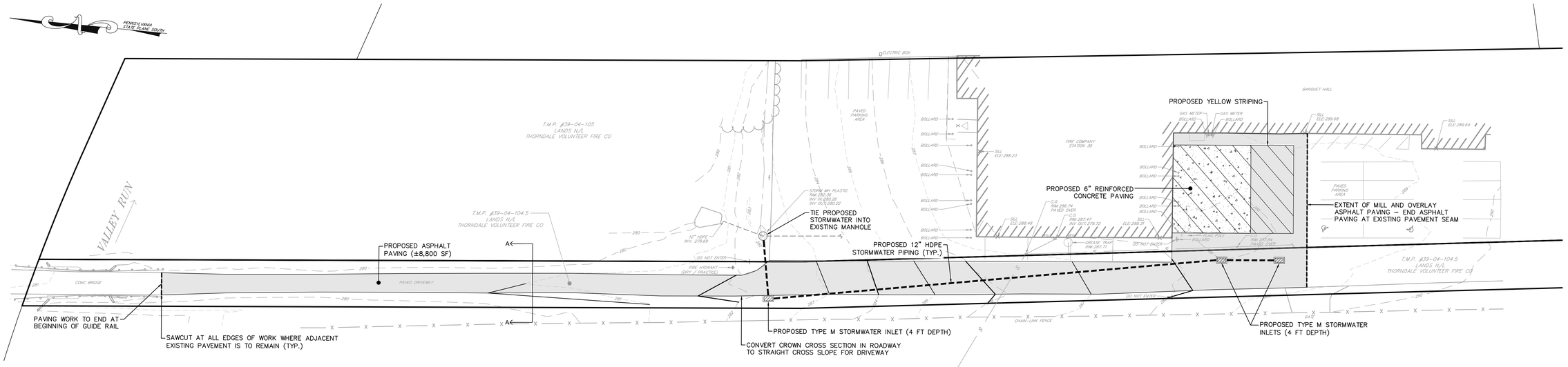
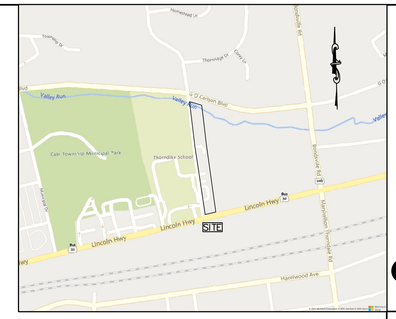


1 SITE IMPROVEMENT PLAN

20 0 20 40
SCALE IN FEET
1"=20'



LOCATION MAP

500 00 500 1000
SCALE IN FEET

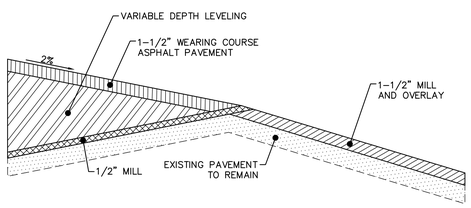
SCALE: 1"=500'

EXISTING LEGEND

- CURB
- EDGE OF PAVE
- LEGAL RIGHT-OF-WAY
- PROPERTY LINE
- MAJOR CONTOURS — 210 —
- MINOR CONTOURS — 212 —
- SPOT ELEVATION +225.0
- FENCE LINE — x — x — x —
- TREE LINE
- GUIDE RAIL
- SANITARY SEWER LINE
- FORCE MAIN — FM —
- STORM LINE
- OVERHEAD ELECTRIC LINE — OE —
- UNDERGROUND ELECTRIC LINE — E —
- TELEPHONE LINE — T —
- WATER LINE — W —
- GAS LINE — G —
- FIBEROPTIC LINE — FO —
- STORM INLET
- STORM MANHOLE ST
- SANITARY MANHOLE S
- GAS VALVE
- WATER METER
- SIGN
- UTILITY POLE
- FIRE HYDRANT
- ENDWALL
- IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- LIGHT FIXTURE
- CONIFEROUS TREE
- DECIDUOUS SHADE TREE

SITE PLAN LEGEND

- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED SAWCUT LINE
- PROPOSED STORMWATER PIPING
- PROPOSED STORMWATER INLET
- PROPOSED STORMWATER MANHOLE ST



SECTION A–A
N.T.S

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. 20251683304

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.

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
1017 JFK BOULEVARD, SUITE 420, PHILADELPHIA, PA 19103 • (215) 557-4264 • www.gilmore-assoc.com

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NOT APPROVED FOR CONSTRUCTION

REV.	DESCRIPTION	DATE	BY

SITE IMPROVEMENT PLAN

THORNDALE FIRE COMPANY PAVING & DRAINAGE IMPROVEMENTS

CALN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

PRELIMINARY DESIGN PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2500522	
OWNERS INFO: THORNDALE FIRE COMPANY 3611 LINCOLN HIGHWAY THORNDALE, PA, 19372 610-384-9802	
MUNICIPAL FILE No.:	
TAX MAP PARCEL No.: 39-4-105 & 39-4-104.5	
TOTAL AREA: 2.47 AC.	TOTAL LOTS: 2
DATE: 07/15/2025	SCALE: 1"=20'
DRAWN BY: AJB	CHECKED BY: RAB
SHEET NO.: 1 OF 1	

C:\Autodesk Docs\ACCDocs\Gilmore and Associates\2500522_Thorndale_Fire\Project Files\2025\2500522\DESIGN\CAD\Prod_Dwgs\Site Improvement Plan.dwg Layout: Site Improvement Plan Plotted By: dbetters, on Tue Jul 22, 2025 at 9:48am