/Final Land Development Approval.

APPLICANT:

THE COUNTY OF CHESTER

Date: 6/19/19

By: 
Name: David T. Stauffer
Title: Capital Projects Coordinator

EXHIBIT "A"

ENUMERATION OF THE APPROVED PRELIMINARY/FINAL LAND DEVELOPMENT PLANS FOR THE SCHUYLKILL RIVER TRAIL PHASE 2 PARKERFORD TRAILHEAD

SHEET LIST	
SHEET NO.	SHEET TITLE
*1	TOWNSHIP LAND DEVELOPMENT COVER SHEET
*2	TOWNSHIP LAND DEVELOPMENT WAIVERS
*3	LAYOUT (ROADWAY SHEET 34 OF 106)
4	GRADING (ROADWAY SHEET 69 OF 106)
5	GRADING (ROADWAY SHEET 106 OF 106)
*6	SIGNING AND PAVEMENT MARKING (S&PM SHEET 1 OF 45)
7	SIGNING AND PAVEMENT MARKING (S&PM SHEET 36 OF 45)
8	TRAILHEAD GENERAL NOTES (ROADWAY SHEET 4 OF 106)
9	TRAILHEAD DETAILS (ROADWAY SHEET 9 OF 106)
10	TRAILHEAD DETAILS (ROADWAY SHEET 11 OF 106)
11	TRAILHEAD DETAILS (ROADWAY SHEET 13 OF 106)
12	TRAILHEAD DETAILS (ROADWAY SHEET 16 OF 106)
13	TRAILHEAD DETAILS (ROADWAY SHEET 18 OF 105)
14	TRAILHEAD DETAILS (ROADWAY SHEET 19 OF 106)
15	TRAILHEAD DETAILS (ROADWAY SHEET 21 OF 106)
	HOP PLANS (HOP SHEET 1 OF 3)
17	HOP PLANS (HOP SHEET 2 OF 3)
18	HOP PLANS (HOP SHEET 3 OF 3)
*19	LANDSCAPING PLAN (LANDSCAPING SHEET 1 OF 1)
*20	LIGHTING PLAN (LIGHTING SHEET 1 OF 3)
21	LIGHTING PLAN (LIGHTING SHEET 2 OF 3)
22	LIGHTING PLAN (LIGHTING SHEET 3 OF 3)
*23	PCSM PLANS (PCSM SHEET 1 OF 42)
*24	PCSM PLANS (PCSM SHEET 2 OF 42)
*25	PCSM PLANS (PCSM SHEET 3 OF 42)
*26	PCSM PLANS (PCSM SHEET 39 OF 42)
*27	PCSM PLANS (PCSM SHEET 40 OF 42)
*28	PCSM PLANS (PCSM SHEET 41 OF 42)
*29	PCSM PLANS (PCSM SHEET 42 OF 42)
30	E&S PLANS (E&S SHEET 1 OF 44)
31	E&S PLANS (E&S SHEET 2 OF 44)
32	E&S PLANS (E&S SHEET 3 OF 44)

33	E&S PLANS (E&S SHEET 38 OF 44)
34	E&S PLANS (E&S SHEET 39 OF 44)
35	E&S PLANS (E&S SHEET 42 OF 44)
36	E&S PLANS (E&S SHEET 43 OF 44)
37	E&S PLANS (E&S SHEET 44 OF 44)
38	ROW PLANS (ROW SHEET 9 OF 80)
39	ROW PLANS (ROW SHEET 80 OF 80)