



Public Notice

**U.S. Army Corps
of Engineers**
Pittsburgh District

In Reply Refer to
Notice No. below

US Army Corps of Engineers, Pittsburgh District
1000 Liberty Avenue
Pittsburgh, PA 15222-4186

Application No. 2008-704

Date: September 7, 2010

Notice No. 10-50

Closing Date: October 6, 2010

1. TO ALL WHOM IT MAY CONCERN: The following application has been submitted for a Department of the Army Permit under the provisions of Section 404 of the Clean Water Act.
2. APPLICANT: Regional Industrial Development Corporation of Southwest PA
425 Sixth Avenue, Suite 500
Pittsburgh, Pennsylvania 15219

CONSULTANT: Mackin Engineering Company
RIDC Park West
117 Industry Drive
Pittsburgh, Pennsylvania 15275
3. LOCATION: The Thorn Hill Industrial Park is 925 acres located in Marshall and Cranberry Townships, Allegheny and Butler Counties (respectively) Pennsylvania.
4. PURPOSE AND DESCRIPTION OF WORK: The applicant proposes to construct commercial developments on 15 remaining undeveloped parcels in Thorn Hill Industrial Park. Ten of these parcels are located in Allegheny County totaling 126 acres and five are located in Butler County totaling 108 acres. At this time, three projects are currently proposed for development. Of these currently proposed projects, Verizon, Incorporated has plans to develop Parcel 69 for auxiliary parking and connect their existing facility to the proposed parking via an access road from the existing Verizon parking lot. This connector road would impact an unnamed tributary to Brush Creek and two wetlands. East Resources, Incorporated is proposing a Phase II facility expansion on Parcel 539 to include construction of an approximately 26,500 square foot office building. Parking and the required storm water facilities would also be included with this project impacting two wetlands and an unnamed tributary. Elmhurst Group, Incorporated and RIDC- Flex-Building Development is proposing to develop a portion of the Lower Parcel including an access road from the existing Commonwealth Drive. The project would include placing a 16' wide by 7'10" high by 90' precast concrete arch with 20' rock aprons in an unnamed tributary to Brush Creek to access the interior of the parcel. Partial fills are also proposed for two wetlands on this parcel. Also crossing the unnamed tributary would be the utility lines that would service the proposed 48,000 square foot flex building, associated parking lot, and stormwater management facilities.

In addition to the three currently proposed developments, RIDC anticipates development activities will occur on 11 of the remaining undeveloped parcels in Thorn Hill Industrial Park within the next ten years including Parcel 25,56, 62, 63R, 65, 66, and B Revision in Allegheny County; and Parcel 537, 542, 544, and 545 in Butler County. Due to parcel sizes, variable topography, required building setbacks, existing conservation easements, and presence of aquatic resources within the anticipated development areas, the associated building pads, parking facilities, utility lines, and installation of stormwater management facilities will necessitate minor fills of the resources. In an attempt to provide shovel ready building lots, the applicant is proposing impacts to these resources as well as resources for the three aforementioned (currently proposed) projects totaling 2.92 acres of open water, emergent, shrub scrub, and forested wetlands in addition to 2,375 linear feet of jurisdictional stream channel. To mitigate for the loss of these resources 3.84 acres of wetland mitigation and 2,362 linear feet of stream creation, bank stabilization, restoration, and relocation of stream mitigation is proposed. Please see enclosed impact and mitigation tables summarizing this information and showing the correct ratios have been applied. The applicant is requesting a 0.31 acre wetland mitigation credit (that exists from a previously permitted activity) be applied to the proposed wetland mitigation requirement. Also please find drawings of all the proposed sites.

5. ENCROACHMENT PERMIT: The applicant must obtain a Water Obstruction and Encroachment Permit which includes 401 Water Quality Certification from the:

Pennsylvania Department of Environmental Protection
Northwest Regional Office
Soils and Waterways Section
230 Chestnut Street
Meadville, PA 16335

Telephone: 814-332-6984

6. IMPACT ON NATURAL RESOURCES: The District Engineer has consulted the most recently available information and has determined that the project is not likely to affect the continued existence of any endangered species or threatened species, or result in the destruction or adverse modification of habitat of such species which has been determined to be critical. This Public Notice serves as a request to the U. S. Fish and Wildlife Service for any additional information they may have on whether any listed or proposed to be listed endangered or threatened species may be present in the area which would be affected by the activity, pursuant to Section 7(c) of the Endangered Species Act of 1972 (as amended).

7. IMPACT ON CULTURAL RESOURCES: The National Register of Historic Places has been consulted, and it has been determined that there are no properties currently listed on the register which would be directly affected by the proposed work. If we are made aware, as a

result of comments received in response to this notice, or by other means, of specific archeological, scientific, prehistorical, or historical sites or structures which might be affected by the proposed work, the District Engineer will immediately take the appropriate action necessary pursuant to the National Historic Preservation Act of 1966 - Public Law 89-665 as amended (including Public Law 96-515).

8. PUBLIC INVOLVEMENT: Any person may request, in writing, within the comment period specified in the paragraph below entitled "RESPONSES," that a public hearing be held to consider this application. The requests for public hearing shall state, with particularity, the reasons for holding a public hearing.

9. EVALUATION: Interested parties are invited to state any objections they may have to the proposed work. The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposals must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership and, in general, the needs and welfare of the people. The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the overall public interest of the proposed activity. The evaluation of the impact of the activity on the public interest will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency, under the authority of Section 404(b) of the Clean Water Act (40 CFR Part 230).

10. RESPONSES: A permit will be granted unless its issuance is found to be contrary to the public interest. Written statements concerning the proposed activity should be received in this office on or before the closing date of this Public Notice in order to become a part of the record and to be considered in the final determination. Any objections which are received during this period may be forwarded to the applicant for possible resolution before the determination is made whether to issue or deny the requested DA Permit. All responses to this notice should be

directed to the Regulatory Branch, attn Tyler Bintrim at the above address, by telephoning (412) 395-7115, or by e-mail at tyler.j.bintrim@usace.army.mil. Please refer to CELRP-OP-F 2008-704 in all responses.

FOR THE DISTRICT ENGINEER:

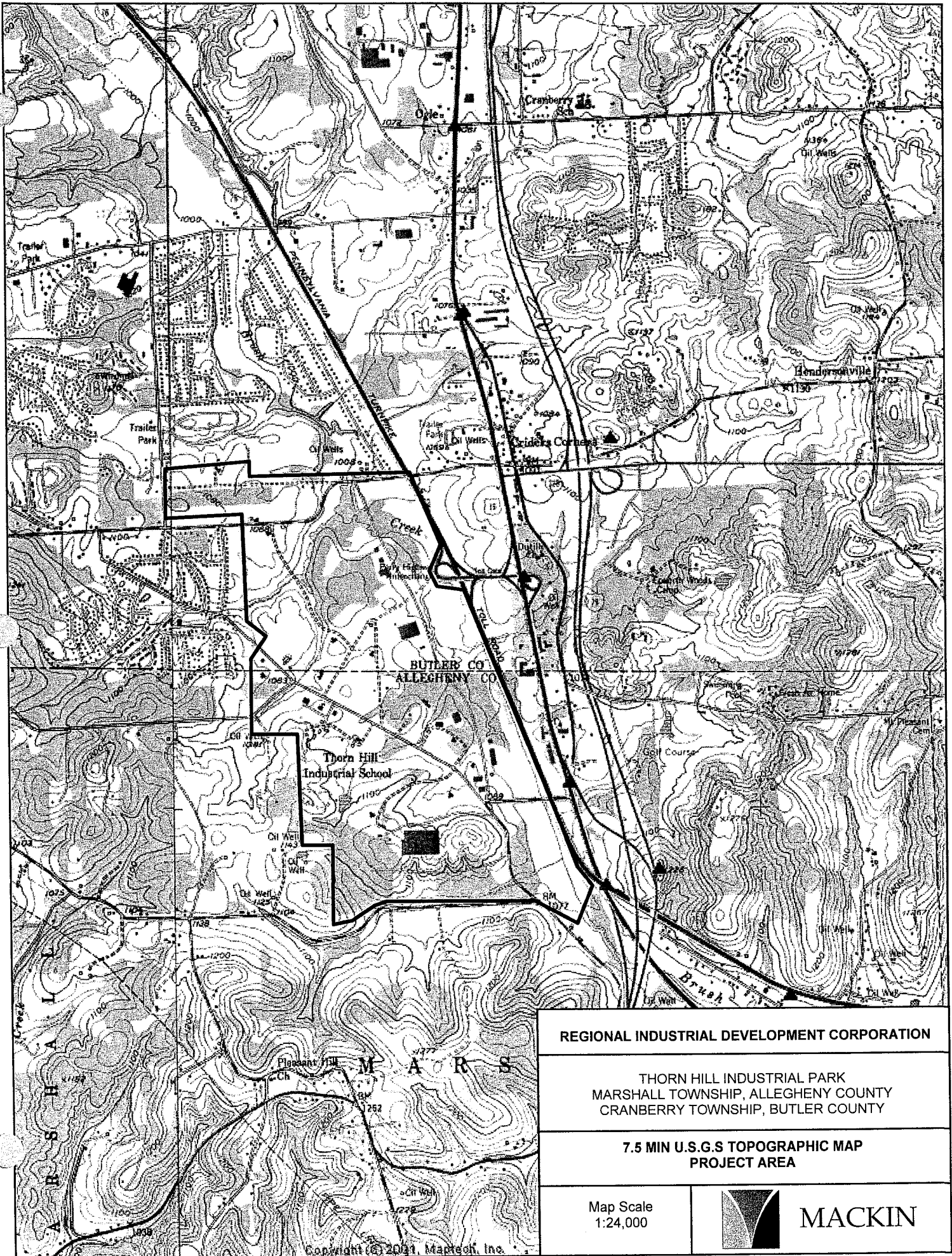
//SIGNED//

Scott A. Hans
Chief, Regulatory Branch

THORN HILL INDUSTRIAL PARK							
Wetland Mitigation Requirements - Total Project							
Wetland Classes Impacted	Impacts by Class	Mitigation Requirement (ratio)	Agency Requirement	Required Mitigation Acreage	Wetland Credit Permit E10-332	Proposed Mitigation	
Palustrine Open Water	0.27	1:1	USACE/EPA	0.27		Wetland Creation - Mitigation Site Parcel 56&63	
Palustrine Emergent	1.55	1:1	USACE/EPA	1.55	-0.31		0.27
Palustrine Scrub Shrub	0.97	2:1	USACE/EPA	1.94			1.24
Palustrine Forested	0.13	3:1	USACE/EPA	0.39			1.94
0.25 acre Invasive Species Eradication	n/a	n/a	n/a	n/a	n/a	Mechanical/Chemical Eradication and Revegetation	0.39
TOTAL	2.92			4.15	-0.31		3.84

Eradication of invasive species within the wetland mitigation area will be required prior to constructi

THORN HILL INDUSTRIAL PARK PROJECT						
Conceptual Stream Mitigation Requirement and Proposal - Total Project - Updated February 2010						
Stream Type Impacted	Number of Streams Impacted	Permanent Impacts by Type (lf)	Mitigation Requirement	Governing Agency Most Stringent Requirement	Mitigation Requirement	Proposed Mitigation
Perennial Streams	4	532	1:1	USACE/EPA (per mitigation site field view 11/19/09)	1:1	Create a minimum of 1,300 lf. of new, 2nd Order, perennial stream channel throughout the mitigation complex. The stream channel construction would occur during the wetland construction and would include two minor stream fords to maintain site access for utilities, a temporary water control structure (weir) at the downstream end and rock channel protection at the discharge to Brush Creek. Place remainder of C.JW-4 and entire mitigation site in permanent conservation easement.
Intermittent Streams	2	673	1:1	USACE/EPA (per mitigation site field view 11/19/09)	1:1	
Ephemeral Watercourses	10	1,993	Y	USACE/EPA - 1:1 mitigation for approximately 1,170 lf. of USACE jurisdictional ephemeral stream PADEP - No mandatory ratio (per mitigation site field view 11/19/09) however, PADEP requires some form of mitigation for all 2,036 lf. of impacts to ephemeral watercourses	1:1 USACE (jurisdictional ephemerals) TBD PADEP (all ephemerals)	<p>1. Credit for compensatory mitigation for 600 lf. of permanent ephemeral watercourse impacts</p> <p>2. Credit for compensatory mitigation for 450 lf. of permanent ephemeral watercourse impacts.</p> <p>3. Credit for compensatory mitigation for 162 lf. of permanent ephemeral watercourse impacts</p> <p>(1-3 are intended to meet USACE mitigation requirement for ephemeral watercourses (1,170 lf.))</p> <p>4. Credit for compensatory mitigation for 400 lf. of permanent ephemeral watercourse impacts</p> <p>5. Credit for compensatory mitigation for 450 lf. of permanent ephemeral watercourse impacts</p> <p>(1-5 are intended to meet PADEP mitigation requirement) (Total Credit of 2,062 lf.)</p>



REGIONAL INDUSTRIAL DEVELOPMENT CORPORATION

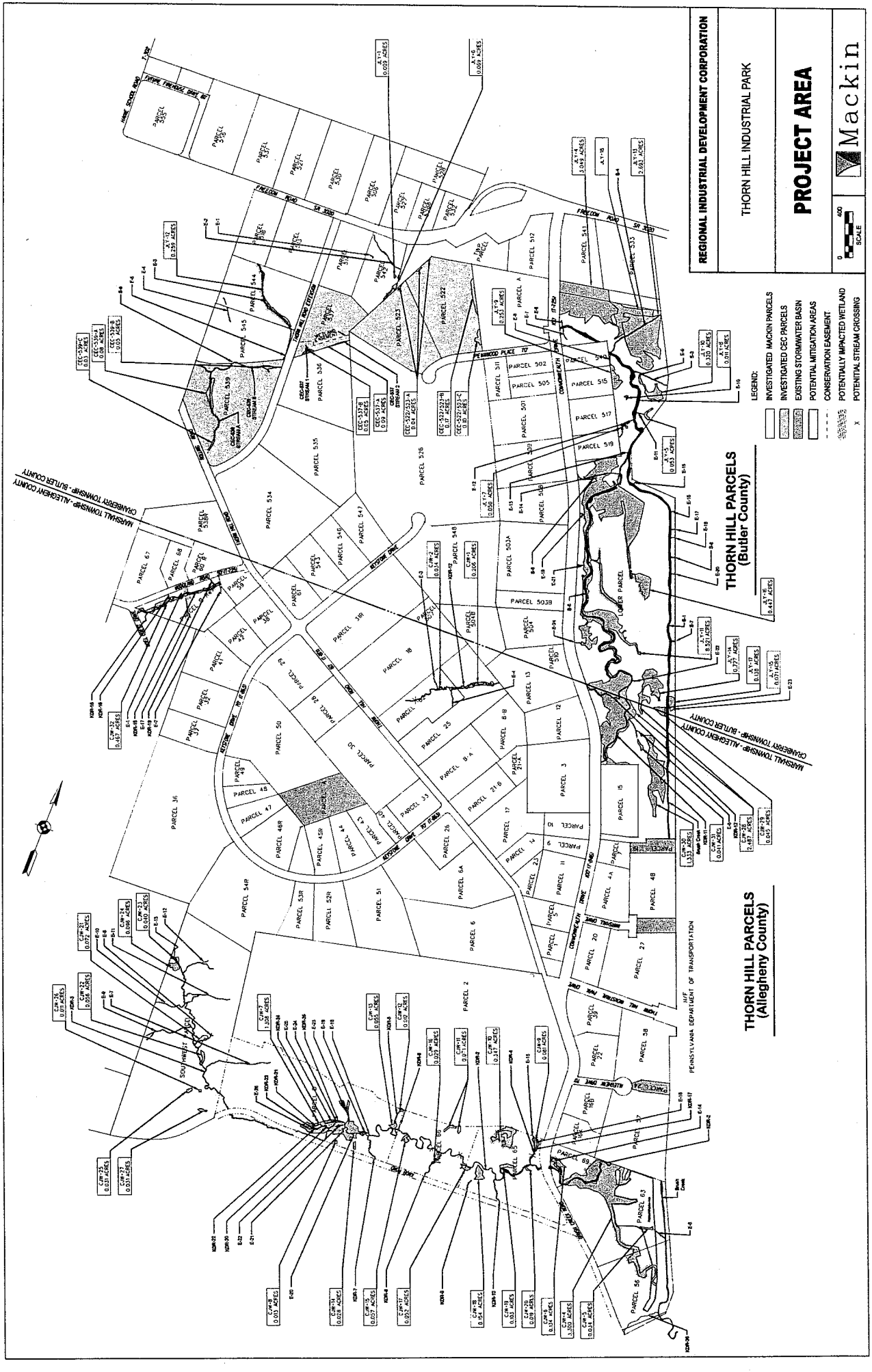
THORN HILL INDUSTRIAL PARK
MARSHALL TOWNSHIP, ALLEGHENY COUNTY
CRANBERRY TOWNSHIP, BUTLER COUNTY

7.5 MIN U.S.G.S TOPOGRAPHIC MAP
PROJECT AREA

Map Scale
1:24,000



MACKIN



REGIONAL INDUSTRIAL DEVELOPMENT CORPORATION

THORN HILL INDUSTRIAL PARK

PROJECT AREA

Mackin

0 400 SCALE

LEGEND:

- [Symbol] INVESTIGATED MACKIN PARCELS
- [Symbol] INVESTIGATED CEC PARCELS
- [Symbol] EXISTING STORMWATER BASIN
- [Symbol] POTENTIAL MITIGATION AREAS
- [Symbol] CONSERVATION EASEMENT
- [Symbol] POTENTIALLY IMPACTED WETLAND
- [Symbol] POTENTIAL STREAM CROSSING

**THORN HILL PARCELS
(Butler County)**

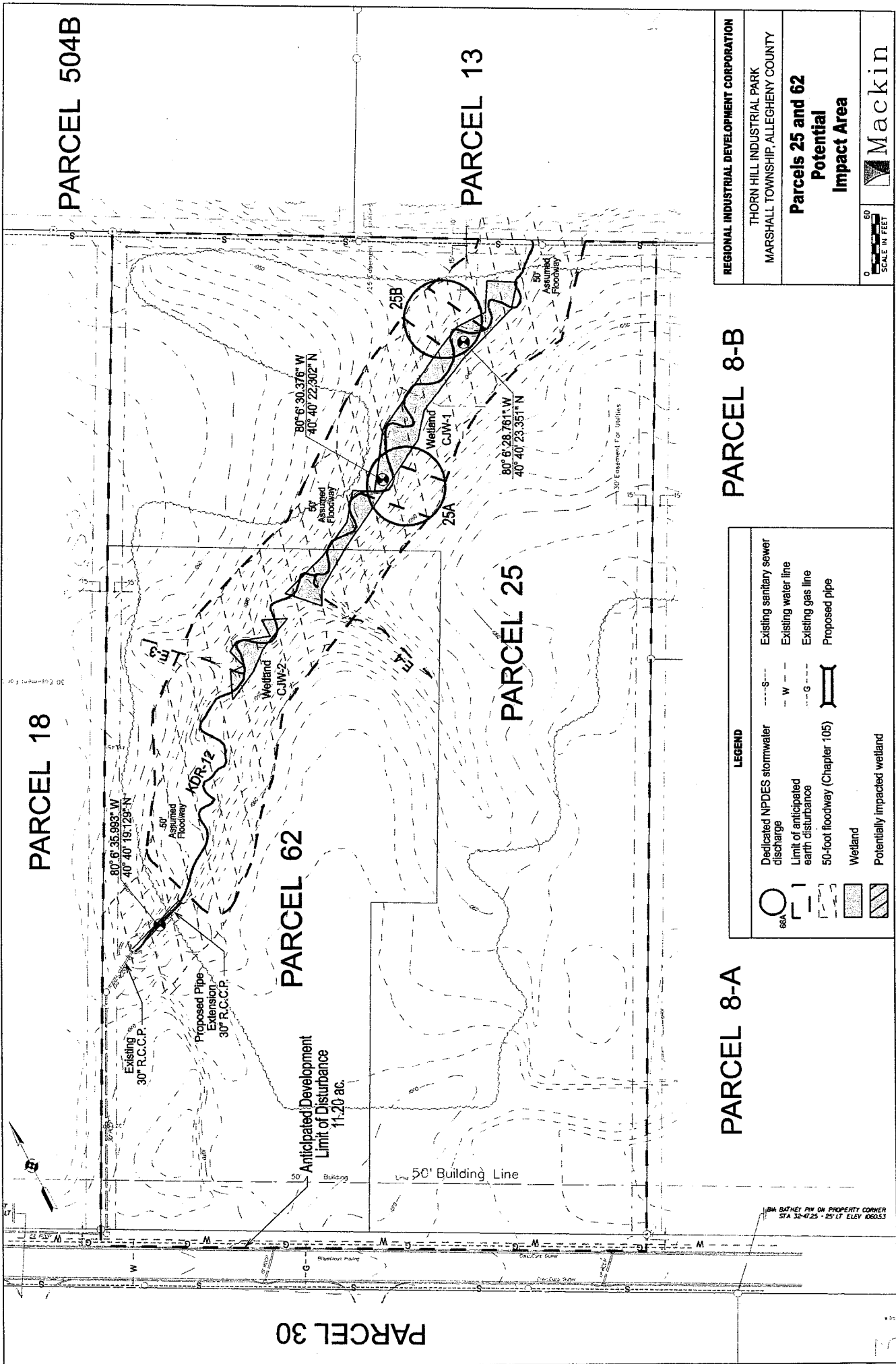
**THORN HILL PARCELS
(Allegheny County)**

MARSHALL TOWNSHIP - ALLEGHENY COUNTY

CHAMBERS TOWNSHIP - BUTLER COUNTY

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION

117



REGIONAL INDUSTRIAL DEVELOPMENT CORPORATION
 THORN HILL INDUSTRIAL PARK
 MARSHALL TOWNSHIP, ALLEGHENY COUNTY

**Parcels 25 and 62
 Potential
 Impact Area**

0 60
 SCALE IN FEET

Mackin

PARCEL 8-B

PARCEL 8-A

LEGEND

	Dedicated NPDES stormwater discharge		Existing sanitary sewer
	Limit of anticipated earth disturbance		Existing water line
	50-foot floodway (Chapter 105)		Existing gas line
	Wetland		Proposed pipe
	Potentially impacted wetland		

PARCEL 504B

PARCEL 13

PARCEL 18

PARCEL 30

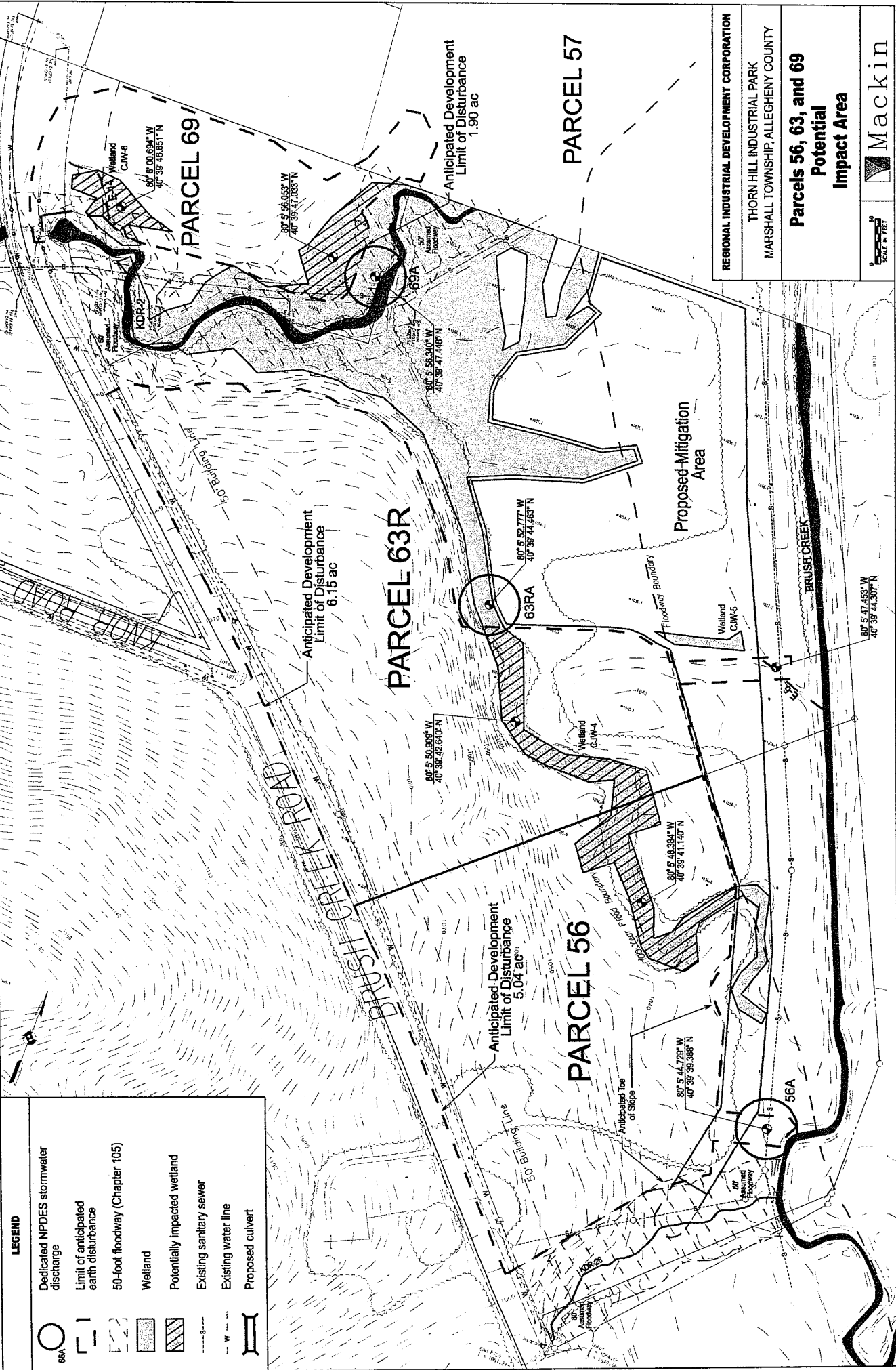
PARCEL 62

PARCEL 25

25A

25B

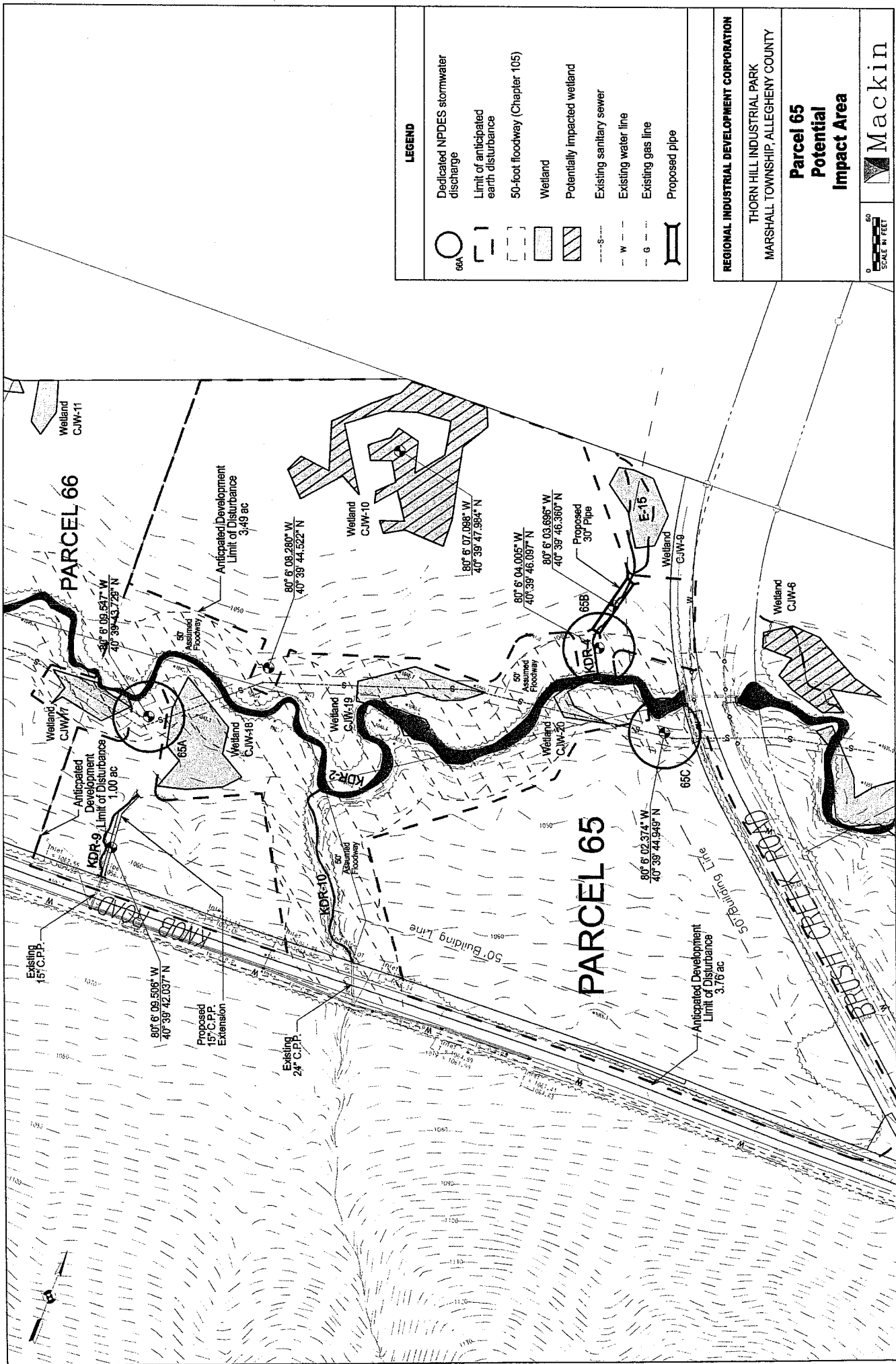
BM BATHET P.W. ON PROPERTY CORNER
 STA 34+42.5 - 25' LT. ELEV. 4665.3



LEGEND	
	Dedicated NPDES stormwater discharge
	Limit of anticipated earth disturbance
	50-foot floodway (Chapter 105)
	Wetland
	Potentially impacted wetland
	Existing sanitary sewer
	Existing water line
	Proposed culvert

REGIONAL INDUSTRIAL DEVELOPMENT CORPORATION
THORN HILL INDUSTRIAL PARK MARSHALL TOWNSHIP, ALLEGHENY COUNTY
Parcels 56, 63, and 69 Potential Impact Area
Mackin





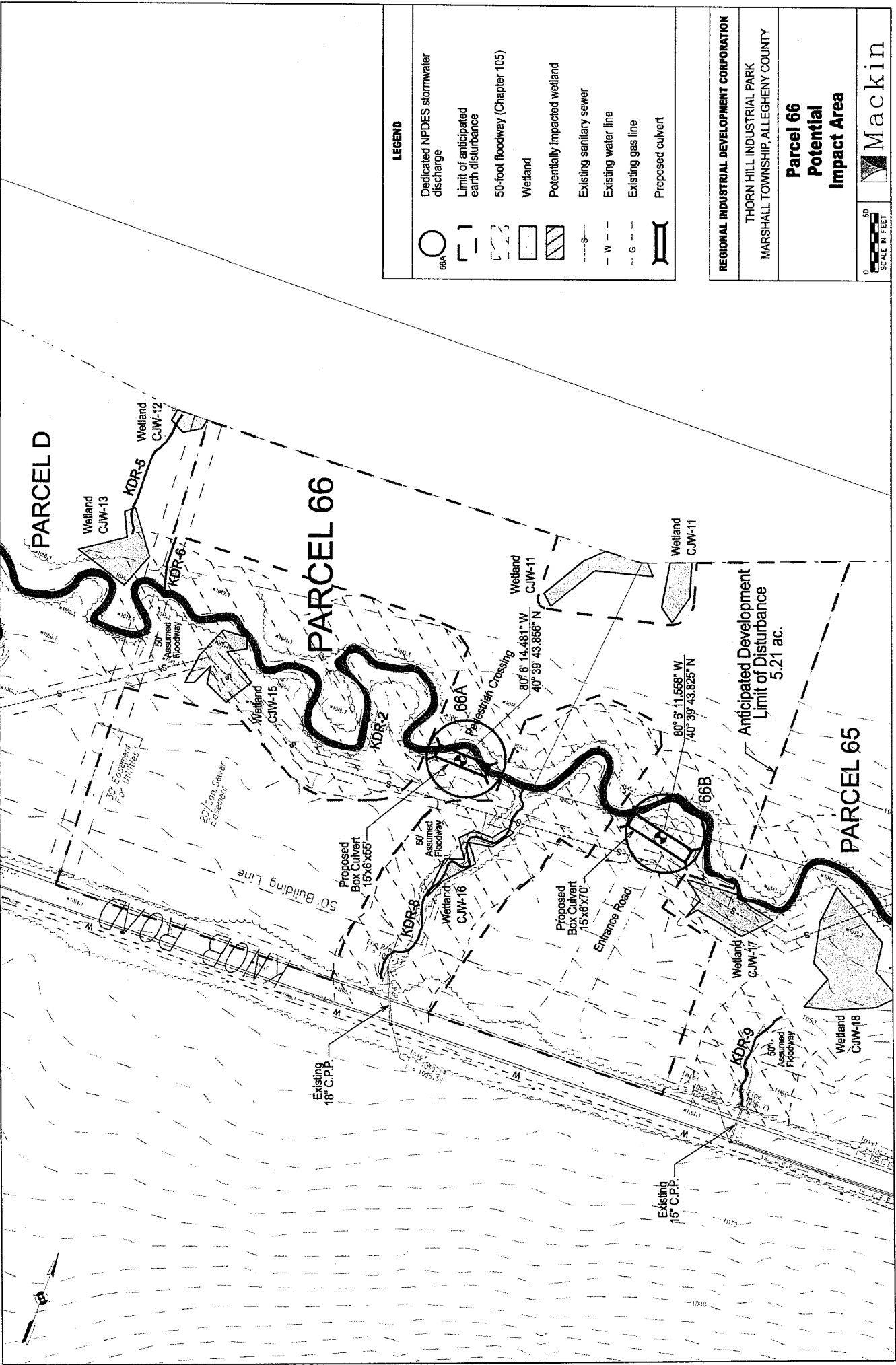
LEGEND	
	Dedicated NPDES stormwater discharge
	Limit of anticipated earth disturbance
	50-foot floodway (Chapter 105)
	Wetland
	Potentially impacted wetland
	Existing sanitary sewer
	Existing water line
	Existing gas line
	Proposed pipe

REGIONAL INDUSTRIAL DEVELOPMENT CORPORATION
 THORN HILL INDUSTRIAL PARK
 MARSHALL TOWNSHIP, ALLEGHENY COUNTY

Parcel 65
Potential
Impact Area

Mackin

0 60
 SCALE IN FEET



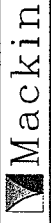
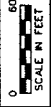
LEGEND	
	Dedicated NPDES stormwater discharge
	Limit of anticipated earth disturbance
	50-foot floodway (Chapter 105)
	Wetland
	Potentially impacted wetland
	Existing sanitary sewer
	Existing water line
	Existing gas line
	Proposed culvert

REGIONAL INDUSTRIAL DEVELOPMENT CORPORATION
 THORN HILL INDUSTRIAL PARK
 MARSHALL TOWNSHIP, ALLEGHENY COUNTY

**Parcel 66
 Potential
 Impact Area**

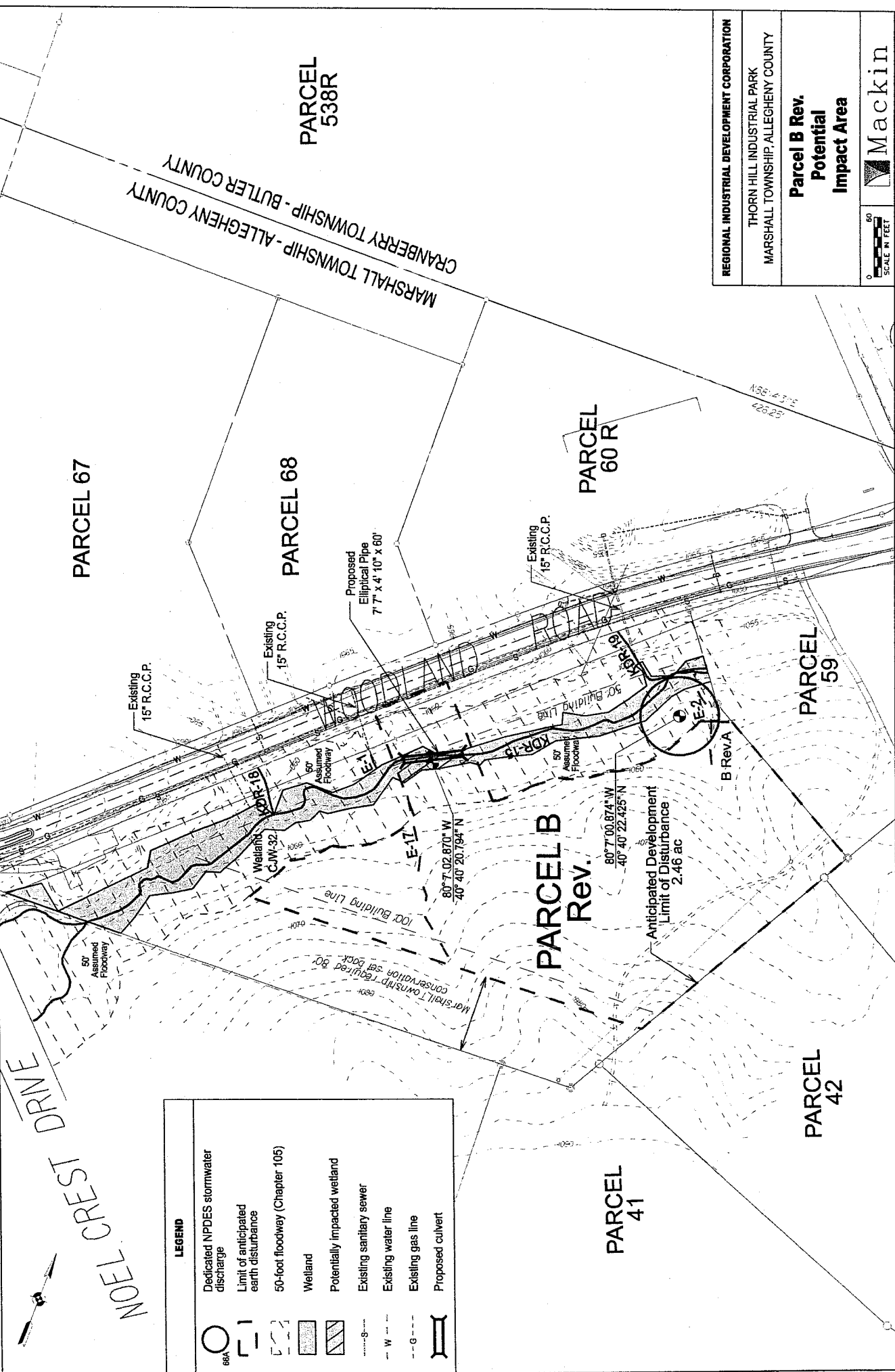
Mackin

0 50
 SCALE IN FEET



REGIONAL INDUSTRIAL DEVELOPMENT CORPORATION
 THORN HILL INDUSTRIAL PARK
 MARSHALL TOWNSHIP, ALLEGHENY COUNTY

**Parcel B Rev.
 Potential
 Impact Area**



LEGEND	
	Dedicated NPDES stormwater discharge
	Limit of anticipated earth disturbance
	50-foot floodway (Chapter 105)
	Wetland
	Potentially impacted wetland
	Existing sanitary sewer
	Existing water line
	Existing gas line
	Proposed culvert

NOEL CREST DRIVE

PARCEL 67

PARCEL 68

PARCEL 538R

PARCEL 60 R

PARCEL 59

PARCEL 42

PARCEL 41

PARCEL B Rev.

MARSHALL TOWNSHIP - ALLEGHENY COUNTY

CRANBERRY TOWNSHIP - BUTLER COUNTY

Existing 15" R.C.C.P.

Existing 15" R.C.C.P.

Proposed Elliptical Pipe 7' 7" x 4' 10" x 60'

Existing 15" R.C.C.P.

Existing 50' Assumed Floodway

Existing 50' Assumed Floodway

Anticipated Development Limit of Disturbance 2.46 ac

100' Building Line

50' Assumed Floodway

Wetland C.W-32

Wetland E-11

80° 7' 02" 870" W

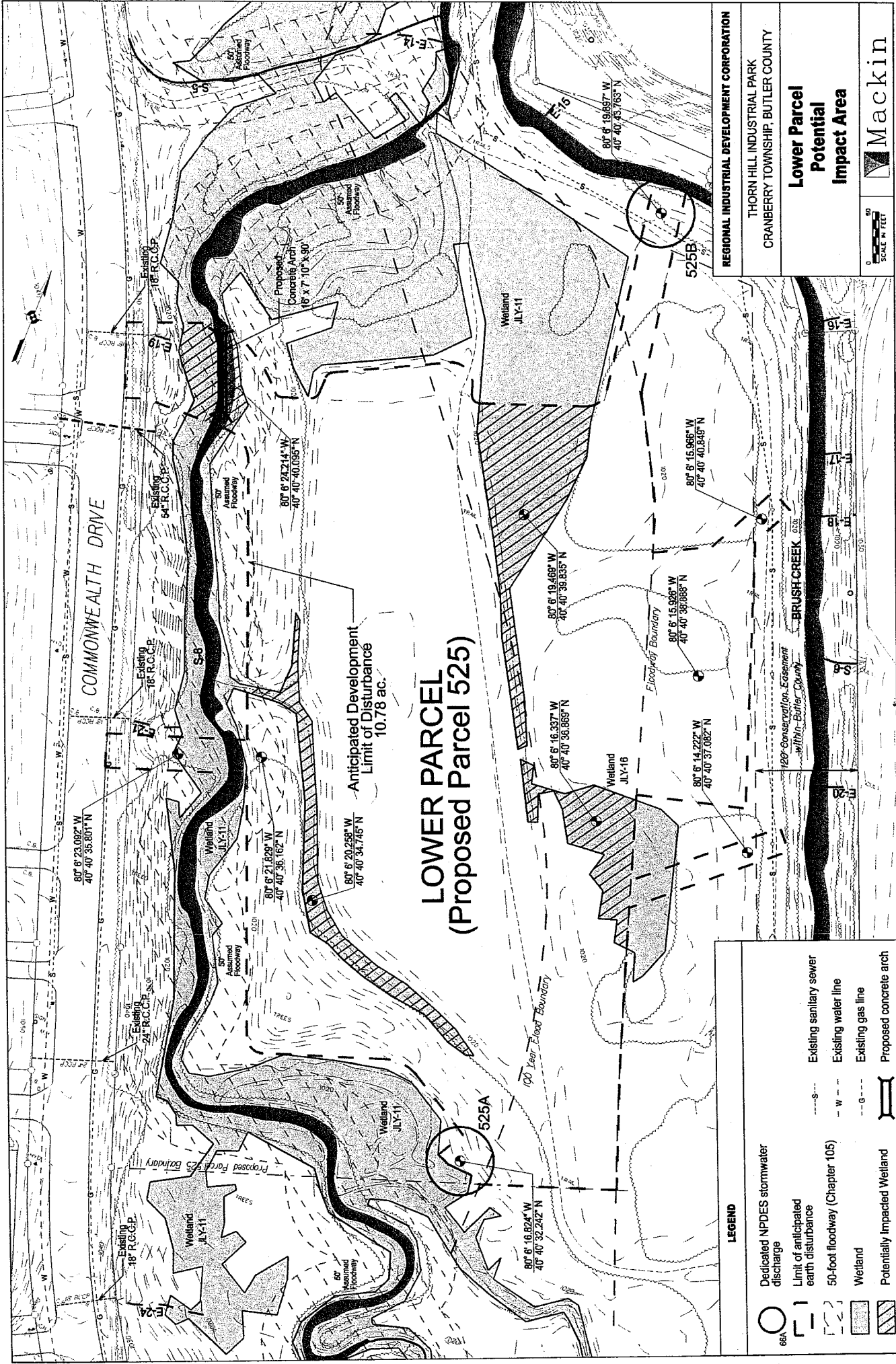
40° 40' 20.794" N

80° 7' 00" 874" W

40° 40' 22.425" N

B Rev. A

A388 14 31' E
426 22'



LOWER PARCEL (Proposed Parcel 525)

Anticipated Development
Limit of Disturbance
10.78 ac.

REGIONAL INDUSTRIAL DEVELOPMENT CORPORATION
 THORN HILL INDUSTRIAL PARK
 CRANBERRY TOWNSHIP, BUTLER COUNTY

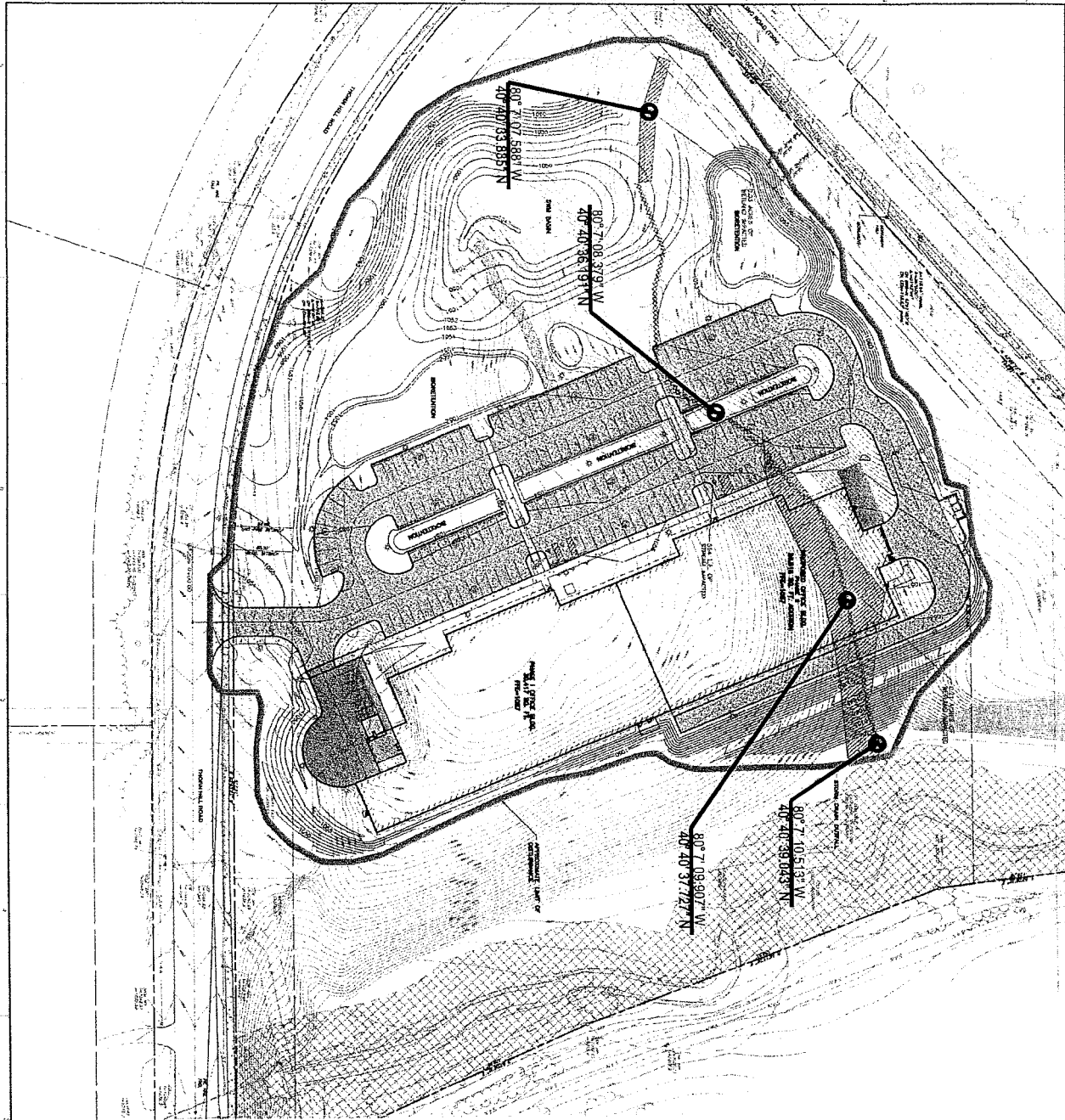
**Lower Parcel
Potential
Impact Area**

Mackin

LEGEND

	Dedicated NPDES stormwater discharge
	Limit of anticipated earth disturbance
	50-foot floodway (Chapter 105)
	Wetland
	Potentially Impacted Wetland
	Existing sanitary sewer
	Existing water line
	Existing gas line
	Proposed concrete arch





LEGEND

- Proposed Lot of Parcel
- Proposed Concrete Curb
- Proposed Asphalt Surface
- Proposed Concrete Slab
- Proposed Final Grade
- Proposed Existing Footprint
- Proposed Professional Office Building
- Proposed Utility Easement
- Proposed Staircase Access Area
- Proposed Land of Surround

REVISION RECORD

NO	DATE	DESCRIPTION

DISCLAIMER
 THESE PLANS, SPECIFICATIONS, AND CONTRACT DOCUMENTS, INCLUDING ANY ADDENDUMS, AMENDMENTS, OR CHANGES, ARE HEREBY OFFERED TO THE PUBLIC FOR INFORMATION ONLY. THEY ARE NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY INTENDED BY THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE, LOSS, OR INJURY, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THESE PLANS, SPECIFICATIONS, AND CONTRACT DOCUMENTS, WHETHER OR NOT SUCH DAMAGE, LOSS, OR INJURY IS CAUSED IN WHOLE OR IN PART BY THE NEGLIGENCE OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE PROJECT DESCRIBED IN THESE PLANS, SPECIFICATIONS, AND CONTRACT DOCUMENTS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS OR THE ADEQUACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE PROJECT DESCRIBED IN THESE PLANS, SPECIFICATIONS, AND CONTRACT DOCUMENTS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS OR THE ADEQUACY OF ANY INFORMATION PROVIDED BY OTHERS.

REGIONAL INDUSTRIAL DEVELOPMENT CORPORATION
 THORN HILL INDUSTRIAL PARK
 CRANBERRY TOWNSHIP, BUTLER COUNTY

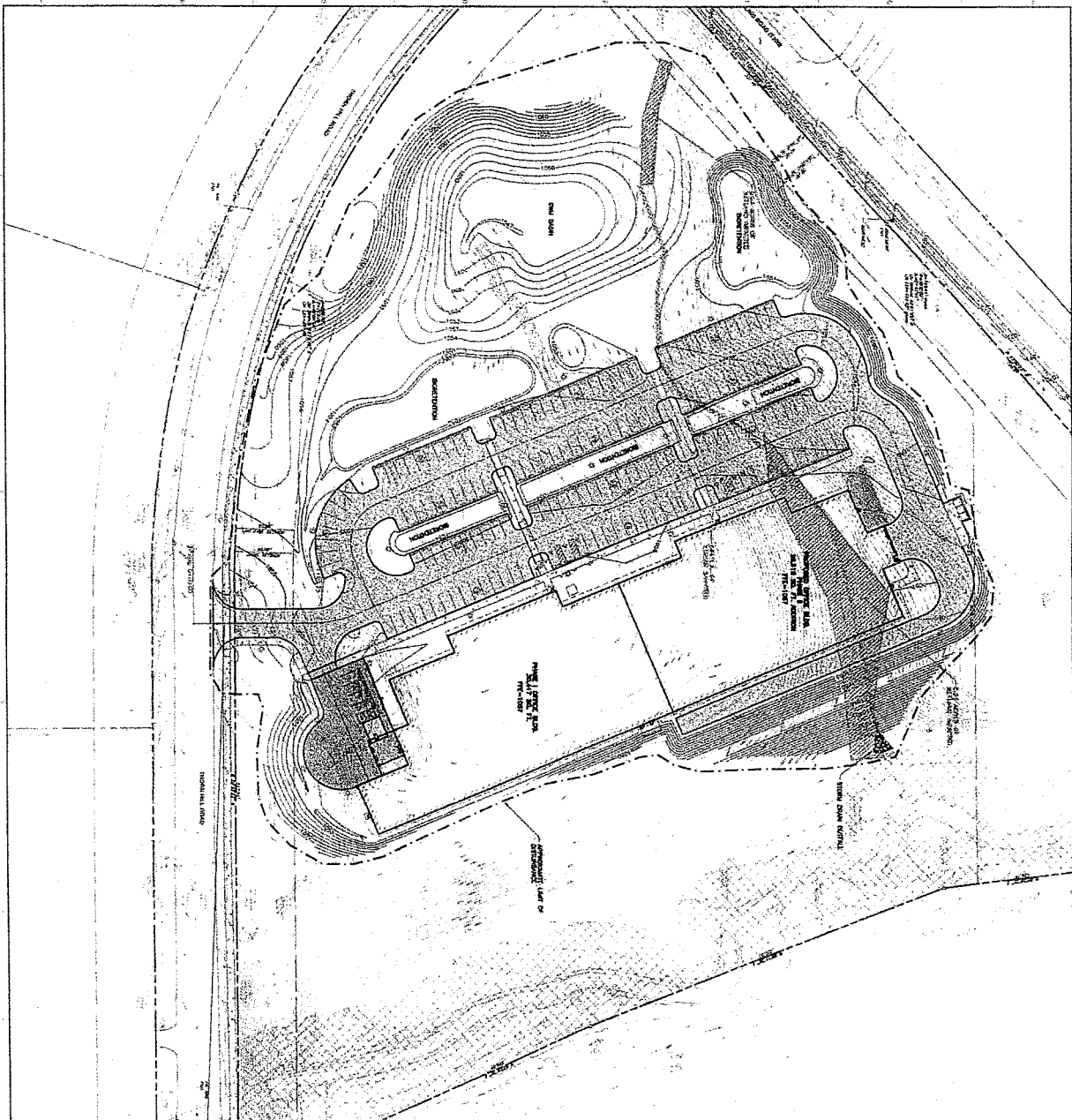
Parcel 539
Potential
Impact Area

Mackin

0 50
 SCALE IN FEET

PRELIMINARY/FINAL LAND DEVELOPMENT
EAST RESOURCES, INC.
PROFESSIONAL OFFICE BUILDING
CRANBERRY TWP., BUTLER COUNTY
PENNSYLVANIA

CEL
Civil & Environmental Consultants, Inc.
 333 Baldwin Road - Pittsburgh, PA 15205-9072
 412-429-2324 • 800-355-2524
 www.celinc.com



SCALE: AS SHOWN
NORTH

ONE CALL SERIAL NO. 888888
 ALL UTILITIES SHOWN ON THIS PLAN WERE LOCATED BY THE ENGINEER OR HIS FIELD PERSONNEL IN ACCORDANCE WITH THE ONE CALL SYSTEM. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE UTILITIES COMPANIES. THE ENGINEER IS NOT RESPONSIBLE FOR THE LOCATION, DEPTH, OR CHARACTERISTICS OF UTILITIES NOT SHOWN ON THIS PLAN.

DISCLAIMER:
 THE ENGINEER HAS CONDUCTED VISUAL AND INSTRUMENT SURVEYS OF THE SITE AND HAS PREPARED THIS PLAN IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS OF THE ENGINEERING PROFESSION. THE ENGINEER HAS NOT CONDUCTED A GEOTECHNICAL SURVEY OF THE SITE AND DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE GEOTECHNICAL ENGINEER. THE ENGINEER IS NOT RESPONSIBLE FOR THE LOCATION, DEPTH, OR CHARACTERISTICS OF UTILITIES NOT SHOWN ON THIS PLAN.

LEGEND:
 PROPOSED BUILDING
 EXISTING BUILDING
 CRANBERRY WETLANDS
 CRANBERRY CREEK
 CRANBERRY WETLANDS
 CRANBERRY CREEK
 CRANBERRY WETLANDS
 CRANBERRY CREEK

STREAM AND WETLAND IMPACT PLAN

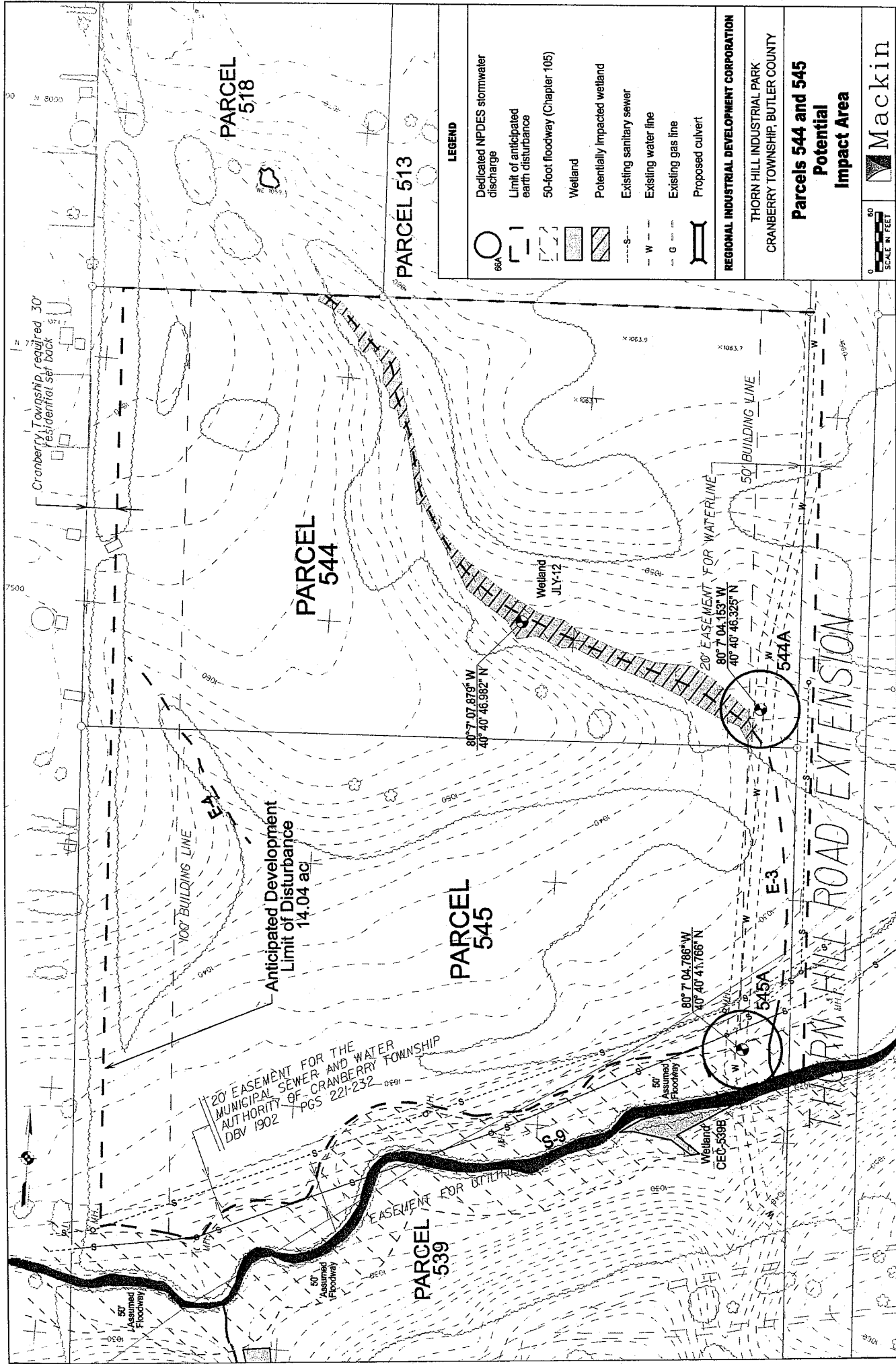
DATE	11/18/09	2/10/10
PROJECT NO.	11482	CRANBERRY
PROJECT	PROFESSIONAL OFFICE BUILDING	CRANBERRY TWP., BUTLER COUNTY, PENNSYLVANIA

PRELIMINARY/FINAL LAND DEVELOPMENT
EAST RESOURCES, INC.
PROFESSIONAL OFFICE BUILDING
CRANBERRY TWP., BUTLER COUNTY
PENNSYLVANIA

CEC
 Civil & Environmental Consultants, Inc.
 332 Baldwin Road - Pittsburgh, PA 15206-8072
 412-426-2324 412-395-2324
 WWW.CEC-PA.COM

REVISION RECORD

NO.	DATE	DESCRIPTION



PARCEL 518

PARCEL 544

PARCEL 545

PARCEL 539

LEGEND

- Dedicated NPDES stormwater discharge
- Limit of anticipated earth disturbance
- 50-foot floodway (Chapter 105)
- Wetland
- Potentially Impacted wetland
- Existing sanitary sewer
- Existing water line
- Existing gas line
- Proposed culvert

REGIONAL INDUSTRIAL DEVELOPMENT CORPORATION
 THORN HILL INDUSTRIAL PARK
 CRANBERRY TOWNSHIP, BUTLER COUNTY

Parcels 544 and 545
Potential Impact Area

Mackin

SCALE IN FEET

Cranberry Township, required 30' residential set back

Anticipated Development Limit of Disturbance 14.04 ac

20' EASEMENT FOR THE MUNICIPAL SEWER AND WATER AUTHORITY OF CRANBERRY TOWNSHIP DBV 1902 PGS 221-232

20' EASEMENT FOR WATERLINE
80° 7' 04.153" W
40' 40' 46.325" N

80° 7' 04.786" W
40' 40' 41.766" N

544A

545A

THORN HILL ROAD EXTENSION

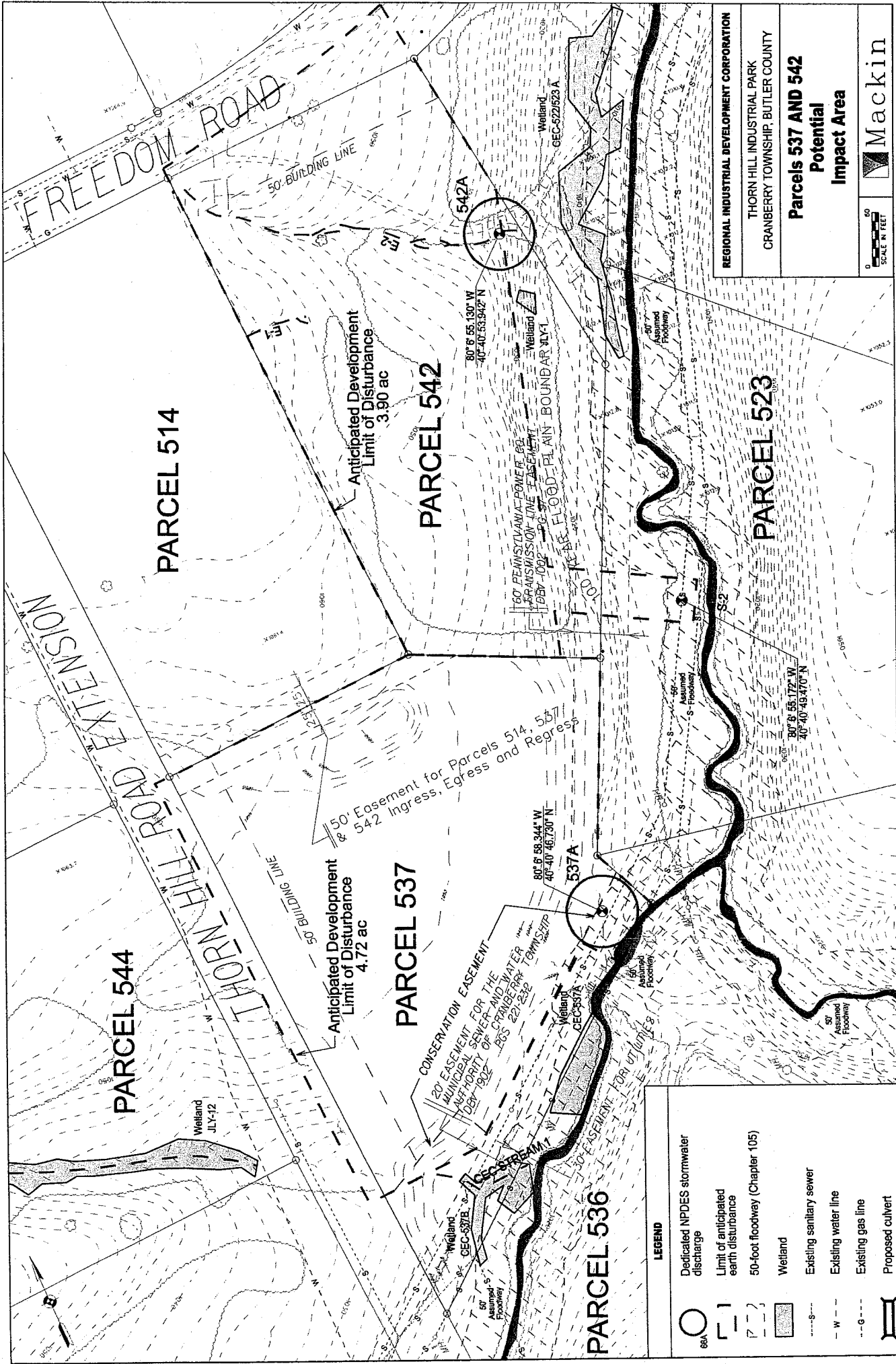
50' Assumed Floodway

50' Assumed Floodway

50' Assumed Floodway

Wetland CEC-539B

Wetland JULY-12



REGIONAL INDUSTRIAL DEVELOPMENT CORPORATION
 THORN HILL INDUSTRIAL PARK
 CRANBERRY TOWNSHIP, BUTLER COUNTY

Parcels 537 AND 542
Potential Impact Area

Mackin

0 50 100
 SCALE IN FEET

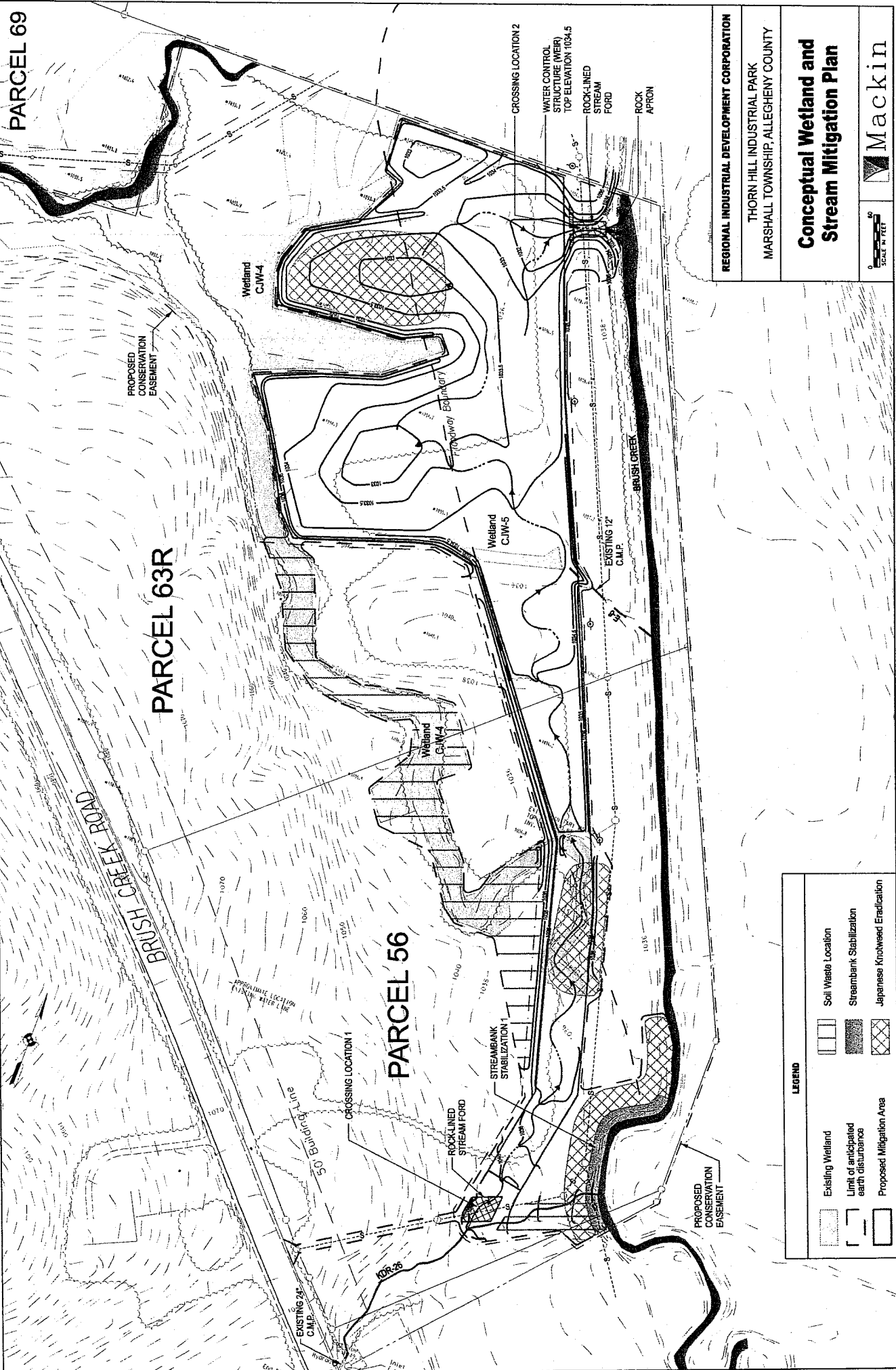
LEGEND

- Dedicated NPDES stormwater discharge
- Limit of anticipated earth disturbance
- 50-foot floodway (Chapter 105)
- Wetland
- Existing sanitary sewer
- Existing water line
- Existing gas line
- Proposed culvert

PARCEL 69

PARCEL 63R

PARCEL 56



REGIONAL INDUSTRIAL DEVELOPMENT CORPORATION
 THORN HILL INDUSTRIAL PARK
 MARSHALL TOWNSHIP, ALLEGHENY COUNTY

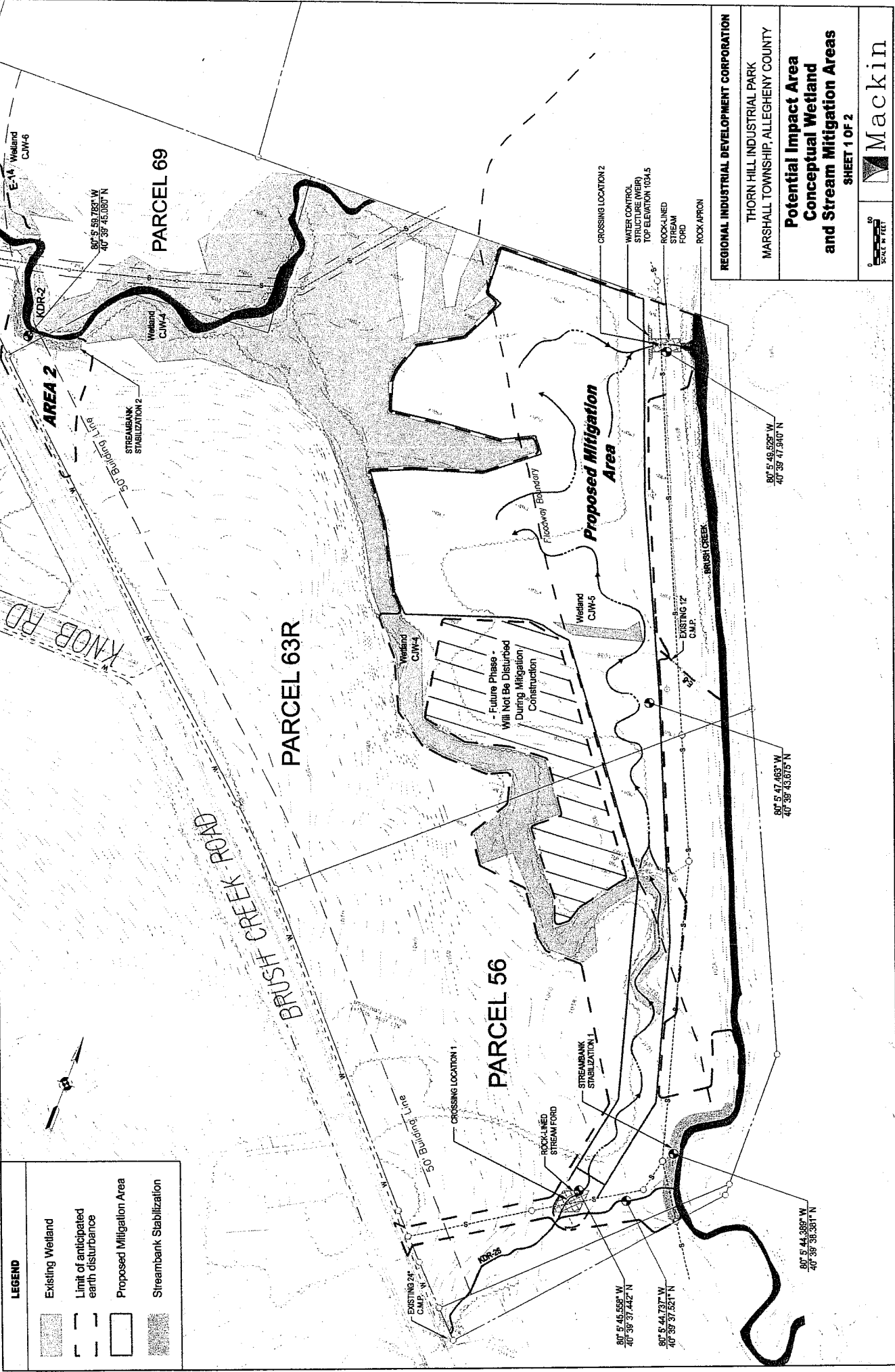
Conceptual Wetland and Stream Mitigation Plan

SCALE: 1" = 100'
 MACKIN

LEGEND

	Existing Wetland		Soil Waste Location
	Limit of anticipated earth disturbance		Streambank Stabilization
	Proposed Mitigation Area		Japanese Knotweed Eradication

10-50



LEGEND

	Existing Wetland
	Limit of anticipated earth disturbance
	Proposed Mitigation Area
	Streambank Stabilization

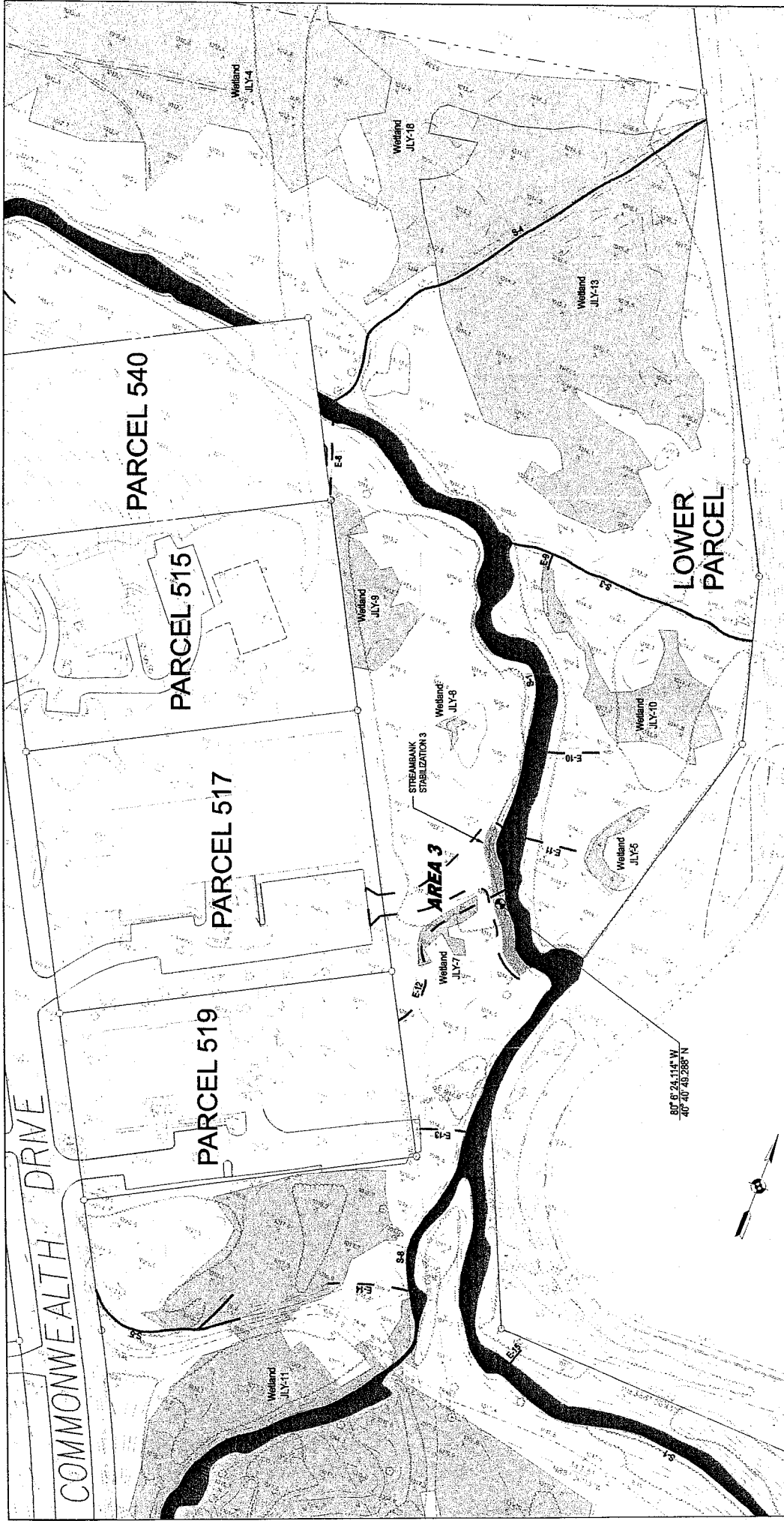
REGIONAL INDUSTRIAL DEVELOPMENT CORPORATION
 THORN HILL INDUSTRIAL PARK
 MARSHALL TOWNSHIP, ALLEGHENY COUNTY

**Potential Impact Area
 Conceptual Wetland
 and Stream Mitigation Areas**

SHEET 1 OF 2

Mackin

SCALE IN FEET



REGIONAL INDUSTRIAL DEVELOPMENT CORPORATION
 THORN HILL INDUSTRIAL PARK
 MARSHALL TOWNSHIP, ALLEGHENY COUNTY

**Potential Impact Area
 Conceptual Wetland
 and Stream Mitigation Areas**
 SHEET 2 OF 2

0 20 40
 SCALE IN FEET

Mackin

LEGEND	
	Existing Wetland
	Limit of anticipated earth disturbance
	Proposed Mitigation Area
	Streambank Stabilization

10-50

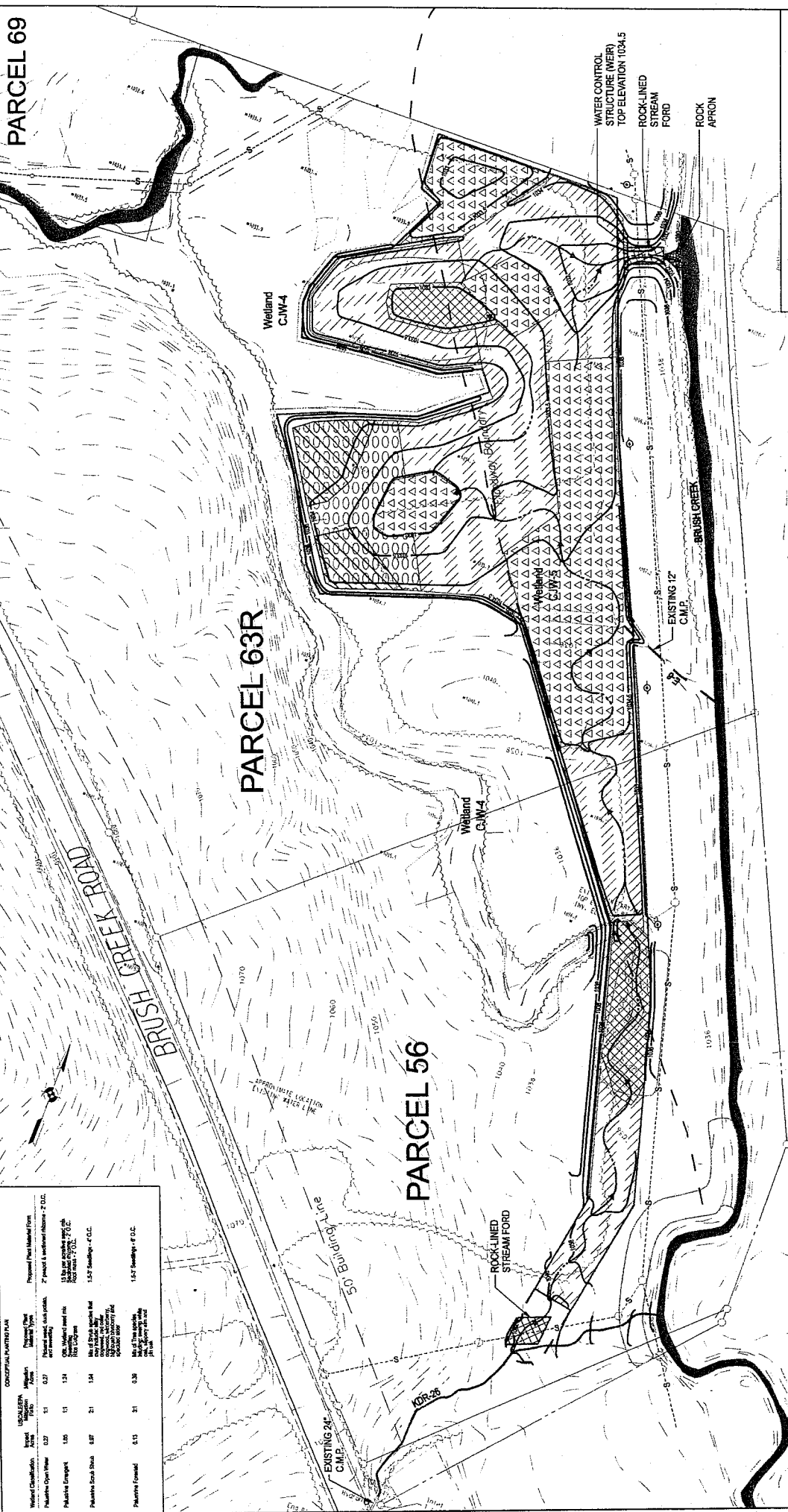
PARCEL 69

PARCEL 63R

PARCEL 56

CONCEPTUAL PARTITION PLAN

Wetland Classification	Acres	Proposed Plant Material	Planting Rate	Planting Date	Planting Method	Planting Notes
Marsh Open Water	0.27	0.27	2' spaced & uniform fibers - 2" D.C.	2018	Hand	Proposed Plant Material
Marsh Emergent	1.50	1.50	1.50' Spacing - 4" D.C.	2018	Hand	Proposed Plant Material
Marsh Scrub Shrub	0.07	0.07	1.50' Spacing - 4" D.C.	2018	Hand	Proposed Plant Material
Marsh Forested	0.10	0.10	1.50' Spacing - 4" D.C.	2018	Hand	Proposed Plant Material



REGIONAL INDUSTRIAL DEVELOPMENT CORPORATION
 THORN HILL INDUSTRIAL PARK
 MARSHALL TOWNSHIP, ALLEGHENY COUNTY

Conceptual Wetland Mitigation Planting Plan

Mackin

SCALE IN FEET
 0 10 20 30 40 50

LEGEND

[Hatched Box]	POW - 0.27 ac.
[Hatched Box]	PEM - 1.24 ac.
[Hatched Box]	PSS - 1.94 ac.
[Hatched Box]	PFO - 0.39 ac.
[Hatched Box]	Proposed Mitigation Area
[Hatched Box]	Preserve Existing Mature Maples
[Hatched Box]	Existing Wetland
[Hatched Box]	Japanese Knotweed Eradication

10-50