

APPENDIX C – Critical Areas Inventory

## Critical Areas Inventory

### Wetlands

Two Type III Wetlands are present just outside of the southeastern property line adjacent to the railroad tracks. See Appendix E – Wetland Delineation Report for a detailed description of these wetlands.

### Storm water and sanitary sewer lines

Both sanitary and storm lines are present along the southeastern edge of the site. It appears that these old easement areas may be causing disruption of the surface flow both from the parking area and the railroad ditch. Planting in the easement areas will be controlled by the standards of the utility district. The utilities typically prohibit planting of trees in their easements and may require a drivable access road between manholes. The specific requirements should be addressed prior to finalizing the design.