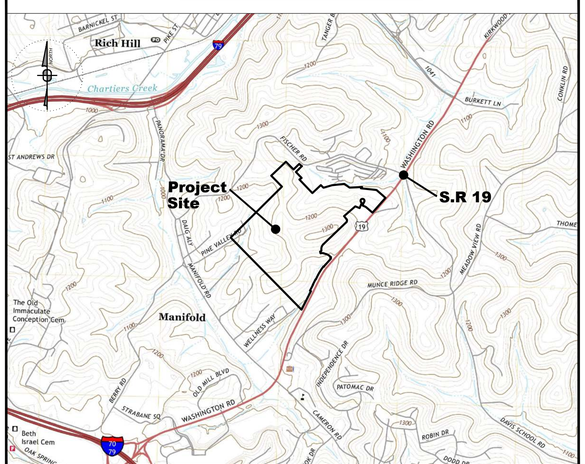
PRELIMINARY / FINAL SUBDIVISION AND LAND DEVELOPMENT PLANS

Meadows Landing

Planned Residential Development

South Strabane Township, Washington County, Pennsylvania

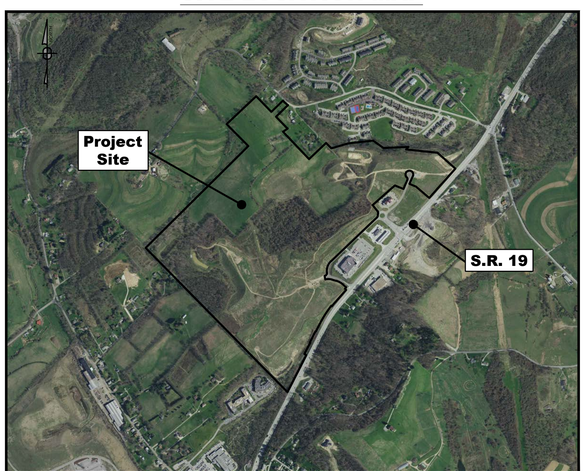
SITE LOCATION MAP



USGS MAPPING
Washington East Quad

SCALE: 1"= 2000'

SITE LOCATION MAP



AERIAL IMAGERY
Google Earth, 2018

SCALE: 1"= 1000'

Prepared For:

Meadows Landing Associates, LP

Attn: Mr. Hal A. Kestler
650 Washington Road, Suite 400
Pittsburgh, PA 15228
Phone: 412-571-2300 x14

Submission Date: May 13, 2021
Issued For Bid: June 17, 2021
Issued For Supervisors Meeting: June 30, 2021
Revised: August, 19 2021
Final Township Submission: October, 15 2021

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mt. Nebo Road
Sewickley, PA 15143

Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

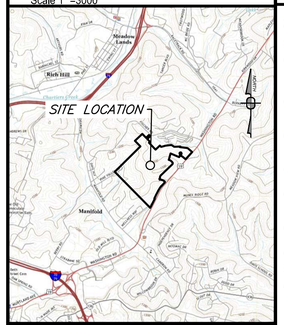
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GARY A. SHEFFLER
SURVEYOR
No.11786-E

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GRAHAM LEE FERRY
ENGINEER
PE074237

DRAWING SCHEDULE

SHEET NO.	DRAWING TITLE
C000	Title Sheet
C100-C101	Existing Conditions Plan
C110	Slope Map
REC 1-4	Phase 1 Subdivision Plans
REC 1-4	Phase 2 Subdivision Plans
REC 1-5	Phase 3 Subdivision Plans
C200	Overall Site Layout Plan
C200A-B	Phase 1 Site Layout Plans
C200C-D	Phase 2 Site Layout Plans
C200E-G	Phase 3 Site Layout Plans
C210-C216	Road Profiles
C300	Overall Grading Plans
C300A-B	Phase 1 Grading Plans
C300C-D	Phase 2 Grading Plans
C300E-G	Phase 3 Grading Plans
C400	Overall Storm Sewer plan
C400A-B	Phase 1 Storm Sewer Plans
C400C-D	Phase 2 Storm Sewer Plans
C400E-G	Phase 3 Storm Sewer plans
C410-C416	Storm Sewer Profiles
C500	Overall Sanitary Sewer Plans
C500A-C	Phase 1 Sanitary Sewer Plans
C500D-F	Phase 2 Sanitary Sewer Plans
C500G-I	Phase 3 Sanitary Sewer Plans
C510-C517	Sanitary Sewer Profiles
C600	Overall Utility Plans
C600A-B	Phase 1 Utility Plans
C600C-D	Phase 2 Utility Plans
C600E-G	Phase 3 Utility Plans
C700A-E	Construction Details
C800	Landscape Plan
C805	Parking Area Lighting Plan
C810	Landscape and Lighting Details
ES1	Overall E&S Initial Conditions
ES2-11	E&S Initial Conditions
ES12	Overall E&S Final Conditions
ES13-22	E&S Final Conditions
ES23-27	E&S Notes and Details
PCSM1	Overall Post Construction Stormwater Management
PCSM2-8	Post Construction Stormwater Management Plan
PCSM9-10	Post Construction Stormwater Management Details

Site Location Map: Washington East Quad
Scale 1" =3000'



ZONING INFORMATION:

THE SUBJECT PREMISES LIES WITHIN THE R-4 MEDIUM-DENSITY RESIDENTIAL DISTRICT & C-2 GENERAL COMMERCIAL DISTRICT ZONING DISTRICTS.

ZONING DISTRICT: R-4 MEDIUM-DENSITY RESIDENTIAL DISTRICT

MAX. BUILDING HEIGHT: 75 FEET, (6 STORIES) - MID-RISE APARTMENTS
120 FEET, (10 STORIES) - HIGH-RISE APARTMENTS
45 FEET, (3 STORIES) - ALL OTHER PRINCIPLE STRUCTURES
20 FEET, (1 STORY) - ACCESSORY STRUCTURES

MIN. LOT AREA: 10,890 SF., 0.25 AC. - SINGLE FAMILY
14,520 SF., 0.33 AC. - TWO-FAMILY
43,560 SF., 1 AC. - ALL OTHER PRINCIPLE USES

MIN. LOT WIDTH: 80 FEET - SINGLE FAMILY
90 FEET - TWO FAMILY
150 FEET - ALL OTHER PRINCIPLE USES

MIN. FRONT YARD: 30 FEET - SINGLE AND TWO FAMILY
40 FEET - ALL OTHER PRINCIPLE USES

MIN. SIDE YARD: 10 FEET - SINGLE AND TWO FAMILY
15 FEET - ALL OTHER PRINCIPLE USES
10 FEET - ACCESSORY STRUCTURES

MIN. REAR YARD: 40 FEET - PRINCIPLE STRUCTURES
20 FEET - ACCESSORY STRUCTURES

MAX. LOT COVERAGE: 25%

ZONING DISTRICT: C-2 GENERAL COMMERCIAL DISTRICT

MAX. BUILDING HEIGHT: 75 FEET, (6 STORIES) - MID-RISE STRUCTURE
75 FEET, (6 STORIES) - HOTEL/MOTEL
45 FEET, (3 STORIES) - ALL OTHER PRINCIPLE STRUCTURES
20 FEET, (1 STORY) - ACCESSORY STRUCTURES

MIN. LOT AREA: 8.0 AC. - PLANNED SHOPPING CENTER
3.0 AC. - MID-RISE STRUCTURE
0.5 AC. - ALL OTHER USES

MIN. LOT WIDTH: 600 FEET - PLANNED SHOPPING CENTER
300 FEET - MID-RISE STRUCTURE
100 FEET - ALL OTHER USES

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50 FEET - ALL OTHER USES

MIN. SIDE YARD: 75 FEET - ADJOINING ANY R DISTRICT
10 FEET - ADJOINING ALL OTHER DISTRICTS
10 FEET - ACCESSORY STRUCTURES

MIN. REAR YARD: 75 FEET - ADJOINING ANY R DISTRICT
25 FEET - ADJOINING ALL OTHER DISTRICTS

MAX. IMPERVIOUS COVERAGE: 75%

ZONING INFORMATION WAS OBTAINED FROM: South Strabane Township Zoning Ordinance, Adopted by the Board of Supervisors of the Township of South Strabane 6-23-2009 by Ord. No. 3-2009.

ZONING OFFICER
ART SULLIVAN
500 WASHINGTON ROAD
WASHINGTON, PA 15301
PHONE: (724) 225-9055

General Notes:

1. MERIDIAN SHOWN HEREON IS BASED RECORDED BEARING FOR MEADOWS LANDINGS PLAN NO. 3 AS RECORDED IN INSTRUMENT NO. 201324490. INTERIOR ANGLES FOR THE EXISTING PROPERTIES SHOWN HEREON ARE BASED UPON DEEDS OF RECORD.

2. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

3. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428),KNOWN AS THE "STATE HIGHWAY LAW", BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.

4. THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MARKINGS PROVIDED BY THE UTILITY COMPANIES AND EXISTING DRAWINGS OBTAINED FROM THE UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. ALL UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY/ALL CONSTRUCTION PROJECTS.

5. HORIZONTAL CONTROL SHOWN HEREON IS PENNSYLVANIA SOUTH STATE PLANE NAD 83. VERTICAL CONTROL IS NAVD 88.

6. THE SUBJECT PREMISES LIES WITHIN FLOOD ZONE X, AS SHOWN ON FEMA FIRM MAP COMMUNITY PANEL NO. 329 OF 731, MAP NO. 42125C0329E. BEARING AN EFFECTIVE DATE OF 9/30/2015. ZONE X DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN.

OWNERS:

MEADOWS LANDING ASSOCIATES, LP
HAL A. KESTLER
650 WASHINGTON ROAD,SUITE 400
PITTSBURGH, PA 15228
412-571-2300 X14

LEGEND:

SUBJECT PROPERTY
PROPERTY ADJOINER
PROPERTY EASEMENT
ROAD CENTERLINE
ROAD LEGAL R/W
MAJOR CONTOUR
MINOR CONTOUR
STREAM
OVERHEAD LINES
GAS UTILITY
SANITARY UTILITY
STORM UTILITY
WATER UTILITY
WETLANDS
CATCH BASIN
CABLE TV PEDESTAL
ELECTRIC METER
ELECTRIC PEDESTAL
FIRE HYDRANT
GAS MARKER
GAS METER
GAS VALVE
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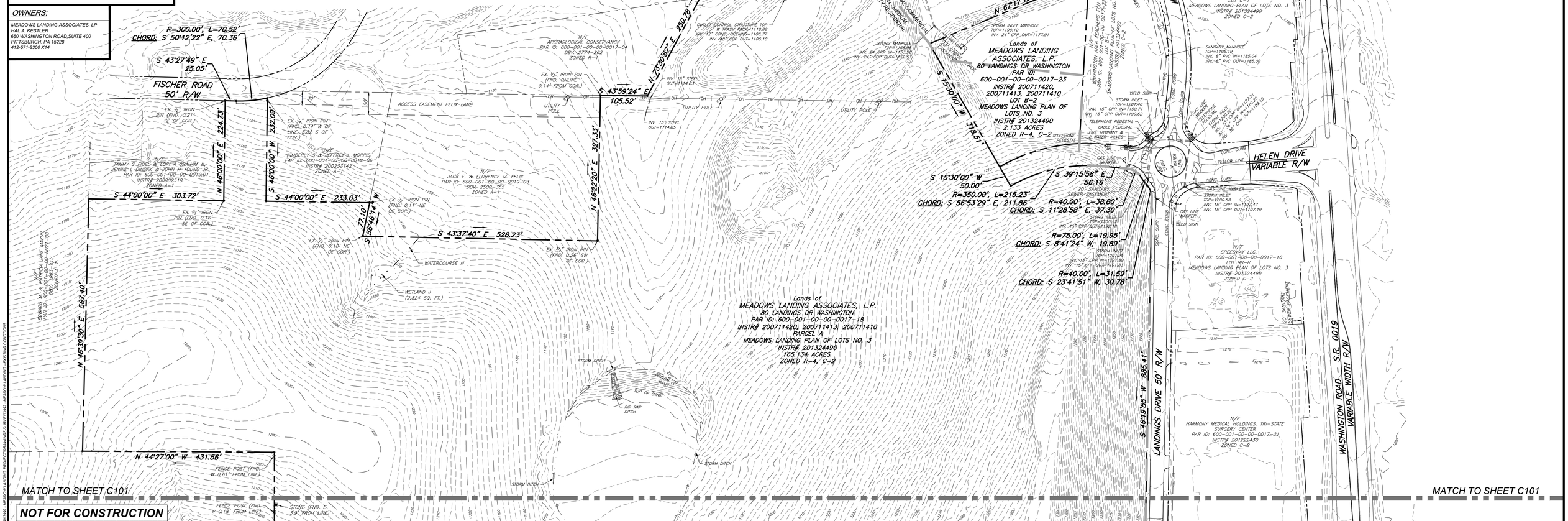
OUT STRUCTURE
SANITARY MANHOLE
SINGLE POST SIGN
STORM MANHOLE
STORM END WALL
TELEPHONE PEDESTAL
UTILITY POLE
WATER METER
WATER VALVE



811 Know what's below. Call before you dig.

POCS SER. #: DESIGN - DIG - 20203440458

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HUSON

Horizontal Scale
0 100' 200'
(Feet)
1 inch = 100 ft.

Date:	Revision Description:	By:
06/17/2021	ISSUED FOR BID	JRG
06/30/2021	ISSUED FOR SUPERVISORS MEETING	JRG
08/09/2021	REVISIONS	JRG
08/13/2021	SUBMISSION TO WCCD	JRG
09/30/2021	WCCD COMMENT REVISIONS	JRG
10/15/2021	FINAL TOWNSHIP SUBMISSION	JRG

Professional Seal: COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL GRAHAM A. SHEFFERLY ENGINEER PE-073422-E

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:
MEADOWS LANDING ASSOCIATES, LP

Situate In:
South Strabane Township, Washington County, Pennsylvania

Existing Conditions

DRAWING SCALE:	1" = 100'	DESIGNED BY:	MWS
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

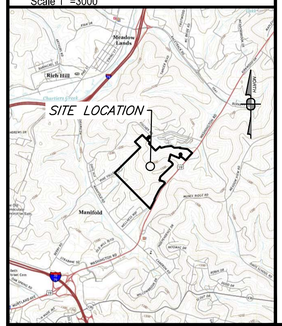
CADD#: 3992 - MEADOW LANDING - EXISTING CONDTIONS.DWG

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.
C100

J:\SHEFFLER\SCHEFFLER PROJECT FILES\JOBS 3000-3999\3992 - MEADOW LANDING PROJECT\DRAWINGS\SURVEY\3992 - MEADOW LANDING - EXISTING CONDITIONS

Site Location Map: Washington East Quad
Scale 1" =3000'



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SANITARY UTILITY (SAN)
STORM UTILITY
WATER UTILITY (W)
WETLANDS
CATCH BASIN
CABLE TV PEDESTAL
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FIRE HYDRANT
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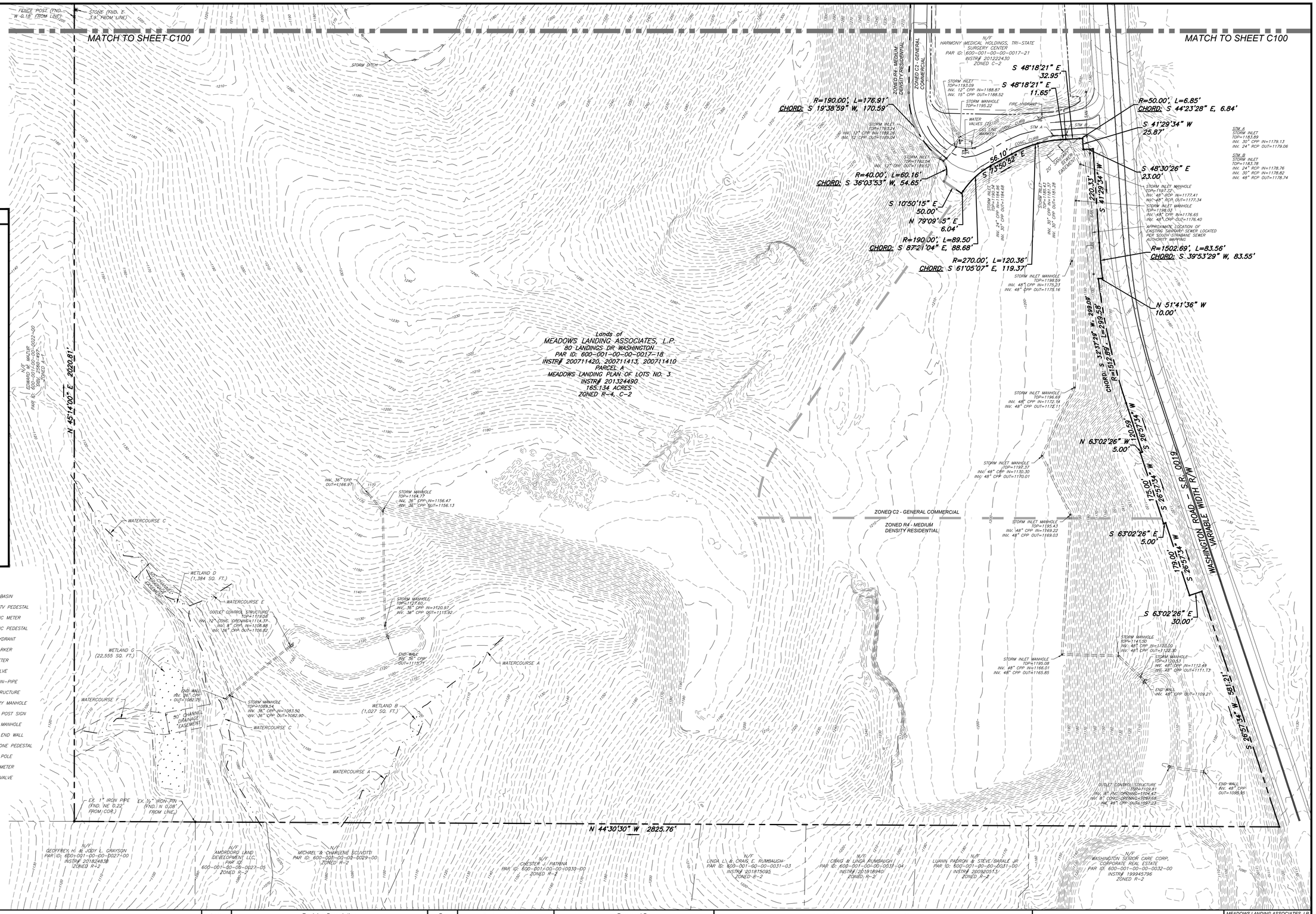

NOT FOR CONSTRUCTION

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HUDSON

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10/15/2021	FINAL TOWNSHIP SUBMISSION	JRG

Professional Seal
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GRAHAM LEE FERRY
ENGINEER
PE074237

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Meadows Landing
Planned Residential Development

Prepared For:
MEADOWS LANDING ASSOCIATES, LP

Situate In:
South Strabane Township, Washington County, Pennsylvania

Existing Conditions

DRAWING SCALE:	1" = 100'	DESIGNED BY:	MWS
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992 - MEADOW LANDING - EXISTING CONDTIONS.DWG

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.
C101

X:\SHEFFLER\SCHEFFLER PROJECT FILES\3900-3999\3992 - MEADOW LANDING PROJECT\DRAWINGS\SURVEY\3992 - MEADOW LANDING - EXISTING CONDITIONS

Slopes Table			
Number	Minimum Slope	Color	Area
1	33.00%		975304.53

NOT FOR CONSTRUCTION

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NORTH

Horizontal Scale

0 160' 320'

(Feet)
1 inch = 160 ft.

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Professional Seal

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GRAHAM LEE FERRY
ENGINEER
PE074237

Prepared By:

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Meadows Landing
Planned Residential Development

Prepared For:

MEADOWS LANDING ASSOCIATES, LP

Situate In:

South Strabane Township, Washington County, Pennsylvania

Slope Map

DRAWING SCALE:	*1" = 160'*	*DESIGNED BY:*	*JRG*
DATE ISSUED:	*1/26/2021*	*REVIEWED BY:*	*GAS*
PROJECT JOB#:	*3992*	*FIELD BOOK #:*	*---*

CADD#: 3992-C110-SLOPE MAP.DWG

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.

C110

S:\SHEFFLER\CD\SHEFFLER PROJECT FILES\JOBS\3900-3999\3992 - MEADOW LANDING PROJECT\DRAWINGS\CIVIL SHEETS\3992-C110-SLOPE MAP

OWNERS ADOPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Meadows Landing Associates, L.P., a limited partnership, by virtue of a resolution of the Board of Directors, thereof does hereby adopt this as its plan of lots of its property situate in the Township of South Strabane, Washington County, Pennsylvania, and for divers advantages accruing to it, does hereby dedicate forever, for public use for highway purposes, all drives, roads, streets, lanes and ways and other public highways shown upon the plan with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan and any future acceptance of said public highways by the said Township of South Strabane, Washington County, Pennsylvania, hereby covenants and agrees to and by these presents does release and forever discharge said Township of South Strabane, its successors or assigns from any liability for damage arising and to arise from the appropriation of said ground for public highways and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon Meadows Landing Associates, L.P., its successors and assigns and purchasers of lots in this plan.

IN WITNESS OF WHICH, to this I, set my hand and seal this _____ day of _____, 20___.

ATTEST: Meadows Landing Associates, L.P.

Notary Public — Managing Partner

The foregoing adoption and dedication is made by Meadows Landing Associates, L.P. with the full understanding and agreement that the approval of the governing body of the Township of South Strabane, if hereto attached, will become null and void unless this plan is recorded in the office of the Recorder of Deeds of Washington County, County Court House, Washington, Pennsylvania, within 90 days of the date of said approval.

ACKNOWLEDGEMENT OF NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF WASHINGTON :

On this _____ day of _____, A.D., 20 _____, before me, a Notary Public in and for said county and state, personally appeared _____ (Name and title of partner) Meadows Landing Associates, L.P. who being duly sworn deposeth and saith that he was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal of the said corporation duly affixed and that the above release and dedication was duly signed and sealed by and as for the act and deed of the said corporation, for the uses and purposes therein mentioned and that the name of the deponent subscribed to the said release and dedication as _____ (Title of partner) of said parnertship, attestation of the due execution and delivery of said release and dedication of this deponent's own proper and respective handwriting.

Witness my hand and notarial seal this _____ day of _____, 20____.

My commission expires the _____ day of _____, 20____.

(Seal) _____
Notary Public

CERTIFICATION OF TITLE WITH CONSENT OF MORTGAGEE

We hereby certify that the title to the property contained in the Meadows Landing Planned Residential Development Phase 1 Subdivision Plan is in the name of Meadows Landing Associates, L.P. and is recorded in Instrument # 200711420, 200711413, 200711410.

Meadows Landing Associates, L.P.

Witness — Managing Partner

_____ mortgagee of the property contained in the _____, consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness — Name, title, mortgagee

OWNERS ACCEPTANCE OF RESPONSIBILITY FOR PROVIDING STORMWATER DRAINAGE FACILITIES AND CONTROL OF STORMWATER DRAINAGE

KNOW ALL MEN BY THESE PRESENTS, THAT Meadows Landing Associates, L.P. of the Township of South Strabane, County of Washington, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, and for our grantees and their subsequent purchasers, do hereby accept full and complete responsibility, liability, expense and provision of facilities for the control of stormwater drainage over, across and through this subdivision of land until such time as (I/we), our heirs, executors, administrators and assigns construct stormwater drainage facilities in accordance with Township specifications and requirements and the same is officially accepted by action of the governing body, and until such formal acceptance, we, for ourselves, our heirs, executors, administrators and assigns, do hereby release the Township of South Strabane from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon Meadows Landing Associates, L.P. our heirs, executors, administrators and assigns, and all purchasers of lots in this plan of subdivision.

IN WITNESS WHEREOF, we hereunto set our hands and seals this _____ day of _____, 20_____.

ATTEST: Meadows Landing Associates, L.P.

Notary Public — Managing Partner

Witness my hand and notarial seal this _____ day of _____, 20____.

My commission expires the _____ day of _____, 20____.

(Seal) _____
Notary Public

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GARY A. SHEFFLER
SURVEYOR No.11786-E
SURVEYOR

SURVEYOR'S CERTIFICATION

I Gary A. Sheffler, a registered surveyor of the State of Pennsylvania, do hereby certify that this plan correctly represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.

Date — Gary A. Sheffler, Sr., P.L.S.
(SEAL) — Registration number 11786-E

SOUTH STRABANE TOWNSHIP PLANNING COMMISSION

SOUTH STRABANE TOWNSHIP BOARD OF SUPERVISORS

SOUTH STRABANE TOWNSHIP BOARD OF SUPERVISORS

The Board of Supervisors of the Township of South Strabane, Washington County, Pennsylvania, hereby approve this plan of subdivision for recording purposes only. This approval by South Strabane Township does not constitute an acceptance of the roads, streets, storm and sanitary drainage facilities, easements or rights-of-way, water mains or any other services or improvements shown on this plan, nor an assumption of maintenance responsibility, nor will the same be accepted or maintained until constructed in accordance with all Township specifications and requirements and officially accepted by action of the Board of Supervisors. This approval shall in no way be deemed an authorization to commence construction or related activities.

This plan of subdivision approved by resolution of the Board of Supervisors of South Strabane Township, Washington County, Pennsylvania, on this _____ day of _____, 20 _____.

Manager — Chairman, Board of Supervisors

SOUTH STRABANE TOWNSHIP PLANNING COMMISSION

This plan of lots has been reviewed and approval recommended by the South Strabane Township Planning Commission this _____ day of _____, 20 _____, subject to the provisions and/or conditions in the Planning Commission's letter to the Board of Supervisors dated _____, 20 _____.

Secretary — Chairman, Planning Commission

WASHINGTON COUNTY PLANNING COMMISSION

WASHINGTON COUNTY PLANNING COMMISSION REVIEW

Reviewed with comments by the Washington County Planning Commission dated _____ day of _____, 20____.

Secretary — Chairman, Planning Commission

WASHINGTON COUNTY RECORDER OF DEEDS

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF ALLEGHENY :

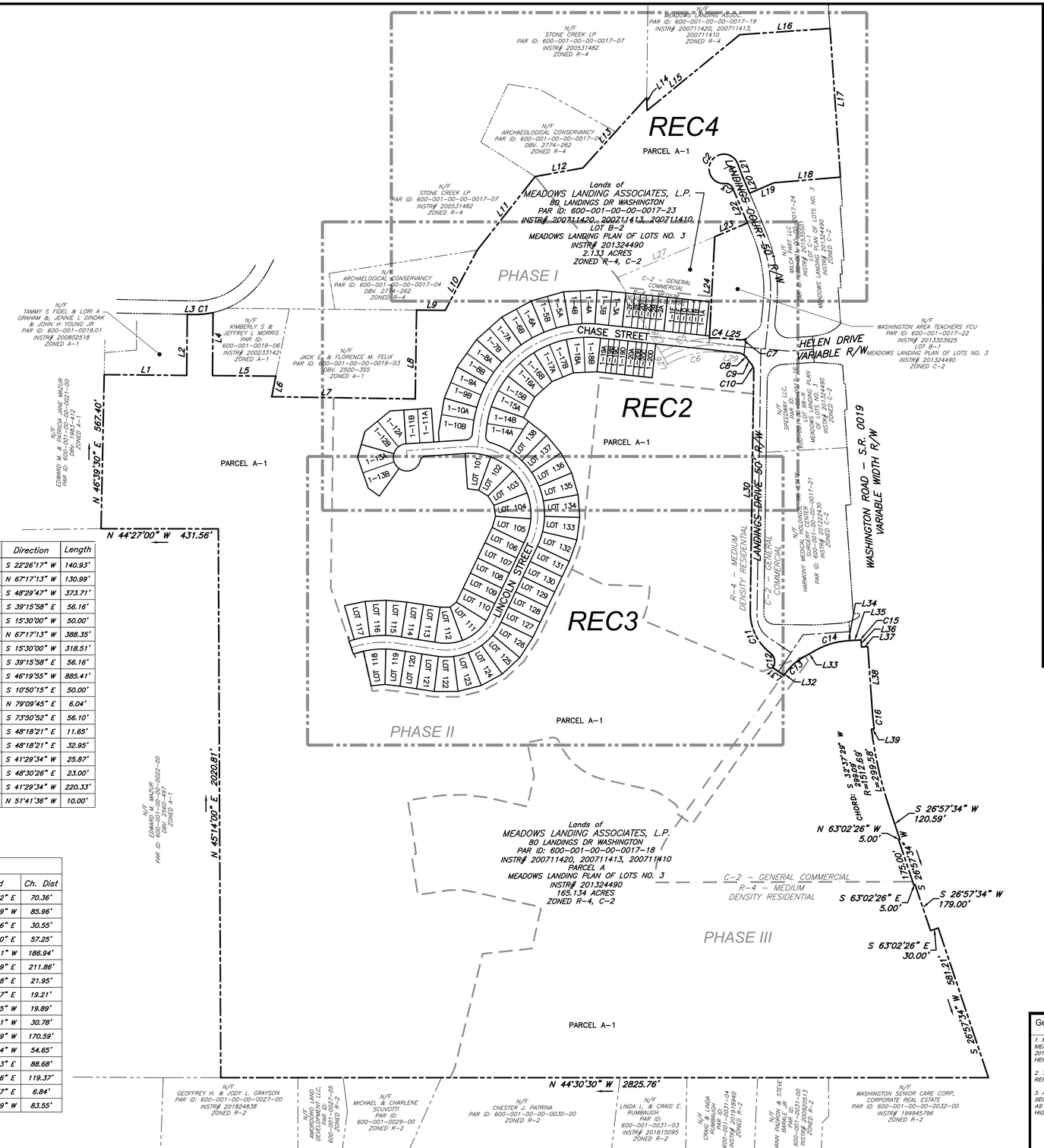
Recorded in the office for the recording of deeds, plats, etc., in said county, Instrument Number _____.

Given under my hand and seal this _____ day of _____, 20_____.

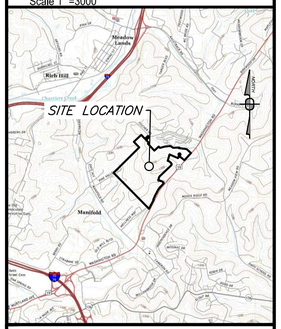
RECORDER OF DEEDS

Line Table					
Line #	Direction	Length	Line #	Direction	Length
L1	S 44°00'00" E	303.72'	L22	S 22°26'17" W	140.93'
L2	N 46°00'00" E	224.73'	L23	N 67°17'13" W	130.99'
L3	S 43°27'49" E	25.05'	L24	S 48°29'47" W	373.71'
L4	S 46°00'00" W	232.09'	L25	S 39°15'58" E	56.16'
L5	S 44°00'00" E	233.03'	L26	S 15°30'00" W	50.00'
L6	S 56°46'14" W	77.10'	L27	N 67°17'13" W	388.35'
L7	S 43°37'40" E	528.23'	L28	S 15°30'00" W	318.51'
L8	N 46°22'20" E	327.33'	L29	S 39°15'58" E	56.16'
L9	S 43°59'24" E	105.52'	L30	S 46°19'55" W	885.41'
L10	N 73°30'57" E	250.78'	L31	S 10°50'15" E	50.00'
L11	N 83°40'41" E	345.06'	L32	N 79°09'45" E	6.04'
L12	S 54°43'01" E	178.65'	L33	S 73°50'52" E	56.10'
L13	N 87°38'03" E	349.59'	L34	S 48°18'21" E	11.65'
L14	S 43°30'18" W	47.93'	L35	S 48°18'21" E	32.95'
L15	S 83°48'30" E	440.68'	L36	S 41°29'34" W	25.87'
L16	S 48°30'28" E	332.88'	L37	S 48°30'26" E	23.00'
L17	S 41°29'34" W	549.02'	L38	S 41°29'34" W	220.33'
L18	N 49°22'00" W	245.16'	L39	N 51°41'36" W	10.00'
L19	N 67°33'43" W	97.62'			
L20	N 22°26'17" E	70.40'			
L21	N 24°49'47" E	46.86'			

Curve Table				
Curve #	Radius	Length	Chord	Ch. Dist
C1	300.00'	70.52'	S 50°11'52" E	70.36'
C2	54.33'	242.21'	S 77°06'59" W	85.96'
C3	25.67'	32.72'	S 14°04'46" E	30.55'
C4	400.00'	57.30'	S 43°22'10" E	57.25'
C5	400.00'	188.68'	N 60°59'11" W	186.94'
C6	350.00'	215.23'	S 56°52'59" E	211.86'
C7	40.00'	22.24'	S 55°12'08" E	21.95'
C8	40.00'	19.40'	S 02°24'47" E	19.21'
C9	75.00'	19.95'	S 08°41'55" W	19.89'
C10	40.00'	31.59'	S 23°42'21" W	30.78'
C11	190.00'	176.91'	S 19°39'29" W	170.59'
C12	40.00'	60.16'	S 36°04'24" W	54.65'
C13	190.00'	89.50'	S 87°20'33" E	88.68'
C14	270.00'	120.36'	S 61°04'36" E	119.37'
C15	50.00'	6.85'	S 44°22'57" E	6.84'
C16	1502.69'	83.56'	S 39°53'59" W	83.55'



Site Location Map: Washington East Quad
Scale 1" =3000'



Zoning Information:

THE SUBJECT PREMISES LIES WITHIN THE R-4 MEDIUM-DENSITY RESIDENTIAL DISTRICT& C-2 GENERAL COMMERCIAL DISTRICT

PROPOSED DEVELOPMENT: PLANNED RESIDENTIAL DEVELOPMENT

MIN. SITE AREA: 25 ACRES

SITE DENSITY: 12 UNITS / ACRE

MIN. LOT AREA: 7500 SF. SINGLE FAMILY DETACHED
5000 SF/UNIT - DUPLEX
NO MIN - TOWNSHOUSE

MIN. FRONT YARD: 20 FEET

MIN. SIDE YARD: 5 FEET / 20 FEET TOTAL 2 SIDES

MIN. REAR YARD: 20 FEET

ZONING INFORMATION WAS OBTAINED FROM: South Strabane Township Zoning Ordinance, Adopted by the Board of Supervisors of the Township of South Strabane 6-23-2009 by Ord. No. 3-2009.

ZONING OFFICER
ART SULLIVAN
500 WASHINGTON ROAD
WASHINGTON, PA 15301
PHONE: (724) 225-9055

Area Tabulation:

EXISTING LOT AREAS:	
600-1-17-18	165.13 ACRES
600-1-17-23	2.13 ACRES
EX. RIGHT-OF-WAY	0.35 ACRES
TOTAL EXISTING LOT AREA:	**167.61 ACRES**
PROPOSED LOTS:	
LOTS / UNITS	14.30 ACRES
PROPOSED RIGHT-OF-WAYS	3.36 ACRES
PARCEL A-1	149.93 ACRES
TOTAL PROPOSED LOT AREA:	**167.61 ACRES**

OWNERS:

MEADOWS LANDING ASSOCIATES, LP
HAL A. KESTLER
650 WASHINGTON ROAD,SUITE 400
PITTSBURGH, PA 15228
412-571-2300 X14

WASHINGTON AREA TEACHERS FCU
75 LANDINGS DR
WASHINGTON PA 15301 7
800-830-3078

General Notes:

1. MERIDIAN SHOWN HEREON IS BASED RECORDED BEARING FOR MEADOWS LANDINGS PLAN NO. 3 AS RECORDED IN INSTRUMENT NO. 201324490. INTERIOR ANGLES FOR THE EXISTING PROPERTIES SHOWN HEREON ARE BASED UPON DEEDS OF RECORD.

2. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

3. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428)(KNOWN AS THE "STATE HIGHWAY LAW", BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.

811 Know what's below. Call before you dig.

POCS SER. #: DESIGN - DIG - 20203440458

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

ALLISON

Horizontal Scale
0 200' 400'
(Feet)
1 inch = 200 ft.

Date:	Revision Description:	By:
06/17/2021	ISSUED FOR BID	JRG
06/30/2021	ISSUED FOR SUPERVISORS MEETING	JRG
08/09/2021	REVISIONS	JRG
08/13/2021	SUBMISSION TO WCCD	JRG
09/30/2021	WCCD COMMENT REVISIONS	JRG
10/15/2021	FINAL TOWNSHIP SUBMISSION	JRG

Professional Seal

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:
MEADOWS LANDING ASSOCIATES, LP

Situate In:
South Strabane Township, Washington County, Pennsylvania

PHASE 1 SUBDIVISION PLAN

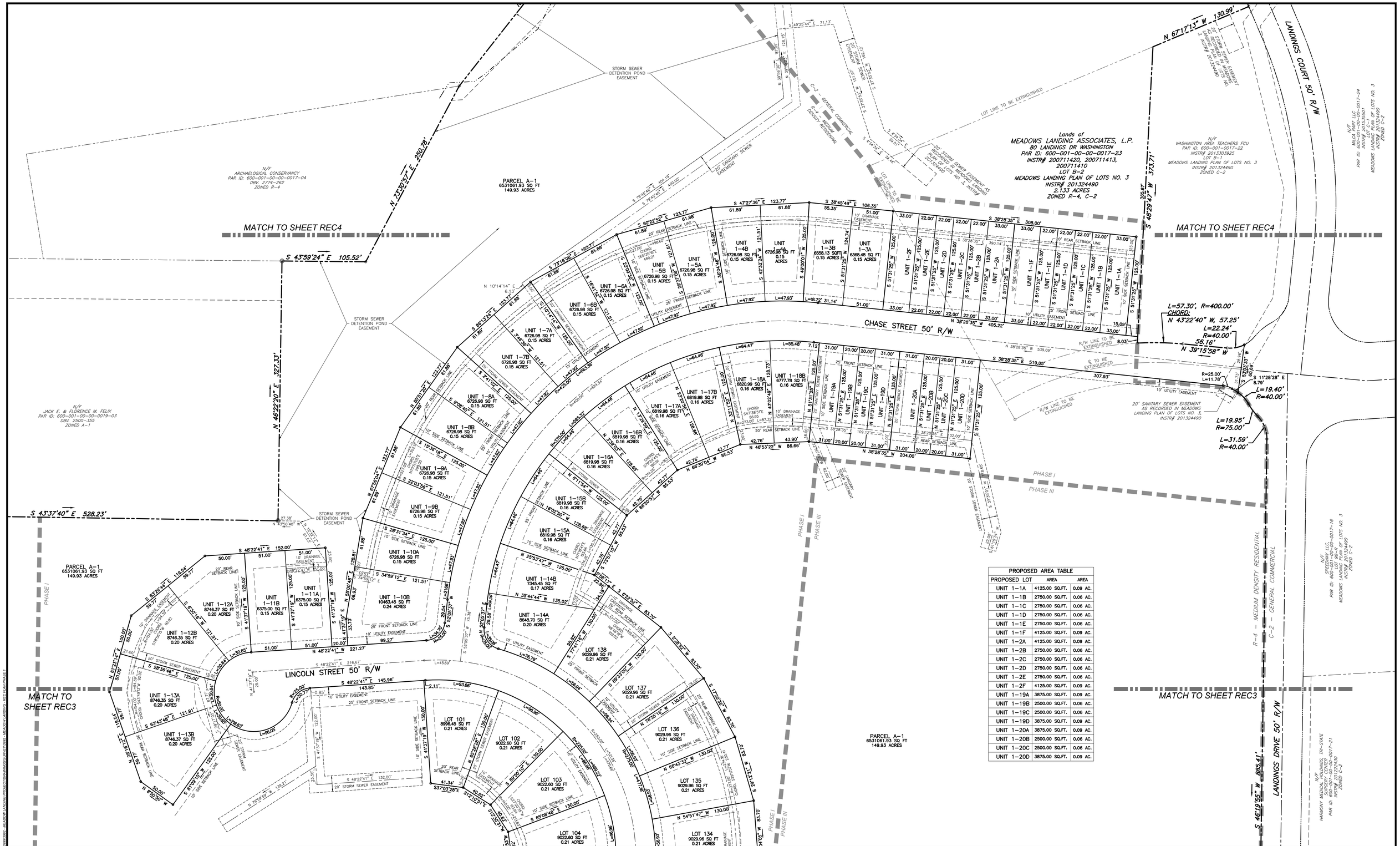
MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

DRAWING SCALE:	1" = 200'	DESIGNED BY:	MWS
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992 - MEADOW LANDING - REC PLAN PHASE 1.DWG

Sheet No.
REC1

S:\SHEFFLER\SHEFFLER PROJECT FILES\2020-2029\3992 - MEADOW LANDING (PROJECT)\DRAWINGS\SURVEY\3992 - MEADOW LANDING - REC PLAN PHASE 1



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NORTH

Horizontal Scale
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(Feet)
1 inch = 50 ft.

Date:	Revision Description:	By:
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06/30/2021	ISSUED FOR SUPERVISORS MEETING	JRG
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09/30/2021	WCCD COMMENT REVISIONS	JRG
10/15/2021	FINAL TOWNSHIP SUBMISSION	JRG

Professional Seal

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:
MEADOWS LANDING ASSOCIATES, LP

Situate In:
South Strabane Township, Washington County, Pennsylvania

PHASE 1 SUBDIVISION PLAN

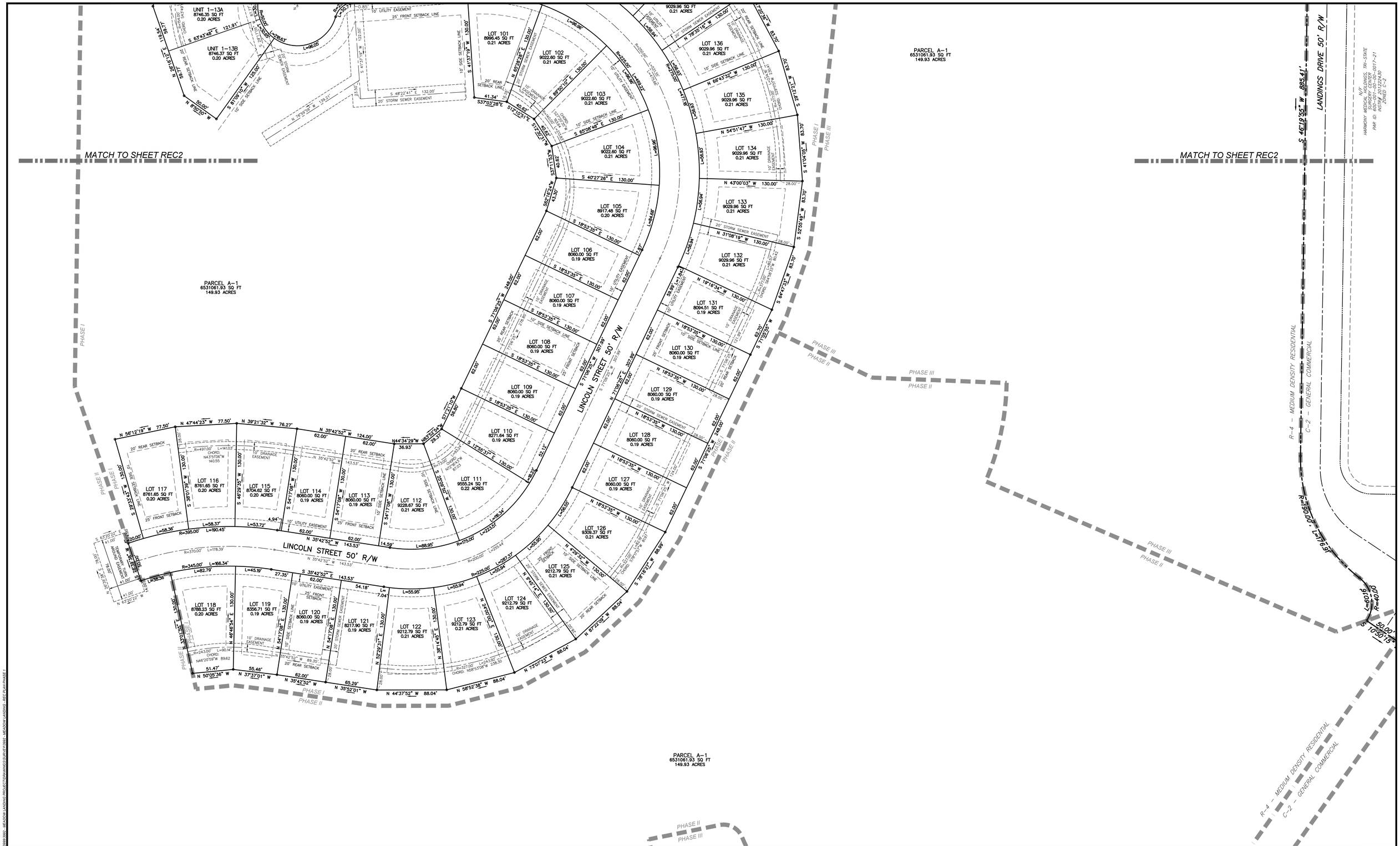
DRAWING SCALE:	1" = 50'	DESIGNED BY:	MWS
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992 - MEADOW LANDING - REC PLAN PHASE 1.DWG

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.
REC2

S:\SHEFFLER\CO\SHEFFLER PROJECT FILES\2020 3000-3999\3992 - MEADOW LANDING PROJECT\DRAWINGS\SURVEY\3992 - MEADOW LANDING - REC PLAN PHASE 1



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Meadows Landing
Planned Residential Development

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DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

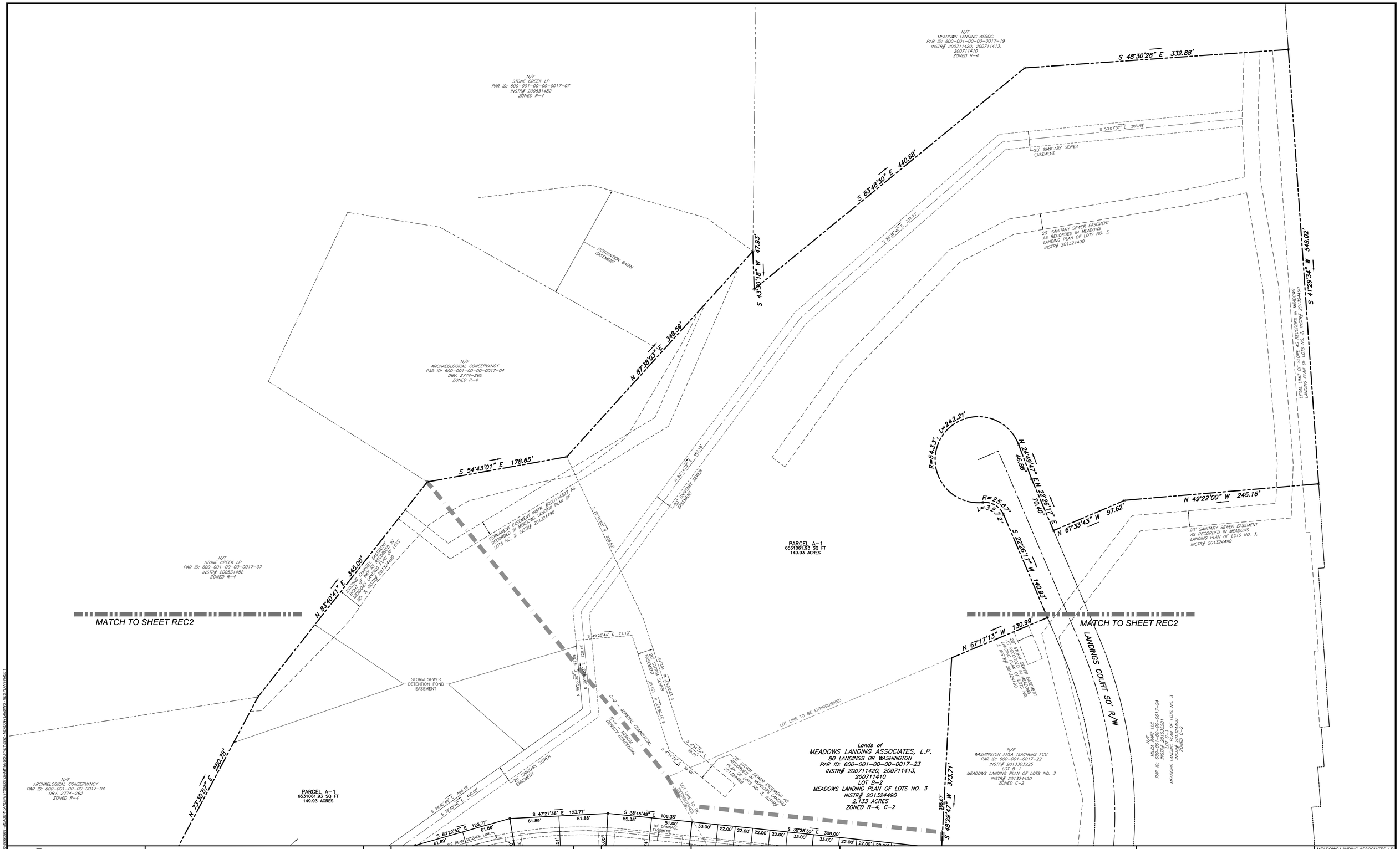
CADD#: 3992 - MEADOW LANDING - REC PLAN PHASE 1.DWG

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.

REC3

S:\SHEFFLERCO\SHEFFLER PROJECT FILES\2020-3000-3999\3992 - MEADOW LANDING\PROJECT\DRAWINGS\SURVEY\3992 - MEADOW LANDING - REC PLAN PHASE 1



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POCS SER. #: DESIGN -
DIG - 20203440458

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Meadows Landing
Planned Residential Development

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Situate In:
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DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992 - MEADOW LANDING - REC PLAN PHASE 1.DWG

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.
REC4

X:\SHEFFLERCO\SHEFFLER PROJECT FILES\JOBS 3900-3999\3992 - MEADOW LANDING PROJECT\DRAWINGS\SURVEY\3992 - MEADOW LANDING - REC PLAN PHASE 1

OWNERS ADOPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Meadows Landing Associates, L.P., a limited partnership, by virtue of a resolution of the Board of Directors, thereof does hereby adopt this as its plan of lots of its property situate in the Township of South Strabane, Washington County, Pennsylvania, and for divers advantages accruing to it, does hereby dedicate forever, for public use for highway purposes, all drives, roads, streets, lanes and ways and other public highways shown upon the plan with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan and any future acceptance of said public highways by the said Township of South Strabane, Washington County, Pennsylvania, hereby covenants and agrees to and by these presents does release and forever discharge said Township of South Strabane, its successors or assigns from any liability for damage arising and to arise from the appropriation of said ground for public highways and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon Meadows Landing Associates, L.P., its successors and assigns and purchasers of lots in this plan.

IN WITNESS OF WHICH, to this I, set my hand and seal this _____ day of ___________, 20__.

ATTEST: Meadows Landing Associates, L.P.

______________________________ ______________________________
Notary Public Managing Partner

The foregoing adoption and dedication is made by Meadows Landing Associates, L.P. with the full understanding and agreement that the approval of the governing body of the Township of South Strabane, if hereto attached, will become null and void unless this plan is recorded in the office of the Recorder of Deeds of Washington County, County Court House, Washington, Pennsylvania, within 90 days of the date of said approval.

ACKNOWLEDGEMENT OF NOTARY PUBLIC
COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF WASHINGTON :
On this _____ day of ___________, A.D., 20 _____, before me, a Notary Public in and for said county and state, personally appeared ______________________________ (Name and title of partner) Meadows Landing Associates, L.P. who being duly sworn deposeth and saith that he was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal of the said corporation duly affixed and that the above release and dedication was duly signed and sealed by and as for the act and deed of the said corporation, for the uses and purposes therein mentioned and that the name of the deponent subscribed to the said release and dedication as ______________________________ (Title of partner) of said parnertship, attestation of the due execution and delivery of said release and dedication of this deponent's own proper and respective handwriting.

Witness my hand and notarial seal this ______ day of _____________, 20___.

My commission expires the ____ day of ____________, 20___.

(Seal) ______________________________
Notary Public

CERTIFICATION OF TITLE WITH CONSENT OF MORTGAGEE
We hereby certify that the title to the property contained in the Meadows Landing Planned Residential Development Phase 2 Subdivision Plan is in the name of Meadows Landing Associates, L.P. and is recorded in Instrument # 200711420, 200711413, 200711410.

Meadows Landing Associates, L.P.

______________________________ ______________________________
Witness Managing Partner

______________________________ mortgagee of the property contained in the ______________________________ , consents to the recording of said plan and to the dedications and all other matters
appearing on the plan.

______________________________ ______________________________
Witness Name, title, mortgagee

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GARY A. SHEFFLER
SURVEYOR No.11786–E

SURVEYOR

OWNERS ACCEPTANCE OF RESPONSIBILITY FOR PROVIDING STORMWATER DRAINAGE FACILITIES AND CONTROL OF STORMWATER DRAINAGE
KNOW ALL MEN BY THESE PRESENTS, THAT Meadows Landing Associates, L.P. of the Township of South Strabane, County of Washington, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, and for our grantees and their subsequent purchasers, do hereby accept full and complete responsibility, liability, expense and provision of facilities for the control of stormwater drainage over, across and through this subdivision of land until such time as (I/we), our heirs, executors, administrators and assigns construct stormwater drainage facilities in accordance with Township specifications and requirements and the same is officially accepted by action of the governing body, and until such formal acceptance, we, for ourselves, our heirs, executors, administrators and assigns, do hereby release the Township of South Strabane from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon Meadows Landing Associates, L.P. our heirs, executors, administrators and assigns, and all purchasers of lots in this plan of subdivision.

IN WITNESS WHEREOF, we hereunto set our hands and seals this _____ day of _________, 20_____.

ATTEST: Meadows Landing Associates, L.P.

______________________________ ______________________________
Notary Public Managing Partner

Witness my hand and notarial seal this ______ day of _____________, 20___.

My commission expires the ____ day of ____________, 20___.

(Seal) ______________________________
Notary Public

SURVEYOR'S CERTIFICATION

I Gary A. Sheffler, a registered surveyor of the State of Pennsylvania, do hereby certify that this plan correctly represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.

______________ ______________________________
Date Gary A. Sheffler, Sr., P.L.S.
(SEAL) Registration number 11786–E

SOUTH STRABANE TOWNSHIP PLANNING COMMISSION

SOUTH STRABANE TOWNSHIP BOARD OF SUPERVISORS

The Board of Supervisors of the Township of South Strabane, Washington County, Pennsylvania, hereby approve this plan of subdivision for recording purposes only. This approval by South Strabane Township does not constitute an acceptance of the roads, streets, storm and sanitary drainage facilities, easements or rights–of–way, water mains or any other services or improvements shown on this plan, nor an assumption of maintenance responsibility, nor will the same be accepted or maintained until constructed in accordance with all Township specifications and requirements and officially accepted by action of the Board of Supervisors. This approval shall in no way be deemed an authorization to commence construction or related activities.

This plan of subdivision approved by resolution of the Board of Supervisors of South Strabane Township, Washington County, Pennsylvania, on this _____ day of _____________, 20 _____.

______________________ ______________________________
Manager Chairman, Board of Supervisors

SOUTH STRABANE TOWNSHIP BOARD OF SUPERVISORS

SOUTH STRABANE TOWNSHIP PLANNING COMMISSION

This plan of lots has been reviewed and approval recommended by the South Strabane Township Planning Commission this _____ day of _____________, 20 _____, subject to the provisions and/or conditions in the Planning Commission's letter to the Board of Supervisors dated _______________, 20 _____.

______________________ ______________________________
Secretary Chairman, Planning Commission

WASHINGTON COUNTY PLANNING COMMISSION REVIEW

Reviewed with comments by the Washington County Planning Commission dated _________ day of _________, 20___.

______________________ ______________________________
Secretary Chairman, Planning Commission

WASHINGTON COUNTY PLANNING COMMISSION

PROOF OF RECORDING
COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF ALLEGHENY :

Recorded in the office for the recording of deeds, plats, etc., in said county, Instrument Number _______________.

Given under my hand and seal this ___________ day of _____________, 20____.

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RECORDER OF DEEDS

WASHINGTON COUNTY RECORDER OF DEEDS

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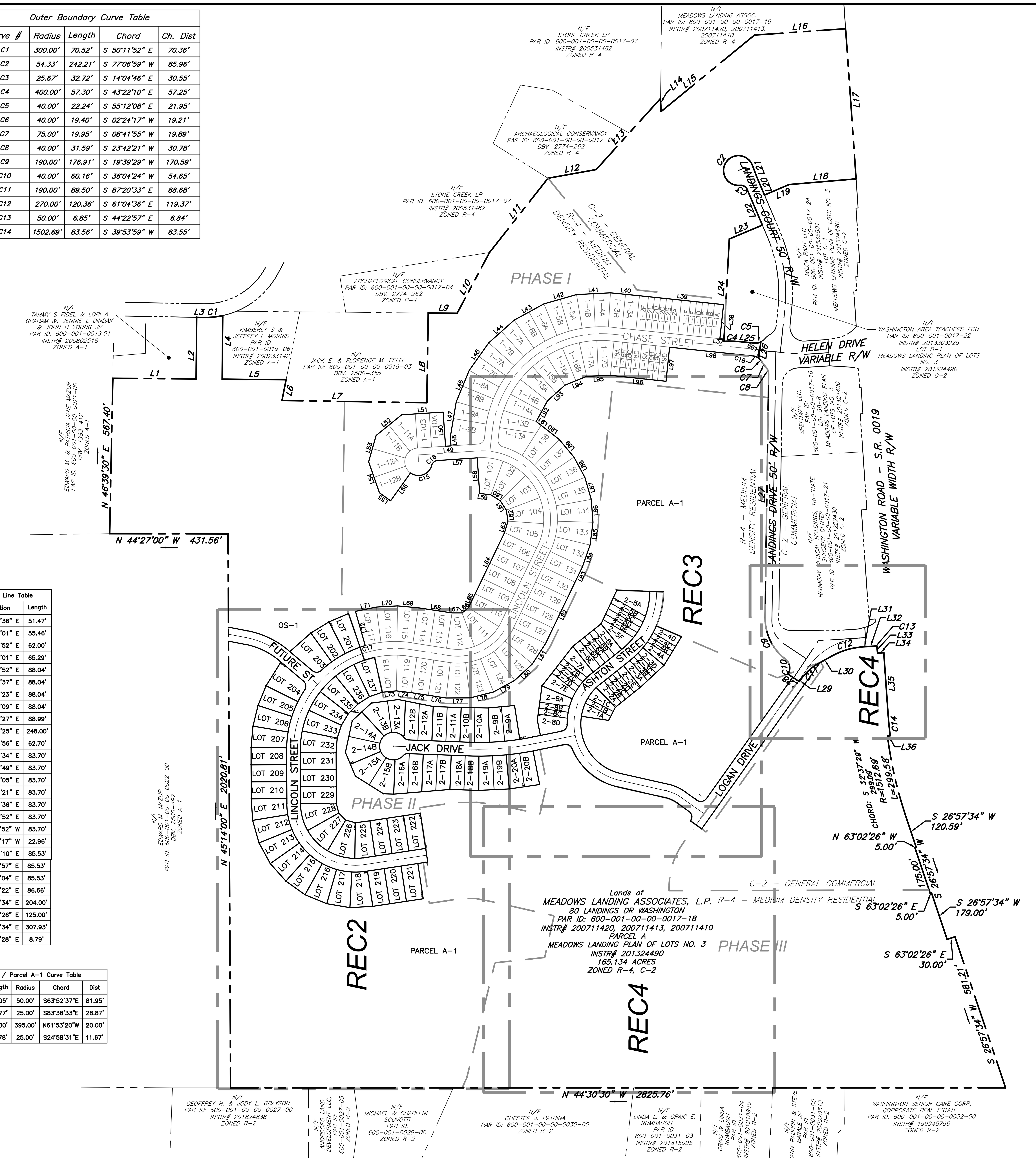
Outer Boundary Curve Table				
Curve #	Radius	Length	Chord	Ch. Dist
C1	300.00'	70.52'	S 50°11'52" E	70.36'
C2	54.33'	242.21'	S 77°06'59" W	85.96'
C3	25.67'	32.72'	S 14°04'46" E	30.55'
C4	400.00'	57.30'	S 43°22'10" E	57.25'
C5	40.00'	22.24'	S 55°12'08" E	21.95'
C6	40.00'	19.40'	S 02°24'17" W	19.21'
C7	75.00'	19.95'	S 08°41'55" W	19.89'
C8	40.00'	31.59'	S 23°42'21" W	30.78'
C9	190.00'	176.91'	S 19°39'29" W	170.59'
C10	40.00'	60.16'	S 36°04'24" W	54.65'
C11	190.00'	89.50'	S 87°20'33" E	88.68'
C12	270.00'	120.36'	S 61°04'36" E	119.37'
C13	50.00'	6.85'	S 44°22'57" E	6.84'
C14	1502.69'	83.56'	S 39°53'59" W	83.55'

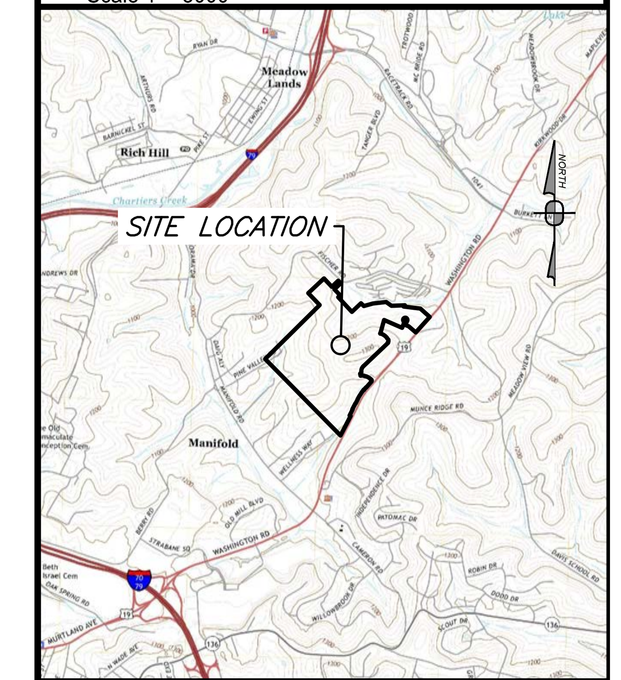
OS–1 Line Table		
Line #	Direction	Length
L37	N 38°28'34" W	15.09'
L38	N 51°31'26" E	125.00'
L39	N 38°28'34" W	308.00'
L40	N 38°45'49" W	106.35'
L41	N 47°27'36" W	123.77'
L42	N 60°22'52" W	123.77'
L43	N 73°18'08" W	123.77'
L44	N 86°13'24" W	123.77'
L45	S 80°51'20" W	123.77'
L46	S 67°56'04" W	123.77'
L47	S 55°00'49" W	128.81'
L48	S 41°37'19" W	33.73'
L49	N 48°22'41" W	20.00'
L50	N 41°37'19" E	125.00'
L51	N 48°22'41" W	152.00'
L52	N 83°29'44" W	119.54'
L53	S 61°23'14" W	100.00'
L54	S 26°16'12" W	119.54'
L55	S 08°50'50" E	50.00'
L56	N 81°09'10" E	125.00'
L57	S 48°22'41" E	143.85'
L58	S 41°37'19" W	130.00'
L59	S 37°03'27" E	41.34'
L60	S 12°10'51" E	40.62'
L61	S 12°30'31" W	40.62'
L62	S 37°11'53" W	40.62'
L63	S 62°16'24" W	43.30'
L64	S 71°06'25" W	248.00'
L65	S 71°21'11" W	56.80'
L66	N 83°52'53" W	29.37'
L67	N 44°34'28" W	36.93'
L68	N 35°42'52" W	124.00'
L69	N 39°21'32" W	76.27'
L70	N 47°44'23" W	77.50'
L71	N 56°12'19" W	77.50'
L72	S 29°33'43" W	130.00'

Parcel A–1 Line Table		
Line #	Direction	Length
L73	S 50°05'36" E	51.47'
L74	S 37°37'01" E	55.46'
L75	S 35°42'52" E	62.00'
L76	S 35°52'01" E	65.29'
L77	S 44°37'52" E	88.04'
L78	S 58°52'37" E	88.04'
L79	S 73°07'23" E	88.04'
L80	S 87°22'09" E	88.04'
L81	N 78°18'27" E	88.99'
L82	N 71°06'25" E	248.00'
L83	N 71°05'56" E	62.70'
L84	N 64°47'34" E	83.70'
L85	N 52°55'49" E	83.70'
L86	N 41°04'05" E	83.70'
L87	N 29°12'21" E	83.70'
L88	N 17°20'36" E	83.70'
L89	N 05°28'52" E	83.70'
L90	N 06°22'52" W	83.70'
L91	N 05°58'17" W	22.96'
L92	N 73°57'10" E	85.53'
L93	S 86°20'57" E	85.53'
L94	S 66°39'04" E	85.53'
L95	S 46°53'22" E	86.66'
L96	S 38°28'34" E	204.00'
L97	N 51°31'26" E	125.00'
L98	S 38°28'34" E	307.93'
L99	S 11°28'28" E	8.79'

OS–1 / Parcel A–1 Curve Table				
Curve #	Length	Radius	Chord	Dist
C15	96.05'	50.00'	S63°52'37"E	81.95'
C16	30.77'	25.00'	S83°38'33"E	28.87'
C17	20.00'	395.00'	N61°53'20"W	20.00'
C18	11.78'	25.00'	S24°58'31"E	11.67'



Site Location Map: Washington East Quad
Scale 1" =3000'



Zoning Information:

THE SUBJECT PREMISES LIES WITHIN THE R-4 MEDIUM-DENSITY RESIDENTIAL DISTRICT& C-2 GENERAL COMMERCIAL DISTRICT

PROPOSED DEVELOPMENT:	PLANNED RESIDENTIAL DEVELOPMENT
MIN. SITE AREA:	25 ACRES
SITE DENSITY:	12 UNITS / ACRE
MIN. LOT AREA:	7500 SF. SINGLE FAMILY DETACHED 5000 SF/UNIT - DUPLEX NO MIN - TOWNSHOUSE
MIN. FRONT YARD:	20 FEET
MIN. SIDE YARD:	5 FEET / 20 FEET TOTAL 2 SIDES
MIN. REAR YARD:	20 FEET

ZONING INFORMATION WAS OBTAINED FROM: South Strabane Township Zoning Ordinance, Adopted by the Board of Supervisors of the Township of South Strabane 6-23-2009 by Ord. No. 3-2009.

ZONING OFFICER
ART SULLIVAN
500 WASHINGTON ROAD
WASHINGTON, PA 15301
PHONE: (724) 225-9055

Area Tabulation:

EXISTING LOT AREAS:

PHASE 1 LOTS / UNITS	14.30 ACRES
PHASE 1 RIGHT-OF-WAYS	3.38 ACRES
PHASE 1 PARCEL A-1	149.93 ACRES
TOTAL PHASE 1 LOT AREA:	167.61 ACRES

PROPOSED LOTS: (DIVISION OF PHASE 1 PARCEL A-1, 149.93 ACRES)

PHASE 2 LOTS / UNITS	13.86 ACRES
PHASE 2 RIGHT-OF-WAYS	4.89 ACRES
PHASE 2 PARCEL OS-1	40.57 ACRES
PHASE 2 PARCEL A-1	90.61 ACRES
TOTAL PHASE 2 LOT AREA:	149.93 ACRES
TOTAL SITE AREA	167.61 ACRES

OWNERS:

MEADOWS LANDING ASSOCIATES, LP
HAL A. KESTLER
650 WASHINGTON ROAD,SUITE 400
PITTSBURGH, PA 15228
412-571-2300 X14

General Notes:

1. MERIDIAN SHOWN HEREON IS BASED RECORDED BEARING FOR MEADOWS LANDINGS PLAN NO. 3 AS RECORDED IN INSTRUMENT NO. 201324490. INTERIOR ANGLES FOR THE EXISTING PROPERTIES SHOWN HEREON ARE BASED UPON DEEDS OF RECORD.

2. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

3. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428),KNOWN AS THE "STATE HIGHWAY LAW", BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.

811 Know what's below. Call before you dig.

POCS SER. #: DESIGN - DIG - 20203440458

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NORTH

Horizontal Scale
0 200' 400'
(Feet)
1 inch = 200 ft.

Date:	Revision Description:	By:
06/17/2021	ISSUED FOR BID	JRG
06/30/2021	ISSUED FOR SUPERVISORS MEETING	JRG
08/09/2021	REVISIONS	JRG
08/13/2021	SUBMISSION TO WCCD	JRG
09/30/2021	WCCD COMMENT REVISIONS	JRG
10/15/2021	FINAL TOWNSHIP SUBMISSION	JRG

Professional Seal

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing Planned Residential Development

Prepared For:
MEADOWS LANDING ASSOCIATES, LP

Situate In:
South Strabane Township, Washington County, Pennsylvania

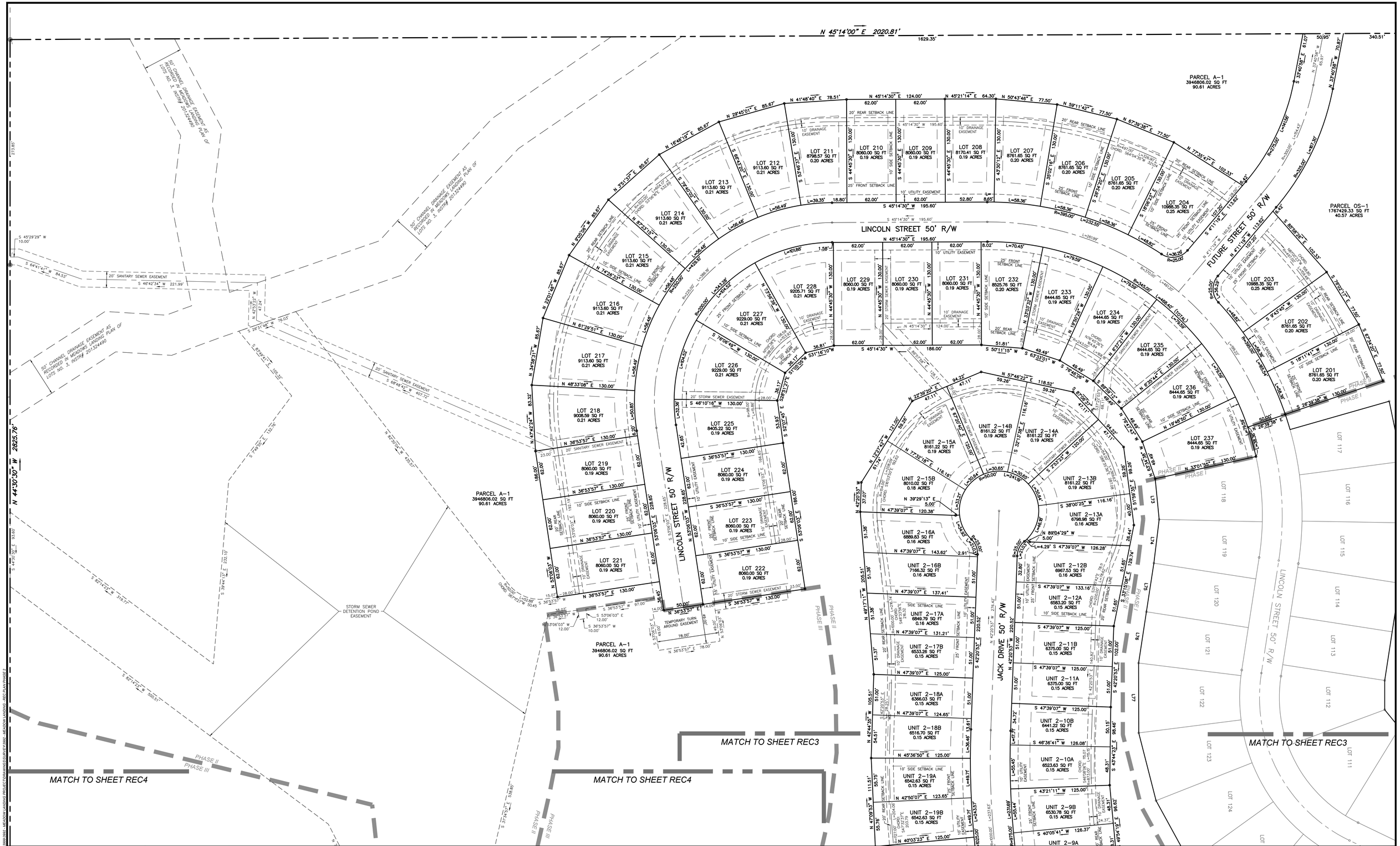
PHASE 2 SUBDIVISION PLAN

DRAWING SCALE:	1" = 800'	DESIGNED BY:	MWS
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992 - MEADOW LANDING - REC PLAN PHASE 2.DWG

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.
REC1



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NORTH

Horizontal Scale

0 50' 100'

(Feet)
1 inch = 50 ft.

Date:	Revision Description:	By:
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06/30/2021	ISSUED FOR SUPERVISORS MEETING	JRG
08/09/2021	REVISIONS	JRG
08/13/2021	SUBMISSION TO WCCD	JRG
09/30/2021	WCCD COMMENT REVISIONS	JRG
10/15/2021	FINAL TOWNSHIP SUBMISSION	JRG

Professional Seal

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:

MEADOWS LANDING ASSOCIATES, LP

Situate In:

South Strabane Township, Washington County, Pennsylvania

PHASE 2 SUBDIVISION PLAN

DRAWING SCALE:	1" = 50'	DESIGNED BY:	MWS
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992 - MEADOW LANDING - REC PLAN PHASE 2.DWG

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.

REC2

X:\SHEFFLERCO\SHEFFLER PROJECT FILES\JOB 3990-3999\3992 - MEADOW LANDING PROJECT\DRAWINGS\SURVEY\3992 - MEADOW LANDING - REC PLAN PHASE 2

Curve Table				
Curve #	Length	Radius	Chord	Dist
C1	22.69'	235.00'	S47°53'27"W	22.69'
C2	22.01'	235.00'	S53°20'25"W	22.00'
C3	22.10'	235.00'	S58°43'05"W	22.10'
C4	29.06'	235.00'	S64°57'20"W	29.04'
C5	29.06'	235.00'	S72°02'29"W	29.04'
C6	22.11'	235.00'	S78°16'44"W	22.10'
C7	22.01'	235.00'	S83°39'24"W	22.00'
C8	22.11'	235.00'	S89°02'03"W	22.10'
C9	21.21'	235.00'	N85°41'06"W	21.21'
C10	1.33'	275.00'	S83°14'13"E	1.32'
C11	61.97'	275.00'	S89°49'49"E	61.83'
C12	22.11'	275.00'	N81°24'40"E	22.11'
C13	22.01'	275.00'	N76°48'53"E	22.00'
C14	22.05'	275.00'	N72°13'30"E	22.04'
C15	22.23'	275.00'	N67°36'43"E	22.23'
C16	84.08'	275.00'	N56°32'12"E	83.76'
C17	26.99'	325.00'	N71°05'40"E	26.98'
C18	20.01'	325.00'	N75°14'15"E	20.01'
C19	20.01'	325.00'	N78°45'56"E	20.01'
C20	26.72'	325.00'	N82°53'07"E	26.72'
C21	26.99'	325.00'	N87°37'10"E	26.98'
C22	20.01'	325.00'	S88°14'16"E	20.01'
C23	19.14'	325.00'	S84°47'11"E	19.14'
C24	17.97'	185.00'	N85°52'56"W	17.96'
C25	49.81'	185.00'	S83°37'21"W	49.65'
C26	20.01'	185.00'	S72°48'41"W	20.00'
C27	49.80'	185.00'	S62°00'01"W	49.65'

PROPOSED AREA TABLE		
PROPOSED LOT	AREA	AREA
UNIT 2-1A	3401.08 SQ.FT.	0.08 AC.
UNIT 2-1B	2086.27 SQ.FT.	0.05 AC.
UNIT 2-1C	3401.08 SQ.FT.	0.08 AC.
UNIT 2-2A	3207.04 SQ.FT.	0.07 AC.
UNIT 2-2B	2005.50 SQ.FT.	0.05 AC.
UNIT 2-2C	2004.14 SQ.FT.	0.05 AC.
UNIT 2-2D	2002.78 SQ.FT.	0.05 AC.
UNIT 2-2E	3101.63 SQ.FT.	0.07 AC.
UNIT 2-3A	3176.37 SQ.FT.	0.07 AC.
UNIT 2-3B	1938.95 SQ.FT.	0.04 AC.
UNIT 2-3C	1932.33 SQ.FT.	0.04 AC.
UNIT 2-3D	3340.35 SQ.FT.	0.08 AC.
UNIT 2-4A	3297.54 SQ.FT.	0.08 AC.
UNIT 2-4B	1915.96 SQ.FT.	0.04 AC.
UNIT 2-4C	1915.80 SQ.FT.	0.04 AC.
UNIT 2-4D	3326.63 SQ.FT.	0.08 AC.
UNIT 2-5A	7766.88 SQ.FT.	0.18 AC.
UNIT 2-5B	2984.88 SQ.FT.	0.07 AC.
UNIT 2-5C	2991.48 SQ.FT.	0.07 AC.
UNIT 2-5D	2959.03 SQ.FT.	0.07 AC.
UNIT 2-5E	2887.76 SQ.FT.	0.07 AC.
UNIT 2-5F	4871.89 SQ.FT.	0.11 AC.
UNIT 2-6A	3970.45 SQ.FT.	0.09 AC.
UNIT 2-6B	2640.03 SQ.FT.	0.06 AC.
UNIT 2-6C	2640.02 SQ.FT.	0.06 AC.
UNIT 2-6D	2640.01 SQ.FT.	0.06 AC.
UNIT 2-6E	3960.01 SQ.FT.	0.09 AC.
UNIT 2-7A	4956.32 SQ.FT.	0.11 AC.
UNIT 2-7B	2404.68 SQ.FT.	0.06 AC.
UNIT 2-7C	2379.69 SQ.FT.	0.05 AC.
UNIT 2-7D	2400.16 SQ.FT.	0.06 AC.
UNIT 2-7E	5028.71 SQ.FT.	0.12 AC.
UNIT 2-8A	5020.36 SQ.FT.	0.12 AC.
UNIT 2-8B	2392.89 SQ.FT.	0.05 AC.
UNIT 2-8C	2370.16 SQ.FT.	0.05 AC.
UNIT 2-8D	6309.24 SQ.FT.	0.14 AC.

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06/30/2021	ISSUED FOR SUPERVISORS MEETING	JRG
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08/13/2021	SUBMISSION TO WCCD	JRG
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10/15/2021	FINAL TOWNSHIP SUBMISSION	JRG

Professional Seal

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:

MEADOWS LANDING ASSOCIATES, LP

Situate In:

South Strabane Township, Washington County, Pennsylvania

PHASE 2 SUBDIVISION PLAN

DRAWING SCALE:	1" = 50'	DESIGNED BY:	MWS
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

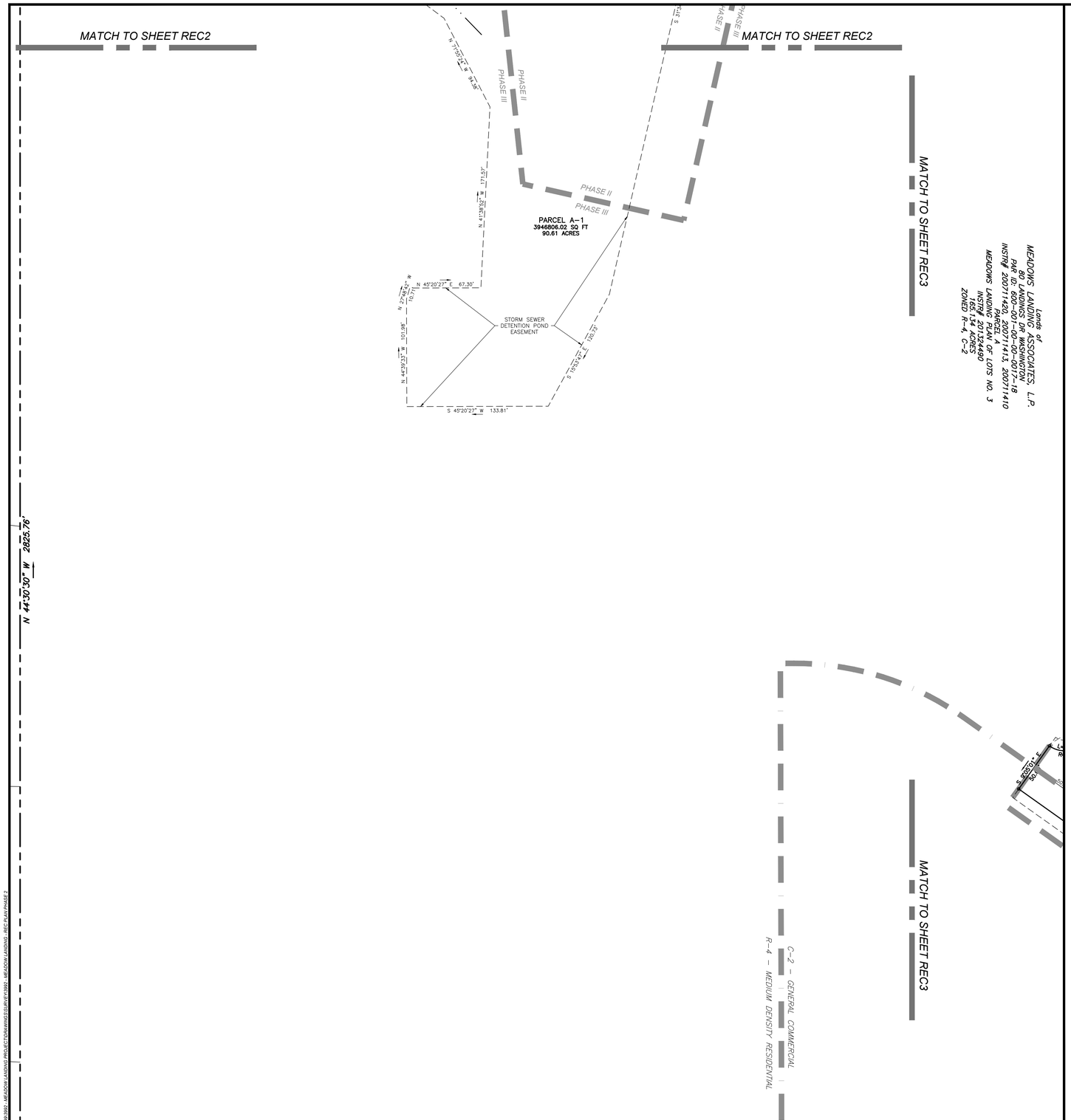
CADD#: 3992 - MEADOW LANDING - REC PLAN PHASE 2.DWG

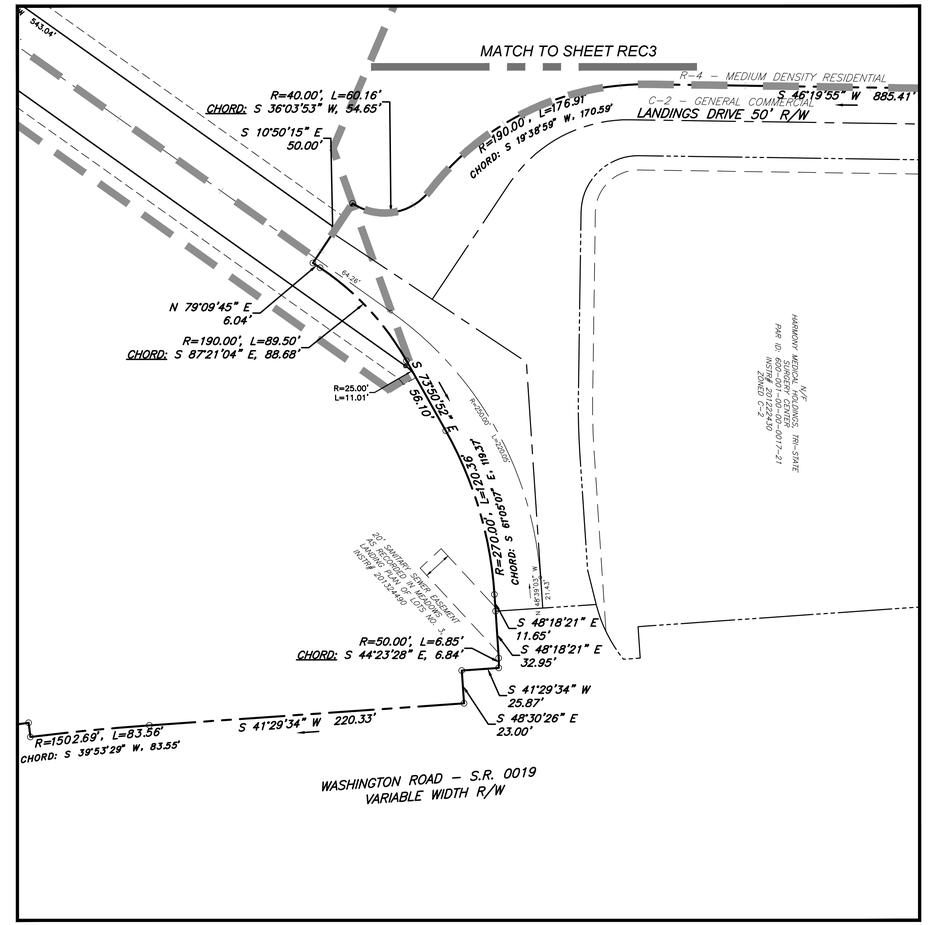
MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.

REC3

X:\SHEFFLERCO\SHEFFLER PROJECT FILES\CBS 3900-3999\3992 - MEADOW LANDING PROJECT\DRAWINGS\SURVEY\3992 - MEADOW LANDING - REC PLAN PHASE 2





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08/13/2021	SUBMISSION TO WCCD	JRG
09/30/2021	WCCD COMMENT REVISIONS	JRG
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Prepared By:

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1712 Mount Nebo Road
Sewickley, PA 15143

Office Phone: 412-219-4509
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Meadows Landing
Planned Residential Development

Prepared For:

MEADOWS LANDING ASSOCIATES, LP

Situate In:

South Strabane Township, Washington County, Pennsylvania

PHASE 2 SUBDIVISION PLAN

DRAWING SCALE:	1" = 50'	DESIGNED BY:	MWS
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---
CADD#: 3992 - MEADOW LANDING - REC PLAN PHASE 2.DWG			

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.

REC4

J:\SHEFFLER\SCHEFFLER PROJECT FILES\JOBS 3900-3999\3992 - MEADOW LANDING PROJECT\DRAWINGS\SERVER\3992 - MEADOW LANDING - REC PLAN PHASE 2

OWNERS ADOPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Meadows Landing Associates, L.P., a limited partnership, by virtue of a resolution of the Board of Directors, thereof does hereby adopt this as its plan of lots of its property situate in the Township of South Strabane, Washington County, Pennsylvania, and for divers advantages accruing to it, does hereby dedicate forever, for public use for highway purposes, all drives, roads, streets, lanes and ways and other public highways shown upon the plan with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan and any future acceptance of said public highways by the said Township of South Strabane, Washington County, Pennsylvania, hereby covenants and agrees to and by these presents does release and forever discharge said Township of South Strabane, its successors or assigns from any liability for damage arising and to arise from the appropriation of said ground for public highways and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon Meadows Landing Associates, L.P., its successors and assigns and purchasers of lots in this plan.

IN WITNESS OF WHICH, to this I, set my hand and seal this _____ day of _____, 20___.

ATTEST: Meadows Landing Associates, L.P.

_____ _____

Notary Public Managing Partner

The foregoing adoption and dedication is made by Meadows Landing Associates, L.P. with the full understanding and agreement that the approval of the governing body of the Township of South Strabane, if hereto attached, will become null and void unless this plan is recorded in the office of the Recorder of Deeds of Washington County, County Court House, Washington, Pennsylvania, within 90 days of the date of said approval.

ACKNOWLEDGEMENT OF NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF WASHINGTON :

On this _____ day of _____, A.D., 20 _____, before me, a Notary Public in and for said county and state, personally appeared _____ (Name and title of partner) Meadows Landing Associates, L.P. who being duly sworn deposeth and saith that he was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal of the said corporation duly affixed and that the above release and dedication was duly signed and sealed by and as for the act and deed of the said corporation, for the uses and purposes therein mentioned and that the name of the deponent subscribed to the said release and dedication as _____ (Title of partner) of said parnership, attestation of the due execution and delivery of said release and dedication of this deponent's own proper and respective handwriting.

Witness my hand and notarial seal this _____ day of _____, 20____.

My commission expires the _____ day of _____, 20____.

(Seal) _____

Notary Public

CERTIFICATION OF TITLE WITH CONSENT OF MORTGAGEE

We hereby certify that the title to the property contained in the _____ is in the name of Meadows Landing Associates, L.P. and is recorded in Instrument # 200711420, 200711413, 200711410.

Meadows Landing Associates, L.P.

_____ _____

Witness Managing Partner

_____ mortgagee of the property contained in the _____, consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

_____ _____

Witness Name, title, mortgagee

OWNERS ACCEPTANCE OF RESPONSIBILITY FOR PROVIDING STORMWATER DRAINAGE FACILITIES AND CONTROL OF STORMWATER DRAINAGE

KNOW ALL MEN BY THESE PRESENTS, THAT Meadows Landing Associates, L.P. of the Township of South Strabane, County of Washington, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, and for our grantees and their subsequent purchasers, do hereby accept full and complete responsibility, liability, expense and provision of facilities for the control of stormwater drainage over, across and through this subdivision of land until such time as (I/we), our heirs, executors, administrators and assigns construct stormwater drainage facilities in accordance with Township specifications and requirements and the same is officially accepted by action of the governing body, and until such formal acceptance, we, for ourselves, our heirs, executors, administrators and assigns, do hereby release the Township of South Strabane from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon Meadows Landing Associates, L.P. our heirs, executors, administrators and assigns, and all purchasers of lots in this plan of subdivision.

IN WITNESS WHEREOF, we hereunto set our hands and seals this _____ day of _____, 20_____.

ATTEST: Meadows Landing Associates, L.P.

_____ _____

Notary Public Managing Partner

Witness my hand and notarial seal this _____ day of _____, 20____.

My commission expires the _____ day of _____, 20____.

(Seal) _____

Notary Public

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GARY A. SHEFFLER
SURVEYOR No.11786-E

SURVEYOR

SURVEYOR'S CERTIFICATION

I Gary A. Sheffler, a registered surveyor of the State of Pennsylvania, do hereby certify that this plan correctly represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.

_____ _____

Date Gary A. Sheffler, Sr., P.L.S.

(SEAL) Registration number 11786-E

SOUTH STRABANE TOWNSHIP BOARD OF SUPERVISORS

The Board of Supervisors of the Township of South Strabane, Washington County, Pennsylvania, hereby approve this plan of subdivision for recording purposes only. This approval by South Strabane Township does not constitute an acceptance of the roads, streets, storm and sanitary drainage facilities, easements or rights-of-way, water mains or any other services or improvements shown on this plan, nor an assumption of maintenance responsibility, nor will the same be accepted or maintained until constructed in accordance with all Township specifications and requirements and officially accepted by action of the Board of Supervisors. This approval shall in no way be deemed an authorization to commence construction or related activities.

This plan of subdivision approved by resolution of the Board of Supervisors of South Strabane Township, Washington County, Pennsylvania, on this _____ day of _____, 20 _____.

_____ _____

Manager Chairman, Board of Supervisors

SOUTH STRABANE TOWNSHIP BOARD OF SUPERVISORS

SOUTH STRABANE TOWNSHIP PLANNING COMMISSION

This plan of lots has been reviewed and approval recommended by the South Strabane Township Planning Commission this _____ day of _____, 20 _____, subject to the provisions and/or conditions in the Planning Commission's letter to the Board of Supervisors dated _____, 20 _____.

_____ _____

Secretary Chairman, Planning Commission

WASHINGTON COUNTY PLANNING COMMISSION

WASHINGTON COUNTY PLANNING COMMISSION REVIEW

Reviewed with comments by the Washington County Planning Commission dated _____ day of _____, 20____.

_____ _____

Secretary Chairman, Planning Commission

WASHINGTON COUNTY RECORDER OF DEEDS

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF ALLEGHENY :

Recorded in the office for the recording of deeds, plats, etc., in said county, Instrument Number _____.

Given under my hand and seal this _____ day of _____, 20_____.

_____

RECORDER OF DEEDS

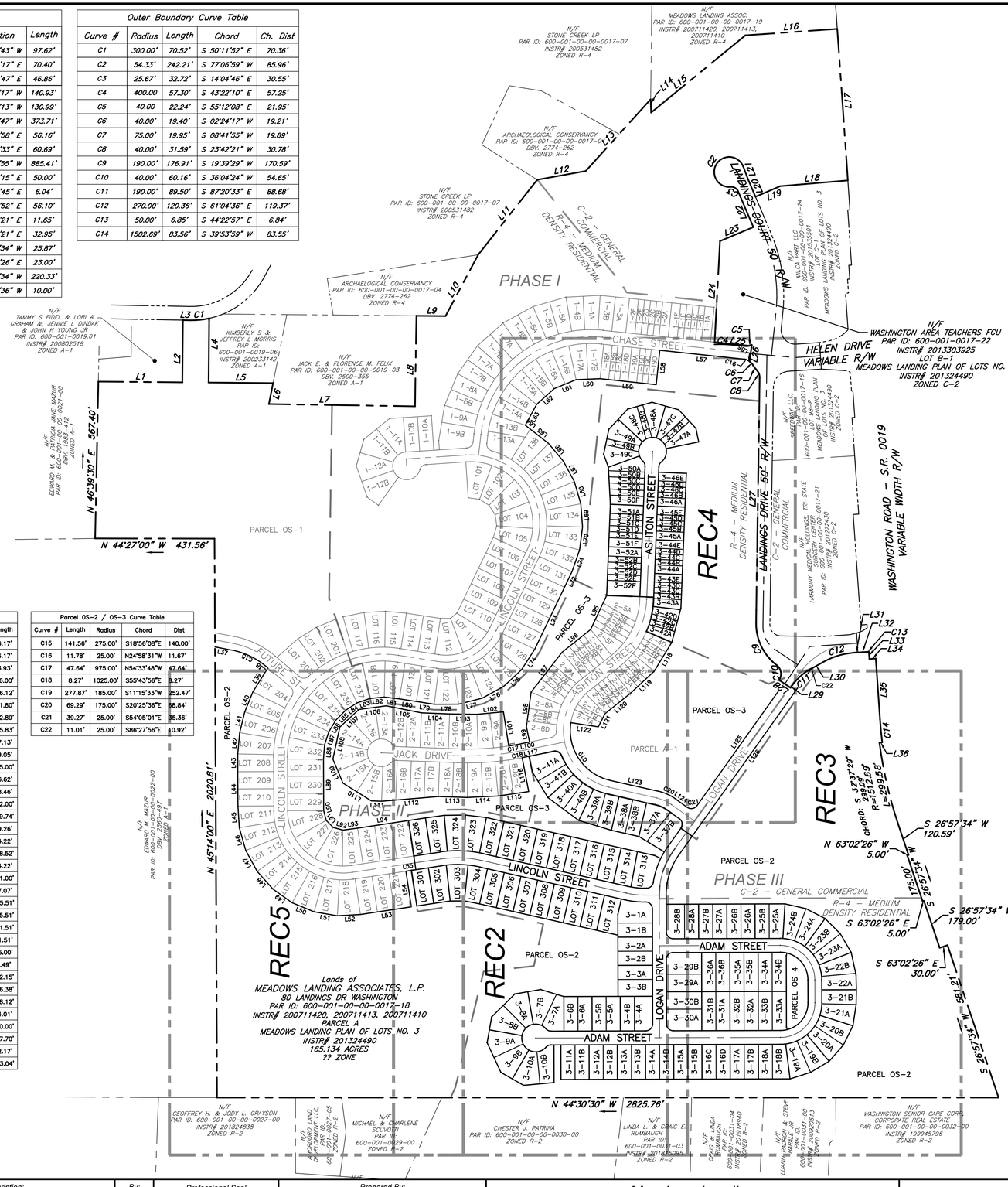
Outer Boundary Line Table					
Line #	Direction	Length	Line #	Direction	Length
L1	S 44°00'00" E	303.72'	L19	N 67°33'43" W	97.62'
L2	N 46°00'00" E	224.73'	L20	N 22°26'17" E	70.40'
L3	S 43°27'49" E	25.05'	L21	N 24°49'47" E	46.86'
L4	S 46°00'00" W	232.09'	L22	S 22°26'17" W	140.93'
L5	S 44°00'00" E	233.03'	L23	N 67°17'13" W	130.99'
L6	S 56°46'14" W	77.10'	L24	S 48°29'47" W	373.71'
L7	S 43°37'40" E	528.23'	L25	S 39°15'58" E	56.16'
L8	N 46°22'20" E	327.33'	L26	S 53°03'33" E	60.69'
L9	S 43°59'24" E	105.52'	L27	S 46°19'55" W	885.41'
L10	N 73°30'57" E	250.78'	L28	S 10°50'15" E	50.00'
L11	N 83°40'41" E	345.06'	L29	N 79°09'45" E	6.04'
L12	S 54°43'01" E	178.65'	L30	S 73°50'52" E	56.10'
L13	N 87°38'03" E	349.59'	L31	S 48°18'21" E	11.65'
L14	S 43°30'18" W	47.93'	L32	S 48°18'21" E	32.95'
L15	S 83°48'30" E	440.68'	L33	S 41°29'34" W	25.87'
L16	S 48°30'28" E	332.88'	L34	S 48°30'26" E	23.00'
L17	S 41°29'34" W	549.02'	L35	S 41°29'34" W	220.33'
L18	N 49°22'00" W	245.16'	L36	N 51°41'36" W	10.00'

Outer Boundary Curve Table				
Curve #	Radius	Length	Chord	Ch. Dist
C1	300.00'	70.52'	S 50°11'52" E	70.36'
C2	54.33'	242.21'	S 77°06'59" W	85.96'
C3	25.67'	32.72'	S 14°04'46" E	30.55'
C4	400.00	57.30'	S 43°22'10" E	57.25'
C5	40.00	22.24'	S 55°12'08" E	21.95'
C6	40.00'	19.40'	S 02°24'17" W	19.21'
C7	75.00'	19.95'	S 08°41'55" W	19.89'
C8	40.00'	31.59'	S 23°42'21" W	30.78'
C9	190.00'	176.91'	S 19°39'29" W	170.59'
C10	40.00'	60.16'	S 36°04'24" W	54.65'
C11	190.00'	89.50'	S 87°20'33" E	88.68'
C12	270.00'	120.36'	S 61°04'36" E	119.37'
C13	50.00'	6.85'	S 44°22'57" E	6.84'
C14	1502.69'	83.56'	S 39°53'59" W	83.55'

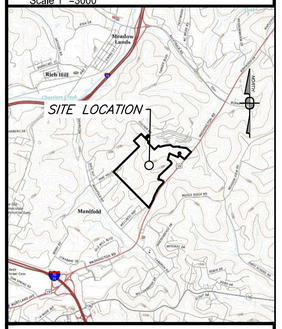
Parcel OS-2 Line Table		
Line #	Direction	Length
L37	S 33°40'58" E	61.07'
L38	S 04°11'19" E	6.42'
L39	S 77°35'48" W	102.33'
L40	S 67°39'38" W	77.50'
L41	S 59°11'42" W	77.50'
L42	S 50°43'46" W	77.50'
L43	S 45°21'14" W	64.30'
L44	S 45°14'30" W	124.00'
L45	S 41°48'40" W	78.51'
L46	S 29°45'02" W	85.67'
L47	S 16°48'19" W	85.67'
L48	S 03°51'37" W	85.67'
L49	S 09°05'06" E	85.67'
L50	S 22°01'48" E	85.67'
L51	S 34°58'30" E	85.67'
L52	S 47°42'24" E	83.32'
L53	S 53°06'03" E	186.00'
L54	N 36°53'57" E	130.00'
L55	S 53°06'03" E	20.00'
L126	N 80°54'59" E	738.31'

Parcel OS-3 Line Table					
Line #	Direction	Length	Line #	Direction	Length
L56	N 11°28'28" W	8.79'	L91	S 01°05'05" W	36.17'
L57	N 38°28'34" W	307.93'	L92	S 28°51'27" E	36.17'
L58	S 51°31'26" W	125.00'	L93	S 52°07'45" E	53.93'
L59	N 38°28'34" W	204.00'	L94	S 53°06'03" E	186.00'
L60	N 46°53'22" W	86.66'	L95	S 70°41'33" W	136.12'
L61	N 66°39'04" W	85.53'	L96	N 83°05'59" W	131.80'
L62	N 86°20'57" W	85.53'	L97	S 83°23'21" W	182.89'
L63	S 73°57'10" W	85.53'	L98	S 53°20'25" W	125.83'
L64	S 05°56'17" E	22.96'	L99	S 34°02'12" W	57.13'
L65	S 06°22'52" E	83.70'	L100	N 55°57'48" W	29.05'
L66	S 05°28'52" W	83.70'	L101	N 36°50'11" E	125.00'
L67	S 17°20'36" W	83.70'	L102	N 49°54'19" W	96.62'
L68	S 29°12'21" W	83.70'	L103	N 43°44'23" W	98.46'
L69	S 41°04'05" W	83.70'	L104	N 42°20'52" W	102.00'
L70	S 52°55'49" W	83.70'	L105	N 33°15'08" W	129.74'
L71	S 64°47'34" W	83.70'	L106	N 51°59'34" W	99.26'
L72	S 71°05'56" W	62.70'	L107	N 87°06'36" W	94.22'
L73	S 71°06'25" W	248.00'	L108	S 57°46'22" W	118.52'
L74	S 78°18'27" W	88.99'	L109	S 22°39'20" W	94.22'
L75	N 87°22'09" W	88.04'	L110	S 12°27'42" E	121.00'
L76	N 73°07'23" W	88.04'	L111	S 42°20'52" E	37.07'
L77	N 58°52'37" W	88.04'	L112	S 49°17'11" E	205.51'
L78	N 44°37'52" W	88.04'	L113	S 42°44'35" E	105.51'
L79	N 35°52'01" W	65.29'	L114	S 47°09'53" E	111.51'
L80	N 35°42'52" W	62.00'	L115	S 52°43'21" E	111.51'
L81	N 37°37'01" W	55.46'	L116	N 34°29'56" E	125.00'
L82	N 50°05'36" W	51.47'	L117	S 55°57'48" E	17.49'
L83	N 63°34'38" W	49.49'	L118	S 76°58'42" W	122.15'
L84	N 76°47'43" W	49.49'	L119	N 87°25'16" W	116.38'
L85	S 89°59'12" W	49.49'	L120	N 83°17'37" W	118.12'
L86	S 76°46'06" W	49.49'	L121	S 72°48'41" W	54.01'
L87	S 63°33'01" W	49.49'	L122	N 35°42'44" W	100.00'
L88	S 50°11'16" W	51.81'	L123	S 31°46'10" E	177.70'
L89	S 45°14'30" W	186.00'	L124	S 09°05'01" E	52.17'
L90	S 31°16'10" W	36.81'	L125	N 80°54'59" E	543.04'

Parcel OS-2 / OS-3 Curve Table				
Curve #	Length	Radius	Chord	Dist
C15	141.56'	275.00'	S18°56'08"E	140.00'
C16	11.78'	25.00'	N24°58'31"W	11.67'
C17	47.64'	975.00'	N54°33'48"W	47.64'
C18	8.27'	1025.00'	S55°43'56"E	8.27'
C19	277.87'	185.00'	S11°15'33"W	252.47'
C20	69.29'	175.00'	S20°25'36"E	68.84'
C21	39.27'	25.00'	S54°05'01"E	35.36'
C22	11.01'	25.00'	S86°27'56"E	10.92'



Site Location Map: Washington East Quad
Scale 1" =3000'



Zoning Information:

THE SUBJECT PREMISES LIES WITHIN THE R-4 MEDIUM-DENSITY RESIDENTIAL DISTRICT& C-2 GENERAL COMMERCIAL DISTRICT

PROPOSED DEVELOPMENT:	PLANNED RESIDENTIAL DEVELOPMENT
MIN. SITE AREA:	25 ACRES
SITE DENSITY:	12 UNITS / ACRE
MIN. LOT AREA:	7500 SF. SINGLE FAMILY DETACHED 5000 SF/UNIT - DUPLEX NO MIN - TOWNSHOUSE
MIN. FRONT YARD:	20 FEET
MIN. SIDE YARD:	5 FEET / 20 FEET TOTAL 2 SIDES
MIN. REAR YARD:	20 FEET

ZONING INFORMATION WAS OBTAINED FROM: South Strabane Township Zoning Ordinance, Adopted by the Board of Supervisors of the Township of South Strabane 6-23-2009 by Ord. No. 3-2009.

ZONING OFFICER
ART SULLIVAN
500 WASHINGTON ROAD
WASHINGTON, PA 15301
PHONE: (724) 225-9055

Area Tabulation:

EXISTING LOT AREAS:	
PHASE 1 LOTS / UNITS	14.30 ACRES
PHASE 1 RIGHT-OF-WAYS	3.38 ACRES
PHASE 1 PARCEL A-1	149.93 ACRES
TOTAL PHASE 1 LOT AREA:	167.61 ACRES
PHASE 2 LOTS / UNITS	13.86 ACRES
PHASE 2 RIGHT-OF-WAYS	4.89 ACRES
PHASE 2 PARCEL OS-1	40.57 ACRES
PHASE 2 PARCEL A-1	90.61 ACRES
TOTAL PHASE 2 LOT AREA:	149.93 ACRES
PROPOSED LOTS: (DIVISION OF PHASE 2 PARCEL A-1, 90.61 ACRES)	
PHASE 3 LOTS / UNITS	22.10 ACRES
PHASE 3 RIGHT-OF-WAYS	4.77 ACRES
PHASE 3 PARCEL OS-2	42.05 ACRES
PHASE 3 PARCEL OS-3	21.28 ACRES
PHASE 3 PARCEL OS-4	0.41 ACRES
TOTAL PHASE 3 LOT AREA:	90.61 ACRES
TOTAL SITE AREA	167.61 ACRES

OWNERS:

MEADOWS LANDING ASSOCIATES, LP
HAL A. KESTLER
650 WASHINGTON ROAD,SUITE 400
PITTSBURGH, PA 15228
412-571-2300 X14

General Notes:

1. MERIDIAN SHOWN HEREON IS BASED RECORDED BEARING FOR MEADOWS LANDINGS PLAN NO. 3 AS RECORDED IN INSTRUMENT NO. 201324490. INTERIOR ANGLES FOR THE EXISTING PROPERTIES SHOWN HEREON ARE BASED UPON DEEDS OF RECORD.

2. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

3. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428),KNOWN AS THE "STATE HIGHWAY LAW", BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.

811 Know what's below. Call before you dig.

POCS SER. #: DESIGN - DIG - 20203440458

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NORTH

Horizontal Scale
0 200' 400'
(Feet)
1 inch = 200 ft.

Date:	Revision Description:	By:
06/17/2021	ISSUED FOR BID	JRG
06/30/2021	ISSUED FOR SUPERVISORS MEETING	JRG
08/09/2021	REVISIONS	JRG
08/13/2021	SUBMISSION TO WCCD	JRG
09/30/2021	WCCD COMMENT REVISIONS	JRG
10/15/2021	FINAL TOWNSHIP SUBMISSION	JRG

Professional Seal

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:
MEADOWS LANDING ASSOCIATES, LP

Situate In:
South Strabane Township, Washington County, Pennsylvania

PHASE 3 SUBDIVISION PLAN

DRAWING SCALE:	1" = 200'	DESIGNED BY:	MWS
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992 - MEADOW LANDING - REC PLAN PHASE 3.DWG

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.
REC1

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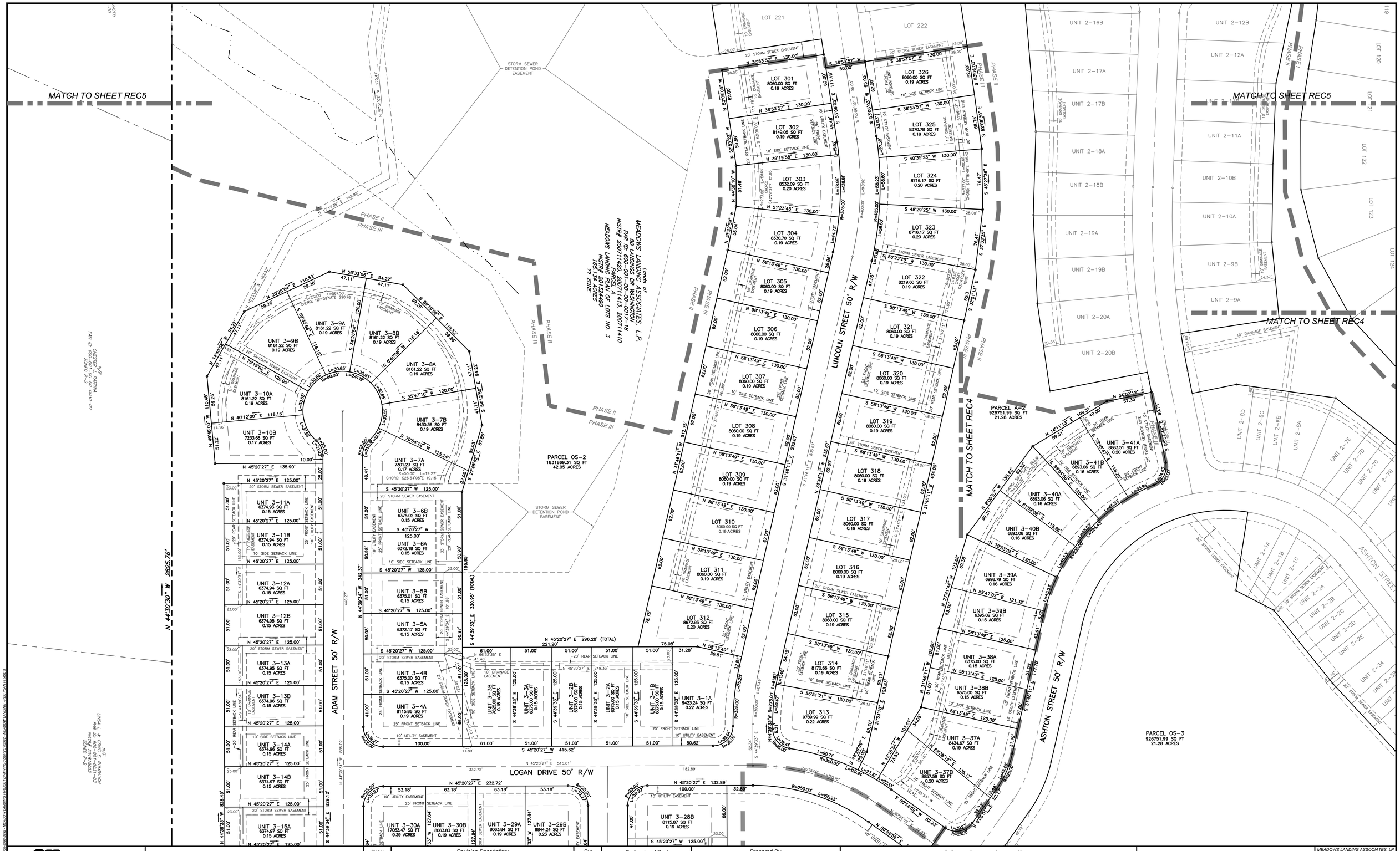

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NORTH

Horizontal Scale
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(Feet)
1 inch = 50 ft.

Date:	Revision Description:	By:
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Meadows Landing
Planned Residential Development

Prepared For:
MEADOWS LANDING ASSOCIATES, LP

Situate In:
South Strabane Township, Washington County, Pennsylvania

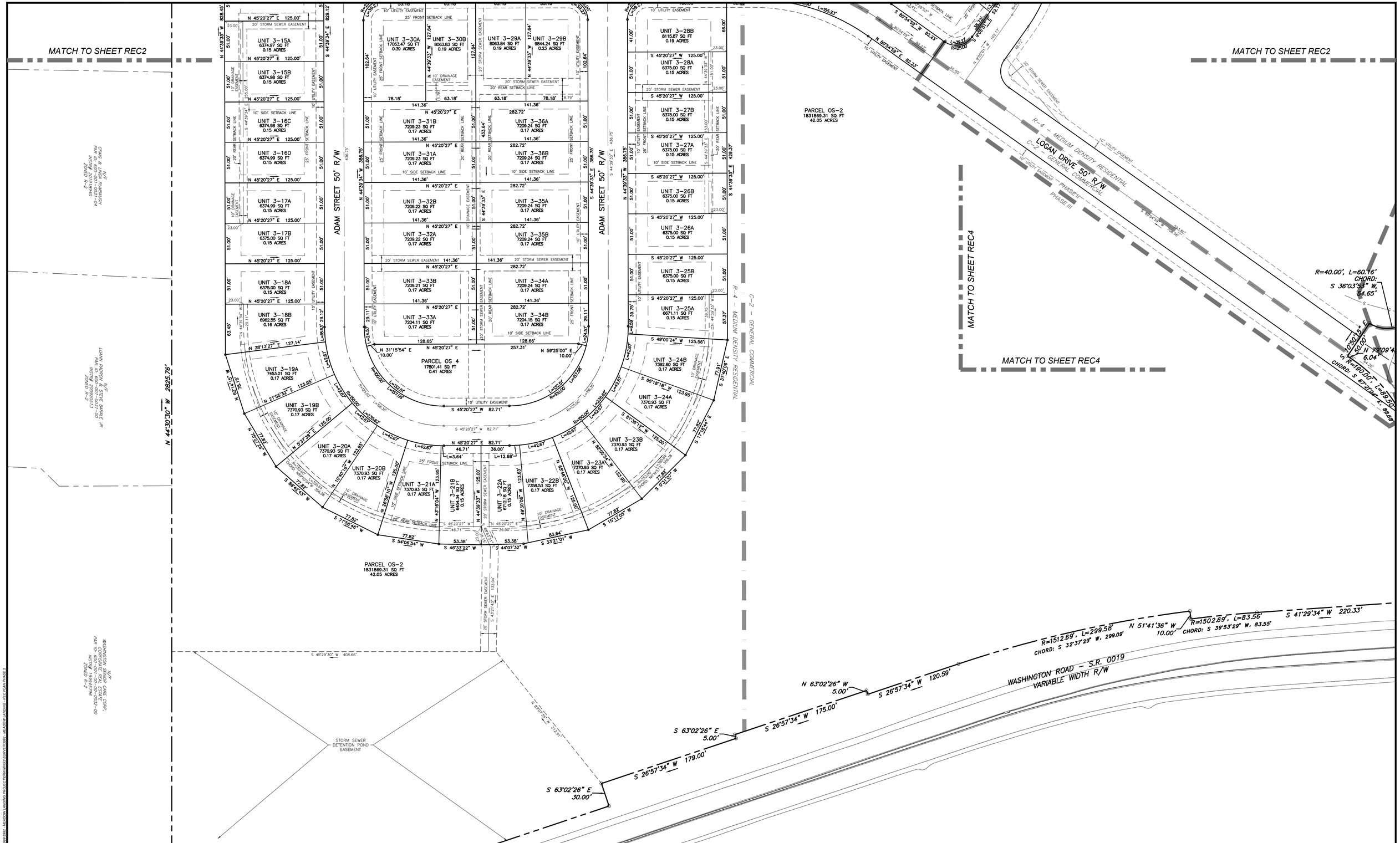
PHASE 3 SUBDIVISION PLAN

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

DRAWING SCALE:	1" = 50'	DESIGNED BY:	MWS
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992 - MEADOW LANDING - REC PLAN PHASE 3.DWG

Sheet No.
REC2



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Office Phone: 412-219-4509
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Meadows Landing
Planned Residential Development

Prepared For:

MEADOWS LANDING ASSOCIATES, LP

Situate In:

South Strabane Township, Washington County, Pennsylvania

PHASE 3 SUBDIVISION PLAN

DRAWING SCALE:	*1" = 50'*	*DESIGNED BY:*	*MWS*
DATE ISSUED:	*1/26/2021*	*REVIEWED BY:*	*GAS*
PROJECT JOB#:	*3992*	*FIELD BOOK #:*	*---*

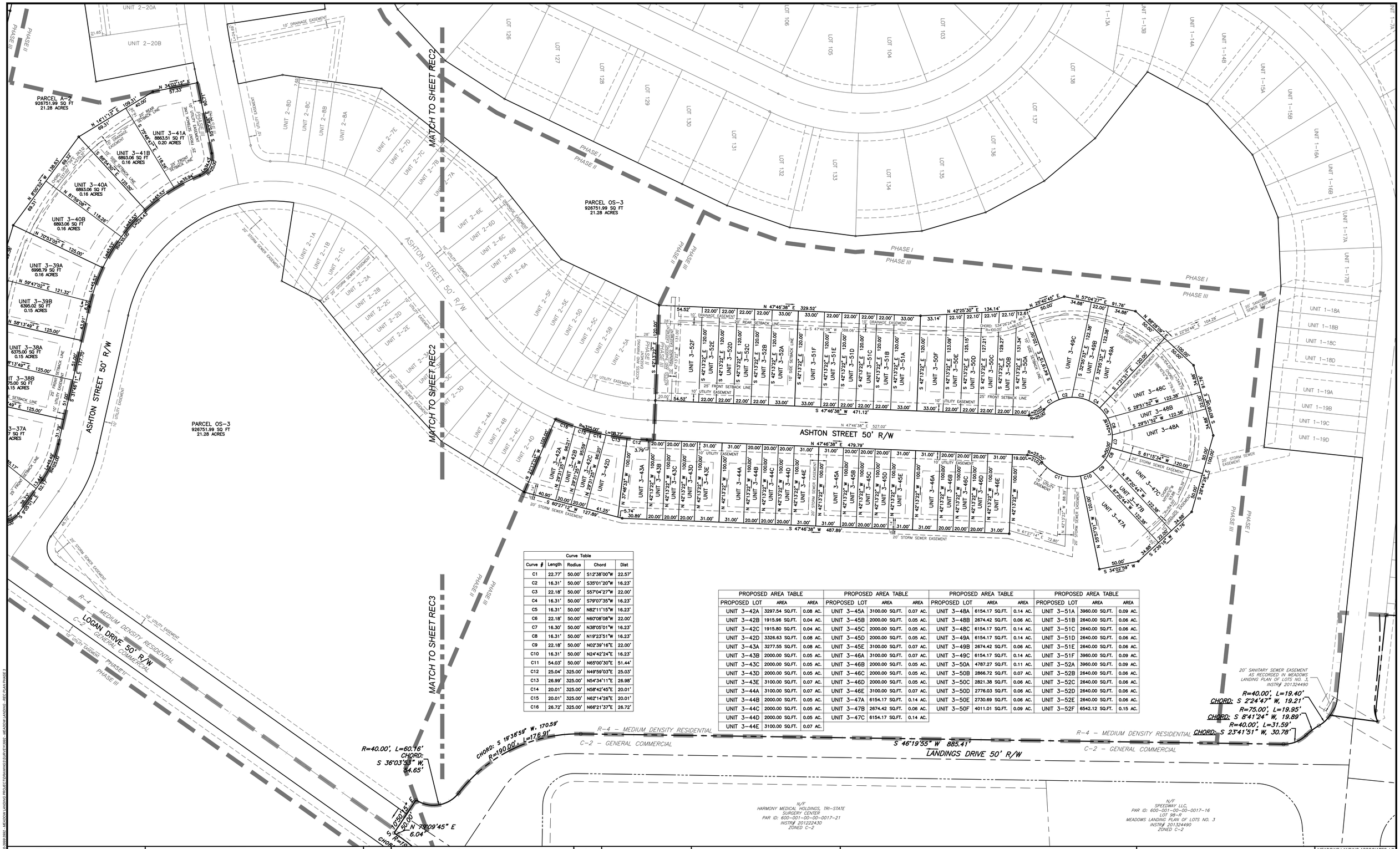
CADD#: 3992 - MEADOW LANDING - REC PLAN PHASE 3.DWG

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.

REC3

X:\SHEFFLER\CADD\SHEFFLER\PROJECT FILES\JOBS 3000-3999\3992 - MEADOW LANDING PROJECT\DRAWINGS\SURVEY\3992 - MEADOW LANDING - REC PLAN PHASE 3



Curve Table				
Curve #	Length	Radius	Chord	Dist
C1	22.77'	50.00'	S12°38'00"W	22.57'
C2	16.31'	50.00'	S35°01'20"W	16.23'
C3	22.18'	50.00'	S57°04'27"W	22.00'
C4	16.31'	50.00'	S79°07'35"W	16.23'
C5	16.31'	50.00'	N82°11'15"W	16.23'
C6	22.18'	50.00'	N60°08'08"W	22.00'
C7	16.30'	50.00'	N38°05'01"W	16.23'
C8	16.31'	50.00'	N19°23'51"W	16.23'
C9	22.18'	50.00'	N02°39'16"E	22.00'
C10	16.31'	50.00'	N24°42'24"E	16.23'
C11	54.03'	50.00'	N65°00'30"E	51.44'
C12	25.04'	325.00'	N49°59'03"E	25.03'
C13	26.99'	325.00'	N54°34'11"E	26.98'
C14	20.01'	325.00'	N58°42'45"E	20.01'
C15	20.01'	325.00'	N62°14'26"E	20.01'
C16	26.72'	325.00'	N66°21'37"E	26.72'

PROPOSED AREA TABLE			PROPOSED AREA TABLE			PROPOSED AREA TABLE			PROPOSED AREA TABLE		
PROPOSED LOT	AREA	AREA	PROPOSED LOT	AREA	AREA	PROPOSED LOT	AREA	AREA	PROPOSED LOT	AREA	AREA
UNIT 3-42A	3297.54 SQ.FT.	0.08 AC.	UNIT 3-45A	3100.00 SQ.FT.	0.07 AC.	UNIT 3-48A	6154.17 SQ.FT.	0.14 AC.	UNIT 3-51A	3960.00 SQ.FT.	0.09 AC.
UNIT 3-42B	1915.96 SQ.FT.	0.04 AC.	UNIT 3-45B	2000.00 SQ.FT.	0.05 AC.	UNIT 3-48B	2674.42 SQ.FT.	0.06 AC.	UNIT 3-51B	2640.00 SQ.FT.	0.06 AC.
UNIT 3-42C	1915.80 SQ.FT.	0.04 AC.	UNIT 3-45C	2000.00 SQ.FT.	0.05 AC.	UNIT 3-48C	6154.17 SQ.FT.	0.14 AC.	UNIT 3-51C	2640.00 SQ.FT.	0.06 AC.
UNIT 3-42D	3326.63 SQ.FT.	0.08 AC.	UNIT 3-45D	2000.00 SQ.FT.	0.05 AC.	UNIT 3-49A	6154.17 SQ.FT.	0.14 AC.	UNIT 3-51D	2640.00 SQ.FT.	0.06 AC.
UNIT 3-43A	3277.55 SQ.FT.	0.08 AC.	UNIT 3-45E	3100.00 SQ.FT.	0.07 AC.	UNIT 3-49B	2674.42 SQ.FT.	0.06 AC.	UNIT 3-51E	2640.00 SQ.FT.	0.06 AC.
UNIT 3-43B	2000.00 SQ.FT.	0.05 AC.	UNIT 3-46A	3100.00 SQ.FT.	0.07 AC.	UNIT 3-49C	6154.17 SQ.FT.	0.14 AC.	UNIT 3-51F	3960.00 SQ.FT.	0.09 AC.
UNIT 3-43C	2000.00 SQ.FT.	0.05 AC.	UNIT 3-46B	2000.00 SQ.FT.	0.05 AC.	UNIT 3-50A	4787.27 SQ.FT.	0.11 AC.	UNIT 3-52A	3960.00 SQ.FT.	0.09 AC.
UNIT 3-43D	2000.00 SQ.FT.	0.05 AC.	UNIT 3-46C	2000.00 SQ.FT.	0.05 AC.	UNIT 3-50B	2866.72 SQ.FT.	0.07 AC.	UNIT 3-52B	2640.00 SQ.FT.	0.06 AC.
UNIT 3-43E	3100.00 SQ.FT.	0.07 AC.	UNIT 3-46D	2000.00 SQ.FT.	0.05 AC.	UNIT 3-50C	2821.38 SQ.FT.	0.06 AC.	UNIT 3-52C	2640.00 SQ.FT.	0.06 AC.
UNIT 3-44A	3100.00 SQ.FT.	0.07 AC.	UNIT 3-46E	3100.00 SQ.FT.	0.07 AC.	UNIT 3-50D	2776.03 SQ.FT.	0.06 AC.	UNIT 3-52D	2640.00 SQ.FT.	0.06 AC.
UNIT 3-44B	2000.00 SQ.FT.	0.05 AC.	UNIT 3-47A	6154.17 SQ.FT.	0.14 AC.	UNIT 3-50E	2730.69 SQ.FT.	0.06 AC.	UNIT 3-52E	2640.00 SQ.FT.	0.06 AC.
UNIT 3-44C	2000.00 SQ.FT.	0.05 AC.	UNIT 3-47B	2674.42 SQ.FT.	0.06 AC.	UNIT 3-50F	4011.01 SQ.FT.	0.09 AC.	UNIT 3-52F	6542.12 SQ.FT.	0.15 AC.
UNIT 3-44D	2000.00 SQ.FT.	0.05 AC.	UNIT 3-47C	6154.17 SQ.FT.	0.14 AC.						
UNIT 3-44E	3100.00 SQ.FT.	0.07 AC.									

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09/30/2021	WCCD COMMENT REVISIONS	JRG
10/15/2021	FINAL TOWNSHIP SUBMISSION	JRG

Professional Seal

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:
MEADOWS LANDING ASSOCIATES, LP

Situate In:
South Strabane Township, Washington County, Pennsylvania

PHASE 3 SUBDIVISION PLAN

DRAWING SCALE:	1" = 50'	DESIGNED BY:	MWS
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992 - MEADOW LANDING - REC PLAN PHASE 3.DWG

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.

REC4

Z:\SHEFFLERCO\SHEFFLER PROJECT FILES\JOBS 3900-3999\3992 - MEADOW LANDING PROJECT\DRAWINGS\SURVEY\3992 - MEADOW LANDING - REC PLAN PHASE 3

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ENGINEERING • SURVEYING

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Sewickley, PA 15143

Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing Planned Residential Development

Prepared For:

MEADOWS LANDING ASSOCIATES, LP

Situate In:

South Strabane Township, Washington County, Pennsylvania

PHASE 3 SUBDIVISION PLAN

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

DRAWING SCALE:	1" = 50'	DESIGNED BY:	MWS
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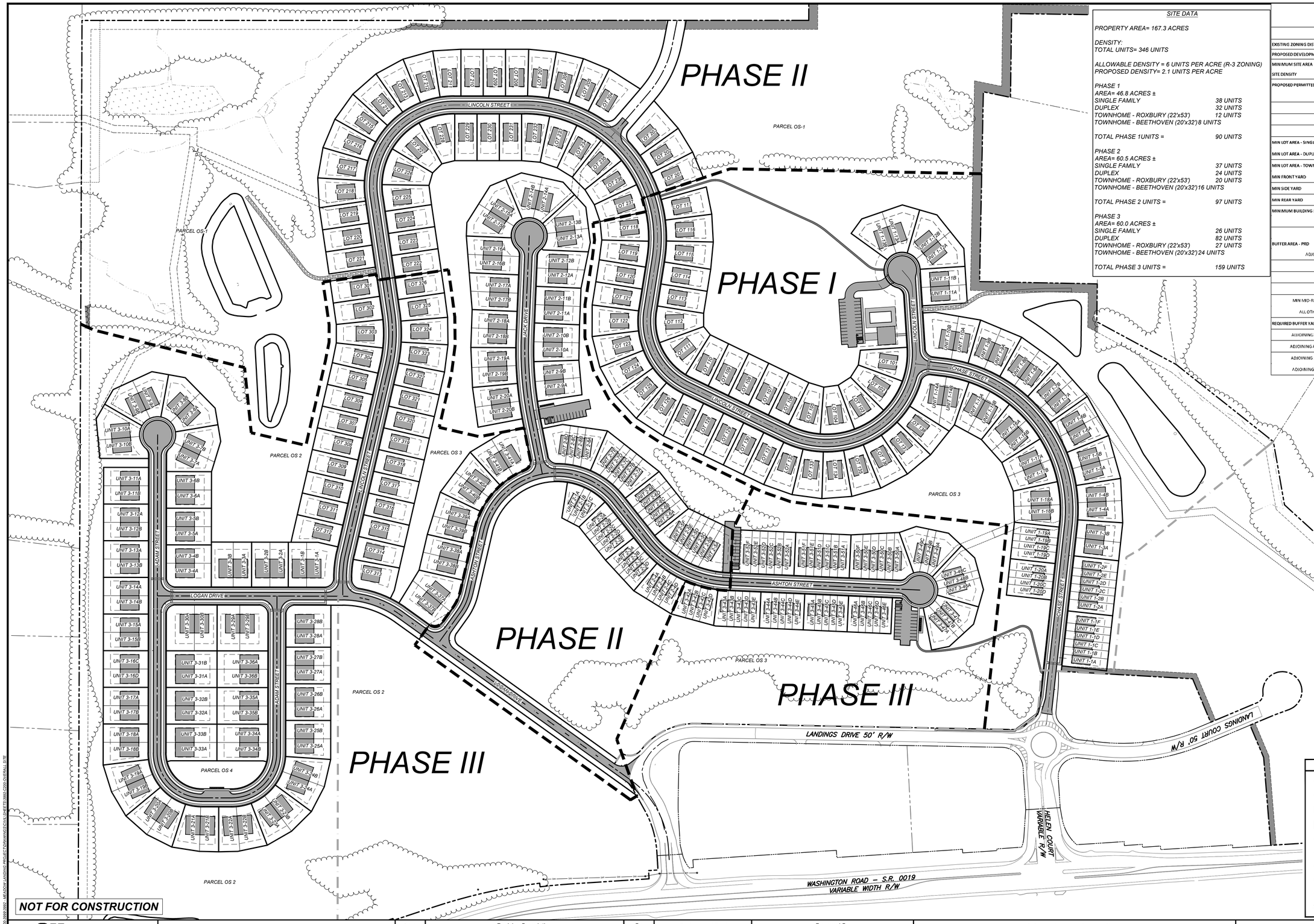
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992 - MEADOW LANDING - REC PLAN PHASE 3.DWG

Sheet No.

REC5



SITE DATA

PROPERTY AREA= 167.3 ACRES

DENSITY:
TOTAL UNITS= 346 UNITS

ALLOWABLE DENSITY = 6 UNITS PER ACRE (R-3 ZONING)
PROPOSED DENSITY= 2.1 UNITS PER ACRE

PHASE 1
AREA= 46.8 ACRES ±

SINGLE FAMILY	38 UNITS
DUPLEX	32 UNITS
TOWNHOME - ROXBURY (22'x53')	12 UNITS
TOWNHOME - BEETHOVEN (20'x32')	8 UNITS
TOTAL PHASE 1UNITS =	90 UNITS

PHASE 2
AREA= 60.5 ACRES ±

SINGLE FAMILY	37 UNITS
DUPLEX	24 UNITS
TOWNHOME - ROXBURY (22'x53')	20 UNITS
TOWNHOME - BEETHOVEN (20'x32')	16 UNITS
TOTAL PHASE 2 UNITS =	97 UNITS

PHASE 3
AREA= 60.0 ACRES ±

SINGLE FAMILY	26 UNITS
DUPLEX	82 UNITS
TOWNHOME - ROXBURY (22'x53')	27 UNITS
TOWNHOME - BEETHOVEN (20'x32')	24 UNITS
TOTAL PHASE 3 UNITS =	159 UNITS

MEADOWS LANDING - ZONING DATA TABLE

	REQUIRED	PROPOSED
EXISTING ZONING DISTRICT	R-4 MEDIUM DENSITY RESIDENTIAL DISTRICT	
PROPOSED DEVELOPMENT	PLANNED RESIDENTIAL DEVELOPMENT - PERMITTED	
MINIMUM SITE AREA	25 ACRES	142.24 ACRES
SITE DENSITY	12 UNITS/NET ACRES	3 UNITS/NET ACRES
PROPOSED PERMITTED USES	SINGLE-FAMILY DETACHED	101 LOTS/UNITS
	TWO-FAMILY DETACHED	100 LOTS/UNITS
	TRIPLEX QUADRAPLEX	N/A
	TOWNHOUSE	100 UNITS
	GARDEN/MIDRISE APARTMENT	N/A
MIN LOT AREA - SINGLE FAMILY DETACHED	7000 SF	7000 SF
MIN LOT AREA - DUPLEX	5000 SF/UNIT	5000 SF/UNIT
MIN LOT AREA - TOWNHOUSE	NO MIN AREA	NO MIN AREA
MIN FRONT YARD	20 FT	20 FT
MIN SIDE YARD	5 FT MIN, 20 TOTAL 2 SIDES	5 FT MIN, 20 TOTAL 2 SIDES
MIN REAR YARD	20 FT	20 FT
MINIMUM BUILDING PERIMETER SETBACK - PRD	ALL STRUCTURES - 50 FT	50 FT
	TOWNHOUSE UNITS - 75 FT	75 FT
BUFFER AREA - PRD		
ADJOINING A1, R1, R2, R3, OR R4	A	BUFFER AREAS TO BE PART OF COMMON OPEN SPACE
ALL OTHER TRACT BDRY	C	
INTERNAL PRD	C	BETWEEN SFD AND OTHER USES
MIN PERIMETER SETBACK	50 FT	NO STRUCTURE-PARKING
MIN MID-RISE APT PERIMETER SETBACK	100 FT	
ALL OTHER RES PERIMETER SETBACK	75 FT	
REQUIRED BUFFER YARDS		
ADJOINING R-4 - NORTH EAST OF TRACT	TYPE A	EXIST. WOODS + TYPE A
ADJOINING A-1 - NORTH WEST OF TRACT	TYPE A	EXIST. WOODS + TYPE A
ADJOINING R-2 - SOUTH WEST OF TRACT	TYPE A	EXIST. WOODS + TYPE A
ADJOINING C-2 - SOUTH EAST OF TRACT	TYPE C	EXIST. STREET + TYPE C

MEADOWS LANDING - ZONING DATA

R4 - Medium Density Residential District

Total Site Area (Acres) - Minimum 25 Contiguous Acres	
GROSS SITE AREA (Contiguous Acres)	142.24
ON-SITE STEEP SLOPES ≥ 25% (Acres)	26.26
NET ACRES (LESS STEEP SLOPES)	115.98
Proposed Density - Maximum Permitted = 12 Units/Net Acres	
PROPOSED UNITS	346
PROPOSED DENSITY (Units/Net Acres)	2.98
Minimum Required Common Open Space - MRCOS - Required Area	
MIN REQU OPEN SPACE (MRCOS) - Ac. (20% Gross Site Area)	28.45
GROSS COMMON OPEN SPACE (COS) PROPOSED - Ac.	79.49
SURFACE AREA ST.WATER MGT. FACILITIES WITHIN COS - Ac.	3.61
TOTAL NET COS PROPOSED (LESS SWM FAC.) - Ac.	75.88
TOTAL NET COS (LESS SWM FAC.)/GROSS SITE AREA - %	53.3%
MRCOS AREAS COVERED BY WATER - Ac. (50% Maximum)	0.00 (0.0%)
Minimum Required Common Open Space To Be < 25% Slopes - @ 90% of MRCOS	
REQU. ACRES OF OPEN SPACE TO BE <25% (MRCOS x 90%)	25.60
ACRES OF NON-STEEP SLOPES (<25%) WITHIN COS PROPOSED	60.62
Minimum Required Common Open Space (Acres) @ Required Slopes < 15%	
REQU. ACRES OF OPEN SPACE TO BE <15% (MRCOS x 40%)	11.38
ACRES OF SLOPES LESS THAN 15% PROPOSED	29.60
Required Low Impact Active Recreation (Acres) @ 250 SF/Unit	
REQUIRED LOW IMPACT ACTIVE RECREATION AREA	1.79
LOW IMPACT ACTIVE RECREATION AREA PROVIDED	4.00

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Professional Seal: COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL GRAHAM LEE FERRY ENGINEER PE074237

Prepared By:
Sheffler & Company, Inc.
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1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:
MEADOWS LANDING ASSOCIATES, LP

Situate In:
South Strabane Township, Washington County, Pennsylvania

OVERALL SITE PLAN

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

DRAWING SCALE:	1" = 120'	DESIGNED BY:	ALB
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992-C200-OVERALL SITE.DWG

Sheet No.
C200

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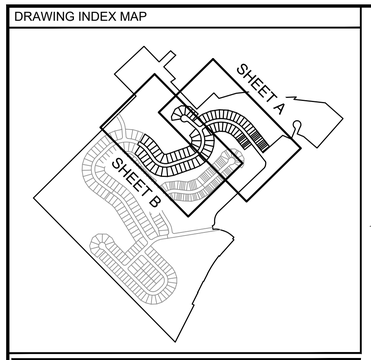
DRAWING INDEX MAP



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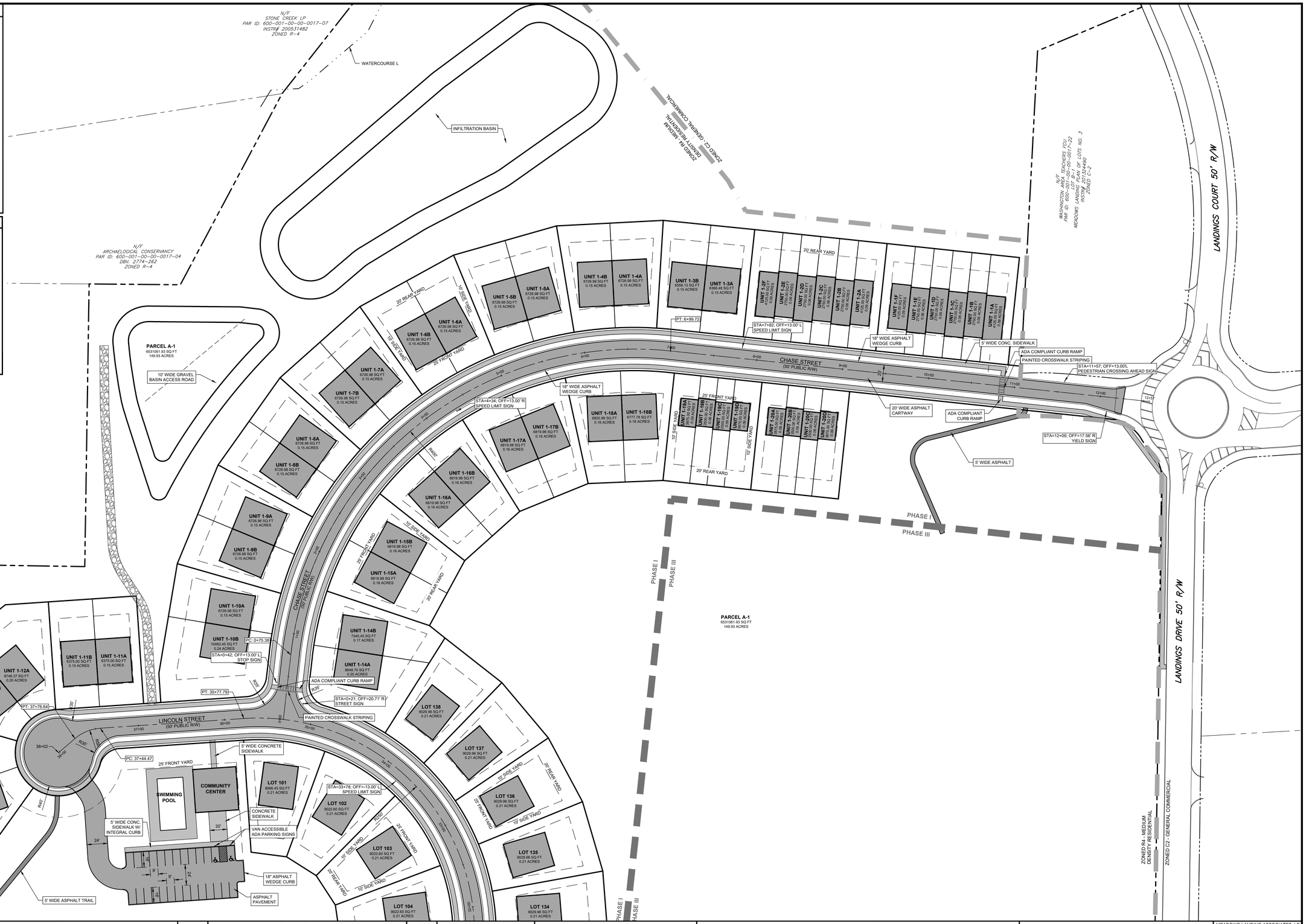

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Professional Seal

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GRAHAM LEE FERRY
ENGINEER
PE074237

Prepared By:

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ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:
MEADOWS LANDING ASSOCIATES, LP

Situate In:
South Strabane Township, Washington County, Pennsylvania

PHASE 1
SITE LAYOUT PLAN

DRAWING SCALE:	1" = 50'	DESIGNED BY:	ALB
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992-C200-PH1-SITE.DWG

MEADOWS LANDING ASSOCIATES, LP
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Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.
C200A

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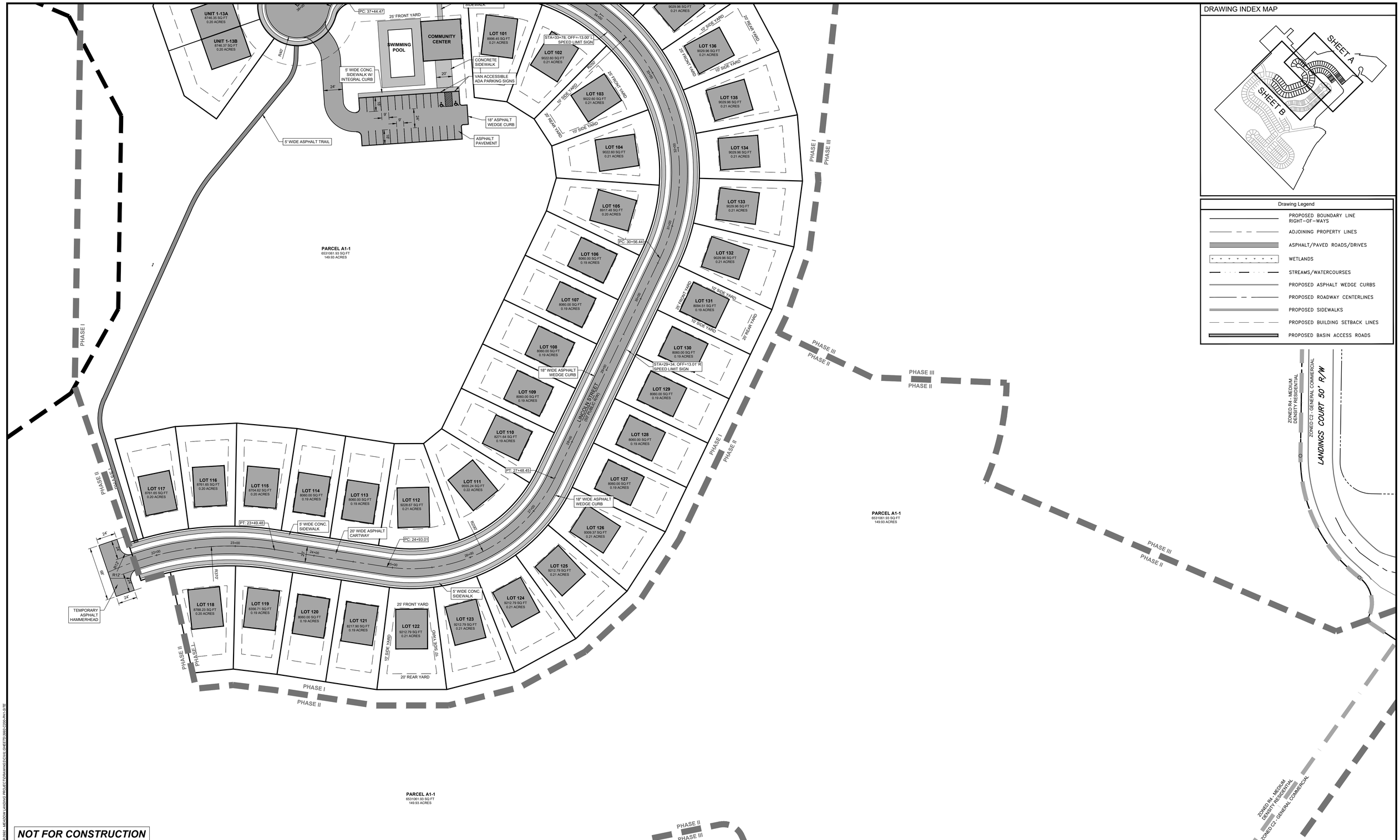

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CADD#: 3992-C200-PH1-SITE.DWG			

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412-571-2300 x14

Sheet No.

C200B

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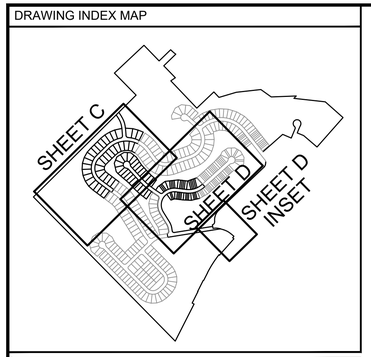

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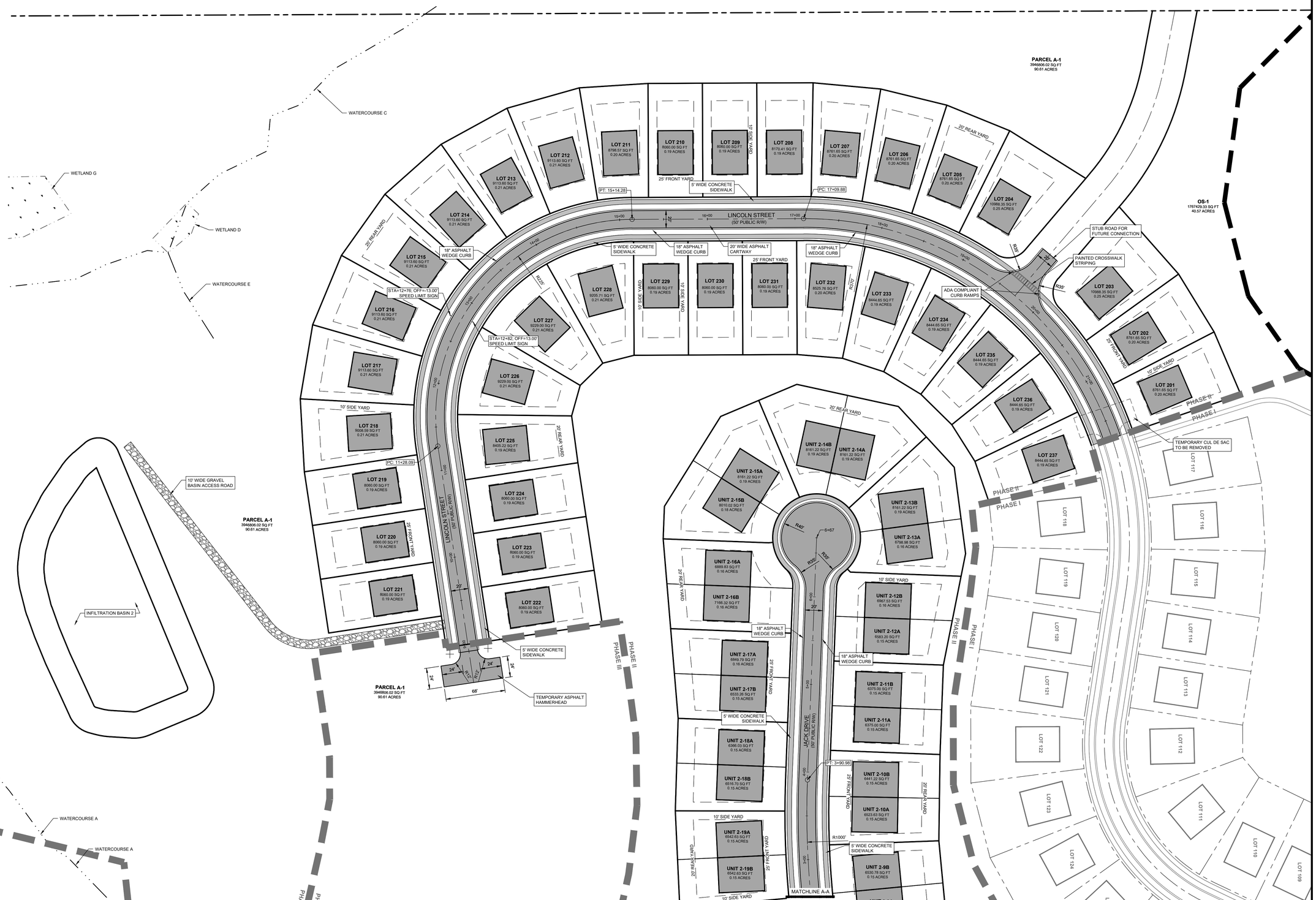

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Sheet No.

C200C

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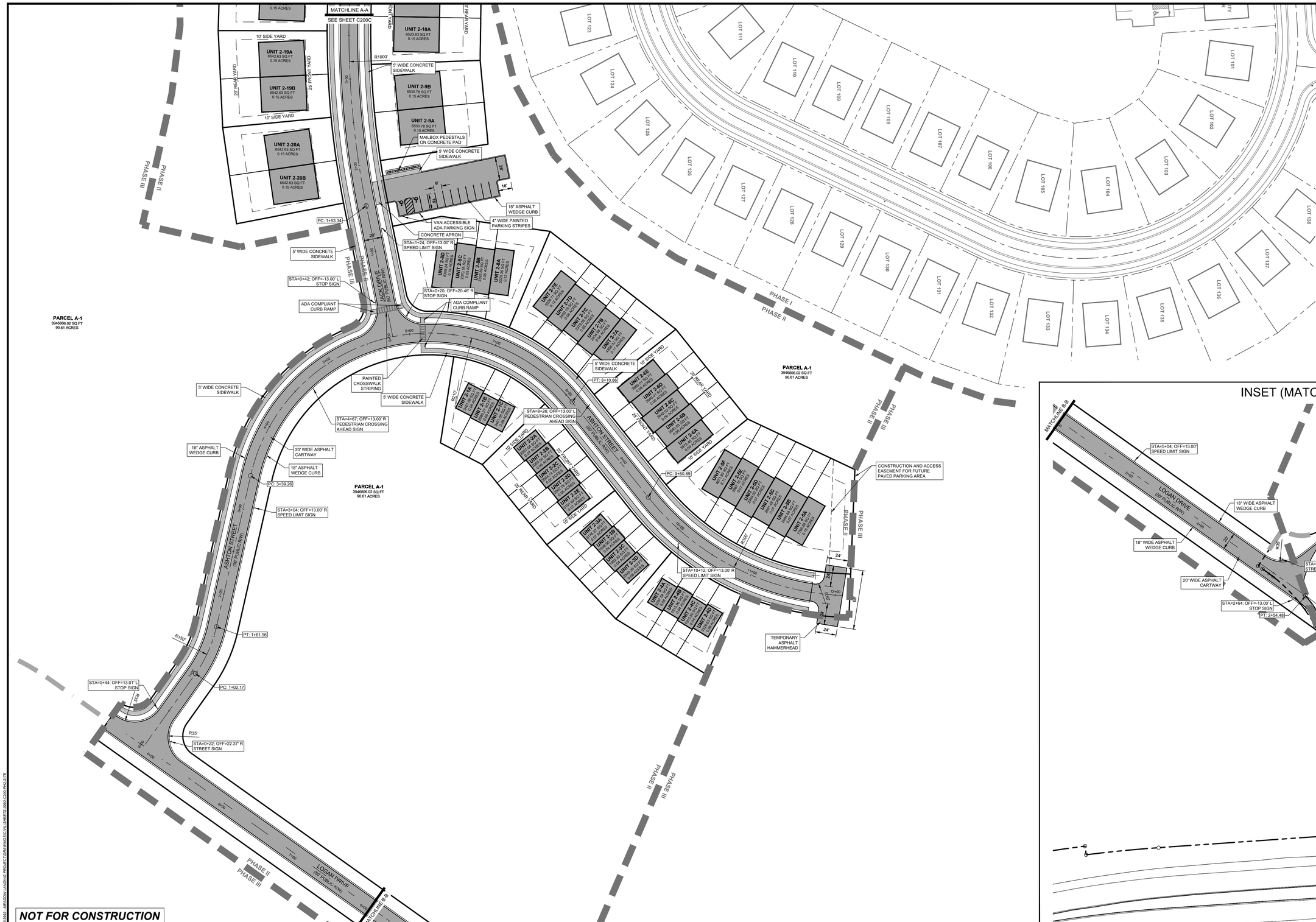
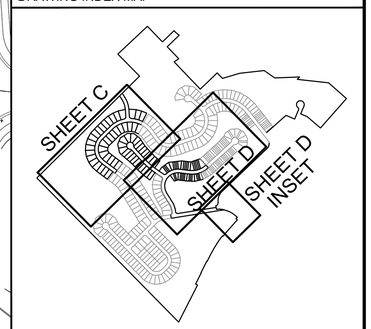


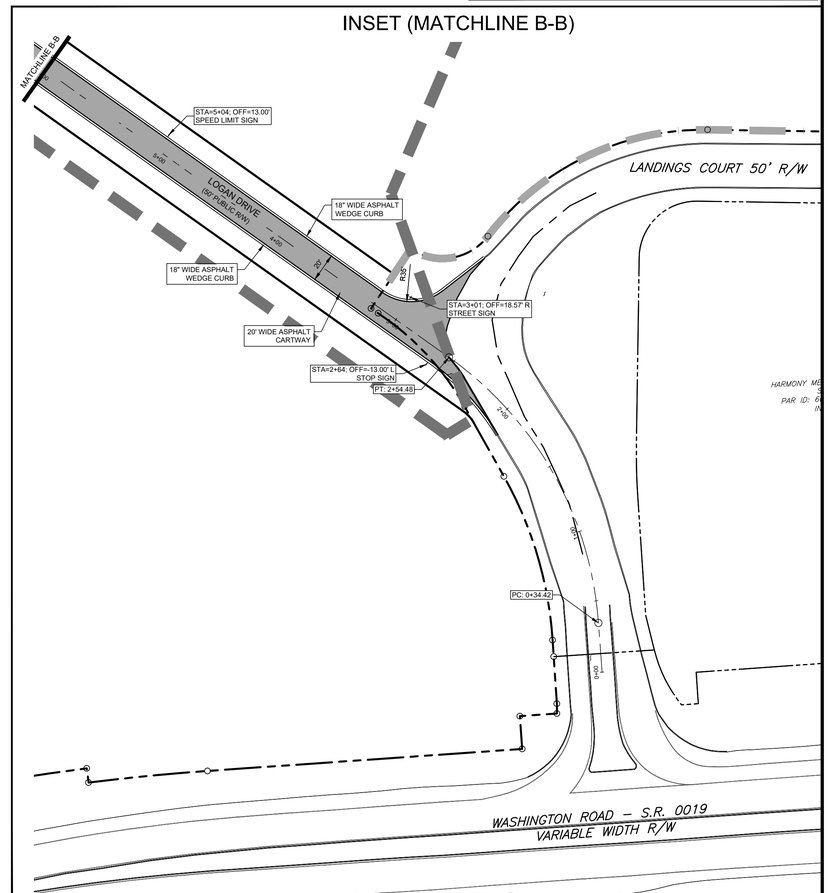
DRAWING INDEX MAP



Drawing Legend

- PROPOSED BOUNDARY LINE RIGHT-OF-WAYS
- ADJOINING PROPERTY LINES
- ASPHALT/PAVED ROADS/DRIVES
- WETLANDS
- STREAMS/WATERCOURSES
- PROPOSED ASPHALT WEDGE CURBS
- PROPOSED ROADWAY CENTERLINES
- PROPOSED SIDEWALKS
- PROPOSED BUILDING SETBACK LINES
- PROPOSED BASIN ACCESS ROADS

INSET (MATCHLINE B-B)



NOT FOR CONSTRUCTION

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POCS SER. #: DESIGN - DIG - 20203440458

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NORTH

Horizontal Scale
50 0 50 100
(Feet)
1 inch = 50 ft.

Date:	Revision Description:	By:
06/17/2021	ISSUED FOR BID	JRG
06/30/2021	ISSUED FOR SUPERVISORS MEETING	JRG
08/09/2021	REVISIONS	JRG
08/13/2021	SUBMISSION TO WCCD	JRG
09/30/2021	WCCD COMMENT REVISIONS	JRG
10/15/2021	FINAL TOWNSHIP SUBMISSION	JRG

Professional Seal: COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL GRAHAM LEE FERRY ENGINEER PE074237

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@SheffleyCo.com

Meadows Landing
Planned Residential Development

Prepared For:
MEADOWS LANDING ASSOCIATES, LP

Situate In:
South Strabane Township, Washington County, Pennsylvania

PHASE 2
SITE LAYOUT PLAN

DRAWING SCALE:	1" = 50'	DESIGNED BY:	ALB
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992-C200-PH2-SITE.DWG

MEADOWS LANDING ASSOCIATES, LP
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650 Washington Road, Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.
C200D

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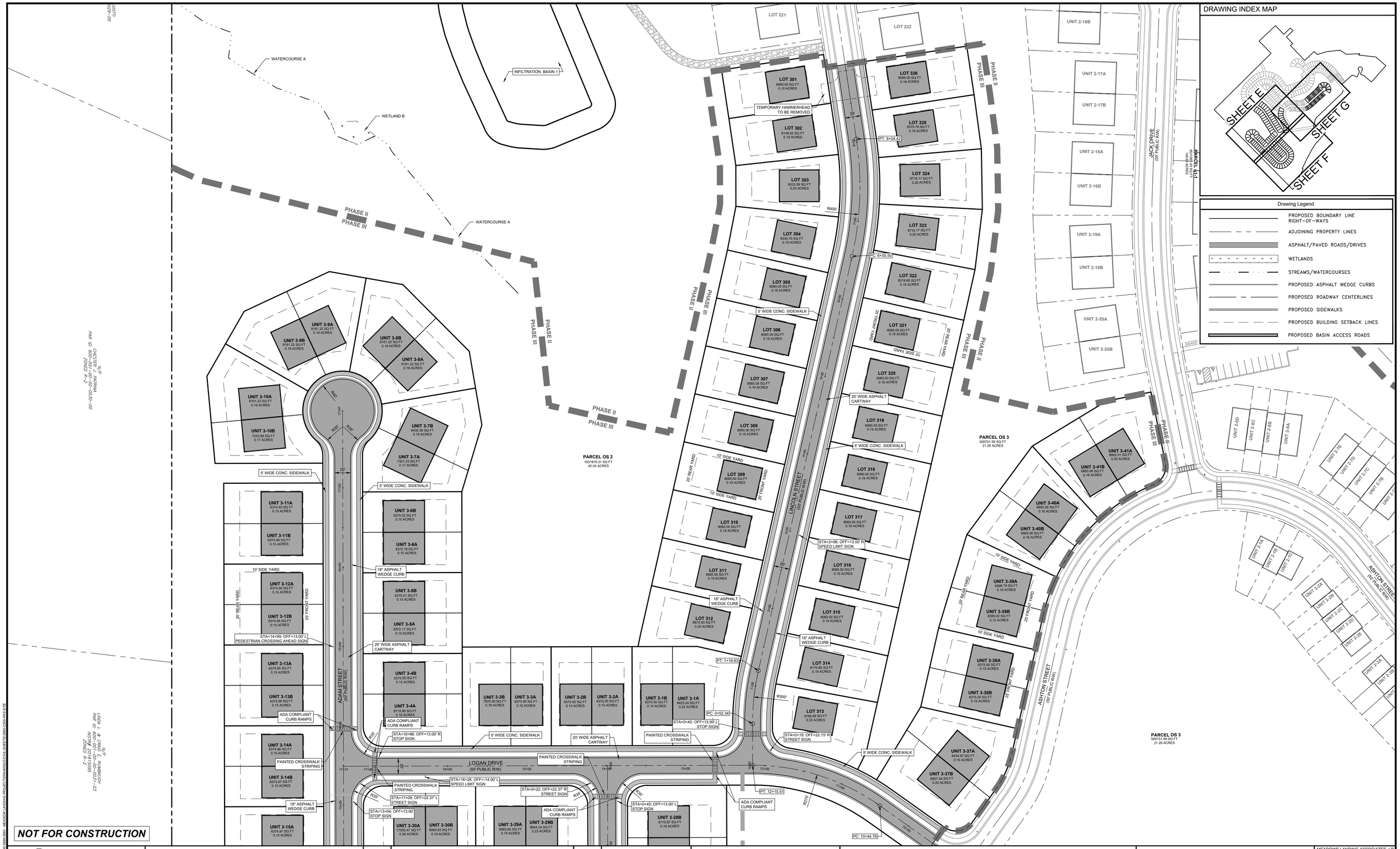

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Professional Seal

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GRAHAM LEE FERRY
ENGINEER
PE074237

Prepared By:

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Sewickley, PA 15143

Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:

MEADOWS LANDING ASSOCIATES, LP

Situate In:

South Strabane Township, Washington County, Pennsylvania

PHASE 3
SITE LAYOUT PLAN

DRAWING SCALE:	1" = 50'	DESIGNED BY:	ALB
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992-C200-PH3-SITE.DWG

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412-571-2300 x14

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NORTH

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Professional Seal: COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — GRAHAM LEE FERRY — ENGINEER PE074237

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Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:
MEADOWS LANDING ASSOCIATES, LP

Situate In:
South Strabane Township, Washington County, Pennsylvania

PHASE 3
SITE LAYOUT PLAN

DRAWING SCALE: 1" = 50'		DESIGNED BY:	ALB
DATE ISSUED: 1/26/2021		REVIEWED BY:	GAS
PROJECT JOB#: 3992		FIELD BOOK #:	---
CADD#: 3992-C200-PH3-SITE.DWG			

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Pittsburgh, PA 15228
412-571-2300 x14

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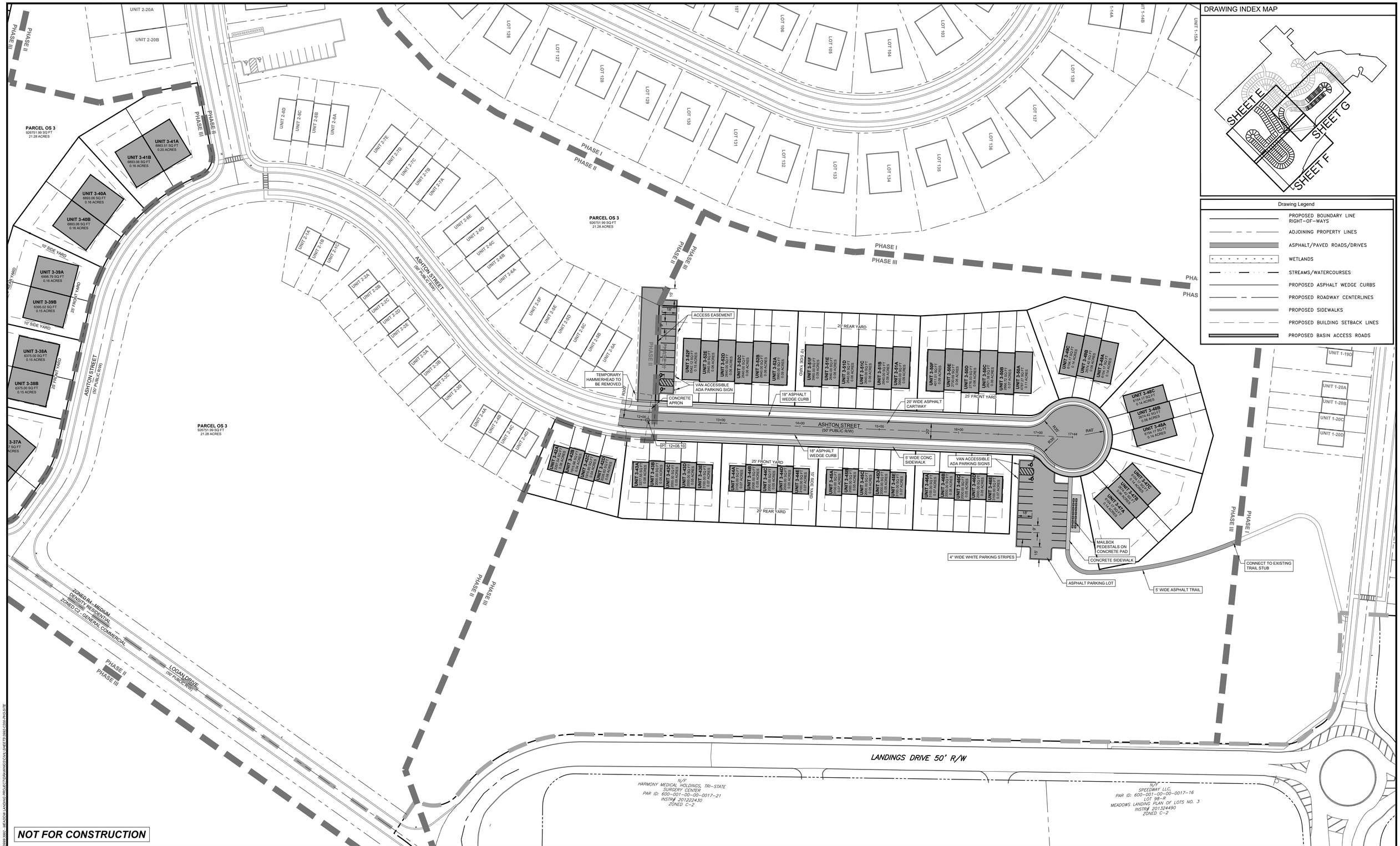

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10/15/2021	FINAL TOWNSHIP SUBMISSION	JRG

Professional Seal

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GRAHAM LEE FERRY
ENGINEER
PE074237

Prepared By:

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Sewickley, PA 15143

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Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:

MEADOWS LANDING ASSOCIATES, LP

Situate In:

South Strabane Township, Washington County, Pennsylvania

PHASE 3
SITE LAYOUT PLAN

DRAWING SCALE:	1" = 50'	DESIGNED BY:	ALB
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992-C200-PH3-SITE.DWG

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Pittsburgh, PA 15228
412-571-2300 x14

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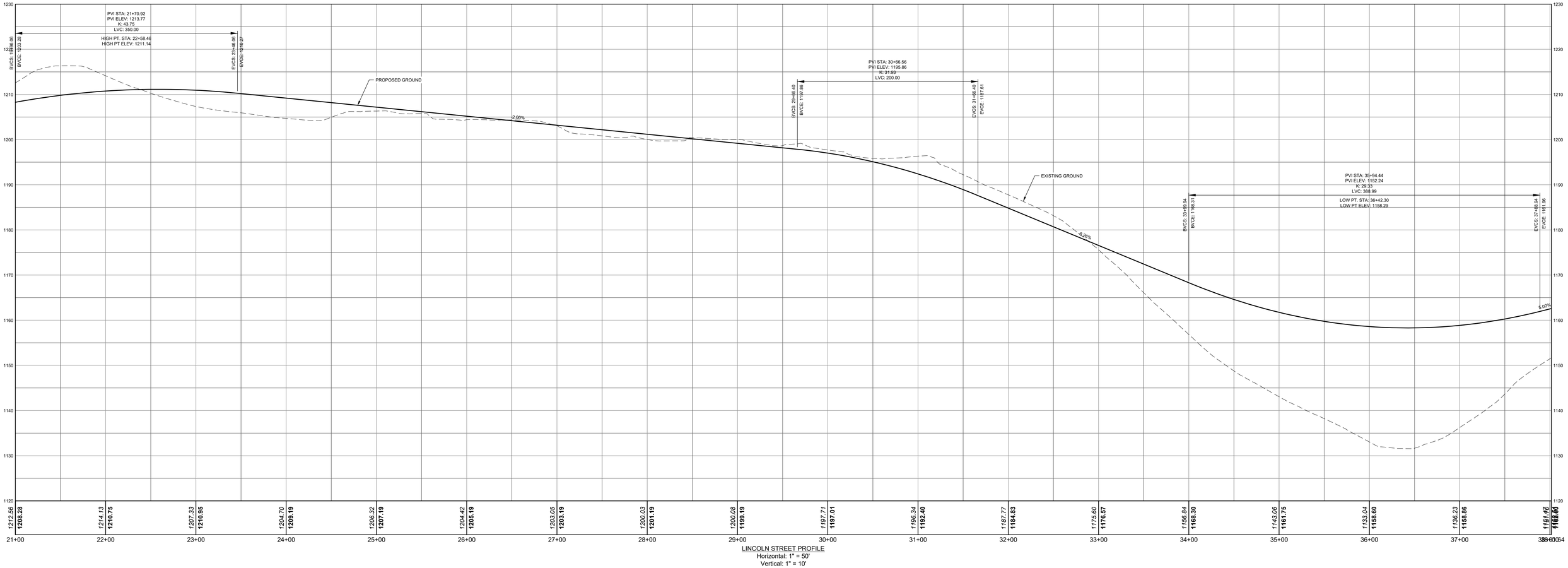

LINCOLN STREET PROFILE
Horizontal: 1" = 50'
Vertical: 1" = 10'

NOT FOR CONSTRUCTION

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Professional Seal

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GRAHAM LEE FERRY
ENGINEER
PE074237

Prepared By:

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ENGINEERING • SURVEYING

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Office Phone: 412-219-4509
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Meadows Landing
Planned Residential Development

Prepared For:

MEADOWS LANDING ASSOCIATES, LP

Situate In:

South Strabane Township, Washington County, Pennsylvania

PHASE 1 ROAD PROFILES

DRAWING SCALE:	AS NOTED	*DESIGNED BY:*	JRG
DATE ISSUED:	*1/26/2021*	*REVIEWED BY:*	GAS
PROJECT JOB#:	*3992*	*FIELD BOOK #:*	---
CADD#: 3992-C210-ROAD PROFILES.DWG			

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650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.

C210

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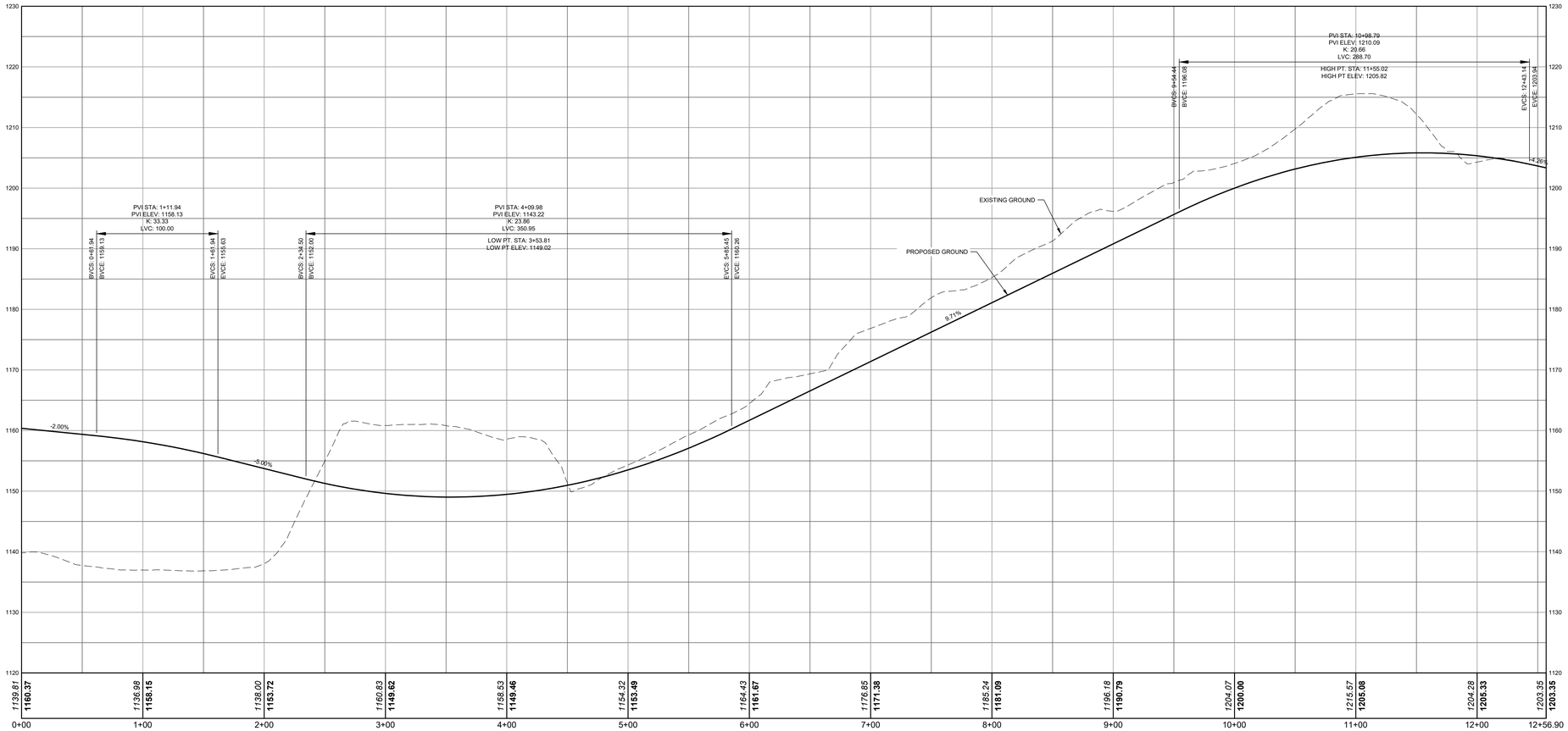

CHASE STREET PROFILE
Horizontal: 1" = 50'
Vertical: 1" = 10'

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Professional Seal

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GRAHAM LEE FERRY
ENGINEER
PE074237

Prepared By:

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Meadows Landing
Planned Residential Development

Prepared For:

MEADOWS LANDING ASSOCIATES, LP

Situate In:

South Strabane Township, Washington County, Pennsylvania

PHASE 1 ROAD PROFILES

DRAWING SCALE:	AS NOTED	*DESIGNED BY:*	JRG
DATE ISSUED:	*1/26/2021*	*REVIEWED BY:*	GAS
PROJECT JOB#:	*3992*	*FIELD BOOK #:*	---

CADD#: 3992-C210-ROAD PROFILES.DWG

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.

C211

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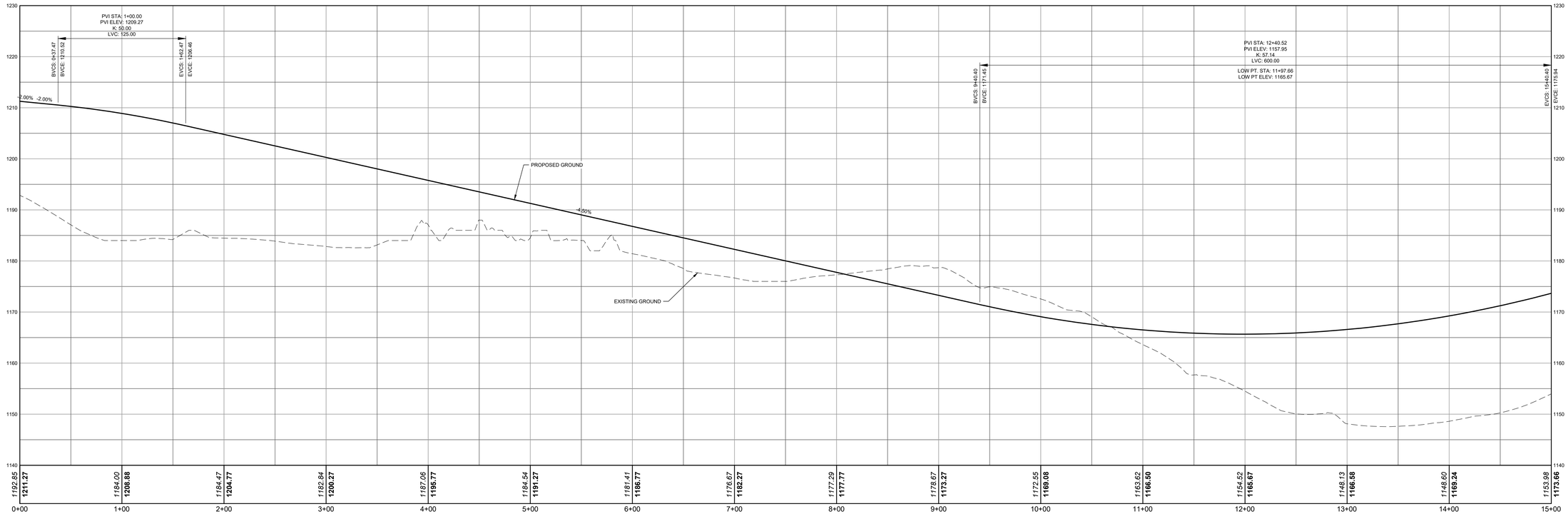
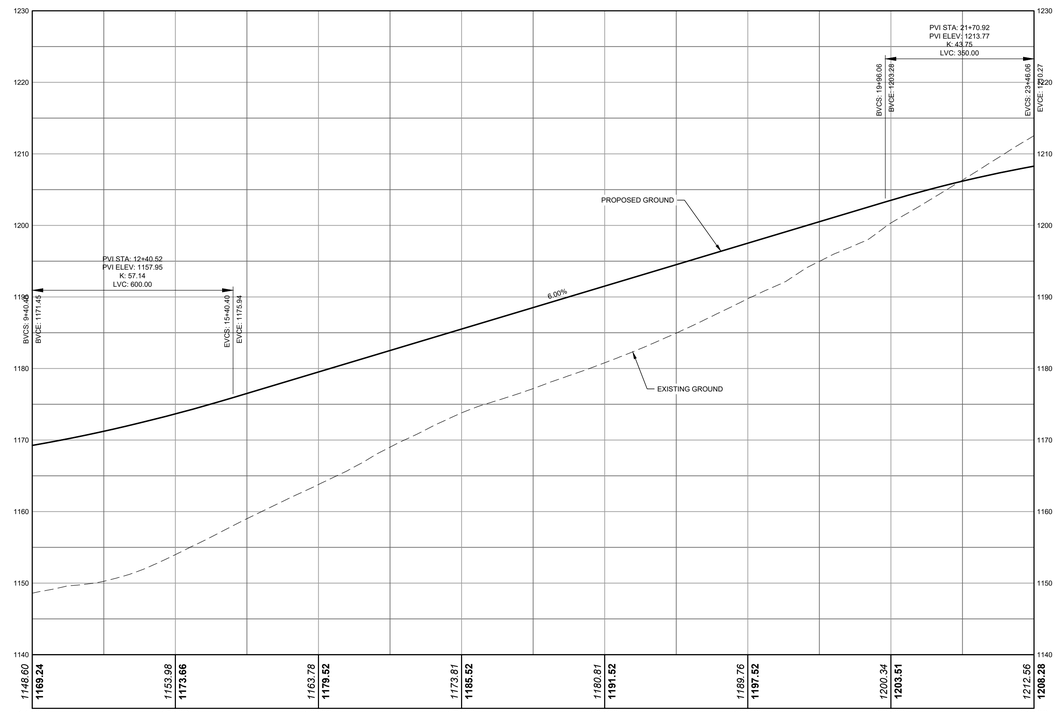


LINCOLN STREET PROFILE
Horizontal: 1" = 50'
Vertical: 1" = 10'



LINCOLN STREET PROFILE
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Vertical: 1" = 10'

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Professional Seal

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GRAHAM LEE FERRY
ENGINEER
PE071423?

Prepared By:

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ENGINEERING • SURVEYING

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Sewickley, PA 15143

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Meadows Landing
Planned Residential Development

Prepared For:

MEADOWS LANDING ASSOCIATES, LP

Situate In:

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PHASE 2 ROAD PROFILES

DRAWING SCALE:	AS NOTED	*DESIGNED BY:*	JRG
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CADD#: 3992-C210-ROAD PROFILES.DWG

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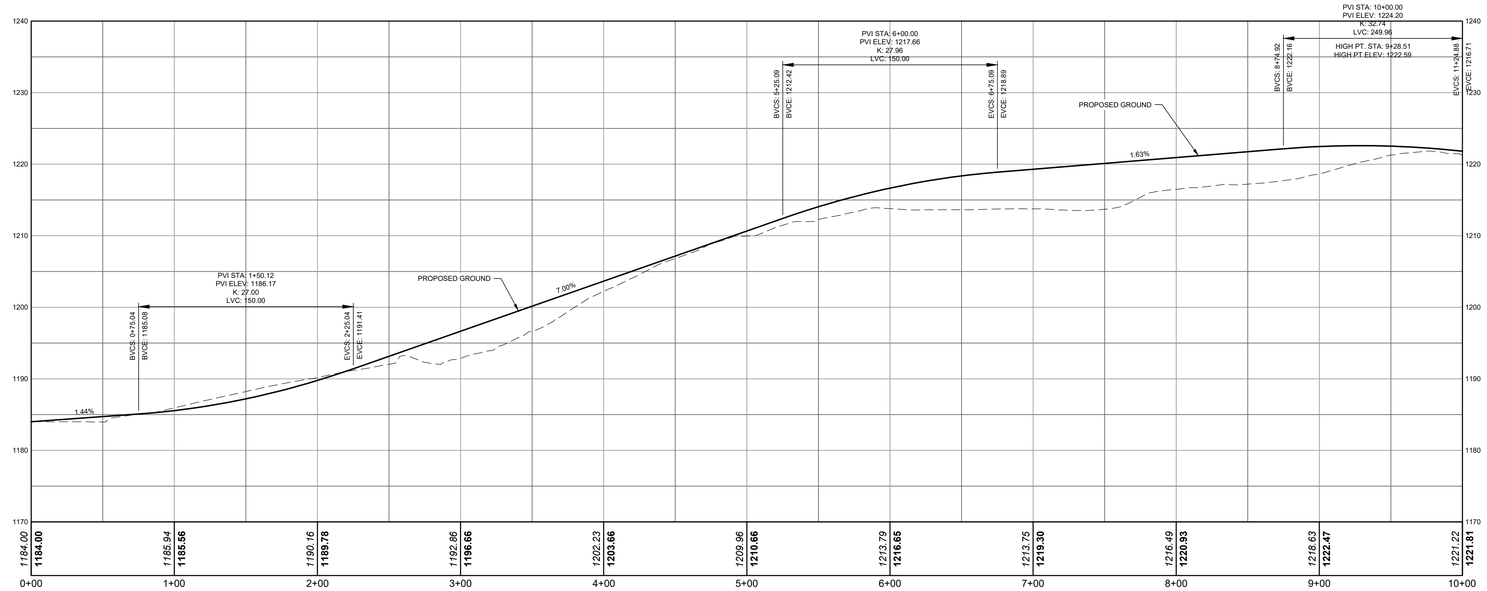
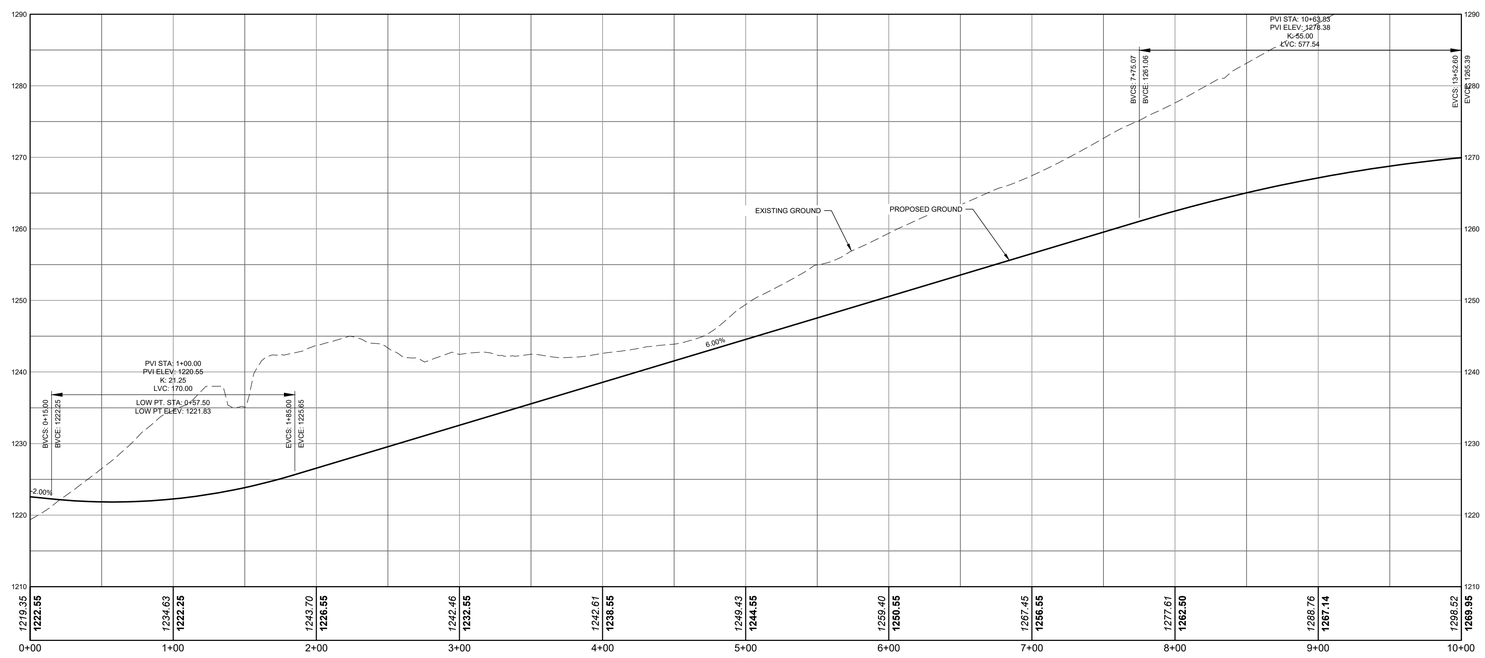


LOGAN DRIVE PROFILE
Horizontal: 1" = 50'
Vertical: 1" = 10'



ASHTON STREET PROFILE
Horizontal: 1" = 50'
Vertical: 1" = 10'

NOT FOR CONSTRUCTION

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Professional Seal: COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — GRAHAM LEE FERRY — ENGINEER — PE074237

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Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:
MEADOWS LANDING ASSOCIATES, LP

Situate In:
South Strabane Township, Washington County, Pennsylvania

PHASE 2 ROAD PROFILES

DRAWING SCALE:	AS NOTED	DESIGNED BY:	JRG
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---
CADD#: 3992-C210-ROAD PROFILES.DWG			

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412-571-2300 x14

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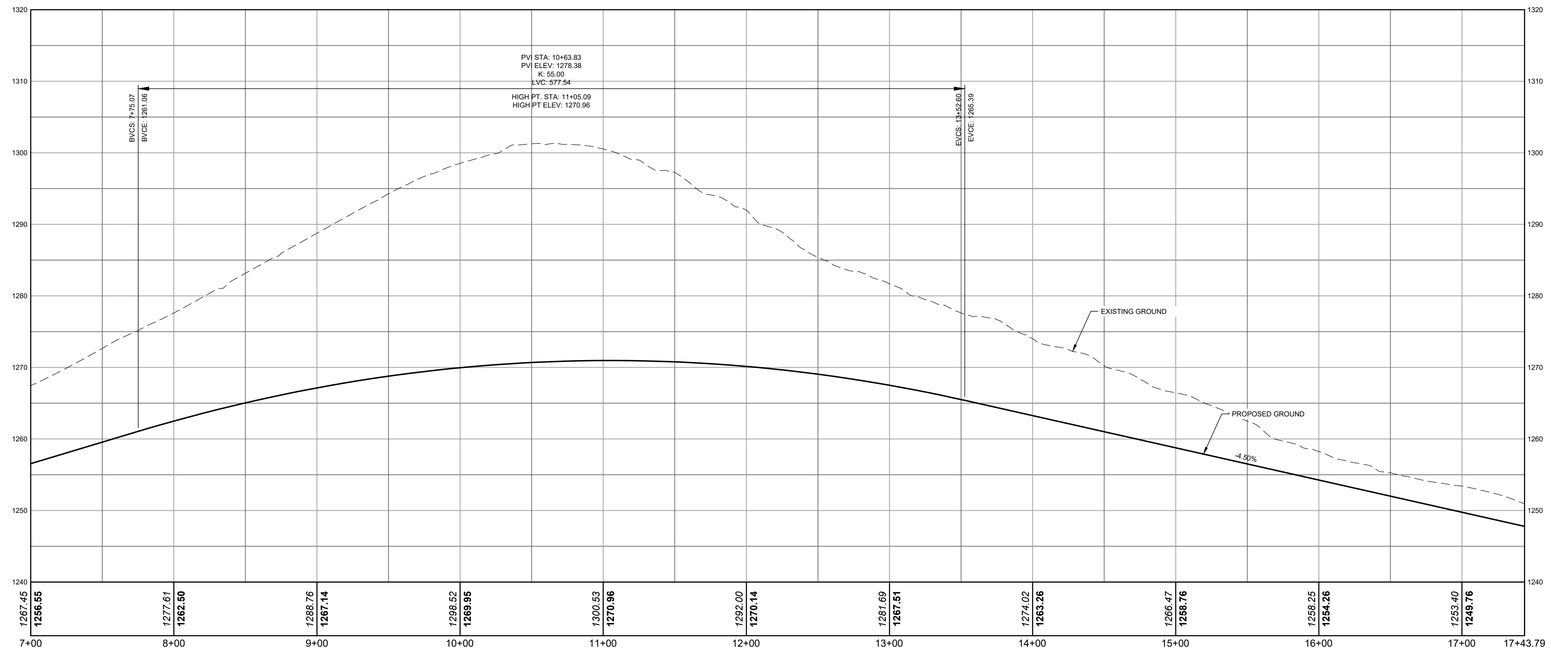

ASHTON STREET PROFILE
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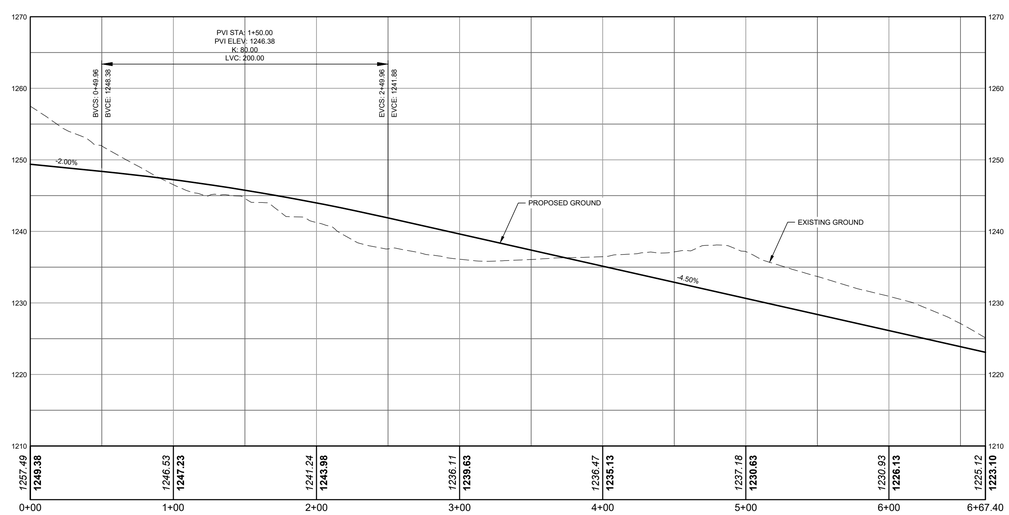

JACK DRIVE PROFILE
Horizontal: 1" = 50'
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06/17/2021	ISSUED FOR BID	JRG
06/30/2021	ISSUED FOR SUPERVISORS MEETING	JRG
08/09/2021	REVISIONS	JRG
08/13/2021	SUBMISSION TO WCCD	JRG
09/30/2021	WCCD COMMENT REVISIONS	JRG
10/15/2021	FINAL TOWNSHIP SUBMISSION	JRG

Professional Seal

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GRAHAM LEE FERRY
ENGINEER
PE074237

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:

MEADOWS LANDING ASSOCIATES, LP

Situate In:

South Strabane Township, Washington County, Pennsylvania

PHASE 2 ROAD PROFILES

DRAWING SCALE:	AS NOTED	DESIGNED BY:	JRG
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

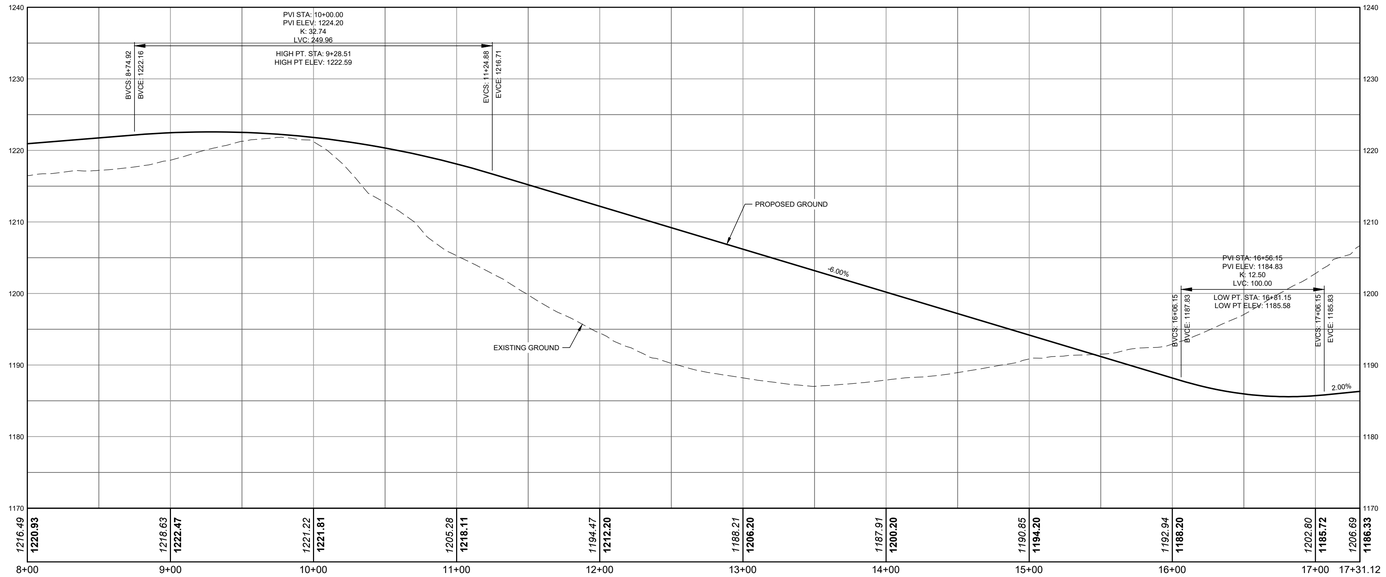
CADD#: 3992-C210-ROAD PROFILES.DWG

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

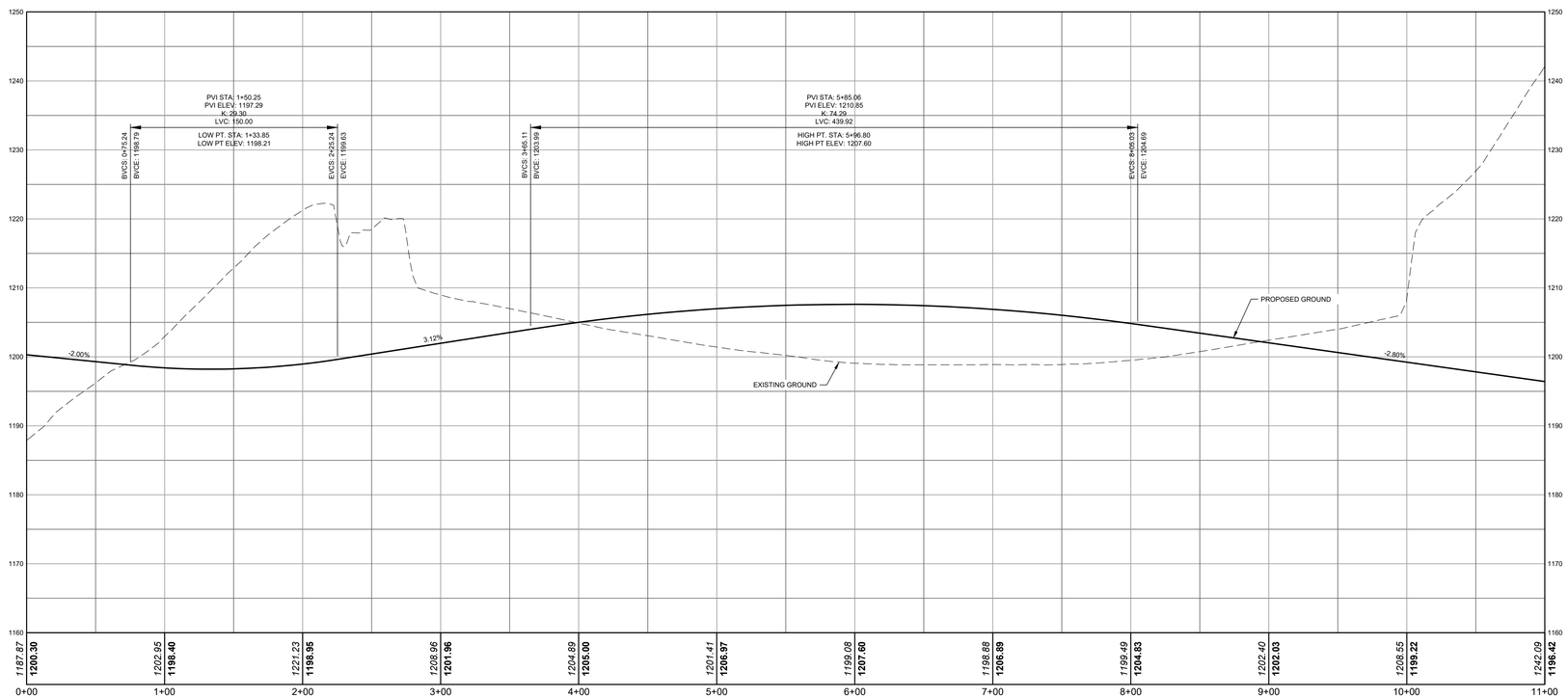
Sheet No.

C214

X:\SHEFFLERCO\SHEFFLER PROJECT FILES\2003-3990-3992 - MEADOW LANDING PROJECT\DRAWING\DWG\SHEETS\3992-C210-ROAD PROFILES



LOGAN DRIVE PROFILE
Horizontal: 1" = 50'
Vertical: 1" = 10'



ADAM STREET PROFILE
Horizontal: 1" = 50'
Vertical: 1" = 10'

NOT FOR CONSTRUCTION

811 Know what's **below.** **Call** before you dig.

POCS SER. #: DESIGN - DIG - 20203440458

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Horizontal Scale

0 50' 100'

1 inch = 50 ft.

Vertical Scale

0 10' 20'

1 inch = 10 ft.

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Professional Seal

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GRAHAM LEE FERRY
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PE074237

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Sewickley, PA 15143

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Meadows Landing
Planned Residential Development

Prepared For:

MEADOWS LANDING ASSOCIATES, LP

Situate In:

South Strabane Township, Washington County, Pennsylvania

PHASE 3 ROAD PROFILES

DRAWING SCALE:	AS NOTED	DESIGNED BY:	JRG
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992-C210-ROAD PROFILES.DWG

MEADOWS LANDING ASSOCIATES, LP
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Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.

C215

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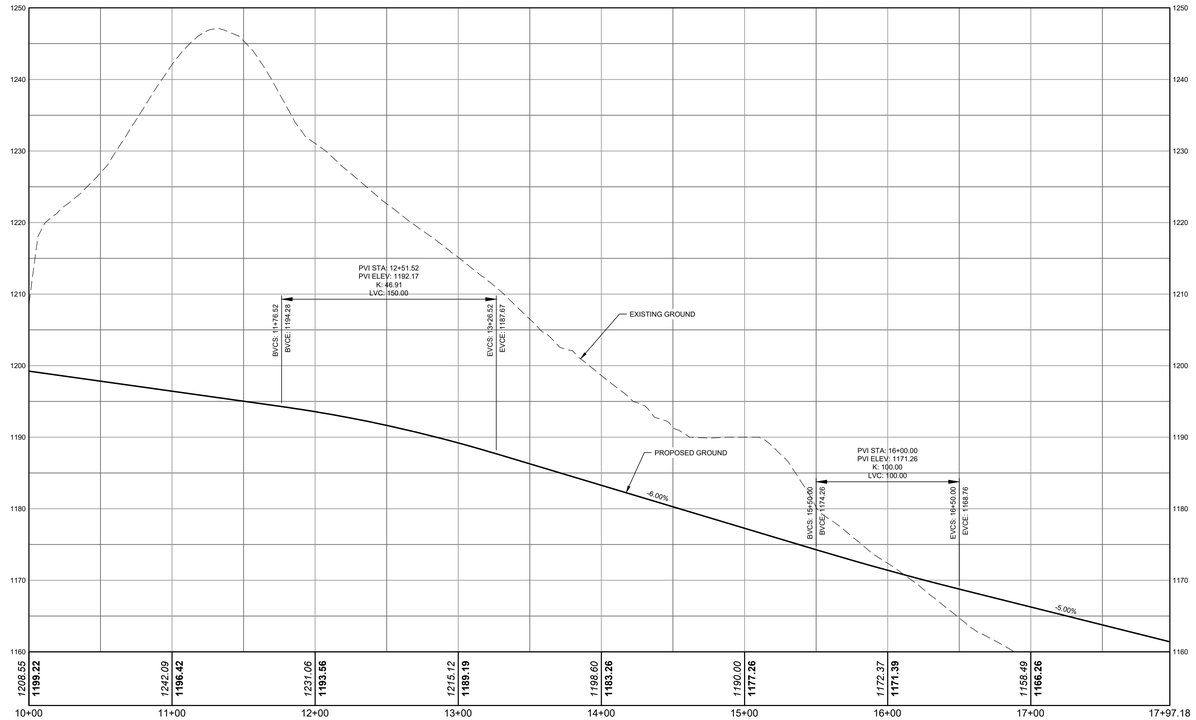
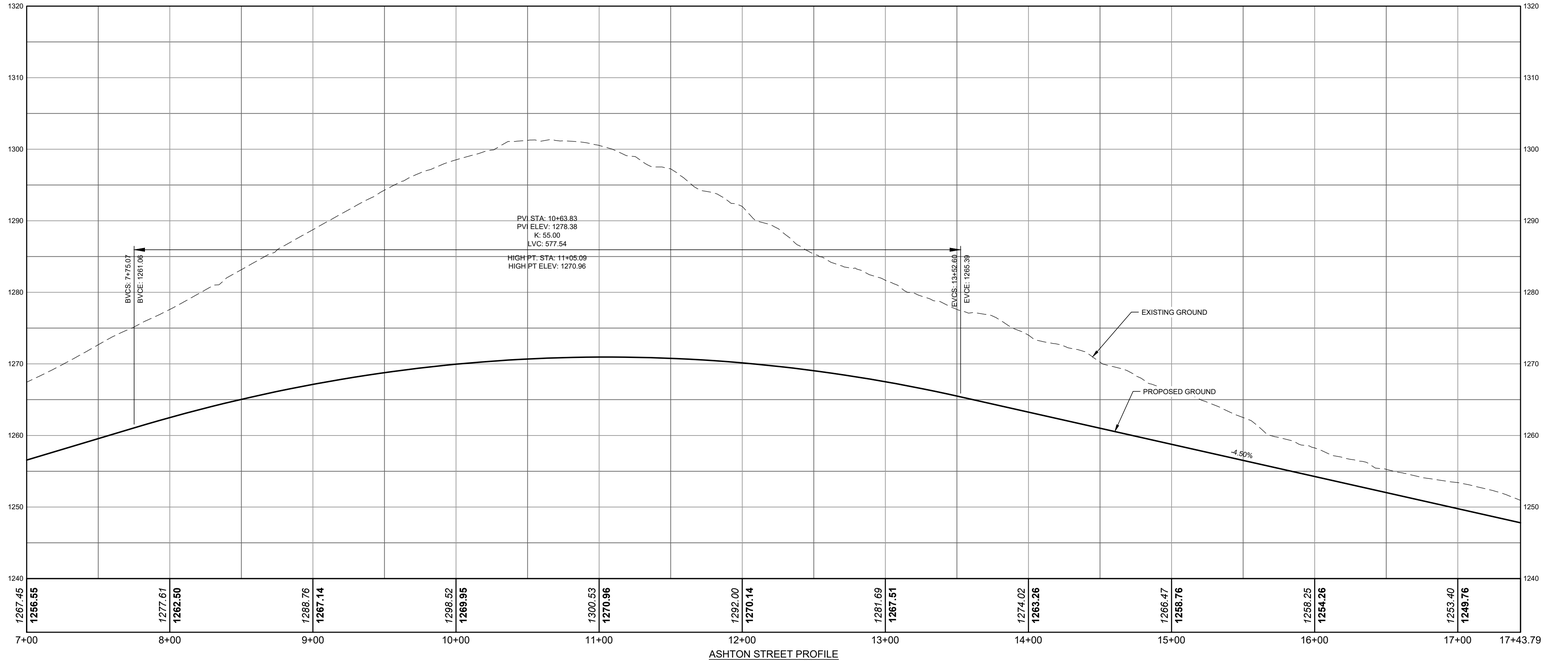


ADAM STREET PROFILE
Horizontal: 1" = 50'
Vertical: 1" = 10'



ASHTON STREET PROFILE
Horizontal: 1" = 50'
Vertical: 1" = 10'

NOT FOR CONSTRUCTION

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POCS SER. #: DESIGN -
DIG - 20203440458

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Professional Seal
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GRAHAM LEE FERRY
ENGINEER
PE074237

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:
MEADOWS LANDING ASSOCIATES, LP

Situate In:
South Strabane Township, Washington County, Pennsylvania

PHASE 3 ROAD PROFILES

DRAWING SCALE:	AS NOTED	DESIGNED BY:	JRG
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---
CADD#: 3992-C210-ROAD PROFILES.DWG			

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.
C216

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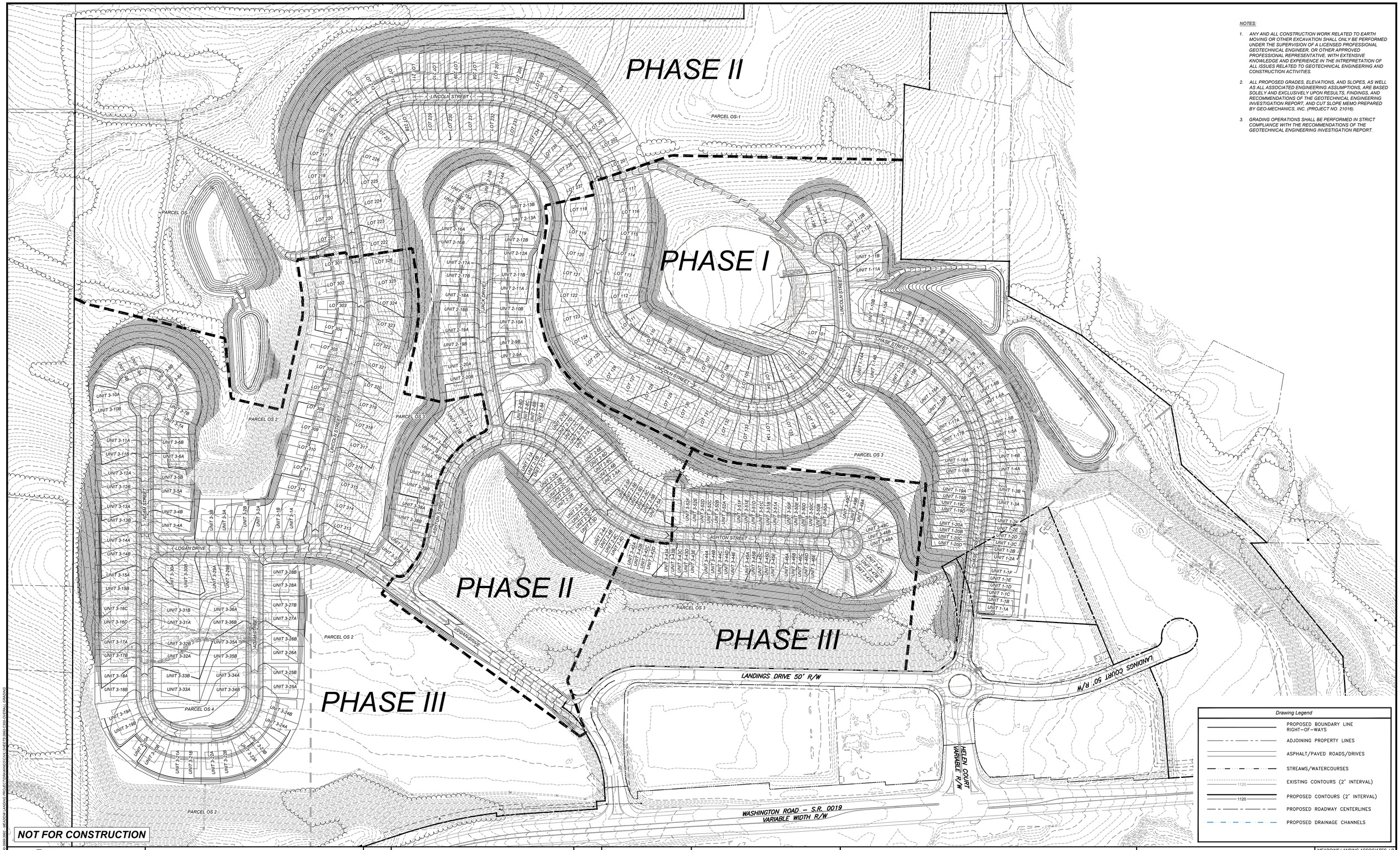

NOTES:

1. ANY AND ALL CONSTRUCTION WORK RELATED TO EARTH MOVING OR OTHER EXCAVATION SHALL ONLY BE PERFORMED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL GEOTECHNICAL ENGINEER, OR OTHER APPROVED PROFESSIONAL REPRESENTATIVE, WITH EXTENSIVE KNOWLEDGE AND EXPERIENCE IN THE INTREPRETATION OF ALL ISSUES RELATED TO GEOTECHNICAL ENGINEERING AND CONSTRUCTION ACTIVITIES.
2. ALL PROPOSED GRADES, ELEVATIONS, AND SLOPES, AS WELL AS ALL ASSOCIATED ENGINEERING ASSUMPTIONS, ARE BASED SOLELY AND EXCLUSIVELY UPON RESULTS, FINDINGS, AND RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERING INVESTIGATION REPORT, AND CUT SLOPE MEMO PREPARED BY GEO-MECHANICS, INC. (PROJECT NO. 21016).
3. GRADING OPERATIONS SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERING INVESTIGATION REPORT.

Drawing Legend

- PROPOSED BOUNDARY LINE RIGHT-OF-WAYS
- ADJOINING PROPERTY LINES
- ASPHALT/PAVED ROADS/DRIVES
- STREAMS/WATERCOURSES
- EXISTING CONTOURS (2' INTERVAL)
- PROPOSED CONTOURS (2' INTERVAL)
- PROPOSED ROADWAY CENTERLINES
- PROPOSED DRAINAGE CHANNELS

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NORTH

Horizontal Scale

120 0 120 240

(Feet)

1 inch = 120 ft.

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Professional Seal

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GRAHAM LEE FERRY
ENGINEER
PE074237

Prepared By:

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Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:

MEADOWS LANDING ASSOCIATES, LP

Situate In:

South Strabane Township, Washington County, Pennsylvania

OVERALL GRADING PLAN

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road, Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

DRAWING SCALE:	1" = 120'	DESIGNED BY:	ALB
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992-C300-OVERALL GRADING.DWG

Sheet No.

C300

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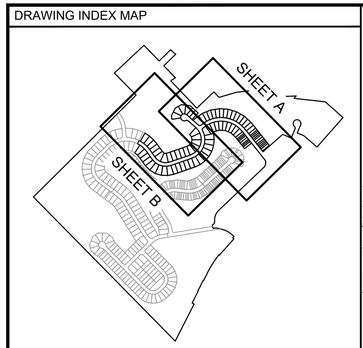
DRAWING INDEX MAP



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- EXISTING CONTOURS (2' INTERVAL)
- PROPOSED CONTOURS (2' INTERVAL)
- PROPOSED ROADWAY CENTERLINES
- PROPOSED DRAINAGE CHANNELS

N/F
STONE CREEK LP
PAR ID: 600-001-00-00-0017-07
INSTR# 200531482
ZONED R-4

INFILTRATION BASIN 1 - SEE PCSM1 FOR DETAILS

N/F
ARCHAELOGICAL CONSERVANCY
PAR ID: 600-001-00-00-0017-04
DBV. 2774-262
ZONED R-4

N/F
WASHINGTON AREA TEACHERS FCU
PAR ID: 600-001-00-00-0017-22
LOT B-1
MEADOWS LANDING PLAN OF LOTS NO. 3
INSTR# 201314480
ZONED C-2

N/F
JACK E. & FLORENCE M. FELIX
PAR ID: 600-001-00-00-0019-03
DBV. 2502-355
ZONED A-1

PARCEL A-1
6531061.93 SQ FT
149.93 ACRES

CHASE STREET
(50' PUBLIC R/W)

LINCOLN STREET
(50' PUBLIC R/W)

LANDINGS COURT 50' R/W

LANDINGS DRIVE 50' R/W

PHASE I
PHASE III

UNIT 1-1A
UNIT 1-1B
UNIT 1-1C
UNIT 1-1D
UNIT 1-1E
UNIT 1-1F
UNIT 1-2A
UNIT 1-2B
UNIT 1-2C
UNIT 1-2D
UNIT 1-2E
UNIT 1-2F
UNIT 1-3A
UNIT 1-3B
UNIT 1-4A
UNIT 1-4B
UNIT 1-5A
UNIT 1-5B
UNIT 1-6A
UNIT 1-6B
UNIT 1-7A
UNIT 1-7B
UNIT 1-8A
UNIT 1-8B
UNIT 1-9A
UNIT 1-9B
UNIT 1-10A
UNIT 1-10B
UNIT 1-11A
UNIT 1-11B
UNIT 1-12A
UNIT 1-12B
UNIT 1-13A
UNIT 1-13B
UNIT 1-14A
UNIT 1-14B
UNIT 1-15A
UNIT 1-15B
UNIT 1-16A
UNIT 1-16B
UNIT 1-17A
UNIT 1-17B
UNIT 1-18A
UNIT 1-18B
UNIT 1-19A
UNIT 1-19B
UNIT 1-19C
UNIT 1-19D
UNIT 1-20A
UNIT 1-20B
UNIT 1-20C
UNIT 1-20D

SWIMMING POOL
COMMUNITY CENTER

LOT 101
LOT 102
LOT 103
LOT 104
LOT 134
LOT 135
LOT 136
LOT 137
LOT 138

ASPHALT PAVEMENT

BORROW AREA IF NECESSARY

NOT FOR CONSTRUCTION

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NORTH

Horizontal Scale
50 0 50 100
(Feet)
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Professional Seal

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REGISTERED PROFESSIONAL
GRAHAM LEE FERRY
ENGINEER
PE074237

Prepared By:

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ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:
MEADOWS LANDING ASSOCIATES, LP

Situate In:
South Strabane Township, Washington County, Pennsylvania

PHASE 1
GRADING PLAN

DRAWING SCALE:	1" = 50'	DESIGNED BY:	ALB
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992-C300-PH1-GRADING.DWG

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.
C300A

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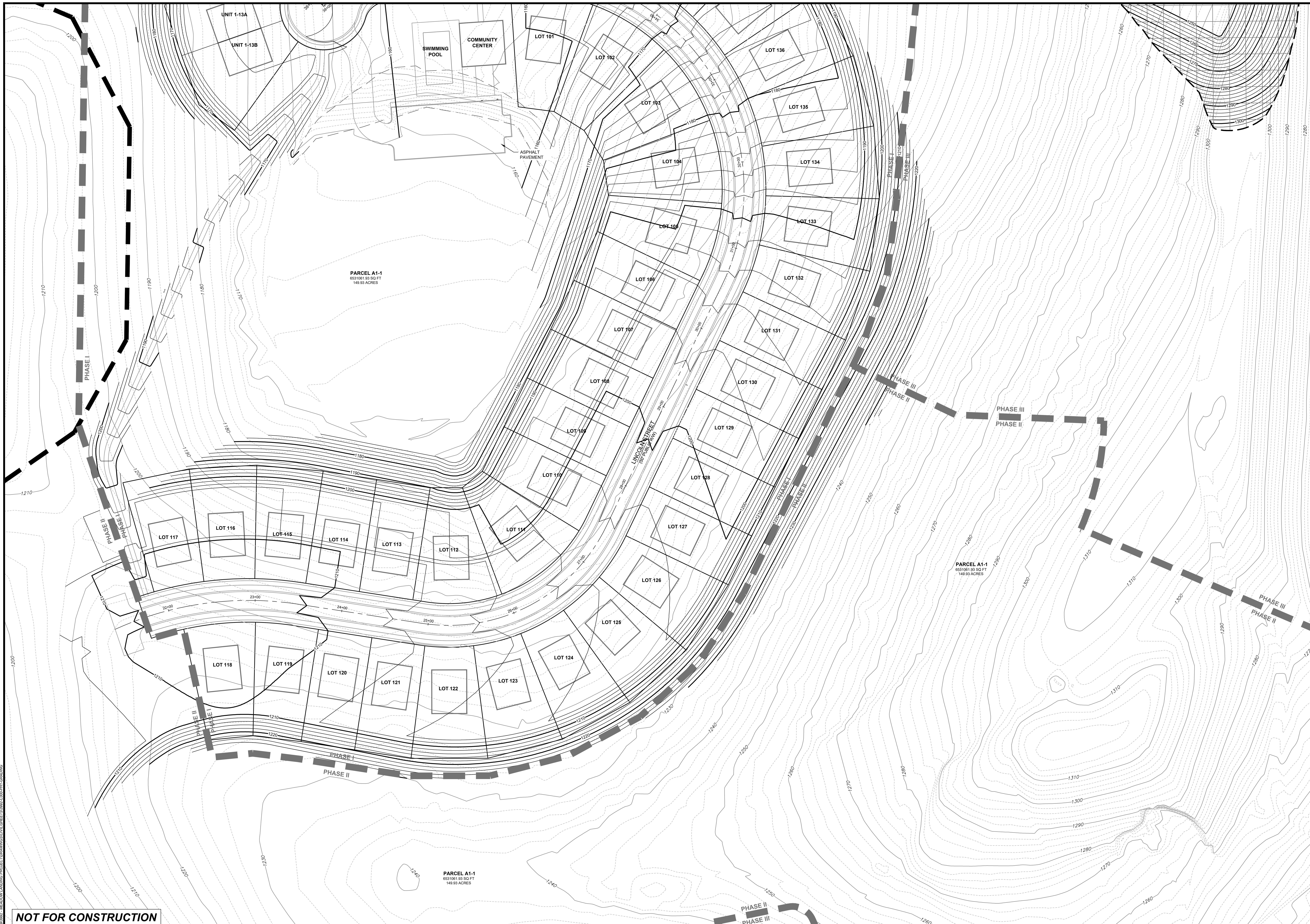

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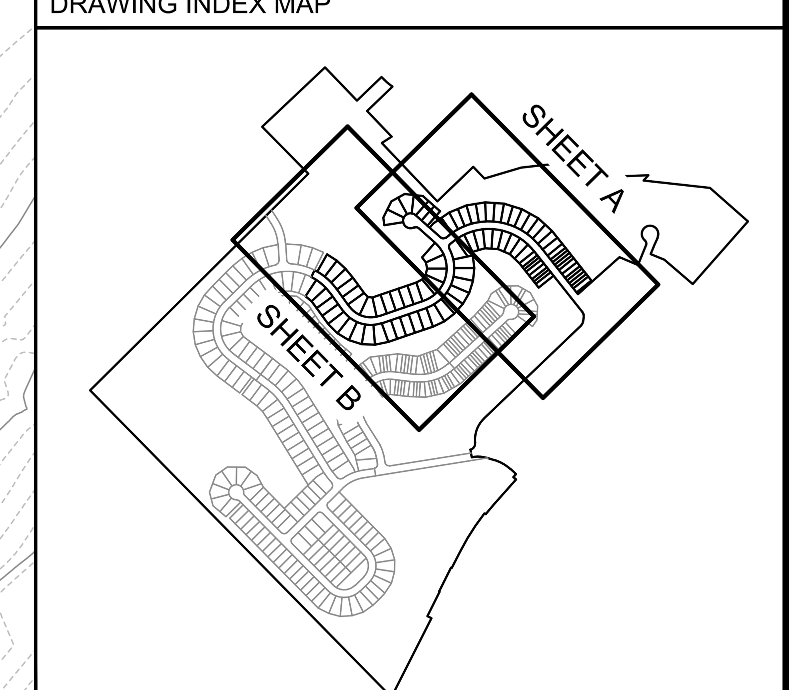
DRAWING INDEX MAP



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NORTH

Horizontal Scale

50 0 50 100

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Meadows Landing
Planned Residential Development

Prepared For:

MEADOWS LANDING ASSOCIATES, LP

Situate In:

South Strabane Township, Washington County, Pennsylvania

PHASE 1
GRADING PLAN

DRAWING SCALE:	*1" = 50'*	*DESIGNED BY:*	*ALB*
DATE ISSUED:	*1/26/2021*	*REVIEWED BY:*	*GAS*
PROJECT JOB#:	*3992*	*FIELD BOOK #:*	*---*

CADD#: 3992-C300-PH1-GRADING.DWG

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.

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GRAHAM LEE FERRY
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PE071423?

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PHASE 2
GRADING PLAN

DRAWING SCALE:	1" = 50'	DESIGNED BY:	ALB
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MEADOWS LANDING ASSOCIATES, LP
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Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.

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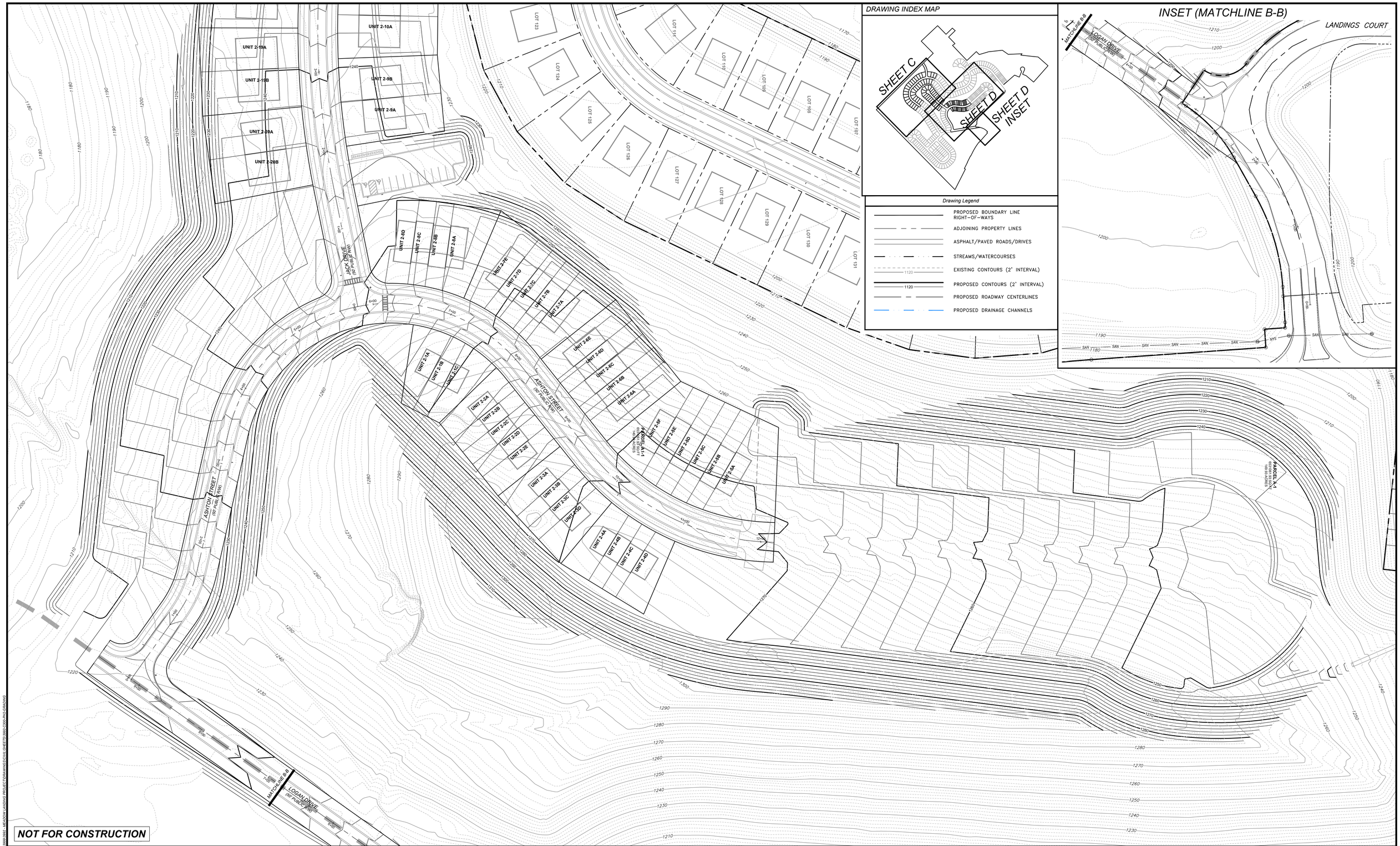

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Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.

C300D

© SHEFFLER/CO/SHEFFLER PROJECT FILES/3000-3999/3992 - MEADOW LANDING PROJECT/DRAWINGS/CIVIL SHEETS/3992-C300-PH2-GRADING

811 Know what's below. Call before you dig.

POCS SER. #: DESIGN - DIG - 20203440458

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NORTH

Horizontal Scale

50 0 50 100

(Feet)
1 inch = 50 ft.

Date:	Revision Description:	By:
06/17/2021	ISSUED FOR BID	JRG
06/30/2021	ISSUED FOR SUPERVISORS MEETING	JRG
08/09/2021	REVISIONS	JRG
08/13/2021	SUBMISSION TO WCCD	JRG
09/30/2021	WCCD COMMENT REVISIONS	JRG
10/15/2021	FINAL TOWNSHIP SUBMISSION	JRG

Professional Seal

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GRAHAM LEE FERRY
ENGINEER
PE074237

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:

MEADOWS LANDING ASSOCIATES, LP

Situate In:

South Strabane Township, Washington County, Pennsylvania

PHASE 3
GRADING PLAN

DRAWING SCALE:	1" = 50'	DESIGNED BY:	ALB
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

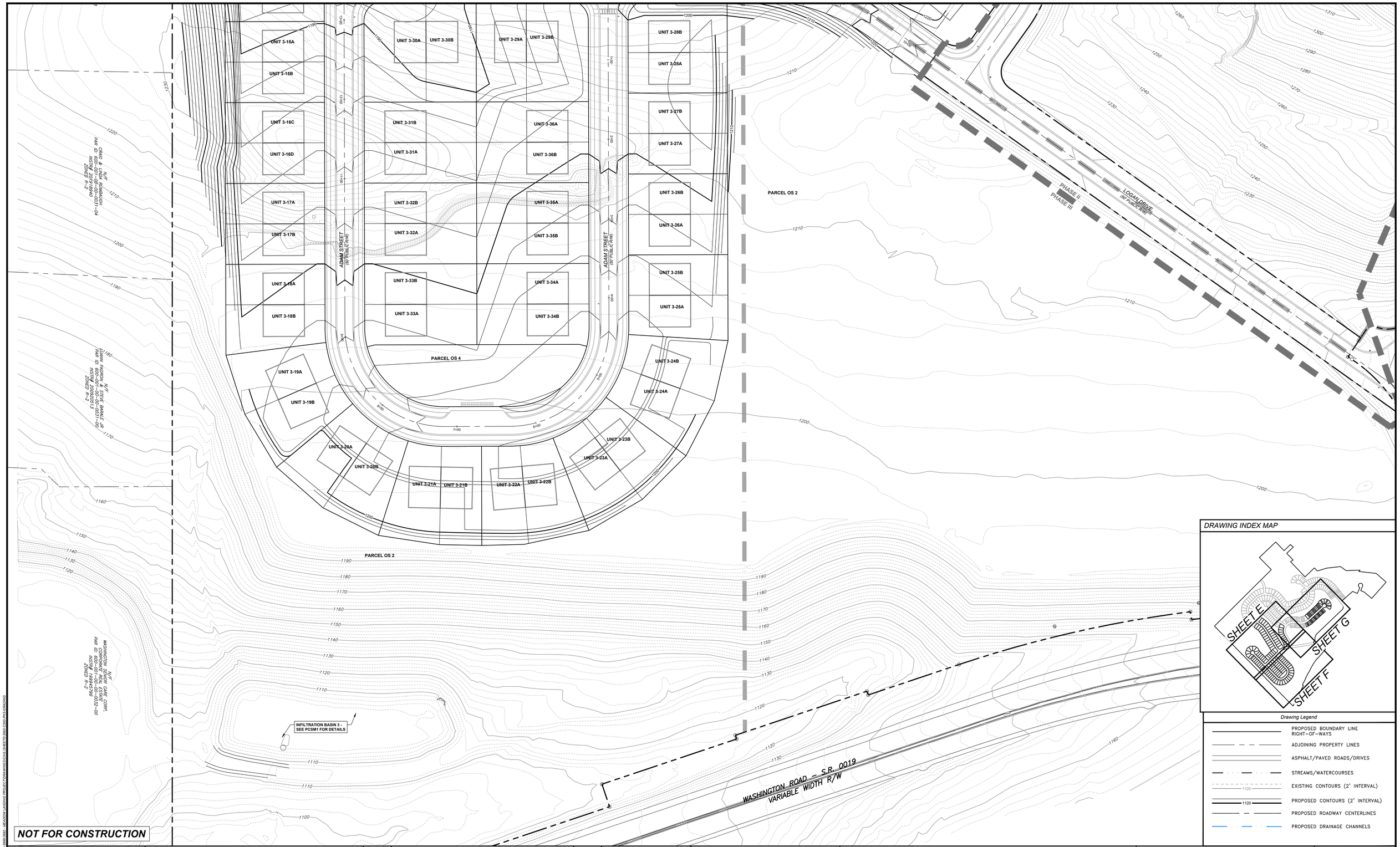
CADD#: 3992-C300-PH3-GRADING.DWG

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.

C300E

A:\SHEFFLER\CONSHEFFLER PROJECT FILES\JOBS 3900-3999\3992 - MEADOWS LANDING PROJECT\DRAWINGS\CIVIL SHEETS\3992-C300-PH3-GRADING



DRAWING INDEX MAP

Drawing Legend

- PROPOSED BOUNDARY LINE RIGHT-OF-WAYS
- ADJOINING PROPERTY LINES
- ASPHALT/PAVED ROADS/DRIVES
- STREAMS/WATERCOURSES
- EXISTING CONTOURS (2' INTERVAL)
- PROPOSED CONTOURS (2' INTERVAL)
- PROPOSED ROADWAY CENTERLINES
- PROPOSED DRAINAGE CHANNELS

NOT FOR CONSTRUCTION

811 Know what's **below.** **Call** before you dig.

POCS SER. #: DESIGN - DIG - 20203440458

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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Professional Seal

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GRAHAM LEE FERRY
ENGINEER
PE074237

Prepared By:

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ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:

MEADOWS LANDING ASSOCIATES, LP

Situate In:

South Strabane Township, Washington County, Pennsylvania

PHASE 3
GRADING PLAN

DRAWING SCALE:	1" = 50'	DESIGNED BY:	ALB
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992-C300-PH3-GRADING.DWG

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.

C300F

J:\SHEFFLERCO\SHEFFLER PROJECT FILES\JOBS 3000-3999\3992 - MEADOW LANDING PROJECT\DRAWINGS\CIVIL\SHEETS\3992-C300-PH3-GRADING

NOTE:
GRADING OPERATIONS FOR THIS PORTION OF PHASE 3 WERE PERFORMED AS A PART OF THE PHASE 2 GRADING.

NOT FOR CONSTRUCTION

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NORTH

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(Feet)
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Professional Seal

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REGISTERED PROFESSIONAL
GRAHAM LEE FERRY
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ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
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Meadows Landing
Planned Residential Development

Prepared For:
MEADOWS LANDING ASSOCIATES, LP

Situate In:
South Strabane Township, Washington County, Pennsylvania

PHASE 3
GRADING PLAN

DRAWING SCALE:	1" = 50'	DESIGNED BY:	ALB
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992-C300-PH3-GRADING.DWG

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.
C300G

S:\SHEFFLERCO\SHEFFLER PROJECT FILES\2003\3992 - MEADOW LANDING PROJECT\DRAWINGS\CIVIL SHEETS\3992-C300-PH3-GRADING

THE CONTRACTOR SHALL INSTALL ROOF/FOUNDATION COLLECTION PIPE, PER THE FOLLOWING, MINIMUM CONDITIONS:

ONE LOT TRIBUTARY TO COLLECTION PIPE:

6" DIAMETER

TWO - THREE LOTS TRIBUTARY TO COLLECTION PIPE:

8" DIAMETER

FOUR - NINE LOTS TRIBUTARY TO COLLECTION PIPE:

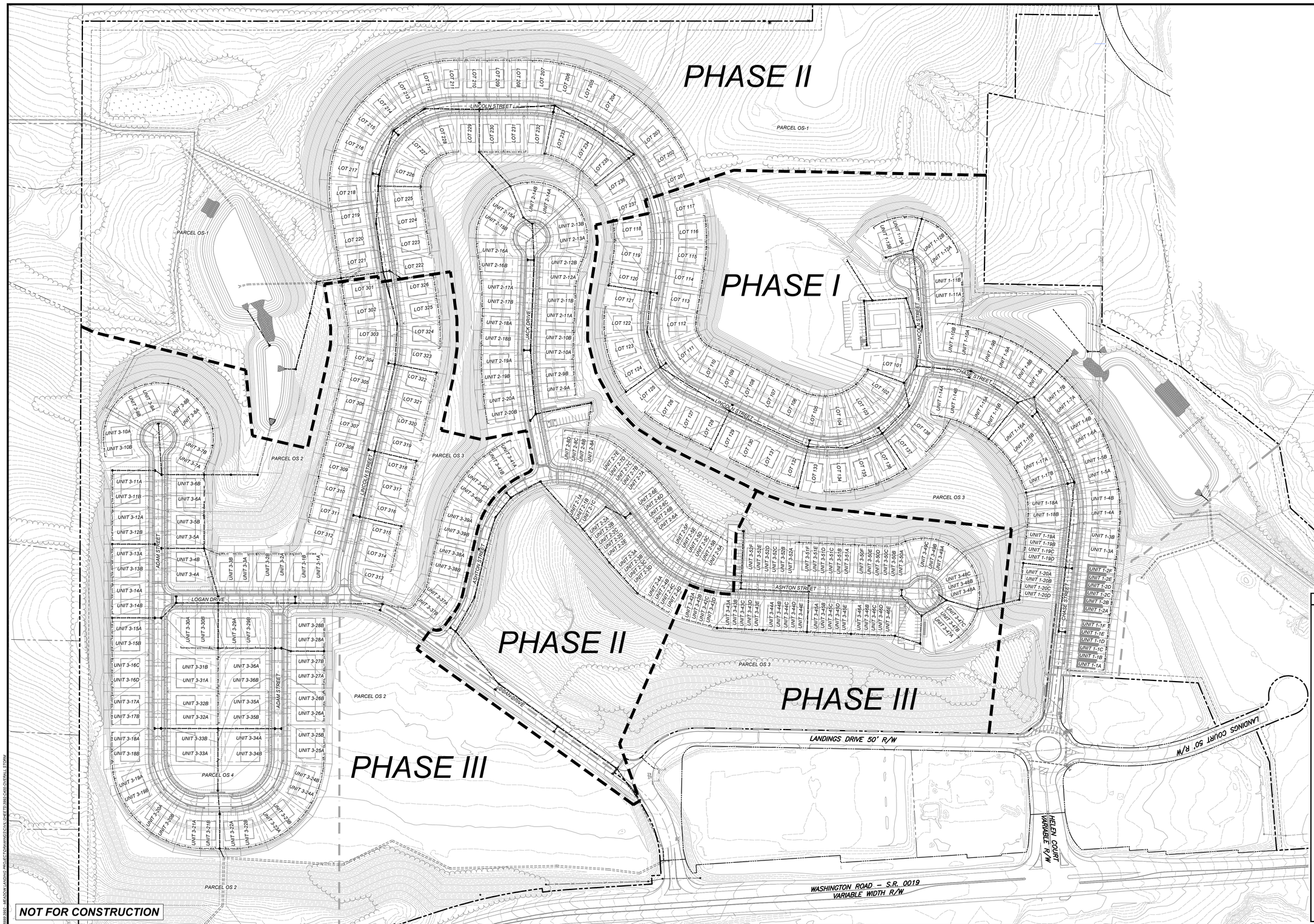
12" DIAMETER

TEN - FIFTEEN LOTS TRIBUTARY TO COLLECTION PIPE:

15" DIAMETER

THE MINIMUM SLOPE AT ALL TIMES IS TO REMAIN 1.00% FOR ROOF DRAIN COLLECTION SYSTEMS, FOR ALL DIAMETERS UTILIZED.

THE CONDITIONS LISTED HEREON ARE MINIMUM ONLY. INCREASES IN PIPE SLOPE IS PERMITTED, AS IS PIPE SIZE, UNDER THE CONDITION THAT THE NEXT SMALLEST DIAMETER REQUIRED WAS ADEQUATE FOR FLOW CONVEYANCE.



NOT FOR CONSTRUCTION

Drawing Legend

- PROPOSED BOUNDARY LINE RIGHT-OF-WAYS
- ADJOINING PROPERTY LINES
- ASPHALT/PAVED ROADS/DRIVES
- STREAMS/WATERCOURSES
- TOPOGRAPHY CONTOURS (2' INTERVAL)
- PROPOSED ASPHALT WEDGE CURBS
- PROPOSED ROADWAY CENTERLINES
- PROPOSED UTILITY EASEMENTS
- PROPOSED DRAINAGE CHANNELS
- PROPOSED WATER MAINS/HYDRANTS
- PROPOSED STORM SEWER SYSTEM
- PROPOSED STORM SEWER LATERALS
- PROPOSED BASIN ACCESS ROADS
- PROPOSED ELEC/TELE/CATV LINES AND ELECTRIC PEDESTAL
- PROPOSED GAS MAIN/SERVICE LINES
- PROPOSED SANITARY SEWER SYSTEM
- PROPOSED SANITARY LATERALS
- PROPOSED SANITARY FORCEMAIN
- MINIMUM BASEMENT ELEVATION
- EMERGENCY SPILLWAY
- CONCRETE ENDWALL WITH ROCK APRON

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POCS SER. #: DESIGN - DIG - 20203440458

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NORTH

Horizontal Scale

120 0 120 240

(Feet)

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Professional Seal

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GRAHAM LEE FERRY
ENGINEER
PE074237

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:

MEADOWS LANDING ASSOCIATES, LP

Situate In:

South Strabane Township, Washington County, Pennsylvania

OVERALL STORM SEWER PLAN

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

DRAWING SCALE:	1" = 120'	DESIGNED BY:	ALB
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

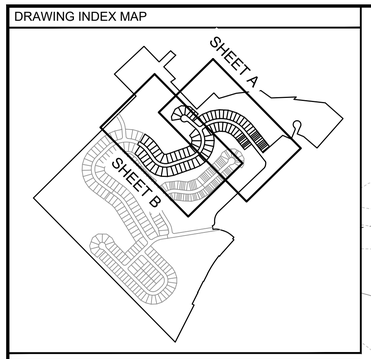
CADD#: 3992-C400-OVERALL STORM.DWG

Sheet No.

C400

X:\SHEFFLERCO\SHEFFLER PROJECT FILES\CIVIL\3900-3999\3992 - MEADOW LANDING PROJECT\DRAWINGS\PHASE 1\3992-C400-OVERALL STORM

DRAWING INDEX MAP



Drawing Legend

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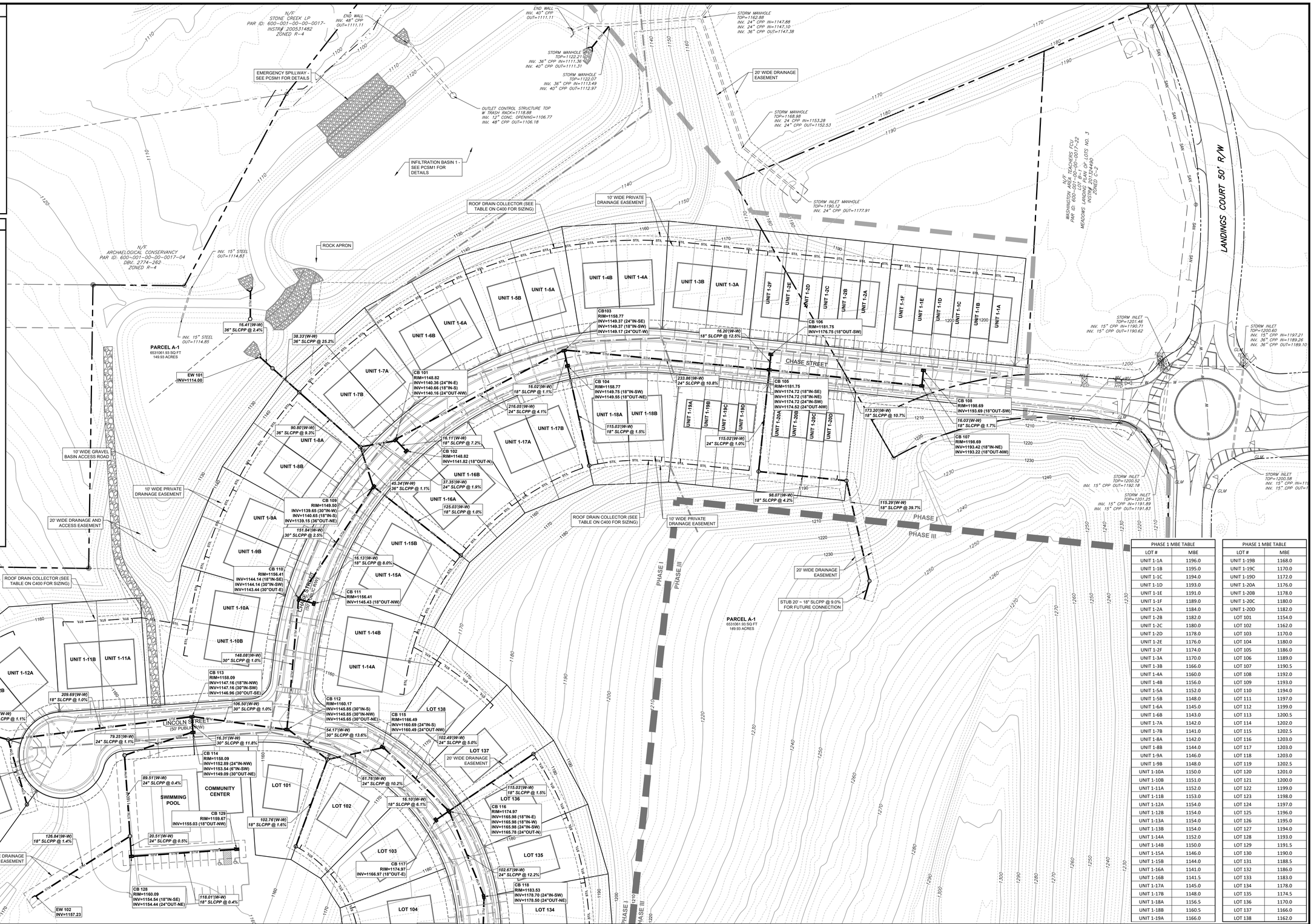
- CONCRETE ENDWALL WITH ROCK APRON



NOT FOR CONSTRUCTION

PHASE 1 MBE TABLE	
LOT #	MBE
UNIT 1-1A	1196.0
UNIT 1-1B	1195.0
UNIT 1-1C	1194.0
UNIT 1-1D	1193.0
UNIT 1-1E	1191.0
UNIT 1-1F	1189.0
UNIT 1-2A	1184.0
UNIT 1-2B	1182.0
UNIT 1-2C	1180.0
UNIT 1-2D	1178.0
UNIT 1-2E	1176.0
UNIT 1-2F	1174.0
UNIT 1-3A	1170.0
UNIT 1-3B	1166.0
UNIT 1-4A	1160.0
UNIT 1-4B	1156.0
UNIT 1-5A	1152.0
UNIT 1-5B	1148.0
UNIT 1-6A	1145.0
UNIT 1-6B	1143.0
UNIT 1-7A	1142.0
UNIT 1-7B	1141.0
UNIT 1-8A	1142.0
UNIT 1-8B	1144.0
UNIT 1-9A	1146.0
UNIT 1-9B	1148.0
UNIT 1-10A	1150.0
UNIT 1-10B	1151.0
UNIT 1-11A	1152.0
UNIT 1-11B	1153.0
UNIT 1-12A	1154.0
UNIT 1-12B	1154.0
UNIT 1-13A	1154.0
UNIT 1-13B	1154.0
UNIT 1-14A	1152.0
UNIT 1-14B	1150.0
UNIT 1-15A	1146.0
UNIT 1-15B	1144.0
UNIT 1-16A	1141.0
UNIT 1-16B	1141.5
UNIT 1-17A	1145.0
UNIT 1-17B	1148.0
UNIT 1-18A	1156.5
UNIT 1-18B	1160.5
UNIT 1-19A	1166.0

PHASE 1 MBE TABLE	
LOT #	MBE
UNIT 1-19B	1168.0
UNIT 1-19C	1170.0
UNIT 1-19D	1172.0
UNIT 1-20A	1176.0
UNIT 1-20B	1178.0
UNIT 1-20C	1180.0
UNIT 1-20D	1182.0
LOT 101	1154.0
LOT 102	1162.0
LOT 103	1170.0
LOT 104	1180.0
LOT 105	1186.0
LOT 106	1189.0
LOT 107	1190.5
LOT 108	1192.0
LOT 109	1193.0
LOT 110	1194.0
LOT 111	1197.0
LOT 112	1199.0
LOT 113	1200.5
LOT 114	1202.0
LOT 115	1202.5
LOT 116	1203.0
LOT 117	1203.0
LOT 118	1203.0
LOT 119	1202.5
LOT 120	1201.0
LOT 121	1200.0
LOT 122	1199.0
LOT 123	1198.0
LOT 124	1197.0
LOT 125	1196.0
LOT 126	1195.0
LOT 127	1194.0
LOT 128	1193.0
LOT 129	1191.5
LOT 130	1190.0
LOT 131	1188.5
LOT 132	1186.0
LOT 133	1183.0
LOT 134	1178.0
LOT 135	1174.5
LOT 136	1170.0
LOT 137	1166.0
LOT 138	1162.0

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POCS SER. #: DESIGN - DIG - 20203440458

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Professional Seal: COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL GRAHAM LEE FERRY ENGINEER PE074237

Prepared By:

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ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:
MEADOWS LANDING ASSOCIATES, LP

Situate In:
South Strabane Township, Washington County, Pennsylvania

PHASE 1
STORM SEWER PLAN

DRAWING SCALE:	1" = 50'	DESIGNED BY:	ALB
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---
CADD#: 3992-C400-PH1-STORM.DWG			

MEADOWS LANDING ASSOCIATES, LP
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650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.
C400A

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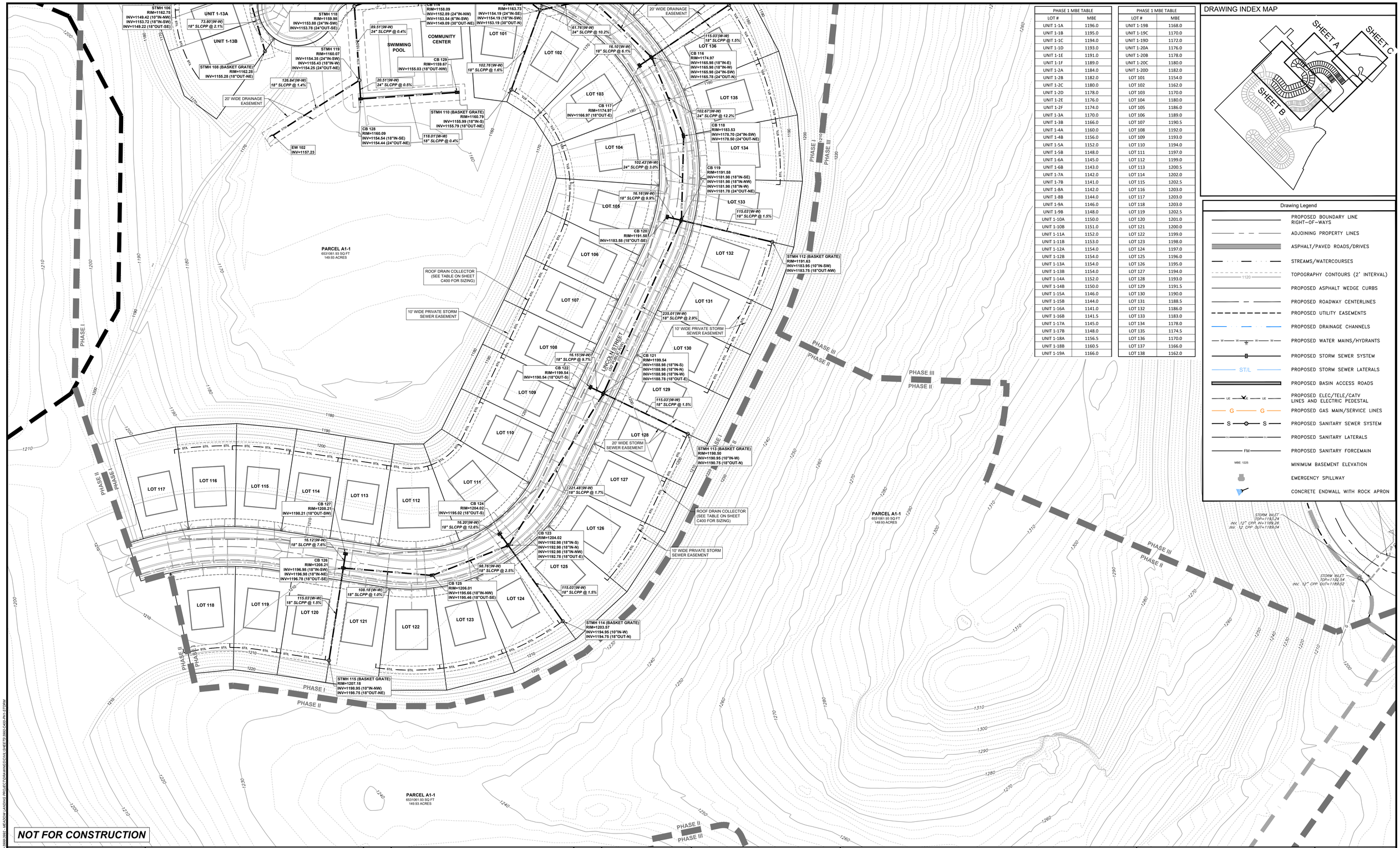

PHASE 1 MBE TABLE	
LOT #	MBE
UNIT 1-1A	1196.0
UNIT 1-1B	1195.0
UNIT 1-1C	1194.0
UNIT 1-1D	1193.0
UNIT 1-1E	1191.0
UNIT 1-1F	1189.0
UNIT 1-2A	1184.0
UNIT 1-2B	1182.0
UNIT 1-2C	1180.0
UNIT 1-2D	1178.0
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UNIT 1-2F	1174.0
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UNIT 1-3B	1166.0
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UNIT 1-4B	1156.0
UNIT 1-5A	1152.0
UNIT 1-5B	1148.0
UNIT 1-6A	1145.0
UNIT 1-6B	1143.0
UNIT 1-7A	1142.0
UNIT 1-7B	1141.0
UNIT 1-8A	1142.0
UNIT 1-8B	1144.0
UNIT 1-9A	1146.0
UNIT 1-9B	1148.0
UNIT 1-10A	1150.0
UNIT 1-10B	1151.0
UNIT 1-11A	1152.0
UNIT 1-11B	1153.0
UNIT 1-12A	1154.0
UNIT 1-12B	1154.0
UNIT 1-13A	1154.0
UNIT 1-13B	1154.0
UNIT 1-14A	1152.0
UNIT 1-14B	1150.0
UNIT 1-15A	1146.0
UNIT 1-15B	1144.0
UNIT 1-16A	1141.0
UNIT 1-16B	1141.5
UNIT 1-17A	1145.0
UNIT 1-17B	1148.0
UNIT 1-18A	1156.5
UNIT 1-18B	1160.5
UNIT 1-19A	1166.0

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UNIT 1-19C	1170.0
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LOT 108	1192.0
LOT 109	1193.0
LOT 110	1194.0
LOT 111	1197.0
LOT 112	1199.0
LOT 113	1200.5
LOT 114	1202.0
LOT 115	1202.5
LOT 116	1203.0
LOT 117	1203.0
LOT 118	1203.0
LOT 119	1202.5
LOT 120	1201.0
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LOT 126	1195.0
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LOT 135	1174.5
LOT 136	1170.0
LOT 137	1166.0
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DRAWING INDEX MAP

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- MINIMUM BASEMENT ELEVATION
- EMERGENCY SPILLWAY
- CONCRETE ENDWALL WITH ROCK APRON

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(Feet)
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Professional Seal

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GRAHAM LEE FERRY
ENGINEER
PE074237

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:

MEADOWS LANDING ASSOCIATES, LP

Situate In:

South Strabane Township, Washington County, Pennsylvania

PHASE 1 STORM SEWER PLAN

DRAWING SCALE:	1" = 50'	DESIGNED BY:	ALB
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992-C400-PH1-STORM.DWG

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

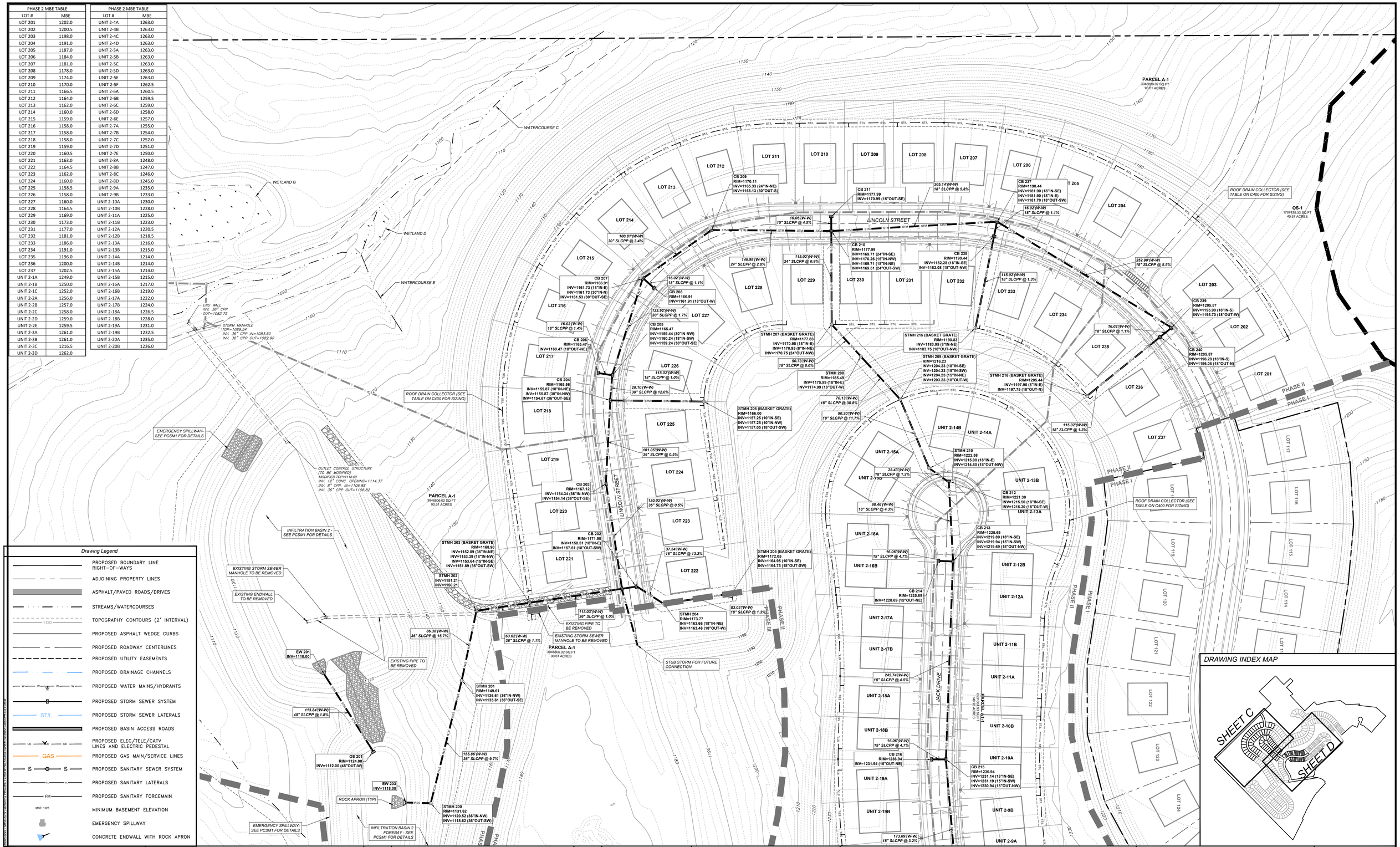
Sheet No.

C400B

J:\SHEFFLER\SCHEFFLER PROJECT FILES\JOBS 3900-3999\3992 - MEADOW LANDING PROJECT\DRAWINGS\CIVIL\SHEETS\3992-C400-PH1-STORM

PHASE 2 MBE TABLE	
LOT #	MBE
LOT 201	1202.0
LOT 202	1200.5
LOT 203	1198.0
LOT 204	1191.0
LOT 205	1187.0
LOT 206	1184.0
LOT 207	1181.0
LOT 208	1178.0
LOT 209	1174.0
LOT 210	1170.0
LOT 211	1166.5
LOT 212	1164.0
LOT 213	1162.0
LOT 214	1160.0
LOT 215	1159.0
LOT 216	1158.0
LOT 217	1158.0
LOT 218	1158.0
LOT 219	1159.0
LOT 220	1160.5
LOT 221	1163.0
LOT 222	1164.5
LOT 223	1162.0
LOT 224	1160.0
LOT 225	1158.5
LOT 226	1158.0
LOT 227	1160.0
LOT 228	1164.5
LOT 229	1169.0
LOT 230	1173.0
LOT 231	1177.0
LOT 232	1181.0
LOT 233	1186.0
LOT 234	1191.0
LOT 235	1196.0
LOT 236	1200.0
LOT 237	1202.5
UNIT 2-1A	1249.0
UNIT 2-1B	1250.0
UNIT 2-1C	1252.0
UNIT 2-2A	1256.0
UNIT 2-2B	1257.0
UNIT 2-2C	1258.0
UNIT 2-2D	1259.0
UNIT 2-2E	1259.5
UNIT 2-3A	1261.0
UNIT 2-3B	1261.0
UNIT 2-3C	1216.5
UNIT 2-3D	1262.0

PHASE 2 MBE TABLE	
LOT #	MBE
UNIT 2-4A	1263.0
UNIT 2-4B	1263.0
UNIT 2-4C	1263.0
UNIT 2-4D	1263.0
UNIT 2-5A	1263.0
UNIT 2-5B	1263.0
UNIT 2-5C	1263.0
UNIT 2-5D	1263.0
UNIT 2-5E	1263.0
UNIT 2-5F	1262.5
UNIT 2-6A	1260.5
UNIT 2-6B	1259.5
UNIT 2-6C	1259.0
UNIT 2-6D	1258.0
UNIT 2-6E	1257.0
UNIT 2-7A	1255.0
UNIT 2-7B	1254.0
UNIT 2-7C	1252.0
UNIT 2-7D	1251.0
UNIT 2-7E	1250.0
UNIT 2-8A	1248.0
UNIT 2-8B	1247.0
UNIT 2-8C	1246.0
UNIT 2-8D	1245.0
UNIT 2-9A	1235.0
UNIT 2-9B	1233.0
UNIT 2-10A	1230.0
UNIT 2-10B	1228.0
UNIT 2-11A	1225.0
UNIT 2-11B	1223.0
UNIT 2-12A	1220.5
UNIT 2-12B	1218.5
UNIT 2-13A	1216.0
UNIT 2-13B	1215.0
UNIT 2-14A	1214.0
UNIT 2-14B	1214.0
UNIT 2-15A	1214.0
UNIT 2-15B	1215.0
UNIT 2-16A	1217.0
UNIT 2-16B	1219.0
UNIT 2-17A	1222.0
UNIT 2-17B	1224.0
UNIT 2-18A	1226.5
UNIT 2-18B	1228.0
UNIT 2-19A	1231.0
UNIT 2-19B	1232.5
UNIT 2-20A	1235.0
UNIT 2-20B	1236.0



Drawing Legend

- PROPOSED BOUNDARY LINE RIGHT-OF-WAYS
- ADJOINING PROPERTY LINES
- ASPHALT/PAVED ROADS/DRIVES
- STREAMS/WATERCOURSES
- TOPOGRAPHY CONTOURS (2' INTERVAL)
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- PROPOSED UTILITY EASEMENTS
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- PROPOSED ELEC/TELE/CATV LINES AND ELECTRIC PEDESTAL
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- CONCRETE ENDWALL WITH ROCK APRON

811 Know what's below. Call before you dig.

POCS SER. #: DESIGN - DIG - 20203440458

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NORTH

Horizontal Scale

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(Feet)
1 inch = 50 ft.

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Professional Seal

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
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STORM SEWER PLAN

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Sheet No.

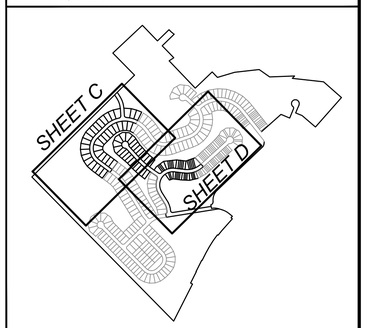
C400C

S:\SHEFFLER\SCHEFFLER PROJECT FILES\JOBS 3900-3999\3992 MEADOWS LANDING\DRAWINGS\3992-C400-PH2-STORM.DWG

PHASE 2 MBE TABLE	
LOT #	MBE
LOT 201	1202.0
LOT 202	1200.5
LOT 203	1198.0
LOT 204	1191.0
LOT 205	1187.0
LOT 206	1184.0
LOT 207	1181.0
LOT 208	1178.0
LOT 209	1174.0
LOT 210	1170.0
LOT 211	1166.5
LOT 212	1164.0
LOT 213	1162.0
LOT 214	1160.0
LOT 215	1159.0
LOT 216	1158.0
LOT 217	1158.0
LOT 218	1158.0
LOT 219	1159.0
LOT 220	1160.5
LOT 221	1163.0
LOT 222	1164.5
LOT 223	1162.0
LOT 224	1160.0
LOT 225	1158.5
LOT 226	1158.0
LOT 227	1160.0
LOT 228	1164.5
LOT 229	1169.0
LOT 230	1173.0
LOT 231	1177.0
LOT 232	1181.0
LOT 233	1186.0
LOT 234	1191.0
LOT 235	1196.0
LOT 236	1200.0
LOT 237	1202.5
UNIT 2-1A	1249.0
UNIT 2-1B	1250.0
UNIT 2-1C	1252.0
UNIT 2-2A	1256.0
UNIT 2-2B	1257.0
UNIT 2-2C	1258.0
UNIT 2-2D	1259.0
UNIT 2-2E	1259.5
UNIT 2-3A	1261.0
UNIT 2-3B	1261.0
UNIT 2-3C	1216.5
UNIT 2-3D	1262.0

PHASE 2 MBE TABLE	
LOT #	MBE
UNIT 2-4A	1263.0
UNIT 2-4B	1263.0
UNIT 2-4C	1263.0
UNIT 2-4D	1263.0
UNIT 2-5A	1263.0
UNIT 2-5B	1263.0
UNIT 2-5C	1263.0
UNIT 2-5D	1263.0
UNIT 2-5E	1263.0
UNIT 2-5F	1262.5
UNIT 2-6A	1260.5
UNIT 2-6B	1259.5
UNIT 2-6C	1259.0
UNIT 2-6D	1258.0
UNIT 2-6E	1257.0
UNIT 2-7A	1255.0
UNIT 2-7B	1254.0
UNIT 2-7C	1252.0
UNIT 2-7D	1251.0
UNIT 2-7E	1250.0
UNIT 2-8A	1248.0
UNIT 2-8B	1247.0
UNIT 2-8C	1246.0
UNIT 2-8D	1245.0
UNIT 2-9A	1235.0
UNIT 2-9B	1233.0
UNIT 2-10A	1230.0
UNIT 2-10B	1228.0
UNIT 2-11A	1225.0
UNIT 2-11B	1223.0
UNIT 2-12A	1220.5
UNIT 2-12B	1218.5
UNIT 2-13A	1216.0
UNIT 2-13B	1215.0
UNIT 2-14A	1214.0
UNIT 2-14B	1214.0
UNIT 2-15A	1214.0
UNIT 2-15B	1215.0
UNIT 2-16A	1217.0
UNIT 2-16B	1219.0
UNIT 2-17A	1222.0
UNIT 2-17B	1224.0
UNIT 2-18A	1226.5
UNIT 2-18B	1228.0
UNIT 2-19A	1231.0
UNIT 2-19B	1232.5
UNIT 2-20A	1235.0
UNIT 2-20B	1236.0

DRAWING INDEX MAP



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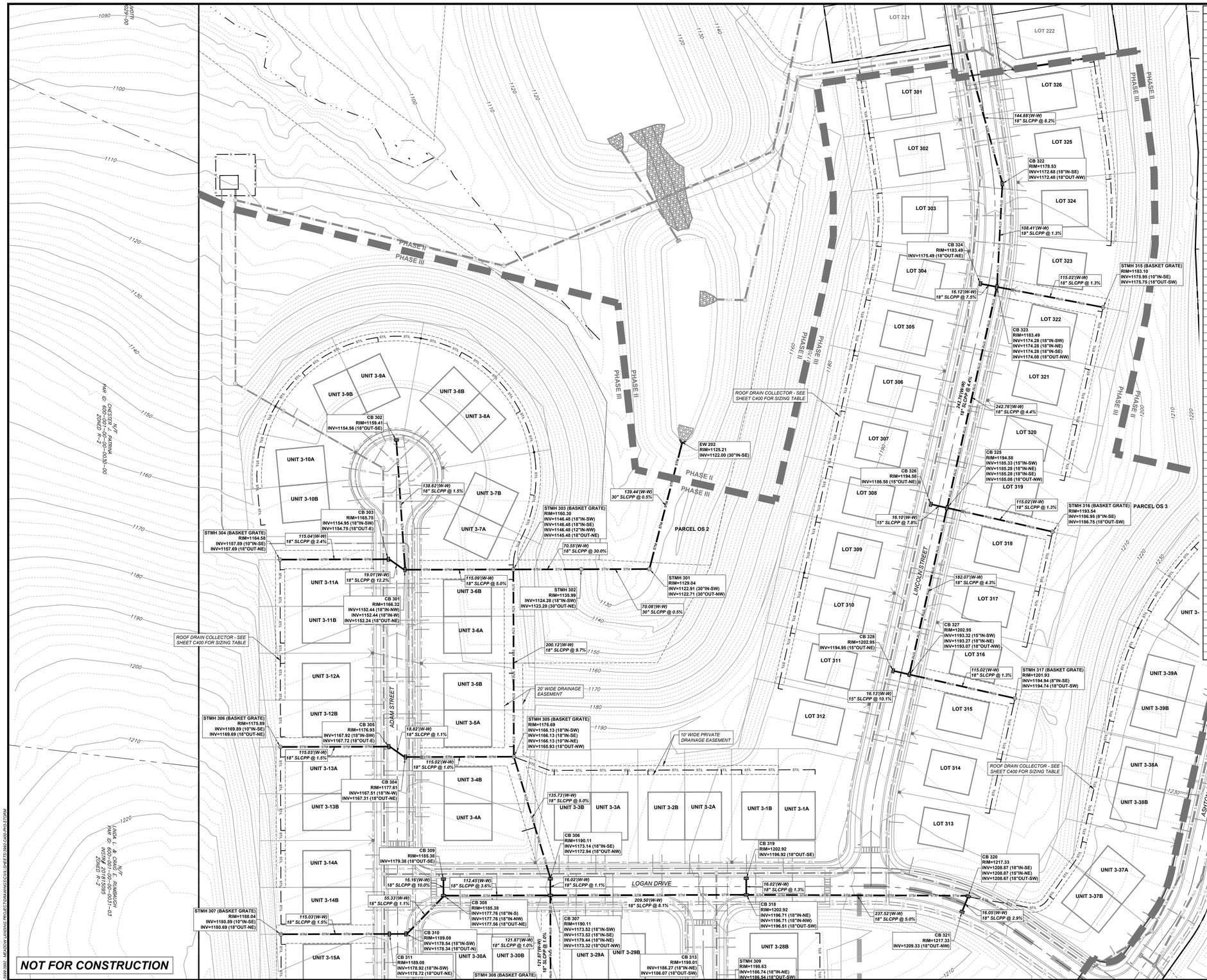
Sheet No.

C400D

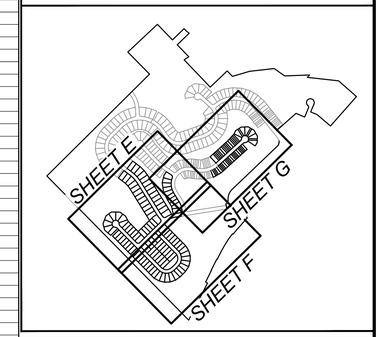
J:\SHEFFLER\CROSHEFFLER PROJECT FILES\JOBS 3900-3999\3992 - MEADOW LANDING PROJECT\DRAWINGS\CIVIL\SHEETS\3992-C400-PH2-STORM



PHASE 3 MBE TABLE	
LOT #	MBE
LOT 301	1166.5
LOT 302	1169.0
LOT 303	1173.0
LOT 304	1176.5
LOT 305	1179.0
LOT 306	1182.0
LOT 307	1185.0
LOT 308	1188.0
LOT 309	1190.5
LOT 310	1193.0
LOT 311	1196.0
LOT 312	1198.5
LOT 313	1202.0
LOT 314	1200.0
LOT 315	1197.0
LOT 316	1194.0
LOT 317	1191.5
LOT 318	1189.0
LOT 319	1186.0
LOT 320	1183.0
LOT 321	1180.5
LOT 322	1178.0
LOT 323	1175.0
LOT 324	1172.5
LOT 325	1170.0
LOT 326	1167.0
UNIT 3-1A	1199.0
UNIT 3-1B	1197.0
UNIT 3-2A	1193.0
UNIT 3-2B	1191.0
UNIT 3-3A	1187.0
UNIT 3-3B	1185.0
UNIT 3-4A	1175.0
UNIT 3-4B	1172.0
UNIT 3-5A	1168.5
UNIT 3-5B	1166.0
UNIT 3-6A	1163.0
UNIT 3-6B	1161.0
UNIT 3-7A	1156.0
UNIT 3-7B	1154.0
UNIT 3-8A	1153.0
UNIT 3-8B	1153.0
UNIT 3-9A	1153.0
UNIT 3-9B	1153.0
UNIT 3-10A	1153.0
UNIT 3-10B	1155.0
UNIT 3-11A	1160.0
UNIT 3-11B	1162.0
UNIT 3-12A	1166.0
UNIT 3-12B	1168.0
UNIT 3-13A	1172.0
UNIT 3-13B	1174.0
UNIT 3-14A	1178.0
UNIT 3-14B	1180.0
UNIT 3-15A	1183.0
UNIT 3-15B	1185.0
UNIT 3-16A	1187.0
UNIT 3-16B	1188.0
UNIT 3-17A	1190.0
UNIT 3-17B	1191.0
UNIT 3-18A	1193.0
UNIT 3-18B	1194.0
UNIT 3-19A	1195.0
UNIT 3-19B	1196.0
UNIT 3-20A	1197.0
UNIT 3-20B	1198.0
UNIT 3-21A	1199.0
UNIT 3-21B	1199.0
UNIT 3-22A	1200.0
UNIT 3-22B	1200.0
UNIT 3-23A	1200.0
UNIT 3-23B	1199.0
UNIT 3-24A	1199.0
UNIT 3-24B	1198.5
UNIT 3-25A	1198.0
UNIT 3-25B	1196.5
UNIT 3-26A	1195.0
UNIT 3-26B	1193.5
UNIT 3-27A	1192.0
UNIT 3-27B	1191.0

PHASE 3 MBE TABLE	
LOT #	MBE
UNIT 3-28A	1191.0
UNIT 3-28B	1191.0
UNIT 3-29A	1188.0
UNIT 3-29B	1186.0
UNIT 3-30A	1180.0
UNIT 3-30A	1178.0
UNIT 3-31A	1187.0
UNIT 3-31B	1188.0
UNIT 3-32A	1190.0
UNIT 3-32B	1191.0
UNIT 3-33A	1193.0
UNIT 3-33B	1194.0
UNIT 3-34A	1198.0
UNIT 3-34B	1197.5
UNIT 3-35A	1195.0
UNIT 3-35B	1194.0
UNIT 3-36A	1192.0
UNIT 3-36B	1191.0
UNIT 3-37A	1214.0
UNIT 3-37B	1215.0
UNIT 3-38A	1220.5
UNIT 3-38B	1222.5
UNIT 3-39A	1226.5
UNIT 3-39B	1228.5
UNIT 3-40A	1232.0
UNIT 3-40B	1234.0
UNIT 3-41A	1236.5
UNIT 3-41B	1238.5
UNIT 3-42A	1263.0
UNIT 3-42B	1263.0
UNIT 3-42C	1263.0
UNIT 3-42D	1263.0
UNIT 3-43A	1262.0
UNIT 3-43B	1262.0
UNIT 3-43C	1261.5
UNIT 3-43D	1261.0
UNIT 3-43E	1260.0
UNIT 3-44A	1259.0
UNIT 3-44B	1258.0
UNIT 3-44C	1257.0
UNIT 3-44D	1256.0
UNIT 3-44E	1255.0
UNIT 3-45A	1253.0
UNIT 3-45B	1252.5
UNIT 3-45C	1251.5
UNIT 3-45D	1251.0
UNIT 3-45E	1250.0
UNIT 3-46A	1248.0
UNIT 3-46B	1247.0
UNIT 3-46C	1246.0
UNIT 3-46D	1245.0
UNIT 3-46E	1244.0
UNIT 3-47A	1240.0
UNIT 3-47B	1239.0
UNIT 3-47C	1239.0
UNIT 3-48A	1239.0
UNIT 3-48B	1239.0
UNIT 3-48C	1239.0
UNIT 3-49A	1239.0
UNIT 3-49B	1240.0
UNIT 3-49C	1241.0
UNIT 3-50A	1243.0
UNIT 3-50B	1244.0
UNIT 3-50C	1245.0
UNIT 3-50D	1246.0
UINT 3-50E	1247.0
UNIT 3-50F	1248.0
UNIT 3-51A	1250.0
UNIT3-51B	1251.0
UNIT 3-51C	1252.0
UNIT 3-51D	1253.0
UNIT 3-51E	1254.0
UNIT 3-51F	1255.0
UNIT 3-52A	1257.0
UNIT 3-52B	1258.0
UNIT 3-52C	1259.0
UNIT 3-52D	1260.0
UNIT 3-52E	1261.0
UNIT 3-52F	1262.0

DRAWING INDEX MAP



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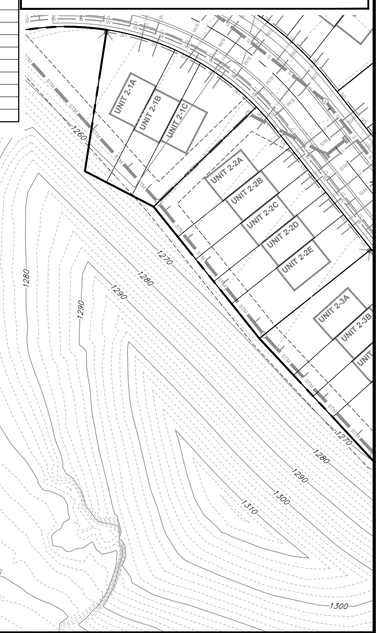

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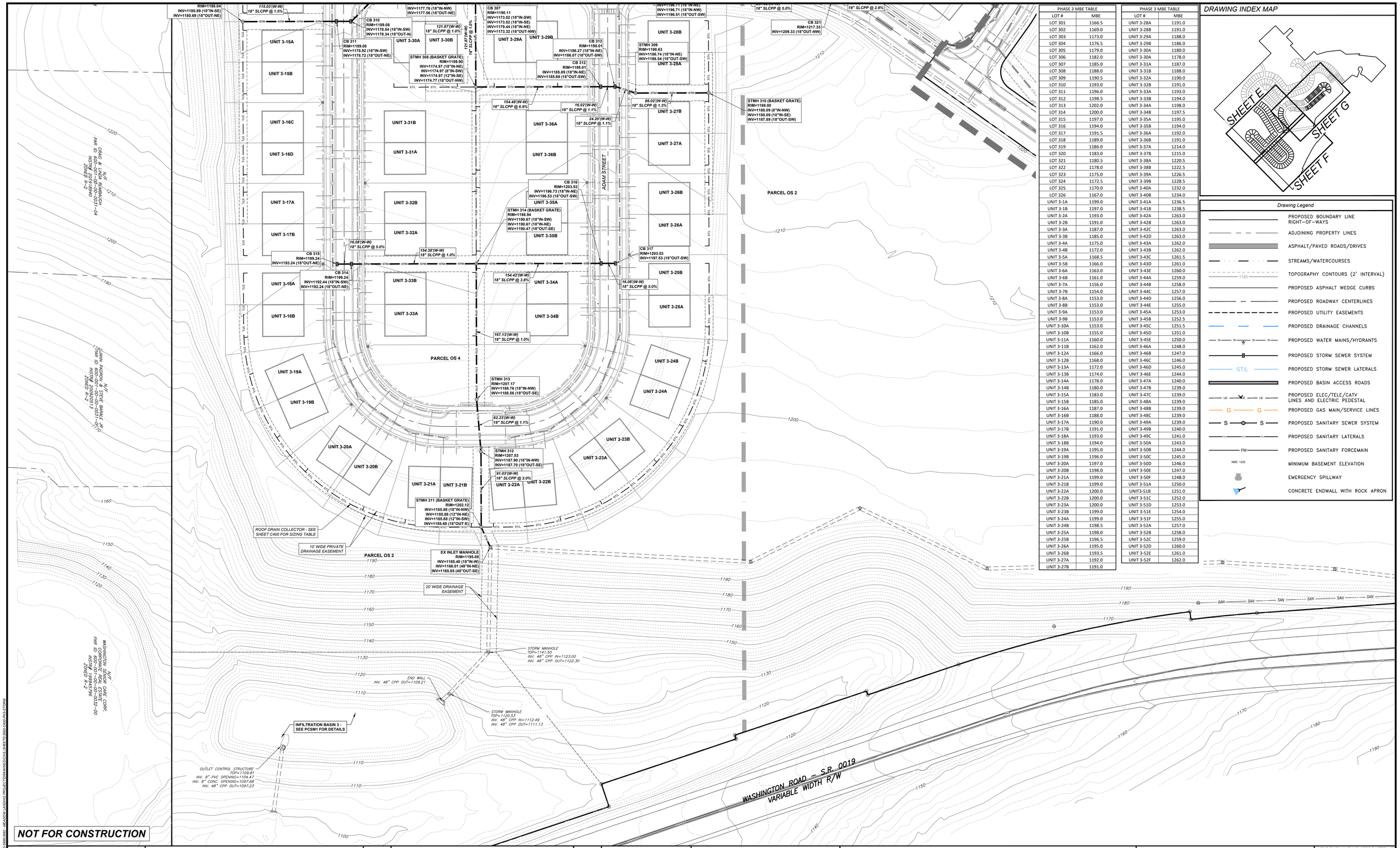
Sheet No.

C400E

S:\SHEFFLER\SHEFFLER PROJECT FILES\2020-3000-3999\3992 - MEADOWS LANDING PROJECT\DRAWINGS\CIVIL SHEETS\3992-C400-PH3-STORM



PHASE 3 MBE TABLE	
LOT #	MBE
LOT 301	1166.5
LOT 302	1169.0
LOT 303	1173.0
LOT 304	1176.5
LOT 305	1179.0
LOT 306	1182.0
LOT 307	1185.0
LOT 308	1188.0
LOT 309	1190.5
LOT 310	1193.0
LOT 311	1196.0
LOT 312	1198.5
LOT 313	1202.0
LOT 314	1200.0
LOT 315	1197.0
LOT 316	1194.0
LOT 317	1191.5
LOT 318	1189.0
LOT 319	1186.0
LOT 320	1183.0
LOT 321	1180.5
LOT 322	1178.0
LOT 323	1175.0
LOT 324	1172.5
LOT 325	1170.0
LOT 326	1167.0
UNIT 3-1A	1199.0
UNIT 3-1B	1197.0
UNIT 3-2A	1193.0
UNIT 3-2B	1191.0
UNIT 3-3A	1187.0
UNIT 3-3B	1185.0
UNIT 3-4A	1175.0
UNIT 3-4B	1172.0
UNIT 3-5A	1168.5
UNIT 3-5B	1166.0
UNIT 3-6A	1163.0
UNIT 3-6B	1161.0
UNIT 3-7A	1156.0
UNIT 3-7B	1154.0
UNIT 3-8A	1153.0
UNIT 3-8B	1153.0
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UNIT 3-9B	1153.0
UNIT 3-10A	1153.0
UNIT 3-10B	1155.0
UNIT 3-11A	1160.0
UNIT 3-11B	1162.0
UNIT 3-12A	1166.0
UNIT 3-12B	1168.0
UNIT 3-13A	1172.0
UNIT 3-13B	1174.0
UNIT 3-14A	1178.0
UNIT 3-14B	1180.0
UNIT 3-15A	1183.0
UNIT 3-15B	1185.0
UNIT 3-16A	1187.0
UNIT 3-16B	1188.0
UNIT 3-17A	1190.0
UNIT 3-17B	1191.0
UNIT 3-18A	1193.0
UNIT 3-18B	1194.0
UNIT 3-19A	1195.0
UNIT 3-19B	1196.0
UNIT 3-20A	1197.0
UNIT 3-20B	1198.0
UNIT 3-21A	1199.0
UNIT 3-21B	1199.0
UNIT 3-22A	1200.0
UNIT 3-22B	1200.0
UNIT 3-23A	1200.0
UNIT 3-23B	1199.0
UNIT 3-24A	1199.0
UNIT 3-24B	1198.5
UNIT 3-25A	1198.0
UNIT 3-25B	1196.5
UNIT 3-26A	1195.0
UNIT 3-26B	1193.5
UNIT 3-27A	1192.0
UNIT 3-27B	1191.0

PHASE 3 MBE TABLE	
LOT #	MBE
UNIT 3-28A	1191.0
UNIT 3-28B	1191.0
UNIT 3-29A	1188.0
UNIT 3-29B	1186.0
UNIT 3-30A	1180.0
UNIT 3-30A	1178.0
UNIT 3-31A	1187.0
UNIT 3-31B	1188.0
UNIT 3-32A	1190.0
UNIT 3-32B	1191.0
UNIT 3-33A	1193.0
UNIT 3-33B	1194.0
UNIT 3-34A	1198.0
UNIT 3-34B	1197.5
UNIT 3-35A	1195.0
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UNIT 3-36B	1191.0
UNIT 3-37A	1214.0
UNIT 3-37B	1215.0
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UNIT 3-42A	1263.0
UNIT 3-42B	1263.0
UNIT 3-42C	1263.0
UNIT 3-42D	1263.0
UNIT 3-43A	1262.0
UNIT 3-43B	1262.0
UNIT 3-43C	1261.5
UNIT 3-43D	1261.0
UNIT 3-43E	1260.0
UNIT 3-44A	1259.0
UNIT 3-44B	1258.0
UNIT 3-44C	1257.0
UNIT 3-44D	1256.0
UNIT 3-44E	1255.0
UNIT 3-45A	1253.0
UNIT 3-45B	1252.5
UNIT 3-45C	1251.5
UNIT 3-45D	1251.0
UNIT 3-45E	1250.0
UNIT 3-46A	1248.0
UNIT 3-46B	1247.0
UNIT 3-46C	1246.0
UNIT 3-46D	1245.0
UNIT 3-46E	1244.0
UNIT 3-47A	1240.0
UNIT 3-47B	1239.0
UNIT 3-47C	1239.0
UNIT 3-48A	1239.0
UNIT 3-48B	1239.0
UNIT 3-48C	1239.0
UNIT 3-49A	1239.0
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UNIT 3-49C	1241.0
UNIT 3-50A	1243.0
UNIT 3-50B	1244.0
UNIT 3-50C	1245.0
UNIT 3-50D	1246.0
UINT 3-50E	1247.0
UNIT 3-50F	1248.0
UNIT 3-51A	1250.0
UNIT3-51B	1251.0
UNIT 3-51C	1252.0
UNIT 3-51D	1253.0
UNIT 3-51E	1254.0
UNIT 3-51F	1255.0
UNIT 3-52A	1257.0
UNIT 3-52B	1258.0
UNIT 3-52C	1259.0
UNIT 3-52D	1260.0
UNIT 3-52E	1261.0
UNIT 3-52F	1262.0

DRAWING INDEX MAP

SHEET E
SHEET G
SHEET F

Drawing Legend

- PROPOSED BOUNDARY LINE RIGHT-OF-WAYS
- ADJOINING PROPERTY LINES
- ASPHALT/PAVED ROADS/DRIVES
- STREAMS/WATERCOURSES
- TOPOGRAPHY CONTOURS (2' INTERVAL)
- PROPOSED ASPHALT WEDGE CURBS
- PROPOSED ROADWAY CENTERLINES
- PROPOSED UTILITY EASEMENTS
- PROPOSED DRAINAGE CHANNELS
- PROPOSED WATER MAINS/HYDRANTS
- PROPOSED STORM SEWER SYSTEM
- PROPOSED STORM SEWER LATERALS
- PROPOSED BASIN ACCESS ROADS
- PROPOSED ELEC/TELE/CATV LINES AND ELECTRIC PEDESTAL
- PROPOSED GAS MAIN/SERVICE LINES
- PROPOSED SANITARY SEWER SYSTEM
- PROPOSED SANITARY LATERALS
- PROPOSED SANITARY FORCEMAIN
- MINIMUM BASEMENT ELEVATION
- EMERGENCY SPILLWAY
- CONCRETE ENDWALL WITH ROCK APRON

811 Know what's below. Call before you dig.

POCS SER. #: DESIGN - DIG - 20203440458

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NORTH

Horizontal Scale
50 0 50 100
(Feet)
1 inch = 50 ft.

Date:	Revision Description:	By:
06/17/2021	ISSUED FOR BID	JRG
06/30/2021	ISSUED FOR SUPERVISORS MEETING	JRG
08/09/2021	REVISIONS	JRG
08/13/2021	SUBMISSION TO WCCD	JRG
09/30/2021	WCCD COMMENT REVISIONS	JRG
10/15/2021	FINAL TOWNSHIP SUBMISSION	JRG

Professional Seal: COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — GRAHAM LEE FERRY — ENGINEER — PE074237

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@SheffleyCo.com

Meadows Landing
Planned Residential Development

Prepared For:
MEADOWS LANDING ASSOCIATES, LP

Situate In:
South Strabane Township, Washington County, Pennsylvania

PHASE 3
STORM SEWER PLAN

DRAWING SCALE:	1" = 50'	DESIGNED BY:	ALB
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992-C400-PH3-STORM.DWG

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.
C400F

X:\SHEFFLEYCO\SHEFFLER PROJECT FILES\JOBS 3900s\3992-3992 - MEADOW LANDING PROJECT\DRAWING\SCALE SHEETS\3992-C400-PH3-STORM

PHASE 3 MBE TABLE	
LOT #	MBE
LOT 301	1166.5
LOT 302	1169.0
LOT 303	1173.0
LOT 304	1176.5
LOT 305	1179.0
LOT 306	1182.0
LOT 307	1185.0
LOT 308	1188.0
LOT 309	1190.5
LOT 310	1193.0
LOT 311	1196.0
LOT 312	1198.5
LOT 313	1202.0
LOT 314	1200.0
LOT 315	1197.0
LOT 316	1194.0
LOT 317	1191.5
LOT 318	1189.0
LOT 319	1186.0
LOT 320	1183.0
LOT 321	1180.5
LOT 322	1178.0
LOT 323	1175.0
LOT 324	1172.5
LOT 325	1170.0
LOT 326	1167.0
UNIT 3-1A	1199.0
UNIT 3-1B	1197.0
UNIT 3-2A	1193.0
UNIT 3-2B	1191.0
UNIT 3-3A	1187.0
UNIT 3-3B	1185.0
UNIT 3-4A	1175.0
UNIT 3-4B	1172.0
UNIT 3-5A	1168.5
UNIT 3-5B	1166.0
UNIT 3-6A	1163.0
UNIT 3-6B	1161.0
UNIT 3-7A	1156.0
UNIT 3-7B	1154.0
UNIT 3-8A	1153.0
UNIT 3-8B	1153.0
UNIT 3-9A	1153.0
UNIT 3-9B	1153.0
UNIT 3-10A	1153.0
UNIT 3-10B	1155.0
UNIT 3-11A	1160.0
UNIT 3-11B	1162.0
UNIT 3-12A	1166.0
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UNIT 3-13A	1172.0
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UNIT 3-15B	1185.0
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UNIT 3-16B	1188.0
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UNIT 3-19A	1195.0
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UNIT 3-21A	1199.0
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UNIT 3-24A	1199.0
UNIT 3-24B	1198.5
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UNIT 3-26A	1195.0
UNIT 3-26B	1193.5
UNIT 3-27A	1192.0
UNIT 3-27B	1191.0

PHASE 3 MBE TABLE	
LOT #	MBE
UNIT 3-28A	1191.0
UNIT 3-28B	1191.0
UNIT 3-29A	1188.0
UNIT 3-29B	1186.0
UNIT 3-30A	1180.0
UNIT 3-30A	1178.0
UNIT 3-31A	1187.0
UNIT 3-31B	1188.0
UNIT 3-32A	1190.0
UNIT 3-32B	1191.0
UNIT 3-33A	1193.0
UNIT 3-33B	1194.0
UNIT 3-34A	1198.0
UNIT 3-34B	1197.5
UNIT 3-35A	1195.0
UNIT 3-35B	1194.0
UNIT 3-36A	1192.0
UNIT 3-36B	1191.0
UNIT 3-37A	1214.0
UNIT 3-37B	1215.0
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UNIT 3-38B	1222.5
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UNIT 3-39B	1228.5
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UNIT 3-43C	1261.5
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UNIT 3-44C	1257.0
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UNIT 3-45A	1253.0
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UNIT 3-45C	1251.5
UNIT 3-45D	1251.0
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UNIT 3-46A	1248.0
UNIT 3-46B	1247.0
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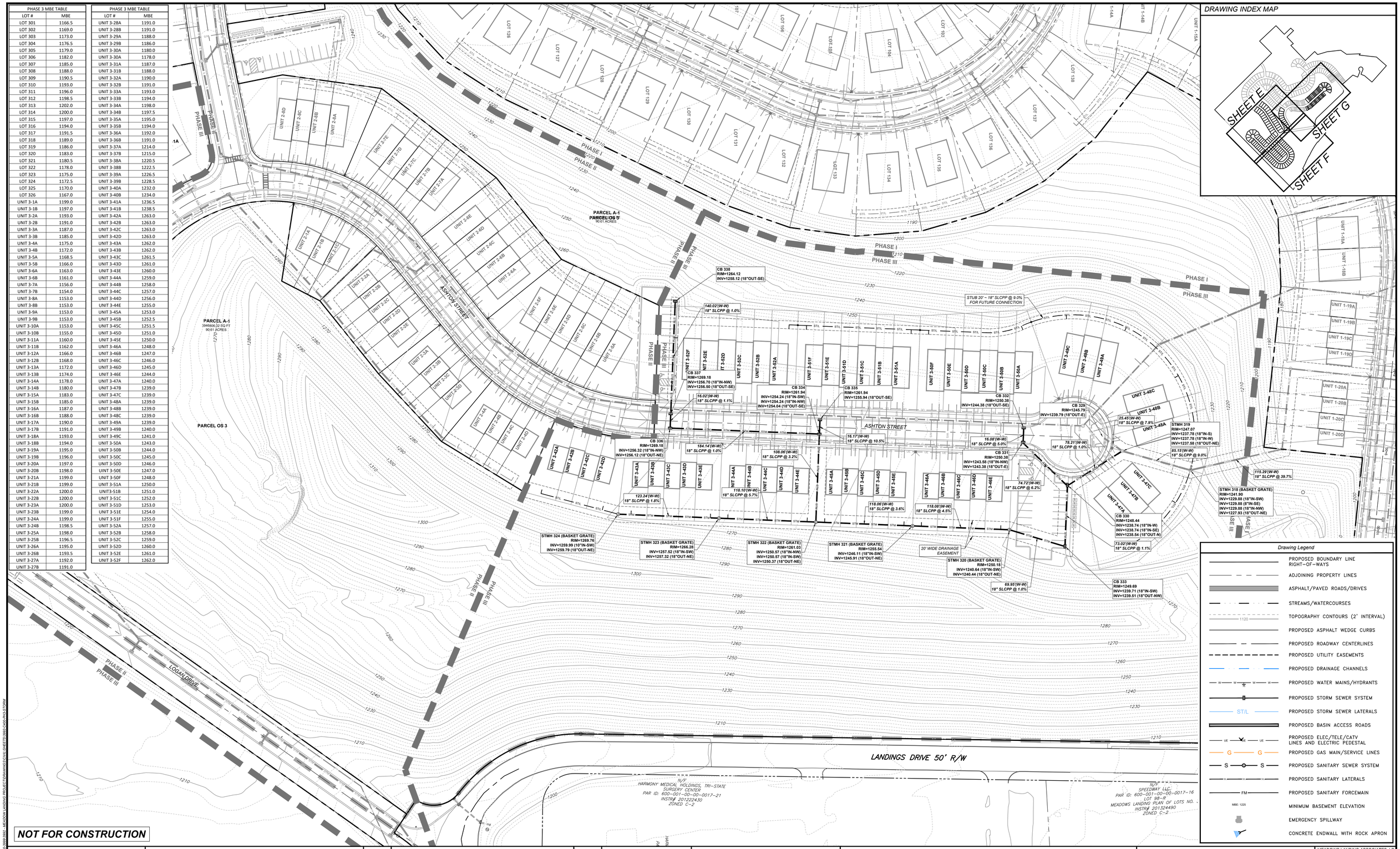
UNIT 3-47B	1239.0
UNIT 3-47C	1239.0
UNIT 3-48A	1239.0
UNIT 3-48B	1239.0
UNIT 3-48C	1239.0
UNIT 3-49A	1239.0
UNIT 3-49B	1240.0
UNIT 3-49C	1241.0
UNIT 3-50A	1243.0
UNIT 3-50B	1244.0
UNIT 3-50C	1245.0
UNIT 3-50D	1246.0
UNIT 3-50E	1247.0
UNIT 3-50F	1248.0
UNIT 3-51A	1250.0
UNIT 3-51B	1252.0
UNIT 3-51C	1253.0
UNIT 3-51D	1254.0
UNIT 3-51E	1255.0
UNIT 3-51F	1255.0
UNIT 3-52A	1257.0
UNIT 3-52B	1258.0
UNIT 3-52C	1259.0
UNIT 3-52D	1260.0
UNIT 3-52E	1261.0
UNIT 3-52F	1262.0



NOT FOR CONSTRUCTION

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50 0 50 100

(Feet)
1 inch = 50 ft.

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Professional Seal

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GRAHAM LEE FERRY
ENGINEER
PE074237

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:

MEADOWS LANDING ASSOCIATES, LP

Situate In:

South Strabane Township, Washington County, Pennsylvania

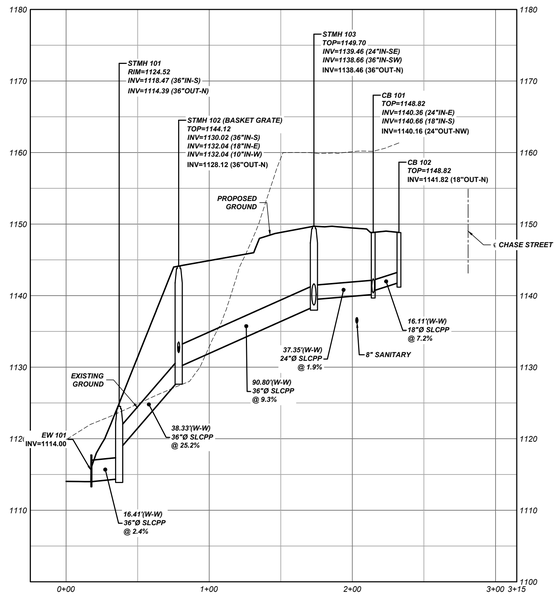
PHASE 3 STORM SEWER PLAN

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

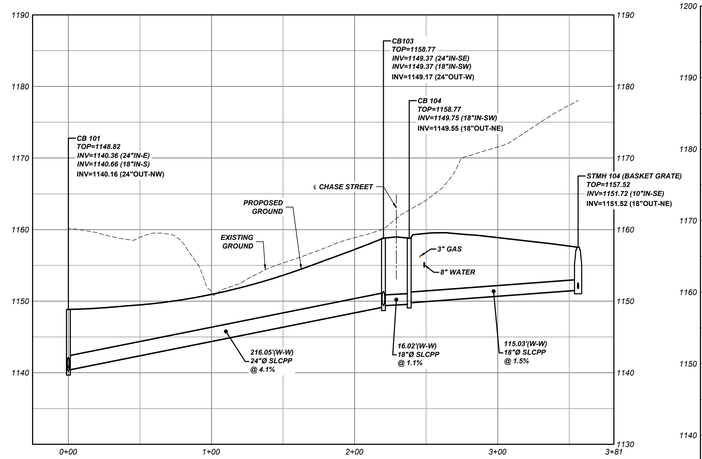
DRAWING SCALE:	1" = 50'	DESIGNED BY:	ALB
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---
CADD#: 3992-C400-PH3-STORM.DWG			

Sheet No.

C400G



EW 101 TO CB 102 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



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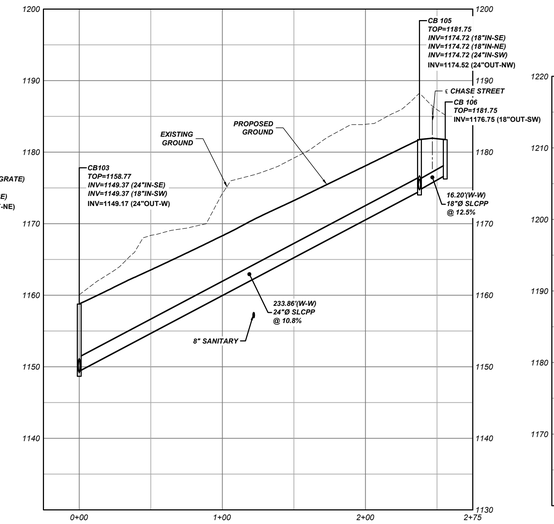

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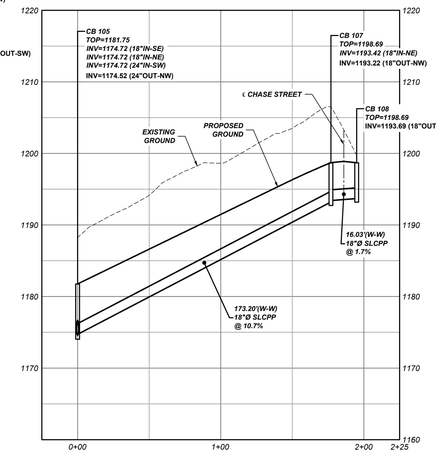

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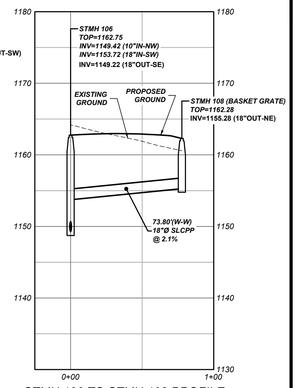
Vertical: 1" = 10'



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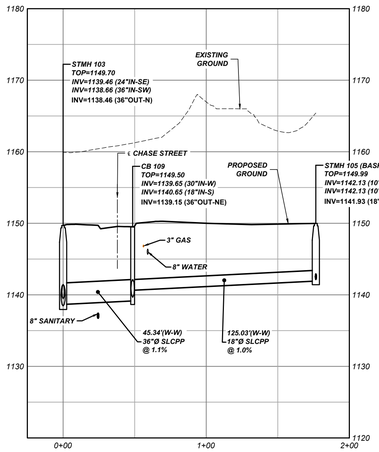
Vertical: 1" = 10'



STMH 103 TO STMH 105 PROFILE
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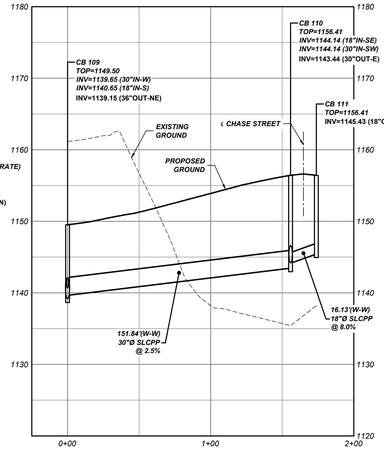
Vertical: 1" = 10'



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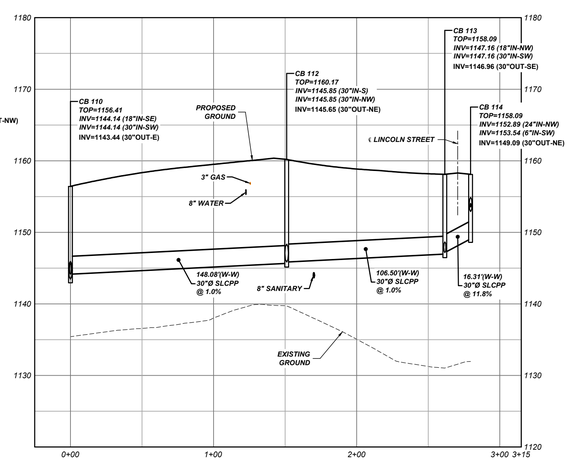
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



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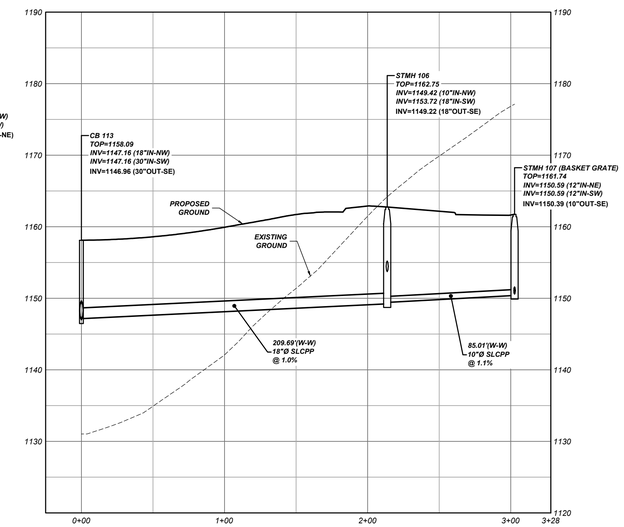
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



CB 113 TO STMH 107 PROFILE
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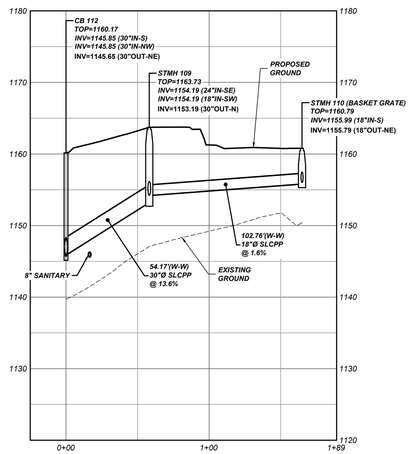
Vertical: 1" = 10'



CB 112 TO STMH 110 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'

NOT FOR CONSTRUCTION

811 Know what's **below.** **Call** before you dig.

POCS SER. #: DESIGN -
DIG - 20203440458

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Horizontal Scale
50 0 50 100
(Feet)
1 inch = 50 ft.

Vertical Scale
10 0 10 20
(Feet)
1 inch = 10 ft.

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Professional Seal: COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER PE074237 GRAHAM LEE FERRY

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Meadows Landing
Planned Residential Development

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Situate In:
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PHASE 1 STORM
SEWER PROFILES

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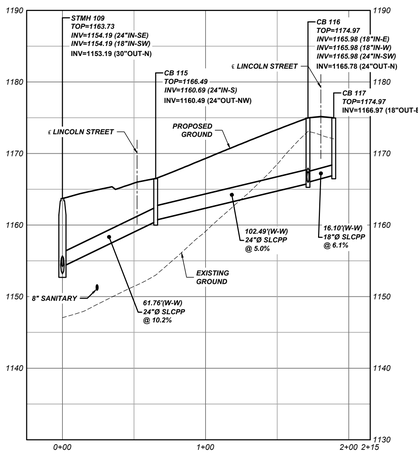
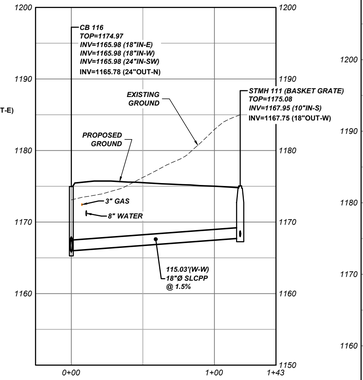
DRAWING SCALE:	AS SHOWN	DESIGNED BY:	ALB
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---
CADD#: 3992-C410-STORM PROFILES.DWG			

Sheet No.
C410

X:\SHEFFLER\DOCSHEFLER\PROJECT FILES\JOBS 3900-3999\3992 - MEADOWS LANDING PROJECT\DRAWINGS\CIVIL SHEETS\3992-C410-STORM PROFILES



STMH 109 TO CB 117 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



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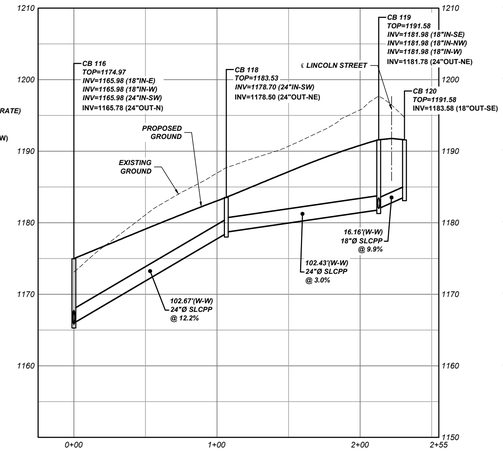
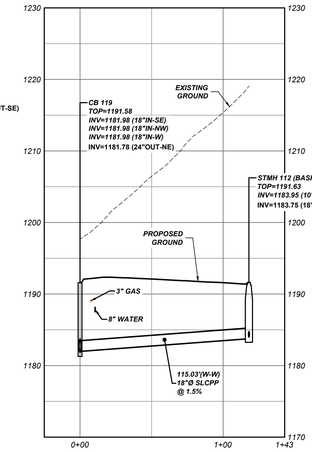
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



CB 116 TO CB 120 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



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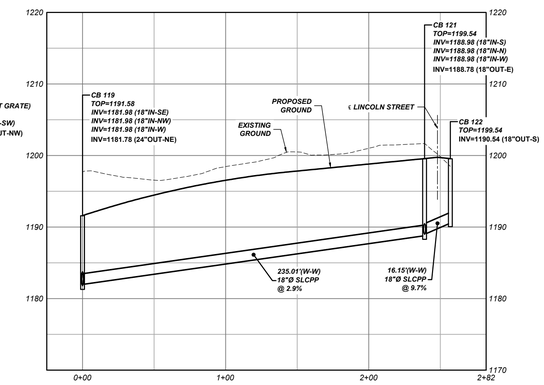
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



CB 119 TO CB 122 PROFILE
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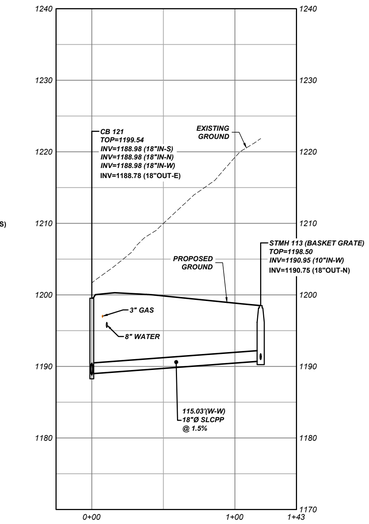
Vertical: 1" = 10'



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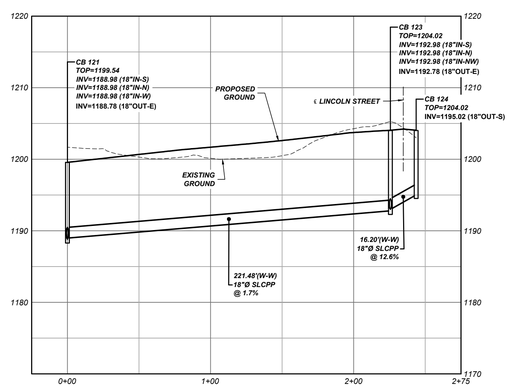

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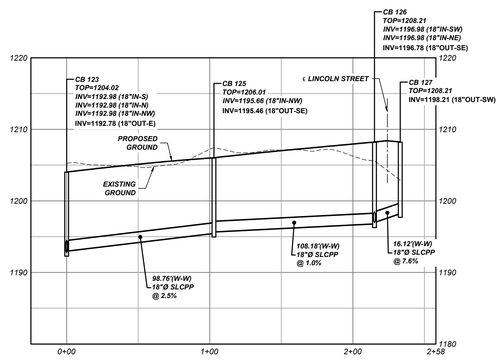
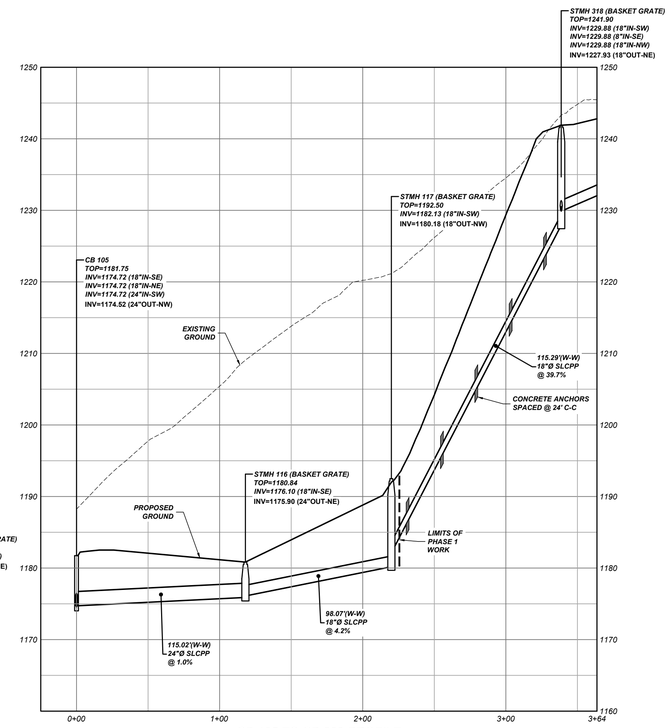
Vertical: 1" = 10'



CB 123 TO CB 127 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



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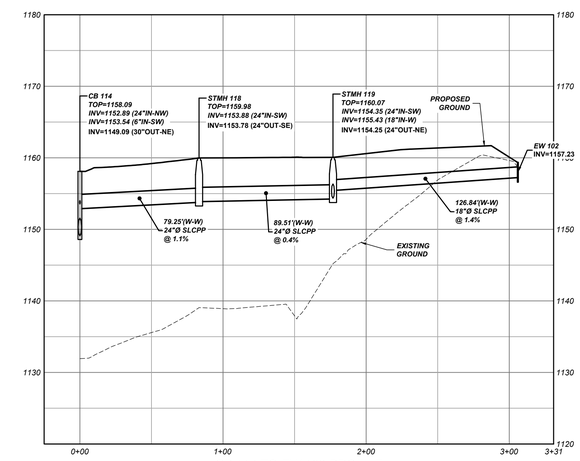
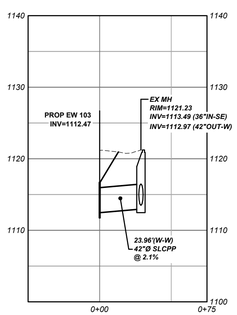
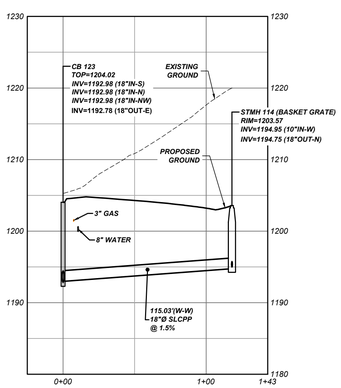
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



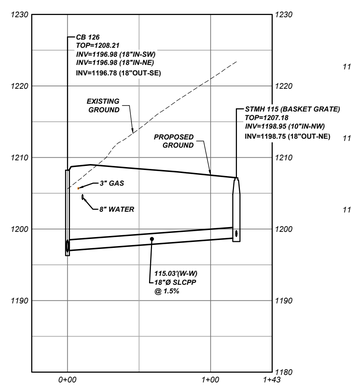
CB 114 TO EW 102 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



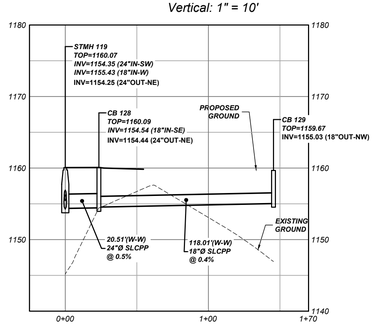
EW 103 THRU EX MH PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



CB 123 TO STMH 114 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



CB 126 TO STMH 115 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



STMH 119 TO CB 129 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'

NOT FOR CONSTRUCTION

811 Know what's **below.** **Call** before you dig.

POCS SER. #: DESIGN - DIG - 20203440458

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06/30/2021	ISSUED FOR SUPERVISORS MEETING	JRG
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09/30/2021	WCCD COMMENT REVISIONS	JRG
10/15/2021	FINAL TOWNSHIP SUBMISSION	JRG

Professional Seal: COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — GRAHAM LEE FERRY — ENGINEER — PE074237

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:
MEADOWS LANDING ASSOCIATES, LP

Situate In:
South Strabane Township, Washington County, Pennsylvania

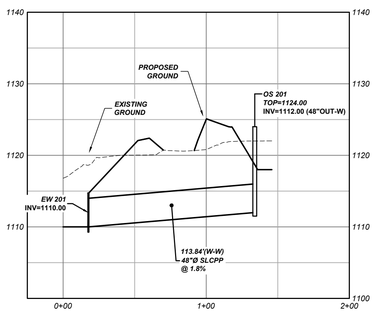
PHASE 1 STORM SEWER PROFILES

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

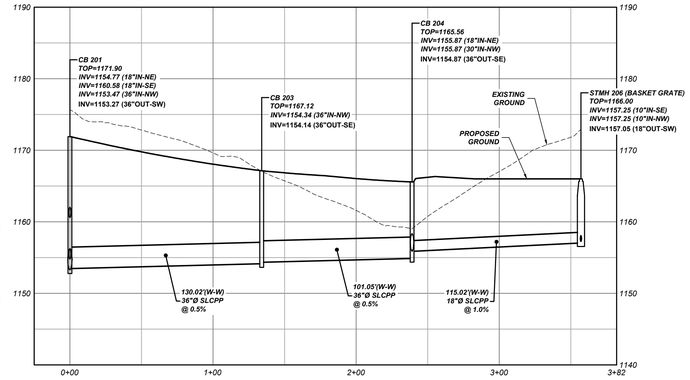
DRAWING SCALE:	AS SHOWN	DESIGNED BY:	ALB
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---
CADD#: 3992-C410-STORM PROFILES.DWG			

Sheet No.
C411

A:\SHEFFLERCO\SHEFFLER PROJECT FILES\JOBS 3000-3999\3992 - MEADOW LANDING PROJECT\DRAWINGS\CIVIL\SHEETS\3992-C410-STORM PROFILES



EW 201 TO OS 201 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



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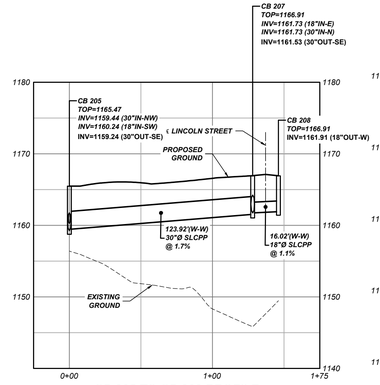
Vertical: 1" = 10'



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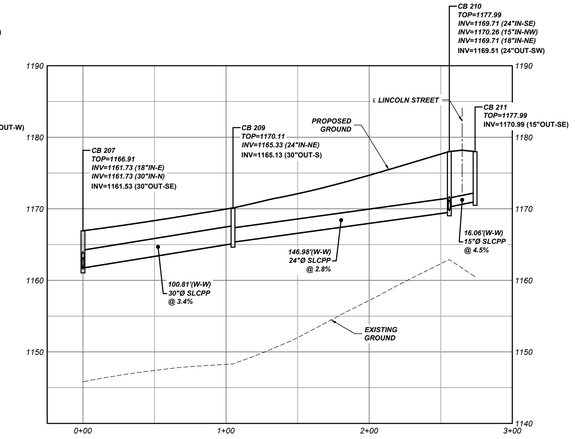
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



CB 207 TO CB 211 PROFILE
Scale- Horizontal: 1" = 50'
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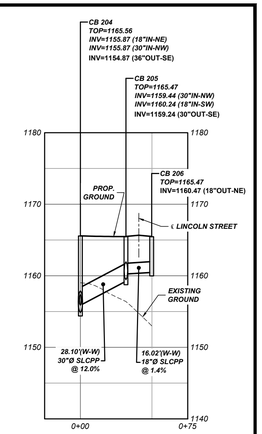

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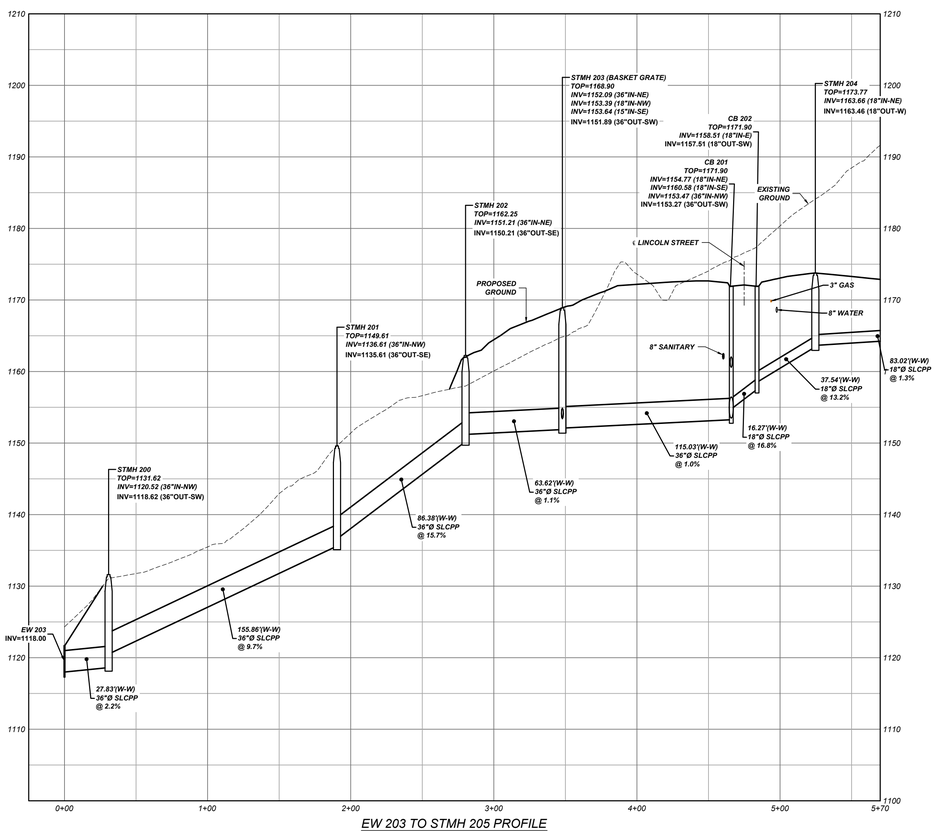

EW 203 TO STMH 205 PROFILE
Scale- Horizontal: 1" = 50'
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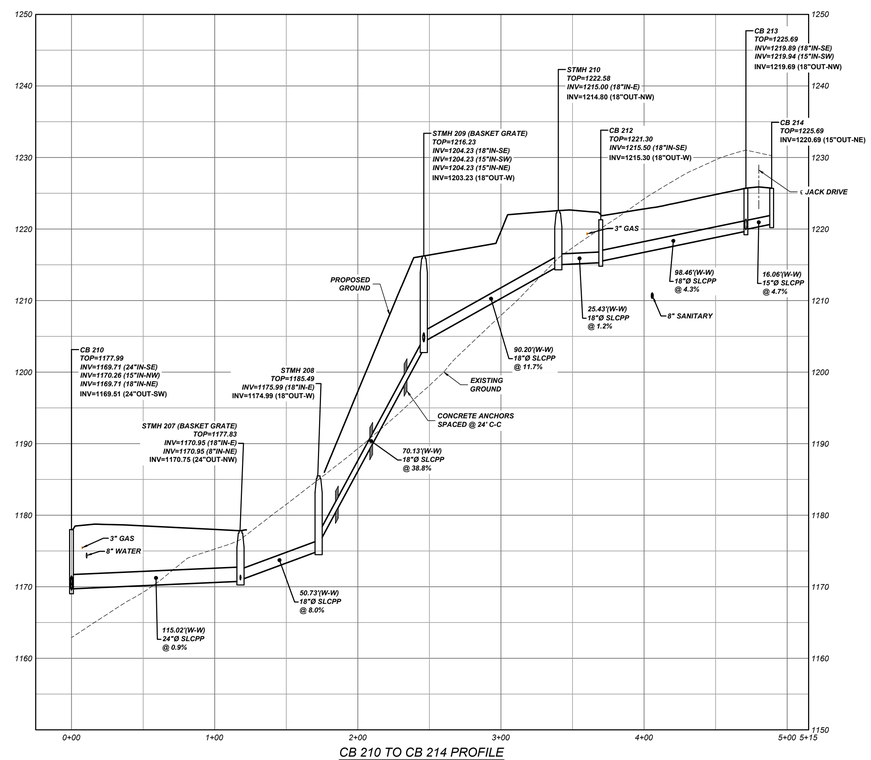
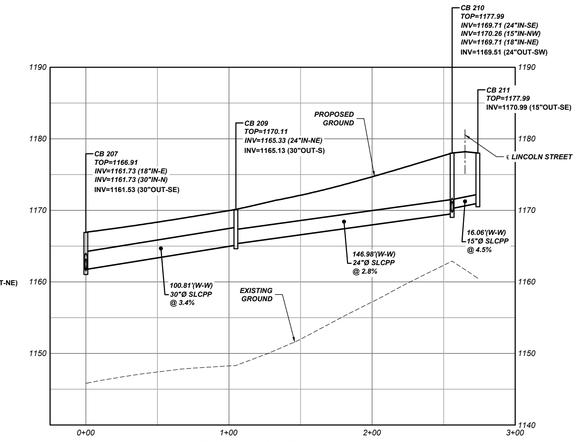
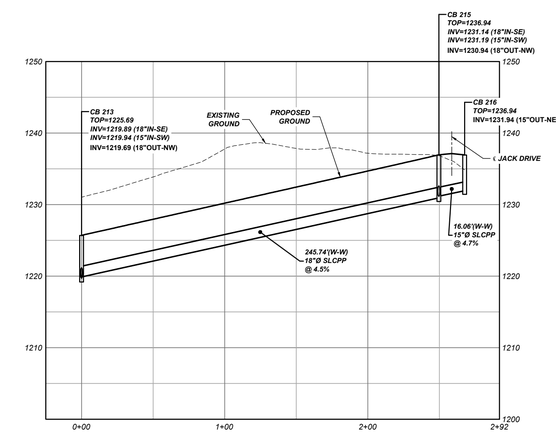


CB 210 TO CB 214 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



CB 207 TO CB 211 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



CB 213 TO CB 216 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'

NOT FOR CONSTRUCTION

811 Know what's **below.** **Call** before you dig.

POCS SER. #: DESIGN -
DIG - 20203440458

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Professional Seal
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GRAHAM LEE FERRY
ENGINEER
PE074237

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:
MEADOWS LANDING ASSOCIATES, LP

Situate In:
South Strabane Township, Washington County, Pennsylvania

PHASE 2 STORM
SEWER PROFILES

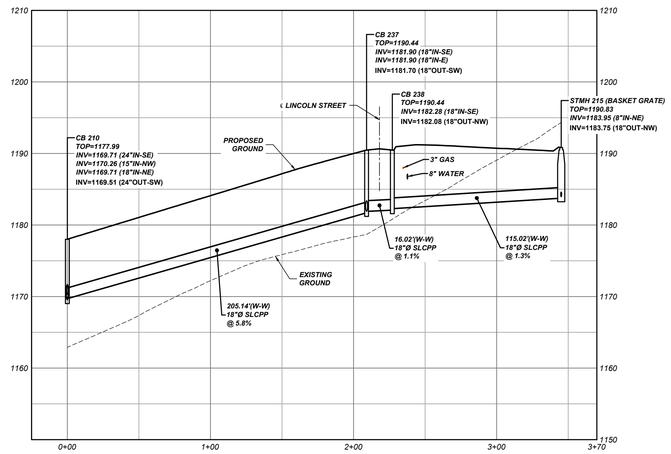
DRAWING SCALE:	AS SHOWN	DESIGNED BY:	ALB
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992-C410-STORM PROFILES.DWG

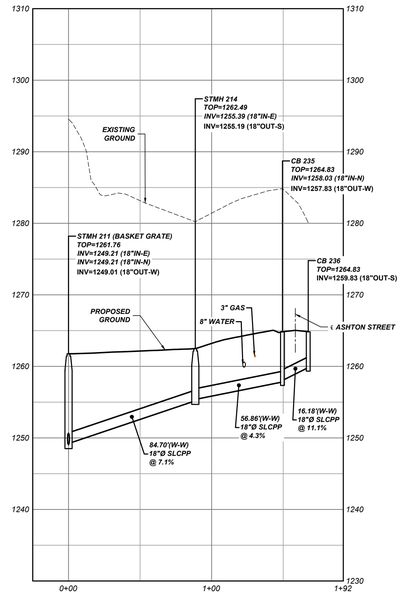
MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.
C412

S:\SHEFFERCO\SHEFFER PROJECT FILES-JOBS 3000-3999\3992 - MEADOWS LANDING PROJECT\DRAWINGS\CIVIL\SHEETS\3992-C410-STORM PROFILES



CB 210 TO CB 215 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



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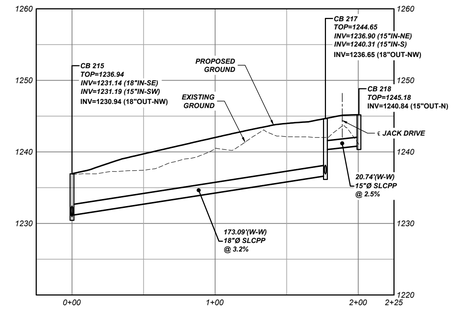
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



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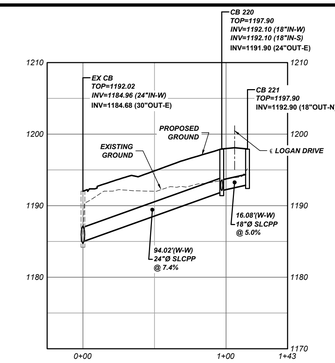
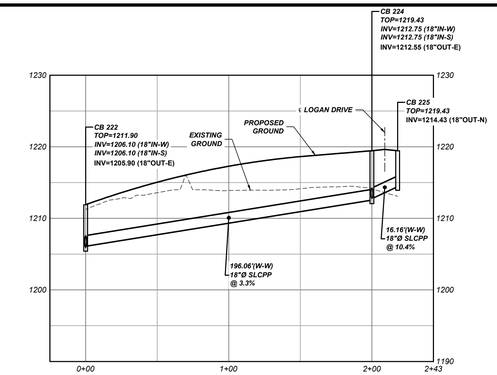
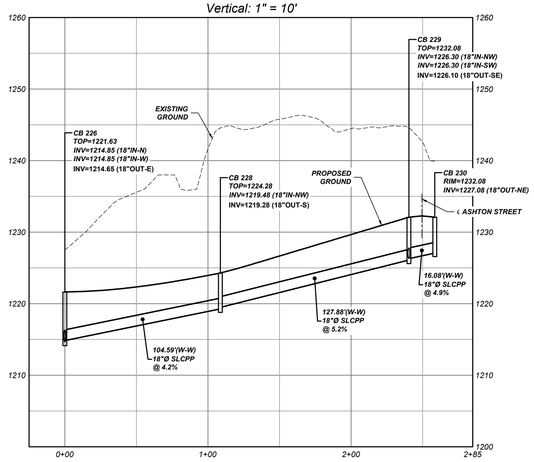
Vertical: 1" = 10'



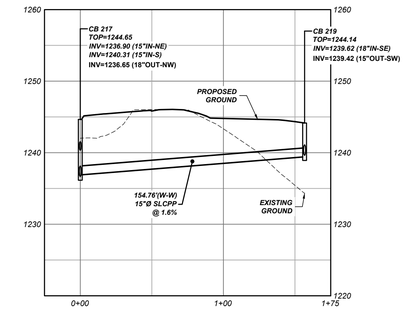
EX CB TO CB 221 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



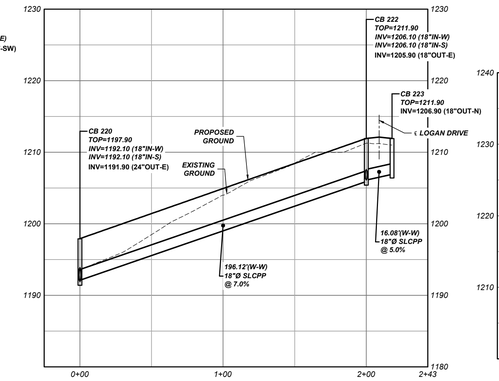
CB 222 TO CB 225 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



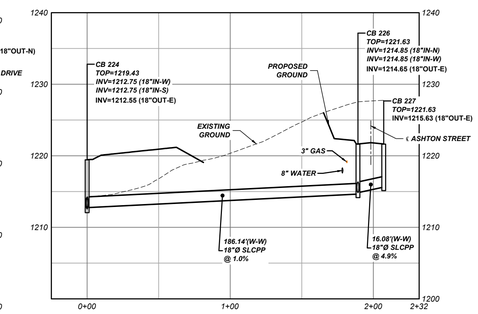
CB 226 TO CB 230 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



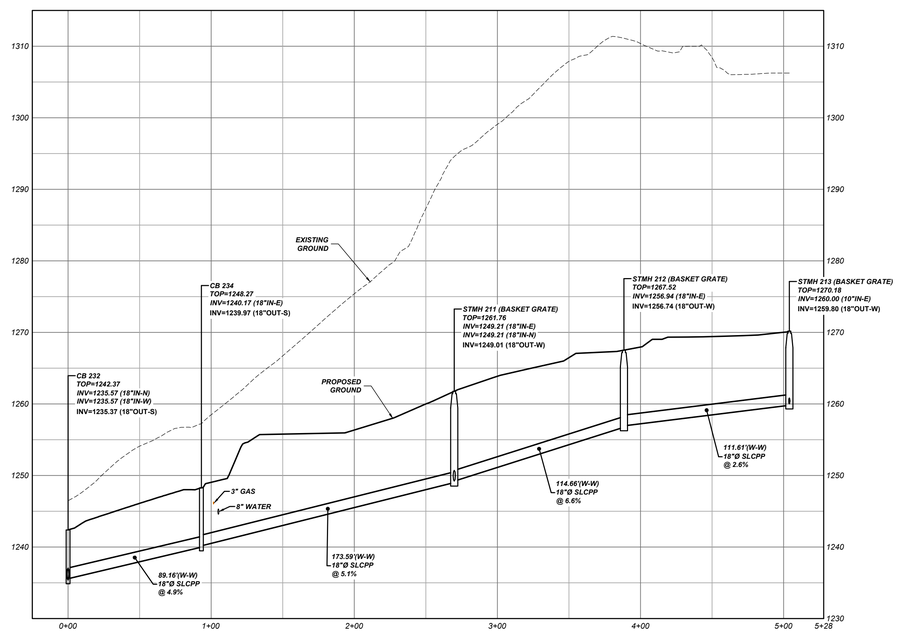
CB 217 TO CB 219 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



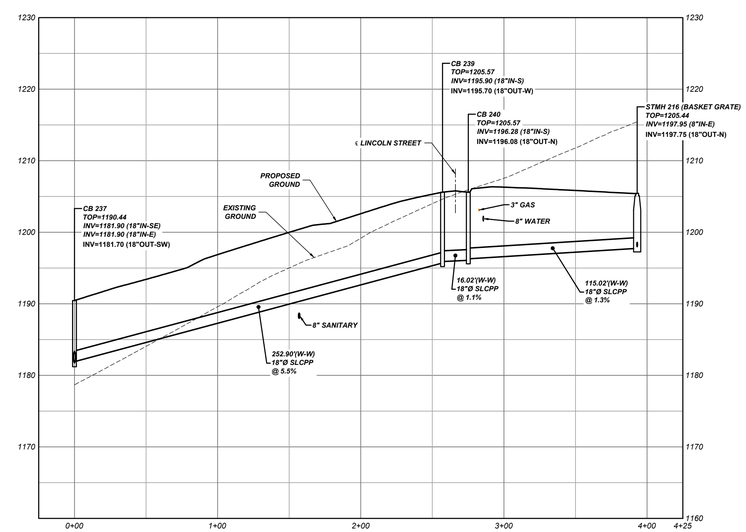
CB 220 TO CB 223 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



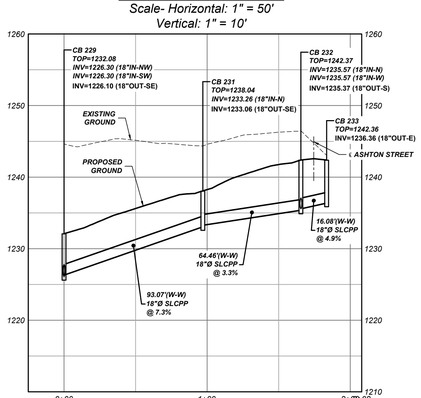
CB 224 TO CB 227 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



CB 232 TO STMH 213 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



CB 237 TO STMH 216 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



CB 229 TO CB 233 PROFILE
Scale- Horizontal: 1" = 50'
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Professional Seal: COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — GRAHAM LEE FERRY — ENGINEER — PE074237

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ENGINEERING • SURVEYING
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Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:
MEADOWS LANDING ASSOCIATES, LP

Situate In:
South Strabane Township, Washington County, Pennsylvania

PHASE 2 STORM SEWER PROFILES

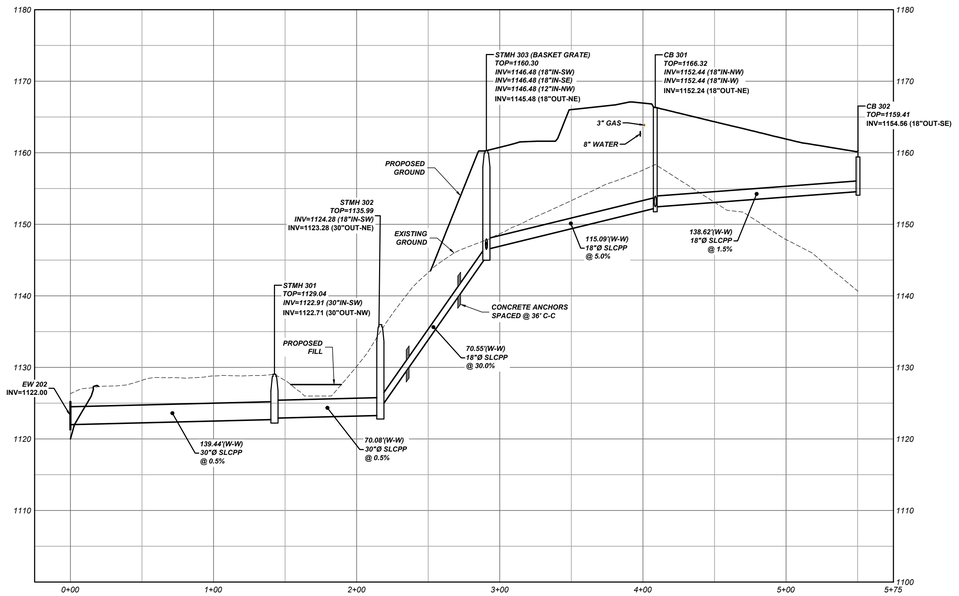
DRAWING SCALE:	AS SHOWN	DESIGNED BY:	ALB
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992-C410-STORM PROFILES.DWG

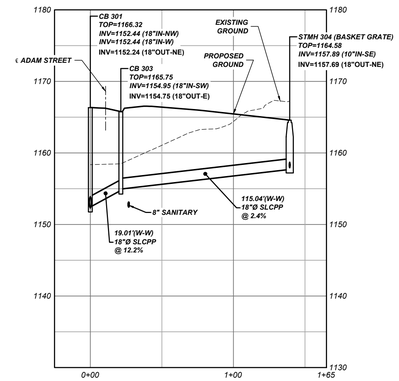
MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.
C413

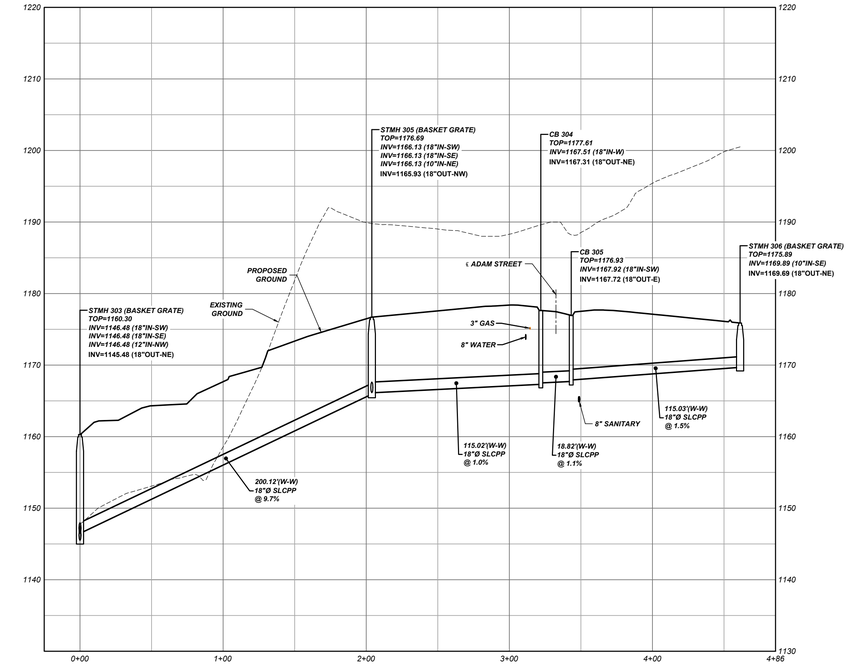
X:\SHEFFLER\CD\SHEFFLER PROJECT FILES\JOBS 3900-3999\3992 - MEADOWS LANDING PROJECT\DRAWINGS\TWP SHEETS\3992-C410-STORM PROFILES



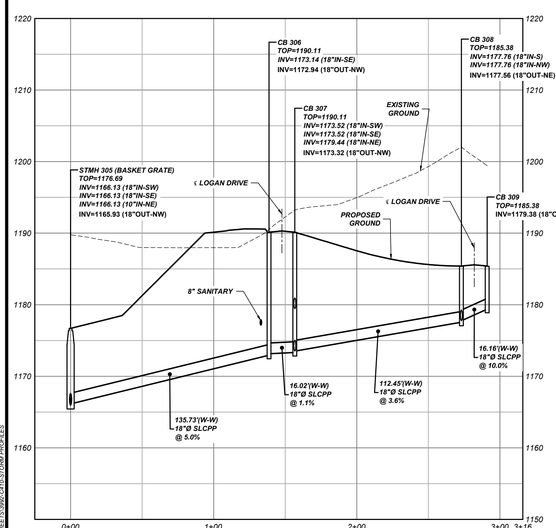
EW 202 TO CB 302 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



CB 301 TO STMH 304 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



STMH 303 TO STMH 306 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



STMH 305 TO CB 309 PROFILE
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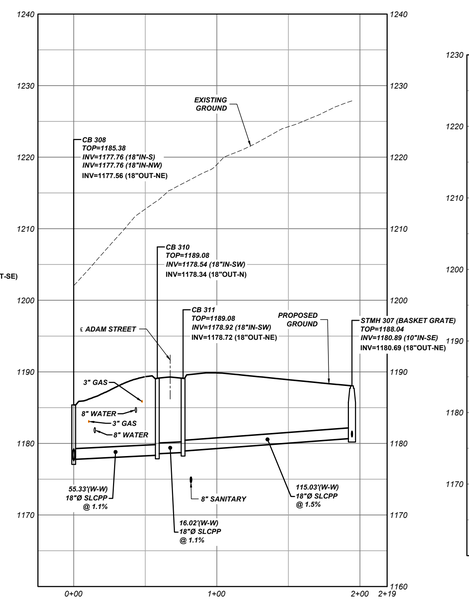
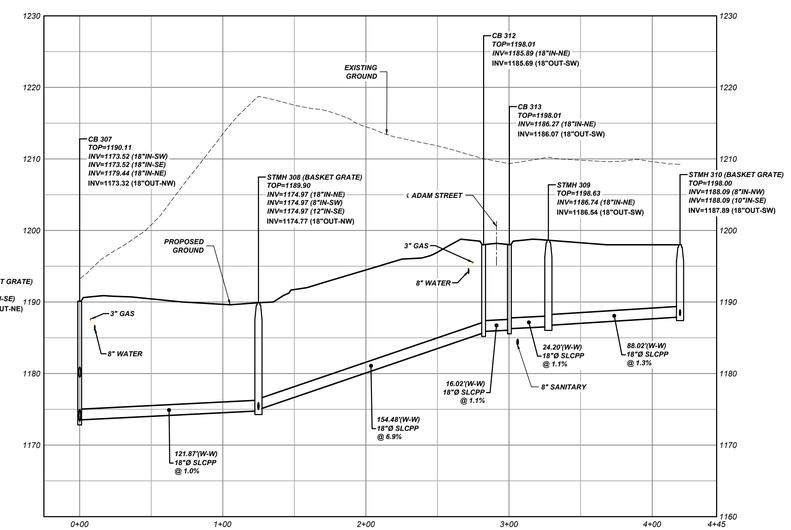
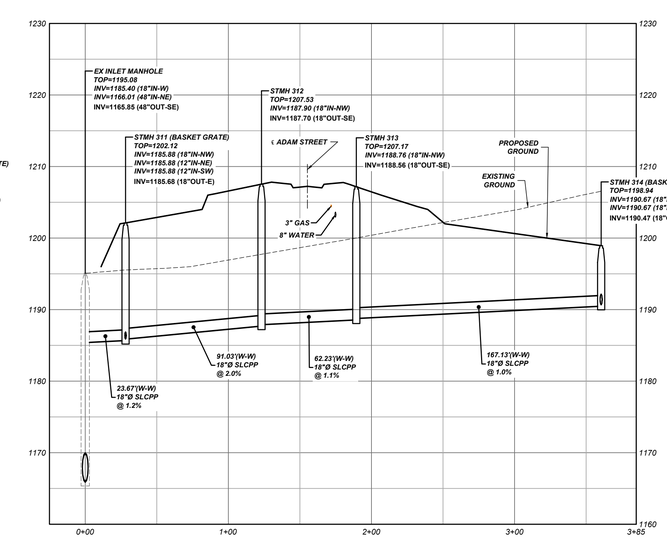
Vertical: 1" = 10'



CB 308 TO STMH 307 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



CB 307 TO STMH 310 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



EX INLET MANHOLE TO STMH 314 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'

NOT FOR CONSTRUCTION

811 Know what's **below.** **Call** before you dig.

POCS SER. #: DESIGN - DIG - 20203440458

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Horizontal Scale
50 0 50 100
(Feet)
1 inch = 50 ft.

Vertical Scale
10 0 10 20
(Feet)
1 inch = 10 ft.

Date:	Revision Description:	By:
06/17/2021	ISSUED FOR BID	JRG
06/30/2021	ISSUED FOR SUPERVISORS MEETING	JRG
08/09/2021	REVISIONS	JRG
08/13/2021	SUBMISSION TO WCCD	JRG
09/30/2021	WCCD COMMENT REVISIONS	JRG
10/15/2021	FINAL TOWNSHIP SUBMISSION	JRG

Professional Seal: COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — GRAHAM LEE FERRY — ENGINEER PE074237

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:
MEADOWS LANDING ASSOCIATES, LP

Situate In:
South Strabane Township, Washington County, Pennsylvania

PHASE 3 STORM SEWER PROFILES

DRAWING SCALE:	AS SHOWN	DESIGNED BY:	ALB
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992-C410-STORM PROFILES.DWG

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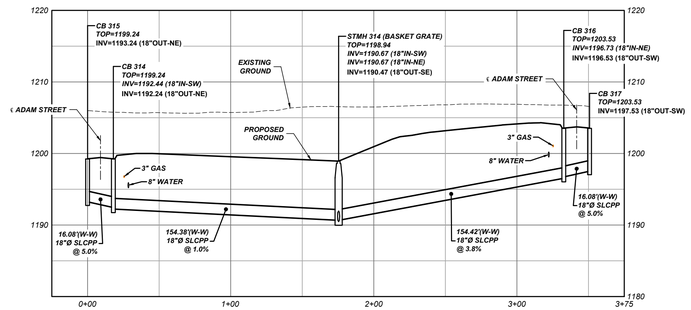
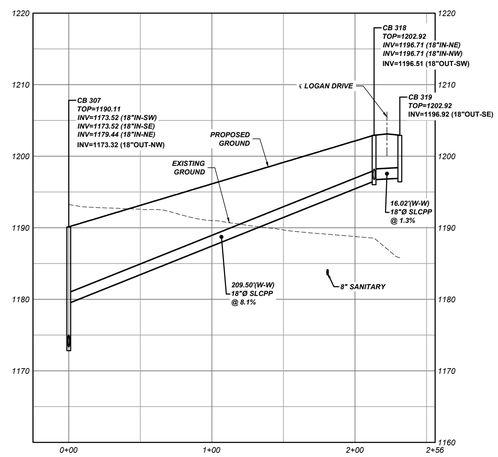
Sheet No.
C414

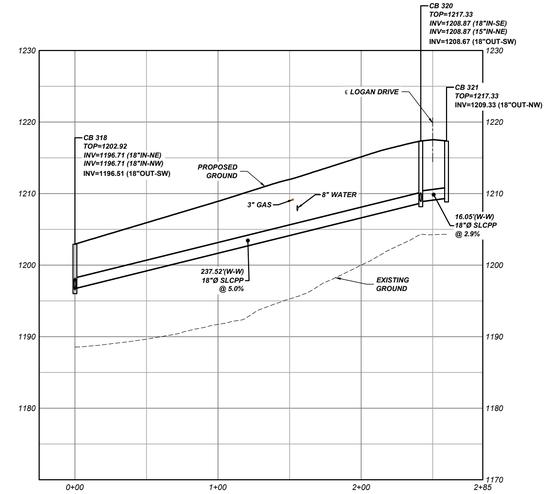
A:\SHEFFLER\SCHEFFLER PROJECT FILES\JOBS 3900-3999\3992 - MEADOWS LANDING PROJECT\DRAWINGS\CIVIL\SHEETS\3992-C410-STORM PROFILES



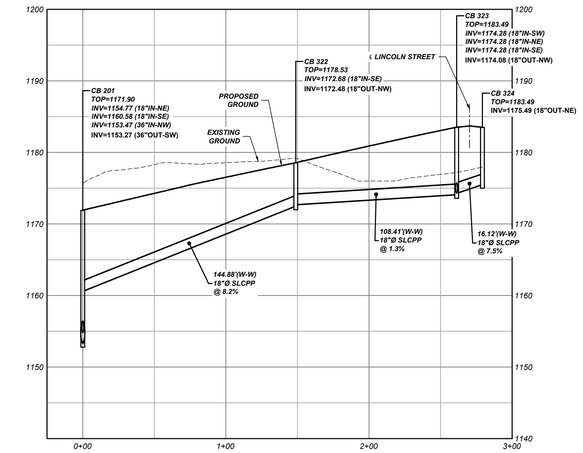
CB 315 TO CB 317 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



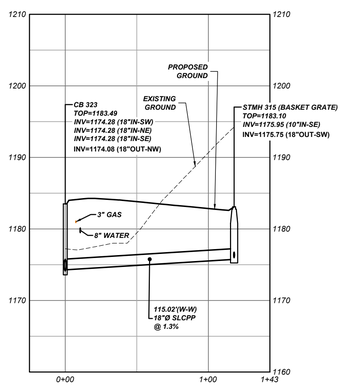
CB 307 TO CB 319 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



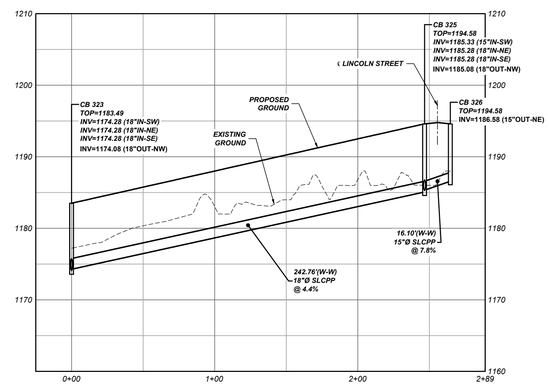
CB 318 TO CB 321 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



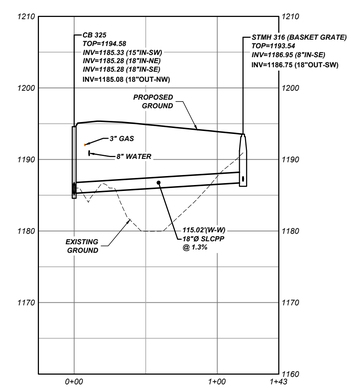
CB 201 TO CB 324 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



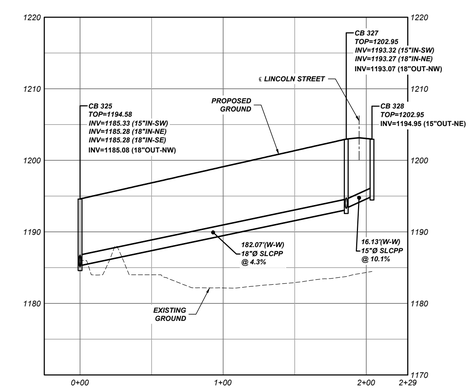
CB 323 TO STMH 315 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



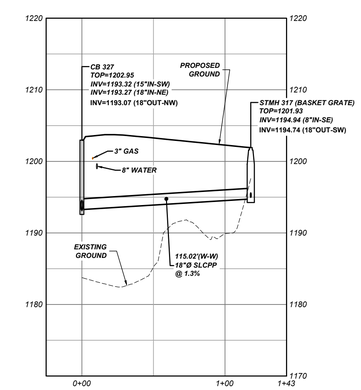
CB 323 TO CB 326 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



CB 325 TO STMH 316 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



CB 325 TO CB 328 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



CB 327 TO STMH 317 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'

NOT FOR CONSTRUCTION

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POCS SER. #: DESIGN - DIG - 20203440458

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Professional Seal: COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — GRAHAM LEE FERRY — ENGINEER — PE074237

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:
MEADOWS LANDING ASSOCIATES, LP

Situate In:
South Strabane Township, Washington County, Pennsylvania

PHASE 3 STORM SEWER PROFILES

DRAWING SCALE:	AS SHOWN	DESIGNED BY:	ALB
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---
CADD#: 3992-C410-STORM PROFILES.DWG			

MEADOWS LANDING ASSOCIATES, LP
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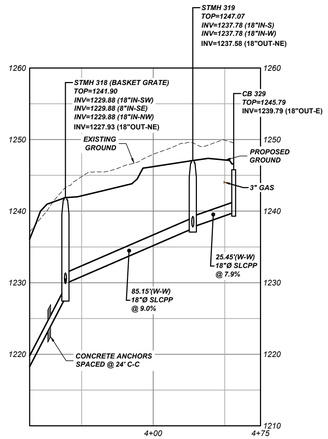
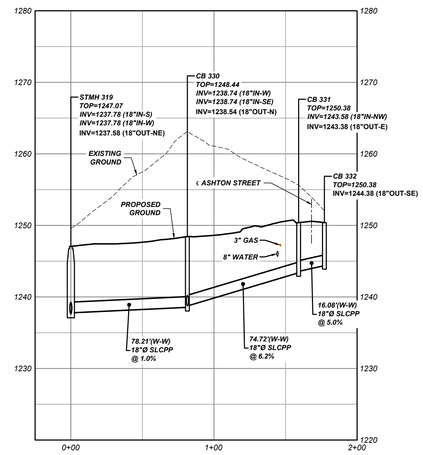
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.
C415

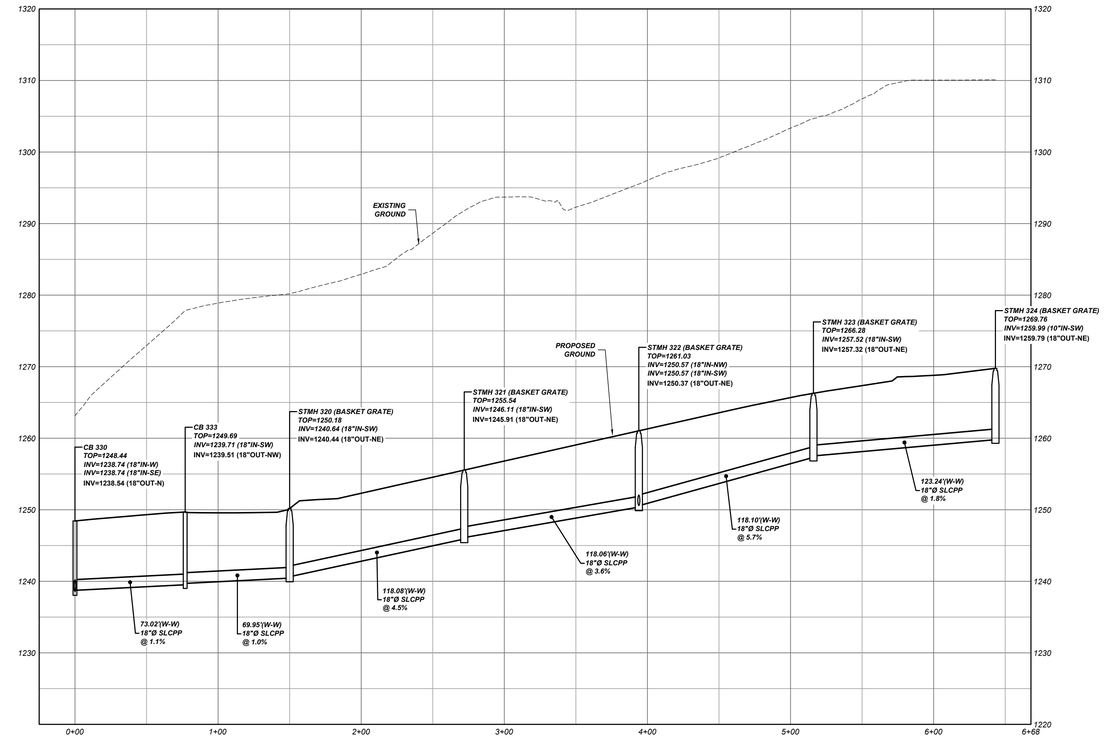
A:\SHEFFLERCOR\SHEFFLER PROJECT FILES\JOBS 3000-3999\3992 - MEADOW LANDING PROJECT\DRAWINGS\CIVIL\SHEETS\3992-C410-STORM PROFILES



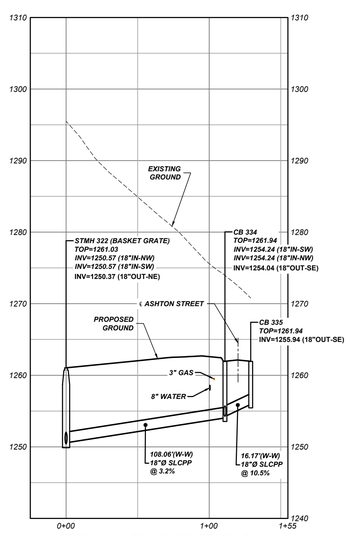
CB 105 TO CB 329 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



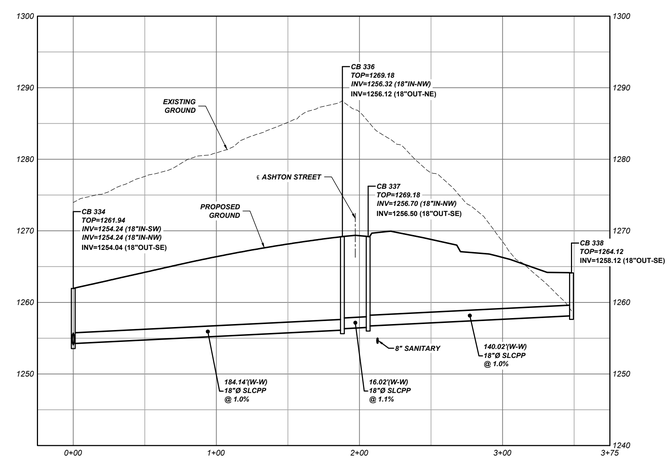
STMH 319 TO CB 332 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



CB 330 TO STMH 324 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



STMH 322 TO CB 335 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



CB 334 TO CB 338 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'

NOT FOR CONSTRUCTION

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POCS SER. #: DESIGN - DIG - 20203440458

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10/15/2021	FINAL TOWNSHIP SUBMISSION	JRG

Professional Seal: COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL GRAHAM LEE FERRY ENGINEER PE074237

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:
MEADOWS LANDING ASSOCIATES, LP

Situate In:
South Strabane Township, Washington County, Pennsylvania

PHASE 3 STORM SEWER PROFILES

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

DRAWING SCALE:	AS SHOWN	DESIGNED BY:	ALB
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---
CADD#: 3992-C410-STORM PROFILES.DWG			

Sheet No.
C416

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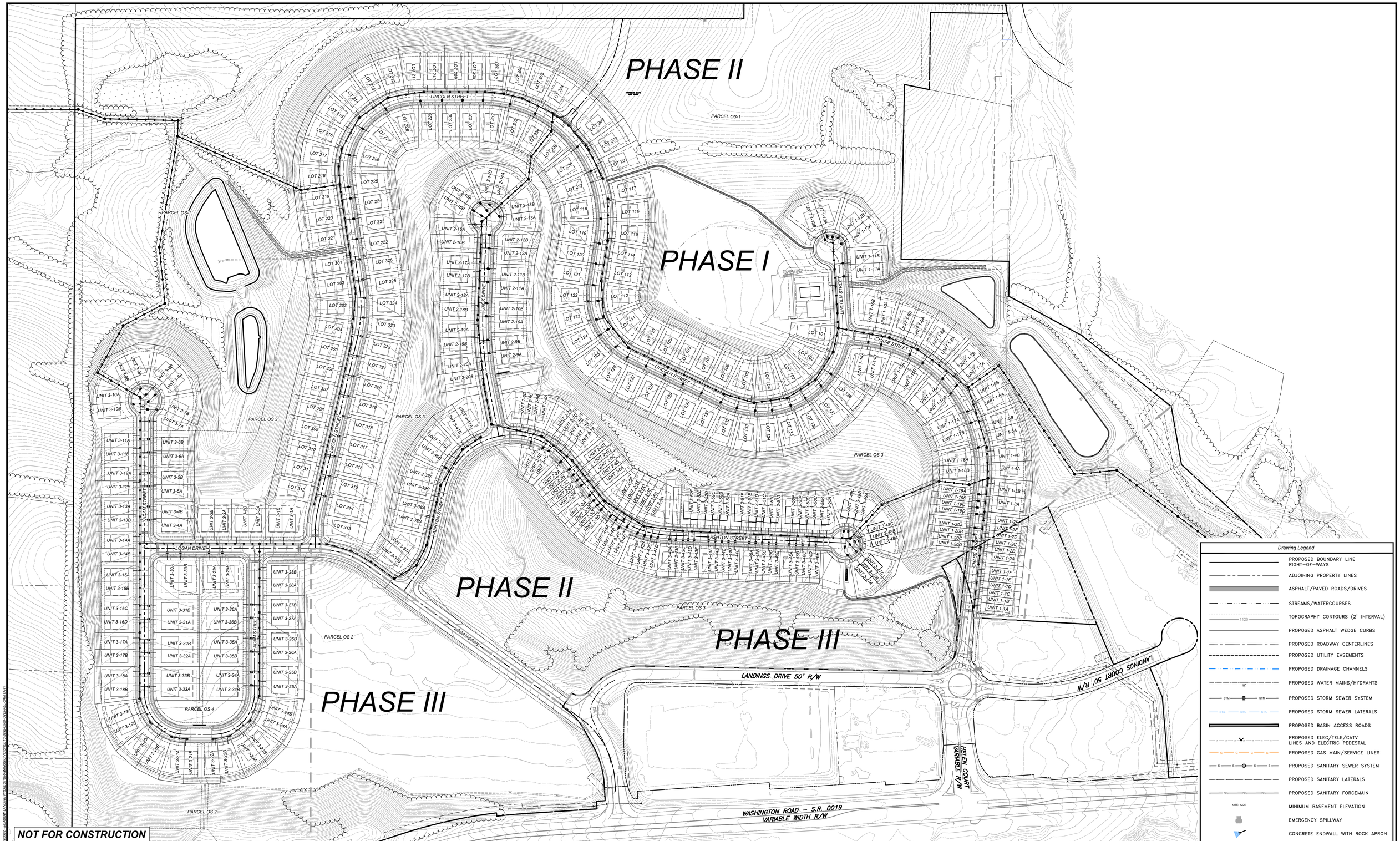

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NORTH

Horizontal Scale

120 0 120 240

(Feet)

1 inch = 120 ft.

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06/30/2021	ISSUED FOR SUPERVISORS MEETING	JRG
08/09/2021	REVISIONS	JRG
08/13/2021	SUBMISSION TO WCCD	JRG
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Professional Seal

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GRAHAM LEE FERRY
ENGINEER
PE074237

Prepared By:

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ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:

MEADOWS LANDING ASSOCIATES, LP

Situate In:

South Strabane Township, Washington County, Pennsylvania

OVERALL SANITARY SEWER PLAN

DRAWING SCALE:	1" = 120'	DESIGNED BY:	ALB
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992-C500-OVERALL-SANITARY.DWG

MEADOWS LANDING ASSOCIATES, LP
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Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.

C500

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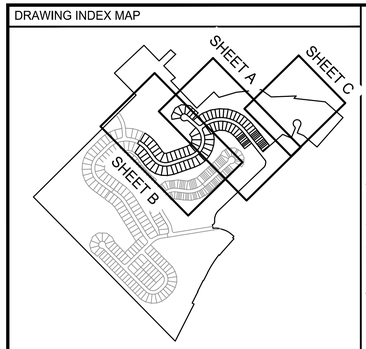
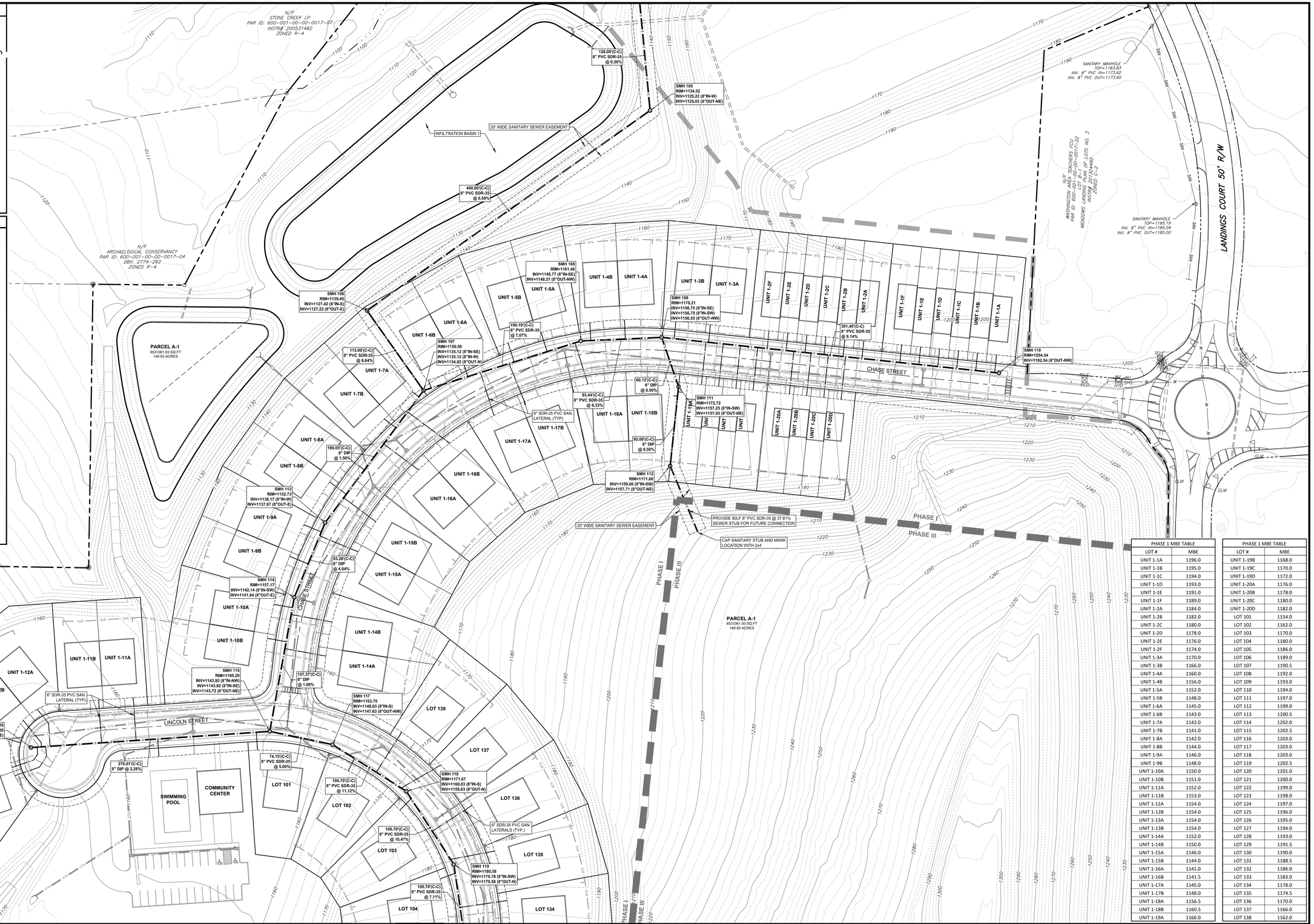
DRAWING INDEX MAP



Drawing Legend

- PROPOSED BOUNDARY LINE RIGHT-OF-WAYS
- ADJOINING PROPERTY LINES
- ASPHALT/PAVED ROADS/DRIVES
- STREAMS/WATERCOURSES
- TOPOGRAPHY CONTOURS (2' INTERVAL)
- PROPOSED ASPHALT WEDGE CURBS
- PROPOSED ROADWAY CENTERLINES
- PROPOSED UTILITY EASEMENTS
- PROPOSED DRAINAGE CHANNELS
- PROPOSED WATER MAINS/HYDRANTS
- PROPOSED STORM SEWER SYSTEM
- PROPOSED STORM SEWER LATERALS
- PROPOSED BASIN ACCESS ROADS
- PROPOSED ELEC/TELE/CATV LINES AND ELECTRIC PEDESTAL
- PROPOSED GAS MAIN/SERVICE LINES
- PROPOSED SANITARY SEWER SYSTEM
- PROPOSED SANITARY LATERALS
- PROPOSED SANITARY FORCEMAIN
- MINIMUM BASEMENT ELEVATION
- EMERGENCY SPILLWAY
- CONCRETE ENDWALL WITH ROCK APRON



PHASE 1 MBE TABLE	
LOT #	MBE
UNIT 1-1A	1196.0
UNIT 1-1B	1195.0
UNIT 1-1C	1194.0
UNIT 1-1D	1193.0
UNIT 1-1E	1191.0
UNIT 1-1F	1189.0
UNIT 1-2A	1184.0
UNIT 1-2B	1182.0
UNIT 1-2C	1180.0
UNIT 1-2D	1178.0
UNIT 1-2E	1176.0
UNIT 1-2F	1174.0
UNIT 1-3A	1170.0
UNIT 1-3B	1166.0
UNIT 1-4A	1160.0
UNIT 1-4B	1156.0
UNIT 1-5A	1152.0
UNIT 1-5B	1148.0
UNIT 1-6A	1145.0
UNIT 1-6B	1143.0
UNIT 1-7A	1142.0
UNIT 1-7B	1141.0
UNIT 1-8A	1142.0
UNIT 1-8B	1144.0
UNIT 1-9A	1146.0
UNIT 1-9B	1148.0
UNIT 1-10A	1150.0
UNIT 1-10B	1151.0
UNIT 1-11A	1152.0
UNIT 1-11B	1153.0
UNIT 1-12A	1154.0
UNIT 1-12B	1154.0
UNIT 1-13A	1154.0
UNIT 1-13B	1154.0
UNIT 1-14A	1152.0
UNIT 1-14B	1150.0
UNIT 1-15A	1146.0
UNIT 1-15B	1144.0
UNIT 1-16A	1141.0
UNIT 1-16B	1141.5
UNIT 1-17A	1145.0
UNIT 1-17B	1148.0
UNIT 1-18A	1156.5
UNIT 1-18B	1160.5
UNIT 1-19A	1166.0

PHASE 1 MBE TABLE	
LOT #	MBE
UNIT 1-19B	1168.0
UNIT 1-19C	1170.0
UNIT 1-19D	1172.0
UNIT 1-20A	1176.0
UNIT 1-20B	1178.0
UNIT 1-20C	1180.0
UNIT 1-20D	1182.0
LOT 101	1154.0
LOT 102	1162.0
LOT 103	1170.0
LOT 104	1180.0
LOT 105	1186.0
LOT 106	1189.0
LOT 107	1190.5
LOT 108	1192.0
LOT 109	1193.0
LOT 110	1194.0
LOT 111	1197.0
LOT 112	1199.0
LOT 113	1200.5
LOT 114	1202.0
LOT 115	1202.5
LOT 116	1203.0
LOT 117	1203.0
LOT 118	1203.0
LOT 119	1202.5
LOT 120	1201.0
LOT 121	1200.0
LOT 122	1199.0
LOT 123	1198.0
LOT 124	1197.0
LOT 125	1196.0
LOT 126	1195.0
LOT 127	1194.0
LOT 128	1193.0
LOT 129	1191.5
LOT 130	1190.0
LOT 131	1188.5
LOT 132	1186.0
LOT 133	1183.0
LOT 134	1178.0
LOT 135	1174.5
LOT 136	1170.0
LOT 137	1166.0
LOT 138	1162.0

NOT FOR CONSTRUCTION

811 Know what's **below.** Call before you dig.

POCS SER. #: DESIGN - DIG - 20203440458

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NORTH

Horizontal Scale

50 0 50 100

(Feet)
1 inch = 50 ft.

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Professional Seal

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GRAHAM LEE FERRY
ENGINEER
PE074237

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:
MEADOWS LANDING ASSOCIATES, LP

Situate In:
South Strabane Township, Washington County, Pennsylvania

PHASE 1
SANITARY SEWER PLAN

DRAWING SCALE:	1" = 50'	DESIGNED BY:	ALB
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

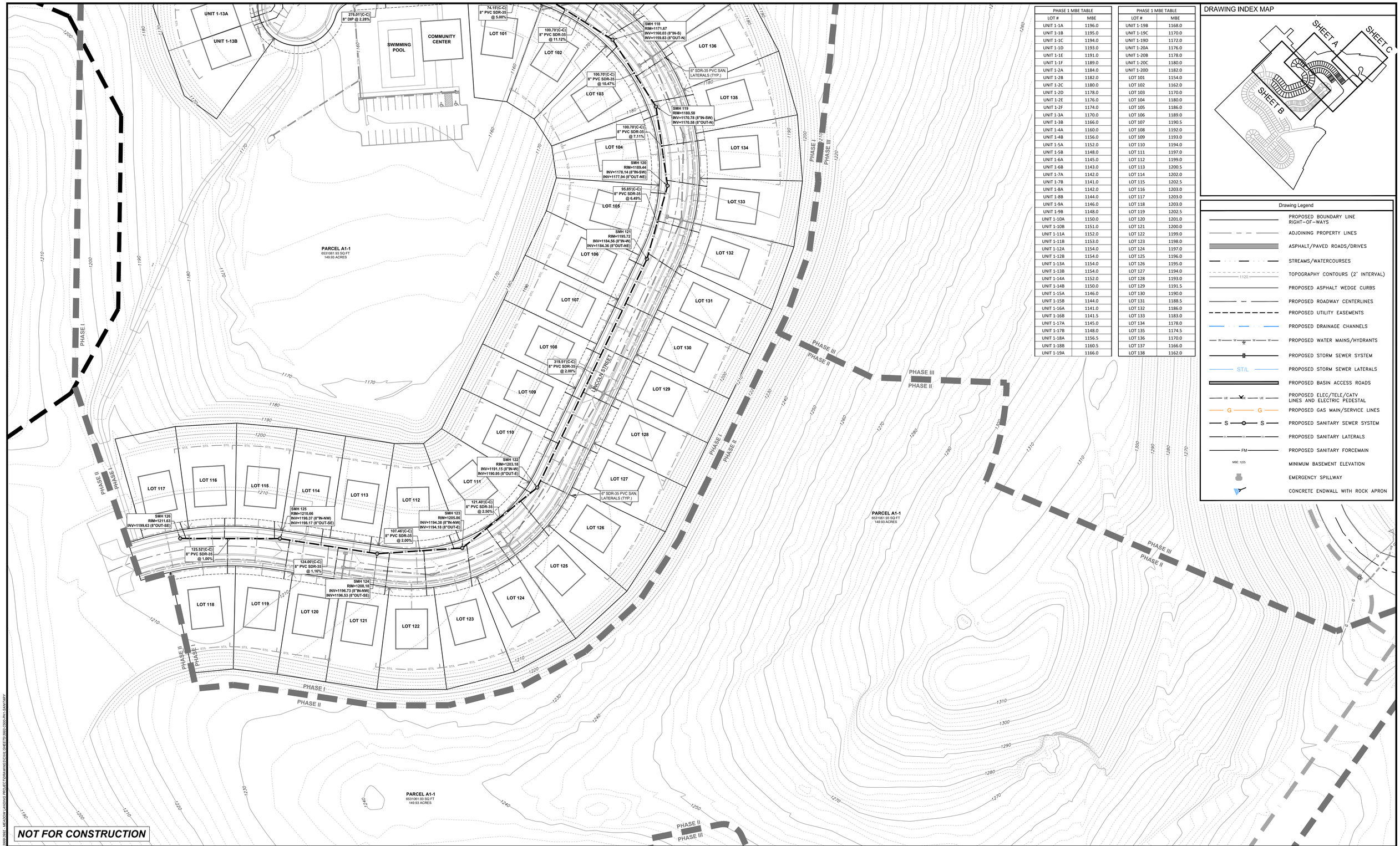
CADD#: 3992-C500-PH1-SANITARY.DWG

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.

C500A

X:\SHEFFLERCO\SHEFFLER PROJECT FILES\JOBS 3990-3999\3992 - MEADOW LANDING PROJECT\DRAWINGS\CIVIL\SHEETS\3992-C500-PH1-SANITARY



PHASE 1 MBE TABLE	
LOT #	MBE
UNIT 1-1A	1196.0
UNIT 1-1B	1195.0
UNIT 1-1C	1194.0
UNIT 1-1D	1193.0
UNIT 1-1E	1191.0
UNIT 1-1F	1189.0
UNIT 1-2A	1184.0
UNIT 1-2B	1182.0
UNIT 1-2C	1180.0
UNIT 1-2D	1178.0
UNIT 1-2E	1176.0
UNIT 1-2F	1174.0
UNIT 1-3A	1170.0
UNIT 1-3B	1166.0
UNIT 1-4A	1160.0
UNIT 1-4B	1156.0
UNIT 1-5A	1152.0
UNIT 1-5B	1148.0
UNIT 1-6A	1145.0
UNIT 1-6B	1143.0
UNIT 1-7A	1142.0
UNIT 1-7B	1141.0
UNIT 1-8A	1142.0
UNIT 1-8B	1144.0
UNIT 1-9A	1146.0
UNIT 1-9B	1148.0
UNIT 1-10A	1150.0
UNIT 1-10B	1151.0
UNIT 1-11A	1152.0
UNIT 1-11B	1153.0
UNIT 1-12A	1154.0
UNIT 1-12B	1154.0
UNIT 1-13A	1154.0
UNIT 1-13B	1154.0
UNIT 1-14A	1152.0
UNIT 1-14B	1150.0
UNIT 1-15A	1146.0
UNIT 1-15B	1144.0
UNIT 1-16A	1141.0
UNIT 1-16B	1141.5
UNIT 1-17A	1145.0
UNIT 1-17B	1148.0
UNIT 1-18A	1156.5
UNIT 1-18B	1160.5
UNIT 1-19A	1166.0

PHASE 1 MBE TABLE	
LOT #	MBE
UNIT 1-19B	1168.0
UNIT 1-19C	1170.0
UNIT 1-19D	1172.0
UNIT 1-20A	1176.0
UNIT 1-20B	1178.0
UNIT 1-20C	1180.0
UNIT 1-20D	1182.0
LOT 101	1154.0
LOT 102	1162.0
LOT 103	1170.0
LOT 104	1180.0
LOT 105	1186.0
LOT 106	1189.0
LOT 107	1190.5
LOT 108	1192.0
LOT 109	1193.0
LOT 110	1194.0
LOT 111	1197.0
LOT 112	1199.0
LOT 113	1200.5
LOT 114	1202.0
LOT 115	1202.5
LOT 116	1203.0
LOT 117	1203.0
LOT 118	1203.0
LOT 119	1202.5
LOT 120	1201.0
LOT 121	1200.0
LOT 122	1199.0
LOT 123	1198.0
LOT 124	1197.0
LOT 125	1196.0
LOT 126	1195.0
LOT 127	1194.0
LOT 128	1193.0
LOT 129	1191.5
LOT 130	1190.0
LOT 131	1188.5
LOT 132	1186.0
LOT 133	1183.0
LOT 134	1178.0
LOT 135	1174.5
LOT 136	1170.0
LOT 137	1166.0
LOT 138	1162.0

DRAWING INDEX MAP

Drawing Legend

- PROPOSED BOUNDARY LINE RIGHT-OF-WAYS
- ADJOINING PROPERTY LINES
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- TOPOGRAPHY CONTOURS (2' INTERVAL)
- PROPOSED ASPHALT WEDGE CURBS
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- PROPOSED STORM SEWER LATERALS
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650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.

C500B

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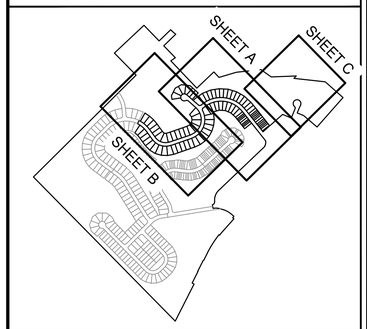
DRAWING INDEX MAP



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PHASE 1 MBE TABLE	
LOT #	MBE
UNIT 1-1A	1196.0
UNIT 1-1B	1195.0
UNIT 1-1C	1194.0
UNIT 1-1D	1193.0
UNIT 1-1E	1191.0
UNIT 1-1F	1189.0
UNIT 1-2A	1184.0
UNIT 1-2B	1182.0
UNIT 1-2C	1180.0
UNIT 1-2D	1178.0
UNIT 1-2E	1176.0
UNIT 1-2F	1174.0
UNIT 1-3A	1170.0
UNIT 1-3B	1166.0
UNIT 1-4A	1160.0
UNIT 1-4B	1156.0
UNIT 1-5A	1152.0
UNIT 1-5B	1148.0
UNIT 1-6A	1145.0
UNIT 1-6B	1143.0
UNIT 1-7A	1142.0
UNIT 1-7B	1141.0
UNIT 1-8A	1142.0
UNIT 1-8B	1144.0
UNIT 1-9A	1146.0
UNIT 1-9B	1148.0
UNIT 1-10A	1150.0
UNIT 1-10B	1151.0
UNIT 1-11A	1152.0
UNIT 1-11B	1153.0
UNIT 1-12A	1154.0
UNIT 1-12B	1154.0
UNIT 1-13A	1154.0
UNIT 1-13B	1154.0
UNIT 1-14A	1152.0
UNIT 1-14B	1150.0
UNIT 1-15A	1146.0
UNIT 1-15B	1144.0
UNIT 1-16A	1141.0
UNIT 1-16B	1141.5
UNIT 1-17A	1145.0
UNIT 1-17B	1148.0
UNIT 1-18A	1156.5
UNIT 1-18B	1160.5
UNIT 1-19A	1166.0

PHASE 1 MBE TABLE	
LOT #	MBE
UNIT 1-19B	1168.0
UNIT 1-19C	1170.0
UNIT 1-19D	1172.0
UNIT 1-20A	1176.0
UNIT 1-20B	1178.0
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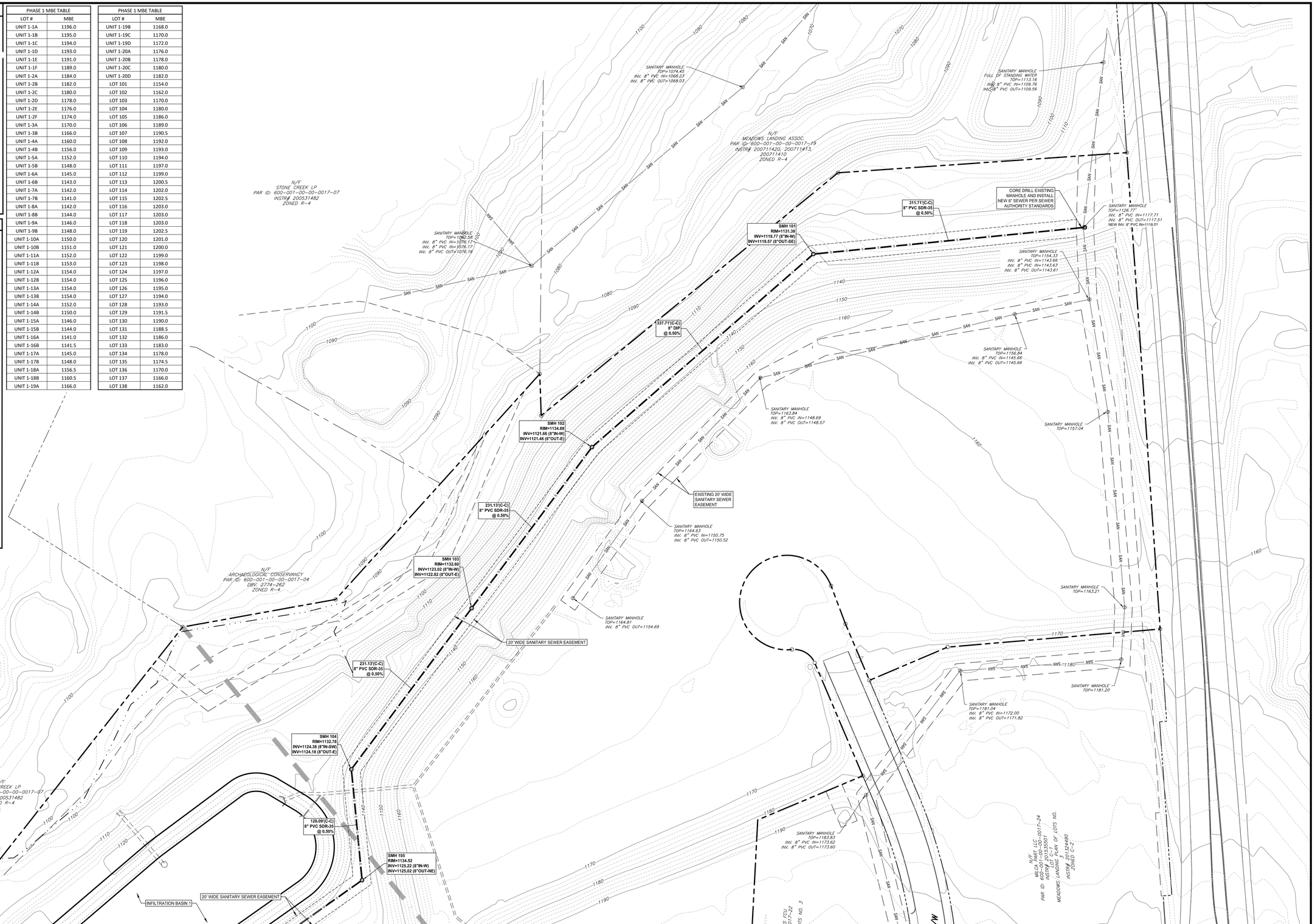
LOT 101	1154.0
LOT 102	1162.0
LOT 103	1170.0
LOT 104	1180.0
LOT 105	1186.0
LOT 106	1189.0
LOT 107	1190.5
LOT 108	1192.0
LOT 109	1193.0
LOT 110	1194.0
LOT 111	1197.0
LOT 112	1199.0
LOT 113	1200.5
LOT 114	1202.0
LOT 115	1202.5
LOT 116	1203.0
LOT 117	1203.0
LOT 118	1203.0
LOT 119	1202.5
LOT 120	1201.0
LOT 121	1200.0
LOT 122	1199.0
LOT 123	1198.0
LOT 124	1197.0
LOT 125	1196.0
LOT 126	1195.0
LOT 127	1194.0
LOT 128	1193.0
LOT 129	1191.5
LOT 130	1190.0
LOT 131	1188.5
LOT 132	1186.0
LOT 133	1183.0
LOT 134	1178.0
LOT 135	1174.5
LOT 136	1170.0
LOT 137	1166.0
LOT 138	1162.0



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MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
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Sheet No.
C500C

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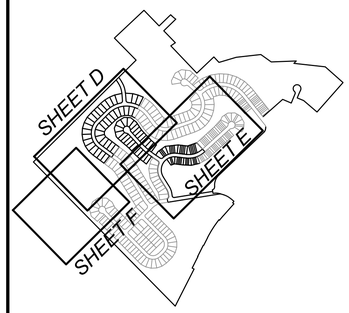
DRAWING INDEX MAP



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PHASE 2 MBE TABLE	
LOT #	MBE
LOT 201	1202.0
LOT 202	1200.5
LOT 203	1198.0
LOT 204	1191.0
LOT 205	1187.0
LOT 206	1184.0
LOT 207	1181.0
LOT 208	1178.0
LOT 209	1174.0
LOT 210	1170.0
LOT 211	1166.5
LOT 212	1164.0
LOT 213	1162.0
LOT 214	1160.0
LOT 215	1159.0
LOT 216	1158.0
LOT 217	1158.0
LOT 218	1158.0
LOT 219	1159.0
LOT 220	1160.5
LOT 221	1163.0
LOT 222	1164.5
LOT 223	1162.0
LOT 224	1160.0
LOT 225	1158.5
LOT 226	1158.0
LOT 227	1160.0
LOT 228	1164.5
LOT 229	1169.0
LOT 230	1173.0
LOT 231	1177.0
LOT 232	1181.0
LOT 233	1186.0
LOT 234	1191.0
LOT 235	1196.0
LOT 236	1200.0
LOT 237	1202.5
UNIT 2-1A	1249.0
UNIT 2-1B	1250.0
UNIT 2-1C	1252.0
UNIT 2-2A	1256.0
UNIT 2-2B	1257.0
UNIT 2-2C	1258.0
UNIT 2-2D	1259.0
UNIT 2-2E	1259.5
UNIT 2-3A	1261.0
UNIT 2-3B	1261.0
UNIT 2-3C	1216.5
UNIT 2-3D	1262.0

PHASE 2 MBE TABLE	
LOT #	MBE
UNIT 2-4A	1263.0
UNIT 2-4B	1263.0
UNIT 2-4C	1263.0
UNIT 2-4D	1263.0
UNIT 2-5A	1263.0
UNIT 2-5B	1263.0
UNIT 2-5C	1263.0
UNIT 2-5D	1263.0
UNIT 2-5E	1263.0
UNIT 2-5F	1262.5
UNIT 2-6A	1260.5
UNIT 2-6B	1259.5
UNIT 2-6C	1259.0
UNIT 2-6D	1258.0
UNIT 2-6E	1257.0
UNIT 2-7A	1255.0
UNIT 2-7B	1254.0
UNIT 2-7C	1252.0
UNIT 2-7D	1251.0
UNIT 2-7E	1250.0
UNIT 2-8A	1248.0
UNIT 2-8B	1247.0
UNIT 2-8C	1246.0
UNIT 2-8D	1245.0
UNIT 2-9A	1235.0
UNIT 2-9B	1233.0
UNIT 2-10A	1230.0
UNIT 2-10B	1228.0
UNIT 2-11A	1225.0
UNIT 2-11B	1223.0
UNIT 2-12A	1220.5
UNIT 2-12B	1218.5
UNIT 2-13A	1216.0
UNIT 2-13B	1215.0
UNIT 2-14A	1214.0
UNIT 2-14B	1214.0
UNIT 2-15A	1214.0
UNIT 2-15B	1215.0
UNIT 2-16A	1217.0
UNIT 2-16B	1219.0
UNIT 2-17A	1222.0
UNIT 2-17B	1224.0
UNIT 2-18A	1226.5
UNIT 2-18B	1228.0
UNIT 2-19A	1231.0
UNIT 2-19B	1232.5
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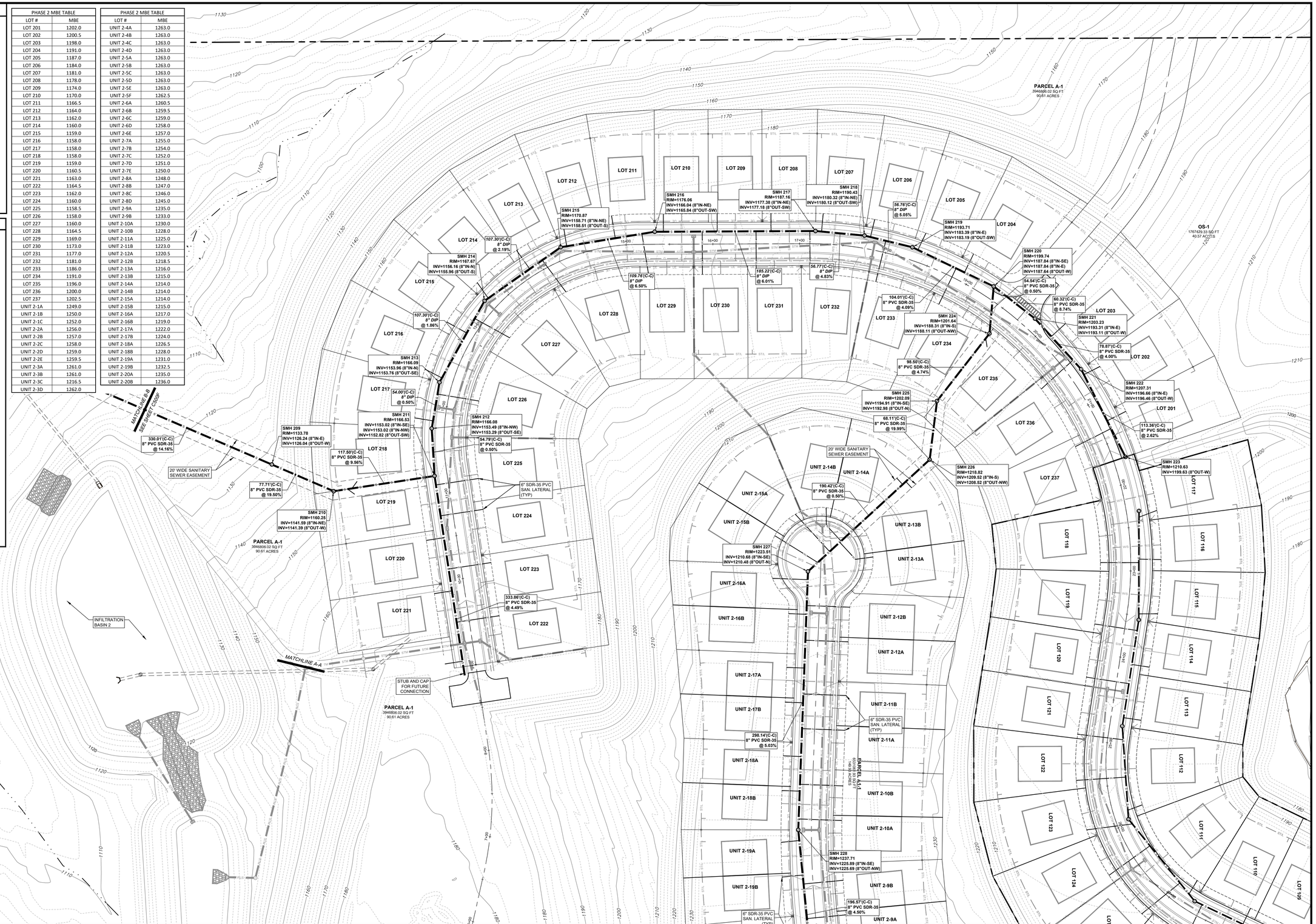
UNIT 2-20B	1236.0



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Sheet No.

C500D

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LOT 203	1198.0
LOT 204	1191.0
LOT 205	1187.0
LOT 206	1184.0
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LOT 209	1174.0
LOT 210	1170.0
LOT 211	1166.5
LOT 212	1164.0
LOT 213	1162.0
LOT 214	1160.0
LOT 215	1159.0
LOT 216	1158.0
LOT 217	1158.0
LOT 218	1158.0
LOT 219	1159.0
LOT 220	1160.5
LOT 221	1163.0
LOT 222	1164.5
LOT 223	1162.0
LOT 224	1160.0
LOT 225	1158.5
LOT 226	1158.0
LOT 227	1160.0
LOT 228	1164.5
LOT 229	1169.0
LOT 230	1173.0
LOT 231	1177.0
LOT 232	1181.0
LOT 233	1186.0
LOT 234	1191.0
LOT 235	1196.0
LOT 236	1200.0
LOT 237	1202.5
UNIT 2-1A	1249.0
UNIT 2-1B	1250.0
UNIT 2-1C	1252.0
UNIT 2-2A	1256.0
UNIT 2-2B	1257.0
UNIT 2-2C	1258.0
UNIT 2-2D	1259.0
UNIT 2-2E	1259.5
UNIT 2-3A	1261.0
UNIT 2-3B	1261.0
UNIT 2-3C	1216.5
UNIT 2-3D	1262.0

PHASE 2 MBE TABLE	
LOT #	MBE
UNIT 2-4A	1263.0
UNIT 2-4B	1263.0
UNIT 2-4C	1263.0
UNIT 2-4D	1263.0
UNIT 2-5A	1263.0
UNIT 2-5B	1263.0
UNIT 2-5C	1263.0
UNIT 2-5D	1263.0
UNIT 2-5E	1263.0
UNIT 2-5F	1262.5
UNIT 2-6A	1260.5
UNIT 2-6B	1259.5
UNIT 2-6C	1259.0
UNIT 2-6D	1258.0
UNIT 2-6E	1257.0
UNIT 2-7A	1255.0
UNIT 2-7B	1254.0
UNIT 2-7C	1252.0
UNIT 2-7D	1251.0
UNIT 2-7E	1250.0
UNIT 2-8A	1248.0
UNIT 2-8B	1247.0
UNIT 2-8C	1246.0
UNIT 2-8D	1245.0
UNIT 2-9A	1235.0
UNIT 2-9B	1233.0
UNIT 2-10A	1230.0
UNIT 2-10B	1228.0
UNIT 2-11A	1225.0
UNIT 2-11B	1223.0
UNIT 2-12A	1220.5
UNIT 2-12B	1218.5
UNIT 2-13A	1216.0
UNIT 2-13B	1215.0
UNIT 2-14A	1214.0
UNIT 2-14B	1214.0
UNIT 2-15A	1214.0
UNIT 2-15B	1215.0
UNIT 2-16A	1217.0
UNIT 2-16B	1219.0
UNIT 2-17A	1222.0
UNIT 2-17B	1224.0
UNIT 2-18A	1226.5
UNIT 2-18B	1228.0
UNIT 2-19A	1231.0
UNIT 2-19B	1232.5
UNIT 2-20A	1235.0
UNIT 2-20B	1236.0

DRAWING INDEX MAP

Drawing Legend

- PROPOSED BOUNDARY LINE RIGHT–OF–WAYS
- ADJOINING PROPERTY LINES
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NOT FOR CONSTRUCTION

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POCS SER. #: DESIGN - DIG - 20203440458

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NORTH

Horizontal Scale

50 0 50 100

(Feet)
1 inch = 50 ft.

Date:	Revision Description:	By:
06/17/2021	ISSUED FOR BID	JRG
06/30/2021	ISSUED FOR SUPERVISORS MEETING	JRG
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09/30/2021	WCCD COMMENT REVISIONS	JRG
10/15/2021	FINAL TOWNSHIP SUBMISSION	JRG

Professional Seal

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GRAHAM LEE FERRY
ENGINEER
PE074237

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:

MEADOWS LANDING ASSOCIATES, LP

Situate In:

South Strabane Township, Washington County, Pennsylvania

PHASE 2
SANITARY SEWER PLAN

DRAWING SCALE:	1" = 50'	DESIGNED BY:	ALB
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992-C500-PH2-SANITARY.DWG

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.

C500E

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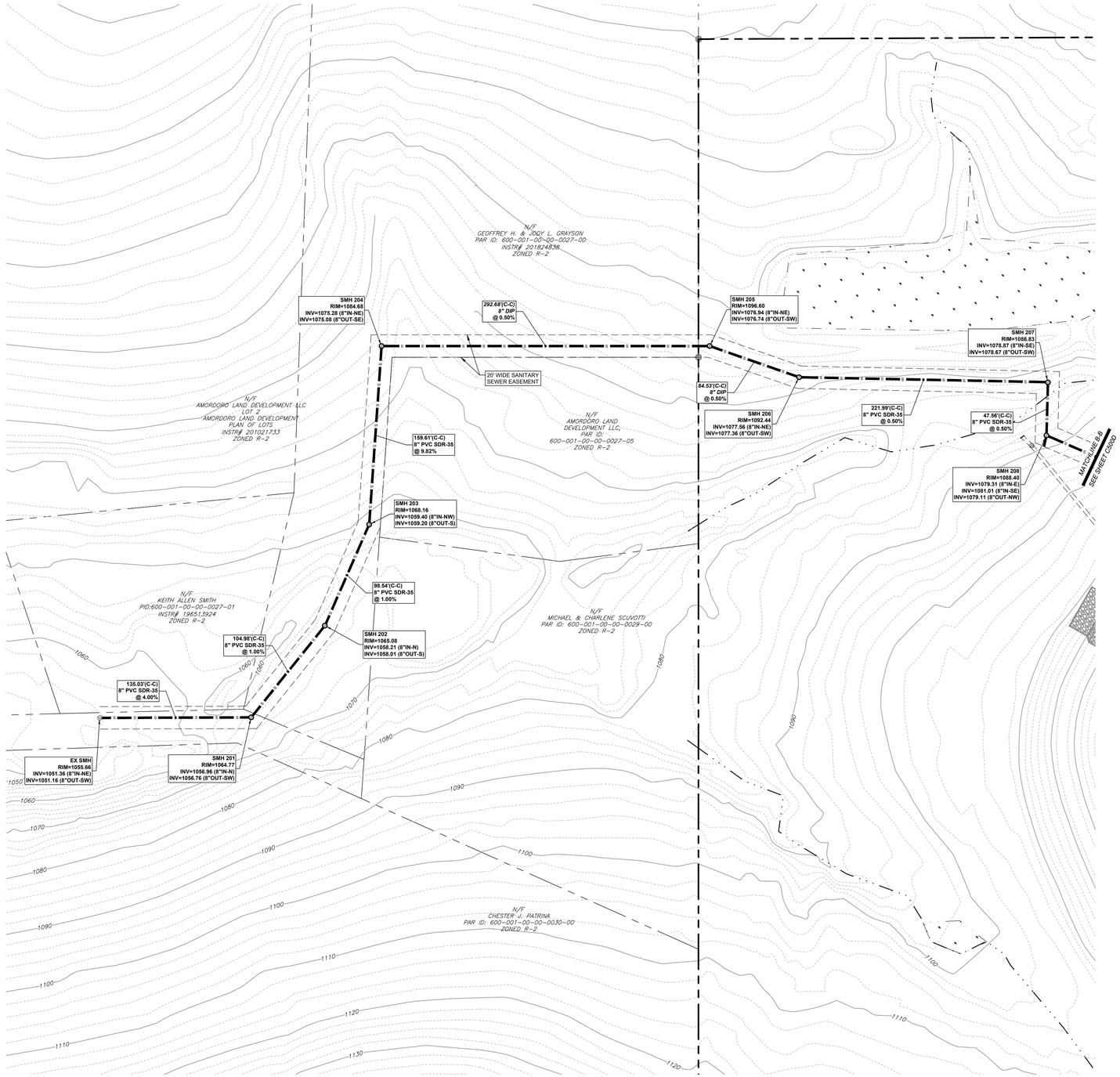
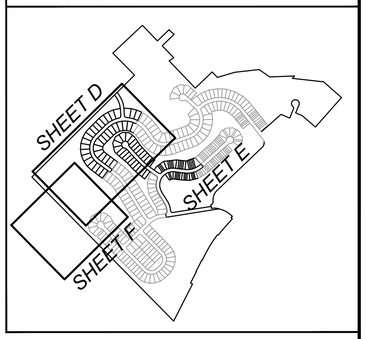


DRAWING INDEX MAP



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COMMONWEALTH OF PENNSYLVANIA
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Planned Residential Development

Prepared For:

MEADOWS LANDING ASSOCIATES, LP

Situate In:

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PHASE 2
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DRAWING SCALE:	1" = 50'	DESIGNED BY:	ALB
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992-C500-PH2-SANITARY.DWG

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
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Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.

C500F

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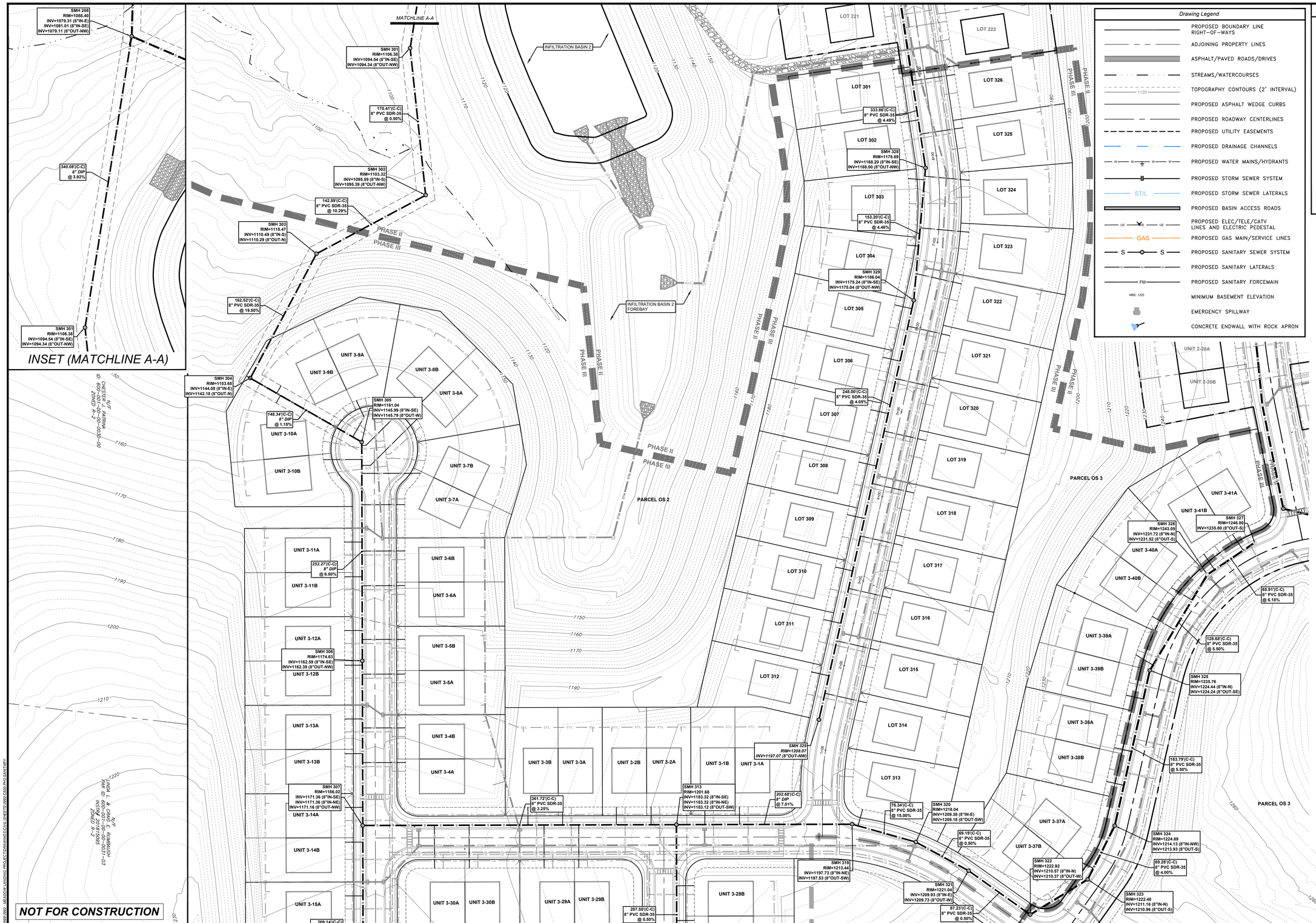

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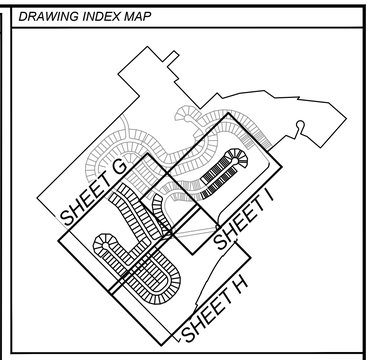
DRAWING INDEX MAP



PHASE 3 MBE TABLE	
LOT #	MBE
LOT 301	1166.5
LOT 302	1169.0
LOT 303	1173.0
LOT 304	1176.5
LOT 305	1179.0
LOT 306	1182.0
LOT 307	1185.0
LOT 308	1188.0
LOT 309	1190.5
LOT 310	1193.0
LOT 311	1196.0
LOT 312	1198.5
LOT 313	1202.0
LOT 314	1200.0
LOT 315	1197.0
LOT 316	1194.0
LOT 317	1191.5
LOT 318	1189.0
LOT 319	1186.0
LOT 320	1183.0
LOT 321	1180.5
LOT 322	1178.0
LOT 323	1175.0
LOT 324	1172.5
LOT 325	1170.0
LOT 326	1167.0
UNIT 3-1A	1199.0
UNIT 3-1B	1197.0
UNIT 3-2A	1193.0
UNIT 3-2B	1191.0
UNIT 3-3A	1187.0
UNIT 3-3B	1185.0
UNIT 3-4A	1175.0
UNIT 3-4B	1172.0
UNIT 3-5A	1168.5
UNIT 3-5B	1166.0
UNIT 3-6A	1163.0
UNIT 3-6B	1161.0
UNIT 3-7A	1156.0
UNIT 3-7B	1154.0
UNIT 3-8A	1153.0
UNIT 3-8B	1153.0
UNIT 3-9A	1153.0
UNIT 3-9B	1153.0
UNIT 3-10A	1153.0
UNIT 3-10B	1155.0
UNIT 3-11A	1160.0
UNIT 3-11B	1162.0
UNIT 3-12A	1166.0
UNIT 3-12B	1168.0
UNIT 3-13A	1172.0
UNIT 3-13B	1174.0
UNIT 3-14A	1178.0
UNIT 3-14B	1180.0
UNIT 3-15A	1183.0
UNIT 3-15B	1185.0
UNIT 3-16A	1187.0
UNIT 3-16B	1188.0
UNIT 3-17A	1190.0
UNIT 3-17B	1191.0
UNIT 3-18A	1193.0
UNIT 3-18B	1194.0
UNIT 3-19A	1195.0
UNIT 3-19B	1196.0
UNIT 3-20A	1197.0
UNIT 3-20B	1198.0
UNIT 3-21A	1199.0
UNIT 3-21B	1199.0
UNIT 3-22A	1200.0
UNIT 3-22B	1200.0
UNIT 3-23A	1200.0
UNIT 3-23B	1199.0
UNIT 3-24A	1199.0
UNIT 3-24B	1198.5
UNIT 3-25A	1198.0
UNIT 3-25B	1196.5
UNIT 3-26A	1195.0
UNIT 3-26B	1193.5
UNIT 3-27A	1192.0
UNIT 3-27B	1191.0

PHASE 3 MBE TABLE	
LOT #	MBE
UNIT 3-28A	1191.0
UNIT 3-28B	1191.0
UNIT 3-29A	1188.0
UNIT 3-29B	1186.0
UNIT 3-30A	1180.0
UNIT 3-30A	1178.0
UNIT 3-31A	1187.0
UNIT 3-31B	1188.0
UNIT 3-32A	1190.0
UNIT 3-32B	1191.0
UNIT 3-33A	1193.0
UNIT 3-33B	1194.0
UNIT 3-34A	1198.0
UNIT 3-34B	1197.5
UNIT 3-35A	1195.0
UNIT 3-35B	1194.0
UNIT 3-36A	1192.0
UNIT 3-36B	1191.0
UNIT 3-37A	1214.0
UNIT 3-37B	1215.0
UNIT 3-38A	1220.5
UNIT 3-38B	1222.5
UNIT 3-39A	1226.5
UNIT 3-39B	1228.5
UNIT 3-40A	1232.0
UNIT 3-40B	1234.0
UNIT 3-41A	1236.5
UNIT 3-41B	1238.5
UNIT 3-42A	1263.0
UNIT 3-42B	1263.0
UNIT 3-42C	1263.0
UNIT 3-42D	1263.0
UNIT 3-43A	1262.0
UNIT 3-43B	1262.0
UNIT 3-43C	1261.5
UNIT 3-43D	1261.0
UNIT 3-43E	1260.0
UNIT 3-44A	1259.0
UNIT 3-44B	1258.0
UNIT 3-44C	1257.0
UNIT 3-44D	1256.0
UNIT 3-44E	1255.0
UNIT 3-45A	1253.0
UNIT 3-45B	1252.5
UNIT 3-45C	1251.5
UNIT 3-45D	1251.0
UNIT 3-45E	1250.0
UNIT 3-46A	1248.0
UNIT 3-46B	1247.0
UNIT 3-46C	1246.0
UNIT 3-46D	1245.0
UNIT 3-46E	1244.0
UNIT 3-47A	1240.0
UNIT 3-47B	1239.0
UNIT 3-47C	1239.0
UNIT 3-48A	1239.0
UNIT 3-48B	1239.0
UNIT 3-48C	1239.0
UNIT 3-49A	1239.0
UNIT 3-49B	1240.0
UNIT 3-49C	1241.0
UNIT 3-50A	1243.0
UNIT 3-50B	1244.0
UNIT 3-50C	1245.0
UNIT 3-50D	1246.0
UNIT 3-50E	1247.0
UNIT 3-50F	1248.0
UNIT 3-51A	1250.0
UNIT3-51B	1251.0
UNIT 3-51C	1252.0
UNIT 3-51D	1253.0
UNIT 3-51E	1254.0
UNIT 3-51F	1255.0
UNIT 3-52A	1257.0
UNIT 3-52B	1258.0
UNIT 3-52C	1259.0
UNIT 3-52D	1260.0
UNIT 3-52E	1261.0
UNIT 3-52F	1262.0

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Professional Seal

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL GRAHAM LEE FERRY ENGINEER PE074237

Prepared By:

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ENGINEERING • SURVEYING
1712 Mount Nebo Road
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Meadows Landing
Planned Residential Development

Prepared For:

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Situate In:

South Strabane Township, Washington County, Pennsylvania

PHASE 3 SANITARY SEWER PLAN

DRAWING SCALE:	1" = 50'	DESIGNED BY:	ALB
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992-C500-PH3-SANITARY.DWG

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.

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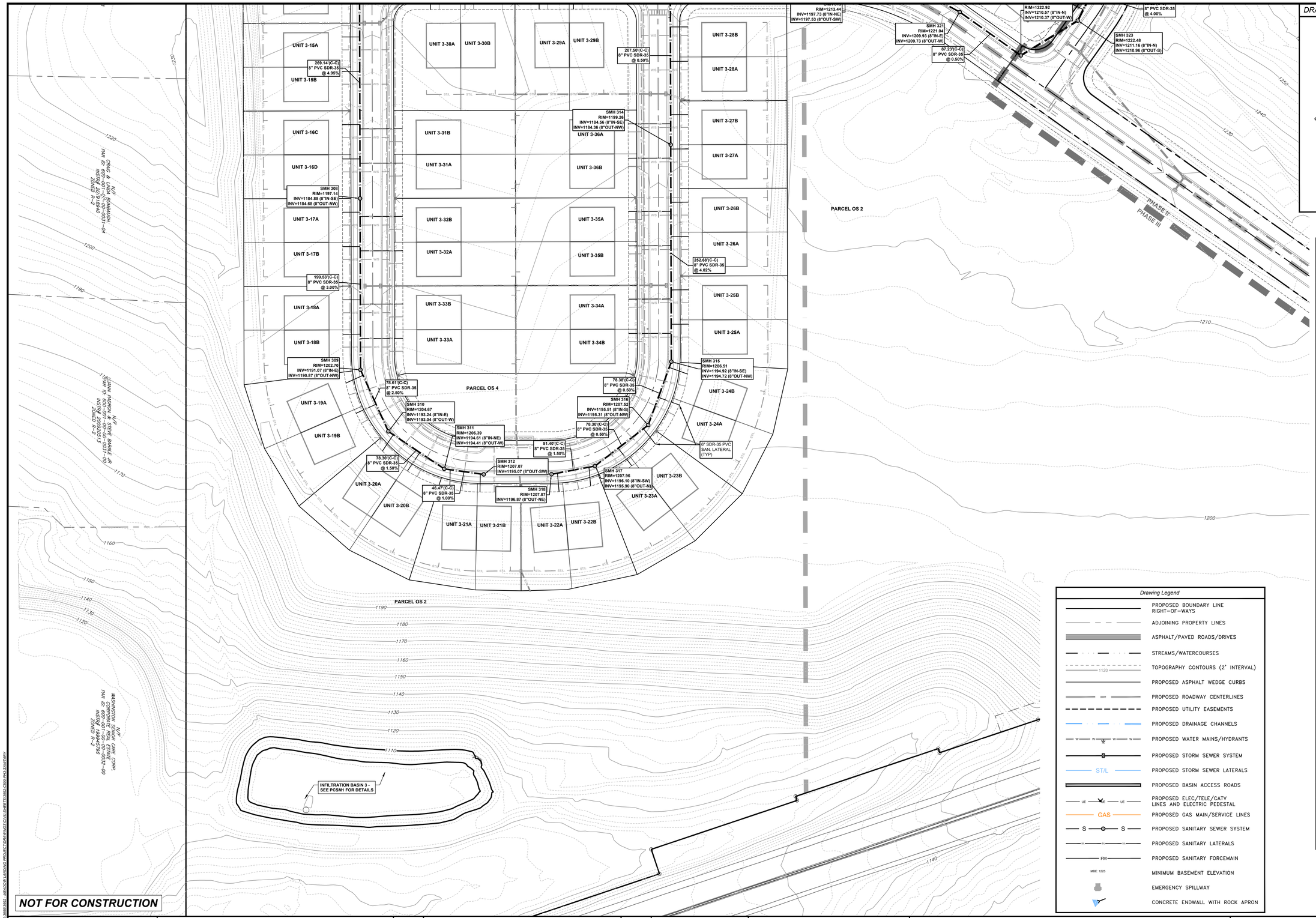

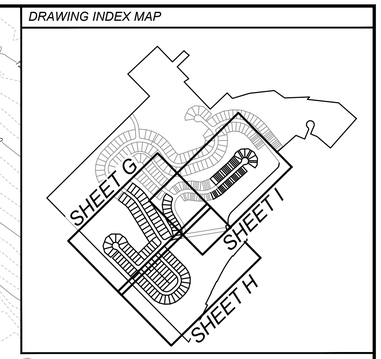

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LOT 301	1166.5
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LOT 308	1188.0
LOT 309	1190.5
LOT 310	1193.0
LOT 311	1196.0
LOT 312	1198.5
LOT 313	1202.0
LOT 314	1200.0
LOT 315	1197.0
LOT 316	1194.0
LOT 317	1191.5
LOT 318	1189.0
LOT 319	1186.0
LOT 320	1183.0
LOT 321	1180.5
LOT 322	1178.0
LOT 323	1175.0
LOT 324	1172.5
LOT 325	1170.0
LOT 326	1167.0
UNIT 3-1A	1199.0
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UNIT 3-2A	1193.0
UNIT 3-2B	1191.0
UNIT 3-3A	1187.0
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UNIT 3-4A	1175.0
UNIT 3-4B	1172.0
UNIT 3-5A	1168.5
UNIT 3-5B	1166.0
UNIT 3-6A	1163.0
UNIT 3-6B	1161.0
UNIT 3-7A	1156.0
UNIT 3-7B	1154.0
UNIT 3-8A	1153.0
UNIT 3-8B	1153.0
UNIT 3-9A	1153.0
UNIT 3-9B	1153.0
UNIT 3-10A	1153.0
UNIT 3-10B	1155.0
UNIT 3-11A	1160.0
UNIT 3-11B	1162.0
UNIT 3-12A	1166.0
UNIT 3-12B	1168.0
UNIT 3-13A	1172.0
UNIT 3-13B	1174.0
UNIT 3-14A	1178.0
UNIT 3-14B	1180.0
UNIT 3-15A	1183.0
UNIT 3-15B	1185.0
UNIT 3-16A	1187.0
UNIT 3-16B	1188.0
UNIT 3-17A	1190.0
UNIT 3-17B	1191.0
UNIT 3-18A	1193.0
UNIT 3-18B	1194.0
UNIT 3-19A	1195.0
UNIT 3-19B	1196.0
UNIT 3-20A	1197.0
UNIT 3-20B	1198.0
UNIT 3-21A	1199.0
UNIT 3-21B	1199.0
UNIT 3-22A	1200.0
UNIT 3-22B	1200.0
UNIT 3-23A	1200.0
UNIT 3-23B	1199.0
UNIT 3-24A	1199.0
UNIT 3-24B	1198.5
UNIT 3-25A	1198.0
UNIT 3-25B	1196.5
UNIT 3-26A	1195.0
UNIT 3-26B	1193.5
UNIT 3-27A	1192.0
UNIT 3-27B	1191.0

PHASE 3 MBE TABLE	
LOT #	MBE
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UNIT 3-28B	1191.0
UNIT 3-29A	1188.0
UNIT 3-29B	1186.0
UNIT 3-30A	1180.0
UNIT 3-30A	1178.0
UNIT 3-31A	1187.0
UNIT 3-31B	1188.0
UNIT 3-32A	1190.0
UNIT 3-32B	1191.0
UNIT 3-33A	1193.0
UNIT 3-33B	1194.0
UNIT 3-34A	1198.0
UNIT 3-34B	1197.5
UNIT 3-35A	1195.0
UNIT 3-35B	1194.0
UNIT 3-36A	1192.0
UNIT 3-36B	1191.0
UNIT 3-37A	1214.0
UNIT 3-37B	1215.0
UNIT 3-38A	1220.5
UNIT 3-38B	1222.5
UNIT 3-39A	1226.5
UNIT 3-39B	1228.5
UNIT 3-40A	1232.0
UNIT 3-40B	1234.0
UNIT 3-41A	1236.5
UNIT 3-41B	1238.5
UNIT 3-42A	1263.0
UNIT 3-42B	1263.0
UNIT 3-42C	1263.0
UNIT 3-42D	1263.0
UNIT 3-43A	1262.0
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UNIT 3-43C	1261.5
UNIT 3-43D	1261.0
UNIT 3-43E	1260.0
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UNIT 3-44B	1258.0
UNIT 3-44C	1257.0
UNIT 3-44D	1256.0
UNIT 3-44E	1255.0
UNIT 3-45A	1253.0
UNIT 3-45B	1252.5
UNIT 3-45C	1251.5
UNIT 3-45D	1251.0
UNIT 3-45E	1250.0
UNIT 3-46A	1248.0
UNIT 3-46B	1247.0
UNIT 3-46C	1246.0
UNIT 3-46D	1245.0
UNIT 3-46E	1244.0
UNIT 3-47A	1240.0
UNIT 3-47B	1239.0
UNIT 3-47C	1239.0
UNIT 3-48A	1239.0
UNIT 3-48B	1239.0
UNIT 3-48C	1239.0
UNIT 3-49A	1239.0
UNIT 3-49B	1240.0
UNIT 3-49C	1241.0
UNIT 3-50A	1243.0
UNIT 3-50B	1244.0
UNIT 3-50C	1245.0
UNIT 3-50D	1246.0
UNIT 3-50E	1247.0
UNIT 3-50F	1248.0
UNIT 3-51A	1250.0
UNIT3-51B	1251.0
UNIT 3-51C	1252.0
UNIT 3-51D	1253.0
UNIT 3-51E	1254.0
UNIT 3-51F	1255.0
UNIT 3-52A	1257.0
UNIT 3-52B	1258.0
UNIT 3-52C	1259.0
UNIT 3-52D	1260.0
UNIT 3-52E	1261.0
UNIT 3-52F	1262.0

Drawing Legend

- PROPOSED BOUNDARY LINE RIGHT-OF-WAYS
- ADJOINING PROPERTY LINES
- ASPHALT/PAVED ROADS/DRIVES
- STREAMS/WATERCOURSES
- TOPOGRAPHY CONTOURS (2' INTERVAL)
- PROPOSED ASPHALT WEDGE CURBS
- PROPOSED ROADWAY CENTERLINES
- PROPOSED UTILITY EASEMENTS
- PROPOSED DRAINAGE CHANNELS
- PROPOSED WATER MAINS/HYDRANTS
- PROPOSED STORM SEWER SYSTEM
- PROPOSED STORM SEWER LATERALS
- PROPOSED BASIN ACCESS ROADS
- PROPOSED ELEC/TELE/CATV LINES AND ELECTRIC PEDESTAL
- PROPOSED GAS MAIN/SERVICE LINES
- PROPOSED SANITARY SEWER SYSTEM
- PROPOSED SANITARY LATERALS
- PROPOSED SANITARY FORCEMAIN
- MINIMUM BASEMENT ELEVATION
- EMERGENCY SPILLWAY
- CONCRETE ENDWALL WITH ROCK APRON

811 Know what's below. Call before you dig.

POCS SER. #: DESIGN - DIG - 20203440458

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NORTH

Horizontal Scale

50 0 50 100

(Feet)
1 inch = 50 ft.

Date:	Revision Description:	By:
06/17/2021	ISSUED FOR BID	JRG
06/30/2021	ISSUED FOR SUPERVISORS MEETING	JRG
08/09/2021	REVISIONS	JRG
08/13/2021	SUBMISSION TO WCCD	JRG
09/30/2021	WCCD COMMENT REVISIONS	JRG
10/15/2021	FINAL TOWNSHIP SUBMISSION	JRG

Professional Seal

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GRAHAM LEE FERRY
ENGINEER
PE074237

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:

MEADOWS LANDING ASSOCIATES, LP

Situate In:

South Strabane Township, Washington County, Pennsylvania

PHASE 3
SANITARY SEWER PLAN

DRAWING SCALE:	1" = 50'	DESIGNED BY:	ALB
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992-C500-PH3-SANITARY.DWG

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.

C500H

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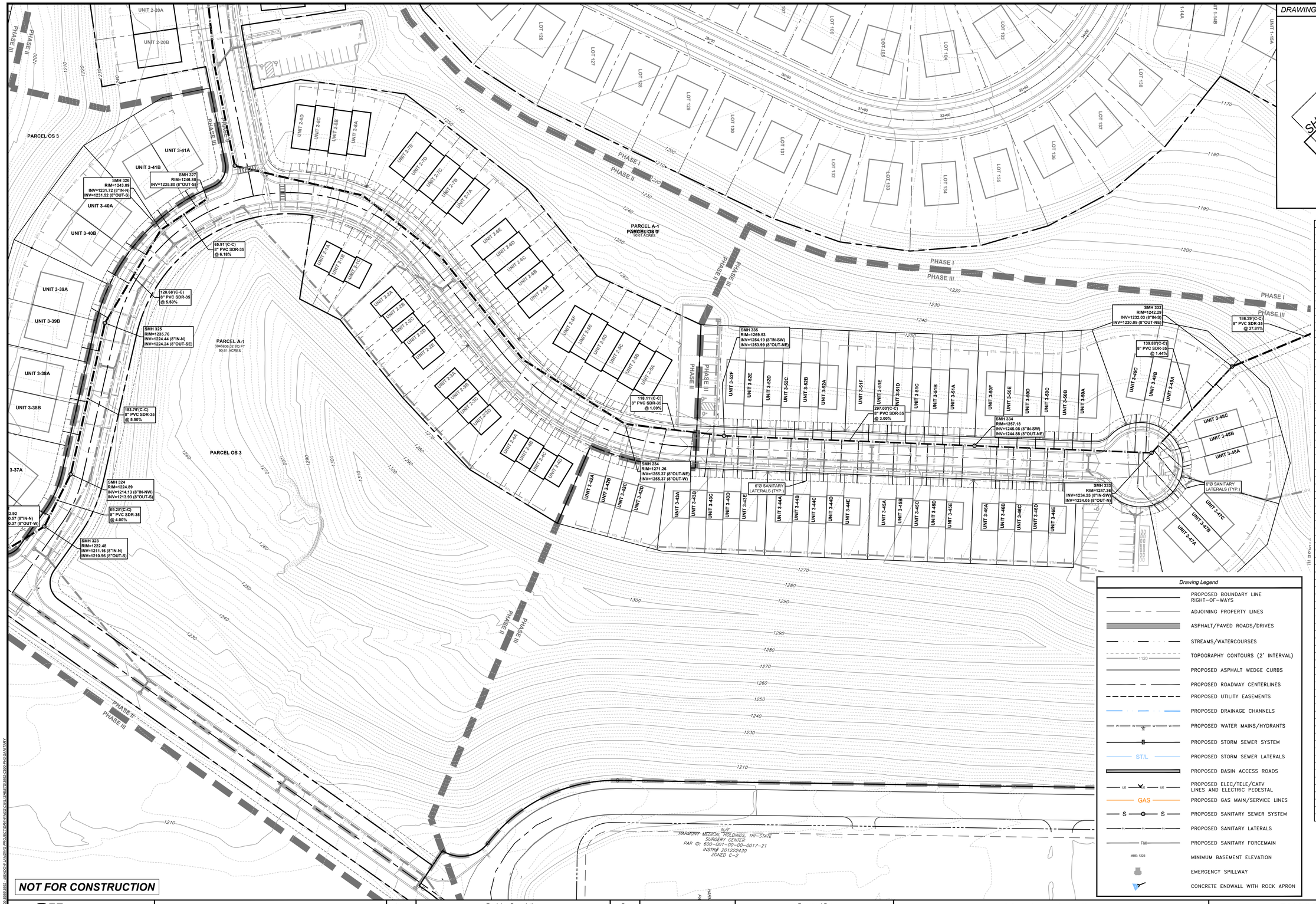
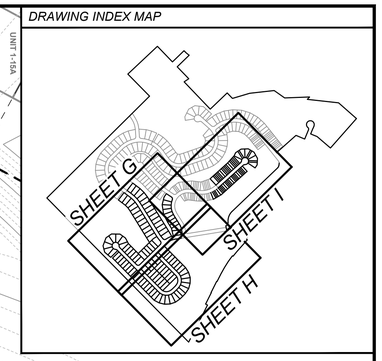


DRAWING INDEX MAP



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LOT #	MBE
LOT 301	1166.5
LOT 302	1169.0
LOT 303	1173.0
LOT 304	1176.5
LOT 305	1179.0
LOT 306	1182.0
LOT 307	1185.0
LOT 308	1188.0
LOT 309	1190.5
LOT 310	1193.0
LOT 311	1196.0
LOT 312	1198.5
LOT 313	1202.0
LOT 314	1200.0
LOT 315	1197.0
LOT 316	1194.0
LOT 317	1191.5
LOT 318	1189.0
LOT 319	1186.0
LOT 320	1183.0
LOT 321	1180.5
LOT 322	1178.0
LOT 323	1175.0
LOT 324	1172.5
LOT 325	1170.0
LOT 326	1167.0
UNIT 3-1A	1199.0
UNIT 3-1B	1197.0
UNIT 3-2A	1193.0
UNIT 3-2B	1191.0
UNIT 3-3A	1187.0
UNIT 3-3B	1185.0
UNIT 3-4A	1175.0
UNIT 3-4B	1172.0
UNIT 3-5A	1168.5
UNIT 3-5B	1166.0
UNIT 3-6A	1163.0
UNIT 3-6B	1161.0
UNIT 3-7A	1156.0
UNIT 3-7B	1154.0
UNIT 3-8A	1153.0
UNIT 3-8B	1153.0
UNIT 3-9A	1153.0
UNIT 3-9B	1153.0
UNIT 3-10A	1153.0
UNIT 3-10B	1155.0
UNIT 3-11A	1160.0
UNIT 3-11B	1162.0
UNIT 3-12A	1166.0
UNIT 3-12B	1168.0
UNIT 3-13A	1172.0
UNIT 3-13B	1174.0
UNIT 3-14A	1178.0
UNIT 3-14B	1180.0
UNIT 3-15A	1183.0
UNIT 3-15B	1185.0
UNIT 3-16A	1187.0
UNIT 3-16B	1188.0
UNIT 3-17A	1190.0
UNIT 3-17B	1191.0
UNIT 3-18A	1193.0
UNIT 3-18B	1194.0
UNIT 3-19A	1195.0
UNIT 3-19B	1196.0
UNIT 3-20A	1197.0
UNIT 3-20B	1198.0
UNIT 3-21A	1199.0
UNIT 3-21B	1199.0
UNIT 3-22A	1200.0
UNIT 3-22B	1200.0
UNIT 3-23A	1200.0
UNIT 3-23B	1199.0
UNIT 3-24A	1199.0
UNIT 3-24B	1198.5
UNIT 3-25A	1198.0
UNIT 3-25B	1196.5
UNIT 3-26A	1195.0
UNIT 3-26B	1193.5
UNIT 3-27A	1192.0
UNIT 3-27B	1191.0

PHASE 3 MBE TABLE	
LOT #	MBE
UNIT 3-28A	1191.0
UNIT 3-28B	1191.0
UNIT 3-29A	1188.0
UNIT 3-29B	1186.0
UNIT 3-30A	1180.0
UNIT 3-30A	1178.0
UNIT 3-31A	1187.0
UNIT 3-31B	1188.0
UNIT 3-32A	1190.0
UNIT 3-32B	1191.0
UNIT 3-33A	1193.0
UNIT 3-33B	1194.0
UNIT 3-34A	1198.0
UNIT 3-34B	1197.5
UNIT 3-35A	1195.0
UNIT 3-35B	1194.0
UNIT 3-36A	1192.0
UNIT 3-36B	1191.0
UNIT 3-37A	1214.0
UNIT 3-37B	1215.0
UNIT 3-38A	1220.5
UNIT 3-38B	1222.5
UNIT 3-39A	1226.5
UNIT 3-39B	1228.5
UNIT 3-40A	1232.0
UNIT 3-40B	1234.0
UNIT 3-41A	1236.5
UNIT 3-41B	1238.5
UNIT 3-42A	1263.0
UNIT 3-42B	1263.0
UNIT 3-42C	1263.0
UNIT 3-42D	1263.0
UNIT 3-43A	1262.0
UNIT 3-43B	1262.0
UNIT 3-43C	1261.5
UNIT 3-43D	1261.0
UNIT 3-43E	1260.0
UNIT 3-44A	1259.0
UNIT 3-44B	1258.0
UNIT 3-44C	1257.0
UNIT 3-44D	1256.0
UNIT 3-44E	1255.0
UNIT 3-45A	1253.0
UNIT 3-45B	1252.5
UNIT 3-45C	1251.5
UNIT 3-45D	1251.0
UNIT 3-45E	1250.0
UNIT 3-46A	1248.0
UNIT 3-46B	1247.0
UNIT 3-46C	1246.0
UNIT 3-46D	1245.0
UNIT 3-46E	1244.0
UNIT 3-47A	1240.0
UNIT 3-47B	1239.0
UNIT 3-47C	1239.0
UNIT 3-48A	1239.0
UNIT 3-48B	1239.0
UNIT 3-48C	1239.0
UNIT 3-49A	1239.0
UNIT 3-49B	1240.0
UNIT 3-49C	1241.0
UNIT 3-50A	1243.0
UNIT 3-50B	1244.0
UNIT 3-50C	1245.0
UNIT 3-50D	1246.0
UNIT 3-50E	1247.0
UNIT 3-50F	1248.0
UNIT 3-51A	1250.0
UNIT3-51B	1251.0
UNIT 3-51C	1252.0
UNIT 3-51D	1253.0
UNIT 3-51E	1254.0
UNIT 3-51F	1255.0
UNIT 3-52A	1257.0
UNIT 3-52B	1258.0
UNIT 3-52C	1259.0
UNIT 3-52D	1260.0
UNIT 3-52E	1261.0
UNIT 3-52F	1262.0

Drawing Legend

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- ADJOINING PROPERTY LINES
- ASPHALT/PAVED ROADS/DRIVES
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POCS SER. #: DESIGN - DIG - 20203440458

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50 0 50 100

(Feet)
1 inch = 50 ft.

Date:	Revision Description:	By:
06/17/2021	ISSUED FOR BID	JRG
06/30/2021	ISSUED FOR SUPERVISORS MEETING	JRG
08/09/2021	REVISIONS	JRG
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09/30/2021	WCCD COMMENT REVISIONS	JRG
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Professional Seal

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GRAHAM LEE FERRY
ENGINEER
PE074237

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:

MEADOWS LANDING ASSOCIATES, LP

Situate In:

South Strabane Township, Washington County, Pennsylvania

PHASE 3
SANITARY SEWER PLAN

DRAWING SCALE:	1" = 50'	DESIGNED BY:	ALB
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992-C500-PH3-SANITARY.DWG

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.

C500I

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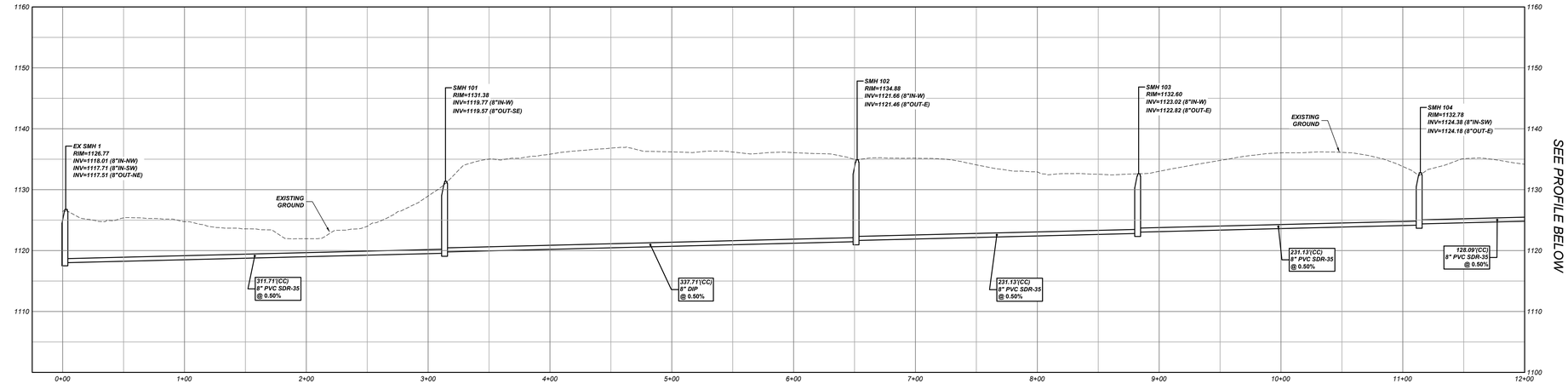
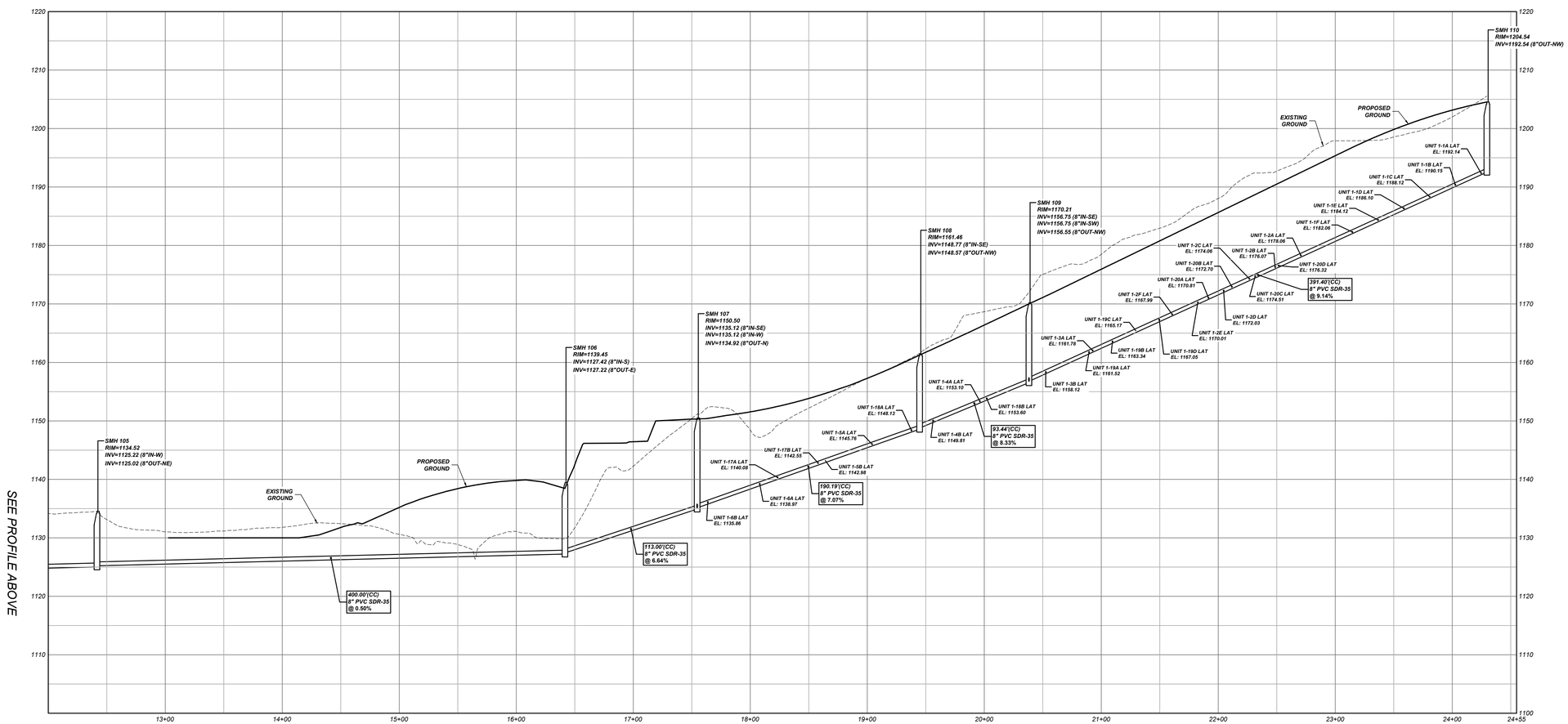


SMH 101 TO SMH 110 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'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INV=1192.54 (8"OUT-NW)
PROPOSED GROUND
EXISTING GROUND
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UNIT 1-1B LAT EL: 1190.15
UNIT 1-1C LAT EL: 1188.12
UNIT 1-1D LAT EL: 1186.10
UNIT 1-1E LAT EL: 1184.12
UNIT 1-1F LAT EL: 1182.06
UNIT 1-2A LAT EL: 1178.06
UNIT 1-2B LAT EL: 1176.07
UNIT 1-2C LAT EL: 1174.06
UNIT 1-2D LAT EL: 1172.03
UNIT 1-2E LAT EL: 1170.01
UNIT 1-2F LAT EL: 1167.99
UNIT 1-2G LAT EL: 1165.97
UNIT 1-2H LAT EL: 1163.94
UNIT 1-2I LAT EL: 1161.92
UNIT 1-2J LAT EL: 1159.89
UNIT 1-2K LAT EL: 1157.87
UNIT 1-2L LAT EL: 1155.84
UNIT 1-2M LAT EL: 1153.82
UNIT 1-2N LAT EL: 1151.79
UNIT 1-2O LAT EL: 1149.77
UNIT 1-2P LAT EL: 1147.74
UNIT 1-2Q LAT EL: 1145.72
UNIT 1-2R LAT EL: 1143.69
UNIT 1-2S LAT EL: 1141.67
UNIT 1-2T LAT EL: 1139.64
UNIT 1-2U LAT EL: 1137.62
UNIT 1-2V LAT EL: 1135.59
UNIT 1-2W LAT EL: 1133.57
UNIT 1-2X LAT EL: 1131.54
UNIT 1-2Y LAT EL: 1129.52
UNIT 1-2Z LAT EL: 1127.49
UNIT 1-2AA LAT EL: 1125.47
UNIT 1-2AB LAT EL: 1123.44
UNIT 1-2AC LAT EL: 1121.42
UNIT 1-2AD LAT EL: 1119.39
UNIT 1-2AE LAT EL: 1117.37
UNIT 1-2AF LAT EL: 1115.34
UNIT 1-2AG LAT EL: 1113.32
UNIT 1-2AH LAT EL: 1111.29
UNIT 1-2AI LAT EL: 1109.27
UNIT 1-2AJ LAT EL: 1107.24
UNIT 1-2AK LAT EL: 1105.22
UNIT 1-2AL LAT EL: 1103.19
UNIT 1-2AM LAT EL: 1101.17
UNIT 1-2AN LAT EL: 1099.14
UNIT 1-2AO LAT EL: 1097.12
UNIT 1-2AP LAT EL: 1095.09
UNIT 1-2AQ LAT EL: 1093.07
UNIT 1-2AR LAT EL: 1091.04
UNIT 1-2AS LAT EL: 1089.02
UNIT 1-2AT LAT EL: 1086.99
UNIT 1-2AU LAT EL: 1084.97
UNIT 1-2AV LAT EL: 1082.94
UNIT 1-2AW LAT EL: 1080.92
UNIT 1-2AX LAT EL: 1078.89
UNIT 1-2AY LAT EL: 1076.87
UNIT 1-2AZ LAT EL: 1074.84
UNIT 1-2BA LAT EL: 1072.82
UNIT 1-2BB LAT EL: 1070.79
UNIT 1-2BC LAT EL: 1068.77
UNIT 1-2BD LAT EL: 1066.74
UNIT 1-2BE LAT EL: 1064.72
UNIT 1-2BF LAT EL: 1062.69
UNIT 1-2BG LAT EL: 1060.67
UNIT 1-2BH LAT EL: 1058.64
UNIT 1-2BI LAT EL: 1056.62
UNIT 1-2BJ LAT EL: 1054.59
UNIT 1-2BK LAT EL: 1052.57
UNIT 1-2BL LAT EL: 1050.54
UNIT 1-2BM LAT EL: 1048.52
UNIT 1-2BN LAT EL: 1046.49
UNIT 1-2BO LAT EL: 1044.47
UNIT 1-2BP LAT EL: 1042.44
UNIT 1-2BQ LAT EL: 1040.42
UNIT 1-2BR LAT EL: 1038.39
UNIT 1-2BS LAT EL: 1036.37
UNIT 1-2BT LAT EL: 1034.34
UNIT 1-2BU LAT EL: 1032.32
UNIT 1-2BV LAT EL: 1030.29
UNIT 1-2BW LAT EL: 1028.27
UNIT 1-2BX LAT EL: 1026.24
UNIT 1-2BY LAT EL: 1024.22
UNIT 1-2BZ LAT EL: 1022.19
UNIT 1-2CA LAT EL: 1020.17
UNIT 1-2CB LAT EL: 1018.14
UNIT 1-2CC LAT EL: 1016.12
UNIT 1-2CD LAT EL: 1014.09
UNIT 1-2CE LAT EL: 1012.07
UNIT 1-2CF LAT EL: 1010.04
UNIT 1-2CG LAT EL: 1008.02
UNIT 1-2CH LAT EL: 1005.99
UNIT 1-2CI LAT EL: 1003.97
UNIT 1-2CJ LAT EL: 1001.94
UNIT 1-2CK LAT EL: 999.92
UNIT 1-2CL LAT EL: 997.89
UNIT 1-2CM LAT EL: 995.87
UNIT 1-2CN LAT EL: 993.84
UNIT 1-2CO LAT EL: 991.82
UNIT 1-2CP LAT EL: 989.79
UNIT 1-2CQ LAT EL: 987.77
UNIT 1-2CR LAT EL: 985.74
UNIT 1-2CS LAT EL: 983.72
UNIT 1-2CT LAT EL: 981.69
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UNIT 1-2CV LAT EL: 977.64
UNIT 1-2CW LAT EL: 975.62
UNIT 1-2CX LAT EL: 973.59
UNIT 1-2CY LAT EL: 971.57
UNIT 1-2CZ LAT EL: 969.54
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UNIT 1-2DC LAT EL: 963.47
UNIT 1-2DD LAT EL: 961.44
UNIT 1-2DE LAT EL: 959.42
UNIT 1-2DF LAT EL: 957.39
UNIT 1-2DG LAT EL: 955.37
UNIT 1-2DH LAT EL: 953.34
UNIT 1-2DI LAT EL: 951.32
UNIT 1-2DJ LAT EL: 949.29
UNIT 1-2DK LAT EL: 947.27
UNIT 1-2DL LAT EL: 945.24
UNIT 1-2DM LAT EL: 943.22
UNIT 1-2DN LAT EL: 941.19
UNIT 1-2DO LAT EL: 939.17
UNIT 1-2DP LAT EL: 937.14
UNIT 1-2DQ LAT EL: 935.12
UNIT 1-2DR LAT EL: 933.09
UNIT 1-2DS LAT EL: 931.07
UNIT 1-2DT LAT EL: 929.04
UNIT 1-2DU LAT EL: 927.02
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UNIT 1-2DX LAT EL: 921.00
UNIT 1-2DY LAT EL: 919.00
UNIT 1-2DZ LAT EL: 917.00
UNIT 1-2EA LAT EL: 915.00
UNIT 1-2EB LAT EL: 913.00
UNIT 1-2EC LAT EL: 911.00
UNIT 1-2ED LAT EL: 909.00
UNIT 1-2EE LAT EL: 907.00
UNIT 1-2EF LAT EL: 905.00
UNIT 1-2EG LAT EL: 903.00
UNIT 1-2EH LAT EL: 901.00
UNIT 1-2EI LAT EL: 899.00
UNIT 1-2EJ LAT EL: 897.00
UNIT 1-2EK LAT EL: 895.00
UNIT 1-2EL LAT EL: 893.00
UNIT 1-2EM LAT EL: 891.00
UNIT 1-2EN LAT EL: 889.00
UNIT 1-2EO LAT EL: 887.00
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UNIT 1-2EQ LAT EL: 883.00
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UNIT 1-2FC LAT EL: 859.00
UNIT 1-2FD LAT EL: 857.00
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UNIT 1-2FH LAT EL: 849.00
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UNIT 1-2GC LAT EL: 807.00
UNIT 1-2GD LAT EL: 805.00
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UNIT 1-2HB LAT EL: 757.00
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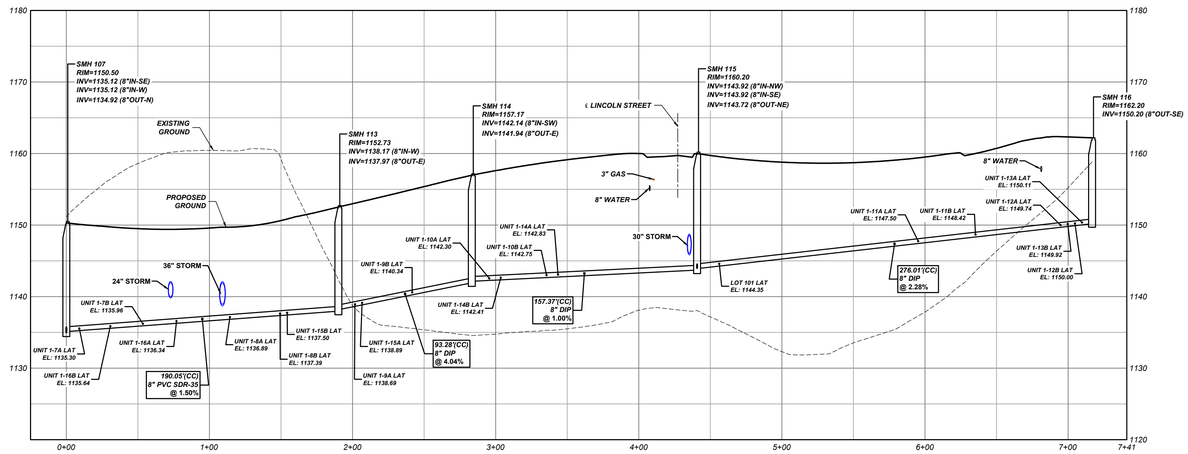
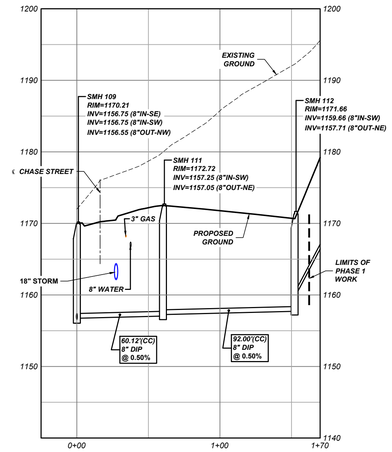
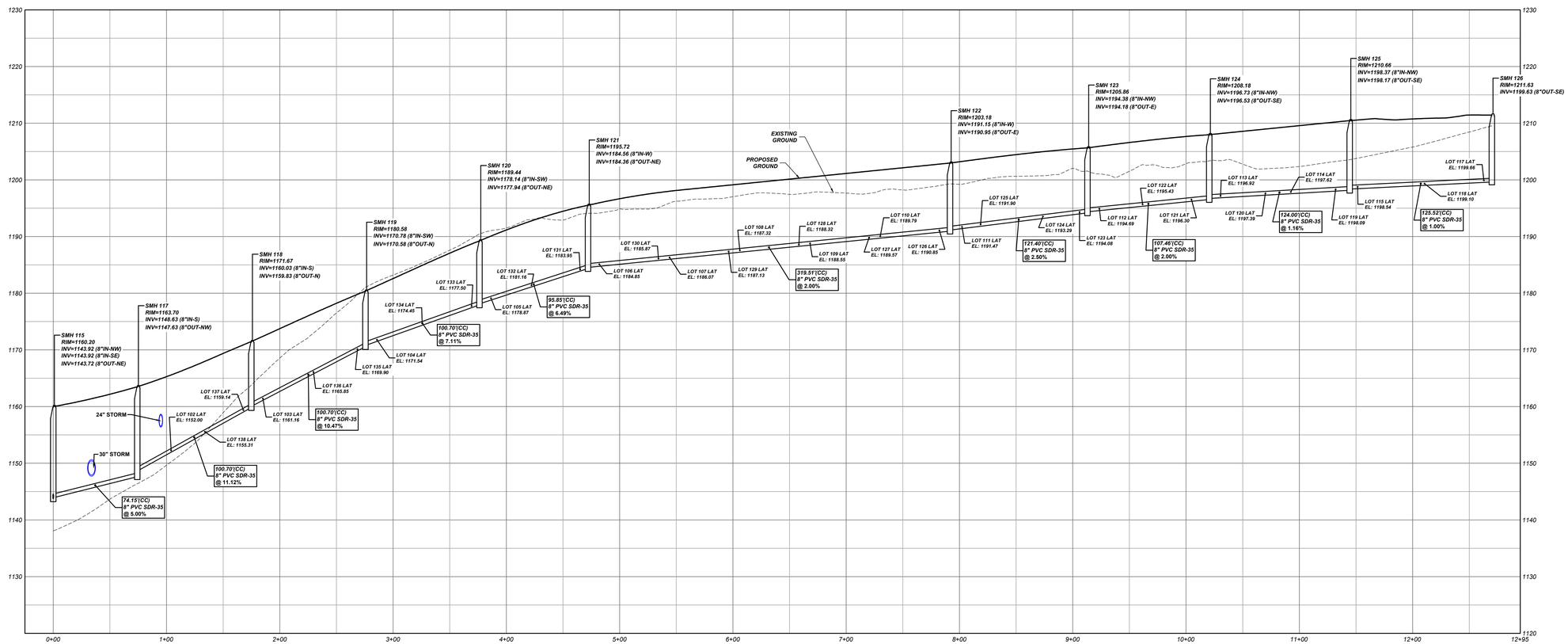


SMH 107 TO SMH 116 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



SMH 109 TO SMH 229 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



SMH 115 TO SMH 126 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'

NOT FOR CONSTRUCTION

811 Know what's **below.** **Call** before you dig.

POCS SER. #: DESIGN - DIG - 20203440458

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Horizontal Scale
50 0 50 100
(Feet)
1 inch = 50 ft.

Vertical Scale
10 0 10 20
(Feet)
1 inch = 10 ft.

Date:	Revision Description:	By:
06/17/2021	ISSUED FOR BID	JRG
06/30/2021	ISSUED FOR SUPERVISORS MEETING	JRG
08/09/2021	REVISIONS	JRG
08/13/2021	SUBMISSION TO WCCD	JRG
09/30/2021	WCCD COMMENT REVISIONS	JRG
10/15/2021	FINAL TOWNSHIP SUBMISSION	JRG

Professional Seal

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GRAHAM LEE FERRY
ENGINEER
PE074237

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:
MEADOWS LANDING ASSOCIATES, LP

Situate In:
South Strabane Township, Washington County, Pennsylvania

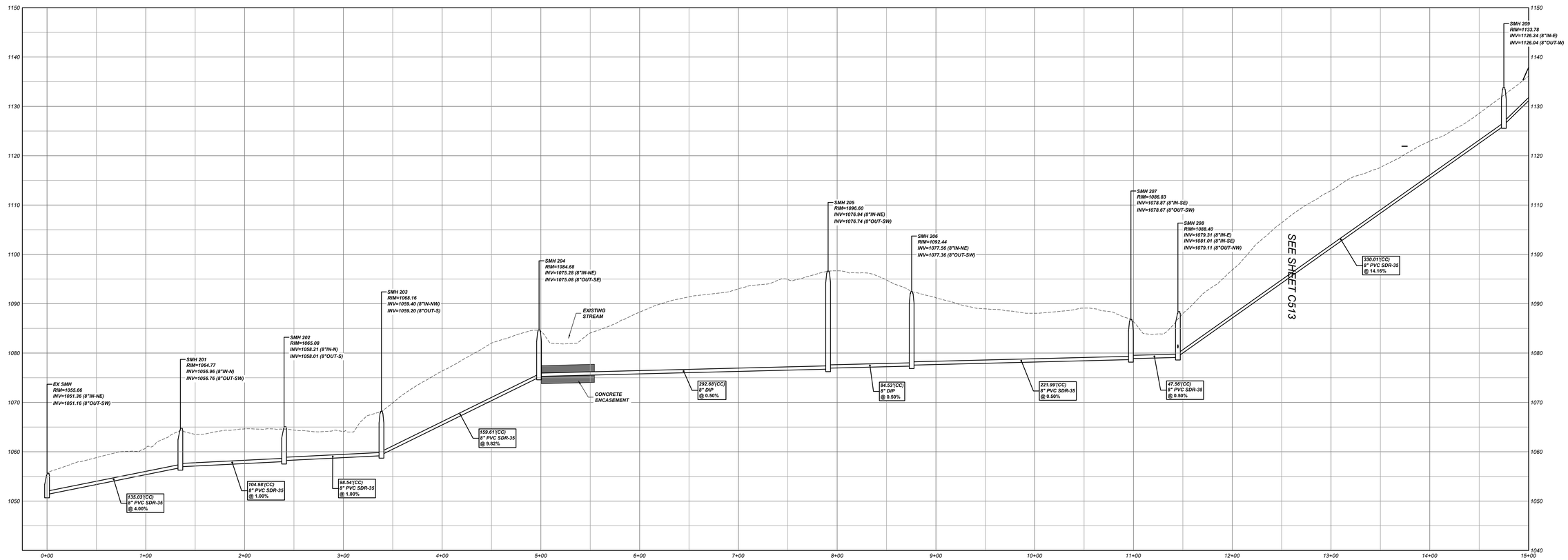
PHASE 1 SANITARY SEWER PROFILES

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

DRAWING SCALE:	AS SHOWN	DESIGNED BY:	ALB
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---
CADD#: 3992-C510-SANITARY PROFILES.DWG			

Sheet No.
C511

X:\SHEFFLER\CONSHEFFLER PROJECT FILES\JOBS 3900s-3999s\3992 - MEADOWS LANDING PROJECT\DRAWING\SIGNAL\SHEETS\3992-C510-SANITARY PROFILES



EX MH TO SMH 223 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'

NOT FOR CONSTRUCTION

811 Know what's **below.** **Call** before you dig.

POCS SER. #: DESIGN - DIG - 20203440458

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Horizontal Scale

50 0 50 100

(Feet)
1 inch = 50 ft.

Vertical Scale

10 0 10 20

(Feet)
1 inch = 10 ft.

Date:	Revision Description:	By:
06/17/2021	ISSUED FOR BID	JRG
06/30/2021	ISSUED FOR SUPERVISORS MEETING	JRG
08/09/2021	REVISIONS	JRG
08/13/2021	SUBMISSION TO WCCD	JRG
09/30/2021	WCCD COMMENT REVISIONS	JRG
10/15/2021	FINAL TOWNSHIP SUBMISSION	JRG

Professional Seal

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GRAHAM LEE FERRY
ENGINEER
PE074237

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:

MEADOWS LANDING ASSOCIATES, LP

Situate In:

South Strabane Township, Washington County, Pennsylvania

PHASE 2 SANITARY SEWER PROFILES

DRAWING SCALE:	AS SHOWN	DESIGNED BY:	ALB
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

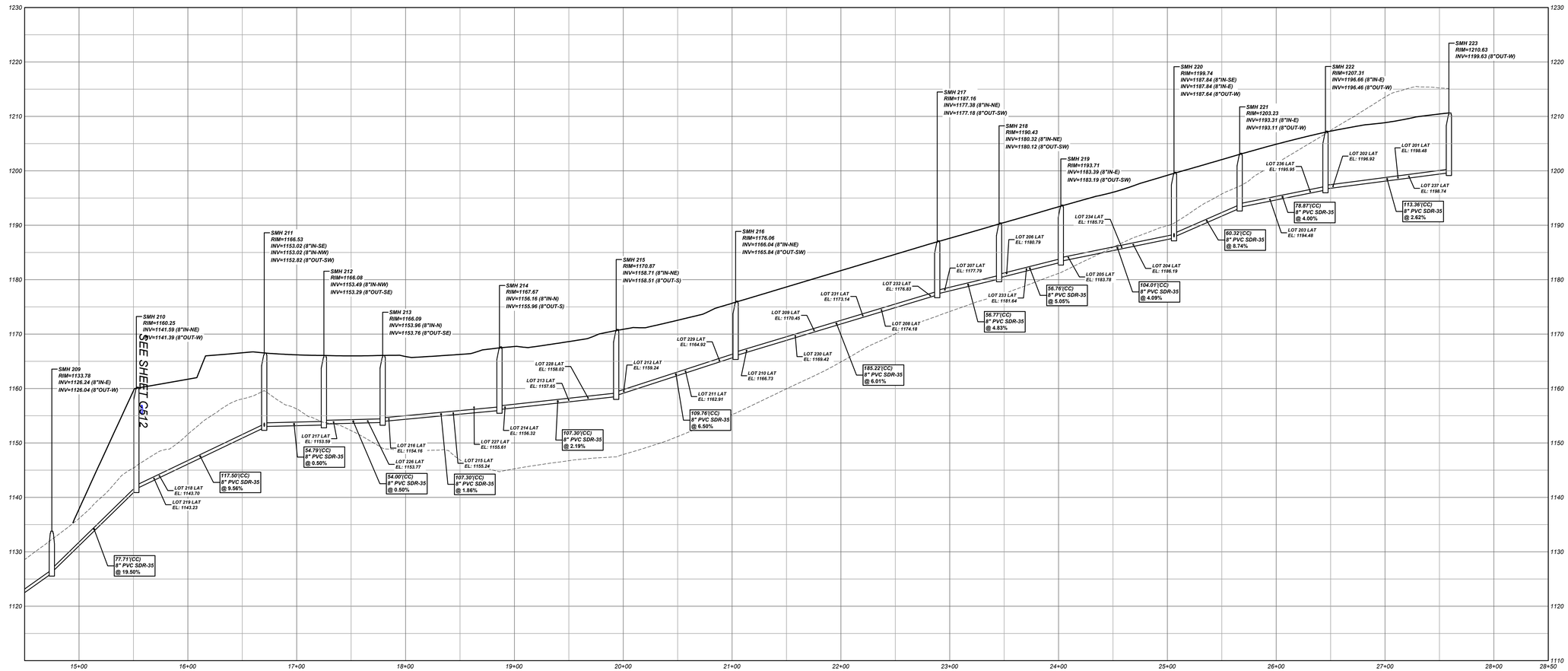
CADD#: 3992-C510-SANITARY PROFILES.DWG

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.

C512

X:\SHEFFLERCO\SHEFFLER PROJECT FILES\2019 3900-3999\3992 - MEADOW LANDING PROJECT\DRAWINGS\CIVIL SHEETS\3992-C510-SANITARY PROFILES



EX MH TO SMH 223 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'

NOT FOR CONSTRUCTION

811 Know what's **below.** **Call** before you dig.

POCS SER. #: DESIGN - DIG - 20203440458

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Horizontal Scale

50 0 50 100

(Feet)
1 inch = 50 ft.

Vertical Scale

10 0 10 20

(Feet)
1 inch = 10 ft.

Date:	Revision Description:	By:
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09/30/2021	WCCD COMMENT REVISIONS	JRG
10/15/2021	FINAL TOWNSHIP SUBMISSION	JRG

Professional Seal

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GRAHAM LEE FERRY
ENGINEER
PE074237

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Meadows Landing
Planned Residential Development

Prepared For:
MEADOWS LANDING ASSOCIATES, LP

Situate In:
South Strabane Township, Washington County, Pennsylvania

PHASE 2 SANITARY SEWER PROFILES

DRAWING SCALE:	AS SHOWN	DESIGNED BY:	ALB
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---
CADD#: 3992-C510-SANITARY PROFILES.DWG			

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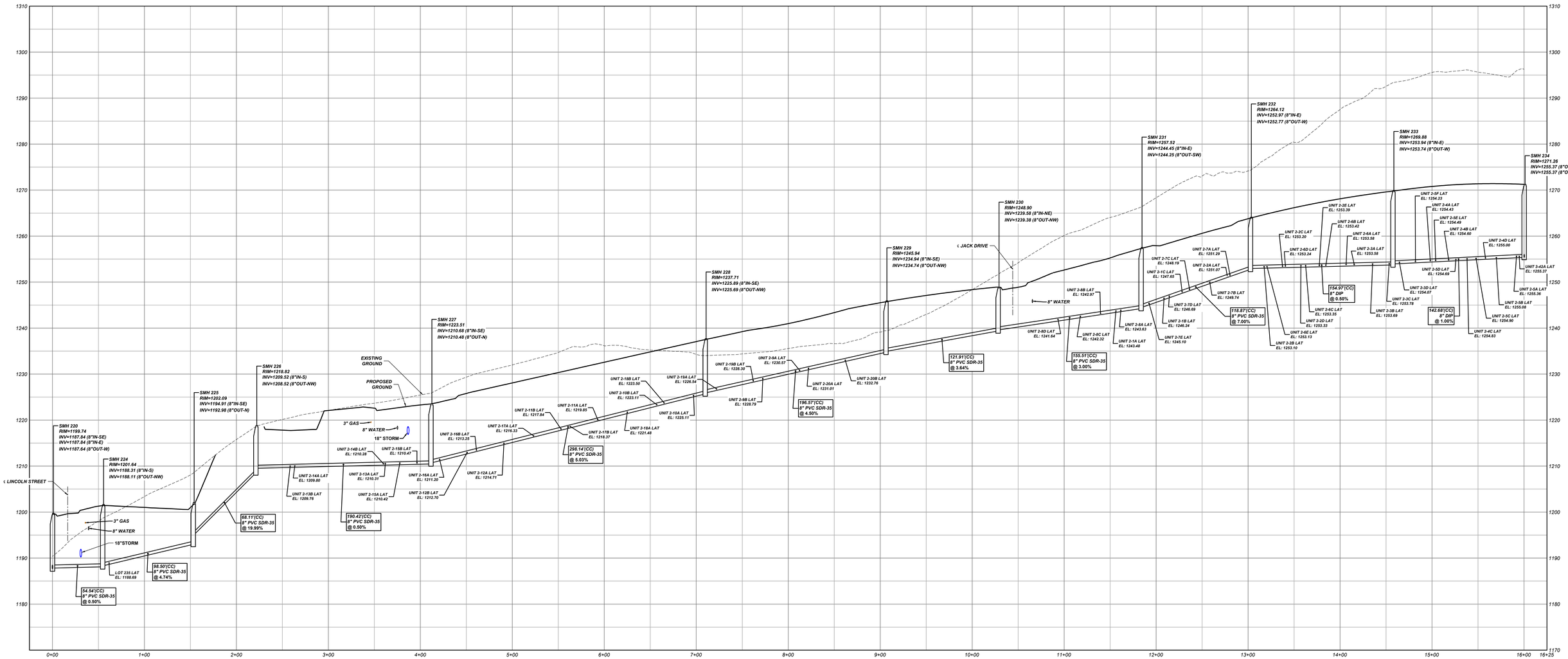
412-571-2300 x14

Sheet No.
C513

X:\SHEFFLERCO\SHEFFLER PROJECT FILES\OBS 3900-3999\3992 - MEADOW LANDING PROJECT\DRAWINGS\CIVIL\SHEETS-3992-C510-SANITARY PROFILES



SMH 220 TO SMH 234 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'

NOT FOR CONSTRUCTION

811 Know what's **below.** **Call** before you dig.

POCS SER. #: DESIGN - DIG - 20203440458

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Horizontal Scale

50 0 50 100

(Feet)
1 inch = 50 ft.

Vertical Scale

10 0 10 20

(Feet)
1 inch = 10 ft.

Date:	Revision Description:	By:
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08/13/2021	SUBMISSION TO WCCD	JRG
09/30/2021	WCCD COMMENT REVISIONS	JRG
10/15/2021	FINAL TOWNSHIP SUBMISSION	JRG

Professional Seal

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GRAHAM LEE FERRY
ENGINEER
PE074237

Prepared By:

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Sewickley, PA 15143

Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:

MEADOWS LANDING ASSOCIATES, LP

Situate In:

South Strabane Township, Washington County, Pennsylvania

PHASE 2 SANITARY SEWER PROFILES

DRAWING SCALE:	AS SHOWN	DESIGNED BY:	ALB
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992-C510-SANITARY PROFILES.DWG

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Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.

C514

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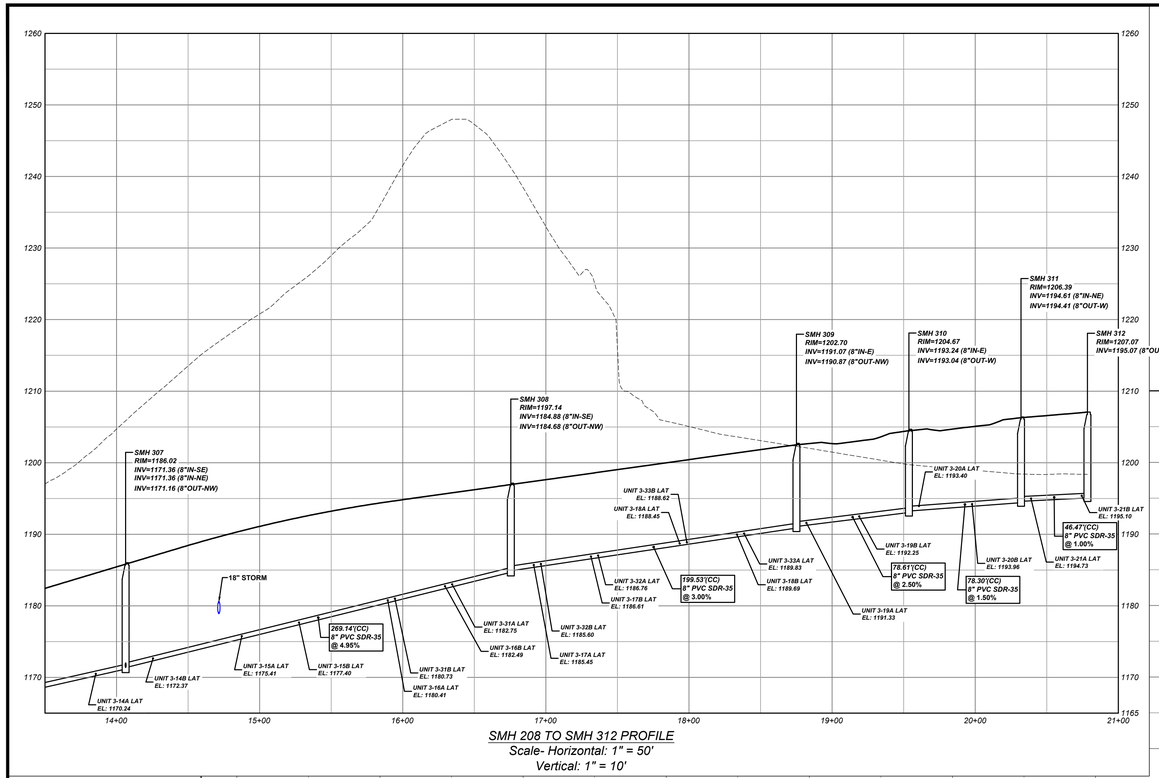
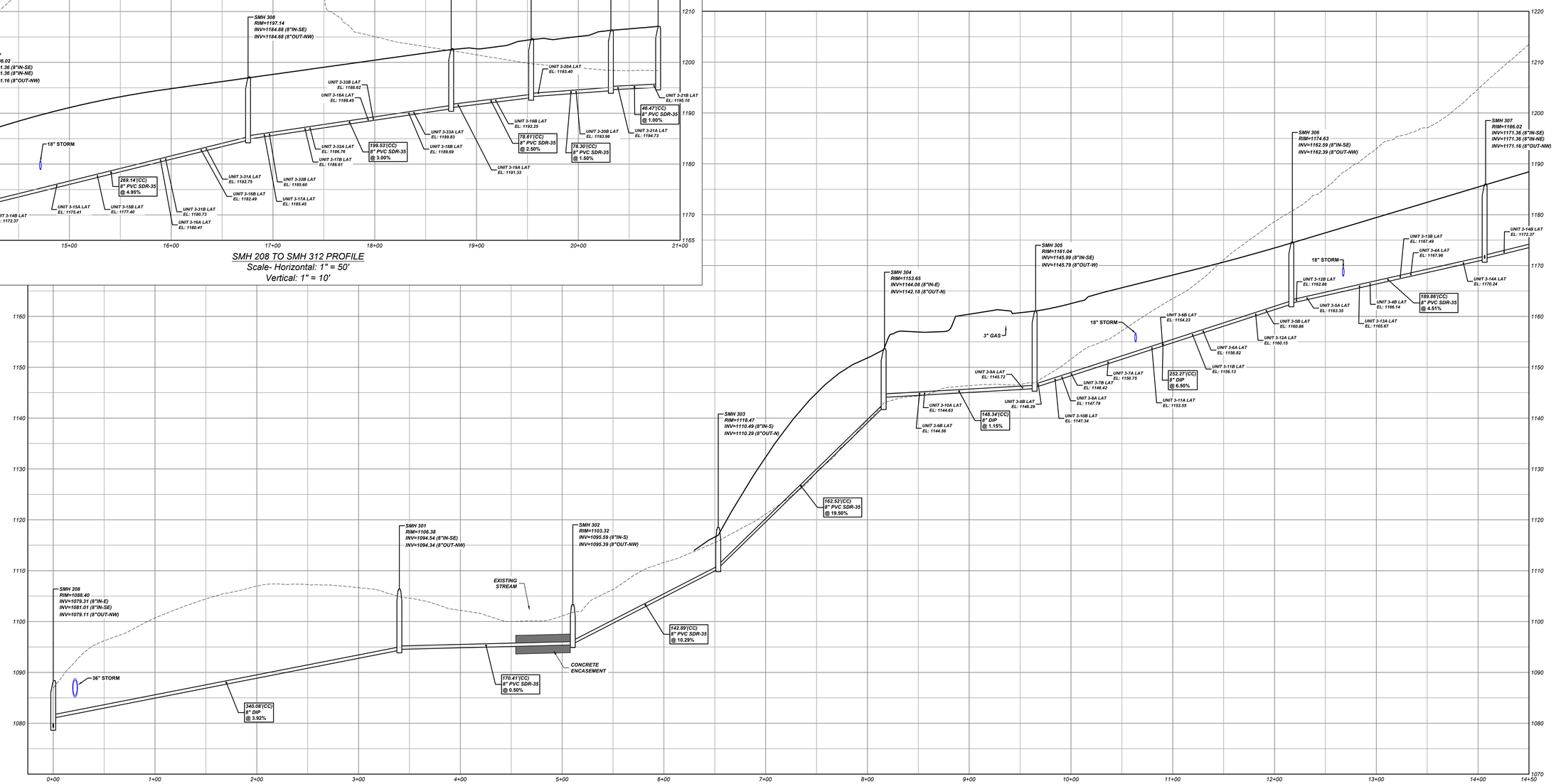


SMH 208 TO SMH 312 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



SMH 208 TO SMH 312 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'

NOT FOR CONSTRUCTION

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POCS SER. #: DESIGN - DIG - 20203440458

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Horizontal Scale
50 0 50 100
(Feet)
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Vertical Scale
10 0 10 20
(Feet)
1 inch = 10 ft.

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08/13/2021	SUBMISSION TO WCCD	JRG
09/30/2021	WCCD COMMENT REVISIONS	JRG
10/15/2021	FINAL TOWNSHIP SUBMISSION	JRG

Professional Seal: COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL GRAHAM LEE FERRY ENGINEER PE074237

Prepared By:
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Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:
MEADOWS LANDING ASSOCIATES, LP

Situate In:
South Strabane Township, Washington County, Pennsylvania

PHASE 3 SANITARY SEWER PROFILES

DRAWING SCALE:	AS SHOWN	DESIGNED BY:	ALB
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992-C510-SANITARY PROFILES.DWG

MEADOWS LANDING ASSOCIATES, LP
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Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.
C515

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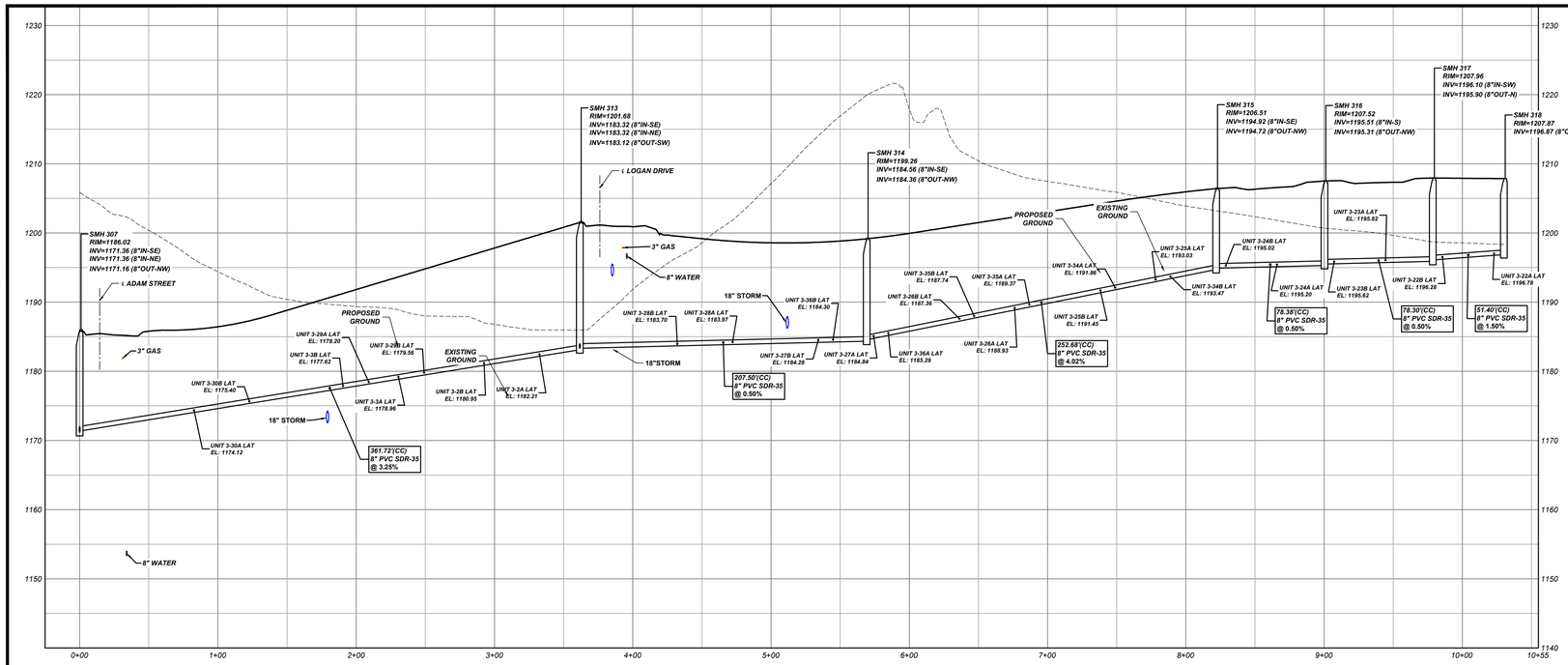
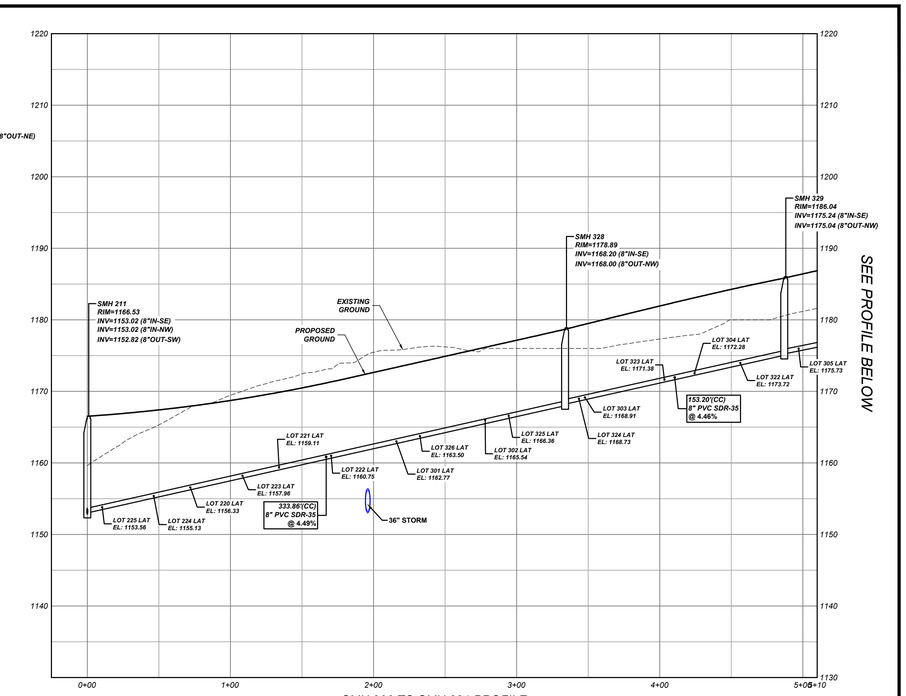
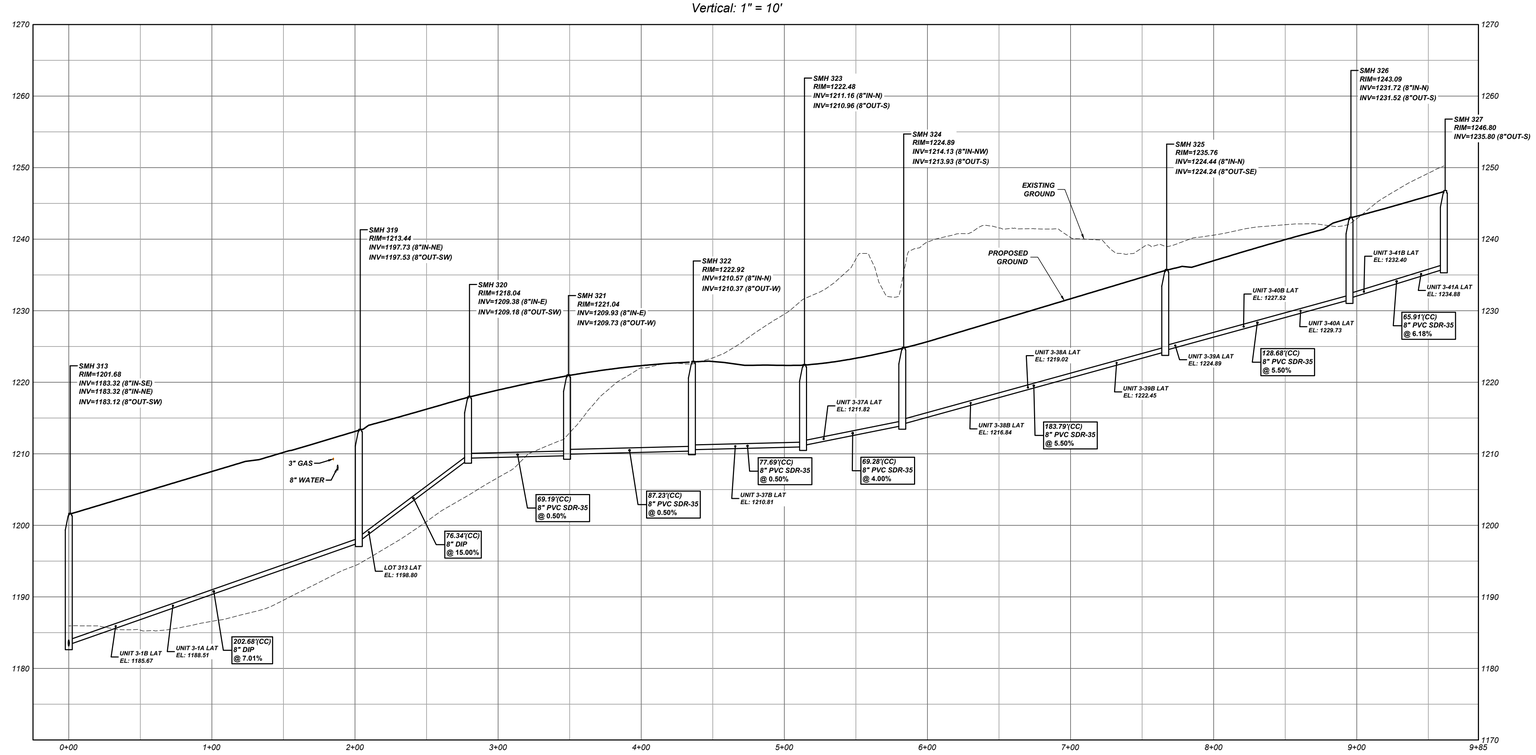


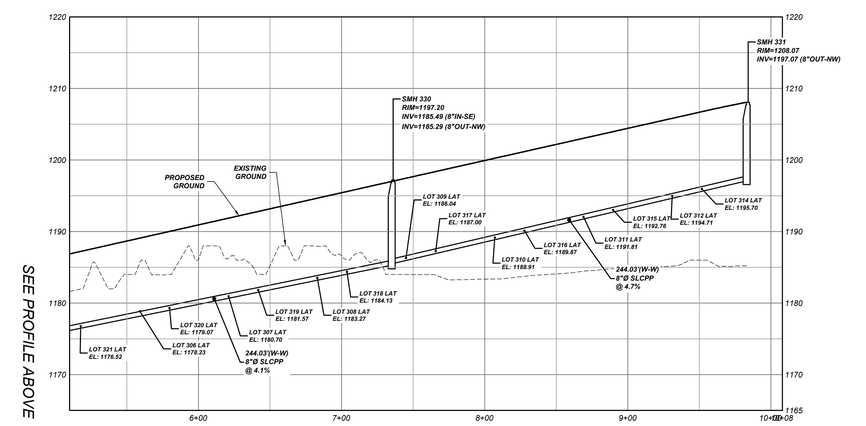
SMH 305 TO SMH 318 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



SMH 206 TO SMH 331 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



SMH 311 TO SMH 327 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



SMH 206 TO SMH 331 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'

NOT FOR CONSTRUCTION

811 Know what's below. Call before you dig.

POCS SER. #: DESIGN - DIG - 20203440458

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Horizontal Scale
50 0 50 100
(Feet)
1 inch = 50 ft.

Vertical Scale
10 0 10 20
(Feet)
1 inch = 10 ft.

Date:	Revision Description:	By:
06/17/2021	ISSUED FOR BID	JRG
06/30/2021	ISSUED FOR SUPERVISORS MEETING	JRG
08/09/2021	REVISIONS	JRG
08/13/2021	SUBMISSION TO WCCD	JRG
09/30/2021	WCCD COMMENT REVISIONS	JRG
10/15/2021	FINAL TOWNSHIP SUBMISSION	JRG

Professional Seal: COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL GRAHAM LEE FERRY ENGINEER PE074237

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:
MEADOWS LANDING ASSOCIATES, LP

Situate In:
South Strabane Township, Washington County, Pennsylvania

PHASE 3 SANITARY SEWER PROFILES

DRAWING SCALE:	AS SHOWN	DESIGNED BY:	ALB
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---
CADD#: 3992-C510-SANITARY PROFILES.DWG			

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.
C516

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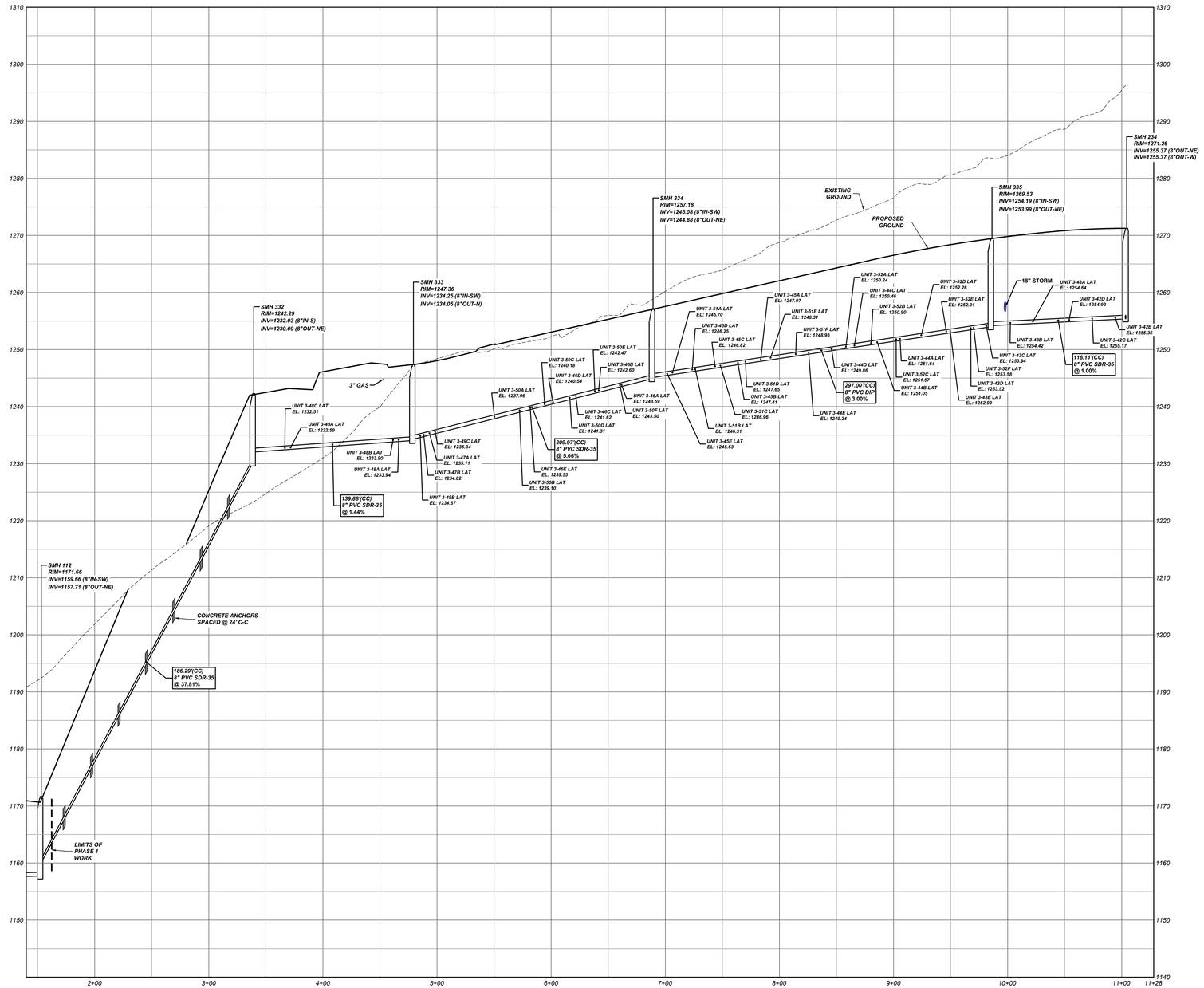

SMH 109 TO SMH 234 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'

NOT FOR CONSTRUCTION

811 Know what's **below.** **Call** before you dig.

POCS SER. #: DESIGN - DIG - 20203440458

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50 0 50 100
(Feet)
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Vertical Scale
10 0 10 20
(Feet)
1 inch = 10 ft.

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09/30/2021	WCCD COMMENT REVISIONS	JRG
10/15/2021	FINAL TOWNSHIP SUBMISSION	JRG

Professional Seal: COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER GRAHAM LEE FERRY PE074237

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:
MEADOWS LANDING ASSOCIATES, LP

Situate In:
South Strabane Township, Washington County, Pennsylvania

PHASE 3 SANITARY SEWER PROFILES

DRAWING SCALE:	AS SHOWN	DESIGNED BY:	ALB
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---
CADD#: 3992-C510-SANITARY PROFILES.DWG			

MEADOWS LANDING ASSOCIATES, LP
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Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.
C517

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NOT FOR CONSTRUCTION

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NORTH

Horizontal Scale

120 0 120 240

(Feet)

1 inch = 120 ft.

Date:	Revision Description:	By:
06/17/2021	ISSUED FOR BID	JRG
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Professional Seal

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GRAHAM LEE FERRY
ENGINEER
PE074237

Prepared By:

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Sewickley, PA 15143

Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:

MEADOWS LANDING ASSOCIATES, LP

Situate In:

South Strabane Township, Washington County, Pennsylvania

OVERALL UTILITY PLAN

DRAWING SCALE:	1" = 120'	DESIGNED BY:	ALB
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992-C600-OVERALL-UTILITY.DWG

MEADOWS LANDING ASSOCIATES, LP
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650 Washington Road,Suite 400
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412-571-2300 x14

Sheet No.

C600

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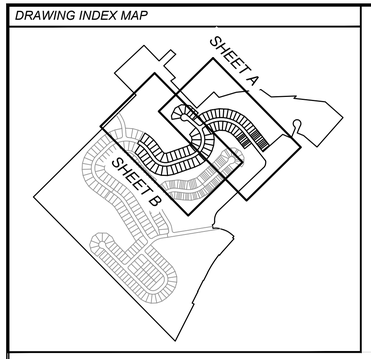
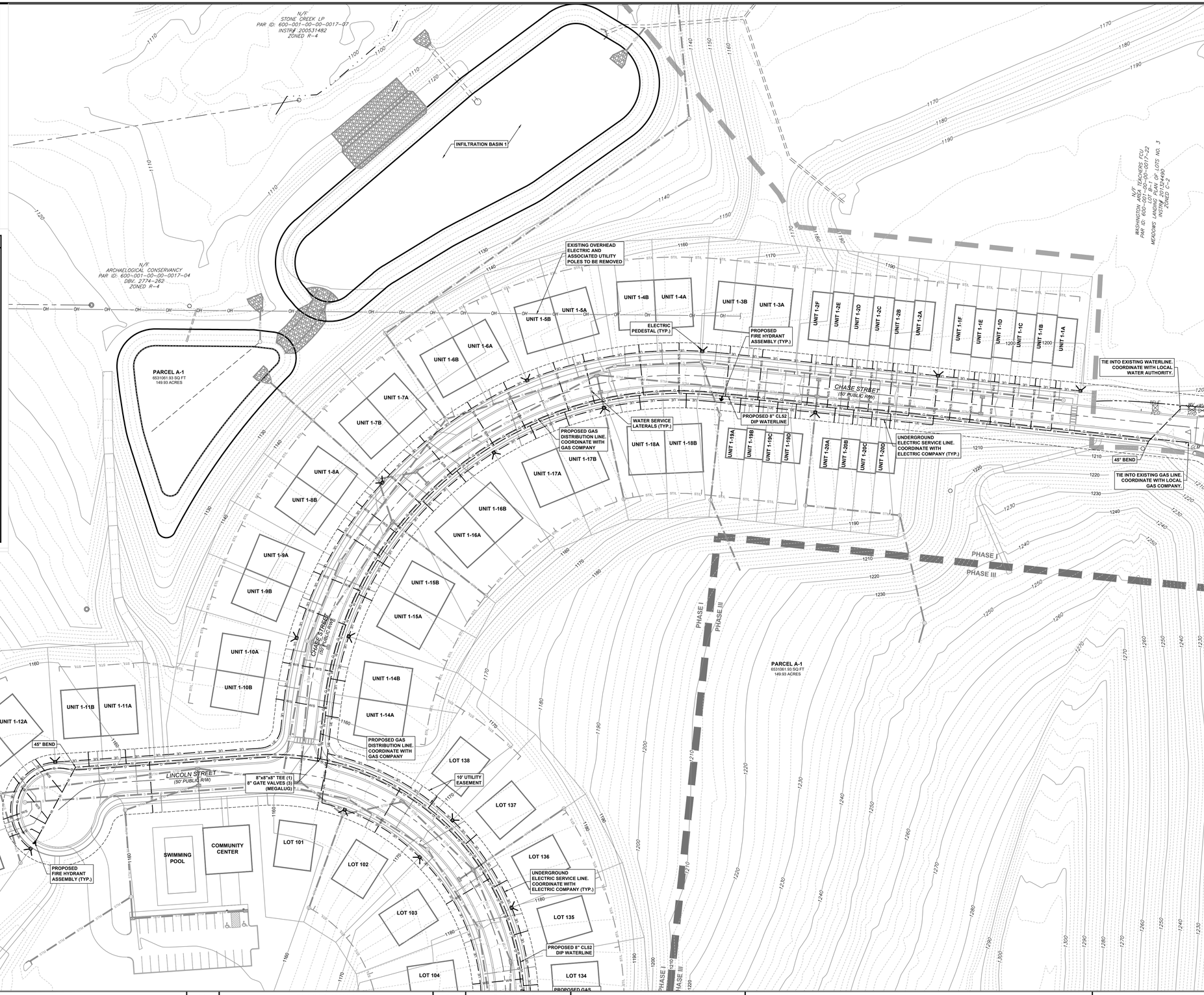
DRAWING INDEX MAP



Drawing Legend

	PROPOSED BOUNDARY LINE RIGHT-OF-WAYS
	ADJOINING PROPERTY LINES
	ASPHALT/PAVED ROADS/DRIVES
	STREAMS/WATERCOURSES
1120	TOPOGRAPHY CONTOURS (2' INTERVAL)
	PROPOSED ASPHALT WEDGE CURBS
	PROPOSED ROADWAY CENTERLINES
	PROPOSED UTILITY EASEMENTS
W W W W	PROPOSED WATER MAINS/HYDRANTS
	PROPOSED STORM SEWER SYSTEM
ST/L	PROPOSED STORM SEWER LATERALS
	PROPOSED BASIN ACCESS ROADS
UE UE	PROPOSED ELEC/TELE/CATV LINES AND ELECTRIC PEDESTAL
G G	PROPOSED GAS MAIN/SERVICE LINES
S S	PROPOSED SANITARY SEWER SYSTEM
SL SL	PROPOSED SANITARY LATERALS
	CONCRETE ENDWALL WITH ROCK APRON



PHASE 1 MBE TABLE	
LOT #	MBE
UNIT 1-1A	1196.0
UNIT 1-1B	1195.0
UNIT 1-1C	1194.0
UNIT 1-1D	1193.0
UNIT 1-1E	1191.0
UNIT 1-1F	1189.0
UNIT 1-2A	1184.0
UNIT 1-2B	1182.0
UNIT 1-2C	1180.0
UNIT 1-2D	1178.0
UNIT 1-2E	1176.0
UNIT 1-2F	1174.0
UNIT 1-3A	1170.0
UNIT 1-3B	1166.0
UNIT 1-4A	1160.0
UNIT 1-4B	1156.0
UNIT 1-5A	1152.0
UNIT 1-5B	1148.0
UNIT 1-6A	1145.0
UNIT 1-6B	1143.0
UNIT 1-7A	1142.0
UNIT 1-7B	1141.0
UNIT 1-8A	1142.0
UNIT 1-8B	1144.0
UNIT 1-9A	1146.0
UNIT 1-9B	1148.0
UNIT 1-10A	1150.0
UNIT 1-10B	1151.0
UNIT 1-11A	1152.0
UNIT 1-11B	1153.0
UNIT 1-12A	1154.0
UNIT 1-12B	1154.0
UNIT 1-13A	1154.0
UNIT 1-13B	1154.0
UNIT 1-14A	1152.0
UNIT 1-14B	1150.0
UNIT 1-15A	1146.0
UNIT 1-15B	1144.0
UNIT 1-16A	1141.0
UNIT 1-16B	1141.5
UNIT 1-17A	1145.0
UNIT 1-17B	1148.0
UNIT 1-18A	1156.5
UNIT 1-18B	1160.5
UNIT 1-19A	1166.0

PHASE 1 MBE TABLE	
LOT #	MBE
UNIT 1-19B	1168.0
UNIT 1-19C	1170.0
UNIT 1-19D	1172.0
UNIT 1-20A	1176.0
UNIT 1-20B	1178.0
UNIT 1-20C	1180.0
UNIT 1-20D	1182.0
LOT 101	1154.0
LOT 102	1162.0
LOT 103	1170.0
LOT 104	1180.0
LOT 105	1186.0
LOT 106	1189.0
LOT 107	1190.5
LOT 108	1192.0
LOT 109	1193.0
LOT 110	1194.0
LOT 111	1197.0
LOT 112	1199.0
LOT 113	1200.5
LOT 114	1202.0
LOT 115	1202.5
LOT 116	1203.0
LOT 117	1203.0
LOT 118	1203.0
LOT 119	1202.5
LOT 120	1201.0
LOT 121	1200.0
LOT 122	1199.0
LOT 123	1198.0
LOT 124	1197.0
LOT 125	1196.0
LOT 126	1195.0
LOT 127	1194.0
LOT 128	1193.0
LOT 129	1191.5
LOT 130	1190.0
LOT 131	1188.5
LOT 132	1186.0
LOT 133	1183.0
LOT 134	1178.0
LOT 135	1174.5
LOT 136	1170.0
LOT 137	1166.0
LOT 138	1162.0

NOT FOR CONSTRUCTION

811 Know what's **below.** **Call** before you dig.

POCS SER. #: DESIGN - DIG - 20203440458

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NORTH

Horizontal Scale

50 0 50 100

(Feet)
1 inch = 50 ft.

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10/15/2021	FINAL TOWNSHIP SUBMISSION	JRG

Professional Seal

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GRAHAM LEE FERRY
ENGINEER
PE074237

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:

MEADOWS LANDING ASSOCIATES, LP

Situate In:

South Strabane Township, Washington County, Pennsylvania

PHASE 1 UTILITY PLAN

DRAWING SCALE:	1" = 50'	DESIGNED BY:	ALB
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992-C600-PH1-UTILITY.DWG

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.

C600A

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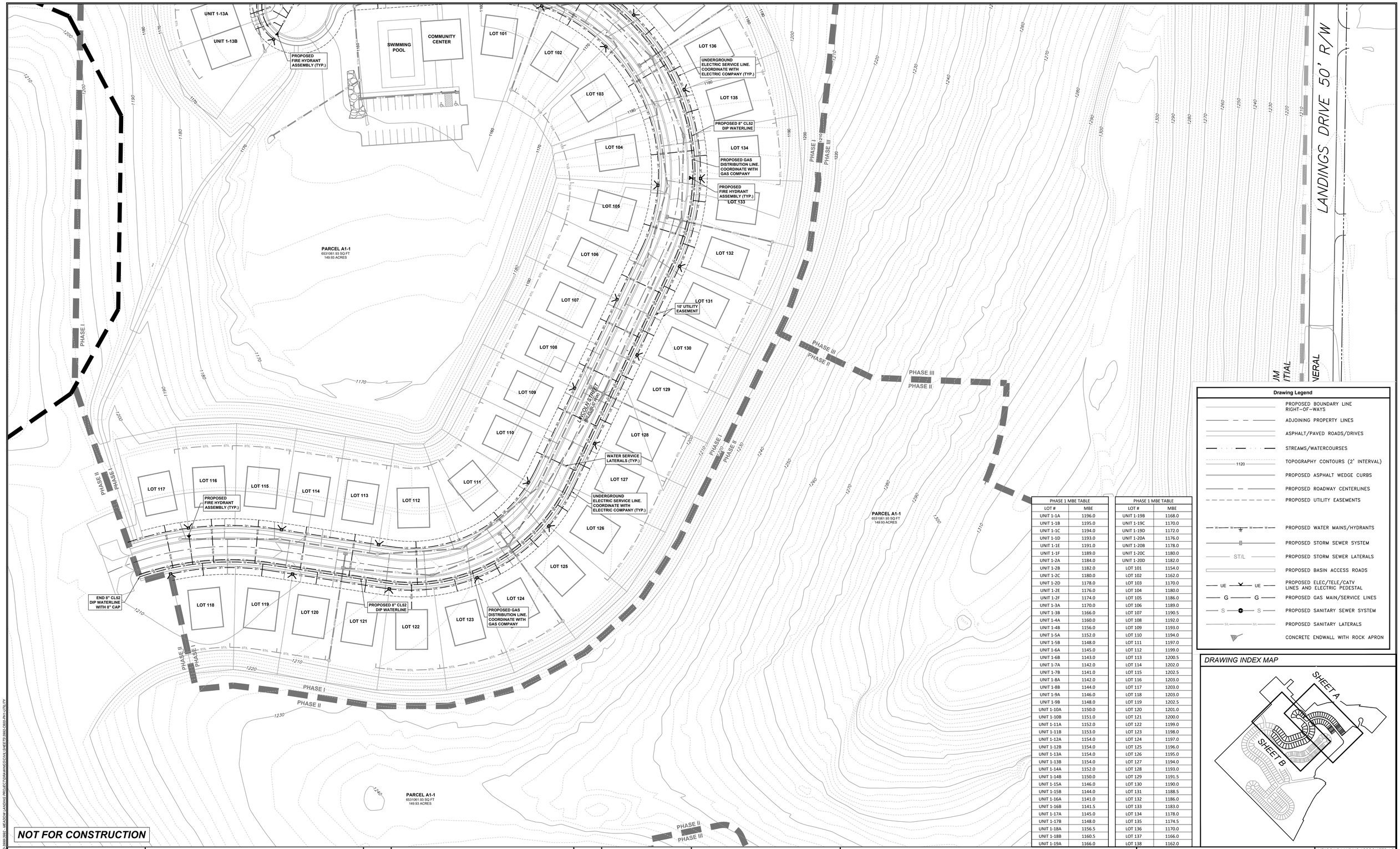

PHASE 1 MBE TABLE	
LOT #	MBE
UNIT 1-1A	1196.0
UNIT 1-1B	1195.0
UNIT 1-1C	1194.0
UNIT 1-1D	1193.0
UNIT 1-1E	1191.0
UNIT 1-1F	1189.0
UNIT 1-2A	1184.0
UNIT 1-2B	1182.0
UNIT 1-2C	1180.0
UNIT 1-2D	1178.0
UNIT 1-2E	1176.0
UNIT 1-2F	1174.0
UNIT 1-3A	1170.0
UNIT 1-3B	1166.0
UNIT 1-4A	1160.0
UNIT 1-4B	1156.0
UNIT 1-5A	1152.0
UNIT 1-5B	1148.0
UNIT 1-6A	1145.0
UNIT 1-6B	1143.0
UNIT 1-7A	1142.0
UNIT 1-7B	1141.0
UNIT 1-8A	1142.0
UNIT 1-8B	1144.0
UNIT 1-9A	1146.0
UNIT 1-9B	1148.0
UNIT 1-10A	1150.0
UNIT 1-10B	1151.0
UNIT 1-11A	1152.0
UNIT 1-11B	1153.0
UNIT 1-12A	1154.0
UNIT 1-12B	1154.0
UNIT 1-13A	1154.0
UNIT 1-13B	1154.0
UNIT 1-14A	1152.0
UNIT 1-14B	1150.0
UNIT 1-15A	1146.0
UNIT 1-15B	1144.0
UNIT 1-16A	1141.0
UNIT 1-16B	1141.5
UNIT 1-17A	1145.0
UNIT 1-17B	1148.0
UNIT 1-18A	1156.5
UNIT 1-18B	1160.5
UNIT 1-19A	1166.0

PHASE 1 MBE TABLE	
LOT #	MBE
UNIT 1-19B	1168.0
UNIT 1-19C	1170.0
UNIT 1-19D	1172.0
UNIT 1-20A	1176.0
UNIT 1-20B	1178.0
UNIT 1-20C	1180.0
UNIT 1-20D	1182.0
LOT 101	1154.0
LOT 102	1162.0
LOT 103	1170.0
LOT 104	1180.0
LOT 105	1186.0
LOT 106	1189.0
LOT 107	1190.5
LOT 108	1192.0
LOT 109	1193.0
LOT 110	1194.0
LOT 111	1197.0
LOT 112	1199.0
LOT 113	1200.5
LOT 114	1202.0
LOT 115	1202.5
LOT 116	1203.0
LOT 117	1203.0
LOT 118	1203.0
LOT 119	1202.5
LOT 120	1201.0
LOT 121	1200.0
LOT 122	1199.0
LOT 123	1198.0
LOT 124	1197.0
LOT 125	1196.0
LOT 126	1195.0
LOT 127	1194.0
LOT 128	1193.0
LOT 129	1191.5
LOT 130	1190.0
LOT 131	1188.5
LOT 132	1186.0
LOT 133	1183.0
LOT 134	1178.0
LOT 135	1174.5
LOT 136	1170.0
LOT 137	1166.0
LOT 138	1162.0

Drawing Legend

- PROPOSED BOUNDARY LINE RIGHT-OF-WAYS
- ADJOINING PROPERTY LINES
- ASPHALT/PAVED ROADS/DRIVES
- STREAMS/WATERCOURSES
- 1120 — TOPOGRAPHY CONTOURS (2' INTERVAL)
- PROPOSED ASPHALT WEDGE CURBS
- PROPOSED ROADWAY CENTERLINES
- PROPOSED UTILITY EASEMENTS
- W — PROPOSED WATER MAINS/HYDRANTS
- PROPOSED STORM SEWER SYSTEM
- ST/L — PROPOSED STORM SEWER LATERALS
- PROPOSED BASIN ACCESS ROADS
- UE — PROPOSED ELEC/TELE/CATV LINES AND ELECTRIC PEDESTAL
- G — PROPOSED GAS MAIN/SERVICE LINES
- S — PROPOSED SANITARY SEWER SYSTEM
- S/L — PROPOSED SANITARY LATERALS
- CONCRETE ENDWALL WITH ROCK APRON

DRAWING INDEX MAP

NOT FOR CONSTRUCTION

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COMMONWEALTH OF PENNSYLVANIA
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DRAWING SCALE:	1" = 50'	DESIGNED BY:	ALB
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992-C600-PH1-UTILITY.DWG

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.

C600B

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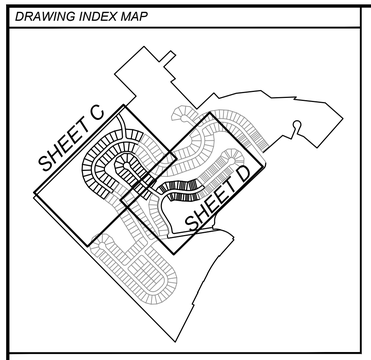
DRAWING INDEX MAP



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- PROPOSED SANITARY LATERALS
- CONCRETE ENDWALL WITH ROCK APRON

PHASE 2 MBE TABLE	
LOT #	MBE
LOT 201	1202.0
LOT 202	1200.5
LOT 203	1198.0
LOT 204	1191.0
LOT 205	1187.0
LOT 206	1184.0
LOT 207	1181.0
LOT 208	1178.0
LOT 209	1174.0
LOT 210	1170.0
LOT 211	1166.5
LOT 212	1164.0
LOT 213	1162.0
LOT 214	1160.0
LOT 215	1159.0
LOT 216	1158.0
LOT 217	1158.0
LOT 218	1158.0
LOT 219	1159.0
LOT 220	1160.5
LOT 221	1163.0
LOT 222	1164.5
LOT 223	1162.0
LOT 224	1160.0
LOT 225	1158.5
LOT 226	1158.0
LOT 227	1160.0
LOT 228	1164.5
LOT 229	1169.0
LOT 230	1173.0
LOT 231	1177.0
LOT 232	1181.0
LOT 233	1186.0
LOT 234	1191.0
LOT 235	1196.0
LOT 236	1200.0
LOT 237	1202.5
UNIT 2-1A	1249.0
UNIT 2-1B	1250.0
UNIT 2-1C	1252.0
UNIT 2-2A	1256.0
UNIT 2-2B	1257.0
UNIT 2-2C	1258.0
UNIT 2-2D	1259.0
UNIT 2-2E	1259.5
UNIT 2-3A	1261.0
UNIT 2-3B	1261.0
UNIT 2-3C	1216.5
UNIT 2-3D	1262.0

PHASE 2 MBE TABLE	
LOT #	MBE
UNIT 2-4A	1263.0
UNIT 2-4B	1263.0
UNIT 2-4C	1263.0
UNIT 2-4D	1263.0
UNIT 2-5A	1263.0
UNIT 2-5B	1263.0
UNIT 2-5C	1263.0
UNIT 2-5D	1263.0
UNIT 2-5E	1263.0
UNIT 2-5F	1262.5
UNIT 2-6A	1260.5
UNIT 2-6B	1259.5
UNIT 2-6C	1259.0
UNIT 2-6D	1258.0
UNIT 2-6E	1257.0
UNIT 2-7A	1255.0
UNIT 2-7B	1254.0
UNIT 2-7C	1252.0
UNIT 2-7D	1251.0
UNIT 2-7E	1250.0
UNIT 2-8A	1248.0
UNIT 2-8B	1247.0
UNIT 2-8C	1246.0
UNIT 2-8D	1245.0
UNIT 2-9A	1235.0
UNIT 2-9B	1233.0
UNIT 2-10A	1230.0
UNIT 2-10B	1228.0
UNIT 2-11A	1225.0
UNIT 2-11B	1223.0
UNIT 2-12A	1220.5
UNIT 2-12B	1218.5
UNIT 2-13A	1216.0
UNIT 2-13B	1215.0
UNIT 2-14A	1214.0
UNIT 2-14B	1214.0
UNIT 2-15A	1214.0
UNIT 2-15B	1215.0
UNIT 2-16A	1217.0
UNIT 2-16B	1219.0
UNIT 2-17A	1222.0
UNIT 2-17B	1224.0
UNIT 2-18A	1226.5
UNIT 2-18B	1228.0
UNIT 2-19A	1231.0
UNIT 2-19B	1232.5
UNIT 2-20A	1235.0
UNIT 2-20B	1236.0

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Professional Seal

COMMONWEALTH OF PENNSYLVANIA
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GRAHAM LEE FERRY
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Office Phone: 412-219-4509
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Planned Residential Development

Prepared For:

MEADOWS LANDING ASSOCIATES, LP

Situate In:

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PHASE 2
UTILITY PLAN

DRAWING SCALE:	1" = 50'	DESIGNED BY:	ALB
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992-C600-PH2-UTILITY.DWG

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.

C600C

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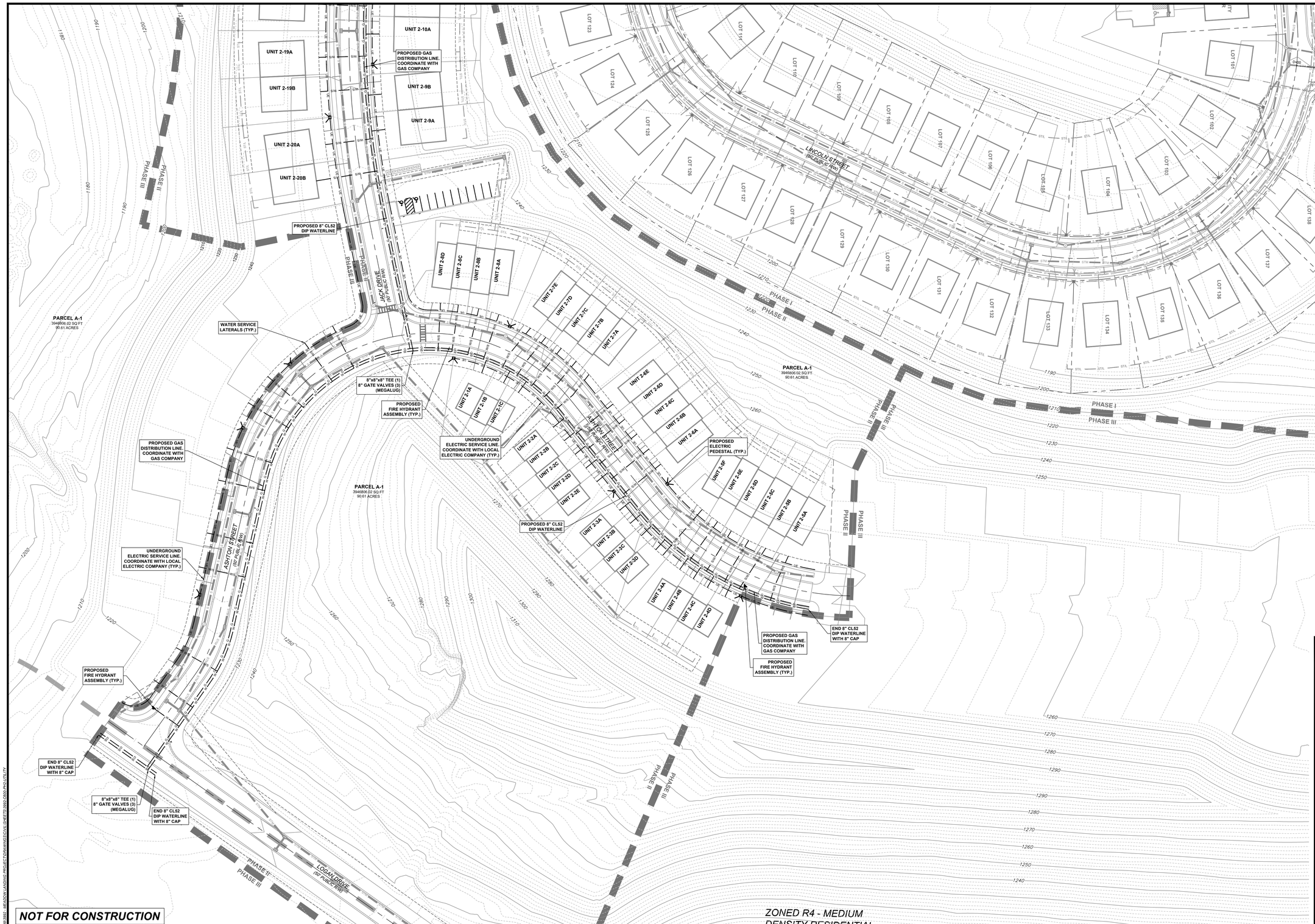
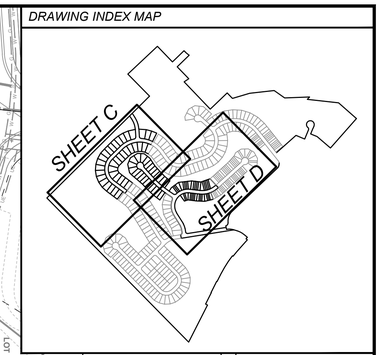


DRAWING INDEX MAP



PHASE 2 MBE TABLE	
LOT #	MBE
LOT 201	1202.0
LOT 202	1200.5
LOT 203	1198.0
LOT 204	1191.0
LOT 205	1187.0
LOT 206	1184.0
LOT 207	1181.0
LOT 208	1178.0
LOT 209	1174.0
LOT 210	1170.0
LOT 211	1166.5
LOT 212	1164.0
LOT 213	1162.0
LOT 214	1160.0
LOT 215	1159.0
LOT 216	1158.0
LOT 217	1158.0
LOT 218	1158.0
LOT 219	1159.0
LOT 220	1160.5
LOT 221	1163.0
LOT 222	1164.5
LOT 223	1162.0
LOT 224	1160.0
LOT 225	1158.5
LOT 226	1158.0
LOT 227	1160.0
LOT 228	1164.5
LOT 229	1169.0
LOT 230	1173.0
LOT 231	1177.0
LOT 232	1181.0
LOT 233	1186.0
LOT 234	1191.0
LOT 235	1196.0
LOT 236	1200.0
LOT 237	1202.5
UNIT 2-1A	1249.0
UNIT 2-1B	1250.0
UNIT 2-3C	1252.0
UNIT 2-2A	1256.0
UNIT 2-2B	1257.0
UNIT 2-2C	1258.0
UNIT 2-2D	1259.0
UNIT 2-2E	1259.5
UNIT 2-3A	1261.0
UNIT 2-3B	1261.0
UNIT 2-3C	1216.5
UNIT 2-3D	1262.0

PHASE 2 MBE TABLE	
LOT #	MBE
UNIT 2-4A	1263.0
UNIT 2-4B	1263.0
UNIT 2-4C	1263.0
UNIT 2-4D	1263.0
UNIT 2-5A	1263.0
UNIT 2-5B	1263.0
UNIT 2-5C	1263.0
UNIT 2-5D	1263.0
UNIT 2-5E	1263.0
UNIT 2-5F	1262.5
UNIT 2-6A	1260.5
UNIT 2-6B	1259.5
UNIT 2-6C	1259.0
UNIT 2-6D	1258.0
UNIT 2-6E	1257.0
UNIT 2-7A	1255.0
UNIT 2-7B	1254.0
UNIT 2-7C	1252.0
UNIT 2-7D	1251.0
UNIT 2-7E	1250.0
UNIT 2-8A	1248.0
UNIT 2-8B	1247.0
UNIT 2-8C	1246.0
UNIT 2-8D	1245.0
UNIT 2-9A	1235.0
UNIT 2-9B	1233.0
UNIT 2-10A	1230.0
UNIT 2-10B	1228.0
UNIT 2-11A	1225.0
UNIT 2-11B	1223.0
UNIT 2-12A	1220.5
UNIT 2-12B	1218.5
UNIT 2-13A	1216.0
UNIT 2-13B	1215.0
UNIT 2-14A	1214.0
UNIT 2-14B	1214.0
UNIT 2-15A	1214.0
UNIT 2-15B	1215.0
UNIT 2-16A	1217.0
UNIT 2-16B	1219.0
UNIT 2-17A	1222.0
UNIT 2-17B	1224.0
UNIT 2-18A	1226.5
UNIT 2-18B	1228.0
UNIT 2-19A	1231.0
UNIT 2-19B	1232.5
UNIT 2-20A	1235.0
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650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.

C600D

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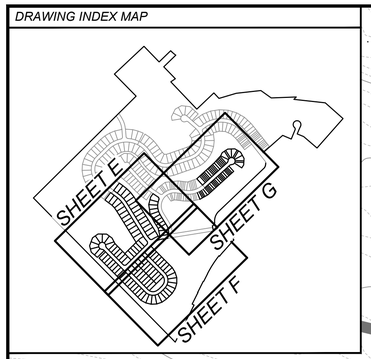
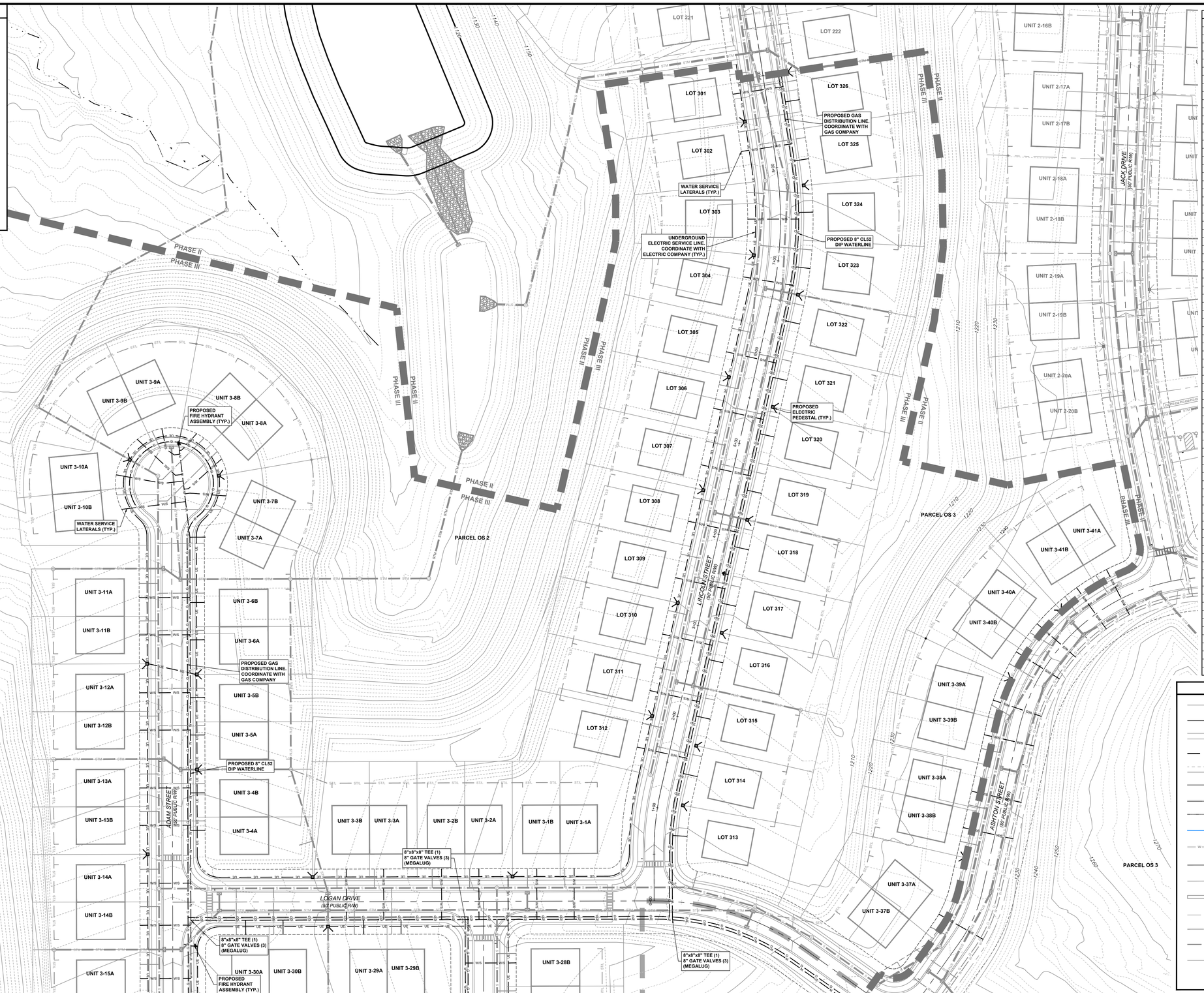
DRAWING INDEX MAP





PHASE 3 MBE TABLE	
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LOT 302	1169.0
LOT 303	1173.0
LOT 304	1176.5
LOT 305	1179.0
LOT 306	1182.0
LOT 307	1185.0
LOT 308	1188.0
LOT 309	1190.5
LOT 310	1193.0
LOT 311	1196.0
LOT 312	1198.5
LOT 313	1202.0
LOT 314	1200.0
LOT 315	1197.0
LOT 316	1194.0
LOT 317	1191.5
LOT 318	1189.0
LOT 319	1186.0
LOT 320	1183.0
LOT 321	1180.5
LOT 322	1178.0
LOT 323	1175.0
LOT 324	1172.5
LOT 325	1170.0
LOT 326	1167.0
UNIT 3-1A	1199.0
UNIT 3-1B	1197.0
UNIT 3-2A	1193.0
UNIT 3-2B	1191.0
UNIT 3-3A	1187.0
UNIT 3-3B	1185.0
UNIT 3-4A	1175.0
UNIT 3-4B	1172.0
UNIT 3-5A	1168.5
UNIT 3-5B	1166.0
UNIT 3-6A	1163.0
UNIT 3-6B	1161.0
UNIT 3-7A	1156.0
UNIT 3-7B	1154.0
UNIT 3-8A	1153.0
UNIT 3-8B	1153.0
UNIT 3-9A	1153.0
UNIT 3-9B	1153.0
UNIT 3-10A	1153.0
UNIT 3-10B	1155.0
UNIT 3-11A	1160.0
UNIT 3-11B	1162.0
UNIT 3-12A	1166.0
UNIT 3-12B	1168.0
UNIT 3-13A	1172.0
UNIT 3-13B	1174.0
UNIT 3-14A	1178.0
UNIT 3-14B	1180.0
UNIT 3-15A	1183.0
UNIT 3-15B	1185.0
UNIT 3-16A	1187.0
UNIT 3-16B	1188.0
UNIT 3-17A	1190.0
UNIT 3-17B	1191.0
UNIT 3-18A	1193.0
UNIT 3-18B	1194.0
UNIT 3-19A	1195.0
UNIT 3-19B	1196.0
UNIT 3-20A	1197.0
UNIT 3-20B	1198.0
UNIT 3-21A	1199.0
UNIT 3-21B	1199.0
UNIT 3-22A	1200.0
UNIT 3-22B	1200.0
UNIT 3-23A	1200.0
UNIT 3-23B	1199.0
UNIT 3-24A	1199.0
UNIT 3-24B	1198.5
UNIT 3-25A	1198.0
UNIT 3-25B	1196.5
UNIT 3-26A	1195.0
UNIT 3-26B	1193.5
UNIT 3-27A	1192.0
UNIT 3-27B	1191.0

PHASE 3 MBE TABLE	
LOT #	MBE
UNIT 3-28A	1191.0
UNIT 3-28B	1191.0
UNIT 3-29A	1188.0
UNIT 3-29B	1186.0
UNIT 3-30A	1180.0
UNIT 3-30A	1178.0
UNIT 3-31A	1187.0
UNIT 3-31B	1188.0
UNIT 3-32A	1190.0
UNIT 3-32B	1191.0
UNIT 3-33A	1193.0
UNIT 3-33B	1194.0
UNIT 3-34A	1198.0
UNIT 3-34B	1197.5
UNIT 3-35A	1195.0
UNIT 3-35B	1194.0
UNIT 3-36A	1192.0
UNIT 3-36B	1191.0
UNIT 3-37A	1214.0
UNIT 3-37B	1215.0
UNIT 3-38A	1220.5
UNIT 3-38B	1222.5
UNIT 3-39A	1226.5
UNIT 3-39B	1228.5
UNIT 3-40A	1232.0
UNIT 3-40B	1234.0
UNIT 3-41A	1236.5
UNIT 3-41B	1238.5
UNIT 3-42A	1263.0
UNIT 3-42B	1263.0
UNIT 3-42C	1263.0
UNIT 3-42D	1263.0
UNIT 3-43A	1262.0
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UNIT 3-43C	1261.5
UNIT 3-43D	1261.0
UNIT 3-43E	1260.0
UNIT 3-44A	1259.0
UNIT 3-44B	1258.0
UNIT 3-44C	1257.0
UNIT 3-44D	1256.0
UNIT 3-44E	1255.0
UNIT 3-45A	1253.0
UNIT 3-45B	1252.5
UNIT 3-45C	1251.5
UNIT 3-45D	1251.0
UNIT 3-45E	1250.0
UNIT 3-46A	1248.0
UNIT 3-46B	1247.0
UNIT 3-46C	1246.0
UNIT 3-46D	1245.0
UNIT 3-46E	1244.0
UNIT 3-47A	1240.0
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UNIT 3-47C	1239.0
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UNIT 3-50A	1243.0
UNIT 3-50B	1244.0
UNIT 3-50C	1245.0
UNIT 3-50D	1246.0
UNIT 3-50E	1247.0
UNIT 3-50F	1248.0
UNIT 3-51A	1250.0
UNIT3-51B	1251.0
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UNIT 3-51D	1253.0
UNIT 3-51E	1254.0
UNIT 3-51F	1255.0
UNIT 3-52A	1257.0
UNIT 3-52B	1258.0
UNIT 3-52C	1259.0
UNIT 3-52D	1260.0
UNIT 3-52E	1261.0
UNIT 3-52F	1262.0

Drawing Legend

- PROPOSED BOUNDARY LINE RIGHT-OF-WAYS
- ADJOINING PROPERTY LINES
- ASPHALT/PAVED ROADS/DRIVES
- STREAMS/WATERCOURSES
- 1120 — TOPOGRAPHY CONTOURS (2' INTERVAL)
- PROPOSED ASPHALT WEDGE CURBS
- PROPOSED ROADWAY CENTERLINES
- PROPOSED UTILITY EASEMENTS
- PROPOSED DRAINAGE CHANNELS
- W — PROPOSED WATER MAINS/HYDRANTS
- PROPOSED STORM SEWER SYSTEM
- ST/L — PROPOSED STORM SEWER LATERALS
- PROPOSED BASIN ACCESS ROADS
- UE — UE PROPOSED ELEC/TELE/CATV LINES AND ELECTRIC PEDESTAL
- G — G PROPOSED GAS MAIN/SERVICE LINES
- S — S PROPOSED SANITARY SEWER SYSTEM
- S/L — S/L PROPOSED SANITARY LATERALS
- CONCRETE ENDWALL WITH ROCK APRON

NOT FOR CONSTRUCTION

811 Know what's **below.** Call before you dig.

POCS SER. #: DESIGN - DIG - 20203440458

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NORTH

Horizontal Scale

50 0 50 100

(Feet)
1 inch = 50 ft.

Date:	Revision Description:	By:
06/17/2021	ISSUED FOR BID	JRG
06/30/2021	ISSUED FOR SUPERVISORS MEETING	JRG
08/09/2021	REVISIONS	JRG
08/13/2021	SUBMISSION TO WCCD	JRG
09/30/2021	WCCD COMMENT REVISIONS	JRG
10/15/2021	FINAL TOWNSHIP SUBMISSION	JRG

Professional Seal

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GRAHAM LEE FERRY
ENGINEER
PE074237

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:

MEADOWS LANDING ASSOCIATES, LP

Situate In:

South Strabane Township, Washington County, Pennsylvania

PHASE 3
UTILITY PLAN

DRAWING SCALE:	1" = 50'	DESIGNED BY:	ALB
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

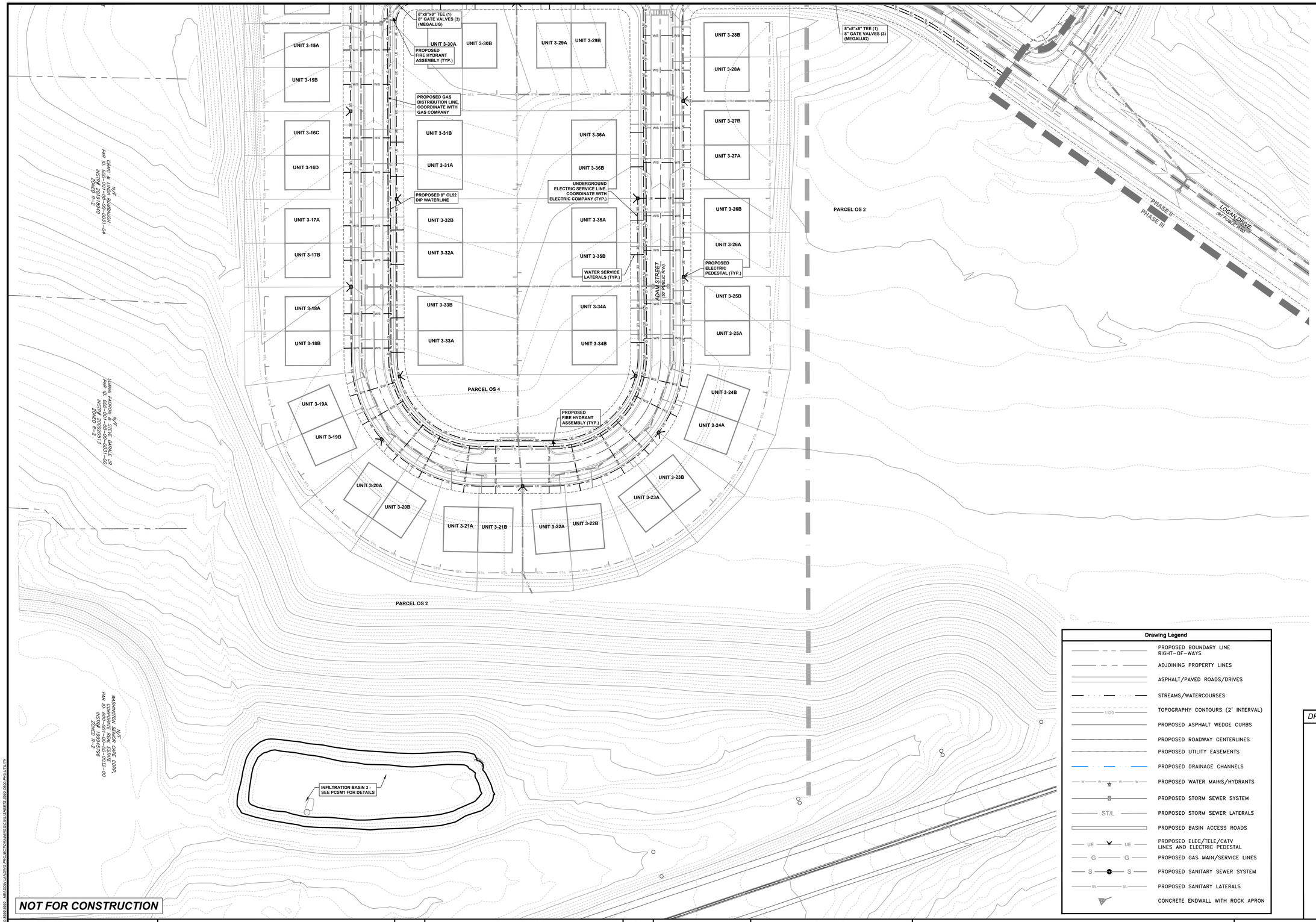
CADD#: 3992-C600-PH3-UTILITY.DWG

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.

C600E

X:\SHEFFLERCO\SHEFFLER PROJECT FILES\JOBS 3990\3992\3992 - MEADOW LANDING PROJECT\DRAWINGS\CIVIL\SHEETS\3992-C600-PH3-UTILITY



PHASE 3 MBE TABLE	
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LOT 303	1173.0
LOT 304	1176.5
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LOT 306	1182.0
LOT 307	1185.0
LOT 308	1188.0
LOT 309	1190.5
LOT 310	1193.0
LOT 311	1196.0
LOT 312	1198.5
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LOT 315	1197.0
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LOT 317	1191.5
LOT 318	1189.0
LOT 319	1186.0
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LOT 321	1180.5
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LOT 323	1175.0
LOT 324	1172.5
LOT 325	1170.0
LOT 326	1167.0
UNIT 3-1A	1199.0
UNIT 3-1B	1197.0
UNIT 3-2A	1193.0
UNIT 3-2B	1191.0
UNIT 3-3A	1187.0
UNIT 3-3B	1185.0
UNIT 3-4A	1175.0
UNIT 3-4B	1172.0
UNIT 3-5A	1168.5
UNIT 3-5B	1166.0
UNIT 3-6A	1163.0
UNIT 3-6B	1161.0
UNIT 3-7A	1156.0
UNIT 3-7B	1154.0
UNIT 3-8A	1153.0
UNIT 3-8B	1153.0
UNIT 3-9A	1153.0
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UNIT 3-10A	1153.0
UNIT 3-10B	1155.0
UNIT 3-11A	1160.0
UNIT 3-11B	1162.0
UNIT 3-12A	1166.0
UNIT 3-12B	1168.0
UNIT 3-13A	1172.0
UNIT 3-13B	1174.0
UNIT 3-14A	1178.0
UNIT 3-14B	1180.0
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UNIT 3-15B	1185.0
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UNIT 3-16B	1188.0
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UNIT 3-18B	1194.0
UNIT 3-19A	1195.0
UNIT 3-19B	1196.0
UNIT 3-20A	1197.0
UNIT 3-20B	1198.0
UNIT 3-21A	1199.0
UNIT 3-21B	1199.0
UNIT 3-22A	1200.0
UNIT 3-22B	1200.0
UNIT 3-23A	1200.0
UNIT 3-23B	1199.0
UNIT 3-24A	1199.0
UNIT 3-24B	1198.5
UNIT 3-25A	1198.0
UNIT 3-25B	1196.5
UNIT 3-26A	1195.0
UNIT 3-26B	1193.5
UNIT 3-27A	1192.0
UNIT 3-27B	1191.0

PHASE 3 MBE TABLE	
LOT #	MBE
UNIT 3-28A	1191.0
UNIT 3-28B	1191.0
UNIT 3-29A	1188.0
UNIT 3-29B	1186.0
UNIT 3-30A	1180.0
UNIT 3-30A	1178.0
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UNIT 3-31B	1188.0
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UNIT 3-32B	1191.0
UNIT 3-33A	1193.0
UNIT 3-33B	1194.0
UNIT 3-34A	1198.0
UNIT 3-34B	1197.5
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UNIT 3-35B	1194.0
UNIT 3-36A	1192.0
UNIT 3-36B	1191.0
UNIT 3-37A	1214.0
UNIT 3-37B	1215.0
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UNIT 3-39B	1228.5
UNIT 3-40A	1232.0
UNIT 3-40B	1234.0
UNIT 3-41A	1236.5
UNIT 3-41B	1238.5
UNIT 3-42A	1263.0
UNIT 3-42B	1263.0
UNIT 3-42C	1263.0
UNIT 3-42D	1263.0
UNIT 3-43A	1262.0
UNIT 3-43B	1262.0
UNIT 3-43C	1261.5
UNIT 3-43D	1261.0
UNIT 3-43E	1260.0
UNIT 3-44A	1259.0
UNIT 3-44B	1258.0
UNIT 3-44C	1257.0
UNIT 3-44D	1256.0
UNIT 3-44E	1255.0
UNIT 3-45A	1253.0
UNIT 3-45B	1252.5
UNIT 3-45C	1251.5
UNIT 3-45D	1251.0
UNIT 3-45E	1250.0
UNIT 3-46A	1248.0
UNIT 3-46B	1247.0
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UNIT 3-46D	1245.0
UNIT 3-46E	1244.0
UNIT 3-47A	1240.0
UNIT 3-47B	1239.0
UNIT 3-47C	1239.0
UNIT 3-48A	1239.0
UNIT 3-48B	1239.0
UNIT 3-48C	1239.0
UNIT 3-49A	1239.0
UNIT 3-49B	1240.0
UNIT 3-49C	1241.0
UNIT 3-50A	1243.0
UNIT 3-50B	1244.0
UNIT 3-50C	1245.0
UNIT 3-50D	1246.0
UNIT 3-50E	1247.0
UNIT 3-50F	1248.0
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UNIT3-51B	1251.0
UNIT 3-51C	1252.0
UNIT 3-51D	1253.0
UNIT 3-51E	1254.0
UNIT 3-51F	1255.0
UNIT 3-52A	1257.0
UNIT 3-52B	1258.0
UNIT 3-52C	1259.0
UNIT 3-52D	1260.0
UNIT 3-52E	1261.0
UNIT 3-52F	1262.0

Drawing Legend

- PROPOSED BOUNDARY LINE RIGHT-OF-WAYS
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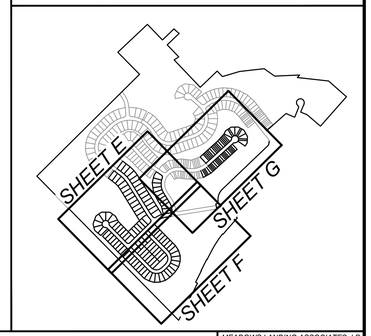
- CONCRETE ENDWALL WITH ROCK APRON

DRAWING INDEX MAP



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POCS SER. #: DESIGN - 20203440458
DIG - 20203440458

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NORTH

Horizontal Scale
50 0 50 100
(Feet)
1 inch = 50 ft.

Date:	Revision Description:	By:
06/17/2021	ISSUED FOR BID	JRG
06/30/2021	ISSUED FOR SUPERVISORS MEETING	JRG
08/09/2021	REVISIONS	JRG
08/13/2021	SUBMISSION TO WCCD	JRG
09/30/2021	WCCD COMMENT REVISIONS	JRG
10/15/2021	FINAL TOWNSHIP SUBMISSION	JRG

Professional Seal

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GRAHAM LEE FERRY
ENGINEER
PE074237

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:

MEADOWS LANDING ASSOCIATES, LP

Situate In:

South Strabane Township, Washington County, Pennsylvania

PHASE 3
UTILITY PLAN

DRAWING SCALE:	*1" = 50'*	*DESIGNED BY:*	*ALB*
DATE ISSUED:	*1/26/2021*	*REVIEWED BY:*	*GAS*
PROJECT JOB#:	*3992*	*FIELD BOOK #:*	*---*

CADD#: 3992-C600-PH3-UTILITY.DWG

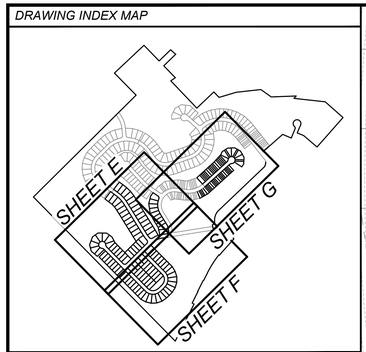
MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.

C600F

X:\SHEFFLERCO\SHEFFLER\PROJECT FILES\JOBS 3900-3999\3992 - MEADOW LANDING PROJECT\DRAWINGS\CIVIL\SHEETS\3992-C600-PH3-UTILITY

DRAWING INDEX MAP



PHASE 3 MBE TABLE	
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LOT 301	1166.5
LOT 302	1169.0
LOT 303	1173.0
LOT 304	1176.5
LOT 305	1179.0
LOT 306	1182.0
LOT 307	1185.0
LOT 308	1188.0
LOT 309	1190.5
LOT 310	1193.0
LOT 311	1196.0
LOT 312	1198.5
LOT 313	1202.0
LOT 314	1200.0
LOT 315	1197.0
LOT 316	1194.0
LOT 317	1191.5
LOT 318	1189.0
LOT 319	1186.0
LOT 320	1183.0
LOT 321	1180.5
LOT 322	1178.0
LOT 323	1175.0
LOT 324	1172.5
LOT 325	1170.0
LOT 326	1167.0
UNIT 3-1A	1199.0
UNIT 3-1B	1197.0
UNIT 3-2A	1193.0
UNIT 3-2B	1191.0
UNIT 3-3A	1187.0
UNIT 3-3B	1185.0
UNIT 3-4A	1175.0
UNIT 3-4B	1172.0
UNIT 3-5A	1168.5
UNIT 3-5B	1166.0
UNIT 3-6A	1163.0
UNIT 3-6B	1161.0
UNIT 3-7A	1156.0
UNIT 3-7B	1154.0
UNIT 3-8A	1153.0
UNIT 3-8B	1153.0
UNIT 3-9A	1153.0
UNIT 3-9B	1153.0
UNIT 3-10A	1153.0
UNIT 3-10B	1155.0
UNIT 3-11A	1160.0
UNIT 3-11B	1162.0
UNIT 3-12A	1166.0
UNIT 3-12B	1168.0
UNIT 3-13A	1172.0
UNIT 3-13B	1174.0
UNIT 3-14A	1178.0
UNIT 3-14B	1180.0
UNIT 3-15A	1183.0
UNIT 3-15B	1185.0
UNIT 3-16A	1187.0
UNIT 3-16B	1188.0
UNIT 3-17A	1190.0
UNIT 3-17B	1191.0
UNIT 3-18A	1193.0
UNIT 3-18B	1194.0
UNIT 3-19A	1195.0
UNIT 3-19B	1196.0
UNIT 3-20A	1197.0
UNIT 3-20B	1198.0
UNIT 3-21A	1199.0
UNIT 3-21B	1199.0
UNIT 3-22A	1200.0
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UNIT 3-23B	1199.0
UNIT 3-24A	1199.0
UNIT 3-24B	1198.5
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UNIT 3-27B	1191.0

PHASE 3 MBE TABLE	
LOT #	MBE
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UNIT 3-28B	1191.0
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UNIT 3-29B	1186.0
UNIT 3-30A	1180.0
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UNIT 3-47B	1239.0
UNIT 3-47C	1239.0
UNIT 3-48A	1239.0
UNIT 3-48B	1239.0
UNIT 3-48C	1239.0
UNIT 3-49A	1239.0
UNIT 3-49B	1240.0
UNIT 3-49C	1241.0
UNIT 3-50A	1243.0
UNIT 3-50B	1244.0
UNIT 3-50C	1245.0
UNIT 3-50D	1246.0
UINT 3-50E	1247.0
UNIT 3-50F	1248.0
UNIT 3-51A	1250.0
UNIT3-51B	1251.0
UNIT 3-51C	1252.0
UNIT 3-51D	1253.0
UNIT 3-51E	1254.0
UNIT 3-51F	1255.0
UNIT 3-52A	1257.0
UNIT 3-52B	1258.0
UNIT 3-52C	1259.0
UNIT 3-52D	1260.0
UNIT 3-52E	1261.0
UNIT 3-52F	1262.0

NOT FOR CONSTRUCTION

811 Know what's below. Call before you dig.

POCS SER. #: DESIGN - DIG - 20203440458

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NORTH

Horizontal Scale

50 0 50 100

(Feet)
1 inch = 50 ft.

Date:	Revision Description:	By:
06/17/2021	ISSUED FOR BID	JRG
06/30/2021	ISSUED FOR SUPERVISORS MEETING	JRG
08/09/2021	REVISIONS	JRG
08/13/2021	SUBMISSION TO WCCD	JRG
09/30/2021	WCCD COMMENT REVISIONS	JRG
10/15/2021	FINAL TOWNSHIP SUBMISSION	JRG

Professional Seal

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GRAHAM LEE FERRY
ENGINEER
PE074237

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:

MEADOWS LANDING ASSOCIATES, LP

Situate In:

South Strabane Township, Washington County, Pennsylvania

PHASE 3
UTILITY PLAN

DRAWING SCALE:	1" = 50'	DESIGNED BY:	ALB
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992-C600-PH3-UTILITY.DWG

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road, Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.

C600G

S:\SHEFFLERCO\SHEFFLER PROJECT FILES\2020-3000-3999\3992 - MEADOWS LANDING PROJECT\DRAWINGS\CIVIL\SHEETS\3992-C600-PH3-UTILITY

GENERAL NOTES:

1. CONTRACTOR IS REQUIRED TO CONTACT PA ONE CALL AT 811 NO LESS THAN 3 WORKING DAYS AND NO MORE THAN 10 WORKING DAYS BEFORE STARTING ANY DIGGING, DRILLING, BLASTING, OR ANY OTHER RELATED CONSTRUCTION ACTIVITIES. PENNSYLVANIA ACT 187 REQUIRES NOTIFICATION BY CONTRACTORS PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH OF PA. THE CONTRACTOR SHALL BE REQUIRED TO CONTACT THE PENNSYLVANIA ONE CALL SYSTEM, INC. @ 811.
2. DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
3. ALL CONSTRUCTION ACTIVITIES TO CONFORM TO CURRENT STATE, COUNTY AND MUNICIPALITY BUILDING CODES.
4. THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO STARTING ANY CONSTRUCTION ACTIVITIES AND NOTIFY ENGINEER OF ANY DIFFERENCES.
5. LOCATIONS OF EXISTING UTILITIES AND STRUCTURES WERE TAKEN FROM AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND PROTECTING ALL EXISTING UTILITIES BEFORE STARTING CONSTRUCTION ACTIVITIES. FURTHER, THIS FIRM IS NOT RESPONSIBLE FOR ANY UNDERGROUND OR OVERHEAD CONDITIONS, INCLUDING THOSE NOT SHOWN WHICH WOULD IN ANY WAY INTERFERE WITH THE CONSTRUCTION ACTIVITIES
6. RELOCATION OF ANY UTILITIES IS TO BE AT THE CONTRACTOR EXPENSE AND COMPLETED WITH THE SITE WORK. ALL NEW UTILITY LINE INSTALLATIONS MUST BE UNDERGROUND.
7. THE CONTRACTOR SHALL INSTALL UTILITIES TO THE LIMITS SHOWN ON THE CONSTRUCTION PLANS
8. ALL CONCRETE WORK SHALL CONFORM WITH MUNICIPALITY, COUNTY AND STATE STANDARDS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING WITH MATCHING MATERIALS ANY EXISTING PAVEMENT, DRIVEWAYS, WALKWAYS, CURBS AND ETC. THAT MUST BE CUT OR IS IN ANYWAY DAMAGED DURING CONSTRUCTION.
10. IT IS THE INTENT OF THESE DRAWINGS TO SHOW ALL NECESSARY WORK, THE COMPLETION OF WHICH WILL RENDER THEM ELIGIBLE FOR ACCEPTANCE INTO THE MUNICIPALITY AND / OR STATE ROAD SYSTEM. ANY ITEM OF WORK NOT SPECIFICALLY SHOWN, BUT NECESSARY FOR SUCH ELIGIBILITY FOR ACCEPTANCE, IS HEREBY IMPLIED.
11. REQUIRED STATE AND OR MUNICIPALITY PERMITS MUST BE OBTAINED PRIOR TO STARTING ANY CONSTRUCTION WORK WITHIN ANY PUBLIC RIGHT-OF-WAYS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL SEDIMENT AND EROSION CONTROLS.
13. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ANY CHANGES OR REVISIONS TO THE APPROVED PLANS.
14. ALL HANDICAP ACCESSIBLE SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODES.
15. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ENGINEER PRIOR TO START OF CONSTRUCTION. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
16. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND ANY OTHER REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY ANY REGULATORY AUTHORITY. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
17. THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHT-OF-WAYS, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.
18. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
19. ACCESS TO UTILITIES, FIRE HYDRANTS, STREET LIGHTING, ETC., SHALL REMAIN UNDISTURBED, UNLESS COORDINATED WITH RESPECTIVE UTILITY.
20. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATIONS.
21. THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
22. THE GENERAL CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
23. FINISH CURB AND WALK ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT GRADE UNLESS NOTED DIFFERENT ON PLAN.
24. CONTRACTOR SHALL ENSURE THAT ADEQUATE SITE LIGHTING IS PROVIDED PER OWNER'S SPECIFICATIONS.
25. ALL RADII DIMENSIONS ARE TO FACE OF CURB. PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
26. ALL UTILITIES TO SERVICE BUILDING SHALL BE UNDERGROUND ON SITE, UNLESS OTHERWISE INDICATED.
27. ALL DISTURBED AREAS SHALL HAVE TEMPORARY SEEDING AND MULCHING. ALL AREAS THAT ARE PLANNED TO BE BARE FOR MORE THAN 45 DAYS SHALL BE SEEDED AND MULCHED WITHIN SEVEN (7) DAYS.
28. ALL LOT STRIPING AND DIRECTIONAL ARROWS TO BE WHITE REFLECTIVE MARKINGS AND SHALL CONFORM TO PENNDOT REGULATIONS.
29. BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS AND THE JOB SITE THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER WHO PREPARED THE PLANS OF ANY DISCREPANCIES THAT MAY REQUIRE MODIFICATIONS TO THESE PLANS OR OF ANY FIELD CONFLICTS.
30. ALL PERMITS RELATIVE TO THE PROJECT MUST BE OBTAINED, PRIOR TO CONSTRUCTION. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES
31. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS.
32. SEEDING, TEMPORARY AND PERMANENT, TO BE INSTALLED TO LOCAL REGULATIONS AND STANDARD PRACTICES.
33. ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH "THE CURRENT EDITION OF THE STATE DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIALS SPECIFICATIONS".
34. QUANTITIES SHOWN OR IMPLIED ON THESE PLANS ARE FOR ESTIMATION PURPOSES ONLY.
35. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD THE OWNER AND DESIGN PROFESSIONAL HARMLESS OF ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, ACCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR DESIGN PROFESSIONAL.
36. ALL DEBRIS FROM DEMOLITION OF EXISTING STRUCTURES AND SITE PREPARATION SUCH AS RUBBISH, STUMPS, DEBRIS, ETC., SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.

SEWER AND UTILITY NOTES:

1. UTILITY INFORMATION SHOWN HEREON WAS OBTAINED FROM THE BEST AVAILABLE SOURCE AND MAY OR MAY NOT BE EITHER ACCURATE OR COMPLETE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXACT LOCATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES, EITHER PUBLIC OR PRIVATE, SHOWN HEREON OR NOT SHOWN HEREON. ANY REPAIRS SHALL BE DONE TO THE SATISFACTION OF THE APPROPRIATE UTILITY COMPANY.
2. THE GENERAL CONTRACTOR SHALL CONFIRM ALL NEW UTILITY TAP LOCATIONS WITH THE UTILITY OWNERS. ALL FEES SHALL BE THE RESPONSIBILITY OF DEVELOPER.
3. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY THE ACTUAL LOCATION AND AVAILABILITY OF ALL EXISTING AND PROPOSED UTILITIES IN THE FIELD PRIOR TO GROUND BREAKING.
4. ALL SANITARY SEWER PIPE LENGTHS AS SHOWN ON THE PLANS ARE FROM CENTER TO CENTER OF STRUCTURE AND ALL STORM SEWER PIPES LENGTHS ARE FROM WALL OF STRUCTURE UNLESS OTHERWISE NOTED ON PLANS.
5. GENERAL CONTRACTOR IS RESPONSIBLE FOR PERMITS AND/OR APPROVALS NECESSARY FOR ANY WORK IN ROADWAY OR RIGHT-OF-WAY.
6. ALL TRENCH EXCAVATION AND BACKFILL SHALL BE IN ACCORDANCE WITH TRENCH BACKFILL DETAIL SHOWN ON THESE PLANS.
7. MINIMUM COVER FOR CONDUITS SHALL BE 36" UNLESS OTHERWISE SHOWN OR NOTED ON THESE PLANS.
8. ALL MANHOLES, VALVES, AND MONUMENT FRAMES SHALL BE SET TO FINISH GRADE AFTER PAVING.
9. THE CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE STATE CONSTRUCTION SAFETY ORDERS. TRENCHES SHALL BE SHORED IN ACCORDANCE WITH OSHA.
10. THE MINIMUM SLOPE FOR SANITARY SEWER LINES SHALL BE AS FOLLOWS: 1) 1/4"/FT FOR 4" LINES AND 2) 1/8"/FT FOR 6" LINES. CLEANOUTS SHALL BE PLACED AT 75' INTERVALS.
11. CABLE TV SERVICE ROUTING IS NOT PART OF THIS PLAN, CONTRACTOR TO COORDINATE WITH CABLE COMPANY.
12. EXISTING MANHOLES SHOULD BE FIELD VERIFIED FOR RIMS AND INVERTS.
13. ALL INSTALLATION OF UTILITIES MUST BE PERFORMED IN ACCORDANCE WITH UTILITY COMPANY STANDARDS AND SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR THE INDIVIDUAL UTILITY COMPANIES PRIOR TO THE START OF WORK.
14. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND, WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE PROJECT ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING AROUND OR NEAR UTILITIES.
15. ALL WORK SHALL BE GOVERNED BY THE LATEST EDITIONS OF THE STATE MECHANICAL, PLUMBING, ELECTRICAL, FIRE PROTECTION, BUILDING CODE, ENERGY CONSERVATION, HANDICAP ACCESSIBILITY, NATIONAL ELECTRICAL CODES AND NATIONAL FIRE PROTECTION ASSOCIATION CODES AND AS ADOPTED BY THE AUTHORITIES HAVING JURISDICTION.
16. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, CERTIFICATIONS, EQUIPMENT, ETC., THAT MAY BE REQUIRED.
17. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS/METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
18. OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING 5 FEET IN DEPTH.
19. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
20. EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED PRIOR APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO THE OF ALTERNATE EQUIPMENT.
21. SANITARY CLEANOUTS SHALL BE PLACED NO MORE THAN 75 FEET APART. CLEAN OUTS LOCATED IN PAVEMENT AREAS SHALL HAVE HEAVY DUTY TRAFFIC RATED CONSTRUCTION.
22. RELATION OF WATER MAINS TO SEWERS: A. LATERAL SEPARATION OF SEWER AND WATER MAINS: WATER MAINS SHALL BE LAID AT LEAST 10 FEET LATERALLY FROM EXISTING OR PROPOSED SEWERS UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A 10 FOOT LATERAL SEPARATION, IN WHICH CASE:
- THE WATER MAIN IS LAID IN A SEPARATE TRENCH, WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, OR
- THE WATER MAIN IS LAID IN THE SAME TRENCH AS THE SEWER LINE WITH THE WATER MAIN LOCATED AT ONE SIDE ON A BENCH OF UNDISTURBED EARTH, AND ABOVE THE TOP OF THE SEWER.
B. CROSSING A WATER MAIN OVER A SEWER MAIN:
WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS OVER A SEWER THE WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER MAIN, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT AN 18 INCH VERTICAL SEPARATION - IN WHICH CASE BOTH THE WATER MAIN AND SEWER MAIN SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING.
C. CROSSING A WATER MAIN UNDER A SEWER MAIN:
WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS UNDER A SEWER MAIN BOTH THE WATER MAIN AND SEWER MAIN SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING.
D. CROSSING A SEWER LINE OVER OR UNDER A STORM DRAIN:
WHENEVER IT IS NECESSARY FOR A SEWER LINE TO CROSS A STORM DRAIN PIPE, THE SEWER LINES SHALL BE LAID AT SUCH AN ELEVATION THAT THE OUTSIDE OF THE SEWER LINE NEAREST TO THE OUTSIDE OF THE STORM DRAIN PIPE SHALL MAINTAIN A 12 INCH CLEAR SEPARATION DISTANCES, OR ENCASED IN EITHER CONCRETE OR DUCTILE IRON PIPE FOR AT LEAST 5 FEET ON EITHER SIDE OF THE CROSSING
23. UNDERGROUND CONDUITS TO SIGNS, LOT LIGHTS, ETC., SHALL BE PLACED IN GRASS OR LANDSCAPE AREAS WHENEVER POSSIBLE. THE LOCATION OF THE CONDUIT AS SHOWN ON THESE PLANS SHALL BE CONSIDERED TO BE SCHEMATIC WITH ACTUAL LOCATION TO BE VERIFIED BY THE GENERAL CONTRACTOR, PVC SCH. 40 SLEEVES SHALL BE INSTALLED FOR ALL CONDUIT CROSSING UNDER PAVED AREAS.
24. TRANSFORMER BY ELECTRIC COMPANY, GENERAL CONTRACTOR TO PROVIDE PAD. REFER TO ELECTRIC COMPANY SPECIFICATIONS FOR PAD CONSTRUCTION.
25. ALL DRAINAGE STRUCTURES SHALL BE PRECAST OR POURED IN PLACE IN ACCORDANCE WITH PENNDOT AND MUNICIPALITY REQUIREMENTS.
26. STORM DRAINAGE STRUCTURES SHALL BE MODIFIED AS REQUIRED AND IN ACCORDANCE WITH PENNDOT SPECIFICATIONS TO ACCOMMODATE PROPOSED PIPE DIMENSIONS AND ANGLES.
27. ALL STORM DRAINAGE PIPES AND INLETS SHALL BE CLEANED OF DEBRIS AND SEDIMENTATION DURING THE FINAL STAGES OF CONSTRUCTION.
28. ALL STORM SEWER STRUCTURES SHALL HAVE INLET SHAPING TO DIRECT FLOWS TO THE INVERT OUT OF STRUCTURE.
29. WHERE A STORM LATERAL IS NOT PROVIDED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTING ALL ROOF DRAINS DIRECTLY TO THE STORM SEWER SYSTEM WITH A BOOT OVER THE EXISTING SEWER MAIN LINE, AND AN AS-BUILT LOCATION OF THE CONNECTION MUST PROVIDED TO THE MUNICIPALITY. NO BUILDING ROOF DRAINS ARE PERMITTED TO BE DISCHARGED ONTO THE PAVEMENT OR FREELY OVER SLOPES.
30. WHERE EXISTING UTILITIES ARE TO BE CONNECTED INTO OR CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE EXCAVATED BY THE CONTRACTOR PRIOR TO WORK TO DETERMINE THE EXISTING INVERTS, MATERIALS, AND SIZES. TEST PIT INFORMATION SHALL BE SUPPLIED TO THE OWNER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS THAT MAY BE REQUIRED TO AVOID CONFLICTS.
31. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY AS-BUILT INFORMATION ON ALL CONSTRUCTION. ALL LATERALS AND APPURTENANCES WILL BE REFERENCED FROM THE CLOSEST MANHOLE. THE CONTRACTOR SHALL MAINTAIN THE AS-BUILT DRAWINGS AT THE CONSTRUCTION SITE.
32. SANITARY SEWER IMPROVEMENTS WILL NOT BE ACCEPTED UNTIL MUNICIPALITY HAS APPROVED THE AS-BUILT DRAWINGS.
33. SEWER CONSTRUCTION PERMITS MUST BE OBTAINED FROM THE MUNICIPALITY AT LEAST 48 HOURS PRIOR TO THE START OF ANY SANITARY SEWER CONSTRUCTION.
34. PROPOSED CONNECTIONS TO EXISTING SANITARY MANHOLES SHALL BE CORED, DRILLED AND BOOTED.
35. SANITARY MANHOLES SHALL BE PRECAST CONCRETE MANHOLES MEETING THE REQUIREMENTS OF ASTM 478 WITH EXCEPTIONS AS PER MUNICIPALITY SEWER CONSTRUCTION STANDARDS.
36. TRENCH OPEN CUTS SHALL BE LIMITED TO 100 FT.
37. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
38. TRENCH DEWATERING SHALL DISCHARGE INTO AN APPROVED SEDIMENT FILTERING DEVICE.
39. THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES. THE LOCATION OF ALL EXISTING UTILITIES ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL ON HIS INITIATIVE AND AT NO EXTRA COSTS HAVE LOCATED ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY NO CLAIMS FOR DAMAGES OR EXTRA COMPENSATION SHALL ACCRUE TO THE CONTRACTOR FROM THE PRESENCE OF SUCH PIPE, OTHER OBSTRUCTIONS OR FROM ANY DELAY DUE TO REMOVAL OR REARRANGEMENT OF THE SAME THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL NON-SUBSCRIBING UTILITIES.
40. THE CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE ENGINEER.
41. CONTRACTOR SHALL COORDINATE EXACT SIZE OF HVAC CONCRETE PADS WITH MECHANICAL CONTRACTOR. REFER TO MECHANICAL PLANS FOR DETAILS.
42. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS NOT INTERFERING WITH THE WORK, SUBJECT TO APPROVAL BY THE PROJECT ENGINEER.
43. THE SITE GRADING PLAN DEPICTS FINISHED GRADE CONDITIONS. ALL ROADWAY AREAS SHALL BE GRADED TO SUBGRADE CONDITIONS. ALL AREAS OUTSIDE OF ROADWAYS SHALL BE GRADED TO WITHIN SIX (6) INCHES OF FINAL GRADES. FINISH GRADING OPERATIONS SHALL INCLUDE PLACEMENT OF SIX (6) INCHES OF GOOD QUALITY TOPSOIL IN PREPARATION FOR STABILIZATION OPERATIONS.
44. ALL SUBGRADE SURFACES SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM SURFACE GRADE PRIOR TO FINISHED SURFACE APPLICATIONS. ALL WORK SHALL BE INSPECTED BY THE ON-SITE GEOTECHNICAL ENGINEER.
45. ALL EARTHMOVING OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE APPROVED E&S PLAN.
46. ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH UTILITY COMPANY STANDARDS & SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE INDIVIDUAL UTILITY COMPANIES PRIOR TO THE START OF WORK.
47. UPON COMPLETION OF THE PROPOSED SANITARY SEWER, THE DEVELOPER REMAINS RESPONSIBLE FOR THE MANHOLE TOP ELEVATION RELATIVE TO THE FINAL GRADE ELEVATION.
48. INSTALLATION OF SANITARY SEWERS SHALL BE AS INDICATED ON THE PLANS AND PER MANUFACTURERS RECOMMENDATIONS AND SHALL CONFORM TO APPLICABLE LOCAL, STATE AND COUNTY REGULATIONS.
49. THE USE OF LASER TECHNOLOGY IS RECOMMENDED FOR PIPE INSTALLATIONS WITH PROPOSED SLOPES OF LESS THAN 1%.
50. SOME PORTIONS OF PROPOSED SLCPP STORM SEWER WITHIN THIS PLAN MAY BE SHOWN ON A CURVED ALIGNMENT. THE CONTRACTOR SHALL FOLLOW ALL MANUFACTURER RECOMMENDATIONS FOR THE INSTALLATION OF PIPE IN THIS MANNER. THE MANUFACTURER OF ADS N-12 PIPE INDICATES THAT THE SEWER CAN BE LAID IN THIS MANNER AS A SERIES OF TANGENT (STRAIGHT SECTIONS) DEFLECTED HORIZONTALLY AT EACH JOINT. NEITHER THE PIPE NOR THE JOINT SHOULD BE AXIALLY DEFLECTED IN ANY MANNER TO CAUSE STRESS AT THE JOINT.

GRADING NOTES

1. CONTRACTOR SHALL LOCATE AND VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
2. PROPOSED CONTOURS & PROPOSED SPOT ELEVATIONS ARE FINISH GRADE.
3. CONTRACTOR IS RESPONSIBLE FOR CONDUCTING EARTHWORK OPERATIONS TOO PROVIDE FINISH GRADES AS SHOWN ON THE PLANS. IMPORT/EXPORT OF MATERIAL NECESSARY TO COMPLETE THE WORK SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. CONSTRUCTION SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, NEITHER THE OWNER NOR THE OWNER'S REPRESENTATIVES SHALL BE EXPECTED TO ASSUME RESPONSIBILITY FOR SAFETY OF THE WORK OR OF PERSONS ENGAGED IN THE WORK.
5. A REGISTERED GEOTECHNICAL ENGINEER, IN THE EMPLOYMENT OF THE OWNER, SHALL BE ON-SITE DURING EARTH MOVING OPERATIONS.
6. SEED ALL AREAS WITHIN THE LIMIT OF WORK AND ALL AREAS DISTURBED BY DEMOLITION AND CONSTRUCTION WITH PERMANENT LAWN SEEDING WHERE SLOPE IS LESS THAN 3:1.
7. PLANTING BEDS & SEEDED AREAS TO RECEIVE A MINIMUM OF 6" TOPSOIL UNLESS OTHERWISE NOTED.

LANDSCAPE NOTES:

1. ALL PLANT MATERIAL TO MEET CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. SUBSTITUTIONS ARE NOT PERMITTED WITHOUT LANDSCAPE ARCHITECT'S APPROVAL.
3. ALL TREES AND SHRUBS ARE TO BE MULCHED WITH 3" DOUBLE SHREDDED HARDWOOD MULCH.
4. TURFGRASS TO BE SEED MIXTURE FORMULA D, SEEDED PER PADOT PUBLICATION 408, SECTION 804.
5. APPLY THE FOLLOWING TO ALL SEEDED AREAS AT RATES PER 1000 SQUARE FEET: 80 LBS. GROUND AGRICULTURAL LIMESTONE, 50 LBS. 0-20-0 FERTILIZER, 20 LBS. 10-10-10 FERTILIZER. SUBMIT SOIL TEST TO LANDSCAPE ARCHITECT AND FOLLOW RECOMMENDATION OF THE REPORT.
6. MULCH SEEDED AREAS WITH CEREAL STRAW AND MAINTAIN WATERING UNTIL LAWN IS ESTABLISHED. HOSES AND SPRINKLERS TO BE PROVIDED BY CONTRACTOR, WATER BY OWNER.
7. ALL PLANTINGS SHALL BE GUARANTEED FOR A MINIMUM OF A ONE (1) YEAR PERIOD. CONTRACTOR TO SUBMIT WRITTEN GUARANTEE WITH BID. PLANTS THAT FAIL WITHIN THE GUARANTEED PERIOD ARE TO BE REPLACED IN MATCHING SIZE THE NEXT SEASON.
8. ALL WORK COVERED BY THIS DRAWING TO BE PERFORMED IN ACCORDANCE WITH THE HIGHEST STANDARDS OF THE TRADE. DISTURBED AREAS ARE TO BE RESTORED TO ITS ORIGINAL CONDITION. SEED MIXTURE TO MATCH OR BLEND WITH EXISTING TURF. CLEAN-UP FOLLOWING WORK AND DEBRIS REMOVAL IS REQUIRED.

NOT FOR CONSTRUCTION

811 Know what's **below.** **Call** before you dig.

POCS SER. #: DESIGN - DIG - 20203440458

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Date:	Revision Description:	By:
06/17/2021	ISSUED FOR BID	JRG
06/30/2021	ISSUED FOR SUPERVISORS MEETING	JRG
08/09/2021	REVISIONS	JRG
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10/15/2021	FINAL TOWNSHIP SUBMISSION	JRG

Professional Seal

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GRAHAM LEE FERRY
ENGINEER
PE074237

Prepared By:

Sheffler & Company, Inc.
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1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:

MEADOWS LANDING ASSOCIATES, LP

Situate In:

South Strabane Township, Washington County, Pennsylvania

GENERAL NOTES

DRAWING SCALE:	NONE	DESIGNED BY:	ALB
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---
CADD#: 3992-C700-CONSTRUCTION DETAILS.DWG			

MEADOWS LANDING ASSOCIATES, LP
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Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.

C700A

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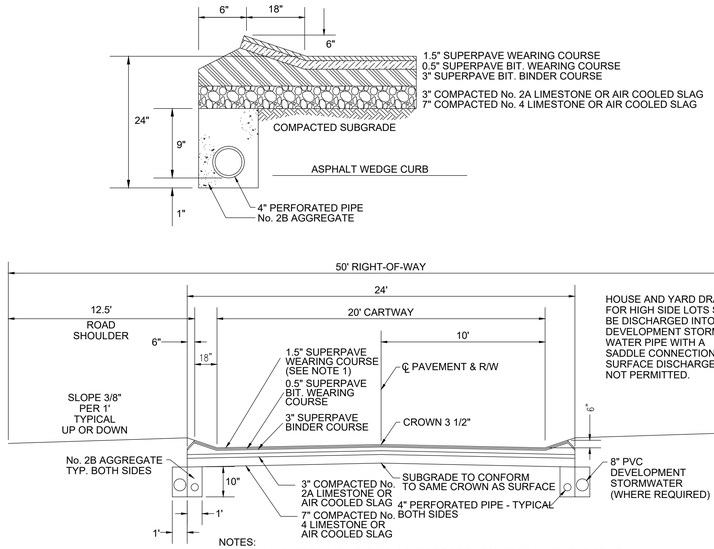
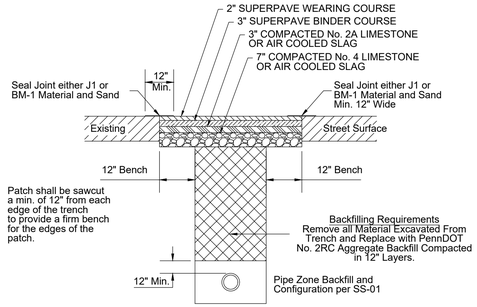


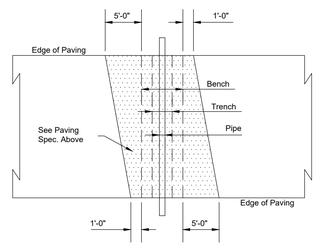
NOTES:
1. FINAL 1.5" SUPERPAVE WEARING COURSE TO BE APPLIED IN 24 MONTHS OR AT 80% COMPLETION OF BUILDING ACTIVITY, WHICHEVER OCCURS FIRST.
2. METHODS OF CONSTRUCTION SHALL CONFORM TO PENN. DEPT. OF HIGHWAYS SPECIFICATIONS FORM 406, LATEST UPDATE.
3. TACK COAT - MAY BE REQUIRED BETWEEN BINDER AND WEARING COURSES, IF WEARING COURSE IS NOT PLACED IMMEDIATELY AFTER BINDER COURSE.
4. TACK COAT SHALL BE REQUIRED BETWEEN FIRST AND SECOND WEARING COURSE, PRIOR TO INSTALLING SECOND WEARING COURSE.
5. CURBING SHALL BE INSTALLED WITH INITIAL PAVING AND SHALL BE A CONTINUOUS PART OF THE PAVING. NO MACHINE CURB.

RD-01 TYPICAL STREET SECTION

NOT TO SCALE

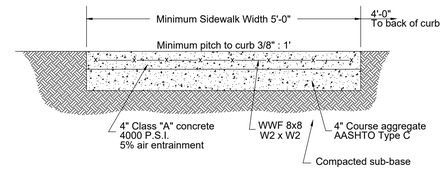


NOTE: During cold weather when ID-2 material is not available from the asphalt plants the trench shall be backfilled with bedding material to an elevation within 2" of the road surface. The trench shall then be surfaced with a temporary patch of cold patch material. As soon as the asphalt plants open in the Spring, the Contractor shall remove the cold patch material and saw-cut the required benches and the ID-2 material shall then be placed and sealed. The Contractor shall be responsible for maintenance on the temporary patch and shall keep a smooth riding surface on the street.



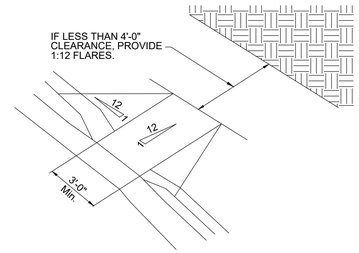
RD-03 PAVED ROAD OPENING RESTORATION DETAIL

NOT TO SCALE



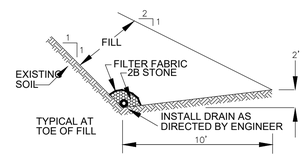
RD-05 TYPICAL SIDEWALK SECTION DETAIL

NOT TO SCALE



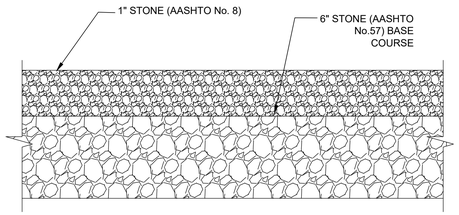
RD-08 HANDICAP RAMP CURB DETAIL

NOT TO SCALE



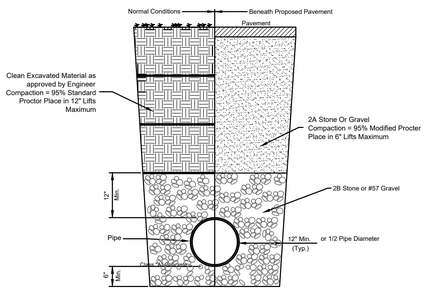
SD-06 TYPICAL KEY DETAIL

NOT TO SCALE



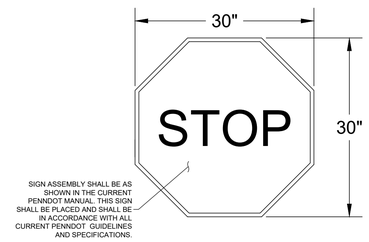
TYPICAL GRAVEL ACCESS ROAD DETAIL

NOT TO SCALE



PIPE BEDDING AND TRENCHING DETAIL

NOT TO SCALE



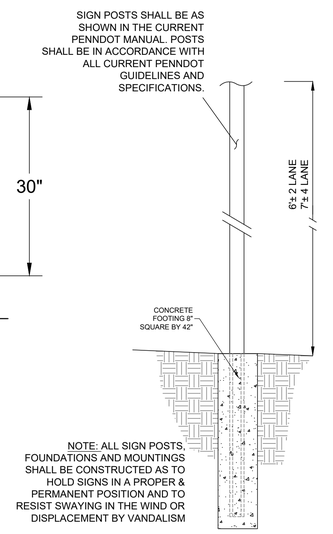
STOP SIGN DETAIL

NOT TO SCALE

SPEED LIMIT SIGN
R2-1

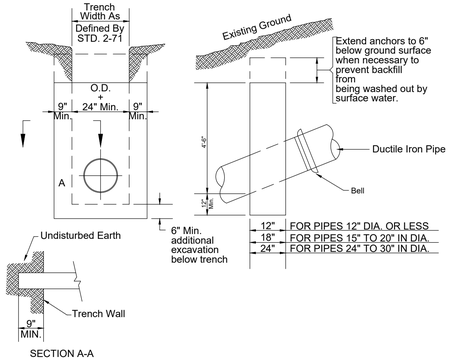
SPEED LIMIT SIGN DETAIL

NOT TO SCALE



TYPICAL SIGN POST DETAIL

NOT TO SCALE



SECTION A-A

CONCRETE ANCHORS FOR PIPES ON STEEP GRADES

Provide no anchors on grades less than 20% unless noted
Provide anchors 36' C to C on grades Between 20% and 34%
Provide anchors 24' C to C on grades between 34% and 50%
Provide anchors 16' C to C on grades between 50% and 70%

For conditions other than shown hereon anchors shall be provided as required by the contract plans or ordered in the field by the owners representative.

Excavation beyond trench width and depth as shown above and pour concrete against undisturbed earth.

SS-06 CONCRETE ANCHORS FOR PIPE LINES

NOT TO SCALE

NOT FOR CONSTRUCTION

811 Know what's **below.** **Call** before you dig.

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Professional Seal

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
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ENGINEER
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Meadows Landing
Planned Residential Development

Prepared For:

MEADOWS LANDING ASSOCIATES, LP

Situate In:

South Strabane Township, Washington County, Pennsylvania

SITE DETAILS

DRAWING SCALE:	AS NOTED	*DESIGNED BY:*	*ALB*
DATE ISSUED:	*1/26/2021*	*REVIEWED BY:*	*GAS*
PROJECT JOB#:	*3992*	*FIELD BOOK #:*	*---*
CADD#: 3992-C700-CONSTRUCTION DETAILS.DWG			

MEADOWS LANDING ASSOCIATES, LP
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Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.

C700B

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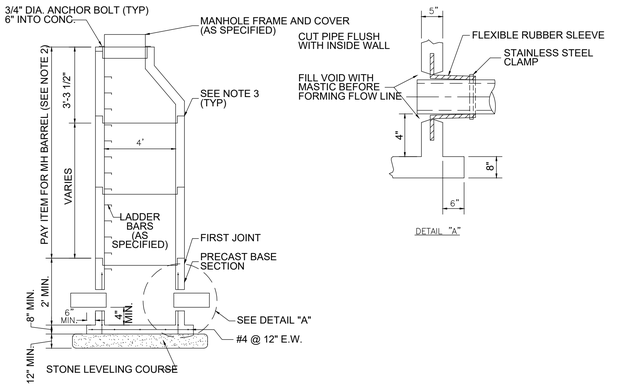
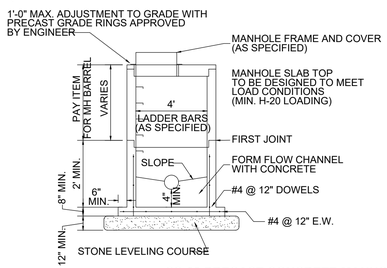
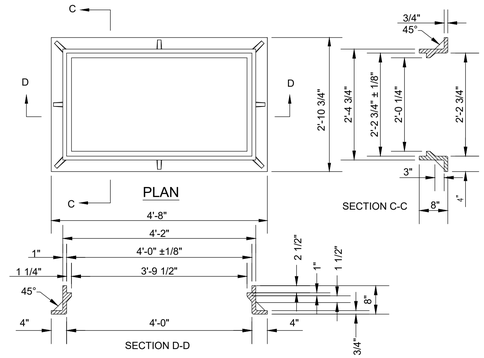




NOTES:
1) PRECAST CONCRETE MANHOLE SECTIONS SHALL CONFORM TO ASTM-C-478, LATEST REVISION.
2) IF THIS DIMENSION IS LESS THAN 3'-3" USE A PRECAST CONCRETE SLAB TOP AS SHOWN BELOW.
3) LIFTING HOLES SHALL BE POINTED WITH MORTAR, MADE WATERTIGHT AND LEFT NEAT AND SMOOTH.
4) BASE SLAB POURED MONOLITHICALLY WITH WALLS.

SS-08 PRECAST CONCRETE MANHOLE / BASE SECTION FOR SEWERS 8" TO 18"

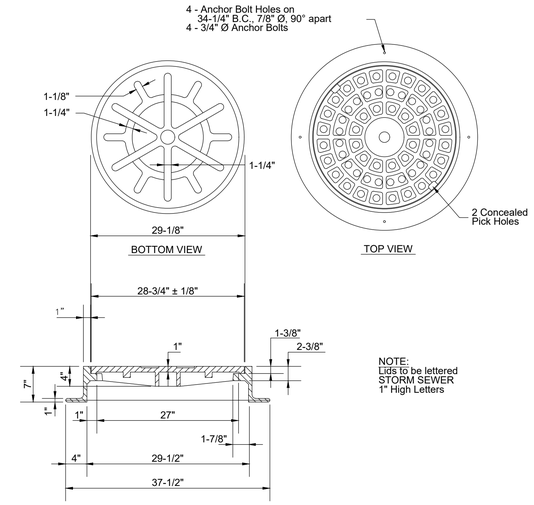
NOT TO SCALE



NOTE: SEE DETAIL SS-14 FOR INLET GRATE DETAIL

SS-13 INLET FRAME DETAIL

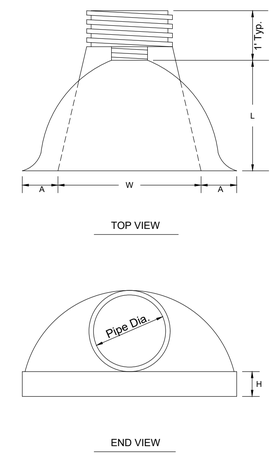
NOT TO SCALE



NOTE:
Lids to be lettered
STORM SEWER
1" High Letters

SS-09 MANHOLE FRAME AND COVER DETAIL

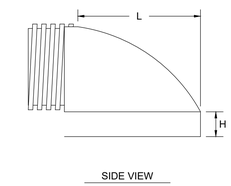
NOT TO SCALE



Pipe Diameter	DIMENSIONS (inches)				
	A (1" +)	B Max.	H (1" +)	L (1 1/2" +)	W (2" +)
12" and 15"	6.5	10	6.5	25	29
18"	7.5	15	6.5	32	35
24"	7.5	18	6.5	36	45
30"	10.5	NA	7.0	53	68
36"	10.5	NA	7.0	53	68

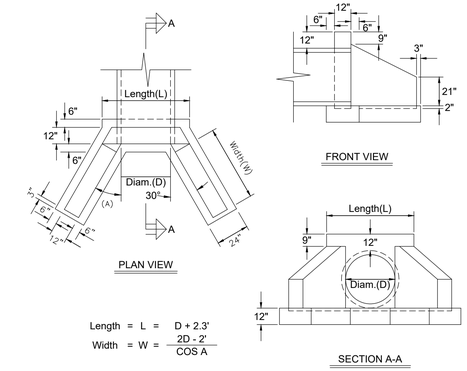
Installation Instructions

1. Spread the end section collar and place it over the last pipe corrugation. Make sure the collar seals properly in the corrugation valley.
2. Insert threaded rod through the pre-drilled holes in the end section collar. Tighten wing nuts.
3. Place backfill around the end section and over the toe plate.



SS-16 POLYPROPYLENE END DETAIL

NOT TO SCALE

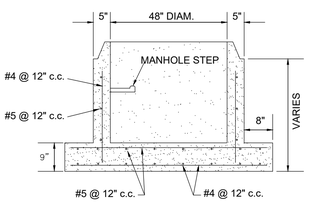


Length = L = D + 2.3'

Width = W = $\frac{2D - 2'}{\cos A}$

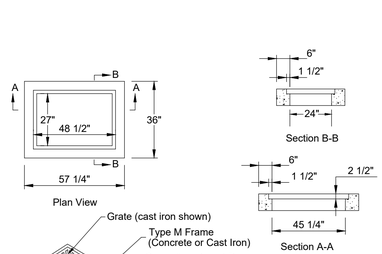
SS-17 CONCRETE HEADWALL / ENDWALL DETAIL

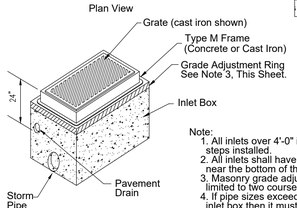
NOT TO SCALE



SS-11 PRECAST CONCRETE MANHOLE BASE

NOT TO SCALE

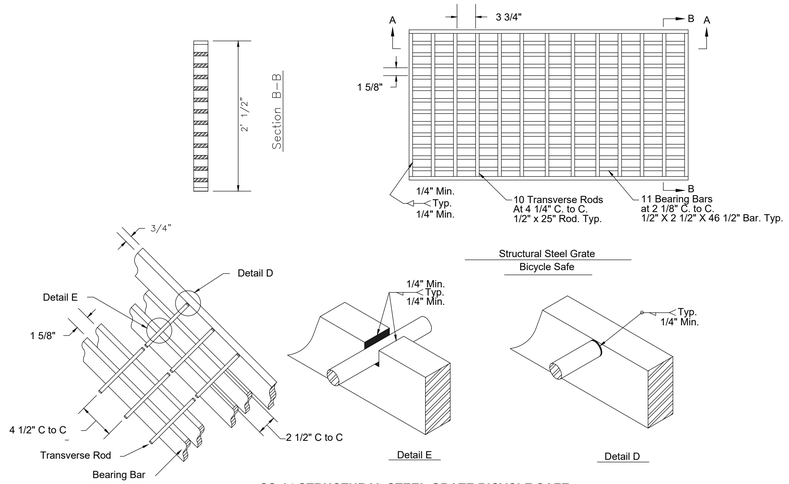




Note:
1. All inlets over 4'-0" in depth shall have plastic steps installed.
2. All inlets shall have two weep holes installed near the bottom of the inlet.
3. Masonry grade adjustment with brick shall be limited to two courses in height.
4. If pipe sizes exceed the maximum for a precast inlet box then it must be expanded in the necessary direction as per requirements of Publication 408.
5. All inlet grates shall be bicycle proof.
6. The backfill around the inlets shall be 2A.
7. All inlets with entry below the pavement drain must be minimum 4'-6" in depth.

SS-12 INLET DETAIL

NOT TO SCALE



SS-14 STRUCTURAL STEEL GRATE BICYCLE SAFE

NOT TO SCALE

NOT FOR CONSTRUCTION

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Situate In:
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SITE DETAILS

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DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
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412-571-2300 x14

Sheet No.

C700C

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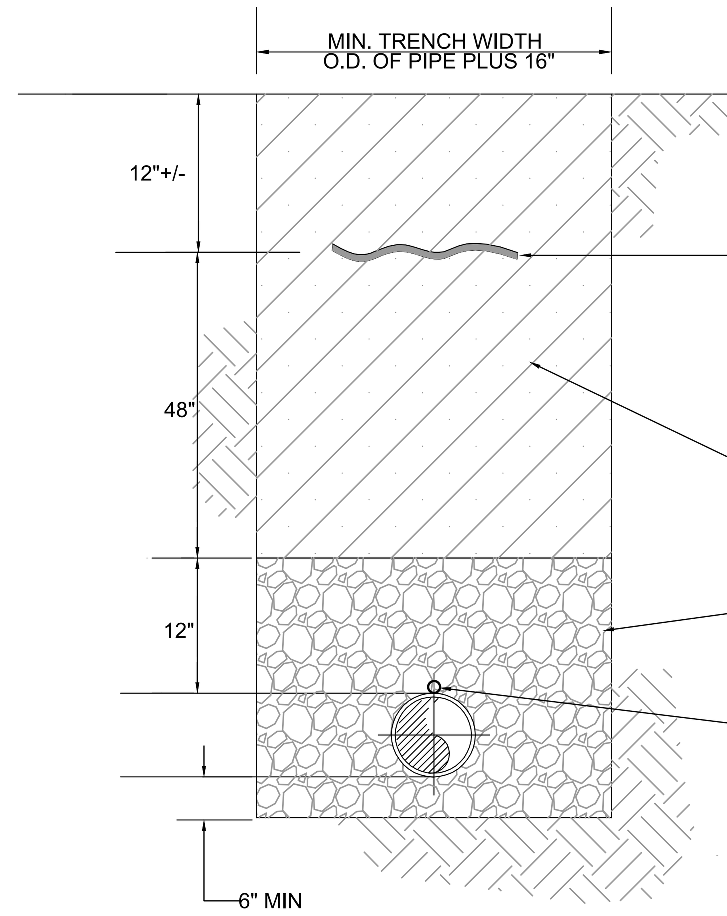
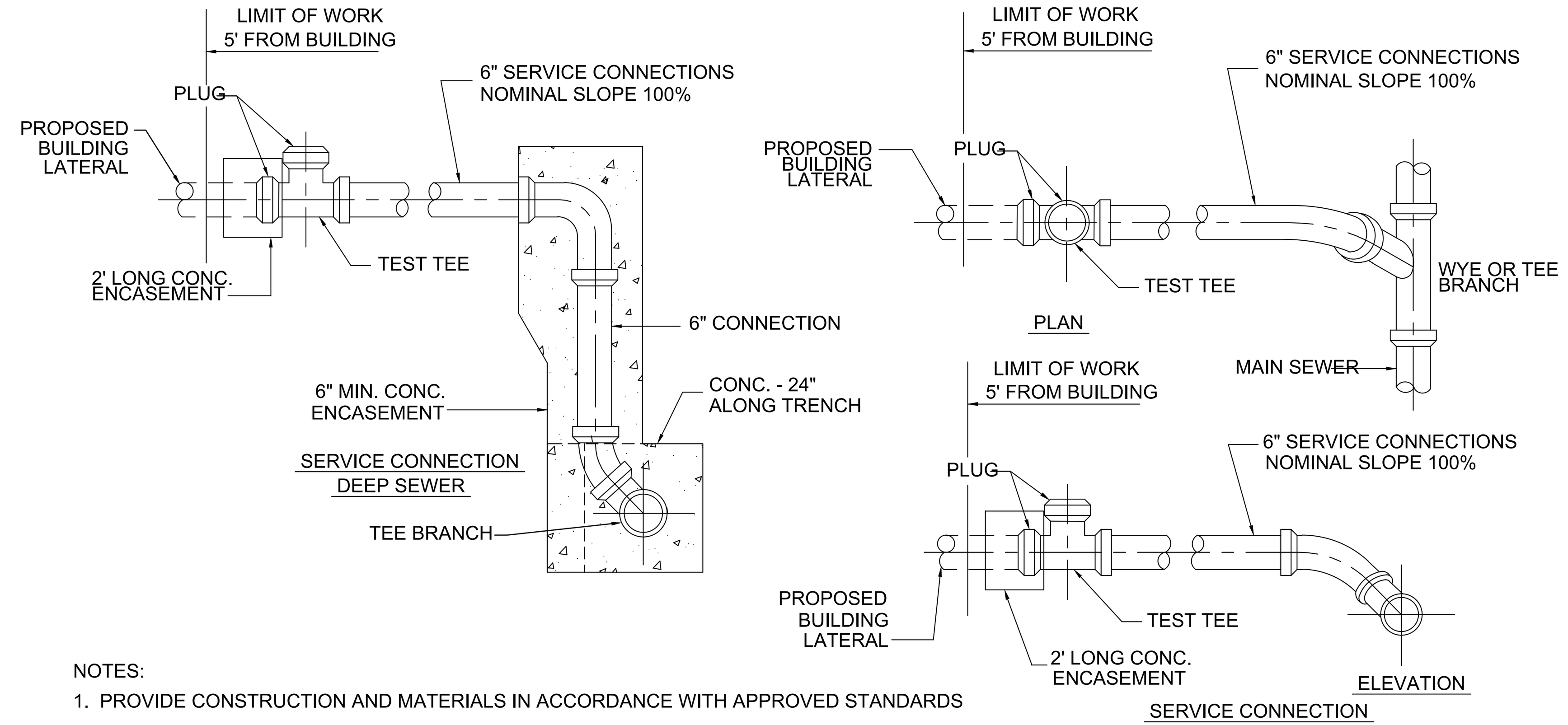


NOTES:

1. PROVIDE CONSTRUCTION AND MATERIALS IN ACCORDANCE WITH AUTHORITY STANDARDS

STANDARD TRENCH EXCAVATION DETAIL - SANITARY SEWER

NOT TO SCALE

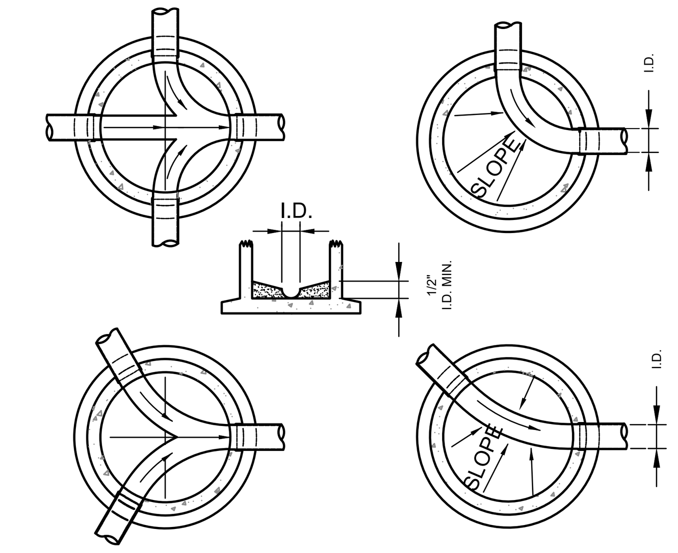


NOTES:

1. PROVIDE CONSTRUCTION AND MATERIALS IN ACCORDANCE WITH APPROVED STANDARDS
2. THE SITE CONTRACTOR SHALL PROVIDE SANITARY SEWER CONNECTIONS WITHIN FIVE (5) FEET OF EACH PROPOSED BUILDING. THE BUILDING CONTRACTOR IS RESPONSIBLE FOR THE SEWER LATERAL CONNECTION AT THIS POINT.

SANITARY SEWER PIPE CONNECTIONS

NOT TO SCALE

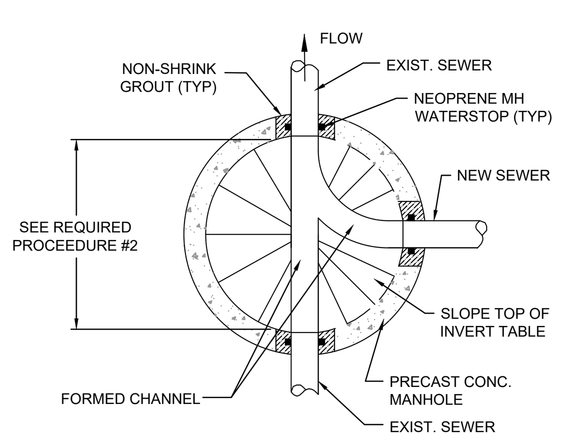


NOTES:

1. CHANNELS TYPICAL, NUMBER AND LOCATION TO MEET FIELD CONDITIONS.
2. CHANNELS TO BE SEMI-CIRCULAR IN SECTION.
3. MANHOLE FLOOR SLOPE TO CHANNEL FOR DRAINAGE.

SANITARY MANHOLE CHANNEL DETAIL

NOT TO SCALE

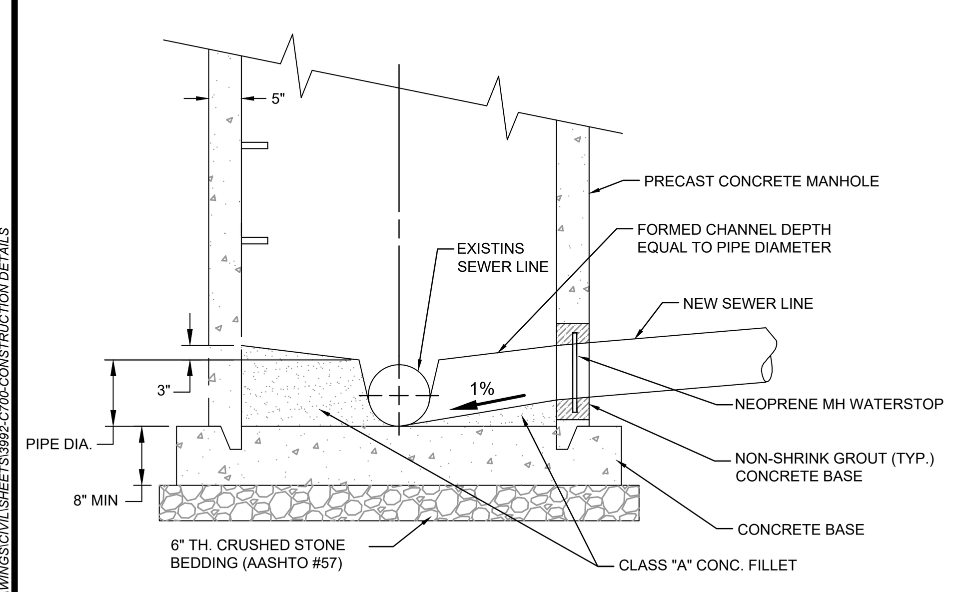


PLAN VIEW

NOTE:
EXISTING SANITARY PIPE TO REMAIN INTACT UNTIL MANHOLE SAN MH-1 IS CONSTRUCTED OR BY-PASS PUMPING SEWAGE TO ANOTHER EXISTING MANHOLE. EXISTING FLOW IS NOT BE INTERRUPTED BY DIVERTING THE FLOW INTO THE TRENCH OR BY PLUGGING THE LINE.

REQUIRED MANHOLE PROCEDURE

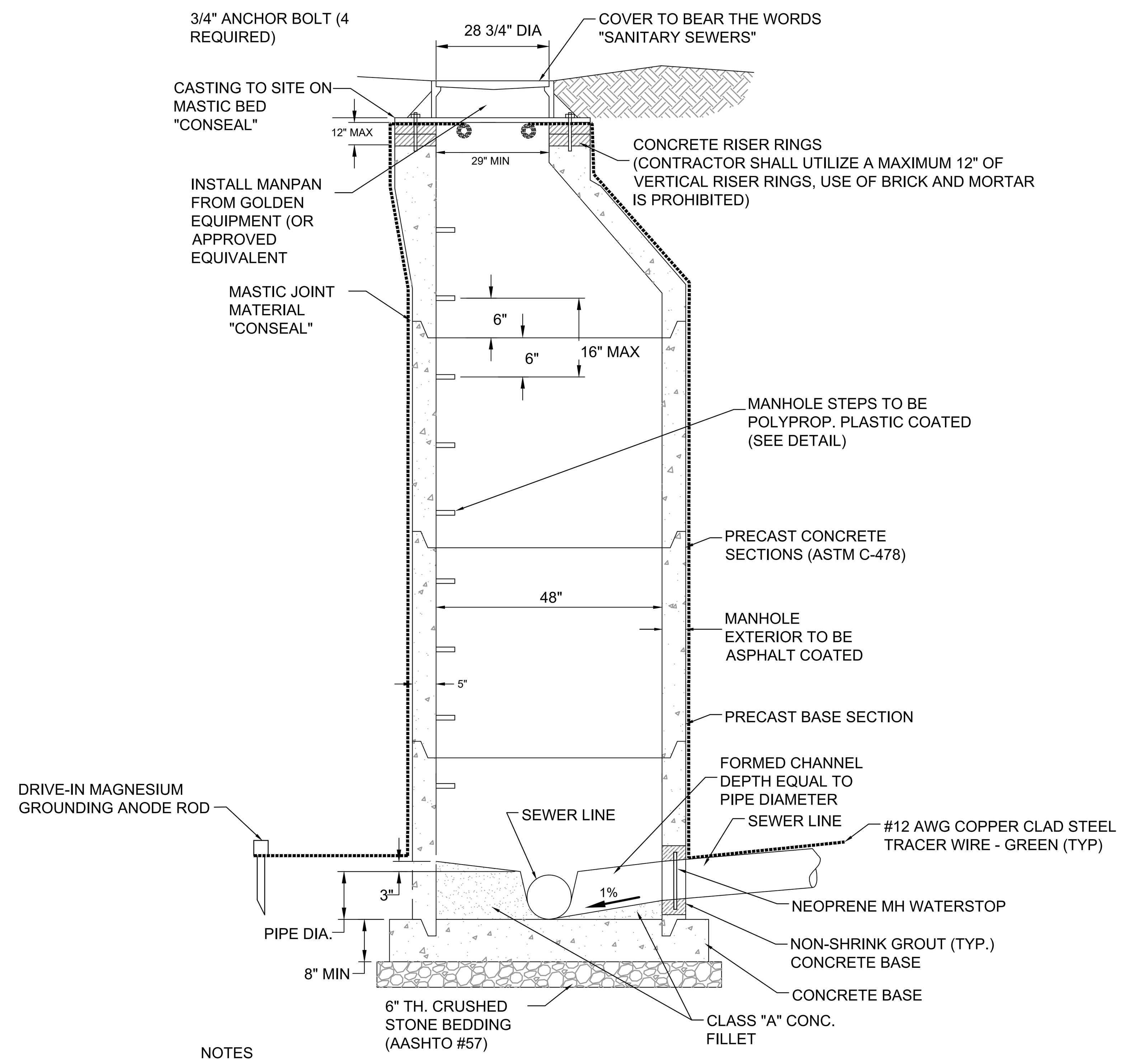
1. OVER EXCAVATE 18" BELOW INVERT OF EXISTING SEWER FOR A DIAMETER OF 6 FEET.
2. CUT EXISTING SEWER PIPE LONGITUDINAL ALONG THE CENTERLINE FOR A LENGTH NOT TO EXCEED THE INSIDE OF THE MANHOLE (SEE PLAN).
3. INSTALL NEPRENE MANHOLE WATERSTOPS ON NEW AND EXISTING SEWER PIPES.
4. INSTALL MANHOLE SECTION W/ DOGHOUSE CUTOUTS OVER NEW AND EXISTING SEWER PIPES. SUPPORT MH SECTION W/ CONCETE BRICK OR BLOCK. PLACE CRUSHED STONE BEDDING AND POUR CONCRETE BASE TO THE INVERT OF EXISTING SEWER PIPE.
5. AFTER CONCRETE BASE HAS SET-UP, GROUT ANNULAR SPACE BETWEEN NEW AND EXISTING SEWER PIPE AND DOGHOUSE OPENINGS W/ NON SHRINK GROUT.
6. POUR FORMED CHANNEL USING CLASS "A" CONCRETE.
7. COMPLETE REMAINDER OF MANHOLE



SECTION VIEW

SANITARY SEWER MANHOLE INSTALLATION ON EXISTING SEWER

NOT TO SCALE

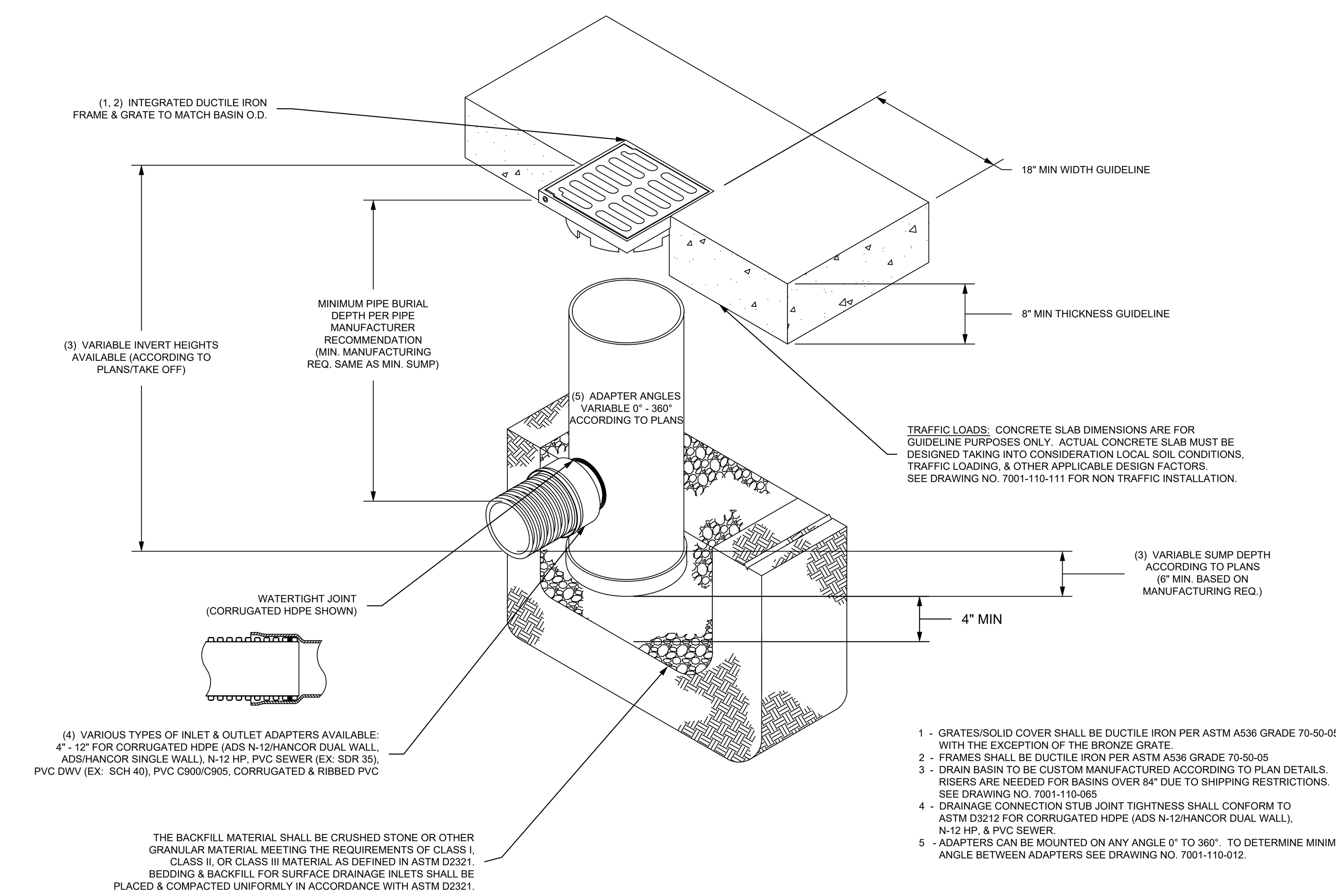


NOTES

1. ALL MATERIALS AND CONSTRUCTION SHALL BE INCCORDANCE WITH ALL BCRA STANDARDS.
2. ALL MANHOLE FRAMES AND COVERS SHALL BE ALLEGHENY FOUNDRY FRAME PATTERN No.109 AND COVER PATTERN No.110, OR NEENAH FOUNDRY FRAME AND COVER PATTERN No.R-1753 OR APPROVED EQUAL.
3. WATER TIGHT MANHOLES, DESIGNATED AS "W.T." ON THE DRAWINGS, SHALL BE PROVIDED WITH ALLEGHENY FOUNDRY FRAME PATTERN No.109W AND COVER PATTERN No.110, OR NEENAH FOUNDRY FRAME AND COVER PATTERN No.R-1755 FOR APPROVED EQUAL. WATER TIGHT FRAMES SHALL BE FURNISHED W/ MACHINED GROOVE TO RECIEVE AN "O" RING SEAL.
4. PRECAST CONCRETE SECTIONS SHALL BE ASTM C-478 OR APPROVED EQUIV.
5. EXTEND TRACER WIRE INTO MANHOLES RUNNING THE WIRE HROUGH THE CON-SEAL DIRECTLY UNDERNEATH THE CASTING.

SANITARY SEWER MANHOLE

NOT TO SCALE



1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012

NYLOPLAST 12" DRAIN BASIN (YARD DRAIN)

NOT TO SCALE

GENERAL NOTES FOR SANITARY SEWER LINE CONSTRUCTION

1. TRENCH AGGREGATE BACKFILL OR OTHER APPROVED NON COMPRESSIBLE MATERIAL SHALL BE USED FOR BACKFILLING ALL TRENCHES ACROSS ALL PAVED AND UNPAVED ROADWAYS, ROAD RIGHT-OF-WAYS, SHOULDERS, BERMS, THOROUGHFARES, AND DRIVEWAYS.
2. ALL SANITARY SEWER LATERALS SHALL BE CAPPED, PLUGGED, AND MARKED WITH A TEMPORARY 2"X4" WOOD STAKE LOCATED ABOVE THE CAP OF EACH LINE.
3. SERVICE LATERALS MUST BE INSTALLED AT AN ELEVATION 3 FEET BELOW THE FINISHED FLOOR ELEVATION FOR EACH BUILDING.
4. "CALL BEFORE YOU DIG" 1-800-242-1776 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE PRIOR TO CONSTRUCTION.
5. ALL SANITARY SEWER CONSTRUCTION TO BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE AUTHORITY.
6. MINIMUM SLOPE FOR SANITARY SEWER LATERALS IS 2%.
7. INVERT ELEVATIONS AT THE END OF EACH LATERAL SHALL BE RECORDED AND PROVIDED ON THE AS-BUILT DRAWINGS.
8. ELECTRONICALLY LOCATABLE, BRIGHTLY COLORED PLASTIC TAPE DISPLAYING THE PRINTED NOTATION "SANITARY SEWER" SHALL BE LAID BETWEEN BACKFILLING LIFTS. TAPE TO BE INSTALLED IN ALL OPEN-CUT EXCAVATIONS INCLUDING LATERAL EXTENSIONS.
9. PROVIDE INFLOW PROTECTORS (MAN-PANS) FOR EACH NEW MANHOLE.

NOT FOR CONSTRUCTION

811 Know what's below. Call before you dig.

POCS SER. #: DESIGN - DIG - 20203440458

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Date:	Revision Description:	By:
06/17/2021	ISSUED FOR BID	JRG
06/30/2021	ISSUED FOR SUPERVISORS MEETING	JRG
08/09/2021	REVISIONS	JRG
08/13/2021	SUBMISSION TO WCCD	JRG
09/30/2021	WCCD COMMENT REVISIONS	JRG
10/15/2021	FINAL TOWNSHIP SUBMISSION	JRG

Professional Seal

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GRAHAM LEE FERRY
ENGINEER
PE074237

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:

MEADOWS LANDING ASSOCIATES, LP

Situate In:

South Strabane Township, Washington County, Pennsylvania

SITE DETAILS

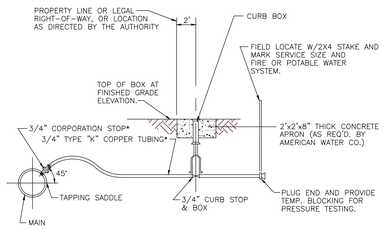
DRAWING SCALE:	AS NOTED	DESIGNED BY:	ALB
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992-C700-CONSTRUCTION DETAILS.DWG

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.

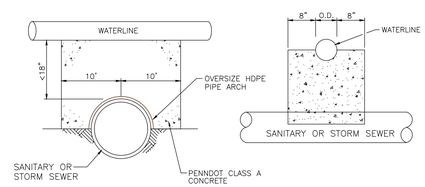
C700D



NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION MEETING ALL OF THE REQUIREMENTS OF MUNICIPAL WATER AUTHORITY.
2. SERVICE CONNECTION DETAIL IS TYPICAL FOR 3/4" THRU 2" CONNECTIONS. THE SIZE OF CORPORATION STOP, TYPE "K" COPPER TUBING AND CURB STOP SHALL BE SIZED ACCORDINGLY.

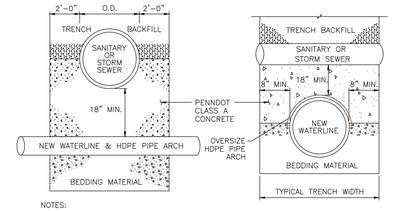
TYPICAL SERVICE CONNECTION DETAIL
N.T.S.



NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION MEETING ALL OF THE REQUIREMENTS OF THE MUNICIPAL WATER AUTHORITY.
2. THE UTILITY CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL CROSSINGS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. THE UTILITY CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY/ALL VARIATIONS AND/OR DISCREPANCIES INVOLVING CLEARANCE BETWEEN UTILITIES.

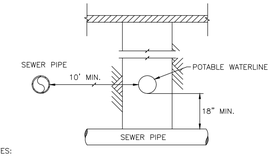
TYPICAL CONCRETE ENCASEMENT DETAIL
FOR WATERLINES OVER SEWERS
N.T.S.



NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION MEETING ALL OF THE REQUIREMENTS OF THE MUNICIPAL WATER AUTHORITY.
2. THE UTILITY CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL CROSSINGS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. THE UTILITY CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY/ALL VARIATIONS AND/OR DISCREPANCIES INVOLVING CLEARANCE BETWEEN UTILITIES.
4. THE LENGTH OF THE WATERLINE SHALL BE CENTERED AT THE POINT OF THE CROSSING SO THAT THE JOINTS SHALL BE EQUIDISTANT.

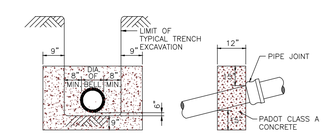
TYPICAL CONCRETE PIPE CRADLE DETAIL
FOR SEWERS OVER WATERLINES
N.T.S.



NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF THE MUNICIPAL WATER AUTHORITY.
2. THE UTILITY CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL CROSSINGS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. THE UTILITY CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY/ALL VARIATIONS AND/OR DISCREPANCIES INVOLVING CLEARANCE BETWEEN UTILITIES.
4. IF THE HORIZONTAL & VERTICAL DIMENSIONS CANNOT BE MET FOR A PARALLEL INSTALLATION, USE RESTRAINT JOINT PIPE FOR THE DISTANCE ALONG WHICH CLEARANCE IS NOT ATTAINED.
5. IF THE VERTICAL DIMENSION CANNOT BE MET FOR A CROSSING INSTALLATION, ENCASE THE WATERLINE IN CONCRETE PER ENCASEMENT DETAIL FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE WATERLINE.

HORIZONTAL AND VERTICAL SEAPARATION DETAIL
FOR POTABLE WATERLINES AND SEWERS
N.T.S.



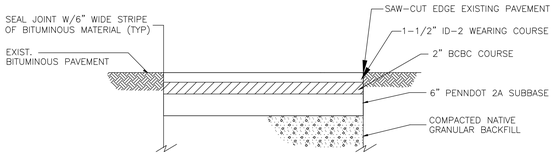
UNLESS OTHERWISE NOTED INSTALL CONCRETE ANCHORS AT PIPE JOINT IN ACCORDANCE WITH THE FOLLOWING DIMENSIONS:

PIPE SLOPE	APPROXIMATE MAXIMUM CONC. ANCHOR SPACING CENTER TO CENTER (SLOPE DIST.)
20%–34%	36 FT.
35% +	18 FT.

NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS THE MUNICIPAL WATER AUTHORITY.

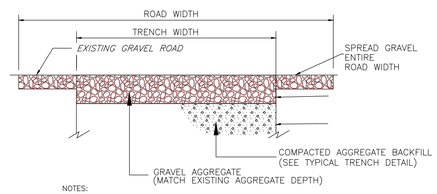
TYPICAL PIPE ANCHOR DETAIL
FOR WATERLINE INSTALLATIONS
N.T.S.



NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION MEETING ALL OF THE REQUIREMENTS OF THE MUNICIPAL WATER AUTHORITY.
2. THE UTILITY CONTRACTOR SHALL VERIFY REPLACEMENT PAVEMENT SECTION WITH ON-SITE SOILS ENGINEER AND MATCH EXISTING WHERE REQUIRED.

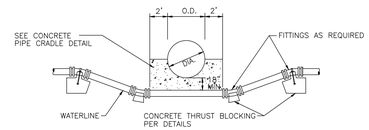
TYPICAL PAVEMENT REPLACEMENT DETAIL
FOR WATERLINE CONSTRUCTION
N.T.S.



NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION MEETING ALL OF THE REQUIREMENTS OF THE MUNICIPAL WATER AUTHORITY.
2. THE UTILITY CONTRACTOR SHALL VERIFY REPLACEMENT GRAVEL (AGGREGATE) SECTION WITH ON-SITE SOILS ENGINEER.

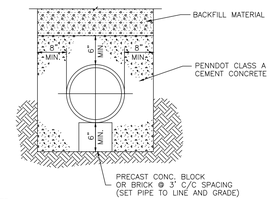
TYPICAL GRAVEL (AGGREGATE) REPLACEMENT DETAIL
FOR WATERLINE CONSTRUCTION
N.T.S.



NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION MEETING ALL OF THE REQUIREMENTS OF THE MUNICIPAL WATER AUTHORITY.
2. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY/ALL OBSTRUCTIONS ENCOUNTERED IN THE FIELD.
3. THE CONTRACTOR MAY ELIMINATE FITTINGS IF DEPTH CAN BE OBTAINED BY DEFLECTING PIPE JOINT WITHIN 80% OF THE ALLOWABLE LIMITS AS ESTABLISHED BY THE MUNICIPAL SEWER AND WATER AUTHORITY OF AMERICAN WATER CO OR BY THE PIPE MANUFACTURER. THE LESS SHALL APPLY.

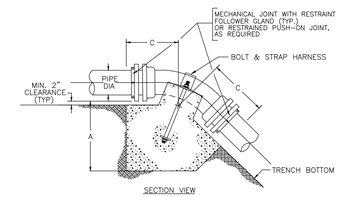
TYPICAL DETAIL FOR LAYING WATERLINES
UNDER OBSTRUCTIONS
N.T.S.



NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION MEETING ALL OF THE REQUIREMENTS OF THE MUNICIPAL WATER AUTHORITY.
2. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PENNDOT PUBLICATION 408, SECTION 704.

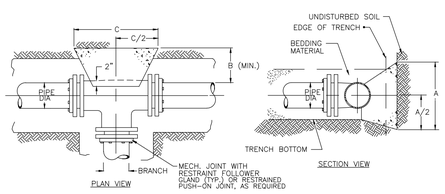
TYPICAL CONCRETE ENCASEMENT DETAIL
N.T.S.



NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION MEETING ALL OF THE REQUIREMENTS OF THE MUNICIPAL WATER AUTHORITY.

TYPICAL DETAIL CONCRETE THRUST BLOCKING
FOR VERTICAL BENDS (CREST)
N.T.S.

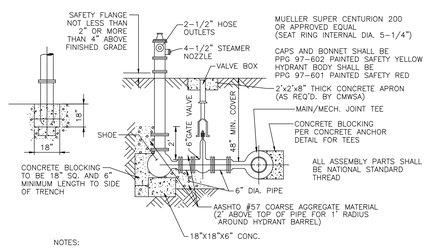


PIPE DIA.	2000 PSF SOIL* BEARING STRENGTH				4000 PSF SOIL* BEARING STRENGTH			
	4"& 6"	8"	10"	12"	4"& 6"	8"	10"	12"
A	2'–6"	3'–0"	3'–6"	4'–0"	18"	2'–0"	2'–6"	3'–0"
B	18"	15"	15"	15"	12"	18"	18"	18"
C	2'–6"	3'–0"	3'–6"	4'–0"	18"	2'–0"	2'–6"	3'–0"
D	.3	.4	.5	.6	.1	.2	.3	.4

NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION MEETING ALL OF THE REQUIREMENTS OF THE MUNICIPAL WATER AUTHORITY.

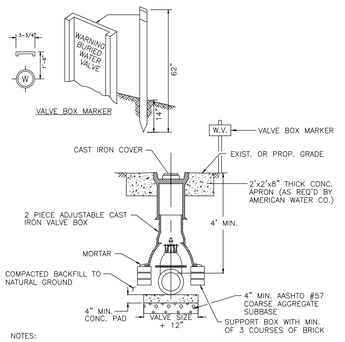
TYPICAL DETAIL CONCRETE THRUST BLOCKING
FOR WATERLINE TEES
N.T.S.



NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION MEETING ALL OF THE REQUIREMENTS OF THE MUNICIPAL WATER AUTHORITY.
2. FIRE HYDRANTS SHALL BE INSTALLED A MINIMUM OF 4 FEET FROM A STREET/ROAD AND NOT MORE THAN 8 FEET.
3. THE CONTRACTOR SHALL EXCAVATE AROUND ALL SIDES OF HYDRANTS IN SLOPING AREAS A MINIMUM DISTANCE OF 18 INCHES. THE CONTRACTOR SHALL CONSTRUCT A SELF SUSTAINING DRY WALL TO PREVENT EARTH FROM MOVING.
4. THE CONTRACTOR SHALL INSTALL 12 CUBIC FEET OF 3/4 INCH BROKEN STONE OR GRAVEL AROUND BASE OF HYDRANT AND COVER THE AGGREGATE WITH 40 MIL. POLYETHYLENE.
5. ALL HYDRANTS PLACED IN EXCAVATED AREAS SHALL BE PROTECTED AND MADE COMPLETELY ACCESSIBLE.

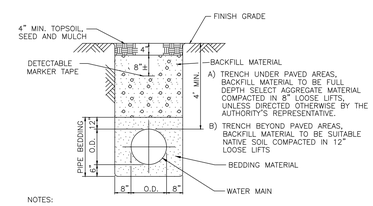
TYPICAL FIRE HYDRANT ASSEMBLY DETAIL
N.T.S.



NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION MEETING ALL OF THE REQUIREMENTS OF THE MUNICIPAL WATER AUTHORITY.
2. SUITABLE VALVE BOX MARKER POST MARKING LOCATION OF GATE VALVE & BOX TO BE PROVIDED AT ALL LOCATIONS.

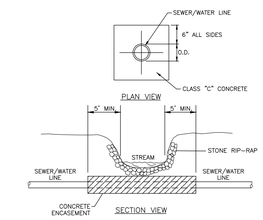
TYPICAL VALVE BOX INSTALLATION DETAIL
N.T.S.



NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION MEETING ALL OF THE REQUIREMENTS THE MUNICIPAL WATER AUTHORITY.
2. IF TRENCH IS WITHIN PAVED AREA SEE PAVEMENT REPLACEMENT DETAILS.
3. PAVED AREAS ARE DEFINED AS GRAVEL (AGGREGATE), CONCRETE, BITUMINOUS ROADWAYS INCLUDING DRIVEWAYS, SIDEWALKS AND PARKING LOTS.
4. BEDDING MATERIAL FOR DIP SHALL BE PENNDOT 2A COARSE AGGREGATE IN THE AREAS WHERE THE TRENCH SLOPE WILL EXCEED APPROXIMATELY 20%, OTHERWISE BEDDING MATERIAL FOR DIP SHALL BE AASHTO NO. 57 COARSE AGGREGATE. BEDDING MATERIAL FOR PVC PIPE SHALL BE PENNDOT FINE AGGREGATE (TYPE B, #1 SAND).

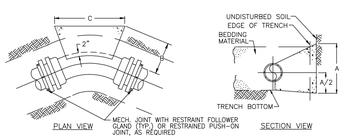
TYPICAL TRENCH DETAIL
WATERLINES AND SERVICE CONNECTIONS
N.T.S.



NOTES:

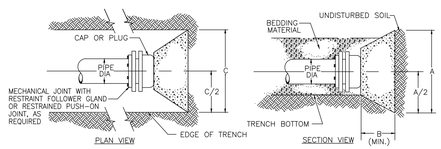
1. PROVIDE CONSTRUCTION AND MATERIALS IN ACCORDANCE WITH THE MUNICIPAL WATER AUTHORITY.
2. CONCRETE ENCASEMENT REQUIRED AT ALL DEFINED DRAINAGE CHANNELS.
3. CLEARANCES FROM STREAM BOTTOM TO THE CENTERLINE OF SANITARY SEWERS SHALL BE A MINIMUM OF 3.0 FEET.
3. CLEARANCES FROM STREAM BOTTOM TO THE CENTERLINE OF WATER LINES SHALL BE A MINIMUM OF 4.0 FEET.

TYPICAL DETAIL SEWER/WATER SYSTEMS
CROSSING STREAMS/WATERWAYS
N.T.S.



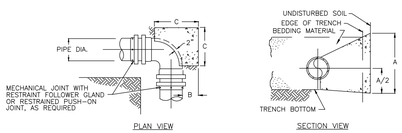
PIPE DIA.	2000 PSF SOIL* BEARING STRENGTH				4000 PSF SOIL* BEARING STRENGTH			
	4"& 6"	8"	10"	12"	4"& 6"	8"	10"	12"
A	2'–0"	3'–0"	3'–0"	3'–0"	18"	2'–0"	2'–0"	3'–0"
B	12"	12"	12"	2'–0"	9"	12"	12"	2'–0"
C	2'–0"	3'–0"	3'–0"	3'–6"	18"	2'–0"	2'–0"	3'–6"
D	.1	.3	.3	.6	.1	.1	.1	.6

TYPICAL DETAIL CONCRETE THRUST BLOCKING
FOR HORIZONTAL 45 DEGREE BENDS
N.T.S.



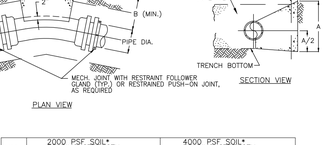
PIPE DIA.	2000 PSF SOIL* BEARING STRENGTH				4000 PSF SOIL* BEARING STRENGTH			
	4"& 6"	8"	10"	12"	4"& 6"	8"	10"	12"
A	2'–6"	3'–0"	3'–6"	4'–0"	18"	2'–0"	2'–6"	2'–6"
B	18"	15"	15"	15"	12"	18"	18"	18"
C	2'–6"	3'–0"	3'–6"	4'–0"	18"	2'–0"	2'–6"	3'–6"
D	.3	.4	.5	.6	.1	.2	.3	.4

TYPICAL DETAIL CONCRETE THRUST BLOCKING
FOR CAPPED ENDS
N.T.S.



PIPE DIA.	2000 PSF SOIL* BEARING STRENGTH				4000 PSF SOIL* BEARING STRENGTH			
	2"& 6"	8"	10"	12"	4"& 6"	8"	10"	12"
A	2'–6"	3'–6"	4'–6"	5'–6"	2'–0"	2'–6"	3'–0"	3'–6"
B	12"	12"	12"	2'–0"	12"	12"	12"	2'–0"
C	2'–6"	3'–6"	4'–6"	3'–6"	2'–0"	2'–6"	3'–0"	3'–6"
D	.2	.4	.8	.7	.1	.2	.3	.7

TYPICAL DETAIL CONCRETE THRUST BLOCKING
FOR HORIZONTAL 90 DEGREE BENDS
N.T.S.

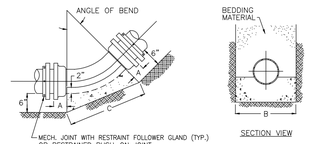


PIPE DIA.	2000 PSF SOIL* BEARING STRENGTH				4000 PSF SOIL* BEARING STRENGTH			
	4"& 6"	8"	10"	12"	4"& 6"	8"	10"	12"
A	18"	2'–0"	2'–6"	3'–2"	18"	18"	18"	2'–2"
B	9"	12"	12"	2'–0"	12"	9"	9"	2'–0"
C	18"	2'–0"	2'–6"	3'–6"	12"	18"	18"	3'–6"
D	.1	.1	.1	.5	.03	.1	.1	.5

NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION MEETING ALL OF THE REQUIREMENTS OF THE MUNICIPAL WATER AUTHORITY.

TYPICAL DETAIL CONCRETE THRUST BLOCKING
FOR HORIZONTAL 22-1/2° AND 11-1/4° BENDS
N.T.S.



		PIPE DIAMETER			
		4"&6"	8"	10"	12"
ANGLE OF BEND 45°	A	2.5"	2.5"	2.5"	2.5"
	B	18"	24"	26"	28"
	C	12"	14"	16"	19"
	D	.02	.04	.05	.07
ANGLE OF BEND 22-1/2°	B	18"	24"	26"	28"
	C	9"	11"	14"	16"
	D	.02	.04	.05	.07
ANGLE OF BEND 11-1/4°	B	18"	24"	26"	28"
	C	7"	9"	11"	13"
	D	.02	.03	.04	.06

NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS THE MUNICIPAL WATER AUTHORITY.

TYPICAL DETAIL CONCRETE THRUST BLOCKING
FOR VERTICAL BENDS (SAG)
N.T.S.

NOT FOR CONSTRUCTION

811 Know what's **below.** **Call** before you dig.

POCS SER. #: DESIGN - DIG - 20203440458

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06/30/2021	ISSUED FOR SUPERVISORS MEETING	JRG
08/09/2021	REVISIONS	JRG
08/13/2021	SUBMISSION TO WCCD	JRG
09/30/2021	WCCD COMMENT REVISIONS	JRG
10/15/2021	FINAL TOWNSHIP SUBMISSION	JRG

Professional Seal: COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — GRAHAM LEE FERRY — ENGINEER — PE074237

Prepared By:

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1712 Mount Nebo Road
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Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:
MEADOWS LANDING ASSOCIATES, LP

Situate In:
South Strabane Township, Washington County, Pennsylvania

SITE DETAILS

DRAWING SCALE:	AS NOTED	DESIGNED BY:	ALB
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---
CADD#: 3992-C700-CONSTRUCTION DETAILS.DWG			

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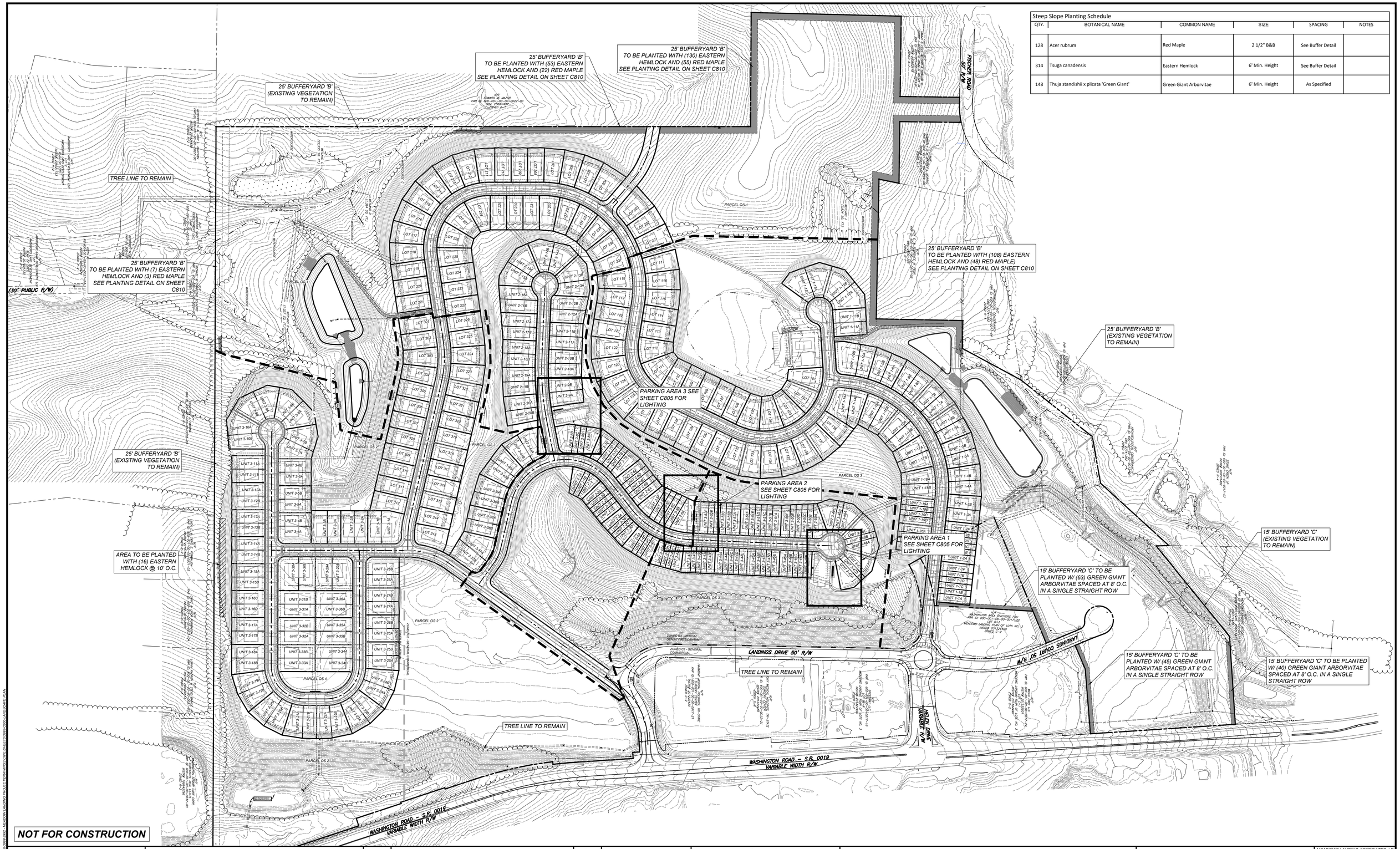
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.
C700E

A:\SHEFFLERCO\SHEFFLER-PROJECT FILES\JOBS 3000-3999\3992 - MEADOWS LANDING PROJECT\DRAWINGS\CIVIL\SHEETS\3992-C700-CONSTRUCTION DETAILS



Steep Slope Planting Schedule

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
128	Acer rubrum	Red Maple	2 1/2" B&B	See Buffer Detail	
314	Tsuga canadensis	Eastern Hemlock	6' Min. Height	See Buffer Detail	
148	Thuja standishii x plicata 'Green Giant'	Green Giant Arborvitae	6' Min. Height	As Specified	

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NORTH

Horizontal Scale

50 0 50 100 200

(Feet)
1 inch = 100 ft.

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06/17/2021	ISSUED FOR BID	JRG
06/30/2021	ISSUED FOR SUPERVISORS MEETING	JRG
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08/13/2021	SUBMISSION TO WCCD	JRG
08/30/2021	WCCD COMMENTS RESPONSE COMMENTS	JRG
10/15/2021	FINAL TOWNSHIP SUBMISSION	JRG

Professional Seal

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GRAHAM LEE FERRY
ENGINEER
PE074237

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Meadows Landing
Planned Residential Development

Prepared For:
MEADOWS LANDING ASSOCIATES, LP

Situate In:
South Strabane Township, Washington County, Pennsylvania

LANDSCAPE PLAN

DRAWING SCALE:	1" = 100'	DESIGNED BY:	ALB
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992-C800-LANDSCAPE PLAN.DWG

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Sheet No.
C800

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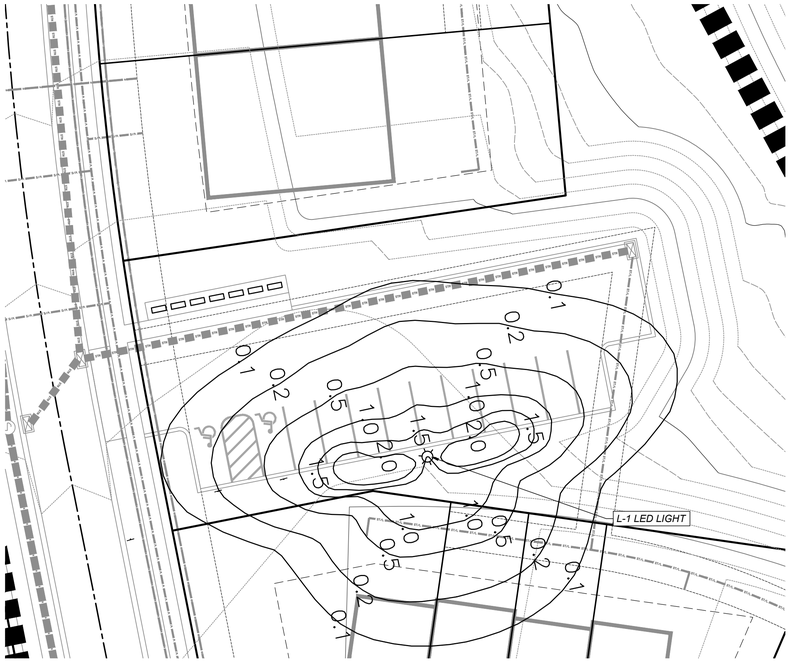
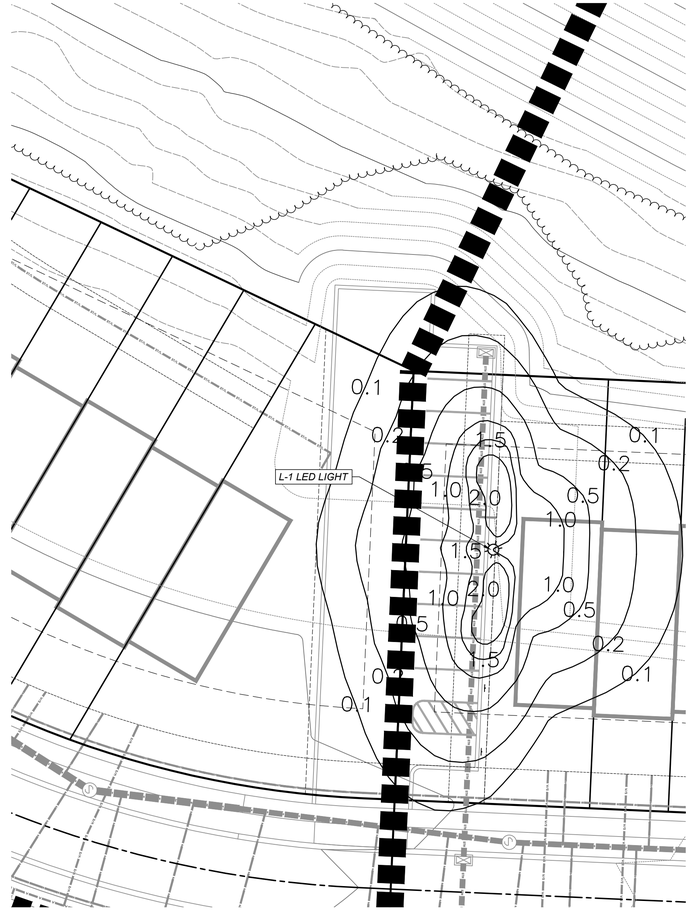
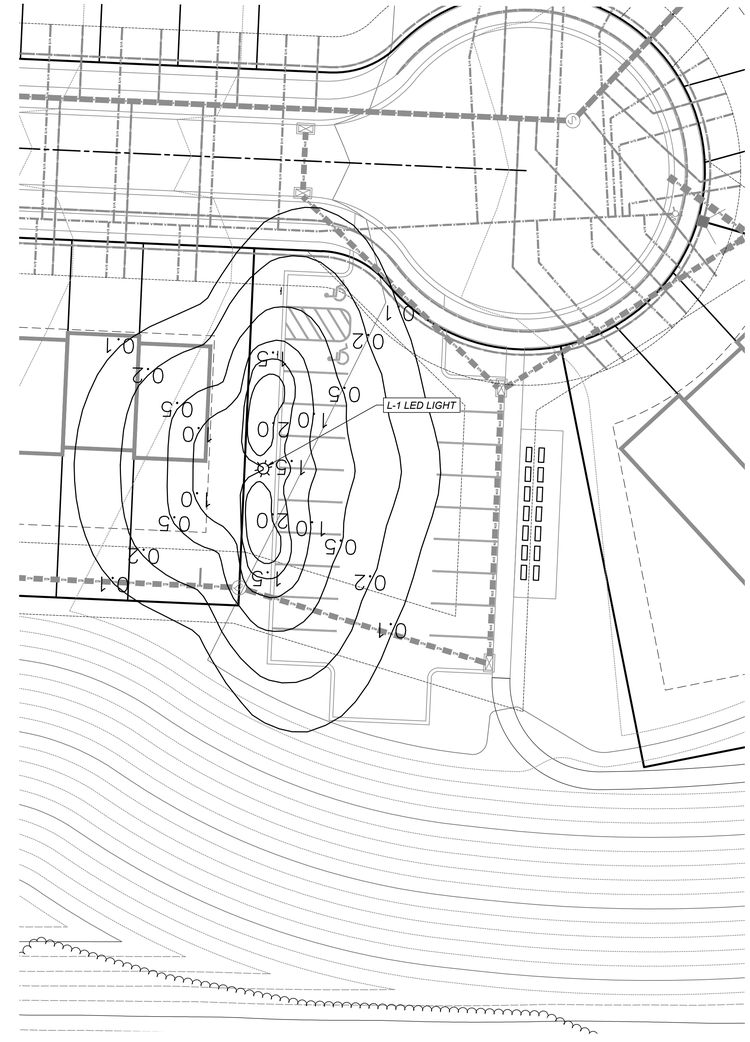


PARKING AREA 3



PARKING AREA 2



PARKING AREA 1

Luminaire Schedule							
Label		Arrangement	Qty	LLF	[MANUFAC]	Description	Arr. Watts
L-1		SINGLE	3	0.850	SUN VALLEY LIGHTING	COL21-VLED-III-64LED-350mA-WW-1-CTBD-HS / 17M-1080C-12-COLOR	69.1

NOT FOR CONSTRUCTION

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150 0 150 300

(Feet)

1 inch = 150 ft.

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MEADOWS LANDING ASSOCIATES, LP

Situate In:

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PARKING AREA LIGHTING PLAN

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Sheet No.

C805

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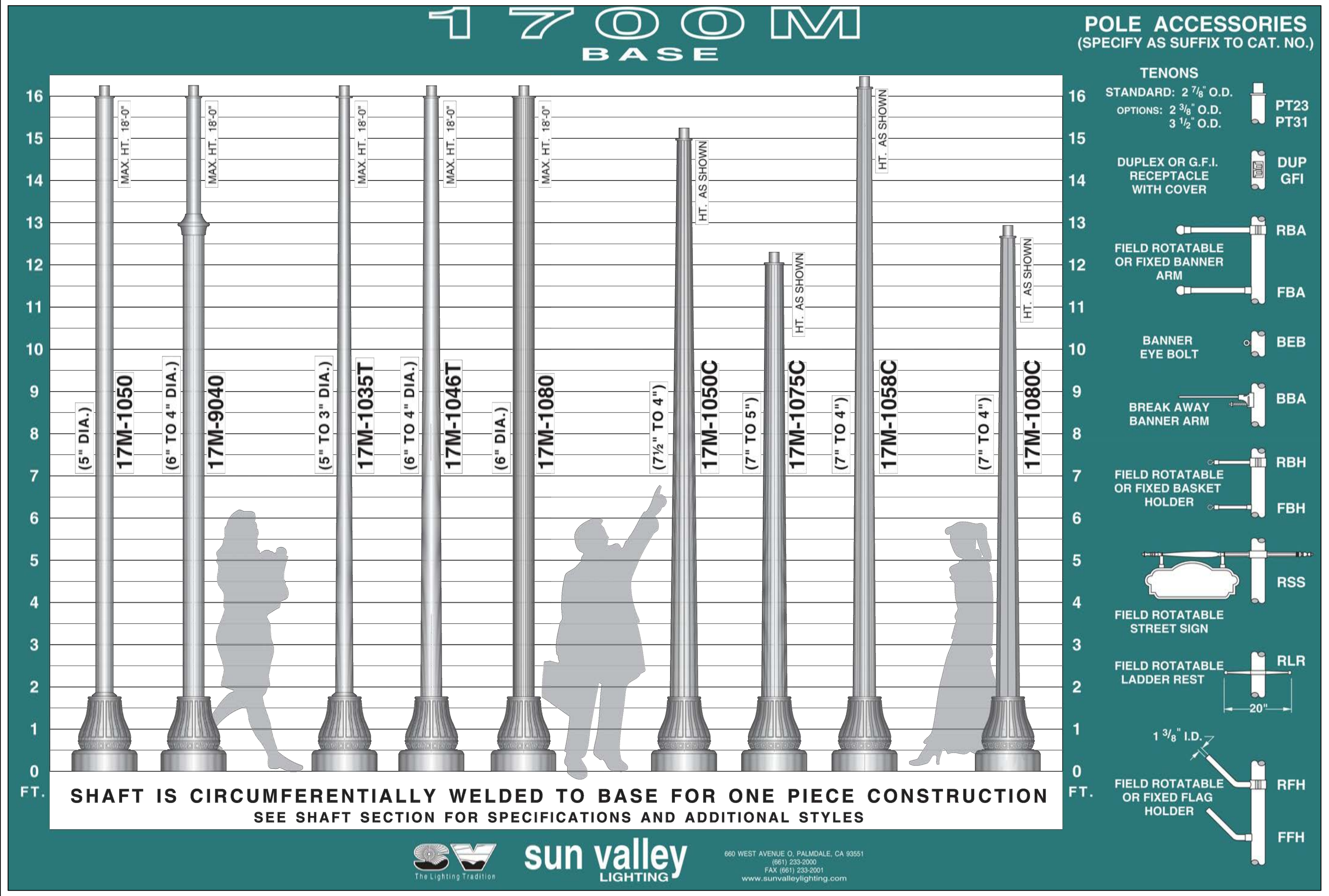
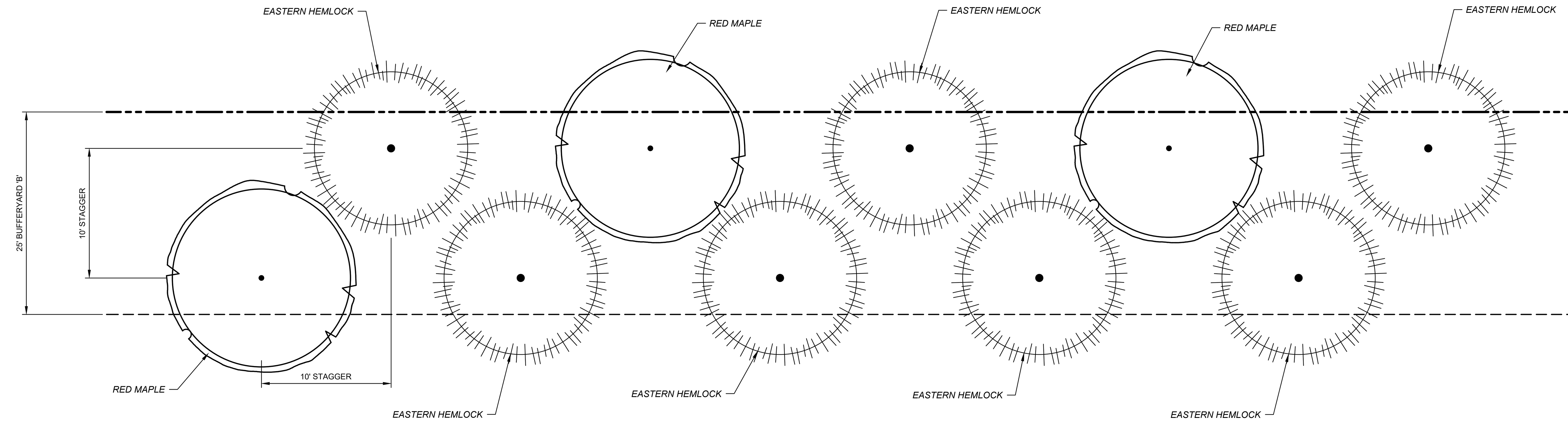
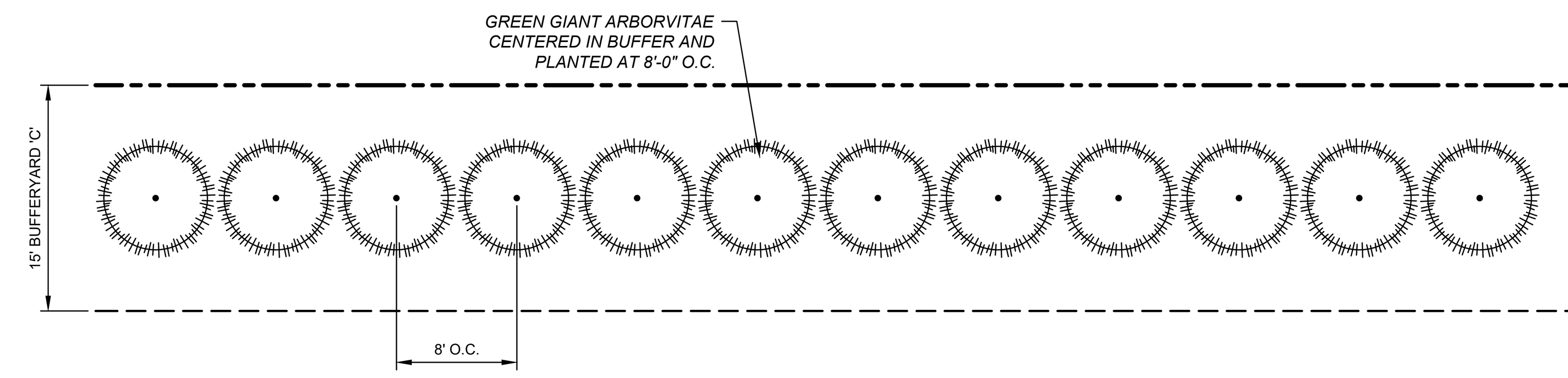
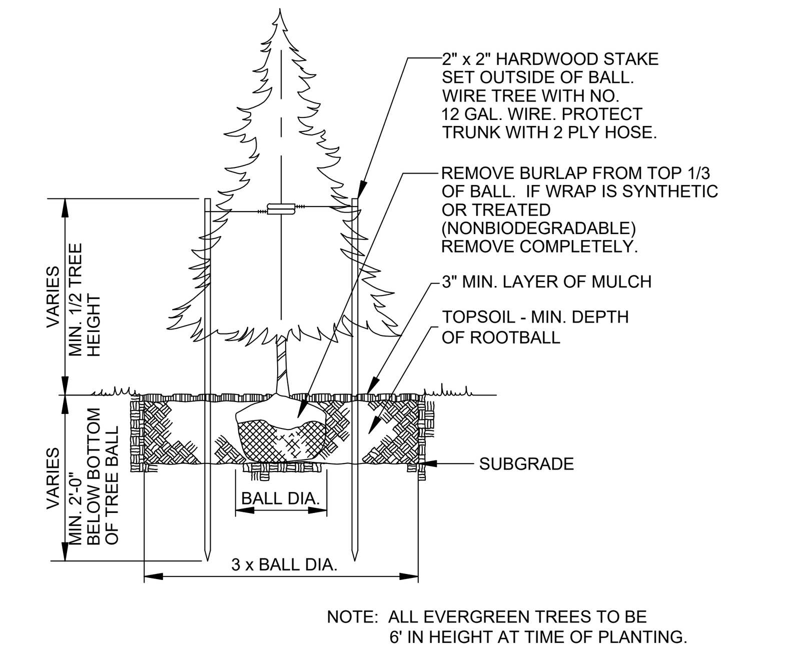




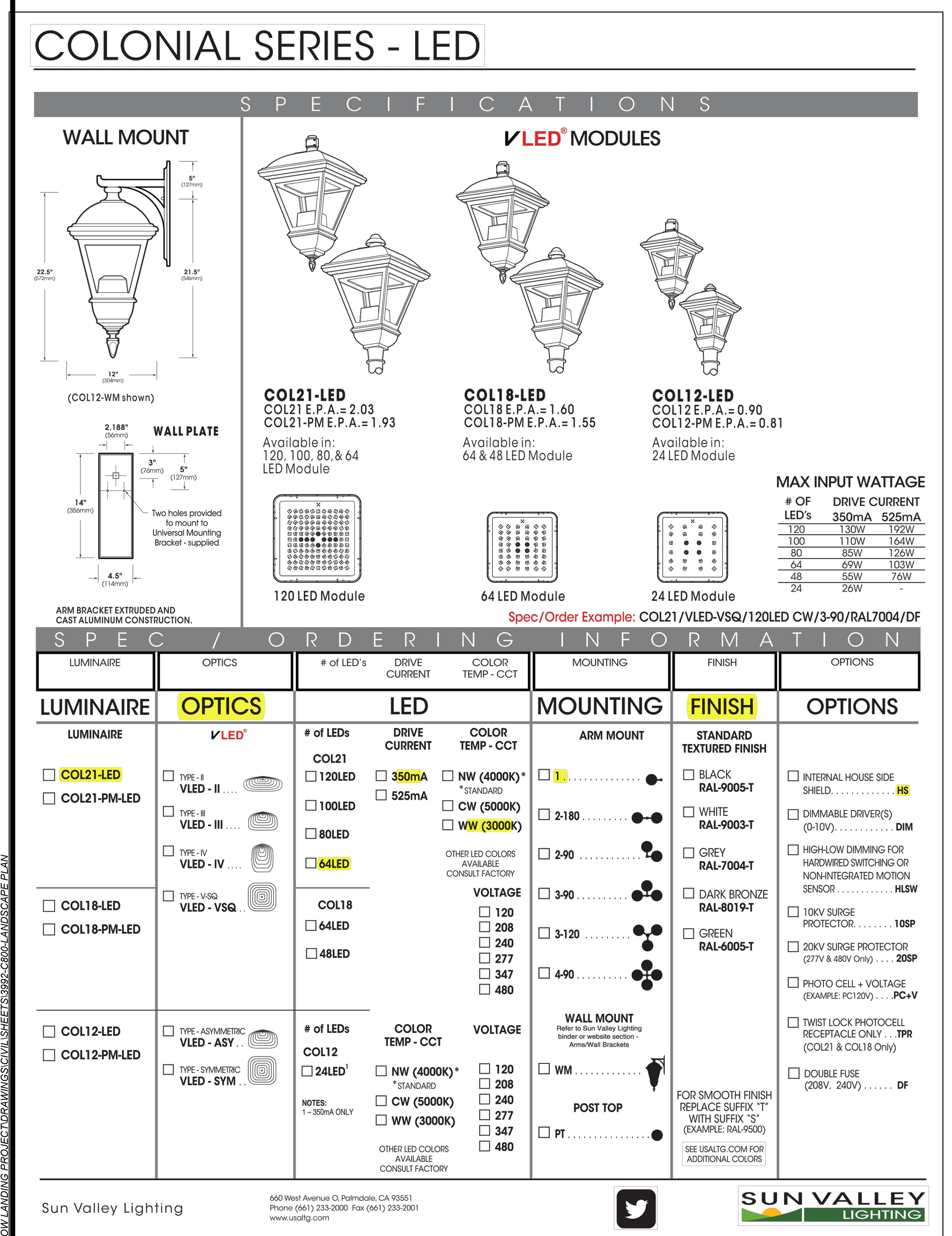
BUFFER YARD 'B' PLANTING DETAIL



BUFFER YARD 'C' PLANTING DETAIL



EVERGREEN TREE PLANTING DETAIL



SOLID STATE AREA LIGHTING

COLONIAL SERIES-LED

S P E C I F I C A T I O N S

HOUSING
Durable, corrosion resistant, heavy cast low copper aluminum assembly (A356 alloy, <0.2% copper). Minimum wall thickness is .188". Traditional styling of the housing provided with cast aluminum housing top hinges for easy access. All hardware is stainless steel.

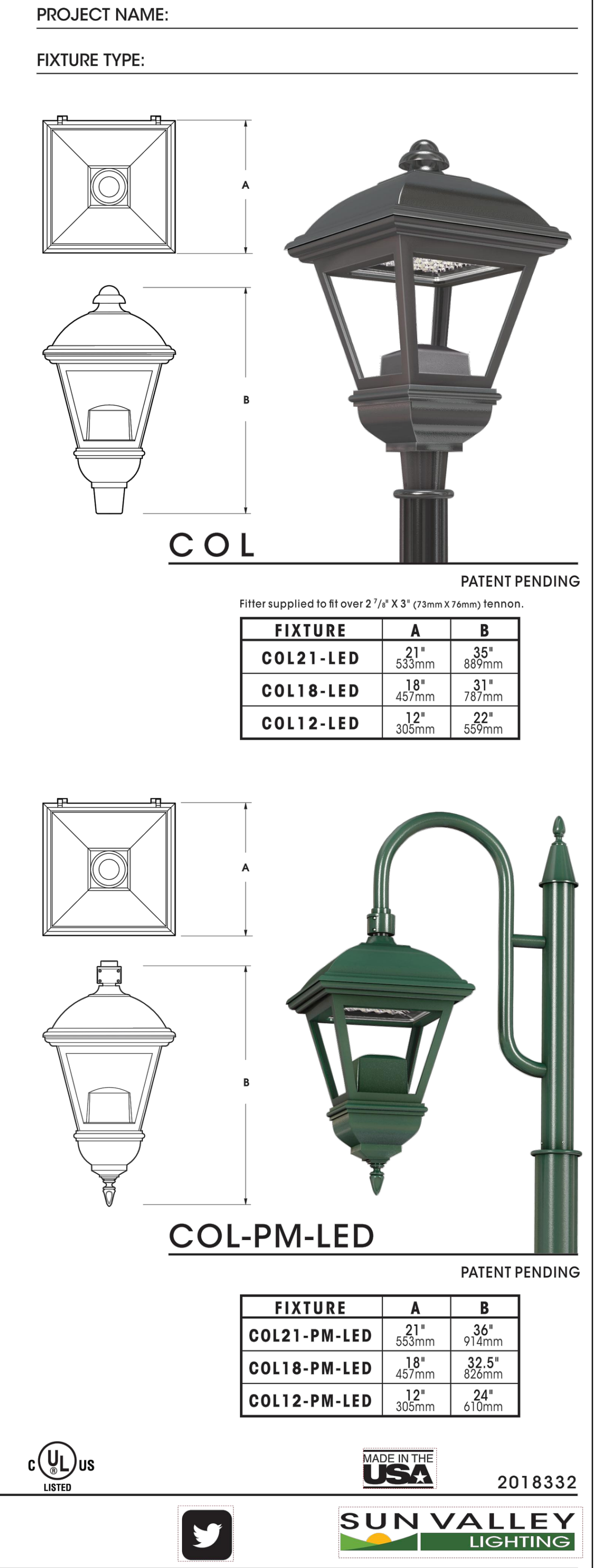
VLED® OPTICAL MODULE
Low copper A356 alloy (<.2% copper) cast aluminum housing. Integrated clear tempered 3/16" glass lens sealed with a continuous silicone gasket protects emitters (LED's) and emitter Reflector-Prism optics, and seals the module from water intrusion and environmental contaminants. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Each emitter is optically controlled by a Reflector-Prism injection molded from H12 acrylic (3 types per module; one from 0° - 50°; one from 50° - 65°; one from 65° - 72°). Each Reflector-Prism has indexing pins for aiming and is secured to an optical plate made of matte black anodized aluminum. The optical plate locates every Reflector-Prism over an emitter. Reflector-Prisms are secured to the optical plate with a UV curing adhesive. The Reflector-Prisms are arrayed to produce IES Type II, III, IV, and V-SQ distributions. The entire VLED® Optical Module is field rotatable in 90° increments. Both module and drivers are factory wired using water resistant, insulated cord. Lens, module and drivers are field replaceable.

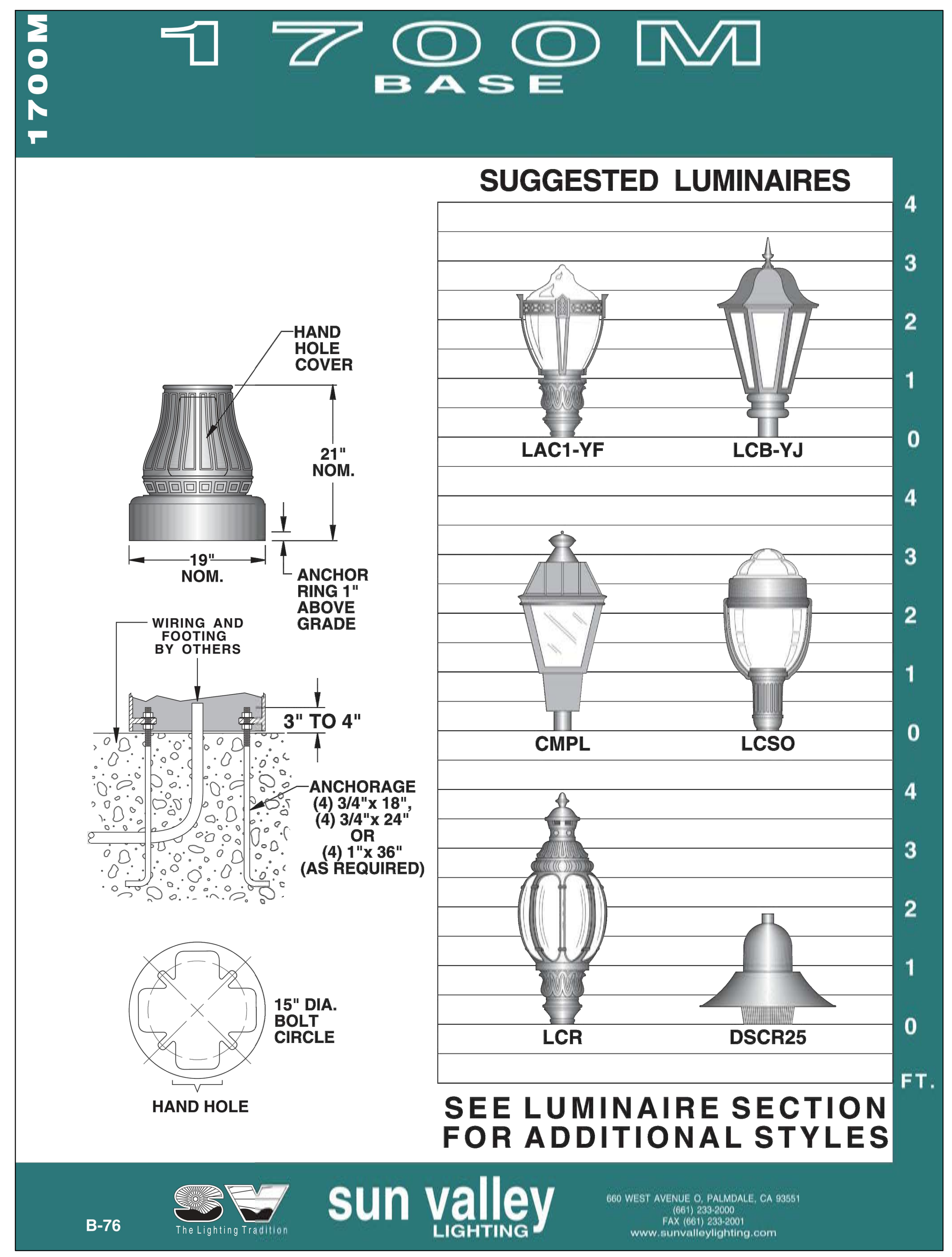
LED EMITTERS
High Output LED's are driven at 350mA for nominal 1 Watt output each or 525mA (COL21 and COL18 only) for nominal 1.5 Watt output each. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

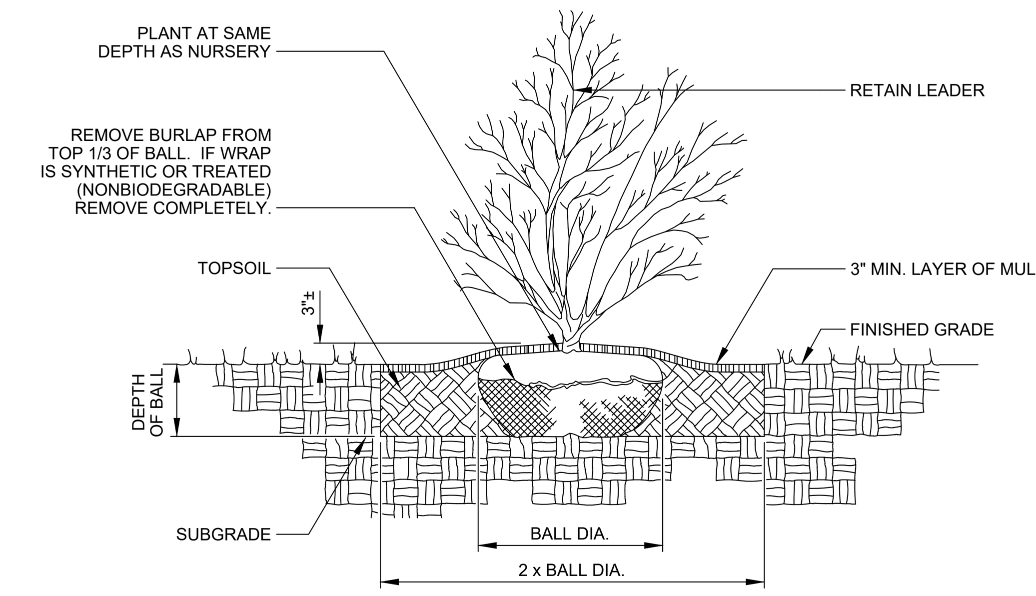
LED DRIVER
UL and CUL recognized High Power Factor, Constant Current LED drivers operate on input voltages from 120-277VAC, 50/60hz. Consult Factory for 347-480VAC. Driver is mechanically fastened to a retaining bracket. Main power quick disconnect provided. Driver has a minimum 4KV of internal surge protection, 10KV & 20KV Surge Protector optional. Dimming and High-Low Driver options available.

FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability. Texture finish is standard.

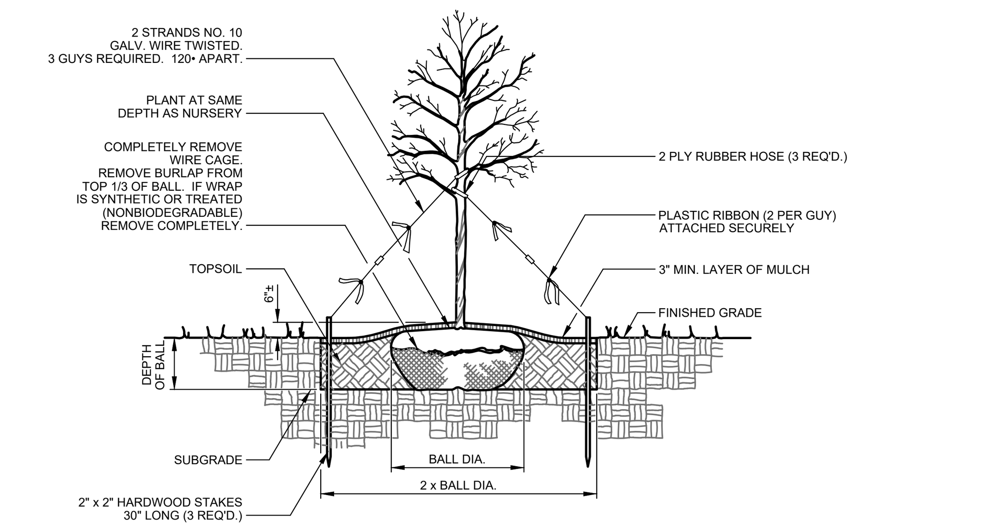
Sun Valley Lighting
660 West Avenue O, Palmdale, CA 93551
Phone (661) 233-2000 Fax (661) 233-2001
www.usaltg.com







SHRUB PLANTING DETAIL



DECIDUOUS TREE PLANTING DETAIL

NOT FOR CONSTRUCTION

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Meadows Landing
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Prepared For:
MEADOWS LANDING ASSOCIATES, LP

Situate In:
South Strabane Township, Washington County, Pennsylvania

LANDSCAPE AND LIGHTING DETAILS

DRAWING SCALE:	1" = 50'	DESIGNED BY:	ALB
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---
CADD#: 3992-C800-LANDSCAPE PLAN.DWG			

MEADOWS LANDING ASSOCIATES, LP
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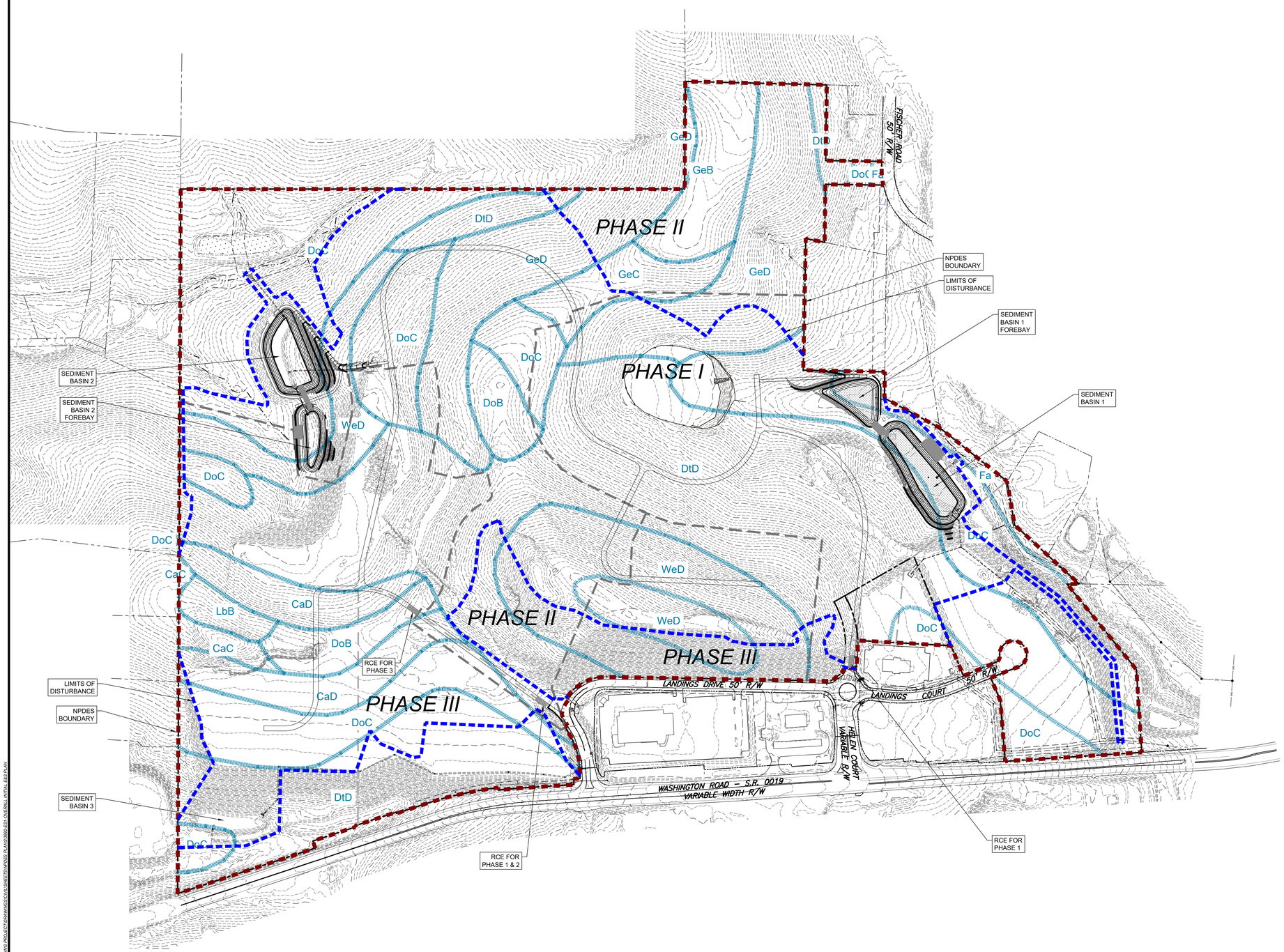
C810



Drawing Legend

- PROPOSED BOUNDARY LINE RIGHT-OF-WAYS
- ADJOINING PROPERTY LINES
- ASPHALT/PAVED ROADS/DRIVES
- STREAMS/WATERCOURSES
- TOPOGRAPHY CONTOURS (2' INTERVAL)
- PROPOSED ASPHALT WEDGE CURBS
- PROPOSED ROADWAY CENTERLINES
- PROPOSED UTILITY EASEMENTS
- PROPOSED DRAINAGE CHANNELS
- PROPOSED WATER MAINS/HYDRANTS
- PROPOSED STORM SEWER SYSTEM
- PROPOSED STORM SEWER LATERALS
- PROPOSED BASIN ACCESS ROADS
- PROPOSED ELEC/TELE/CATV LINES AND ELECTRIC PEDESTAL
- PROPOSED GAS MAIN/SERVICE LINES
- PROPOSED SANITARY SEWER SYSTEM
- PROPOSED SANITARY LATERALS
- PROPOSED SANITARY FORCEMAIN
- MINIMUM BASEMENT ELEVATION
- EMERGENCY SPILLWAY
- CONCRETE ENDWALL WITH ROCK APRON
- NPDES PERMIT BOUNDARY
- PROJECT LIMIT OF DISTURBANCE (LOD)

NPDES PERMIT BOUNDARY: 167.60 ACRES
LIMITS OF DISTURBANCE: 111.41 ACRES

POTENTIAL LIMITING SOIL CHARACTERISTICS

MAP SYM	DESCRIPTION	CUT BANKS CAVE	CORROSIVE TO CONC. & STEEL	DROUGHTY	EASILY ERODIBLE	FLOODING	DEPTH TO SAT. ZONE	POTENTIAL HYDRIC INCLUSIONS	LANDSLIDE PRONE	SLOW PERCOLATION	PIPING	POOR TOPSOIL	FROST ACTION	SHRINK SWELL	POTENTIAL SINKHOLE	PONDING	WETNESS
DoB	Dormont silt loam 3 TO 8 PERCENT SLOPES	X	C/S		X		X	X	X	X	X	X	X	X	X		X
GlD	Gilpin silt loam 15 TO 25 PERCENT SLOPES	X	C	X	X			X	X	X	X	X	X				
GpC	Gilpin-Upshur Complex 8 TO 15 PERCENT SLOPES	X	C/S	X	X			X	X	X	X	X	X	X			
GQE	Gilpin-Upshur Complex VERY STEEP	X	C/S	X	X			X	X	X	X	X	X	X			
GSE	Gilpin, Weikert, and Dekalb Channers Silt Loams 25 TO 60 PERCENT SLOPES	X	C/S	X	X			X	X	X	X	X	X				
GvD	Guernsey-Vandergrift Silt Loams 15 TO 25 PERCENT SLOPES	X	C/S		X		X	X	X	X		X	X	X	X		X
SmD	Strip Mines 8 TO 25 PERCENT SLOPES																
SmE	Strip Mines 25 TO 75 PERCENT SLOPES																
WhB	Wharton Silt Loam 3 TO 8 PERCENT SLOPES	X	C/S		X		X	X	X	X	X	X	X	X			X
WhC	Wharton Silt Loam 8 TO 15 PERCENT SLOPES	X	C/S		X		X	X	X	X	X	X	X	X			
WhD	Wharton Silt Loam 15 TO 25 PERCENT SLOPES	X	C/S		X		X	X	X	X	X	X	X	X			X

NOTE:
A COMPETENT PERSON WILL REVIEW THE SOIL CAPABILITY OF THE SITE AND MAKE RECOMMENDATIONS TO THE OWNER. SOILS HAVING UNSTABLE COMPOSITION, SLIP AND LANDSLIDE POTENTIAL ARE NOT TO BE PLACED AS FILL MATERIAL AT AREAS HAVING 2:1 SLOPES OR NEAR PROXIMITY TO SUCH SLOPES. LOADING PLANES OF SUCH PLACED FILLS SHALL BEAR ON SUITABLE SOILS KEYED INTO VIRGIN SOILS. REFER TO CUT/FILL DETAILS ON PLANS. ALL CUT SITUATIONS THAT EXPOSE SUCH SOILS TO UNSUPPORTED BEARING BASE REQUIRES THOSE SOILS TO BE EXCAVATED AND REPLACED WITH SUITABLE SOILS THAT DO NOT HAVE THE MENTIONED CHARACTERISTICS.

REMEDIAL ACTIONS

SOILS SUSCEPTIBLE TO HIGH WATER TABLES AND/OR PIPING AND SEEPING:
- PROVIDE PUMPED WATER SEDIMENT REMOVAL FACILITIES
- USE CLAY EMBANKMENT CORES.
- UTILIZE ANTI-SEEP COLLARS OR GRAVEL PACKS.

SOILS WITH LOW STRENGTH:
- PREVENT SATURATION OR OVERLOADING OF SLOPES
- PREVENT REMOVAL OF LATERAL SUPPORT
- IMPORT ROAD FILL MATERIAL

SOILS SUSCEPTIBLE TO CUTBANKS CAVE:
- PREVENT SATURATION OF SLOPES.
- PROVIDE ANCHORING OR RETAINING SYSTEMS.
- PROVIDE BENCHING TO CATCH FALLING DEBRIS.
- PROVIDE TRENCH BOXES FOR UTILITY INSTALLATION.

SOILS CORROSIVE TO CONCRETE/STEEL:
- MINIMIZE THE AMOUNT OF SOIL DISTURBANCE.
- PROVIDE PROTECTIVE COATING TO CONCRETE AND STEEL.
- PROVIDE EXTRA CONCRETE AND STEEL THICKNESS.

SOILS THAT ARE POOR SOURCES OF TOPSOIL:
- PERFORM SOIL TESTS TO DETERMINE PROPER APPLICATION OF SOIL
- AMENDMENTS AND TO DETERMINE THE PROPER MOISTURE CONTENT FOR PROPOSED VEGETATIVE COVER

SOILS THAT ARE HYDRIC:
- EXISTING ON-SITE WETLANDS AND STREAMS MUST BE DELINEATED
- NO WORK SHALL BE PERFORMED WITHIN 100 FEET OF ANY WETLAND AREA

SOILS SUSCEPTIBLE TO MODERATE OR HIGH EROSION POTENTIAL:
- LIMIT TIME OF EXPOSURE.
- UTILIZE EROSION CONTROL BLANKETS.
- SELECT SEED MIXTURES WITH RAPIDLY GERMINATING SPECIES.
- SODDING.
- USE OF SPECIAL STABILIZATION PRODUCTS.

SOILS WITH SLOW PERCOLATION RATES:
- SHOULD INFILTRATION FACILITIES BE USED AT THE SITE, INFILTRATION
- TESTS SHALL BE PERFORMED TO DETERMINE PROPER PERCOLATION RATES
- SOIL WILL BE AMENDED ACCORDINGLY BASED ON THE RESULTS OF TESTING

SOILS SUSCEPTIBLE TO SLIPS AND LANDSLIDES:
- PREVENT SATURATION OF SLOPES.
- PROVIDE ANCHORING OR RETAINING SYSTEMS.
- PROVIDE BENCHING TO CATCH FALLING DEBRIS.

NOTE:
TOP SOIL IS TO BE PLACED AND SPREAD AT A MINIMUM THICKNESS OF 4"-6" ON AREAS THAT ARE RELATIVELY FLAT (E.G. BUILDING LOTS, OR ANY OTHER GENERALLY FLAT AREAS). AREAS CONSISTING OF CUT/FILL SLOPES, CAN UTILIZE SLIGHTLY LESS TOPSOIL THICKNESS, RANGING FROM 2" TO 3".

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NORTH

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200 0 200 400
(Feet)
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MEADOWS LANDING ASSOCIATES, LP

Situate In:
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OVERALL EROSION AND SEDIMENTATION CONTROL - INTIAL CONDITIONS

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
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412-571-2300 x14

DRAWING SCALE:		DESIGNED BY:	ALB
DATE ISSUED:	1/26/2021	REVIEWED BY:	GAS
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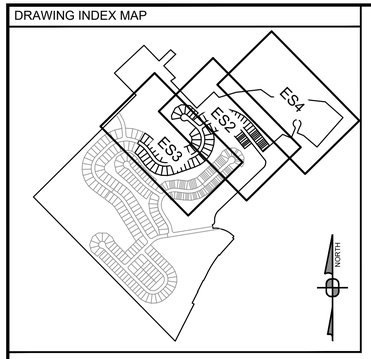
CADD#: 3992-ES1-OVERALL INITIAL E&S PLAN.DWG			

Sheet No.
ES1

Z:\SHEFFLER\CONSHEFFLER PROJECT FILES\JOBS 3900-3999\3992 - MEADOWS LANDING PROJECT\DRAWING\ESD\ES SHEETS\NPDES PLANS\3992-ES1-OVERALL INITIAL E&S PLAN

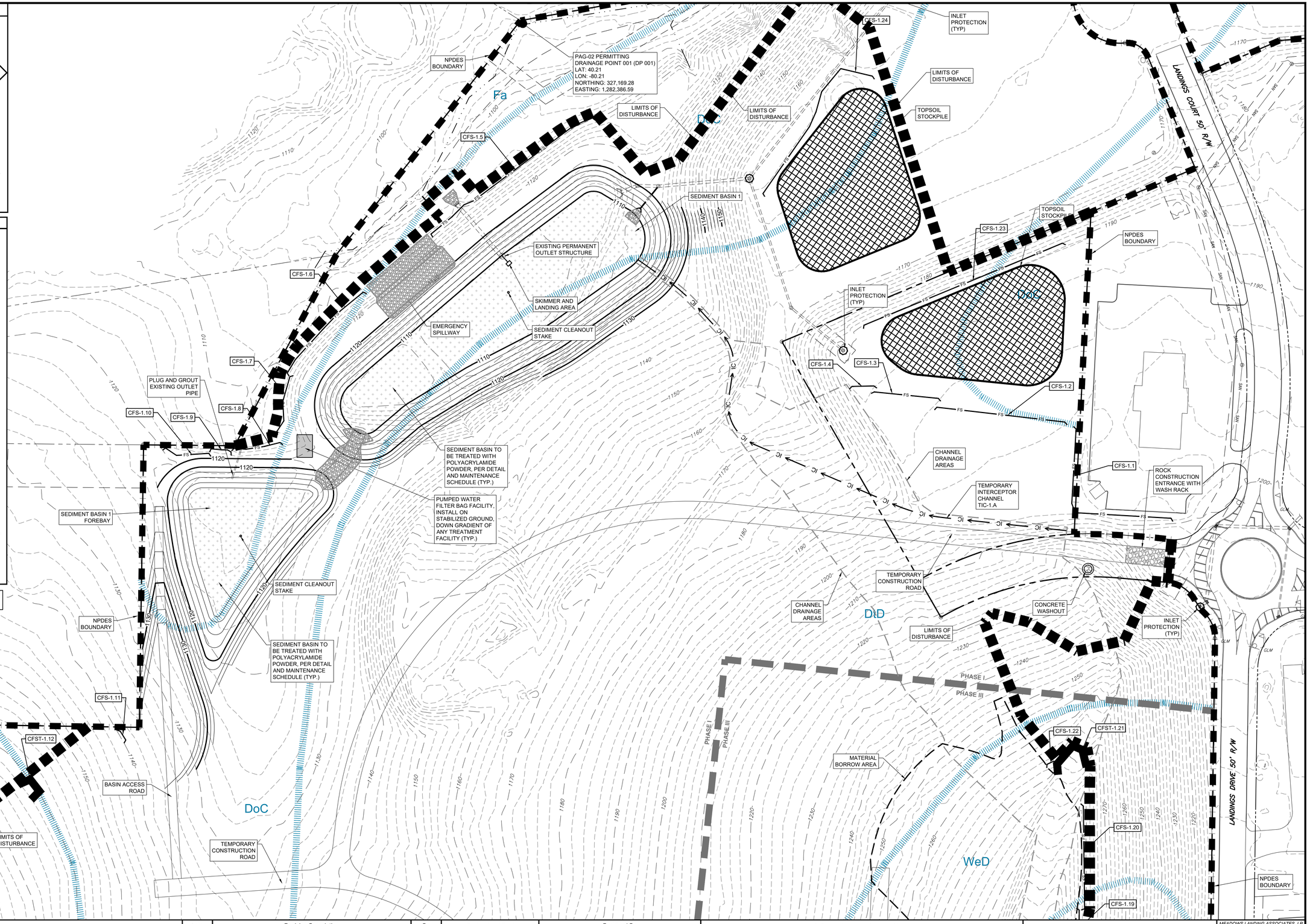
DRAWING INDEX MAP



Drawing Legend

- PROPOSED BOUNDARY LINE RIGHT-OF-WAYS
- ADJOINING PROPERTY LINES
- ASPHALT/PAVED ROADS/DRIVES
- STREAMS/WATERCOURSES
- TOPOGRAPHY CONTOURS (2' INTERVAL)
- PROPOSED ASPHALT WEDGE CURBS
- PROPOSED ROADWAY CENTERLINES
- PROPOSED UTILITY EASEMENTS
- PROPOSED DRAINAGE CHANNELS
- PROPOSED WATER MAINS/HYDRANTS
- PROPOSED STORM SEWER SYSTEM
- PROPOSED STORM SEWER LATERALS
- PROPOSED BASIN ACCESS ROADS
- PROPOSED ELEC/TELE/CATV LINES AND ELECTRIC PEDESTAL
- PROPOSED GAS MAIN/SERVICE LINES
- PROPOSED SANITARY SEWER SYSTEM
- PROPOSED SANITARY LATERALS
- PROPOSED SANITARY FORCEMAIN
- MINIMUM BASEMENT ELEVATION
- EMERGENCY SPILLWAY
- CONCRETE ENDWALL WITH ROCK APRON
- NPDES PERMIT BOUNDARY
- PROJECT LIMIT OF DISTURBANCE (LOD)
- DRAINAGE AREAS

NPDES PERMIT BOUNDARY: 167.60 ACRES
LIMITS OF DISTURBANCE: 111.41 ACRES



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POCS SER. #: DESIGN - DIG - 20203440458

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NORTH

Horizontal Scale

50 0 50 100

(Feet)
1 inch = 50 ft.

Date:	Revision Description:	By:
8/13/2021	INITIAL SUBMISSION TO WCCD	JRG
9/30/2021	WCCD COMMENT REVISIONS	JRG

Professional Seal

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GRAHAM LEE FERRY
ENGINEER
PE074237

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

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Sewickley, PA 15143

Office Phone: 412-219-4509
Email: Info@SheffleerCo.com

Meadows Landing
Planned Residential Development

Prepared For:

MEADOWS LANDING ASSOCIATES, LP

Situate In:

South Strabane Township, Washington County, Pennsylvania

PHASE 1 - EROSION AND SEDIMENTATION CONTROL - INITIAL CONDITIONS

DRAWING SCALE:	1" = 50'	DESIGNED BY:	GLF
DATE ISSUED:	8/13/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

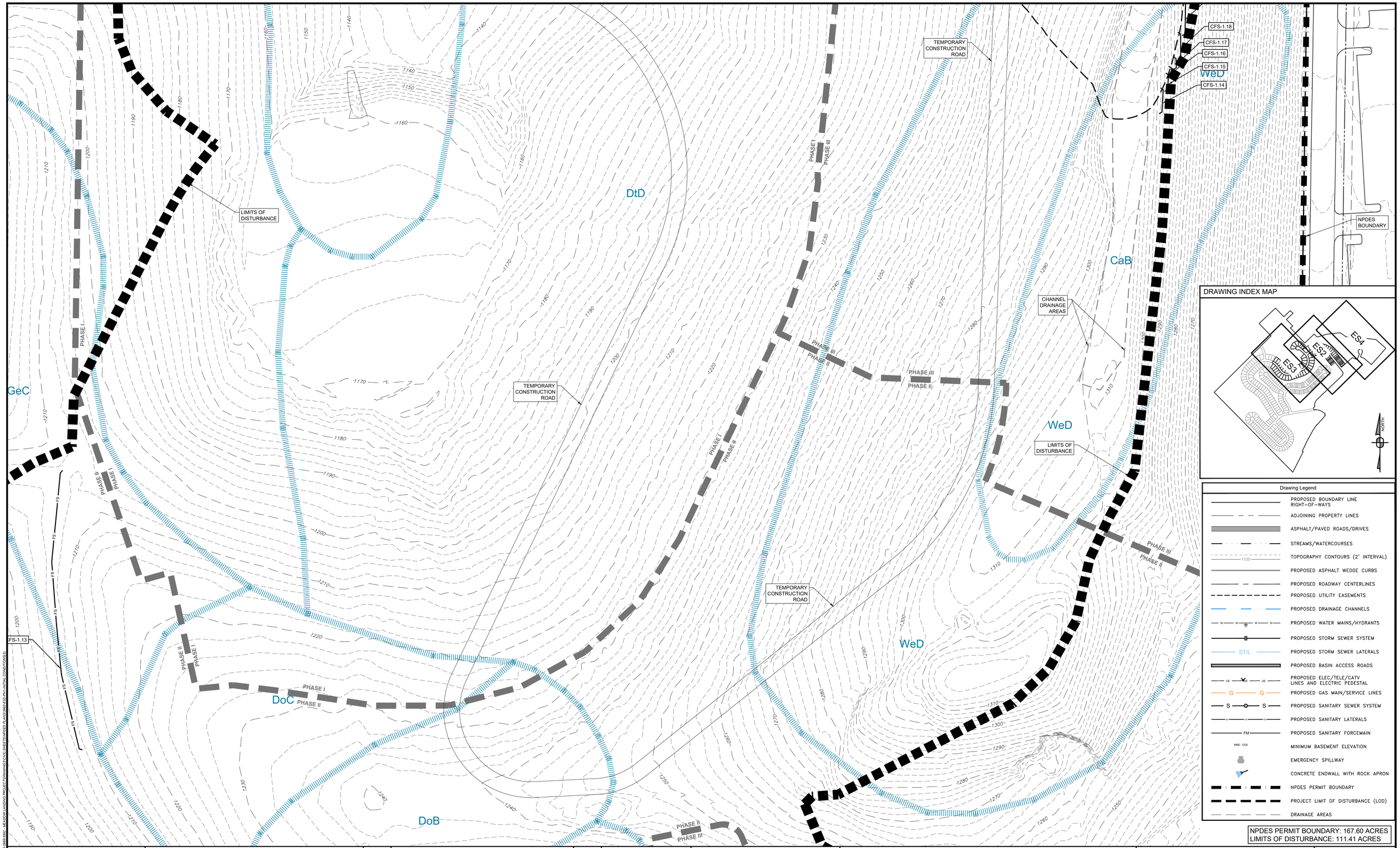
CADD#: 3992-ES2-PH1-INITIAL CONDITIONS(2).DWG

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.

ES2

C:\SHEFFLER\SHEFFLER PROJECT FILES\JOBS 3900-3999\3992 - MEADOW LANDING PROJECT\DRAWINGS\CIVIL\SHEETS\NPDES PLANS\3992-ES-PH1 INITIAL CONDITIONS(2)



NPDES PERMIT BOUNDARY: 167.60 ACRES
LIMITS OF DISTURBANCE: 111.41 ACRES

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DATE ISSUED:	8/13/2021	REVIEWED BY:	GAS
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CADD#: 3992-ES2-PH1-INITIAL CONDITIONS(2).DWG

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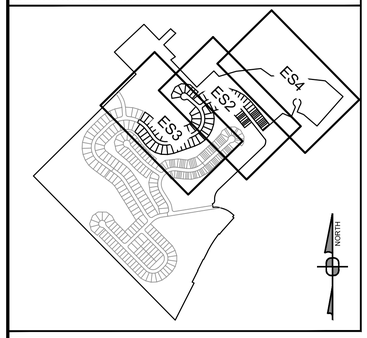
Sheet No.

ES3

J:\SHEFFLER\SHEFFLER PROJECT FILES\3900-3999\3992 - MEADOW LANDING PROJECT\DRAWINGS\CIVIL SHEETS\NPDES PLANS\3992-ES-PH1 (INITIAL CONDITIONS)

DRAWING INDEX MAP



Drawing Legend

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- DRAINAGE AREAS

NPDES PERMIT BOUNDARY: 167.60 ACRES
LIMITS OF DISTURBANCE: 111.41 ACRES

LIMITS OF DISTURBANCE
NPDES BOUNDARY
PAG-02 PERMITTING
DRAINAGE POINT 001 (DP 001)
LAT: 40.21
LON: -80.21
NORTHING: 327,169.28
EASTING: 1,282,386.59
CFS-1.24
INLET PROTECTION (TYP)
TOPSOIL STOCKPILE
CFS-1.5
Fa
DoC
LANDINGS COURT 50' R/W
WASHINGTON ROAD – S.R. 0019
VARIABLE WIDTH R/W

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POCS SER. #: DESIGN - DIG - 20203440458

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NORTH

Horizontal Scale
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8/13/2021	INITIAL SUBMISSION TO WCCD	JRG
9/30/2021	WCCD COMMENT REVISIONS	JRG

Professional Seal: COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — GRAHAM LEE FERRY — ENGINEER — PE074237

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Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:
MEADOWS LANDING ASSOCIATES, LP

Situate In:
South Strabane Township, Washington County, Pennsylvania

PHASE 1 - EROSION AND SEDIMENTATION CONTROL - INITIAL CONDITIONS

DRAWING SCALE:	1" = 50'	DESIGNED BY:	GLF
DATE ISSUED:	8/13/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992-ES2-PH1-INITIAL CONDITIONS(2).DWG

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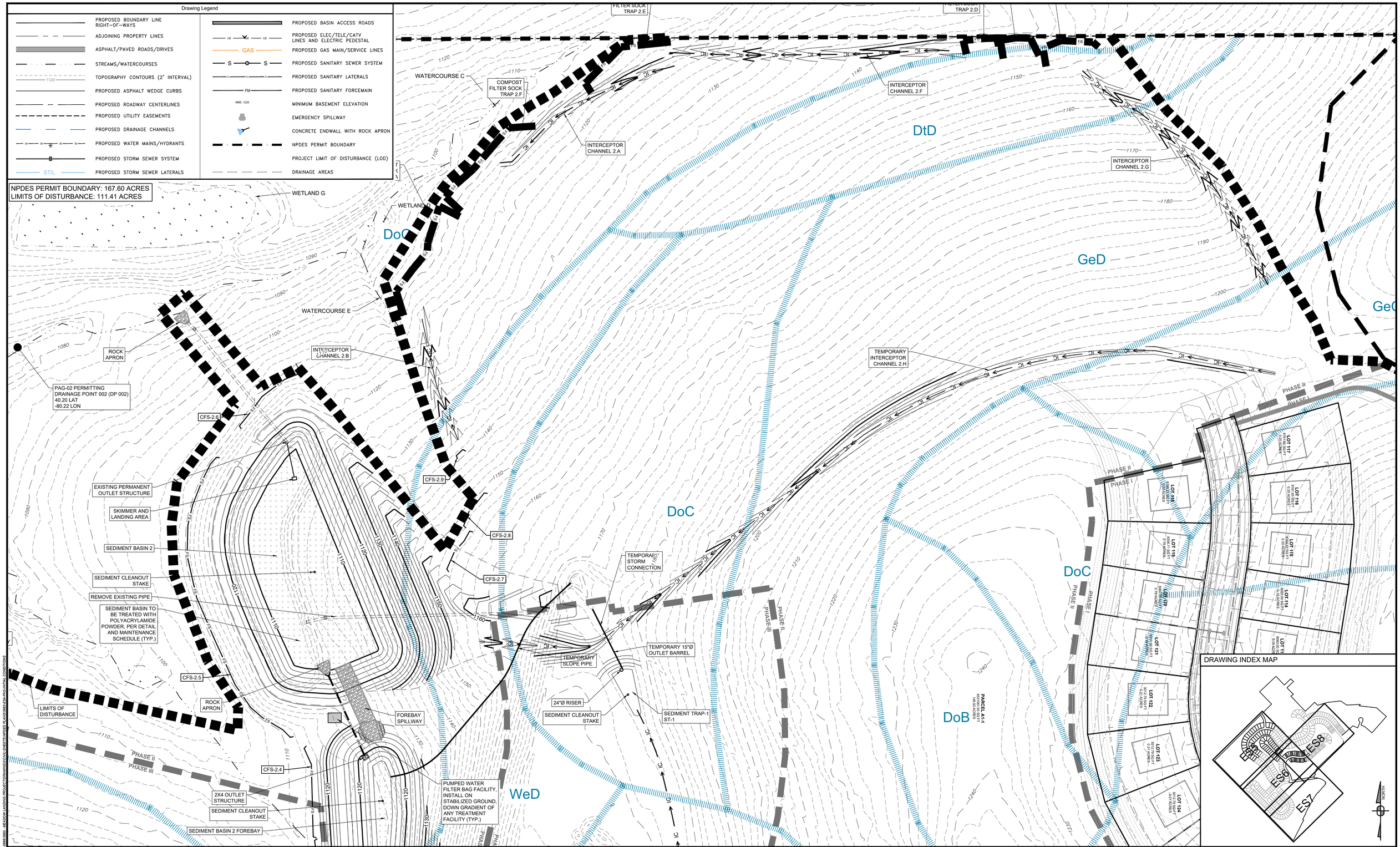
412-571-2300 x14

Sheet No.
ES4

Z:\SHEFFLER\CD\SHEFFLER PROJECT FILES\JOBS 3990-3999\3992 - MEADOW LANDING PROJECT\DRAWINGS\ES4-SHEETS\NPDES PLANS\3992-ES2-PH1-INITIAL CONDITIONS(2)



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Meadows Landing
Planned Residential Development

Prepared For:

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Situate In:

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PHASE 2 - EROSION AND SEDIMENTATION CONTROL - INITIAL CONDITIONS

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DATE ISSUED:	8/13/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992-ES4-PH2-INITIAL CONDITIONS.DWG

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650 Washington Road,Suite 400
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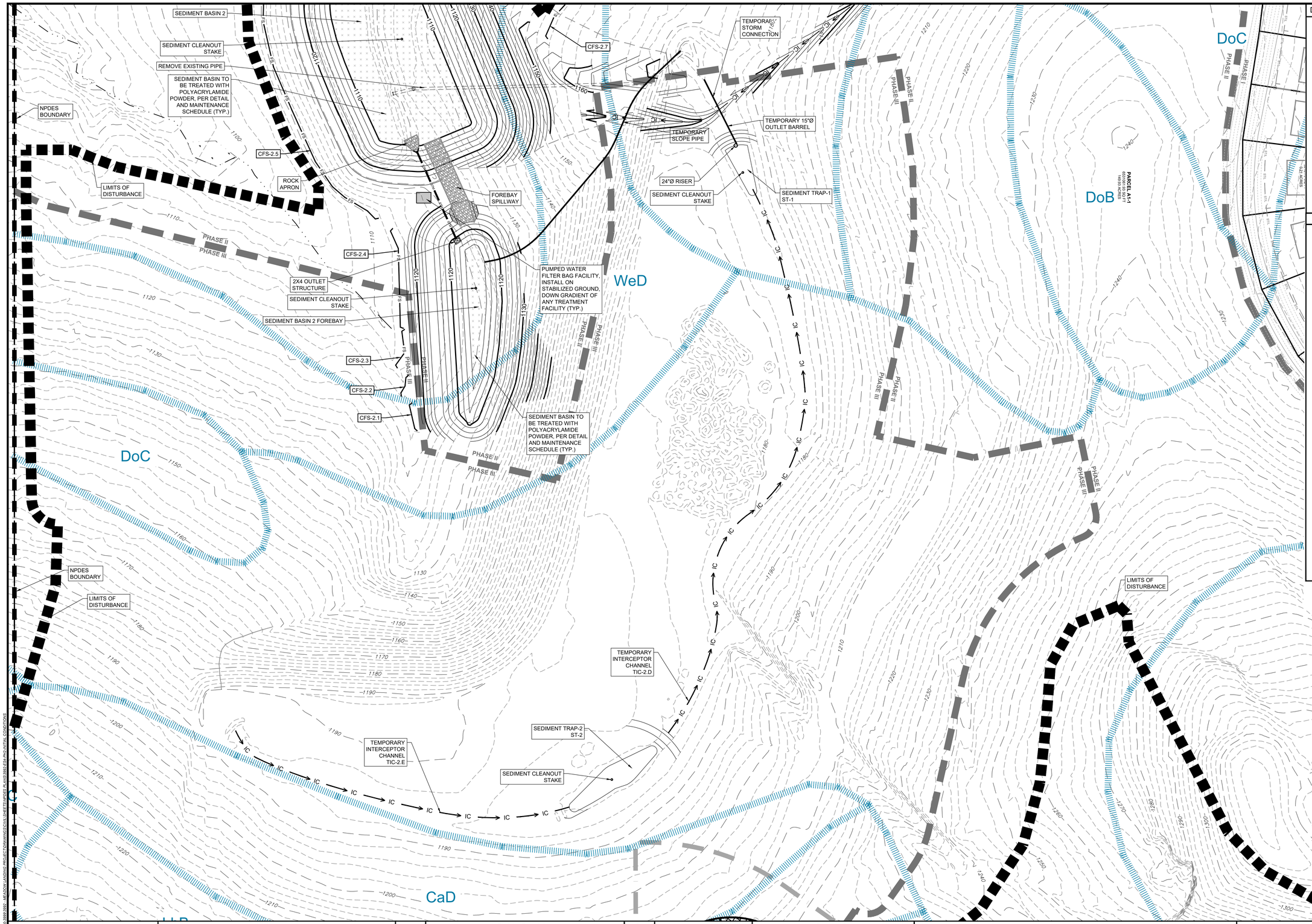
412-571-2300 x14

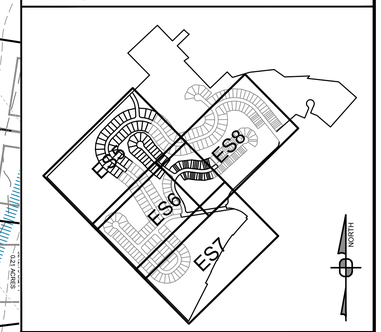
Sheet No.

ES5

X:\SHEFFLERCO\SHEFFLER PROJECT FILES\3000-3999\3992 - MEADOW LANDING PROJECT\DRAWING\ES\ES5.SHEET\VIEWS PLAN\3992-ES4-PH2-INITIAL CONDITIONS



DRAWING INDEX MAP



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NPDES PERMIT BOUNDARY: 167.60 ACRES
LIMITS OF DISTURBANCE: 111.41 ACRES

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Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:
MEADOWS LANDING ASSOCIATES, LP

Situate In:
South Strabane Township, Washington County, Pennsylvania

PHASE 2 - EROSION AND SEDIMENTATION CONTROL - INITIAL CONDITIONS

DRAWING SCALE:	1" = 50'	DESIGNED BY:	GLF
DATE ISSUED:	8/13/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992-ES4-PH2-INITIAL CONDITIONS.DWG

MEADOWS LANDING ASSOCIATES, LP
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Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.
ES6

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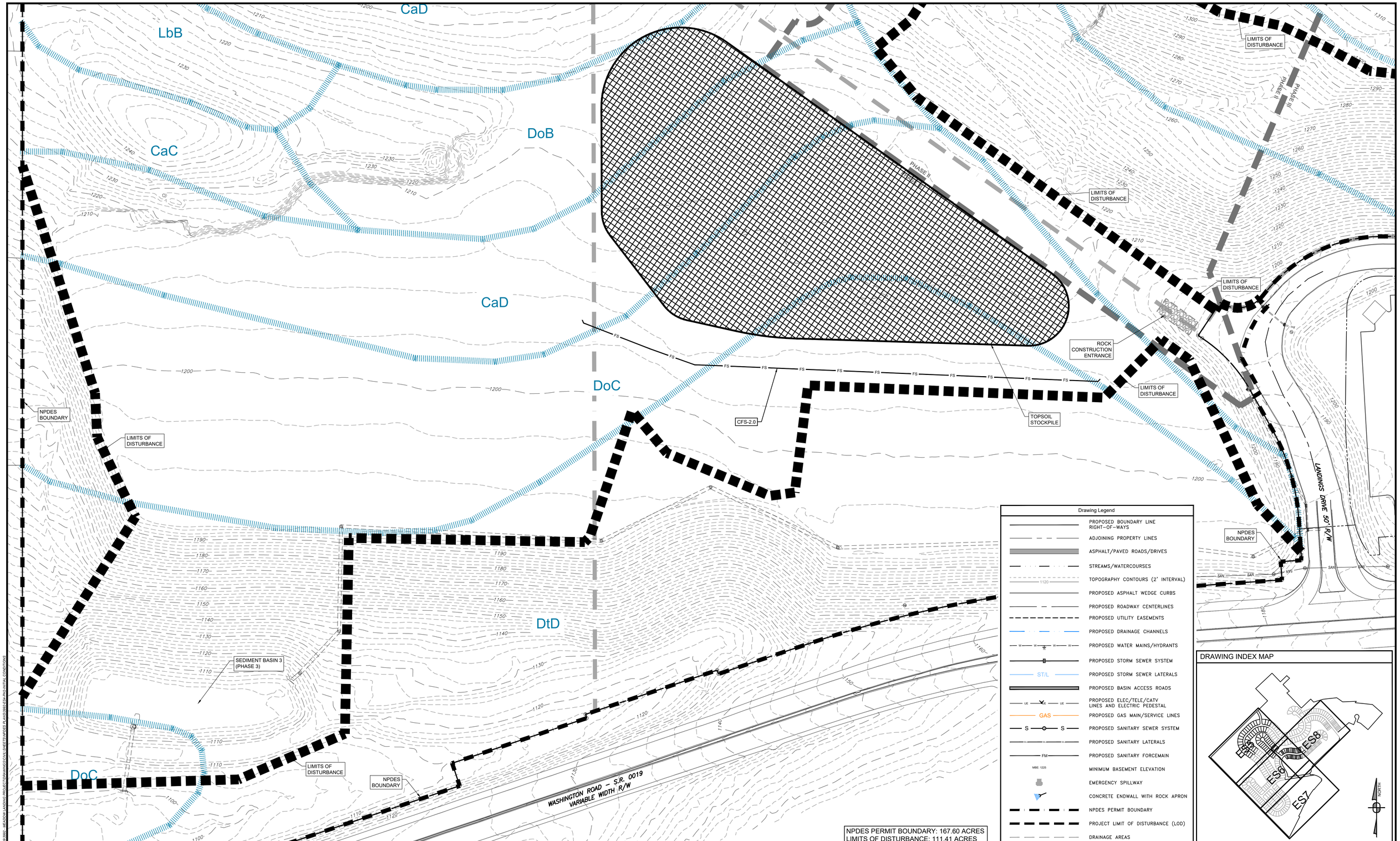

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- DRAINAGE AREAS

DRAWING INDEX MAP

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Situate In:
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PHASE 2 - EROSION AND SEDIMENTATION CONTROL - INITIAL CONDITIONS

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

DRAWING SCALE:	1" = 50'	DESIGNED BY:	GLF
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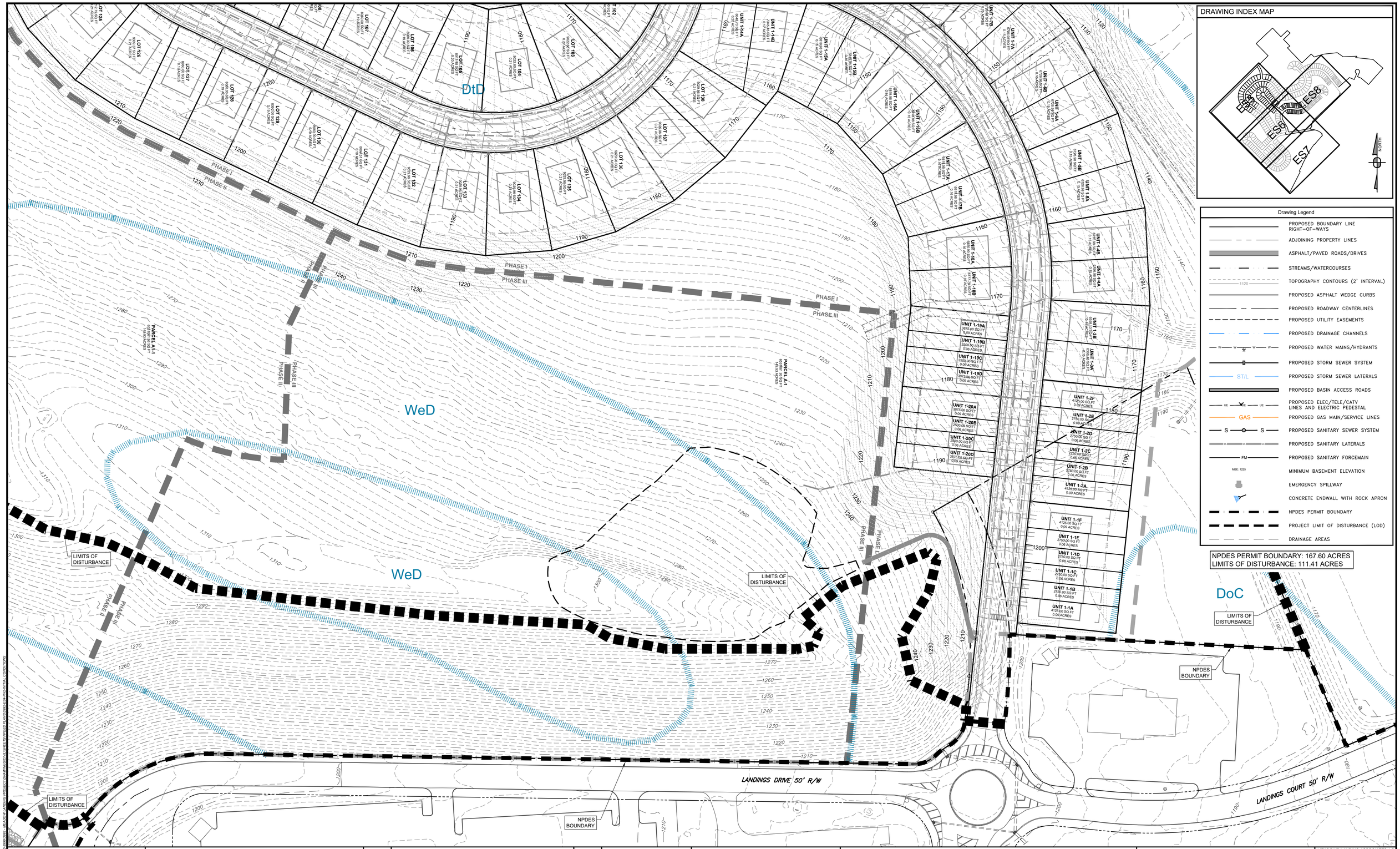
CADD#: 3992-ES4-PH2-INITIAL CONDITIONS.DWG

Sheet No.
ES7

X:\SHEFFLER\CONSHEFFLER\PROJECT FILES\JOBS 3000-3999\3992 - MEADOW LANDING PROJECT\DRAWING\SCHEDULS\SHEETS\PDFES PLANS\3992-ES4-PH2-INITIAL CONDITIONS



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MEADOWS LANDING ASSOCIATES, LP

Situate In:

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PHASE 2 - EROSION AND SEDIMENTATION CONTROL - INITIAL CONDITIONS

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CADD#: 3992-ES4-PH2-INITIAL CONDITIONS.DWG

MEADOWS LANDING ASSOCIATES, LP
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412-571-2300 x14

Sheet No.

ES8

X:\SHEFFLER\CONSHEFFLER PROJECT FILES\JOBS 3900-3999\3992 - MEADOW LANDING PROJECT\DRAWING\CIVIL\SHEETS\NPDES PLANS\3992-ES4-PH2-INITIAL CONDITIONS

DRAWING INDEX MAP
ES9
ES10
ES11
NORTH
Drawing Legend
PROPOSED BOUNDARY LINE RIGHT-OF-WAYS
ADJOINING PROPERTY LINES
ASPHALT/PAVED ROADS/DRIVES
STREAMS/WATERCOURSES
EXISTING CONTOURS (2' INTERVAL)
PROPOSED CONTOURS (2' INTERVAL)
PROPOSED ROADWAY CENTERLINES
PROPOSED DRAINAGE CHANNELS
NPDES PERMIT BOUNDARY
PROJECT LIMIT OF DISTURBANCE (LOD)
DRAINAGE AREAS
NPDES PERMIT BOUNDARY: 167.60 ACRES
LIMITS OF DISTURBANCE: 111.41 ACRES
SEDIMENT BASIN 2
NPDES BOUNDARY
COMPOST FILTER SOCK TRAP 3.A
COMPOST FILTER SOCK TRAP 3.B
LIMITS OF DISTURBANCE
INTERCEPTOR CHANNEL 3.B
SEDIMENT BASIN 2 FOREBAY
24"Ø RISER
SEDIMENT CLEANOUT STAKE
TEMPORARY STORM CONNECTION
TEMPORARY 15"Ø OUTLET BARREL
SEDIMENT TRAP-1 ST-1
LOT 221
LOT 222
UNIT 2-16A
UNIT 2-16B
UNIT 2-17A
UNIT 2-17B
UNIT 2-18A
UNIT 2-18B
UNIT 2-19A
UNIT 2-19B
UNIT 2-20A
UNIT 2-20B
JACK DRIVE (50' PUBLIC R/W)
PHASE I
PHASE II
PHASE III
INTERCEPTOR CHANNEL 3.A
CFS-3.27
CFS-3.26
CFS-3.25
CFS-3.24
CFS-3.23
CFS-3.22
CFS-3.21
CFS-3.20
CFS-3.18
CFS-3.19
TEMPORARY INTERCEPTOR CHANNEL TIC-2.D
TEMPORARY INTERCEPTOR CHANNEL TIC-2.E
SEDIMENT TRAP-2 ST-2
SEDIMENT CLEANOUT STAKE
ROCK CONSTRUCTION ENTRANCE
ASHTON STREET (50' PUBLIC R/W)
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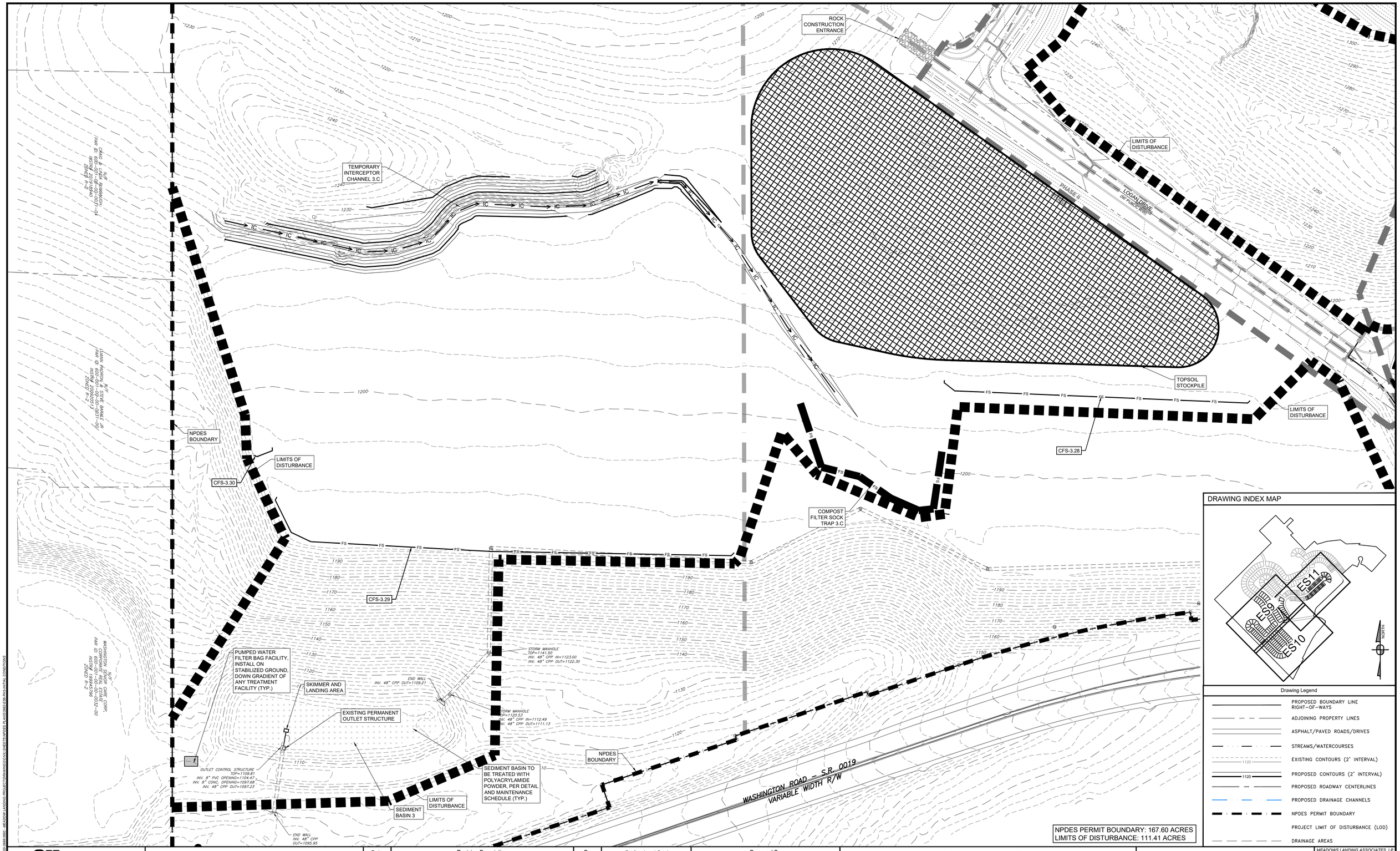

811 Know what's below. Call before you dig.

POCS SER. #: DESIGN - DIG - 20203440458

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NORTH

Horizontal Scale

50 0 50 100

(Feet)
1 inch = 50 ft.

Date:	Revision Description:	By:
8/13/2021	INITIAL SUBMISSION TO WCCD	JRG
9/30/2021	WCCD COMMENT REVISIONS	JRG

Professional Seal

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GRAHAM LEE FERRY
ENGINEER
PE074237

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

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Sewickley, PA 15143

Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:

MEADOWS LANDING ASSOCIATES, LP

Situate In:

South Strabane Township, Washington County, Pennsylvania

PHASE 3 - EROSION AND SEDIMENTATION CONTROL - INITIAL CONDITIONS

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road, Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

DRAWING SCALE:	1" = 50'	DESIGNED BY:	GLF
DATE ISSUED:	8/13/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

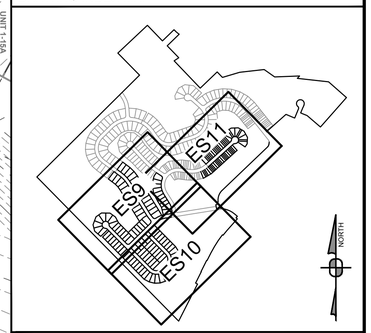
CADD#: 3992-ES6-PH3-INITIAL CONDITIONS.DWG

Sheet No.

ES10

X:\SHEFFLER\CO\SHEFFLER\PROJECT FILES\JOBS 3900-3999\3992 - MEADOW LANDING PROJECT\DRAWINGS\CIVIL\SHEETS\NPDES PLANS\3992-ES6-PH-INITIAL CONDITIONS

DRAWING INDEX MAP



Drawing Legend

- PROPOSED BOUNDARY LINE RIGHT-OF-WAYS
- ADJOINING PROPERTY LINES
- ASPHALT/PAVED ROADS/DRIVES
- STREAMS/WATERCOURSES
- EXISTING CONTOURS (2' INTERVAL)
- PROPOSED CONTOURS (2' INTERVAL)
- PROPOSED ROADWAY CENTERLINES
- PROPOSED DRAINAGE CHANNELS
- NPDES PERMIT BOUNDARY
- PROJECT LIMIT OF DISTURBANCE (LOD)
- DRAINAGE AREAS

NPDES PERMIT BOUNDARY: 167.60 ACRES
LIMITS OF DISTURBANCE: 111.41 ACRES

LIMITS OF DISTURBANCE
NPDES BOUNDARY
ASHTON STREET (50' PUBLIC R/W)
LOGAN DRIVE (50' PUBLIC R/W)
LANDINGS DRIVE 50' R/W
PHASE I
PHASE II
PHASE III

811 Know what's below. Call before you dig.

POCS SER. #: DESIGN - DIG - 20203440458

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NORTH

Horizontal Scale
50 0 50 100
(Feet)
1 inch = 50 ft.

Date:	Revision Description:	By:
8/13/2021	INITIAL SUBMISSION TO WCCD	JRG
9/30/2021	WCCD COMMENT REVISIONS	JRG

Professional Seal: COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — GRAHAM LEE FERRY — ENGINEER — PE074237

Prepared By:

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Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:
MEADOWS LANDING ASSOCIATES, LP

Situate In:
South Strabane Township, Washington County, Pennsylvania

PHASE 3 - EROSION AND SEDIMENTATION CONTROL - INITIAL CONDITIONS

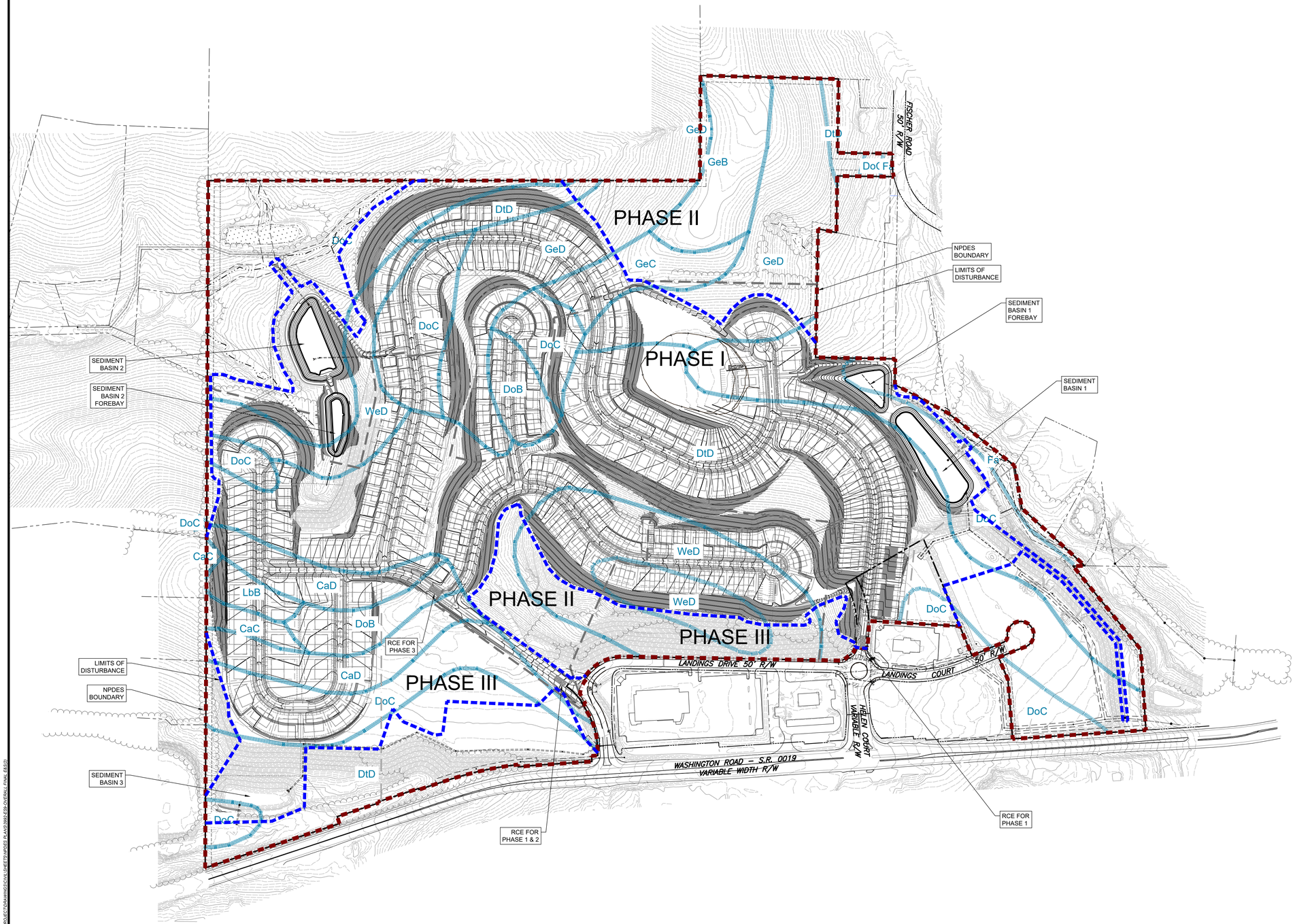
MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

DRAWING SCALE:	1" = 50'	DESIGNED BY:	GLF
DATE ISSUED:	8/13/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992-ES6-PH3-INITIAL CONDITIONS.DWG

Sheet No.
ES11

X:\SHEFFLER\DCS\SHEFFLER\PROJECT FILES\DCS 3000-3999\3992 - MEADOW LANDING PROJECT\DRAWINGS\CIVIL SHEETS\NPDES PLANS\3992-ES6-PH3-INITIAL CONDITIONS



Drawing Legend

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- CONCRETE ENDWALL WITH ROCK APRON
- NPDES PERMIT BOUNDARY
- PROJECT LIMIT OF DISTURBANCE (LOD)

NPDES PERMIT BOUNDARY: 167.60 ACRES
LIMITS OF DISTURBANCE: 111.41 ACRES

POTENTIAL LIMITING SOIL CHARACTERISTICS

MAP SYM	DESCRIPTION	CUT BANKS CAVE	CORROSIVE TO CONC OR STEEL	DROUGHTY	EASILY ERODIBLE	FLOODING	DEPTH TO SAT. ZONE	POTENTIAL HYDRIC SOILS (WETLANDS)	LOW STRENGTH HIGH SHRINK-SWELL	SLOW PERCOLATION	PIPING	POOR TOPSOIL	FROST ACTION	SHRINK SWELL	POTENTIAL SINKHOLE	PONDING	WETNESS
DoB	Dormont silt loam 3 TO 8 PERCENT SLOPES	X	C/S		X		X	X	X	X	X	X	X	X	X		X
GbD	Gilpin silt loam 15 TO 25 PERCENT SLOPES	X	C	X	X				X	X	X	X	X	X			
GuC	Gilpin-Upshur Complex 8 TO 15 PERCENT SLOPES	X	C/S	X	X				X	X	X	X	X	X	X		
GuF	Gilpin-Upshur Complex VERY STEEP	X	C/S	X	X				X	X	X	X	X	X	X		
GSF	Gilpin, Weikert - Dubbokor Chamney Silt Loams 25 TO 80 PERCENT SLOPES	X	C/S	X	X				X	X	X	X	X	X			
GvD	Guernsey-Vandergrift Silt Loams 15 TO 25 PERCENT SLOPES	X	C/S		X		X	X	X	X	X		X	X	X	X	X
SmD	Strip Mines 8 TO 25 PERCENT SLOPES																
SmF	Strip Mines 25 TO 75 PERCENT SLOPES																
WhB	Wharton Silt Loam 3 TO 8 PERCENT SLOPES	X	C/S		X		X	X	X	X	X	X	X	X			X
WhC	Wharton Silt Loam 8 TO 15 PERCENT SLOPES	X	C/S		X		X	X	X	X	X	X	X	X			
WhD	Wharton Silt Loam 15 TO 25 PERCENT SLOPES	X	C/S		X		X	X	X	X	X	X	X	X			X

NOTE:
A COMPETENT PERSON WILL REVIEW THE SOIL CAPABILITY OF THE SITE AND MAKE RECOMMENDATIONS TO THE OWNER. SOILS HAVING UNSTABLE COMPOSITION, SLIP AND LANDSLIDE POTENTIAL ARE NOT TO BE PLACED AS FILL MATERIAL AT AREAS HAVING 2:1 SLOPES OR NEAR PROXIMITY TO SUCH SLOPES. LOADING PLANES OF SUCH PLACED FILLS SHALL BEAR ON SUITABLE SOILS KEYED INTO VIRGIN SOILS. REFER TO CUT/FILL DETAILS ON PLANS. ALL CUT SITUATIONS THAT EXPOSE SUCH SOILS TO UNSUPPORTED BEARING BASE REQUIRES THOSE SOILS TO BE EXCAVATED AND REPLACED WITH SUITABLE SOILS THAT DO NOT HAVE THE MENTIONED CHARACTERISTICS.

REMEDIAL ACTIONS

SOILS SUSCEPTIBLE TO HIGH WATER TABLES AND/OR PIPING AND SEEPING:
- PROVIDE PUMPED WATER SEDIMENT REMOVAL FACILITIES
- USE CLAY EMBANKMENT CORES.
- UTILIZE ANTI-SEEP COLLARS OR GRAVEL PACKS.

SOILS WITH LOW STRENGTH:
- PREVENT SATURATION OR OVERLOADING OF SLOPES
- PREVENT REMOVAL OF LATERAL SUPPORT
- IMPORT ROAD FILL MATERIAL

SOILS SUSCEPTIBLE TO CUTBANKS CAVE:
- PREVENT SATURATION OF SLOPES.
- PROVIDE ANCHORING OR RETAINING SYSTEMS.
- PROVIDE BENCHING TO CATCH FALLING DEBRIS.
- PROVIDE TRENCH BOXES FOR UTILITY INSTALLATION.

SOILS CORROSIVE TO CONCRETE/STEEL:
- MINIMIZE THE AMOUNT OF SOIL DISTURBANCE.
- PROVIDE PROTECTIVE COATING TO CONCRETE AND STEEL.
- PROVIDE EXTRA CONCRETE AND STEEL THICKNESS.

SOILS THAT ARE POOR SOURCES OF TOPSOIL:
- PERFORM SOIL TESTS TO DETERMINE PROPER APPLICATION OF SOIL
- AMENDMENTS AND TO DETERMINE THE PROPER MOISTURE CONTENT FOR PROPOSED VEGETATIVE COVER

SOILS THAT ARE HYDRIC:
- EXISTING ON-SITE WETLANDS AND STREAMS MUST BE DELINEATED
- NO WORK SHALL BE PERFORMED WITHIN 100 FEET OF ANY WETLAND AREA

SOILS SUSCEPTIBLE TO MODERATE OR HIGH EROSION POTENTIAL:
- LIMIT TIME OF EXPOSURE
- UTILIZE EROSION CONTROL BLANKETS.
- SELECT SEED MIXTURES WITH RAPIDLY GERMINATING SPECIES.
- SODDING.
- USE OF SPECIAL STABILIZATION PRODUCTS.

SOILS WITH SLOW PERCOLATION RATES:
- SHOULD INFILTRATION FACILITIES BE USED AT THE SITE, INFILTRATION
- TESTS SHALL BE PERFORMED TO DETERMINE PROPER PERCOLATION RATES
- SOIL WILL BE AMENDED ACCORDINGLY BASED ON THE RESULTS OF TESTING

SOILS SUSCEPTIBLE TO SLIPS AND LANDSLIDES:
- PREVENT SATURATION OF SLOPES.
- PROVIDE ANCHORING OR RETAINING SYSTEMS.
- PROVIDE BENCHING TO CATCH FALLING DEBRIS.

NOTE:
TOP SOIL IS TO BE PLACED AND SPREAD AT A MINIMUM THICKNESS OF 4"-6" ON AREAS THAT ARE RELATIVELY FLAT (E.G. BUILDING LOTS, OR ANY OTHER GENERALLY FLAT AREAS). AREAS CONSISTING OF CUT/FILL SLOPES, CAN UTILIZE SLIGHTLY LESS TOPSOIL THICKNESS, RANGING FROM 2" TO 3".

811 Know what's **below.** **Call** before you dig.

POCS SER. #: DESIGN - DIG - 20203440458

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Horizontal Scale
200 0 200 400
(Feet)
1 inch = 200 ft.

Date:	Revision Description:	By:
8/13/2021	INITIAL SUBMISSION TO WCCD	JRG
9/30/2021	WCCD COMMENT REVISIONS	JRG

Professional Seal: COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL GRAHAM LEE FERRY ENGINEER PE074237

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:
MEADOWS LANDING ASSOCIATES, LP

Situate In:
South Strabane Township, Washington County, Pennsylvania

OVERALL EROSION AND SEDIMENTATION CONTROL - FINAL CONDITIONS

DRAWING SCALE:		DESIGNED BY:	GLF
DATE ISSUED:	8/13/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992-ES9-OVERALL FINAL E&S(2).DWG

MEADOWS LANDING ASSOCIATES, LP
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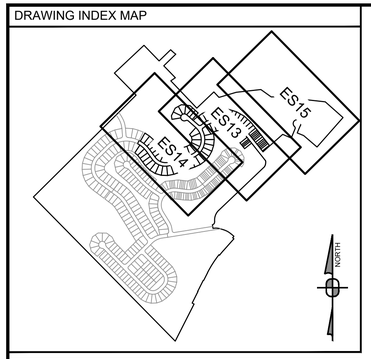
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.
ES12

S:\SHEFFLERCO\SHEFFLER PROJECT FILES\2020-3000-3999\3992 - MEADOWS LANDING\PROJECT\DRAWINGS\CIVIL SHEETS\PDFS PLANS\3992-ES9-OVERALL FINAL E&S(2)

DRAWING INDEX MAP



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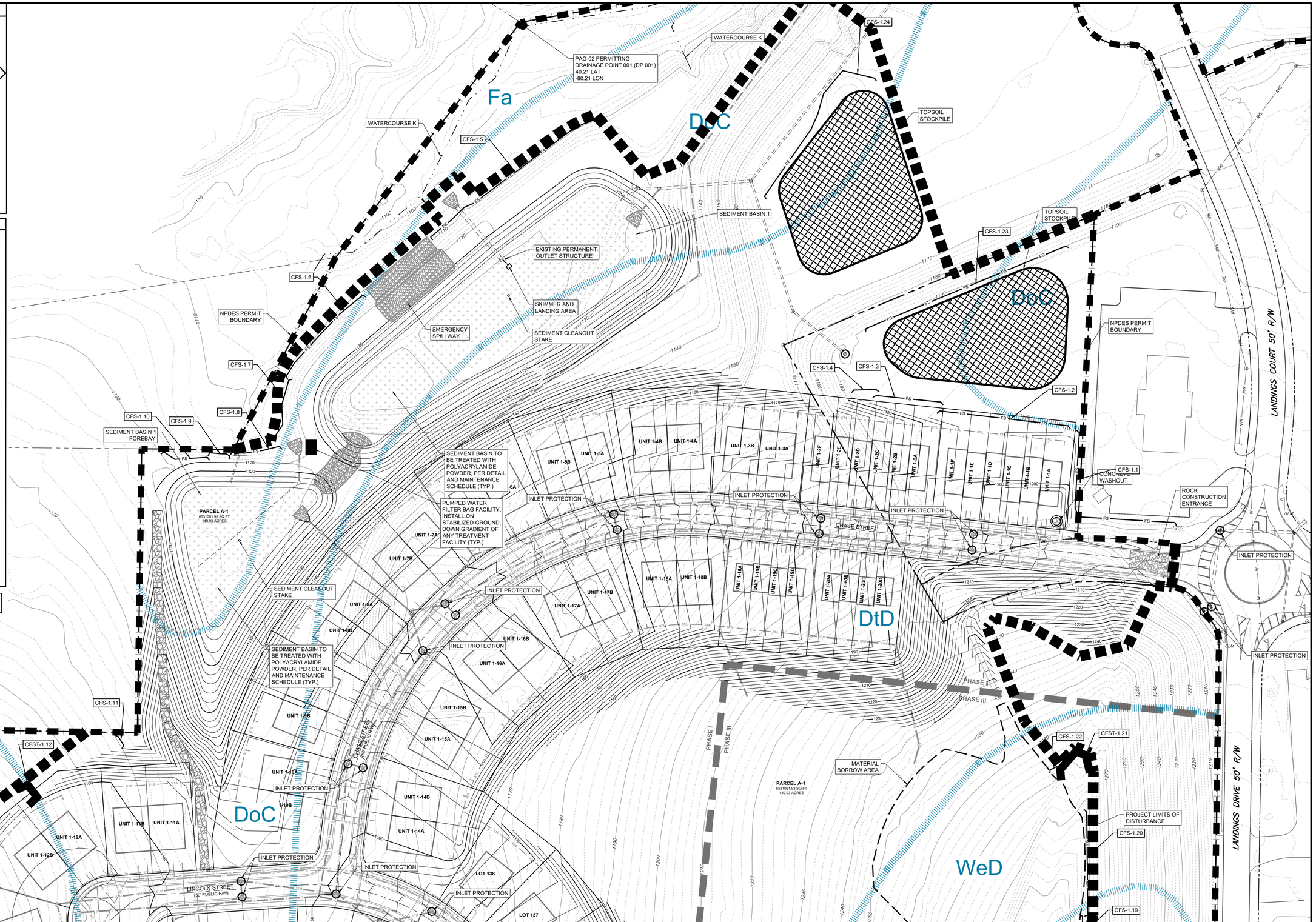

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Meadows Landing
Planned Residential Development

Prepared For:

MEADOWS LANDING ASSOCIATES, LP

Situate In:

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PHASE 1-EROSION AND SEDIMENTATION CONTROL - FINAL CONDITIONS

DRAWING SCALE:	1" = 50'	DESIGNED BY:	GLF
DATE ISSUED:	8/13/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992-ES10-PH1-FINAL CONDITIONS.DWG

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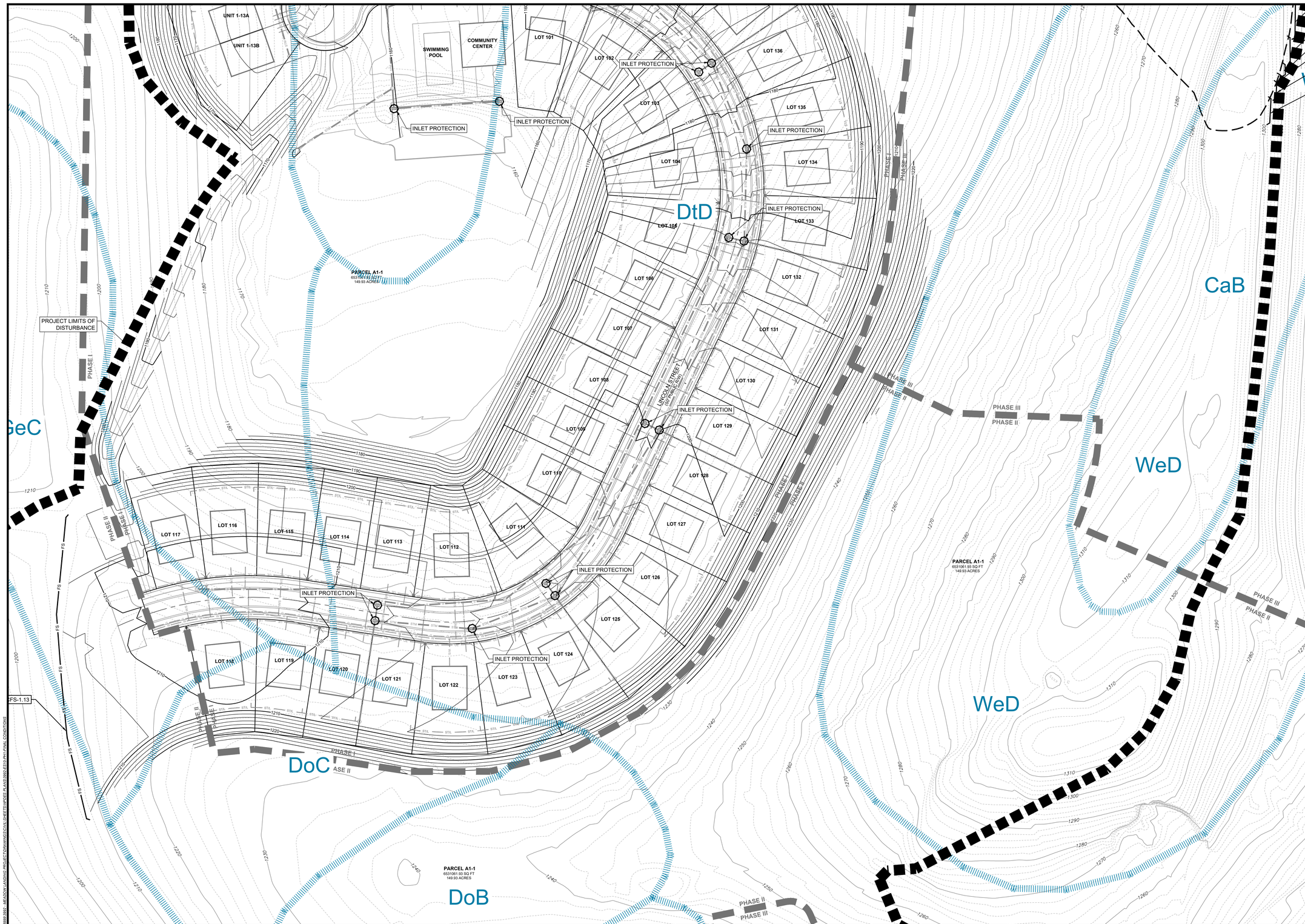
Sheet No.

ES13

J:\SHEFFLER\SCHEFFLER PROJECT FILES\JOBS 3000-3999\3992 - MEADOW LANDING PROJECT\DRAWINGS\CIVIL\SHEETS\NPDES PLANS\3992-ES10-PH1-FINAL CONDITIONS



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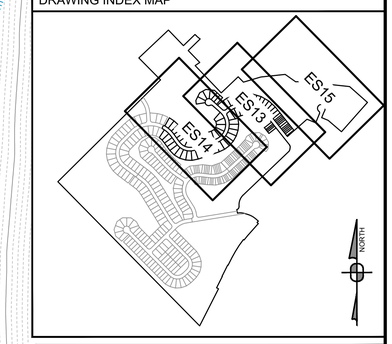

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- EMERGENCY SPILLWAY
- CONCRETE ENDWALL WITH ROCK APRON
- NPDES PERMIT BOUNDARY
- PROJECT LIMIT OF DISTURBANCE (LOD)
- DRAINAGE AREAS

NPDES PERMIT BOUNDARY: 167.60 ACRES
LIMITS OF DISTURBANCE: 111.41 ACRES

811 Know what's below. Call before you dig.

POCS SER. #: DESIGN - DIG - 20203440458

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Horizontal Scale

50 0 50 100

(Feet)
1 inch = 50 ft.

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8/13/2021	INITIAL SUBMISSION TO WCCD	JRG
9/30/2021	WCCD COMMENT REVISIONS	JRG

Professional Seal

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GRAHAM LEE FERRY
ENGINEER
PE074237

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:

MEADOWS LANDING ASSOCIATES, LP

Situate In:

South Strabane Township, Washington County, Pennsylvania

PHASE 1-EROSION AND SEDIMENTATION CONTROL - FINAL CONDITIONS

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

DRAWING SCALE:	1" = 50'	DESIGNED BY:	GLF
DATE ISSUED:	8/13/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992-ES10-PH1-FINAL CONDITIONS.DWG

Sheet No.

ES14

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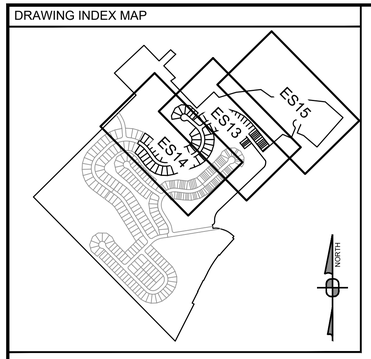
DRAWING INDEX MAP



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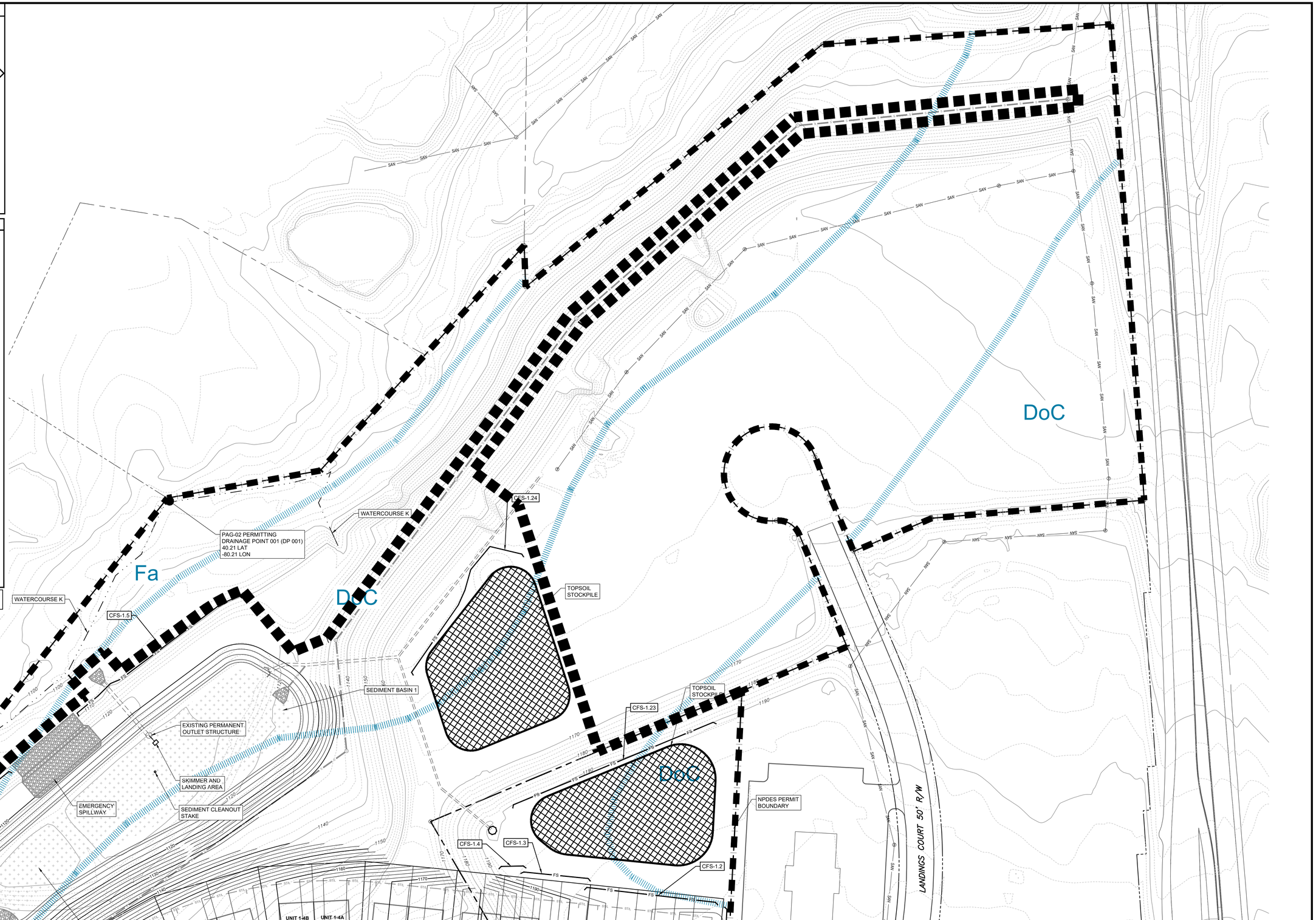

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Professional Seal: COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL GRAHAM LEE FERRY ENGINEER PE074237

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Office Phone: 412-219-4509
Email: Info@SheffleyCo.com

Meadows Landing
Planned Residential Development

Prepared For:
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Situate In:
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Sheet No.
ES15

X:\SHEFFLERCO\SHEFFLER PROJECT FILES\2021 3992\3992-3992 - MEADOW LANDING PROJECT\DRAWINGS\CIVIL SHEETS\NPDES PLANS\3992-ES10-PH1 FINAL CONDITIONS

Drawing Legend

PROPOSED BOUNDARY LINE RIGHT-OF-WAYS	PROPOSED BASIN ACCESS ROADS
ADJOINING PROPERTY LINES	PROPOSED ELEC/TELE/CATV LINES AND ELECTRIC PEDESTAL
ASPHALT/PAVED ROADS/DRIVES	PROPOSED GAS MAIN/SERVICE LINES
STREAMS/WATERCOURSES	PROPOSED SANITARY SEWER SYSTEM
TOPOGRAPHY CONTOURS (2' INTERVAL)	PROPOSED SANITARY LATERALS
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PROPOSED ROADWAY CENTERLINES	MINIMUM BASEMENT ELEVATION
PROPOSED UTILITY EASEMENTS	EMERGENCY SPILLWAY
PROPOSED DRAINAGE CHANNELS	CONCRETE ENDWALL WITH ROCK APRON
PROPOSED WATER MAINS/HYDRANTS	NPDES PERMIT BOUNDARY
PROPOSED STORM SEWER SYSTEM	PROJECT LIMIT OF DISTURBANCE (LOD)
PROPOSED STORM SEWER LATERALS	DRAINAGE AREAS

NPDES PERMIT BOUNDARY: 167.60 ACRES
LIMITS OF DISTURBANCE: 111.41 ACRES

FILTER SOCK TRAP 2.E
FILTER SOCK TRAP 2.D
COMPOST FILTER SOCK TRAP 2.F
INTERCEPTOR CHANNEL 2.F
INTERCEPTOR CHANNEL 2.A
INTERCEPTOR CHANNEL 2.G
DELINEATED WETLAND
DIVERSION BERM
LINCOLN STREET
PARCEL A-1
OS-1
1767429.33 SQ FT
40.57 ACRES
WATERCOURSE C
WATERCOURSE E
INTERCEPTOR CHANNEL 2.B
EXISTING PERMANENT OUTLET STRUCTURE
SKIMMER AND LANDING AREA
PAG-02 PERMITTING DRAINAGE POINT 002 (DP 002)
40.20 LAT
-80.22 LON
CFS-2.6
SEDIMENT BASIN 2
COMPOST FILTER SOCK (TYP)
CFS-2.9
PARCEL A-1
3946806.02 SQ FT
90.61 ACRES
CFS-2.8
CFS-2.7
SEDIMENT CLEANOUT STAKE
WATERCOURSE A
DELINEATED WETLAND
LIMITS OF DISTURBANCE
CFS-2.5
TEMPORARY STORM CONNECTION
PARCEL A-1
3946806.02 SQ FT
90.61 ACRES
SEDIMENT BASIN TO BE TREATED WITH POLYACRYLAMIDE POWDER, PER DETAIL AND MAINTENANCE SCHEDULE (TYP.)
TEMPORARY 15"Ø OUTLET BARREL
SEDIMENT TRAP-1 ST-1
24"Ø RISER
SEDIMENT CLEANOUT STAKE
PUMPED WATER FILTER BAG FACILITY, INSTALL ON STABILIZED GROUND, DOWN GRADIENT OF ANY TREATMENT FACILITY (TYP.)
CFS-2.4
WATERCOURSE A
SEDIMENT BASIN 2 FOREBAY
PHASE I
PHASE II
PHASE III
ROCK CONSTRUCTION ENTRANCE (RCE)
JACK DRIVE
LOT 201
LOT 202
LOT 203
LOT 204
LOT 205
LOT 206
LOT 207
LOT 208
LOT 209
LOT 210
LOT 211
LOT 212
LOT 213
LOT 214
LOT 215
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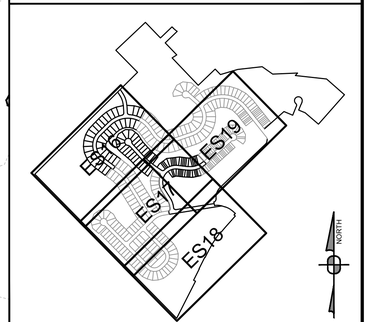
LOT 226
LOT 227
LOT 228
LOT 229
LOT 230
LOT 231
LOT 232
LOT 233
LOT 234
LOT 235
LOT 236
LOT 237
UNIT 2-9A
UNIT 2-9B
UNIT 2-10A
UNIT 2-10B
UNIT 2-11A
UNIT 2-11B
UNIT 2-12A
UNIT 2-12B
UNIT 2-13A
UNIT 2-13B
UNIT 2-14A
UNIT 2-14B
UNIT 2-15A
UNIT 2-15B
UNIT 2-16A
UNIT 2-16B
UNIT 2-17A
UNIT 2-17B
UNIT 2-18A
UNIT 2-18B
UNIT 2-19A
UNIT 2-19B

DRAWING INDEX MAP



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Professional Seal: COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — GRAHAM LEE FERRY — ENGINEER — PE074237

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Situate In:
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PHASE 2 - EROSION AND SEDIMENTATION CONTROL - FINAL CONDITIONS

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Hal A. Kestler
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412-571-2300 x14

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CADD#: 3992-ES12-PH2-FINAL CONDITIONS.DWG			

Sheet No.
ES16

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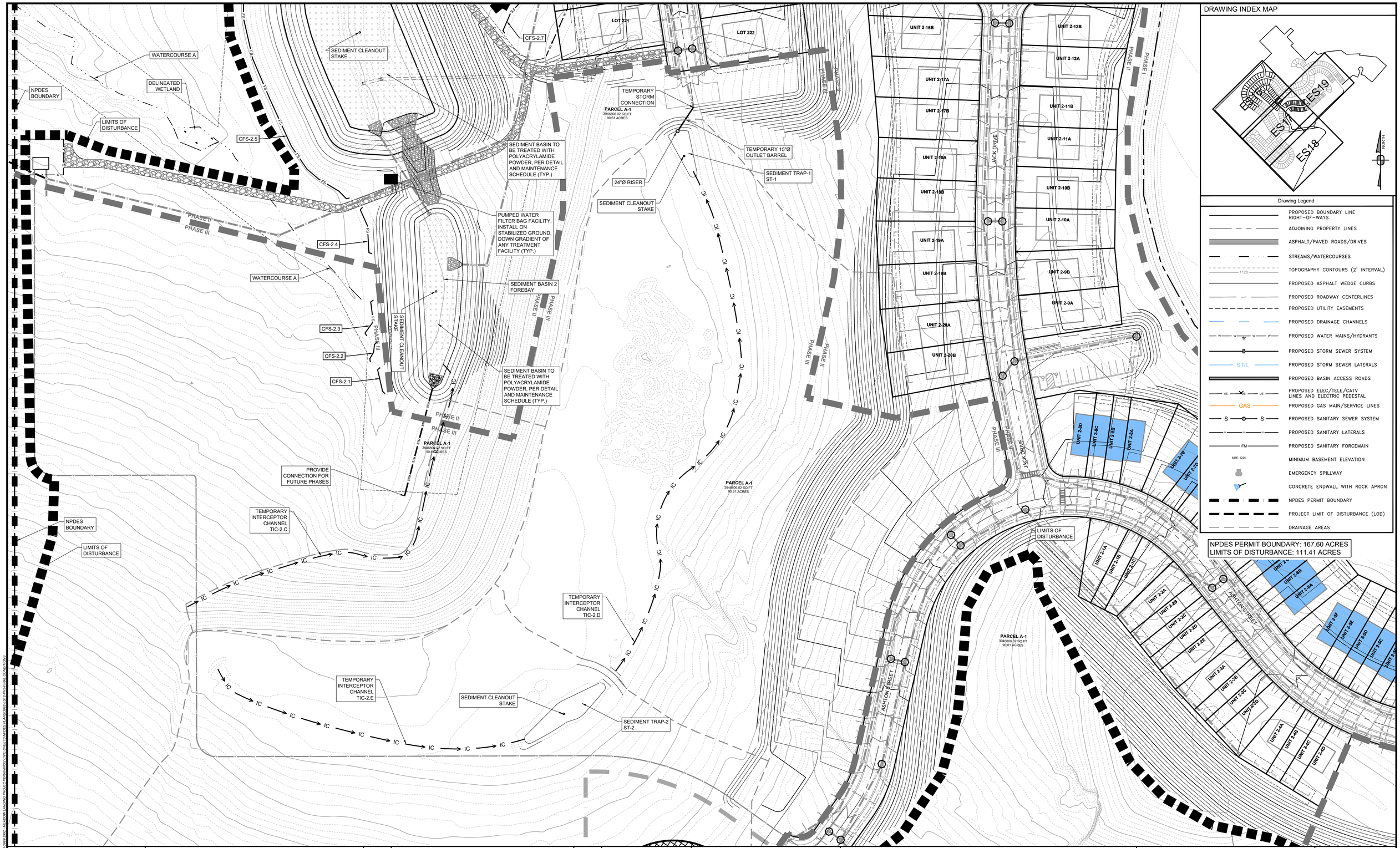

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REGISTERED PROFESSIONAL
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Sewickley, PA 15143
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Meadows Landing
Planned Residential Development

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Situate In:

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PHASE 2 - EROSION AND SEDIMENTATION CONTROL - FINAL CONDITIONS

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CADD#: 3992-ES12-PH2-FINAL CONDITIONS.DWG

MEADOWS LANDING ASSOCIATES, LP
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Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.

ES17

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LIMITS OF DISTURBANCE

LOGAN DRIVE

PHASE I

PHASE II

PHASE III

LIMITS OF DISTURBANCE

LIMITS OF DISTURBANCE

LOGAN DRIVE

FS

CFS-2.0

TOPSOIL STOCKPILE

LIMITS OF DISTURBANCE

NPDES BOUNDARY

LIMITS OF DISTURBANCE

LIMITS OF DISTURBANCE

NPDES BOUNDARY

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SAN

NYS

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DRAWING INDEX MAP

ES17 ES19 ES18

NORTH

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Sheet No.

ES18

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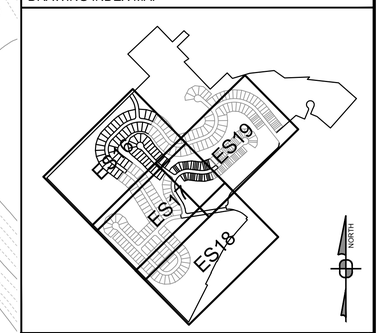

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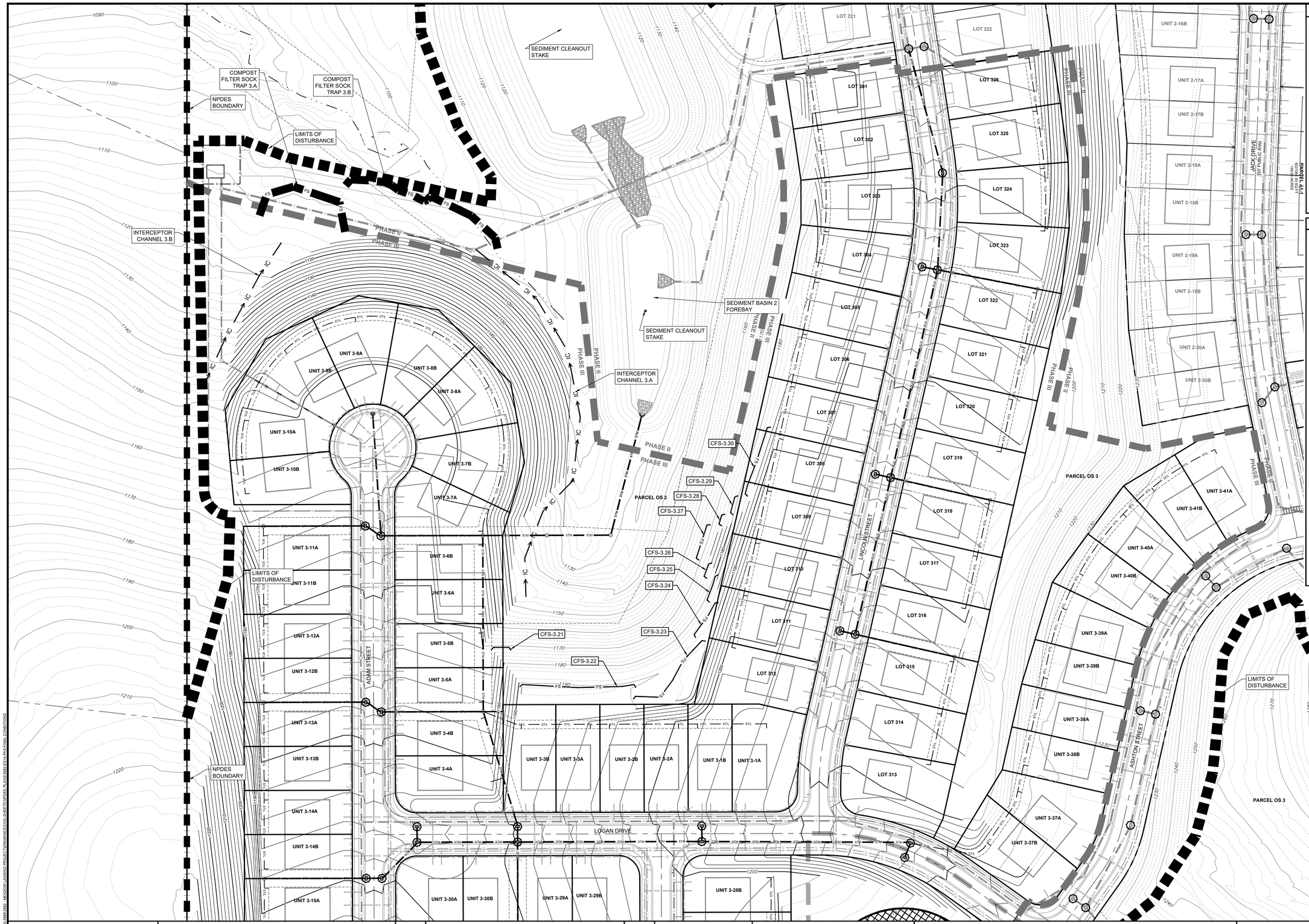
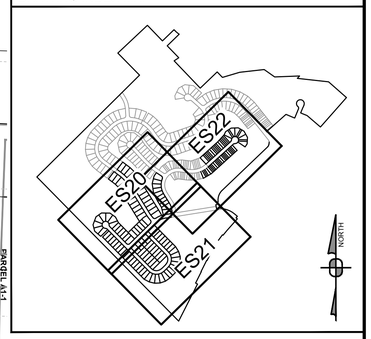
Sheet No.

ES19

X:\SHEFFLER\CADD\SHEFFLER PROJECT FILES\2020\3992\3992 - MEADOW LANDING PROJECT\DRAWINGS\CIVIL SHEETS\NPDES PLANS\3992-ES12-PH2-FINAL CONDITIONS



DRAWING INDEX MAP



Drawing Legend

- PROPOSED BOUNDARY LINE RIGHT-OF-WAYS
- ADJOINING PROPERTY LINES
- ASPHALT/PAVED ROADS/DRIVES
- STREAMS/WATERCOURSES
- TOPOGRAPHY CONTOURS (2' INTERVAL)
- PROPOSED ASPHALT WEDGE CURBS
- PROPOSED ROADWAY CENTERLINES
- PROPOSED UTILITY EASEMENTS
- PROPOSED DRAINAGE CHANNELS
- PROPOSED WATER MAINS/HYDRANTS
- PROPOSED STORM SEWER SYSTEM
- PROPOSED STORM SEWER LATERALS
- PROPOSED BASIN ACCESS ROADS
- PROPOSED ELEC/TELE/CATV LINES AND ELECTRIC PEDESTAL
- PROPOSED GAS MAIN/SERVICE LINES
- PROPOSED SANITARY SEWER SYSTEM
- PROPOSED SANITARY LATERALS
- PROPOSED SANITARY FORCEMAIN
- MINIMUM BASEMENT ELEVATION
- EMERGENCY SPILLWAY
- CONCRETE ENDWALL WITH ROCK APRON
- NPDES PERMIT BOUNDARY
- PROJECT LIMIT OF DISTURBANCE (LOD)
- DRAINAGE AREAS

NPDES PERMIT BOUNDARY: 167.60 ACRES
LIMITS OF DISTURBANCE: 111.41 ACRES

811 Know what's below. Call before you dig.

POCS SER. #: DESIGN - DIG - 20203440458

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NORTH

Horizontal Scale
50 0 50 100
(Feet)
1 inch = 50 ft.

Date:	Revision Description:	By:
8/13/2021	INITIAL SUBMISSION TO WCCD	JRG
9/30/2021	WCCD COMMENT REVISIONS	JRG

Professional Seal: COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — GRAHAM LEE FERRY — ENGINEER — PE074237

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Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:
MEADOWS LANDING ASSOCIATES, LP

Situate In:
South Strabane Township, Washington County, Pennsylvania

PHASE 3 - EROSION AND SEDIMENTATION CONTROL - FINAL CONDITIONS

DRAWING SCALE:	1" = 50'	DESIGNED BY:	GLF
DATE ISSUED:	8/13/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992-ES14-PH3-FINAL CONDITIONS.DWG

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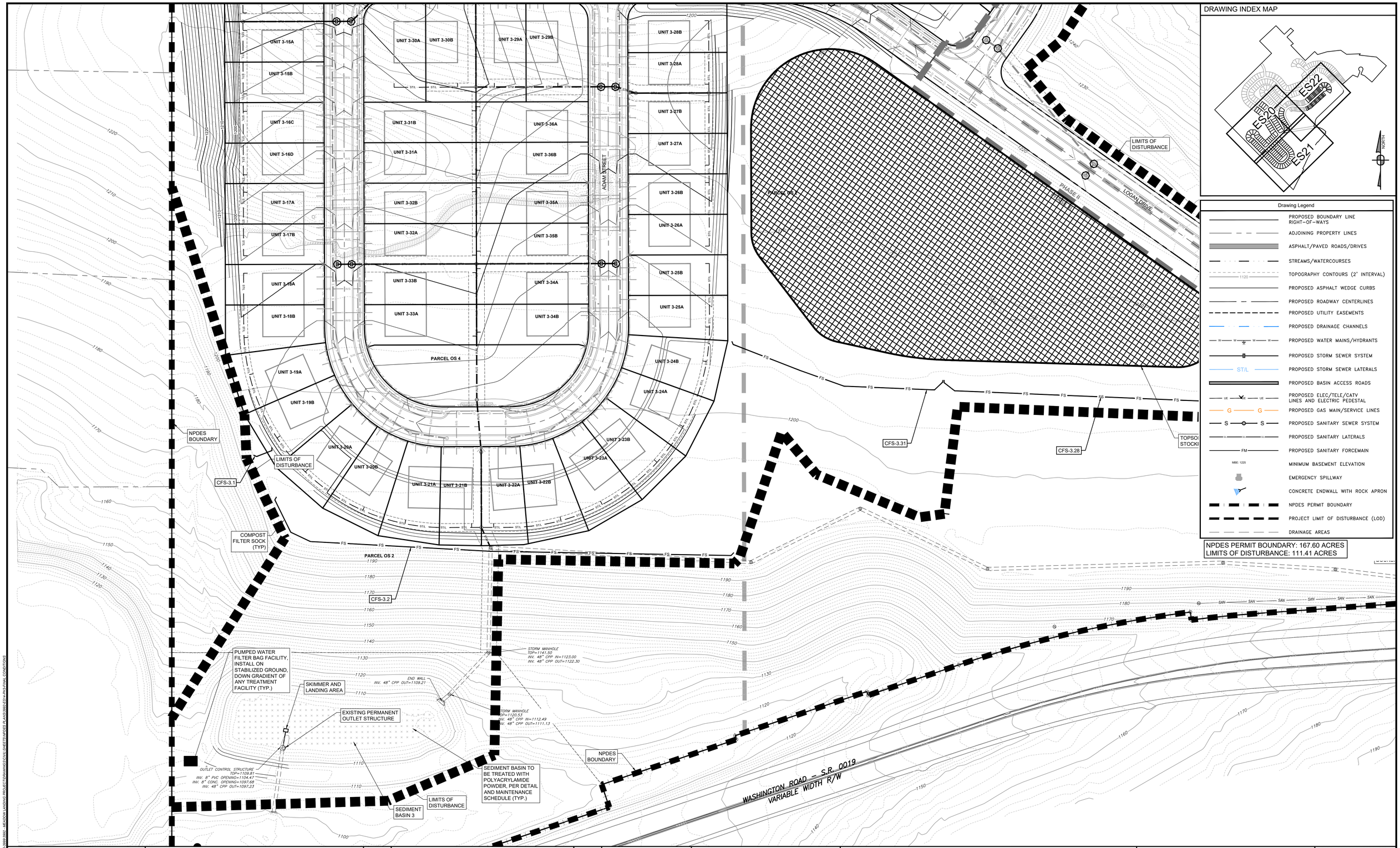
412-571-2300 x14

Sheet No.
ES20

S:\SHEFFLER\SHEFFLER PROJECT FILES\JOBS 3000-3999\3992 - MEADOW LANDING PROJECT\DRAWINGS\CIVIL SHEETS\NPDES PLANS\3992-ES14-PH3-FINAL CONDITIONS



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Professional Seal

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL GRAHAM LEE FERRY ENGINEER PE074237

Prepared By:

Sheffler & Company, Inc.
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Sewickley, PA 15143

Office Phone: 412-219-4509
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Meadows Landing
Planned Residential Development

Prepared For:

MEADOWS LANDING ASSOCIATES, LP

Situate In:

South Strabane Township, Washington County, Pennsylvania

PHASE 3 - EROSION AND SEDIMENTATION CONTROL - FINAL CONDITIONS

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DATE ISSUED:	8/13/2021	REVIEWED BY:	GAS
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CADD#: 3992-ES14-PH3-FINAL CONDITIONS.DWG

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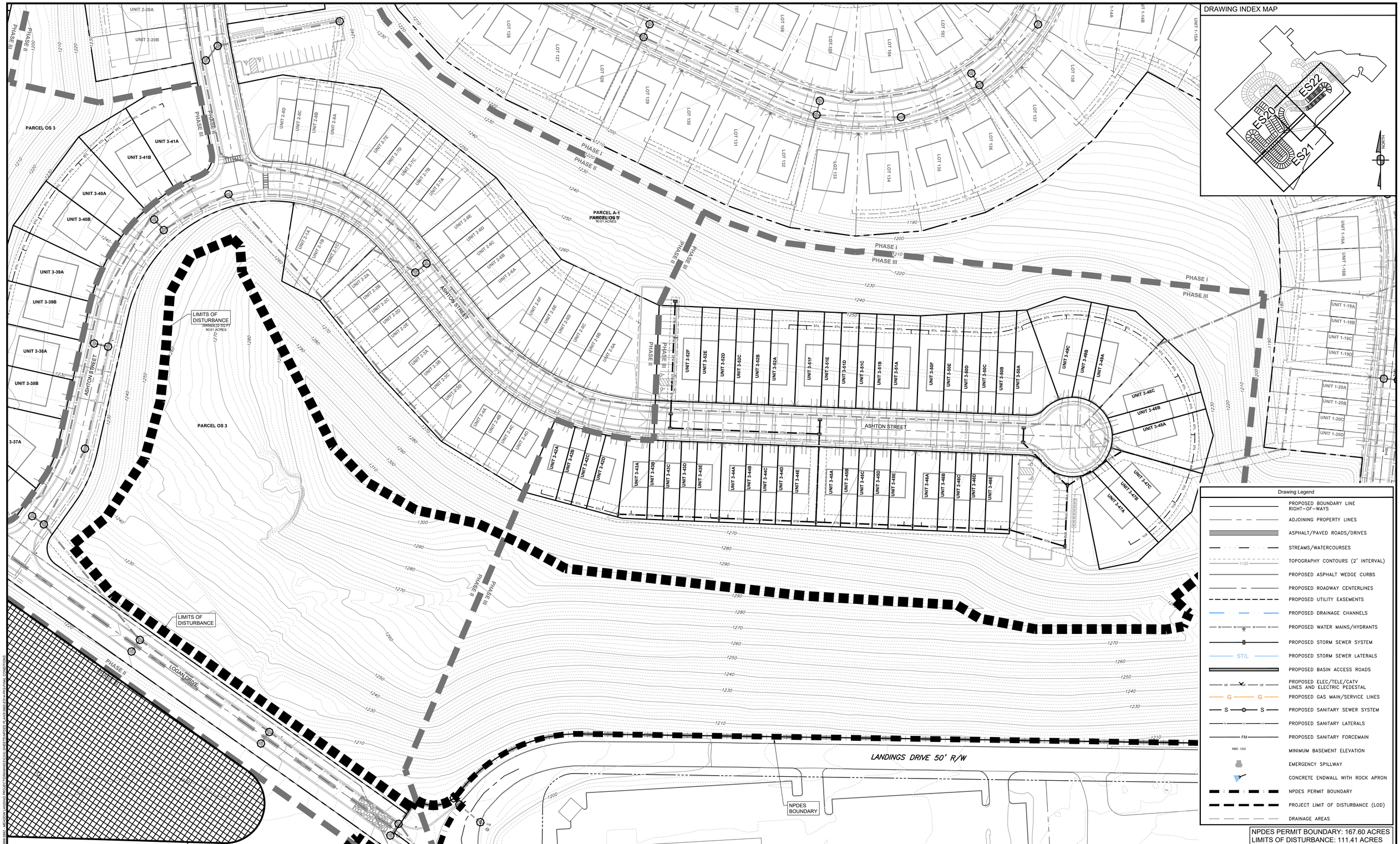
Sheet No.

ES21

S:\SHEFFLER\SHEFFLER PROJECT FILES\3900-3999\3992 - MEADOW LANDING PROJECT\DRAWINGS\CIVIL SHEETS\WPDES PLANS\3992-ES14-PH3-FINAL CONDITIONS



NPDES PERMIT BOUNDARY: 167.60 ACRES
LIMITS OF DISTURBANCE: 111.41 ACRES

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MEADOWS LANDING ASSOCIATES, LP
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412-571-2300 x14

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CADD#: 3992-ES14-PH3-FINAL CONDITIONS.DWG

Sheet No.
ES22

X:\SHEFFLER\CO\SHEFFLER PROJECT FILES\JOBS 3000-3999\3992 - MEADOW LANDING PROJECT\DRAWINGS\CIVIL\SHEETS\PROB PLANS\3992-ES14-PH3-FINAL CONDITIONS

CONSTRUCTION SEQUENCE

A GENERALIZED CONSTRUCTION SEQUENCE IS PROVIDED BELOW. THE CONSTRUCTION SEQUENCE IS INTENDED TO PROVIDE A GENERAL COURSE OF ACTION IN ORDER TO CONFORM TO THE APPLICABLE REGULATORY AGENCY REQUIREMENTS FOR TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENT POLLUTION CONTROL. ALL NECESSARY PARTS FOR PROPER AND COMPLETE EXECUTION OF WORK PERTAINING TO THIS PLAN, WHETHER SPECIFICALLY MENTIONED OR NOT, ARE TO BE PERFORMED BY THE CONTRACTOR. IT IS NOT INTENDED THAT THE DRAWINGS AND THIS REPORT SHOW EVERY DETAILED PIECE OF MATERIAL OR EQUIPMENT. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS LISTED IN THIS SECTION. THE CONTRACTOR MAY BE REQUIRED TO ALTER CONTROLS BASED ON EFFECTIVENESS OF CONTROLS OR DIFFERING CONDITIONS ENCOUNTERED.

NOTE: UPON COMPLETION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY, THE SITE SHALL BE IMMEDIATELY STABILIZED OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND DISCHARGE OF SEDIMENT. ALL DISTURBED AREAS WHICH ARE AT FINAL GRADE AND WILL NOT BE FURTHER DISTURBED SHALL BE SEEDED PER THE PERMANENT SEEDING SPECIFICATIONS. DISTURBED AREAS LEFT IDLE FOR MORE THAN 4 DAYS SHOULD BE TEMPORARILY SEEDED AND MULCHED. CONTACT THE LOCAL COUNTY CONSERVATION DISTRICT FOR A PRE-CONSTRUCTION MEETING PRIOR TO ANY EARTHWORK.

PHASE 1:

1. STAKE OUT LIMIT OF DISTURBANCE FOR GRADING OPERATIONS FOR PHASE 1. IN ADDITION, ORANGE CONSTRUCTION FENCE SHALL BE PLACED AROUND ALL ENVIRONMENTAL FEATURES TO BE PROTECTED ON THE SITE. THIS SHALL INCLUDE (BUT NOT LIMITED TO) ALL WETLANDS, STREAMS, AND ALONG THE DRIPLINE OF ALL WOODED AREAS OR TREES.
2. INSTALL THE ROCK CONSTRUCTION ENTRANCES OFF GUDEKUNST ROAD, IN THE LOCATION SHOWN ON THE PLAN DRAWINGS AND IN ACCORDANCE WITH THE CONSTRUCTION DETAIL.
3. CLEAR AND GRUB ALL AREAS NECESSARY FOR GRADING OPERATIONS FOR SEDIMENT BASIN A, SEDIMENT BASIN B, SEDIMENT TRAP 1 AND TEMPORARY INTERCEPTOR CHANNELS 1A, 1B, 1C, & 1D. INSTALL ALL COMPOST FILTER SOCKS BELOW SEDIMENT BASIN A, SEDIMENT BASIN B, AND SEDIMENT TRAP 1, IN THE LOCATIONS SHOWN ON THE PLAN AND IN ACCORDANCE WITH THE DETAILS PROVIDED.
4. STRIP TOPSOIL FOR THE LIMITS OF SEDIMENT BASIN A, SEDIMENT BASIN B, SEDIMENT TRAP 1, AND TEMPORARY INTERCEPTOR CHANNELS 1A, 1B, 1C, & 1D GRADING OPERATIONS AND STOCKPILE IN THE LOCATIONS SHOWN ON THE PLAN. IMMEDIATELY INSTALL COMPOST FILTER SOCK BELOW THE TOPSOIL STOCKPILE AREAS. THE TOPSOIL STOCKPILE AREA MUST BE SEEDED IMMEDIATELY PER THE TEMPORARY SEEDING SPECIFICATIONS.
5. BEGIN CONSTRUCTION OF THE SEDIMENT BASIN A, SEDIMENT BASIN B, AND SEDIMENT TRAP 1 **(CRITICAL STAGE: A LICENSED PROFESSIONAL OR DESIGNEE SHALL BE ON-SITE TO OVERSEE THE INSTALLATION OF THE SEDIMENT BASINS AND TRAP, INCLUDING THE TEMPORARY RISER AND PERMANENT OUTLET STRUCTURE, EMERGENCY SPILLWAY, AND GRADING. NOTICE MUST BE GIVEN 3 DAYS PRIOR TO CONSTRUCTION.)**
   a. CONSTRUCT BASIN ACCESS ROADS IN THE LOCATIONS SHOWN ON THE PLAN AND IN ACCORDANCE WITH THE DETAIL.
   b. ENSURE AREA IS FREE OF ALL TREE ROOTS, ROCKS AND BOULDERS.
   c. BEGIN EXCAVATION TO THE DESIRED BOTTOM OF BASINS AND TRAP ELEVATION. ENSURE THE BASIN BOTTOM CONSISTS OF PERMEABLE SOILS, AND DO NOT COMPACT BASIN BOTTOM. VERIFY SOIL FROM THE EXCAVATION OF THE BASIN FOR SUITABILITY AS EMBANKMENT MATERIAL. GEOTECHNICAL ENGINEER SHOULD VERIFY SOIL CAPABILITIES. EMBANKMENT SHOULD BE CONSTRUCTED PER GEOTECHNICAL RECOMMENDATIONS.
   d. PRIOR TO EMBANKMENT CONSTRUCTION, INSTALL PERMANENT OUTLET STRUCTURE, TEMPORARY RISER, OUTLET PIPES, ANTI-SEEP COLLARS, AND ASSOCIATED OUTLET PROTECTION DOWNSTREAM OF THE BASIN OUTFALLS. REFER TO THE UTILITY LINE INSTALLATION REQUIREMENTS BELOW THIS SEQUENCE. ON THE PERMANENT OUTLET STRUCTURE, INSTALL 1/8" STEEL PLATES OVER THE ORIFICES AT THE LOCATIONS SHOWN ON THE DETAIL.
   e. INSTALL PVC DEWATERING DEVICE AND AGGREGATE. CAP THE PVC DEWATERING DEVICE OUTLET ON THE PERMANENT STRUCTURE.
   f. CONSTRUCT THE SURROUNDING EMBANKMENT.
   g. INSTALL EMERGENCY SPILLWAY.
   h. INSTALL CLEANOUT MARKERS
   i. AS SOON AS EMBANKMENT AND CUT SLOPES ARE BROUGHT TO FINAL GRADE, APPLY EROSION CONTROL BLANKETS AND SEED AND MULCH DISTURBED AREAS.
6. COMPLETE CONSTRUCTION OF THE SEDIMENT BASINS AND SEDIMENT TRAP, AND COMPLETE SEEDING AND MULCHING OF ALL INTERIOR AND EXTERIOR BASIN SLOPES.
7. CONSTRUCT THE TEMPORARY INTERCEPTOR CHANNELS IN THE LOCATIONS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CONSTRUCTION DETAIL. SEED AND MULCH AND INSTALL CHANNEL LINERS.
8. CLEAR AND GRUB ALL OTHER AREAS NECESSARY FOR GRADING OPERATIONS FOR PHASE 1, AND INSTALL ALL REMAINING COMPOST FILTER SOCKS, IN THE LOCATIONS SHOWN ON THE PLAN AND IN ACCORDANCE WITH THE DETAILS PROVIDED.
9. STRIP TOPSOIL FOR THE LIMITS OF PHASE 1 GRADING OPERATIONS AND STOCKPILE IN THE LOCATIONS SHOWN ON THE PLAN. IMMEDIATELY INSTALL COMPOST FILTER SOCK BELOW THE TOPSOIL STOCKPILE AREAS. THE TOPSOIL STOCKPILE AREA MUST BE SEEDED IMMEDIATELY PER THE TEMPORARY SEEDING SPECIFICATIONS.
10. INSTALL DIVERSION BERM 3 AS SHOWN ON THE PLANS, AND ENSURE THAT STORMWATER RUNOFF IS DIRECTED TOWARD SEDIMENT BASIN B.
11. BEGIN CUT AND FILL OPERATIONS FOR PHASE 1. DURING GRADING OPERATIONS, THE FILL SLOPES SHALL BE GRADED BACK DOWN FROM THE TOP OF SLOPE AT THE END OF EACH DAY SO THAT RUNOFF IS DIRECTED AWAY FROM THE OUT SLOPES. AS SLOPE AREAS ARE BROUGHT TO FINAL GRADE, INSTALL EROSION CONTROL BLANKETING ON CUT AND FILL SLOPES, AS INDICATED ON THE PLAN AND IN ACCORDANCE WITH THE CONSTRUCTION DETAIL. AS SOON AS THE PROPOSED FILL SLOPES ARE BROUGHT TO FINAL GRADE, IMMEDIATELY SEED AND MULCH IN REGULAR 15' TO 25' VERTICAL INCREMENTS TO PROMOTE EARLY STABILIZATION.
12. BEGIN INSTALLATION OF THE PROPOSED UNDERGROUND UTILITIES IN CONJUNCTION WITH THE GRADING OPERATIONS. REFER TO THE UTILITY LINE INSTALLATION REQUIREMENTS BELOW. AS EACH INLET AND YARD DRAIN IS CONSTRUCTED, IMMEDIATELY INSTALL FILTER BAG INLET PROTECTIONS.
13. INSTALL THE SITE SERVICE UTILITIES (SEWER, GAS, WATER, AND ELECTRIC). REFER TO THE UTILITY LINE INSTALLATION REQUIREMENTS BELOW.
14. COMPLETE REMAINDER OF FINAL GRADING OPERATIONS.
15. PREPARE AREAS FOR PAVING AND SITE FURNISHINGS, AND INSTALL IN ACCORDANCE WITH THE DETAILS AND SPECIFICATIONS. INSTALL THE CONCRETE WASHOUT AREA AS SHOWN ON THE PLAN, IN ACCORDANCE WITH THE CONSTRUCTION DETAIL, PRIOR TO ANY CONCRETE POURS, INCLUDING NEW CURB, SIDEWALK, AND BUILDING FOUNDATIONS.
16. REMOVED ROCK CONSTRUCTION ENTRANCES WHEN PAVING OPERATIONS ARE COMPLETE.
17. REPLACE TOPSOIL ON NON-PAVED AREAS FOR SEEDING. SEED AND MULCH ALL DISTURBED AREAS, USING THE SPECIFIED SEEDING REQUIREMENTS FOUND ON THE DETAILED PLAN. ALL DISTURBED AREAS MUST BE TEMPORARILY STABILIZED IF REMAINING IDLE, OR ANTICIPATED TO REMAIN IDLE. NO MORE THAN 15,000 SQUARE FEET OF DISTURBED AREA MAY REACH FINAL GRADE BEFORE INITIATING SEEDING AND MULCHING OPERATIONS.
18. BEGIN CONSTRUCTION OF THE PROPOSED SINGLE-FAMILY AND TOWNHOMES IN ACCORDANCE WITH THE SPECIALIZED LOT CONSTRUCTION EROSION CONTROL DETAILS.
19. RESEED ALL DISTURBED AREAS IF 70% PERENNIAL VEGETATIVE COVER IS NOT ESTABLISHED AFTER 30 DAYS.
20. REMOVE COMPOST FILTER SOCK AND INLET PROTECTION FOLLOWING COMPLETION OF THE ABOVE STEPS AND AFTER THE SITE HAS ACHIEVED A UNIFORM 70% PERENNIAL VEGETATIVE COVER ON UNPAVED AREAS.

PHASE 2:

1. INSTALL THE ROCK CONSTRUCTION ENTRANCE OFF SARA WAY LEADING TO PHASE 2, IN THE LOCATION SHOWN ON THE PLAN DRAWINGS AND IN ACCORDANCE WITH THE CONSTRUCTION DETAIL.
2. STAKE OUT LIMIT OF DISTURBANCE FOR GRADING OPERATIONS FOR PHASE 2. IN ADDITION, ORANGE CONSTRUCTION FENCE SHALL BE PLACED AROUND ALL ENVIRONMENTAL FEATURES TO BE PROTECTED ON THE SITE. THIS SHALL INCLUDE (BUT NOT LIMITED TO) ALL WETLANDS, STREAMS, AND ALONG THE DRIPLINE OF ALL WOODED AREAS OR TREES.
3. CLEAR AND GRUB ALL AREAS NECESSARY FOR GRADING OPERATIONS FOR SEDIMENT TRAP 2, TEMPORARY INTERCEPTOR CHANNEL 2A, AND PERMANENT INTERCEPTOR CHANNELS 2B & 2C. INSTALL ALL COMPOST FILTER SOCKS FOR PHASE 2, IN THE LOCATIONS SHOWN ON THE PLAN AND IN ACCORDANCE WITH THE DETAILS PROVIDED.
4. INSTALL COMPOST FILTER SOCK SEDIMENT TRAPS 1 & 2 AT LOCATIONS SHOWN ON THE PLAN AND IN ACCORDANCE WITH DETAILS PROVIDED.
5. STRIP TOPSOIL FOR THE LIMITS OF SEDIMENT TRAP 2, TEMPORARY INTERCEPTOR CHANNEL 2A, AND PERMANENT INTERCEPTOR CHANNELS 2B & 2C GRADING OPERATIONS AND STOCKPILE IN THE LOCATIONS SHOWN ON THE PLAN. IMMEDIATELY INSTALL COMPOST FILTER SOCK BELOW THE TOPSOIL STOCKPILE AREAS. THE TOPSOIL STOCKPILE AREA MUST BE SEEDED IMMEDIATELY PER THE TEMPORARY SEEDING SPECIFICATIONS.
6. BEGIN CONSTRUCTION OF THE SEDIMENT TRAP 2 **(CRITICAL STAGE: A LICENSED PROFESSIONAL OR DESIGNEE SHALL BE ON-SITE TO OVERSEE THE INSTALLATION OF THE SEDIMENT TRAP, INCLUDING THE EMERGENCY SPILLWAY, AND GRADING. NOTICE MUST BE GIVEN 3 DAYS PRIOR TO CONSTRUCTION.)**
   a. ENSURE AREA IS FREE OF ALL TREE ROOTS, ROCKS AND BOULDERS.
   b. BEGIN EXCAVATION TO THE DESIRED BOTTOM OF TRAP ELEVATION. ENSURE THE BOTTOM CONSISTS OF PERMEABLE SOILS, AND DO NOT COMPACT BASIN BOTTOM. VERIFY SOIL FROM THE EXCAVATION OF THE BASIN FOR SUITABILITY AS EMBANKMENT MATERIAL. GEOTECHNICAL ENGINEER SHOULD VERIFY SOIL CAPABILITIES. EMBANKMENT SHOULD BE CONSTRUCTED PER GEOTECHNICAL RECOMMENDATIONS.
   c. CONSTRUCT THE SURROUNDING EMBANKMENT.
   d. INSTALL EMERGENCY SPILLWAY.
   e. INSTALL CLEANOUT MARKERS
   f. AS SOON AS EMBANKMENT AND CUT SLOPES ARE BROUGHT TO FINAL GRADE, APPLY EROSION CONTROL BLANKETS AND SEED AND MULCH DISTURBED AREAS.
7. CONSTRUCT THE TEMPORARY AND PERMANENT INTERCEPTOR CHANNELS IN THE LOCATIONS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CONSTRUCTION DETAIL. SEED AND MULCH AND INSTALL CHANNEL LINERS.
8. STRIP TOPSOIL FOR THE REMAINING LIMITS OF PHASE 2 GRADING OPERATIONS AND STOCKPILE IN THE LOCATIONS SHOWN ON THE PLAN. IMMEDIATELY INSTALL COMPOST FILTER SOCK BELOW THE TOPSOIL STOCKPILE AREAS. THE TOPSOIL STOCKPILE AREA MUST BE SEEDED IMMEDIATELY PER THE TEMPORARY SEEDING SPECIFICATIONS.
9. INSTALL DIVERSION BERM 4 AS SHOWN ON THE PLANS AND CONNECT TO DIVERSION BERM 3. ENSURE POSITIVE DRAINAGE INTO THE EXISTING STORM SEWER INSTALLED DURING PHASE 1.
10. BEGIN CUT AND FILL OPERATIONS FOR PHASE 2. DURING GRADING OPERATIONS, THE FILL SLOPES SHALL BE GRADED BACK DOWN FROM THE TOP OF SLOPE AT THE END OF EACH DAY SO THAT RUNOFF IS DIRECTED AWAY FROM THE OUT SLOPES. AS SLOPE AREAS ARE BROUGHT TO FINAL GRADE, INSTALL EROSION CONTROL BLANKETING ON CUT AND FILL SLOPES, AS INDICATED ON THE PLAN AND IN ACCORDANCE WITH THE CONSTRUCTION DETAIL. AS SOON AS THE PROPOSED FILL SLOPES ARE BROUGHT TO FINAL GRADE, IMMEDIATELY SEED AND MULCH IN REGULAR 15' TO 25' VERTICAL INCREMENTS TO PROMOTE EARLY STABILIZATION.
11. INSTALL TOP OF SLOPE BERMS FOR THE CUL-DE-SAC AS SHOWN ON THE PLANS, IN CONJUNCTION WITH INSTALLATION OF THE TOP OF SLOPE BERMS, INSTALL THE TEMPORARY SLOPE PIPE TO OUTLET INTO INTERCEPTOR CHANNEL 2A. TEMPORARY SLOPE PIPE WILL START AT THE BASE OF FILL SLOPE AND BE RELOCATED DAILY AS THE FILL SLOPE IS COMPLETED.
12. BEGIN INSTALLATION OF THE PROPOSED UNDERGROUND UTILITIES IN CONJUNCTION WITH THE GRADING OPERATIONS. REFER TO THE UTILITY LINE INSTALLATION REQUIREMENTS BELOW. AS EACH INLET AND YARD DRAIN IS CONSTRUCTED, IMMEDIATELY INSTALL FILTER BAG INLET PROTECTIONS.
13. INSTALL THE SITE SERVICE UTILITIES (SEWER, GAS, WATER, AND ELECTRIC). REFER TO THE UTILITY LINE INSTALLATION REQUIREMENTS BELOW.
14. COMPLETE REMAINDER OF FINAL GRADING OPERATIONS.
15. PREPARE AREAS FOR PAVING AND SITE FURNISHINGS, AND INSTALL IN ACCORDANCE WITH THE DETAILS AND SPECIFICATIONS. INSTALL THE CONCRETE WASHOUT AREA AS SHOWN ON THE PLAN, IN ACCORDANCE WITH THE CONSTRUCTION DETAIL, PRIOR TO ANY CONCRETE POURS, INCLUDING NEW CURB, SIDEWALK, AND BUILDING FOUNDATIONS.
16. REMOVE ROCK CONSTRUCTION ENTRANCES WHEN PAVING OPERATIONS ARE COMPLETE.
17. REPLACE TOPSOIL ON NON-PAVED AREAS FOR SEEDING. SEED AND MULCH ALL DISTURBED AREAS, USING THE SPECIFIED SEEDING REQUIREMENTS FOUND ON THE DETAILED PLAN. ALL DISTURBED AREAS MUST BE TEMPORARILY STABILIZED IF REMAINING IDLE, OR ANTICIPATED TO REMAIN IDLE. NO MORE THAN 15,000 SQUARE FEET OF DISTURBED AREA MAY REACH FINAL GRADE BEFORE INITIATING SEEDING AND MULCHING OPERATIONS.
18. BEGIN CONSTRUCTION OF THE PROPOSED SINGLE-FAMILY HOMES IN ACCORDANCE WITH THE SPECIALIZED LOT CONSTRUCTION EROSION CONTROL DETAILS.
19. RESEED ALL DISTURBED AREAS IF 70% PERENNIAL VEGETATIVE COVER IS NOT ESTABLISHED AFTER 30 DAYS.
20. REMOVE COMPOST FILTER SOCK, COMPOST FILTER SOCK TRAPS, AND INLET PROTECTION FOLLOWING COMPLETION OF THE ABOVE STEPS AND AFTER THE SITE HAS ACHIEVED A UNIFORM 70% PERENNIAL VEGETATIVE COVER ON UNPAVED AREAS.

PHASE 3:

1. INSTALL THE ROCK CONSTRUCTION ENTRANCE OFF LEAH STREET LEADING TO PHASE 3, IN THE LOCATION SHOWN ON THE PLAN DRAWINGS AND IN ACCORDANCE WITH THE CONSTRUCTION DETAIL.
2. STAKE OUT LIMIT OF DISTURBANCE FOR GRADING OPERATIONS FOR PHASE 3. IN ADDITION, ORANGE CONSTRUCTION FENCE SHALL BE PLACED AROUND ALL ENVIRONMENTAL FEATURES TO BE PROTECTED ON THE SITE. THIS SHALL INCLUDE (BUT NOT LIMITED TO) ALL WETLANDS, STREAMS, AND ALONG THE DRIPLINE OF ALL WOODED AREAS OR TREES.
3. CLEAR AND GRUB ALL AREAS NECESSARY FOR GRADING OPERATIONS FOR SEDIMENT BASIN C, TEMPORARY INTERCEPTOR CHANNEL 3A, AND PERMANENT INTERCEPTOR CHANNEL 3B. INSTALL ALL COMPOST FILTER SOCKS FOR PHASE 3, IN THE LOCATIONS SHOWN ON THE PLAN AND IN ACCORDANCE WITH THE DETAILS PROVIDED.
4. STRIP TOPSOIL FOR THE LIMITS OF SEDIMENT BASIN C, TEMPORARY INTERCEPTOR CHANNEL 3A, AND PERMANENT INTERCEPTOR CHANNEL 3B GRADING OPERATIONS AND STOCKPILE IN THE LOCATIONS SHOWN ON THE PLAN. IMMEDIATELY INSTALL COMPOST FILTER SOCK BELOW THE TOPSOIL STOCKPILE AREAS. THE TOPSOIL STOCKPILE AREA MUST BE SEEDED IMMEDIATELY PER THE TEMPORARY SEEDING SPECIFICATIONS.
5. BEGIN CONSTRUCTION OF THE SEDIMENT BASIN C **(CRITICAL STAGE: A LICENSED PROFESSIONAL OR DESIGNEE SHALL BE ON-SITE TO OVERSEE THE INSTALLATION OF THE SEDIMENT BASIN, INCLUDING THE TEMPORARY RISER AND PERMANENT OUTLET STRUCTURE, EMERGENCY SPILLWAY, AND GRADING. NOTICE MUST BE GIVEN 3 DAYS PRIOR TO CONSTRUCTION.)**
   a. ENSURE AREA IS FREE OF ALL TREE ROOTS, ROCKS AND BOULDERS.
   b. BEGIN EXCAVATION TO THE DESIRED BOTTOM OF BASIN ELEVATION. ENSURE THE BASIN BOTTOM CONSISTS OF PERMEABLE SOILS, AND DO NOT COMPACT BASIN BOTTOM. VERIFY SOIL FROM THE EXCAVATION OF THE BASIN FOR SUITABILITY AS EMBANKMENT MATERIAL. GEOTECHNICAL ENGINEER SHOULD VERIFY SOIL CAPABILITIES. EMBANKMENT SHOULD BE CONSTRUCTED PER GEOTECHNICAL RECOMMENDATIONS.
   c. BEGIN EXCAVATION TO THE DESIRED BOTTOM OF BASINS AND TRAP ELEVATION. ENSURE THE BASIN BOTTOM CONSISTS OF PERMEABLE SOILS, AND DO NOT COMPACT BASIN BOTTOM. VERIFY SOIL FROM THE EXCAVATION OF THE BASIN FOR SUITABILITY AS EMBANKMENT MATERIAL. GEOTECHNICAL ENGINEER SHOULD VERIFY SOIL CAPABILITIES. EMBANKMENT SHOULD BE CONSTRUCTED PER GEOTECHNICAL RECOMMENDATIONS.
   d. PRIOR TO EMBANKMENT CONSTRUCTION, INSTALL PERMANENT OUTLET STRUCTURE, TEMPORARY RISER, OUTLET PIPES, ANTI-SEEP COLLARS, AND ASSOCIATED OUTLET PROTECTION DOWNSTREAM OF THE BASIN OUTFALLS. REFER TO THE UTILITY LINE INSTALLATION REQUIREMENTS BELOW THIS SEQUENCE. ON THE PERMANENT OUTLET STRUCTURE, INSTALL 1/8" STEEL PLATES OVER THE ORIFICES AT THE LOCATIONS SHOWN ON THE DETAIL.
   e. INSTALL PVC DEWATERING DEVICE AND AGGREGATE. CAP THE PVC DEWATERING DEVICE OUTLET ON THE PERMANENT STRUCTURE.
   f. CONSTRUCT THE SURROUNDING EMBANKMENT.
   g. INSTALL EMERGENCY SPILLWAY.
   h. INSTALL CLEANOUT MARKERS
   i. AS SOON AS EMBANKMENT AND CUT SLOPES ARE BROUGHT TO FINAL GRADE, APPLY EROSION CONTROL BLANKETS AND SEED AND MULCH DISTURBED AREAS.
6. COMPLETE CONSTRUCTION OF THE SEDIMENT BASIN, AND COMPLETE SEEDING AND MULCHING OF ALL INTERIOR AND EXTERIOR BASIN SLOPES.
7. CONSTRUCT THE TEMPORARY AND PERMANENT INTERCEPTOR CHANNELS IN THE LOCATIONS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CONSTRUCTION DETAIL. SEED AND MULCH AND INSTALL CHANNEL LINERS.
8. STRIP TOPSOIL FOR THE REMAINING LIMITS OF PHASE 3 GRADING OPERATIONS AND STOCKPILE IN THE LOCATIONS SHOWN ON THE PLAN. IMMEDIATELY INSTALL COMPOST FILTER SOCK BELOW THE TOPSOIL STOCKPILE AREAS. THE TOPSOIL STOCKPILE AREA MUST BE SEEDED IMMEDIATELY PER THE TEMPORARY SEEDING SPECIFICATIONS.
9. BEGIN CUT AND FILL OPERATIONS FOR PHASE 3. DURING GRADING OPERATIONS, THE FILL SLOPES SHALL BE GRADED BACK DOWN FROM THE TOP OF SLOPE AT THE END OF EACH DAY SO THAT RUNOFF IS DIRECTED AWAY FROM THE OUT SLOPES. AS SLOPE AREAS ARE BROUGHT TO FINAL GRADE, INSTALL EROSION CONTROL BLANKETING ON CUT AND FILL SLOPES, AS INDICATED ON THE PLAN AND IN ACCORDANCE WITH THE CONSTRUCTION DETAIL. AS SOON AS THE PROPOSED FILL SLOPES ARE BROUGHT TO FINAL GRADE, IMMEDIATELY SEED AND MULCH IN REGULAR 15' TO 25' VERTICAL INCREMENTS TO PROMOTE EARLY STABILIZATION.
10. BEGIN INSTALLATION OF THE PROPOSED UNDERGROUND UTILITIES IN CONJUNCTION WITH THE GRADING OPERATIONS. REFER TO THE UTILITY LINE INSTALLATION REQUIREMENTS BELOW. AS EACH INLET AND YARD DRAIN IS CONSTRUCTED, IMMEDIATELY INSTALL FILTER BAG INLET PROTECTIONS.
11. INSTALL THE SITE SERVICE UTILITIES (SEWER, GAS, WATER, AND ELECTRIC). REFER TO THE UTILITY LINE INSTALLATION REQUIREMENTS BELOW.
12. COMPLETE REMAINDER OF FINAL GRADING OPERATIONS.
13. PREPARE AREAS FOR PAVING AND SITE FURNISHINGS, AND INSTALL IN ACCORDANCE WITH THE DETAILS AND SPECIFICATIONS. INSTALL THE CONCRETE WASHOUT AREA AS SHOWN ON THE PLAN, IN ACCORDANCE WITH THE CONSTRUCTION DETAIL, PRIOR TO ANY CONCRETE POURS, INCLUDING NEW CURB, SIDEWALK, AND BUILDING FOUNDATIONS.
14. REMOVE ROCK CONSTRUCTION ENTRANCES WHEN PAVING OPERATIONS ARE COMPLETE.
15. REPLACE TOPSOIL ON NON-PAVED AREAS FOR SEEDING. SEED AND MULCH ALL DISTURBED AREAS, USING THE SPECIFIED SEEDING REQUIREMENTS FOUND ON THE DETAILED PLAN. ALL DISTURBED AREAS MUST BE TEMPORARILY STABILIZED IF REMAINING IDLE, OR ANTICIPATED TO REMAIN IDLE. NO MORE THAN 15,000 SQUARE FEET OF DISTURBED AREA MAY REACH FINAL GRADE BEFORE INITIATING SEEDING AND MULCHING OPERATIONS.
16. BEGIN CONSTRUCTION OF THE PROPOSED SINGLE-FAMILY HOMES IN ACCORDANCE WITH THE SPECIALIZED LOT CONSTRUCTION EROSION CONTROL DETAILS.
17. RESEED ALL DISTURBED AREAS IF 70% PERENNIAL VEGETATIVE COVER IS NOT ESTABLISHED AFTER 30 DAYS.
18. REMOVE COMPOST FILTER SOCK AND INLET PROTECTION FOLLOWING COMPLETION OF THE ABOVE STEPS AND AFTER THE SITE HAS ACHIEVED A UNIFORM 70% PERENNIAL VEGETATIVE COVER ON UNPAVED AREAS.

PHASE 4:

1. INSTALL THE ROCK CONSTRUCTION ENTRANCES OFF LEAH STREET LEADING TO PHASE 4, IN THE LOCATIONS SHOWN ON THE PLAN DRAWINGS AND IN ACCORDANCE WITH THE CONSTRUCTION DETAIL.
2. STAKE OUT LIMIT OF DISTURBANCE FOR GRADING OPERATIONS FOR PHASE 4. IN ADDITION, ORANGE CONSTRUCTION FENCE SHALL BE PLACED AROUND ALL ENVIRONMENTAL FEATURES TO BE PROTECTED ON THE SITE. THIS SHALL INCLUDE (BUT NOT LIMITED TO) ALL WETLANDS, STREAMS, AND ALONG THE DRIPLINE OF ALL WOODED AREAS OR TREES.
3. CLEAR AND GRUB ALL AREAS NECESSARY FOR GRADING OPERATIONS FOR SEDIMENT BASIN D, SEDIMENT TRAP 3 AND TEMPORARY INTERCEPTOR CHANNEL 4A. INSTALL ALL COMPOST FILTER SOCKS BELOW SEDIMENT BASIN D, AND SEDIMENT TRAP 3, IN THE LOCATIONS SHOWN ON THE PLAN AND IN ACCORDANCE WITH THE DETAILS PROVIDED.
4. STRIP TOPSOIL FOR THE LIMITS OF SEDIMENT BASIN D, SEDIMENT TRAP 3, AND TEMPORARY INTERCEPTOR CHANNEL 4A GRADING OPERATIONS AND STOCKPILE IN THE LOCATIONS SHOWN ON THE PLAN. IMMEDIATELY INSTALL COMPOST FILTER SOCK BELOW THE TOPSOIL STOCKPILE AREAS. THE TOPSOIL STOCKPILE AREA MUST BE SEEDED IMMEDIATELY PER THE TEMPORARY SEEDING SPECIFICATIONS.
5. BEGIN CONSTRUCTION OF SEDIMENT BASIN D AND SEDIMENT TRAP 3 **(CRITICAL STAGE: A LICENSED PROFESSIONAL OR DESIGNEE SHALL BE ON-SITE TO OVERSEE THE INSTALLATION OF THE SEDIMENT BASIN AND TRAP, INCLUDING THE TEMPORARY RISER AND PERMANENT OUTLET STRUCTURE, EMERGENCY SPILLWAY, AND GRADING. NOTICE MUST BE GIVEN 3 DAYS PRIOR TO CONSTRUCTION.)**
   a. CONSTRUCT BASIN ACCESS ROADS IN THE LOCATIONS SHOWN ON THE PLAN AND IN ACCORDANCE WITH THE DETAIL.
   b. ENSURE AREA IS FREE OF ALL TREE ROOTS, ROCKS AND BOULDERS.
   c. BEGIN EXCAVATION TO THE DESIRED BOTTOM OF BASIN AND TRAP ELEVATION. ENSURE THE BASIN BOTTOM CONSISTS OF PERMEABLE SOILS, AND DO NOT COMPACT BASIN BOTTOM. VERIFY SOIL FROM THE EXCAVATION OF THE BASIN FOR SUITABILITY AS EMBANKMENT MATERIAL. GEOTECHNICAL ENGINEER SHOULD VERIFY SOIL CAPABILITIES. EMBANKMENT SHOULD BE CONSTRUCTED PER GEOTECHNICAL RECOMMENDATIONS.
   d. PRIOR TO EMBANKMENT CONSTRUCTION, INSTALL PERMANENT OUTLET STRUCTURE, TEMPORARY RISER, OUTLET PIPES, ANTI-SEEP COLLARS, AND ASSOCIATED OUTLET PROTECTION DOWNSTREAM OF THE BASIN OUTFALLS. REFER TO THE UTILITY LINE INSTALLATION REQUIREMENTS BELOW THIS SEQUENCE. ON THE PERMANENT OUTLET STRUCTURE, INSTALL 1/8" STEEL PLATES OVER THE ORIFICES AT THE LOCATIONS SHOWN ON THE DETAIL.
   e. INSTALL PVC DEWATERING DEVICE AND AGGREGATE. CAP THE PVC DEWATERING DEVICE OUTLET ON THE PERMANENT STRUCTURE.
   f. CONSTRUCT THE SURROUNDING EMBANKMENT.
   g. INSTALL EMERGENCY SPILLWAY.
   h. INSTALL CLEANOUT MARKERS
   i. AS SOON AS EMBANKMENT AND CUT SLOPES ARE BROUGHT TO FINAL GRADE, APPLY EROSION CONTROL BLANKETS AND SEED AND MULCH DISTURBED AREAS.
6. COMPLETE CONSTRUCTION OF THE SEDIMENT BASIN AND TRAP, AND COMPLETE SEEDING AND MULCHING OF ALL INTERIOR AND EXTERIOR BASIN SLOPES.
7. CONSTRUCT THE TEMPORARY INTERCEPTOR CHANNELS IN THE LOCATIONS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CONSTRUCTION DETAIL. SEED AND MULCH AND INSTALL CHANNEL LINERS.
8. CLEAR AND GRUB ALL OTHER AREAS NECESSARY FOR GRADING OPERATIONS FOR PHASE 4, AND INSTALL ALL REMAINING COMPOST FILTER SOCKS, IN THE LOCATIONS SHOWN ON THE PLAN AND IN ACCORDANCE WITH THE DETAILS PROVIDED.
9. STRIP TOPSOIL FOR THE LIMITS OF PHASE 4 GRADING OPERATIONS AND STOCKPILE IN THE LOCATIONS SHOWN ON THE PLAN. IMMEDIATELY INSTALL COMPOST FILTER SOCK BELOW THE TOPSOIL STOCKPILE AREAS. THE TOPSOIL STOCKPILE AREA MUST BE SEEDED IMMEDIATELY PER THE TEMPORARY SEEDING SPECIFICATIONS.
10. BEGIN CUT AND FILL OPERATIONS FOR PHASE 4. DURING GRADING OPERATIONS, THE FILL SLOPES SHALL BE GRADED BACK DOWN FROM THE TOP OF SLOPE AT THE END OF EACH DAY SO THAT RUNOFF IS DIRECTED AWAY FROM THE OUT SLOPES. AS SLOPE AREAS ARE BROUGHT TO FINAL GRADE, INSTALL EROSION CONTROL BLANKETING ON CUT AND FILL SLOPES, AS INDICATED ON THE PLAN AND IN ACCORDANCE WITH THE CONSTRUCTION DETAIL. AS SOON AS THE PROPOSED FILL SLOPES ARE BROUGHT TO FINAL GRADE, IMMEDIATELY SEED AND MULCH IN REGULAR 15' TO 25' VERTICAL INCREMENTS TO PROMOTE EARLY STABILIZATION.
11. BEGIN INSTALLATION OF THE PROPOSED UNDERGROUND UTILITIES IN CONJUNCTION WITH THE GRADING OPERATIONS. REFER TO THE UTILITY LINE INSTALLATION REQUIREMENTS BELOW. AS EACH INLET AND YARD DRAIN IS CONSTRUCTED, IMMEDIATELY INSTALL FILTER BAG INLET PROTECTIONS.
12. INSTALL THE SITE SERVICE UTILITIES (SEWER, GAS, WATER, AND ELECTRIC). REFER TO THE UTILITY LINE INSTALLATION REQUIREMENTS BELOW.
13. COMPLETE REMAINDER OF FINAL GRADING OPERATIONS.
14. PREPARE AREAS FOR PAVING AND SITE FURNISHINGS, AND INSTALL IN ACCORDANCE WITH THE DETAILS AND SPECIFICATIONS. INSTALL THE CONCRETE WASHOUT AREA AS SHOWN ON THE PLAN, IN ACCORDANCE WITH THE CONSTRUCTION DETAIL, PRIOR TO ANY CONCRETE POURS, INCLUDING NEW CURB, SIDEWALK, AND BUILDING FOUNDATIONS.
15. REMOVED ROCK CONSTRUCTION ENTRANCES WHEN PAVING OPERATIONS ARE COMPLETE.
16. REPLACE TOPSOIL ON NON-PAVED AREAS FOR SEEDING. SEED AND MULCH ALL DISTURBED AREAS, USING THE SPECIFIED SEEDING REQUIREMENTS FOUND ON THE DETAILED PLAN. ALL DISTURBED AREAS MUST BE TEMPORARILY STABILIZED IF REMAINING IDLE, OR ANTICIPATED TO REMAIN IDLE. NO MORE THAN 15,000 SQUARE FEET OF DISTURBED AREA MAY REACH FINAL GRADE BEFORE INITIATING SEEDING AND MULCHING OPERATIONS.
17. BEGIN CONSTRUCTION OF THE PROPOSED SINGLE-FAMILY HOMES IN ACCORDANCE WITH THE SPECIALIZED LOT CONSTRUCTION EROSION CONTROL DETAILS.
18. RESEED ALL DISTURBED AREAS IF 70% PERENNIAL VEGETATIVE COVER IS NOT ESTABLISHED AFTER 30 DAYS.
19. REMOVE COMPOST FILTER SOCK AND INLET PROTECTION FOLLOWING COMPLETION OF THE ABOVE STEPS AND AFTER THE SITE HAS ACHIEVED A UNIFORM 70% PERENNIAL VEGETATIVE COVER ON UNPAVED AREAS.

1. GENERAL

THE FOLLOWING CONSTRUCTION SEQUENCE OUTLINES THE PRESCRIBED SOIL EROSION AND SEDIMENTATION CONTROL MEASURES TO BE USED IN ASSOCIATION WITH THE INSTALLATION OF UTILITY OR SEWER LINES THAT ARE NOT SITUATED WITHIN THE AREAS CONTROLLED BY OTHER SEDIMENT CONTROL MEASURES.

2. CONSTRUCTION REQUIREMENTS
   a. LIMIT ADVANCE CLEARING AND GRUBBING OPERATIONS TO A DISTURBANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
   b. WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, PLUG CONSTRUCTION, AND BACKFILLING WILL BE SELF-CONTAINED AND SEPARATE FROM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION OPERATIONS.
   c. LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION, AND BACKFILLING THAT CAN BE COMPLETED WITHIN THE SAME DAY.
   d. TRENCH PLUGS WILL BE SPACED AND CONSTRUCTED AS DETAILED ON THE PLANS.

1. AT ALL CROSSINGS OF WATERS OF THE COMMONWEALTH, TRENCH PLUGS WILL BE INSTALLED AT THE BANKS AFTER TRENCH EXCAVATION. THE PLUGS MAY BE TEMPORARILY REMOVED WHEN PLACING THE PIPE, BUT THEN REPLACED.
2. CONSTRUCTION OF THE CROSSINGS WILL BE IN ACCORDANCE WITH PROCEDURES PRESCRIBED.
   e. WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING TO A STABILIZED AREA OR FILTER BAG, BEFORE PIPE PLACEMENT AND/OR BACKFILLING.
   f. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS AND APPROPRIATE TEMPORARY EROSION AND SEDIMENT POLLUTION CONTROL MEASURES / FACILITIES WILL BE INSTALLED AS ILLUSTRATED ON THE PLANS. SEEDING AND MULCHING OF ALL DISTURBED AREAS WILL BE DONE UPON COMPLETION OF GRADING OPERATIONS.
   g. INLET PROTECTION SHALL BE PROVIDED IMMEDIATELY FOLLOWING CONSTRUCTION OF THE INLET.
3. EXCEPTIONS

IN CERTAIN CASES, TRENCHES CANNOT BE BACKFILLED UNTIL THE PIPE ANCHORS AND OTHER PERMANENT FEATURES ARE INSPECTED. IN THESE CASES, ALL OF THE REQUIREMENTS LISTED UNDER ITEM 2 WILL REMAIN IN EFFECT WITH THE FOLLOWING EXCEPTION:

IF DAILY BACKFILLING IS DELAYED, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS, APPROPRIATE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES / FACILITIES WILL BE INSTALLED, AND THE AREA SEEDED AND MULCHED THE SAME DAY.

MAINTENANCE AND INSPECTION SCHEDULE

CONTROL MEASURE	INSPECT	PROBLEMS TO LOOK FOR	POSSIBLE REMEDIES
VEGETATION	WEEKLY AND AFTER EVERY RUNOFF EVENT	SEDIMENT AT TOE OF SLOPE RILLS AND GULLIES FORMING BARE SOIL PATCHES	CHECK FOR TOP-OF-SLOPE DIVERSION AND INSTALL IF NEEDED. FILL RILLS AND REGRADE GULLIED SLOPES. RESEED, FERTILIZE, AND MULCH BARE AREAS.
ROCK CONSTRUCTION ENTRANCES	WEEKLY AND AFTER EVERY RUNOFF EVENT	SINK HOLES OR RUTS SEDIMENT ON PUBLIC ROADWAY	ADD ROCK TO BRING TO SPECIFIED DIMENSIONS. SWEEP MATERIAL BACK TO PROJECT SITE. DO NOT WASH ROADWAY WITH WATER.
COMPOST FILTER SOCK	WEEKLY AND AFTER EVERY RUNOFF EVENT	SEDIMENT ACCUMULATION ON UPSTREAM SIDE PONDING WATER TEARING OR RIPPING OF FABRIC	REMOVE SEDIMENT WHEN LEVEL REACHES HALF OF THE EFFECTIVE HEIGHT REMOVE SEDIMENT OR ADD ADDITIONAL SILTSOXX TO REDUCE SLOPE LENGTH REPLACE RIPPED SECTION WITH NEW SILTSOXX
INLET PROTECTION	WEEKLY AND AFTER EVERY RUNOFF EVENT	SEDIMENT ACCUMULATION SEDIMENT ACCUMULATED IN INLET FILTER BAG TO 1/2 FULL RUNOFF ESCAPING AROUND BARRIER FILTER BAG TORN OR DAMAGED	REMOVE SEDIMENT AND DISPOSE ON SITE. CLEAN AND/OR REPLACE BAG REBUILD BARRIER REPLACE BAG
CONCRETE WASHOUT FACILITY	WEEKLY AND AFTER EVERY RUNOFF EVENT	DAMAGED OR LEAKING WASHOUT ACCUMULATION OF MATERIALS (50% CAPACITY)	DEACTIVATED AND REPAIRED OR REPLACED AS NECESSARY. PLASTIC LINERS SHOULD BE REPLACED WITH EACH CLEANING.
PUMPED WATER FILTER BAG	WHEN IN USE	SEDIMENT ACCUMULATION IN BAG WHEN IT REACHES HALF FULL LEAKY DISCHARGE HOSE	REPLACE FILTER BAG AND DISPOSE AT DEP APPROVED LOCATION. SECURE CLAMP
CHANNELS	WEEKLY AND AFTER EVERY RUNOFF EVENT	SEDIMENT ACCUMULATION EROSION UNDER LINER DISPLACED LINER MATERIAL	REMOVE SEDIMENT MAKE NECESSARY REPAIRS TO THE CHANNEL LINER
SEDIMENT BASIN	WEEKLY AND AFTER EVERY RUNOFF EVENT	SEDIMENT ACCUMULATION	REMOVE SEDIMENT WHEN LEVEL REACHES THE CLEANOUT MARKER
SEDIMENT TRAP	WEEKLY AND AFTER EVERY RUNOFF EVENT	SEDIMENT ACCUMULATION	REMOVE SEDIMENT WHEN LEVEL REACHES THE CLEANOUT MARKER
PASSIVE FLOC BLOC INSTALLATION	WEEKLY AND AFTER EVERY RUNOFF EVENT	SEDIMENT ACCUMULATION	REMOVE SEDIMENT WHEN LEVEL REACHES THE TOP OF THE ADJACENT FILTER SOCK DOWNSTREAM, UPON COMPLETE COVERING OF BLOC SURFACE, OR AT ANY OTHER TIME MERITING IMMEDIATE SEDIMENT REMOVAL
RIP-RAP APRONS	WEEKLY AND AFTER EVERY RUNOFF EVENT	APRON WASHED AWAY	RESHAPE AS NECESSARY AND REPLACE RIPRAP WITH LARGER SIZE RIPRAP.
TOP OF SLOPE BERM	WEEKLY AND AFTER EVERY RUNOFF EVENT	SEDIMENT ACCUMULATION ON UPSTREAM SIDE PONDING WATER	MAINTAIN WITH SUCCESSIVE LIFTS. AS FILL IS BEING CONSTRUCTED, THE BERM SHOULD BE RAISED PRIOR TO PLACEMENT OF THE NEXT FILL LIFT.

- ALL MAINTENANCE INSPECTIONS SHALL BE LOGGED ONTO THE APPROPRIATE AND CURRENT PA DEP FORM, AND KEPT ON THE SITE AT ALL TIMES.
- ALL REPAIRS TO BE COMPLETED WITHIN 24 HOURS OF DISCOVERY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL TEMPORARY CONTROL MEASURES DURING CONSTRUCTION.
- ALL DEVICES SHOULD BE INSPECTED WEEKLY AND AFTER EVERY RUNOFF EVENT. IF DURING THESE INSPECTIONS, ANY DEVICE IS FOUND TO BE CLOGGED, DAMAGED, HALF-FULL OF SILT OR NOT FULLY OPERATIONAL, THE DEVICE(S) SHALL BE CLEANED OF ALL DEBRIS OR REPLACED AS NECESSARY.
- THE CONTRACTOR SHALL MAINTAIN A REASONABLE SUPPLY OF ALL NECESSARY REPAIR/REPLACEMENT MATERIALS, IN ORDER TO EXPEDITE REPAIR/REPLACEMENT OPERATIONS.

GENERAL BASIN CONVERSIONS

A) CONTRACTOR SHALL FLUSH ALL SEDIMENT TO EXISTING FACILITY PRIOR TO BEGINNING ANY ADDITIONAL WORK IN THE DOWNSTREAM FACILITY.
B) DEWATERING OF THE EXISTING IMPOUNDMENT SHOULD COMPLY WITH ALL REGULATORY REQUIREMENTS AND CONFORM WITH APPROPRIATE CHAPTER 102 DETAILS.
C) REMOVAL, DISTRIBUTION, AND/OR DISPOSAL OF ACCUMULATED SEDIMENT SHALL BE PERFORMED UNDER THE TERMS OF THE EXISTING NPDES PERMIT AND ALL OTHER APPLICABLE CHAPTER 102 REQUIREMENTS, INCLUDING ANY OFF–SITE DISPOSAL THAT MAY BE REQUIRED.
- BAFFLES/TURBIDITY CURTAINS
- CLEANOUT STAKES
- DEWATERING FACILITIES

D) STABILIZE ENTIRETY OF BASIN INTERIOR.
- CONTRACTOR SHALL MAINTAIN PROTECTION OF ANY PERMANENT DEWATERING DEVICES (ORIFICES, WEIRS, BARREL OUTLET PIPES, ETC.) UNTIL THE ENTIRETY OF THE BASIN INTERIOR IS ADEQUATELY STABILIZED.

E) REMOVE ALL TEMPORARY DEWATERING STRUCTURES AND/OR DEVICES SUCH AS SKIMMERS AND TEMPORARY RISER STRUCTURES.
- ANY DEVICES REQUIRING MODIFICATION TO PERMANENT CONDITIONS SHALL BE DONE SO WITH WATERTIGHT CONNECTIONS.
- REMOVE ANY PLATED ORIFICES, BRING ANY PROPOSED WEIRS ONLINE, PROVIDE ANY FINAL ACTIVATION OF PERMANENT STORM WATER CONTROL DEVICES.

F) STABILIZE THE INTERIOR OF BASIN INTERIOR IF ADDITIONAL DISTURBANCE OCCURRED DURING CONVERSION.
- PROVIDE FOR ANY ADDITIONAL, REQUIRED PROVISIONS FOR PERMANENT INFILTRATION PRACTICES.

TEMPORARY SEEDING SPECIFICATIONS:

LIMESTONE: RAW, GROUND AGRICULTURAL LIMESTONE CONTAINING MORE THAN 90 PERCENT CALCIUM CARBONATES (ADJUST Ph LEVELS TO 6.5 TO 7.0). APPLY AT A RATE OF 1 TON/AC .

COMMERCIAL FERTILIZER: IN ABSENCE OF A SOIL TEST, USE 1000 LB/AC OF 10-20-20 (23 LB/1000 SF) MIXED INTO SEEDBED PRIOR TO SEEDING, OR IN A TANK WITH SEED WHEN HYDROSEEDING.

MULCH: CLEAN OAT OR WHEAT STRAW SHALL BE FREE FROM MATURE SEED-BEARING STALKS OR ROOTS OF PROHIBITED OR NOXIOUS WEEDS AS DEFINED BY THE PENNSYLVANIA SEED ACT 1947. APPLY AT A RATE OF 3 TONS/AC (138 LBS/1000 SF). PRECAUTION SHALL BE TAKEN TO STABILIZE THE MULCH UNTIL THE VEGETATIVE COVER IS ESTABLISHED.

SEED MIXTURE: SEED MIXTURE SHALL BEAR A GUARANTEED STATEMENT OF ANALYSIS AND SHALL BE COMPOSED OF THE FOLLOWING VARIETIES AND MIXED IN THE PROPORTIONS SPECIFIED.

TEMPORARY LAWN SEED MIXTURE	PROPORTION BY WEIGHT	MINIMUM PURITY
LOLIUM PERENNE PERENNIAL RYEGRASS	100%	95%

THREE PERCENT REDTOP MAY BE ADDED TO THE LAWN MIXTURE ON SLOPE AREAS OR FOR LATE SPRING OR LATE FALL SEEDING.

TEMPORARY SEEDING: TEMPORARY SEEDING SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET.

ALL AREAS TO BE SEEDED SHALL BE LOOSENED TO A DEPTH OF AT LEAST TWO INCHES BY MECHANICAL MEANS AS APPROVED BY THE LANDSCAPE ARCHITECT.

MULCH SEEDED AREAS IMMEDIATELY AFTER SEEDING.

PLACE LIME AT RATE OF 6 TON/AC AND 5-10-10 FERTILIZER AT 300 LS/AC.

SEEDING: SEED ALL DISTURBED AREAS WITH THE TEMPORARY SEED MIXTURE EXCEPT THOSE AREAS SHOWN TO BE SEEDED WITH STEEP SLOPE SEED MIX, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

PERMANENT SEEDING SPECIFICATIONS:

TOPSOIL: 4" TO 6" (MINIMUM) TOPSOIL SHALL BE REQUIRED ON ALL LAWN AREAS.

LIMESTONE: RAW, GROUND AGRICULTURAL LIMESTONE CONTAINING MORE THAN 90 PERCENT CALCIUM CARBONATES (ADJUST Ph LEVELS TO 6.5 TO 7.0). APPLY AT A RATE OF 6 TON/AC (275 LB/ 1,000 SF).

COMMERCIAL FERTILIZER: IN THE ABSENCE OF A SOIL TEST, USE 1000 LB/AC OF 10-20-20 (23 LB/1000 SF) MIXED INTO SEEDBED PRIOR TO SEEDING, OR IN A TANK WITH SEED WHEN HYDROSEEDING.

INOCULANT: INOCULANT FOR TREATING LEGUMINOUS SEEDS SHALL BE A STANDARD COMMERCIAL PRODUCT CONSISTING OF A SUITABLE CARRIER CONTAINING A CULTURE OF NITROGEN FIXING BACTERIA SPECIFIC FOR SEEDS TO BE INOCULATED. INOCULANT SHALL NOT BE USED LATER THAN DATE INDICATED ON THE CONTAINER.

MULCH: CLEAN OAT OR WHEAT STRAW SHALL BE FREE FROM MATURE SEED-BEARING STALKS OR ROOTS OF PROHIBITED OF NOXIOUS WEEDS AS DEFINED BY THE PENNSYLVANIA SEED ACT 1947. APPLY AT A RATE OF 139 POUNDS 1,000 SQUARE FEET (3 TONS PER ACRE). PRECAUTIONS SHALL BE TAKEN TO STABILIZE MULCH UNTIL THE VEGETATIVE COVER IS ESTABLISHED.

SEED MIXTURE: SEED MIXTURE SHALL BEAR A GUARANTEED STATEMENT OF ANALYSIS AND SHALL BE COMPOSED OF THE FOLLOWING VARIETIES AND MIXED IN PROPORTIONS SPECIFIED.

PERMANENT SEED MIXTURE	PROPORTION BY WEIGHT	MINIMUM PURITY
POA PRATENSIS		
KENTUCKY BLUEGRASS (COLUMBIA OR EQUAL)	50%	85%
LOLIUM PERENNE		
TURF-TYPE PERENNIAL RYEGRASS		
PENN-FINE PERENNIAL RYEGRASS	25%	98%
CITATION II PERENNIAL RYEGRASS	25%	98%

PERMANENT SEEDING: PERMANENT SEEDING SHALL BE APPLIED AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET.

PREPARATION OF SEEDING: GRADE AS NECESSARY TO BRING SUBGRADE TO A TRUE, SMOOTH SLOPE PARALLEL TO AND FOUR INCHES BELOW FINISH GRADE. PLACE TOPSOIL OVER SPECIFIED AREAS TO A DEPTH SUFFICIENTLY GREATER THAN SIX (6) INCHES SO THAT AFTER SETTLEMENT AND LIGHT ROOLING THE COMPLETE WORK WILL CONFORM TO LINES, GRADES AND ELEVATIONS SHOWN.

FERTILIZER AND AGRICULTURAL LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL BY ROTOTILLING OR OTHER METHOD TO A MINIMUM DEPTH OF FOUR (4) INCHES. THE ENTIRE SURFACE SHALL THEN BE REGRADED AND ROLLED. AREAS TO BE SEEDED SHALL THEN BE LOOSENED TO A DEPTH OF TWO (2) INCHES. SEEDING SHALL BE DONE IN TWO SEPARATE OPERATIONS. THE SECOND SEEDING SHALL BE DONE IMMEDIATELY AFTER THE FIRST AND AT RIGHT ANGLES TO THE FIRST SEEDING AND LIGHTLY RAKED INTO THE SOIL. MULCH SEEDED AREAS IMMEDIATELY AFTER SEEDING.

RECYCLING AND WASTE DISPOSAL:

- UPON COMPLETION OF THE PROJECT, RECYCLING OR DISPOSAL OF ALL MATERIALS WHICH COULD CAUSE POLLUTION SHALL BE THE RESPONSIBILITY OF THE EARTHMOVING CONTRACTOR.
- CONSTRUCTION WASTE INCLUDES, BUT IS NOT LIMITED TO, EXCESS SOIL MATERIALS, SILT REMOVED FROM EROSION CONTROL FACILITIES, EXCESS BUILDING MATERIALS, CONCRETE WASH WATER, SANITARY WASTES, AND OBSOLETE EROSION CONTROL MATERIALS (SILT FENCE, SILT SACKS, ETC.).
- SILT REMOVED FROM SEDIMENT CONTROL FACILITIES SHALL BE SPREAD ON THE TOPSOIL STOCKPILE, OR IN LAWN OR LANDSCAPE AREAS.
- OBSOLETE EROSION CONTROL MATERIALS AND EXCESS BUILDING MATERIALS MUST BE DISPOSED OF AT A DEP APPROVED SITE.
- THERE WERE NO KNOW NATURALLY OCCURRING GEOLOGIC FORMATIONS OR SOIL CONDITIONS LOCATED ON THE SITE THAT HAVE THE POTENTIAL TO CAUSE POLLUTION DURING CONSTRUCTION. IF SUCH CONDITIONS ARE ENCOUNTERED, STOP WORK AND CONTACT THE GEOGRAPHICAL ENGINEER AND/OR DEP.
- GEOLOGICAL ROCK FORMATIONS OR SOIL CONDITIONS THAT ARE IDENTIFIED BY THE GEOTECHNICAL ENGINEER ON SITE THAT HAVE THE POTENTIAL TO DEGRADE WATER QUALITY WILL BE ISOLATED IN PLACE OR WILL BE RELOCATED ONSITE FOLLOWED BY APPROPRIATE CAPPING WITH AN IMPERVIOUS SURFACE SUCH AS PAVEMENT OR A BUILDING, OR WILL BE EXCAVATED AND REMOVED TO AN OFF-SITE DISPOSAL AREA APPROVED TO HANDLE HAZARDOUS WASTE. DEPENDING ON THE LEVEL OF CONTAMINATION, BLENDING OF SOIL MAY ACHIEVE ACCEPTABLE STANDARDS.

TEMPORARY HAUL/SITE CONSTRUCTION ROAD

LIMITATIONS:

- THE ROADWAY MUST BE REMOVED OR PAVED WHEN CONSTRUCTION IS COMPLETE.
- CERTAIN CHEMICAL STABILIZERS SHOULD NOT BE USED WITHOUT PRIOR APPROVAL
- MATERIALS WILL LIKELY NEED TO BE REMOVED PRIOR TO FINAL PROJECT GRADING AND STABILIZATION.
- SHORT TERM USE OF THIS BMP IS OFTEN IMPRACTICAL.

INSTALLATION/APPLICATION:

- WHILE SHOWN ON THE PLAN DRAWINGS AS A POTENTIAL OPTION, THE CONTRACTOR SHALL UTILIZE THE APPROPRIATE MEANS AND METHODS TO PROVIDE FOR THE INSTALLATION OF A HAUL ROAD, OR HAUL ROADS.
- ROADWAYS SHOULD TYPICALLY BE CONSTRUCTED AT SLOPES BETWEEN 2 TO 10% WHENEVER POSSIBLE. RE–ROUTING OF THE ROAD, OR PORTIONS, SHOULD BE CONSIDERED IF DEEMED NECESSARY.
- WATER CAN BE UTILIZED TO MINIMIZE DUST DURING EXTREMELY DRY PERIODS.
- PROPERLY GRADE ROADWAY TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE, AND IDEALLY, WHEN POSSIBLE, GRADED TOWARDS EROSION CONTROL FACILITIES.
- INSTALL STABILIZED ACCESS TO SUPPORT THE HEAVIEST VEHICLES/EQUIPMENT THAT WILL UTILIZE THE ROAD.
- STABILIZE ROADWAY USING AGGREGATE, ASPHALT CONCRETE, OR CONCRETE BASED ON LONGEVITY, REQUIRED PERFORMANCE, AND SITE CONDITIONS.
- COORDINATE MATERIALS WITH THOSE USED FOR STABILIZED (ROCK) CONSTRUCTION ENTRANCE/EXIT POINTS.
- IF AGGREGATE IS SELECTED, PLACE CRUSHED AGGREGATE OVER GEOTEXTILE FABRIC TO AT LEAST 12" IN DEPTH. A CRUSHED AGGREGATE GREATER THAN 3" BUT LESS THAN 6" SHOULD BE UTILIZED.

INSPECTION AND MAINTENANCE:

- INSPECT AND VERIFY THAT ACTIVITY–BASED BMPs ARE IN PLACE PRIOR TO THE COMMENCEMENT OF ASSOCIATED ACTIVITIES. THE ROADWAY(S) SHOULD BE INSPECTED WEEKLY DURING PERIODS OF AVERAGE RAINFALL, AND BI–WEEKLY (MINIMUM) OTHERWISE.
- KEEP ANY TEMPORARY ROADWAY DITCHES AND/OR BERMS CLEAR OF DEBRIS.
- PERIODICALLY APPLY ADDITIONAL AGGREGATE, ON GRAVEL ACCESS ROADS.
- ACTIVE ROADS CONSTRUCTED OF BARE EARTH ARE COMMONLY WATERED THREE OR MORE TIMES PER DAY DURING THE DRY SEASON.

811 Know what's **below.** **Call** before you dig.

POCS SER. #: DESIGN - DIG - 20203440458

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Date:	Revision Description:	By:
8/13/2021	INITIAL SUBMISSION TO WCCD	JRG
9/30/2021	WCCD COMMENT REVISIONS	JRG

Professional Seal: COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — GRAHAM LEE FERRY — ENGINEER PE074237

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
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Sewickley, PA 15143
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Meadows Landing
Planned Residential Development

Prepared For:
MEADOWS LANDING ASSOCIATES, LP

Situate In:
South Strabane Township, Washington County, Pennsylvania

EROSION AND SEDIMENTATION CONTROL NOTES

DRAWING SCALE: AS NOTED	DESIGNED BY: GLF
DATE ISSUED: 8/13/2021	REVIEWED BY: GAS
PROJECT JOB#: 3992	FIELD BOOK #: ---
CADD#: 3992-ES23 - DETAILS.DWG	

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.
ES23

K:\SHEFFLERCO\SHEFFLER PROJECT FILES\JOBS 3900-3999\3992 - MEADOW LANDING PROJECT\DRAWINGS\CIVIL\SHEETS\NPDES PLANS\3992-ES23 - DETAILS

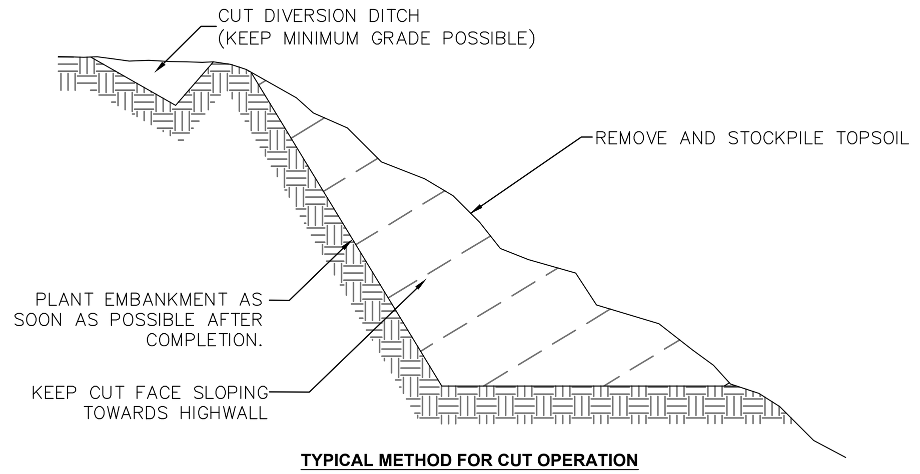
STANDARD EROSION AND SEDIMENT CONTROL PLAN NOTES

1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
2. AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRE-CONSTRUCTION MEETING.
3. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
4. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
5. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER UNACCEPTABLE FILL MATERIAL.
6. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPS SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
7. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
8. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAPS(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
9. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
10. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
11. ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
12. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
13. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
14. VEHICLES AND EQUIPMENT MAY NEITHER ENTER DIRECTLY NOR EXIT DIRECTLY FROM THE PROJECT SITE ONTO PUBLIC ROADS.
15. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMP'S SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMP'S AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING AND RE-NETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMP'S FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMP'S, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
16. A LOG SHOWING DATES THAT E&S BMP'S WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
17. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
18. ALL SEDIMENT REMOVED FROM BMP'S SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
19. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES -- 6 TO 12 INCHES ON COMPACTED SOILS -- PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
20. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES. REFER TO GEOTECHNICAL REPORT AND CROSS SECTIONS.
21. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
22. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
23. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
24. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
25. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
26. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
27. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUB-AREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
28. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
29. E&S BMP'S SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
30. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMP'S MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMP'S. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMP'S SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID RE-VEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
31. FAILURE TO CORRECTLY INSTALL E&S BMP'S, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMP'S MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO $10,000 PER DAY IN CIVIL PENALTIES, UP TO $10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO $25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.
32. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATERS OR GROUNDWATER SYSTEMS.
33. FILL MATERIAL FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS. THE EMBANKMENT SHALL BE COMPACTED IN MAXIMUM 10" LAYERED LIFTS AT 90% DENSITY.
34. SPREAD TOPSOIL, SEED AND MULCH ALL DISTURBED AREAS, USING THE SPECIFIED SEEDING REQUIREMENTS. ALL DISTURBED AREAS MUST BE TEMPORARILY STABILIZED IF REMAINING IDLE FOR MORE THAN 4 DAYS. IN THE ABSENCE OF A SOIL TEST, LIME AND FERTILIZER SHOULD BE ADDED AT A RATE LISTED IN THE SEEDING SPECIFICATIONS ON THIS SHEET.

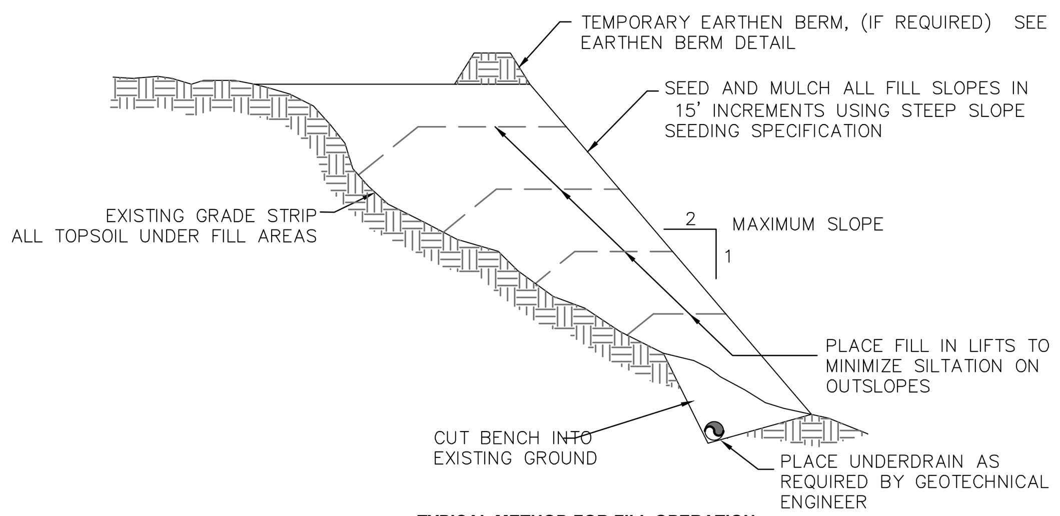
CLEAN FILL AND ENVIRONMENTAL DUE DILIGENCE: IF THE SITE WILL NEED TO HAVE FILL IMPORTED FROM AN OFF SITE LOCATION, THE RESPONSIBILITY FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND THE DETERMINATION OF CLEAN FILL WILL RESIDE WITH THE CONTRACTOR RESPONSIBLE FOR EARTHMOVING OPERATIONS.

ENVIRONMENTAL DUE DILIGENCE MEANS PERFORMING INVESTIGATIVE TECHNIQUES FOR THE IMPORTED MATERIAL. THIS INCLUDES, BUT IS NOT LIMITED TO: VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, AND ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) POLICY 'MANAGEMENT OF FILL'. FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL, REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE DEP MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA CODE, CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE.

CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE,INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM 'USED ASPHALT' DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE.)



TYPICAL METHOD FOR CUT OPERATION



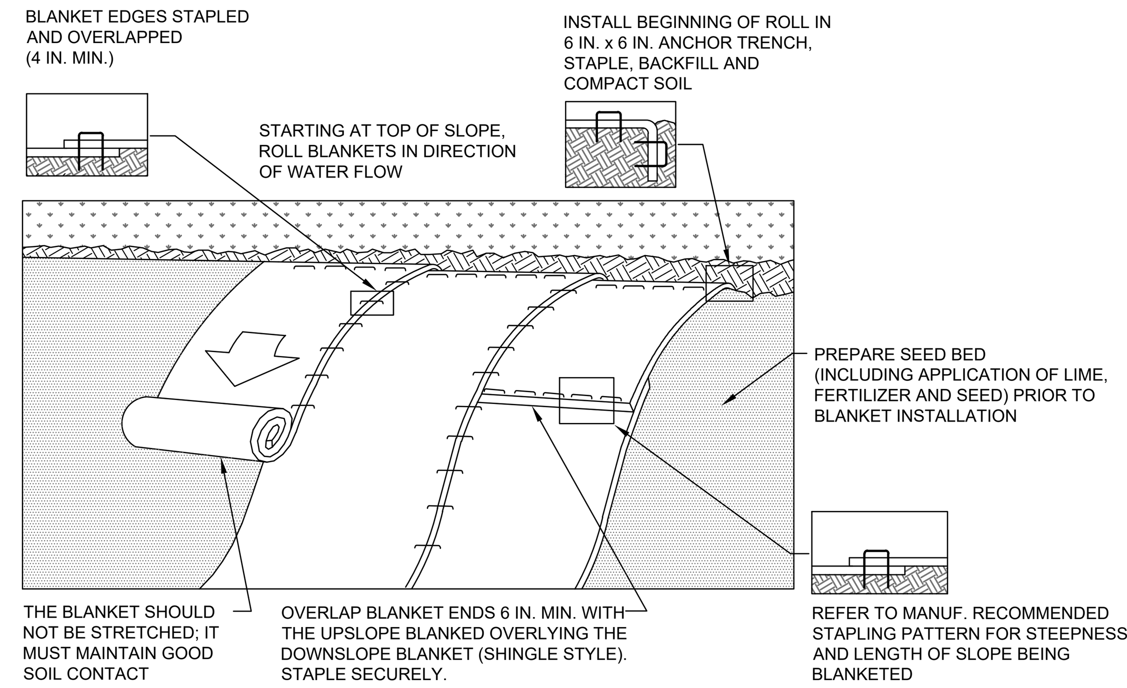
TYPICAL METHOD FOR FILL OPERATION

NOTE:

1. REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL RECOMMENDATIONS. RECOMMENDATIONS IN THE REPORT WILL SUPERCEDE THESE DETAILS.

NOT TO SCALE

1	TYPICAL METHOD FOR CUT OR FILL SLOPE OPERATION
ES18	



NOTES:

SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.

PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.

SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.

BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.

THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.

NOT TO SCALE

2	EROSION CONTROL BLANKET
ES18	

TABLE 4.2
Compost Standards

Organic Matter Content	80% - 100% (dry weight basis)
Organic Portion	Fibrous and elongated
pH	5.5 - 8.0
Moisture Content	35% - 55%
Particle Size	98% pass through 1" screen
Soluble Salt Concentration	5.0 dS/m (mmhos/cm) Maximum

Filtrexx

TABLE 4.2
Compost Standards

Organic Matter Content	80% - 100% (dry weight basis)
Organic Portion	Fibrous and elongated
pH	5.5 - 8.0
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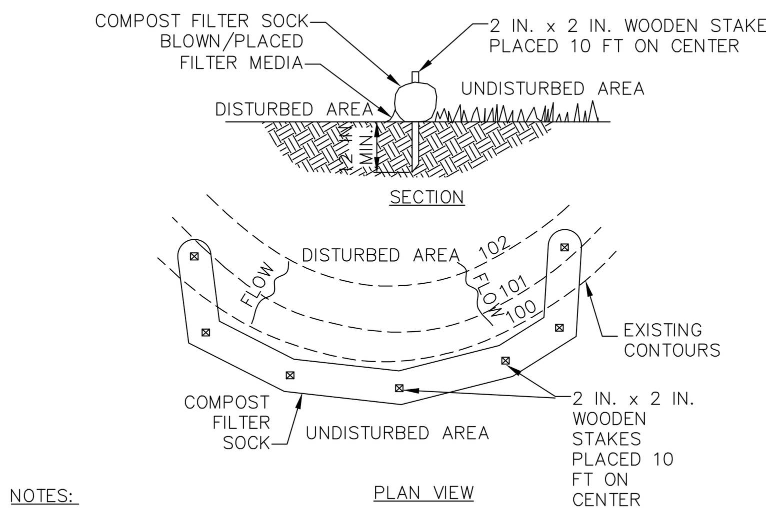
Filtrexx



NOTES:

SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

NOT TO SCALE

3	COMPOST FILTER SOCK
ES18	

3800-FM-BCW0271d Rev. 12/2019
Inspection Report

pennsylvania DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

CHAPTER 102 VISUAL SITE INSPECTION REPORT

GENERAL INFORMATION

Inspection Date: ______ Inspection Time: ______ AM / PM Inspection No.: ______

Inspection Type: ______ Precipitation in Previous 24 hours: ______ inches

Current Site Conditions: ☐ Active Earth Disturbance ☐ Fully Stabilized ☐ Snow Covered

Current Weather Conditions: ☐ Rain/Sleet/Snow ☐ Overcast ☐ Sunny/Partly Sunny

Permittee Name: ______ Inspector Name: ______

Permittee Address: ______ Inspector Phone: ______

City, State, ZIP: ______ Inspector Firm: ______

Project Name: ______ Inspector Title: ______

Municipality: ______ County: ______

Permit Type: ☐ PAG-02 ☐ IP ☐ ESCGP ☐ ESP Permit No.: ______

INSPECTION INFORMATION

Areas for Inspection	Check if Inspected	Problems Observed
1. Areas that have been cleared and grubbed, graded, excavated, or otherwise disturbed and are not yet stabilized.	☐	
2. BMPs installed to comply with permit.	☐	
3. Material, waste, borrow and equipment storage and maintenance areas covered by permit or E&S Plan approval.	☐	
4. Areas where stormwater flows within the site, including drainageways designed to divert, convey and/or treat stormwater.	☐	
5. Discharge points on-site.	☐	
6. Locations where stabilization measures have been implemented.	☐	

Questions	Check One
7. Are the approved E&S Plan and drawings available on-site?	☐ Yes ☐ No ☐ N/A
8. Are the approved PCSM Plan and drawings available on-site?	☐ Yes ☐ No ☐ N/A
9. Are E&S BMPs properly installed, operational, and working as intended?	☐ Yes ☐ No ☐ N/A
10. Are PCSM BMPs properly installed, operational, and working as intended?	☐ Yes ☐ No ☐ N/A
11. Has a PPC Plan been prepared, implemented, and available on-site?	☐ Yes ☐ No ☐ N/A
12. Is all earth disturbance within the permitted limit of disturbance?	☐ Yes ☐ No ☐ N/A
13. Have all disturbed areas in which disturbance has ceased for more than 4 days been stabilized?	☐ Yes ☐ No ☐ N/A

- 1 -

3800-FM-BCW0271d Rev. 12/2019
Inspection Report

Questions	Check One
14. Is the approved construction sequence being followed?	☐ Yes ☐ No ☐ N/A
15. Are areas intended for PCSM BMPs being protected from compaction and sediment laden runoff?	☐ Yes ☐ No ☐ N/A
16. For Questions 7 through 15, explain any answers of "No" in the space below or on a separate sheet.	
17. Are there signs of visible accelerated erosion and sedimentation due to discharges from the site?	☐ Yes ☐ No ☐ N/A
18. Are there any unauthorized non-stormwater discharges occurring from the site?	☐ Yes ☐ No ☐ N/A
19. Do stormwater discharges, if occurring during inspection, contain floating solids, foam, scum, sheen, or substances that result in observed deposits or produce an observable change in the color, taste, odor or turbidity of the receiving water?	☐ Yes ☐ No ☐ N/A
20. Were any instances of non-compliance observed during the inspection?	☐ Yes ☐ No
21. For Questions 17 through 20, explain any answers of "Yes" in the space below or on a separate sheet.	
22. Are critical stages of implementation of the PCSM Plan occurring at the time of inspection?	☐ Yes ☐ No ☐ N/A
23. If No. 22 is "Yes", is or was a licensed professional present on-site and responsible?	☐ Yes ☐ No
24. Has any fill material excavated on-site, imported to the site, or exported from the site been tested for clean fill since the last inspection? *(if "Yes" attach Form FP-001 to this report)*	☐ Yes ☐ No
25. Identify the names and addresses of all new operators that have commenced work on the project site since the last inspection was conducted (see 25 Pa. Code § 102.1 for the definition of "operator"). Name: ______ Name: ______ Address: ______ Address: ______ City, State, ZIP: ______ City, State, ZIP: ______	
For new operators listed above, has the Transferee/Co-Permittee Application been completed and submitted?	☐ Yes ☐ No
26. **Corrective Action** – Describe any corrective actions that should be taken by the permittee to comply with the permit.	
27. Have photograph(s) been taken during the inspection and are attached to this report?	☐ Yes ☐ No
28. Are additional pages attached to this report?	☐ Yes ☐ No

I certify under penalty of law (see 18 Pa.C.S. § 4904 (relating to unsworn falsification)) that the information reported herein was prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the information, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Inspector Signature ______ **Date of Signature** ______

- 2 -

4	VISUAL SITE INSPECTION REPORT
ES18	

Compost Filter Sock	
CFS #	**CFS Size (in)**
1.1	32
1.2	12
1.3	12
1.4	12
1.5	12
1.6	12
1.7	12
1.8	12
1.9	8
1.10	8
1.11	18
1.13	32
1.14	12
1.15	12
1.16	12
1.17	12
1.18	12
1.19	12
1.20	8
1.22	8
1.23	8
1.24	32

Compost Filter Sock	
CFS #	**CFS Size (in)**
2.1	12
2.2	12
2.3	18
2.4	18
2.5	12
2.6	12
2.7	18
2.8	24
2.9	32
2.0	24

Compost Filter Sock	
CFS #	**CFS Size (in)**
3.18	24
3.19	8
3.20	12
3.21	12
3.22	18
3.23	24
3.24	32
3.25	24
3.26	18
3.27	8
3.28	24
3.29	24
3.30	24
3.31	24

811 Know what's **below.** Call before you dig.

POCS SER. #: DESIGN - DIG - 20203440458

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Date:	Revision Description:	By:
8/13/2021	INITIAL SUBMISSION TO WCCD	JRG
9/30/2021	WCCD COMMENT REVISIONS	JRG

Professional Seal: COMMONWEALTH OF PENNSYLVANIA, REGISTERED PROFESSIONAL, GRAHAM LEE FERRY, ENGINEER PE074237

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
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Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:
MEADOWS LANDING ASSOCIATES, LP

Situate In:
South Strabane Township, Washington County, Pennsylvania

EROSION AND SEDIMENTATION CONTROL DETAILS

DRAWING SCALE:	AS NOTED	DESIGNED BY:	GLF
DATE ISSUED:	8/13/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---
CADD#: 3992-ES23 - DETAILS.DWG			

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
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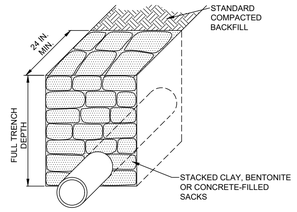
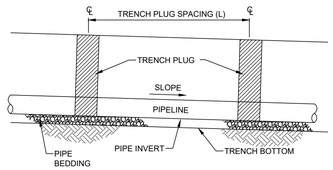
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.
ES24

K:\SHEFFLERCO\SHEFFLER PROJECT FILES\JOBS 3900-3999\3992 - MEADOW LANDING PROJECT\DRAWINGS\CIVIL\SHEETS\NPDES PLANS\3992-ES23 - DETAILS



SECTION VIEW



PROFILE VIEW

PA DEP EROSION CONTROL MANUAL TABLE 13.1
MAXIMUM SPACING AND MATERIALS FOR TRENCH PLUGS

TRENCH SLOPE (%)	SPACING L (FT)	PLUG MATERIAL
< 5	1000	* CLAY, BENTONITE, OR CONCRETE FILLED SACKS
5 - 15	500	* CLAY, BENTONITE, OR CONCRETE FILLED SACKS
15 - 25	300	* CLAY, BENTONITE, OR CONCRETE FILLED SACKS
25 - 35	200	* CLAY, BENTONITE, OR CONCRETE FILLED SACKS
35 - 100	100	* CLAY, BENTONITE, OR CONCRETE FILLED SACKS
> 100	50	CEMENT BAGS (WETTED) OR MORTARED STONE

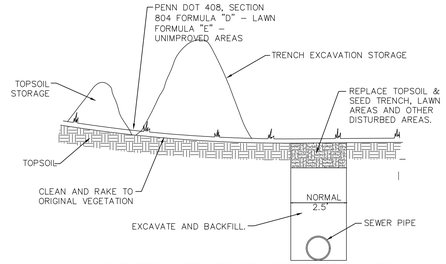
* TOPSOIL MAY NOT BE USED TO FILL SACKS

NOTES:

IMPERVIOUS TRENCH PLUGS ARE REQUIRED FOR ALL STREAM, RIVER, WETLAND, OR OTHER WATER BODY CROSSINGS.

NOT TO SCALE

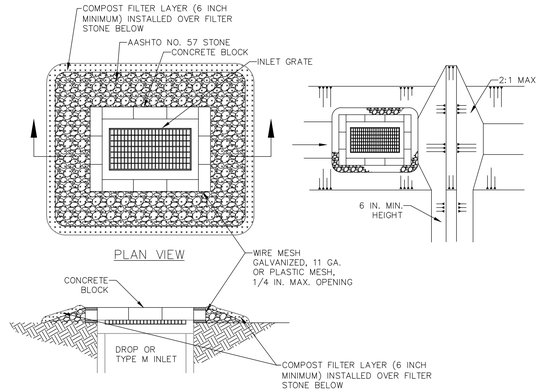
1	TYPICAL TRENCH PLUG
ES19	INSTALLATION



MULCHING OR PROTECTIVE NETTING REQUIRED WHERE SURFACE IS SUBJECT TO IMMEDIATE EROSION.

NOT TO SCALE

2	EROSION CONTROL FOR SEWER
ES19	TRENCHES



SECTION A–A

NOTES:

MAXIMUM DRAINAGE AREA =1 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS NOT LOCATED AT A LOW POINT.

ROLLED EARTHEN BERM IN ROADWAY SHALL BE PROVIDED AND MAINTAINED IMMEDIATELY DOWN GRADIENT OF THE PROTECTED INLET UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR TO REMAIN PERMANENTLY.

TOP OF BLOCK SHALL BE AT LEAST 6 INCHES BELOW ADJACENT ROADS IF PONDED WATER WOULD POSE A SAFETY HAZARD TO TRAFFIC.

SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE HEIGHT OF THE STONE. DAMAGED OR CLOGGED INSTALLATIONS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.

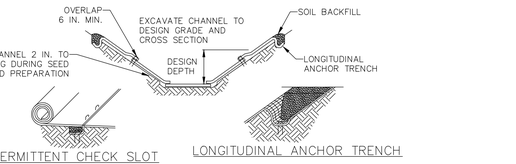
FOR SYSTEMS DISCHARGING TO HQ OR EV SURFACE WATER, A 6 INCH THICK COMPOST LAYER SHALL BE SECURELY ANCHORED ON OUTSIDE AND OVER TOP OF STONE. COMPOST SHALL MEET THE STANDARDS IN TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

ADDITIONAL NOTE:

* CONTRACTOR SHALL TAKE SPECIAL CARE TO INSTALL AND MAINTAIN SIX INCH MINIMUM LAYER OVER GRAVEL OF FILTER AT ALL TIME – MAINTAINING COMPOST REQUIREMENTS ENSURES COMPLIANCE WITH ABACT AND WATER QUALITY REQUIREMENTS, PER TITLE 25, CHAPTER 102, PA CODE

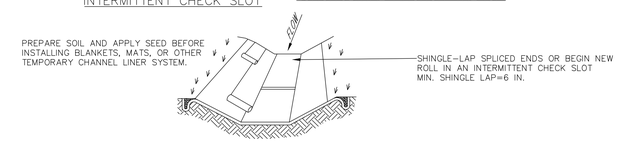
NOT TO SCALE

3	STONE BLOCK AND GRAVEL INLET
ES19	PROTECTION DEVICE (ABACT)

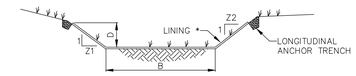


INTERMITTENT CHECK SLOT

LONGITUDINAL ANCHOR TRENCH



ISOMETRIC VIEW



(LOOKING DOWNSTREAM)

CHANNEL CROSS–SECTION

* SEE MANUFACTURER'S LINING INSTALLATION DETAIL FOR STAPLE PATTERNS, VEGETATIVE STABILIZATION FOR SOIL AMENDMENTS, SEED MIXTURES AND MULCHING INFORMATION

CHANNEL NO.	BOTTOM WIDTH B (FT)	DEPTH D (FT)	TOP WIDTH W (FT)	Z1 (FT)	Z2 (FT)	LINING *
TIC–1.A	2	2	10	2	2	SC–250/ VEGETATION
TIC–2.A	2	2	10	2	2	SC–150/ VEGETATION
TIC–2.B	2	2	10	2	2	C–350/ VEGETATION
TIC–2.C	2	2	10	2	2	SC–150/ VEGETATION
TIC–2.D	2	2	10	2	2	SC–150/ VEGETATION
TIC–2.E	2	2	10	2	2	SC–150/ VEGETATION
TIC–2.F	2	2	10	2	2	C–350/ VEGETATION
TIC–2.G	2	2	10	2	2	C–350/ VEGETATION
TIC–2.H	2	2	10	2	2	C–350/ VEGETATION
TIC–3.A	2	2	10	2	2	C–350/ VEGETATION
TIC–3.B	2	2	10	2	2	C–350/ VEGETATION
TIC–3.C	2	2	10	2	2	SC–150/ VEGETATION

NOTES:

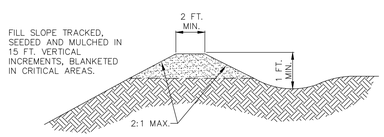
ANCHOR TRENCHES SHALL BE INSTALLED AT BEGINNING AND END OF CHANNEL IN THE SAME MANNER AS LONGITUDINAL ANCHOR TRENCHES.

CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION.
SEDIMENT DEPOSITS SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS SOIL CONDITIONS PERMIT ACCESS TO CHANNEL WITHOUT FURTHER DAMAGE. DAMAGED LINING SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS OF DISCOVERY.

NO MORE THAN ONE THIRD OF THE SHOOT (GRASS LEAF) SHALL BE REMOVED IN ANY MOWING. GRASS HEIGHT SHALL BE MAINTAINED BETWEEN 2 AND 3 INCHES UNLESS OTHERWISE SPECIFIED. EXCESS VEGETATION SHALL BE REMOVED FROM PERMANENT CHANNELS TO ENSURE SUFFICIENT CHANNEL CAPACITY.

NOT TO SCALE

4	VEGETATED CHANNEL
ES19	STANDARD DETAIL #6-1



SECTION VIEW

NOTES:

TEMPORARY BERMS SHALL BE PLACED, MAINTAINED, AND ADJUSTED CONTINUOUSLY UNTIL 90% VEGETATIVE GROWTH IS ESTABLISHED ON THE EXTERIOR SLOPES WITH PERMANENT STORM DRAINAGE FACILITIES FUNCTIONING.

BERMS SHALL OUTLET TO SLOPE PIPES, CHANNELS, OR OTHER APPROVED MEANS OF CONVEYING RUNOFF TO A SEDIMENT TRAP, SEDIMENT BASIN, OR COLLECTOR CHANNEL.

CHANNEL BEHIND BERM SHALL HAVE POSITIVE GRADE TO OUTLET AND AN APPROPRIATE PROTECTIVE LINING.

BERM SHALL BE ADEQUATELY COMPACTED TO PREVENT FAILURE.

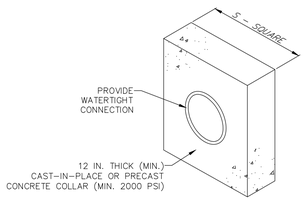
AN ACCEPTABLE ALTERNATIVE TO TOP–OF–SLOPE BERM IS TO CONTINUOUSLY GRADE THE TOP OF FILL TO DIRECT RUNOFF AWAY FROM THE FILLSLOPE TO A COLLECTOR CHANNEL, SEDIMENT TRAP, OR SEDIMENT BASIN.

TOP OF SLOPE BERM SHALL BE USED IN ALL DIVERSION BERMS AS SEEN ON PLANS

FOR FURTHER CLARIFICATION REFERNCE Pa. Code Title 25 Chapter 102

NOT TO SCALE

5	STANDARD CONSTRUCTION
ES19	DETAIL #6-4 TOP OF SLOPE BERM



BASIN OR TRAP NO.	PIPE SIZE (IN)	S (IN)	NO. OF COLLARS	RISER TO FIRST COLLAR (FT)	CORE COLLAR SPACING (FT)
BASIN 1	EXISTING OUTLET BARREL				
BASIN 1 FB	30	72	2	25	25
BASIN 2	EXISTING OUTLET BARREL				
BASIN 2 FB	18	48	2	25	25
BASIN 3	EXISTING OUTLET BARREL				

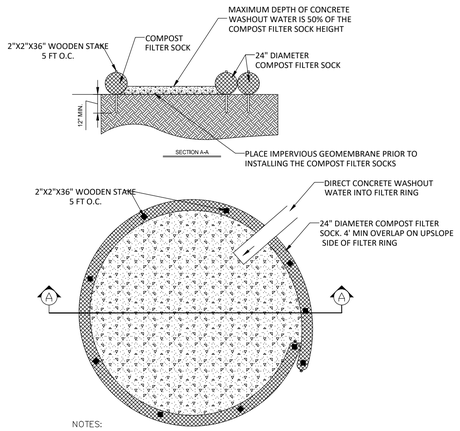
NOTES:

ALL COLLARS SHALL BE INSTALLED SO AS TO BE WATERTIGHT.

COLLAR SIZE AND SPACING SHALL BE AS INDICATED WITHIN TABLE.

NOT TO SCALE

6	CONCRETE ANTI-SEEP COLLAR
ES19	FOR PERMANENT BASINS



NOTES:

1. INSTALL ON FLAT GRADE WHERE POSSIBLE
2. 18" DIAMETER FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.
3. A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS

NOT TO SCALE

7	CONCRETE WASHOUT AREA
ES19	

811 Know what's below. Call before you dig.

POCS SER. #: DESIGN - DIG - 20203440458

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Date:	Revision Description:	By:
8/13/2021	INITIAL SUBMISSION TO WCCD	JRG
9/30/2021	WCCD COMMENT REVISIONS	JRG

Professional Seal: COMMONWEALTH OF PENNSYLVANIA – REGISTERED PROFESSIONAL – GRAHAM LEE FERRY – ENGINEER – PE074237

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:
MEADOWS LANDING ASSOCIATES, LP

Situate In:
South Strabane Township, Washington County, Pennsylvania

EROSION AND SEDIMENTATION CONTROL DETAILS

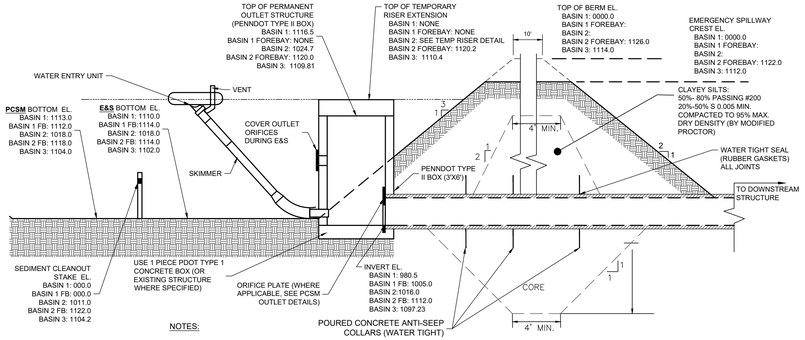
DRAWING SCALE:	AS NOTED	DESIGNED BY:	GLF
DATE ISSUED:	8/13/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992-ES23 - DETAILS.DWG

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.
ES25

A:\SHEFFLER\SCHEFFLER PROJECT FILES\JOBS 3900-3999\3992 - MEADOW LANDING PROJECT\DRAWINGS\CIVIL\SHEETS\NPDES PLANS\3992-ES23 - DETAILS



NOTES:

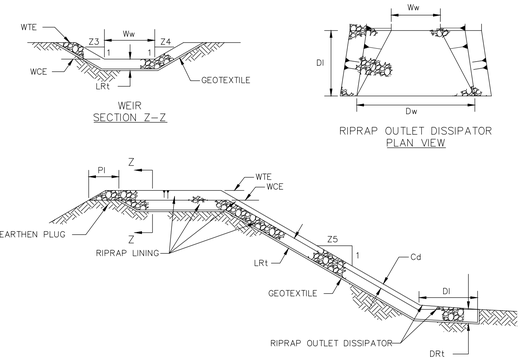
1. CONSTRUCT INLET IN ACCORDANCE WITH THESE SPECIFICATIONS AND PENNDOT PUBLICATION 408, AND SECTION 713.2 FOR "PRECAST CONCRETE UNITS".
2. INLET GRATES TO BE GRAY IRON.
3. MANHOLE STEPS REQUIRED IN ALL STRUCTURES OVER 5' DEEP.
4. THE PERMANENT RISER STRUCTURE SHALL BE A PENNDOT STANDARD INLET (TYPE M) BOX.

NOT TO SCALE

1	SEDIMENT BASIN
ES20	CROSS SECTION

NOTES:

1. AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES (INCLUDING CLEARING AND GRUBBING), THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, AND A REPRESENTATIVE FROM THE (BUTLER COUNTY) CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
2. UPON INSTALLATION OR STABILIZATION OF ALL PERIMETER SEDIMENT CONTROL BMPS AND AT LEAST 3 DAYS PRIOR TO PROCEEDING WITH THE BULK EARTH DISTURBANCE ACTIVITIES, THE PERMITTEE OR CO-PERMITTEE SHALL PROVIDE NOTIFICATION TO THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT.
3. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
4. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED BY THE (BUTLER COUNTY) CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION. EACH STEP OF THE SEQUENCE SHALL BE COMPLETED BEFORE PROCEEDING TO THE NEXT STEP, EXCEPT WHERE NOTED.



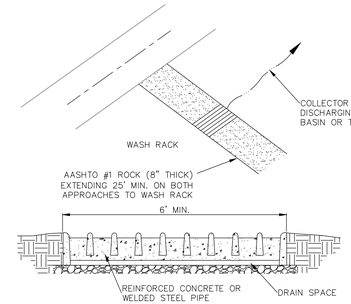
BASIN NO.	WEIR					LINING		CHANNEL		DISSIPATOR			
	Z3 (FT)	Z4 (FT)	TOP ELEV WTE (FT)	CREST ELEV WCE (FT)	WIDTH Ww (FT)	RIPRAP SIZE (R-_)	RIPRAP THICK. LRt (IN)	Z5 (FT)	DEPTH Cd (FT)	LENGTH DI (FT)	WIDTH Dw (FT)	RIPRAP SIZE (R-_)	RIPRAP THICK. DRt (IN)
BASIN-1	2	2	1120.0	1118.0	116	5	27	2	2	5	126	5	27
BASIN-1 FB	2	2	1120.0	1116.5	15	5	27	2	2	5	25	5	27
BASIN-2	2	2	1122.0	1119.5	40	5	27	2	2	5	50	5	27
BASIN-2 FB	2	2	1126.0	1122.0	12	5	27	2	2	5	22	5	27
BASIN-3	2	2	1114.0	1112.0	70	5	27	2	2	5	80	5	27

NOTES:

DIMENSION PI SHALL BE 5' MINIMUM.
DISPLACED RIPRAP WITHIN THE SPILLWAY AND/OR OUTLET CHANNEL SHALL BE REPLACED IMMEDIATELY.

NOT TO SCALE

2	SEDIMENT BASIN EMERGENCY
ES20	SPILLWAY WITH RIPRAP LINING



NOTES:

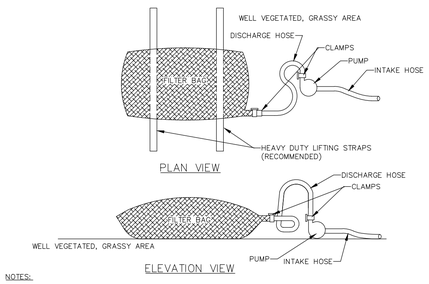
WASH RACK SHALL BE 20 FEET (MIN.) WIDE OR TOTAL WIDTH OF ACCESS.

WASH RACK SHALL BE DESIGNED AND CONSTRUCTED TO ACCOMMODATE ANTICIPATED CONSTRUCTION VEHICULAR TRAFFIC.

A WATER SUPPLY SHALL BE MADE AVAILABLE TO WASH THE WHEELS OF ALL VEHICLES EXITING THE SITE.

MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE OF ROCK MATERIAL SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. DRAIN SPACE UNDER WASH RACK SHALL BE KEPT OPEN AT ALL TIMES. DAMAGE TO THE WASH RACK SHALL BE REPAIRED PRIOR TO FURTHER USE OF THE RACK. ALL SEDIMENT DEPOSITED ON ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

3	ROCK CONSTRUCTION ACCESS
ES20	WITH WASH RACK



NOTES:

LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5% FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

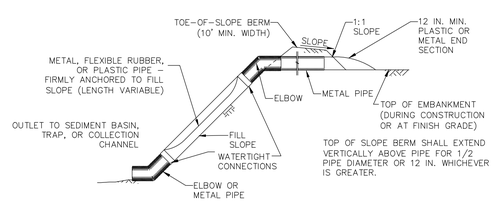
THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

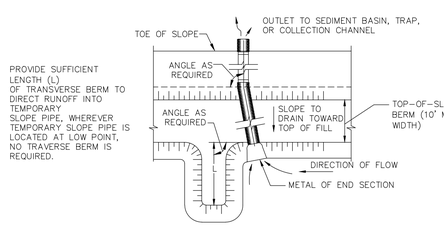
THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

NOT TO SCALE

4	PUMPED WATER FILTER BAG
ES20	





NOTES:

THE MAXIMUM DISTANCE BETWEEN ANCHOR STAKES SHALL BE 10 FEET.

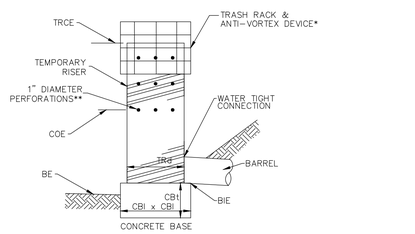
TRANSVERSE BERM SHALL BE USED WHENEVER TEMPORARY SLOPE PIPE IS NOT LOCATED AT LOW POINT.

SLOPE PIPES SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. ANY ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE INLET IMMEDIATELY.

DAMAGED PIPE SECTIONS SHALL BE REPLACED WITHIN 24 HOURS. LEAKING CONNECTIONS SHALL BE REPAIRED IMMEDIATELY.

NOT TO SCALE

5	TEMPORARY SLOPE PIPE
ES20	STANDARD DETAIL #6-5



* SEE STANDARD CONSTRUCTION DETAIL #7-5, TRASH RACK AND ANTI-VORTEX DEVICE
** LOWEST ROW OF HOLES AT SEDIMENT CLEAN-OUT ELEVATION

BASIN NO.	TEMPORARY RISER			PERFORATIONS				CONCRETE BASE		BARREL
	DIA TRd (IN)	CREST ELEV TRCE (FT)	MAT'L	LOWEST ROW OF HOLES ELEV (FT)	NO. ROWS**	NO. HOLES PER ROW	VERT. SPACING OF ROWS (FT)	LENGTH AND WIDTH CBl (IN)	THICKNESS CBt (IN)	INLET ELEV BIE (FT)
2	24	1116.0	CMP	SKIMMER	0	0	0	48	16	1108

NOTES:

A MINIMUM OF 2-#8 REBAR SHALL BE PLACED AT RIGHT ANGLES AND PROJECTING THROUGH SIDES OF RISER TO ANCHOR IT TO CONCRETE BASE. REBAR SHALL PROJECT A MINIMUM OF 1/4 RISER DIAMETER BEYOND OUTSIDE OF RISER.

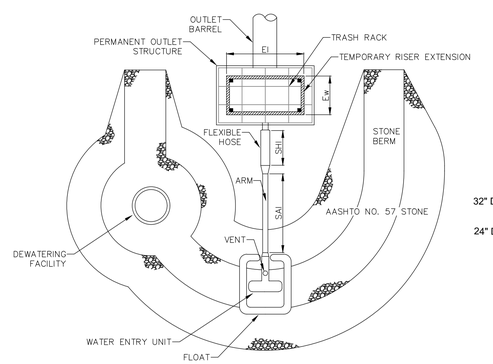
CONCRETE BASE SHALL BE POURED IN SUCH A MANNER SO AS TO INSURE THAT CONCRETE FILLS BOTTOM OF RISER TO INVERT OF THE OUTLET PIPE TO PREVENT RISER FROM BREAKING AWAY FROM THE BASE. MINIMUM BASE WIDTH EQUALS 2 TIMES RISER DIAMETER.

EMBEDDED SECTION OF ALUMINUM OR ALUMINIZED PIPE SHALL BE PAINTED WITH ZINC CHROMATE OR EQUIVALENT.

CLOGGED OR DAMAGED SPILLWAYS SHALL BE REPAIRED IMMEDIATELY. TRASH AND OTHER DEBRIS SHALL BE REMOVED FROM THE BASIN AND RISER.

NOT TO SCALE

6	SEDIMENT BASIN TEMPORARY
ES20	RISER #7-7



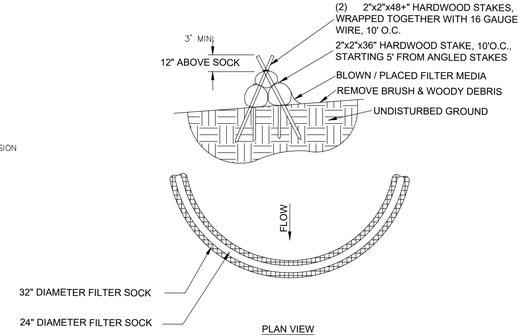
NOTES:

NO GUIDE RAILS SHALL BE REQUIRED FOR THIS INSTALLATION.

THIS DETAIL SHALL BE USED IN CONJUNCTION WITH STANDARD CONSTRUCTION DETAILS #7-2 AND #7-4.

NOT TO SCALE

7	SKIMMER WITH STONE LANDING
ES20	BERM



DESIGN NOTES:

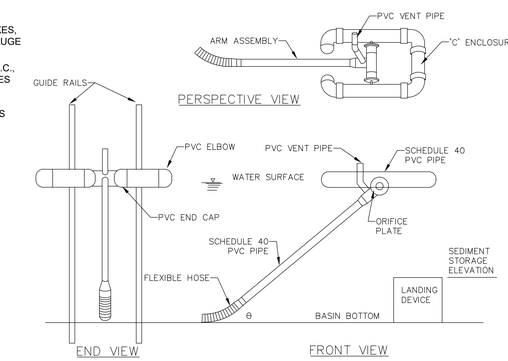
1. COMPOST SOCK SEDIMENT TRAP SHALL BE SIZED TO PROVIDE 2000 CUBIC FEET OF STORAGE CAPACITY FOR EACH ACRE TRIBUTARY TO THE TRAP
2. MINIMUM BASE WIDTH IS EQUAL TO THE HEIGHT.
3. SEDIMENT ACCUMULATION SHALL NOT EXCEED ½ THE TOTAL HEIGHT OF THE TRAP.
4. SOCKS SHALL BE OF LARGER DIAMETER AT THE BASE OF THE TRAP AND DECREASE IN DIAMETER FOR SUCCESSIVE LAYERS AS SHOWN ON THE PLAN VIEW.
5. ENDS OF THE TRAP SHALL BE A MINIMUM OF 1 FOOT HIGHER IN ELEVATION THAN THE MID-SECTION, WHICH SHALL BE LOCATED AT THE POINT OF DISCHARGE.

NOTES:

1. SOCK MATERIAL SHALL MEET THE STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.
2. COMPOST SOCK SEDIMENT TRAPS SHALL NOT EXCEED THREE SOCKS IN HEIGHT AND SHALL BE STACKED IN PYRAMIDAL FORM AS SHOWN AOVE, MINIMUM TRAP HEIGHT IS ONE 24" DIAMETER SOCK. ADDITIONAL STORAGE MAY BE PROVIDED BY MEANS OF AN EXCAVAED SUMP 12" DEEP EXTENDING TO 1 TO 3 FEET UPSLOPE OF THE SOCK ALONG THE LOWER SIDE OF THE TRAP.
3. COMPOST SOCK SEDIMENT TRAPS SHALL PROVIDE 2,000 CUBIC FEET STORAGE CAPACITY WITH 12" FREEBOARD FOR EACH TRIBUTARY DRAINAGE ACRE. (SEE MANUFACTURER FOR ANTICIPATED SETTLEMENT.)
4. THE MAXIMUM TRIBUTARY DRAINAGE AREA IS 5.0 ACRES, SINCE COMPOST SOCKS ARE "FLOW-THROUGH," NO SPILLWAY IS REQUIRED.
5. COMPOST SOCK SEDIMENT TRAPS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. SEDIMENT SHALL BE REMOVED WHEN IT REACHES ½ THE HEIGHT OF THE SOCKS.
6. PHODEGRADABLE AND BIODEGRADABLE SOCKS SHALL NOT BE USED FOR MORE THAN 1 YEAR

NOT TO SCALE

8	STANDARD CONSTRUCTION DETAIL #3-11
ES20	COMPOST FILTER SOCK SEDIMENT TRAP



BASIN NO.	WATER SURFACE ELEVATION (FT)	ARM LENGTH (FT)	ARM DIA. (IN)	ORIFICE DIA. (IN)	TOP OF LANDING DEVICE ELEVATION (FT)	FLEXIBLE HOSE LENGTH (IN)	FLEXIBLE HOSE ATTACHMENT ELEVATION (FT)
BASIN 1	1116.6	9.33	6	4.5	1111.0	24	1110.0
BASIN 1 FB	NONE						
BASIN 2	1118.0	12.73	6	4.5	1111.0	24	1110.0
BASIN 2 FB	NONE						
BASIN 3	1110.4	11.88	6	5.0	1104.2	24	1102.0

NOTES:

ORIFICE DIAMETER MUST BE EQUAL TO OR LESS THAN ARM DIAMETER

A ROPE SHALL BE ATTACHED TO THE SKIMMER ARM TO FACILITATE ACCESS TO THE SKIMMER ONCE INSTALLED.

SKIMMER SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT.
ANY MALFUNCTIONING SKIMMER SHALL BE REPAIRED OR REPLACED WITHIN 24 HOURS OF INSPECTION.

ICE OR SEDIMENT BUILDUP AROUND THE PRINCIPAL SPILLWAY SHALL BE REMOVED SO AS TO ALLOW THE SKIMMER TO RESPOND TO FLUCTUATING WATER ELEVATIONS.

SEDIMENT SHALL BE REMOVED FROM THE BASIN WHEN IT REACHES THE LEVEL MARKED ON THE SEDIMENT CLEAN-OUT STAKE OR THE TOP OF THE LANDING DEVICE.

A SEMI-CIRCULAR LANDING ZONE MAY BE SUBSTITUTED FOR THE GUIDE RAILS (STANDARD CONSTRUCTION DETAIL # 7-3).

NOT TO SCALE

9	SKIMMER
ES20	

Know what's below. Call before you dig.

POCS SER. #: DESIGN - DIG - 20203440458

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Date:	Revision Description:	By:
8/13/2021	INITIAL SUBMISSION TO WCCD	JRG
9/30/2021	WCCD COMMENT REVISIONS	JRG

Professional Seal: COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — GRAHAM LEE FERRY — ENGINEER — PE074237

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Meadows Landing
Planned Residential Development

Prepared For:
MEADOWS LANDING ASSOCIATES, LP

Situate In:
South Strabane Township, Washington County, Pennsylvania

EROSION AND SEDIMENTATION CONTROL DETAILS

DRAWING SCALE:	AS NOTED	DESIGNED BY:	GLF
DATE ISSUED:	8/13/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---
CADD#: 3992-ES23 - DETAILS.DWG			

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.

ES26

S:\SHEFFLER\SCHEFFLER PROJECT FILES\JOBS 3000-3999\3992 - MEADOWS LANDING PROJECT\DRAWINGS\CIVIL SHEETS\WORKS PLANS\3992-ES23 - DETAILS

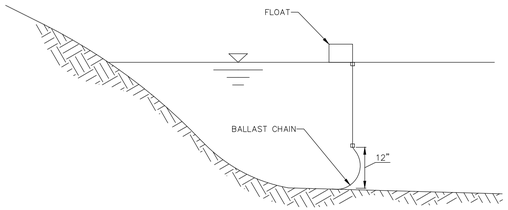
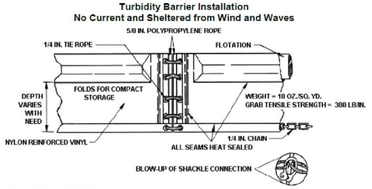


FIGURE 3.14
Turbidity Barrier Installation
No Current and Sheltered from Wind and Waves



Adapted from VA DSWC

NOTES:

BOTH ENDS OF THE CURTAIN SHOULD BE SECURELY ANCHORED TO THE SHORELINE.

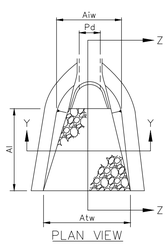
AN EXCESSIVE NUMBER OF JOINTS SHOULD BE AVOIDED. A MINIMUM CONTINUOUS SPAN OF 50 FEET BETWEEN JOINTS IS RECOMMENDED. FOR STABILITY PURPOSES, THE MAXIMUM SPAN BETWEEN JOINTS SHOULD BE 100 FEET.

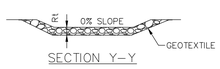
INSTALLATION – FOLLOW THE MANUFACTURER'S GUIDELINES FOR PROPER INSTALLATION. MAKE SURE ALL OBSTACLES, IMPEDIMENTS, AND POTENTIALLY DAMAGING OBJECTS HAVE BEEN REMOVED FROM THE INSTALLATION AREA PRIOR TO BEGINNING THE INSTALLATION. FIGURE 3.14 ILLUSTRATES TYPICAL INSTALLATIONS. HOWEVER, MANUFACTURER'S DETAILS SHOULD BE USED FOR ACTUAL INSTALLATION.

TURBIDITY BARRIER SHALL BE DOT TYPE SUCH AS MANUFACTURED BY AER-FLO ENVIRONMENTAL PRODUCTS OR AN APPROVED EQUAL.

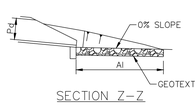
NOT TO SCALE

1	SILT CURTAIN / TURBIDITY
ES21	BARRIER





SECTION Y–Y



SECTION Z–Z

OUTLET NO.	PIPE DIA Pd (IN)	RIPRAP SIZE R–_	RIPRAP THICK. Rt (IN)	APRON LENGTH Ai (FT)	APRON INITIAL WIDTH Aiw (FT)	APRON TERMINAL WIDTH Atw (FT)
BASIN 1 OUT	48	5	27	20	8	16
BASIN 2 OUT	36	5	27	20	6	16
BASIN 3 OUT	48	5	27	20	8	16

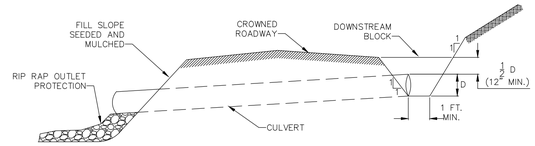
NOTES:

ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.

ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

NOT TO SCALE

4	RIPRAP APRON AT PIPE OUTLET
ES21	W/ FLARED END SECTION OR EW



SECTION VIEW

NOTES:

CUT AND FILL SLOPES SHALL BE STABILIZED IMMEDIATELY UPON COMPLETION OF ROADWAY GRADING. THESE AREAS SHALL BE BLANKETED WHEREVER THEY ARE LOCATED WITHIN 50 FEET OF A SURFACE WATER OR WITHIN 100 FEET OF AN HQ OR EV SURFACE WATER OR WHERE A SUITABLE VEGETATIVE FILTER STRIP DOES NOT EXIST.

A TOP DRESSING COMPOSED OF HARD, DURABLE STONE SHALL BE PROVIDED FOR SOILS HAVING LOW STRENGTH.

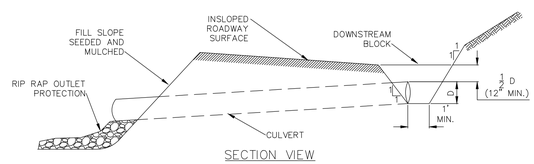
ROADSIDE DITCHES SHALL BE PROVIDED WITH ADEQUATE PROTECTIVE LINING WHEREVER RUNOFF CANNOT SHEET FLOW AWAY FROM THE ROADWAY.

ADEQUATELY SIZED CULVERTS OR OTHER SUITABLE CROSS DRAINS SHALL BE PROVIDED AT ALL SEEPS, SPRINGS, AND DRAINAGE COURSES. DITCH RELIEF CULVERTS OR TURNOUTS SHALL BE PROVIDED AT THE INTERVALS INDICATED ON TABLE 3.3 OR TABLE 3.4 OF THE PA DEP EROSION CONTROL MANUAL FOR ROADSIDE DITCHES. RIPRAP OUTLET PROTECTION TO BE SIZED ACCORDING TO ANTICIPATED DISCHARGE VELOCITY.

ROADWAY SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED ROADWAYS, DITCHES, OR CROSS DRAINS SHALL BE REPAIRED IMMEDIATELY.

NOT TO SCALE

2	STANDARD CONSTRUCTION
ES21	DETAIL #3-3 CROWNED ROADWAY



SECTION VIEW

NOTES:

CUT AND FILL SLOPES SHALL BE STABILIZED IMMEDIATELY UPON COMPLETION OF ROADWAY GRADING. THESE AREAS SHALL BE BLANKETED WHEREVER THEY ARE LOCATED WITHIN 50 FEET OF A SURFACE WATER OR WITHIN 100 FEET OF AN HQ OR EV SURFACE WATER OR WHERE A SUITABLE VEGETATIVE FILTER STRIP DOES NOT EXIST.

A TOP DRESSING COMPOSED OF HARD, DURABLE STONE SHALL BE PROVIDED FOR SOILS HAVING LOW STRENGTH.

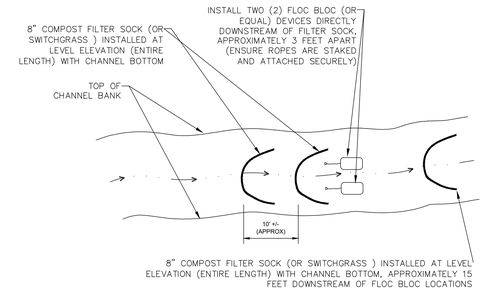
ROADSIDE DITCHES SHALL BE PROVIDED WITH ADEQUATE PROTECTIVE LINING.

ADEQUATELY SIZED CULVERTS OR OTHER SUITABLE CROSS DRAINS SHALL BE PROVIDED AT ALL SEEPS, SPRINGS, AND DRAINAGE COURSES. DITCH RELIEF CULVERTS SHALL BE PROVIDED AT THE INTERVALS INDICATED ON TABLE 3.3 OR TABLE 3.4 OF THE PA DEP EROSION CONTROL MANUAL. RIPRAP OUTLET PROTECTION TO BE SIZED ACCORDING TO ANTICIPATED DISCHARGE VELOCITY.

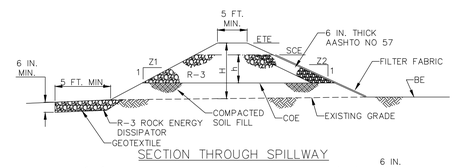
ROADWAY SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED ROADWAYS, DITCHES, OR CROSS DRAINS SHALL BE REPAIRED IMMEDIATELY.

NOT TO SCALE

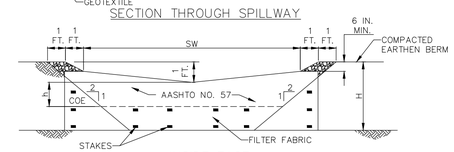
3	STANDARD CONSTRUCTION
ES21	DETAIL #3-4 INSLOPED ROADWAY



5	CONCRETE ANTI-SEEP COLLAR PASSIVE
ES21	CHANNELIZED FLOW COMBINATION POLYACRYLAMIDE TREATMENT



SECTION THROUGH SPILLWAY



INSIDE FACE

TRAP NO.	Z1 (FT)	Z2 (FT)	H (FT)	h (FT)	EMBANK. TOP ELEV. ETE (FT)	SPILLWAY CREST ELEV. SCE (FT)	CLEAN OUT ELEV. COE (FT)	BOTTOM ELEV. BE (FT)	SPILLWAY WIDTH SW (FT)
2	2	3	4	1.5	1186.0	1185.0	1183.5	1182.0	88

NOTES:

EMBANKMENT OUTLET SHALL BE COMPOSED ENTIRELY OF ROCK ABOVE CLEAN OUT ELEVATION (COE); MAIN BODY R–3 OR LARGER –– R–4 TO BE USED FOR DRAINAGE AREAS GREATER THAN 3.0 ACRES. INSIDE FACE AASHTO # 57 STONE OR SMALLER. A 6 IN. THICK LAYER OF COMPOST, COMPOST SOCK, OR CLEAN SAND SHALL BE INSTALLED ON TOP OF THE AASHTO #57 STONE AND SECURELY ANCHORED IN HQ WATERSHEDS. 24 IN. DIAMETER COMPOST SOCK(S) SHALL BE USED IN PLACE OF FILTER FABRIC AND AASHTO #57 STONE IN EV WATERSHEDS.

FILL MATERIAL FOR THE EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS. THE EMBANKMENT SHALL BE COMPACTED IN LAYERED LIFTS OF NOT MORE THAN 9 IN.. THE MAXIMUM ROCK SIZE SHALL BE NO GREATER THAN 6 IN.
UPON COMPLETION, THE EMBANKMENT SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED ACCORDING TO THE SPECIFICATIONS OF THE E&S PLAN DRAWINGS.

ALL SEDIMENT TRAPS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT.

ACCESS FOR SEDIMENT REMOVAL AND OTHER REQUIRED MAINTENANCE ACTIVITIES SHALL BE PROVIDED.

A CLEAN OUT STAKE SHALL BE PLACED NEAR THE CENTER OF EACH TRAP. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED THE CLEAN OUT ELEVATION ON THE STAKE AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS. DISPOSE OF MATERIALS REMOVED FROM THE TRAP IN THE MANNER DESCRIBED IN THE E&S PLAN.

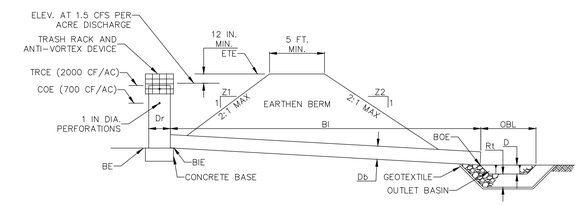
CHECK EMBANKMENTS, SPILLWAYS, AND OUTLETS FOR EROSION, PIPING AND SETTLEMENT. CLOGGED OR DAMAGED SPILLWAYS AND/OR EMBANKMENTS SHALL BE IMMEDIATELY RESTORED TO THE DESIGN SPECIFICATIONS.

DISPLACED RIPRAP WITHIN THE SPILLWAY OR OUTLET PROTECTION SHALL BE REPLACED IMMEDIATELY.

ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISTURBED AREAS INSIDE THE TRAP SHALL BE STABILIZED BEFORE CONVERSION TO A STORMWATER MANAGEMENT FACILITY. TO ASSIST IN REMOVING SEDIMENT, WHICH MAY BE SATURATED, A DEVICE SUCH AS IS SHOWN IN STANDARD CONSTRUCTION DETAIL #7–18 MAY BE USED TO DEWATER THE SEDIMENT PRIOR TO ITS REMOVAL.

NOT TO SCALE

6	EMBANKMENT SEDIMENT TRAP -
ES21	STANDARD DETAIL #8-1



TRAP NO.	Z1 (FT)	Z2 (FT)	RISER MAT'L	RISER DIA Dr (IN)	RISER CREST ELEV RCE (FT)	RISER BOT PERF ELEV (FT)	BARREL MAT'L	BARREL DIA Bd (IN)	BARREL INLET ELEV BIE (FT)	BARREL LENGTH Bi (FT)	BARREL OUTLET ELEV BOE (FT)	EMBANKMENT TOP ELEV ETE (FT)	EMBANKMENT TOP WIDTH Etw (FT)	CLEAN OUT ELEV COE (FT)	BOTTOM ELEV BE (FT)
1	2	3	CMP	24	1177.0	1174.5	CPP	15	1174.0	VARIES	VARIES	1178.0	8	1176.0	1174.0

TRAP NO.	CONCRETE BASE LENGTH CBi (IN)	CONCRETE BASE WIDTH CBw (IN)	OUTLET BASIN THICK. CBt (IN)	OUTLET BASIN RIPRAP SIZE (R–_)	OUTLET BASIN ROCK THICK Rt (IN)	OUTLET BASIN DEPTH D (IN)	OUTLET BASIN WIDTH OBW (FT)	OUTLET BASIN LENGTH OBL (FT)
1	48	48	16	4	18	MIN 2'	VARIES	VARIES

NOTES:

SEE DETAIL #8–3 TEMPORARY RISER FOR DETAILS OF THE TEMPORARY RISER CONSTRUCTION.

FILL MATERIAL FOR THE EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS. THE EMBANKMENT SHALL BE COMPACTED IN LAYERED LIFTS OF NOT MORE THAN 6 TO 9 IN. THE MAXIMUM ROCK SIZE SHALL BE NO GREATER THAN 2/3 THE LIFT THICKNESS.

UPON COMPLETION, THE EMBANKMENT SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED ACCORDING TO THE SPECIFICATIONS OF THE E&S PLAN DRAWINGS.

ALL SEDIMENT TRAPS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT.

ACCESS FOR SEDIMENT REMOVAL AND OTHER REQUIRED MAINTENANCE ACTIVITIES SHALL BE PROVIDED.

A CLEAN OUT STAKE SHALL BE PLACED NEAR THE CENTER OF EACH TRAP. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED THE CLEAN OUT ELEVATION ON THE STAKE AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS. DISPOSE OF MATERIALS REMOVED FROM THE TRAP IN THE MANNER DESCRIBED IN THE E&S PLAN.

CHECK EMBANKMENTS, SPILLWAYS, AND OUTLETS FOR EROSION, PIPING AND SETTLEMENT. CLOGGED OR DAMAGED SPILLWAYS AND/OR EMBANKMENTS SHALL BE IMMEDIATELY RESTORED TO THE DESIGN SPECIFICATIONS.
DISPLACED RIPRAP WITHIN THE OUTLET PROTECTION SHALL BE REPLACED IMMEDIATELY.

ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISTURBED AREAS INSIDE THE TRAP SHALL BE STABILIZED BEFORE CONVERSION TO A STORMWATER MANAGEMENT FACILITY. TO ASSIST IN REMOVING SEDIMENT, WHICH MAY BE SATURATED, A DEVICE SUCH AS IS SHOWN IN STANDARD CONSTRUCTION DETAIL #7–18 MAY BE USED TO DEWATER THE SEDIMENT PRIOR TO ITS REMOVAL.

NOT TO SCALE

7	BARREL/RISER SEDIMENT TRAP -
ES21	STANDARD DETAIL #8-2

811 Know what's **below.** **Call** before you dig.

POCS SER. #: DESIGN - DIG - 20203440458

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Date:	Revision Description:	By:
8/13/2021	INITIAL SUBMISSION TO WCCD	JRG
9/30/2021	WCCD COMMENT REVISIONS	JRG

Professional Seal: COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — GRAHAM LEE FERRY — ENGINEER PE074237

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:
MEADOWS LANDING ASSOCIATES, LP

Situate In:
South Strabane Township, Washington County, Pennsylvania

EROSION AND SEDIMENTATION CONTROL DETAILS

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

DRAWING SCALE:	AS NOTED	DESIGNED BY:	GLF
DATE ISSUED:	8/13/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---
CADD#: 3992-ES23 - DETAILS.DWG			

Sheet No.
ES27

X:\SHEFFLERCO\SHEFFLER PROJECT FILES\2019 3900-3999\3992 - MEADOW LANDING PROJECT\DRAWINGS\CIVIL\SHEETS\NPDES PLANS\3992-ES23 - DETAILS

THE CONTRACTOR SHALL INSTALL ROOF/FOUNDATION COLLECTION PIPE, PER THE FOLLOWING, MINIMUM CONDITIONS:

ONE LOT TRIBUTARY TO COLLECTION PIPE:

6" DIAMETER

TWO - THREE LOTS TRIBUTARY TO COLLECTION PIPE:

8" DIAMETER

FOUR - NINE LOTS TRIBUTARY TO COLLECTION PIPE:

12" DIAMETER

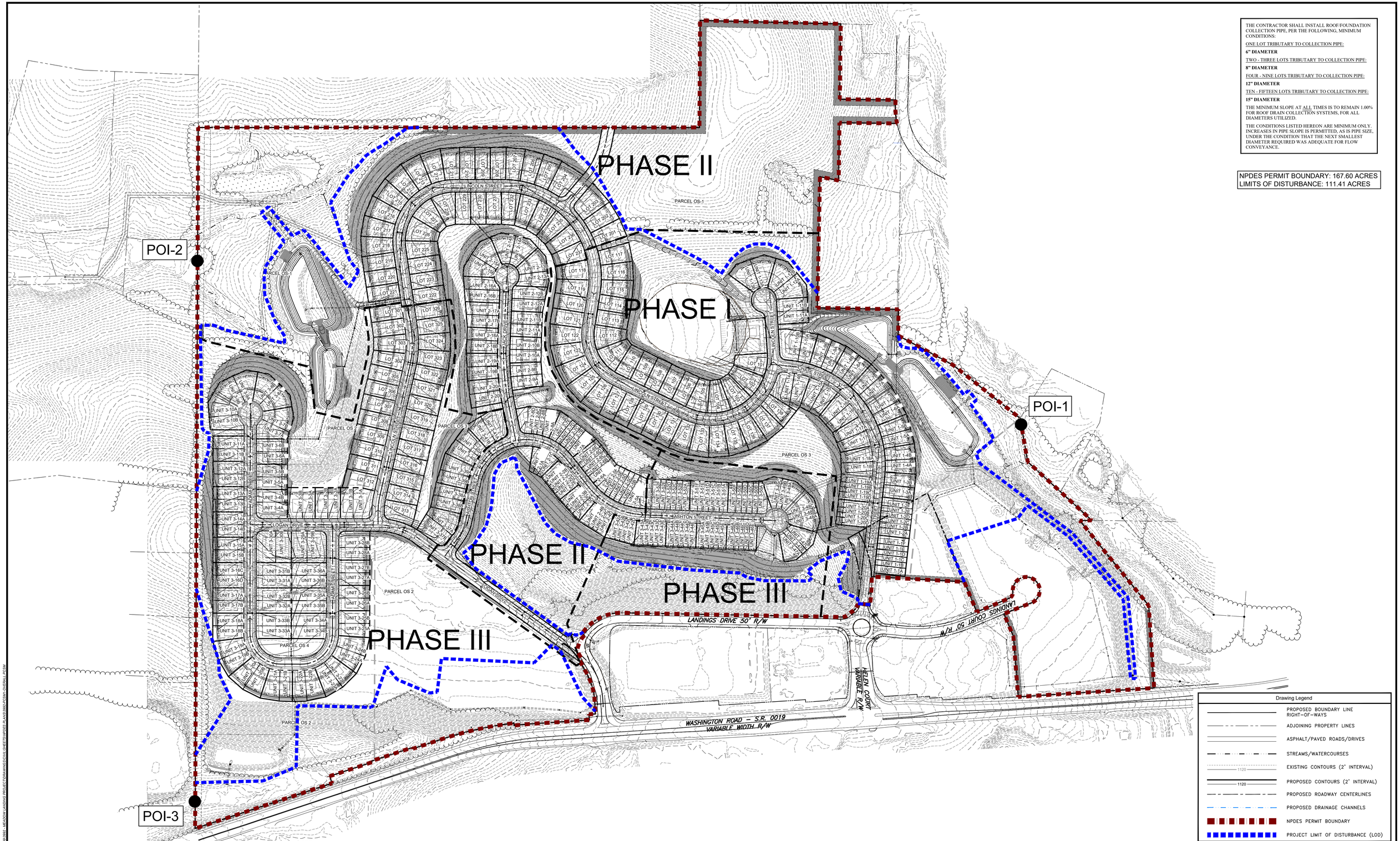
TEN - FIFTEEN LOTS TRIBUTARY TO COLLECTION PIPE:

15" DIAMETER

THE MINIMUM SLOPE AT ALL TIMES IS TO REMAIN 1.00% FOR ROOF DRAIN COLLECTION SYSTEMS, FOR ALL DIAMETERS UTILIZED.

THE CONDITIONS LISTED HEREON ARE MINIMUM ONLY. INCREASES IN PIPE SLOPE IS PERMITTED, AS IS PIPE SIZE, UNDER THE CONDITION THAT THE NEXT SMALLEST DIAMETER REQUIRED WAS ADEQUATE FOR FLOW CONVEYANCE.

NPDES PERMIT BOUNDARY: 167.60 ACRES
LIMITS OF DISTURBANCE: 111.41 ACRES



Drawing Legend

- PROPOSED BOUNDARY LINE RIGHT-OF-WAYS
- ADJOINING PROPERTY LINES
- ASPHALT/PAVED ROADS/DRIVES
- STREAMS/WATERCOURSES
- EXISTING CONTOURS (2' INTERVAL)
- PROPOSED CONTOURS (2' INTERVAL)
- PROPOSED ROADWAY CENTERLINES
- PROPOSED DRAINAGE CHANNELS
- NPDES PERMIT BOUNDARY
- PROJECT LIMIT OF DISTURBANCE (LOD)

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DIG - 20203440458

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NORTH

Horizontal Scale
120 0 120 240
(Feet)
1 inch = 120 ft.

Date:	Revision Description:	By:
8/13/2021	INITIAL SUBMISSION TO WCCD	JRG
9/30/2021	WCCD COMMENT REVISIONS	JRG

Professional Seal

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GRAHAM LEE FERRY
ENGINEER
PE074237

Prepared By:

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Sewickley, PA 15143

Office Phone: 412-219-4509
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Meadows Landing
Planned Residential Development

Prepared For:

MEADOWS LANDING ASSOCIATES, LP

Situate In:

South Strabane Township, Washington County, Pennsylvania

OVERALL POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

DRAWING SCALE:	1" = 160'	DESIGNED BY:	GLF
DATE ISSUED:	8/13/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992-PCSM1-OVERALL PCSM.DWG

MEADOWS LANDING ASSOCIATES, LP
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Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.

PCSM1

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Drawing Legend

- PROPOSED BOUNDARY LINE RIGHT-OF-WAYS
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- PROPOSED ASPHALT WEDGE CURBS
- PROPOSED ROADWAY CENTERLINES
- PROPOSED UTILITY EASEMENTS
- PROPOSED DRAINAGE CHANNELS
- PROPOSED WATER MAINS/HYDRANTS
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- PROPOSED STORM SEWER LATERALS
- PROPOSED BASIN ACCESS ROADS
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- PROPOSED GAS MAIN/SERVICE LINES
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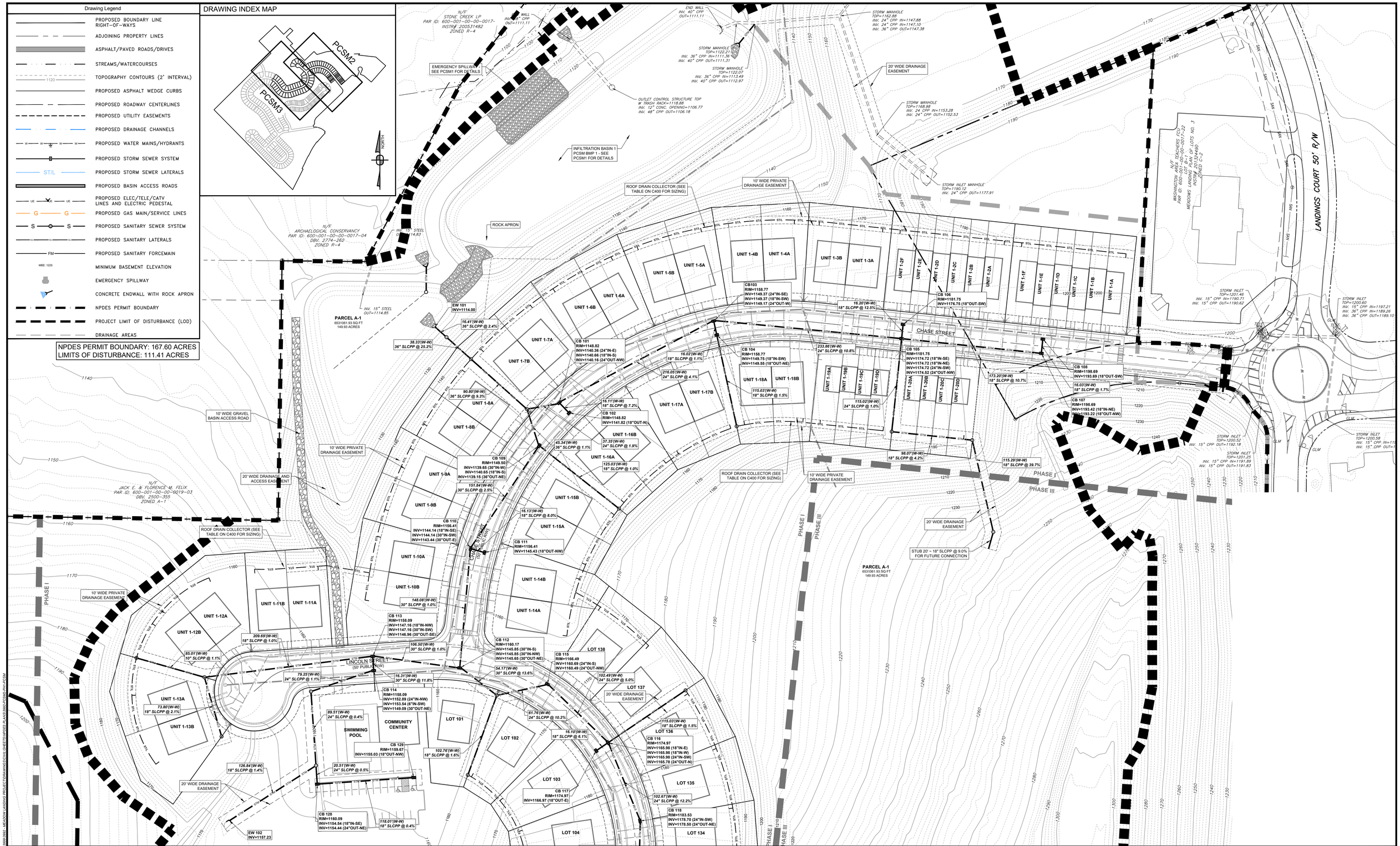
- PROPOSED SANITARY LATERALS
- PROPOSED SANITARY FORCEMAIN
- MINIMUM BASEMENT ELEVATION
- EMERGENCY SPILLWAY
- CONCRETE ENDWALL WITH ROCK APRON
- NPDES PERMIT BOUNDARY
- PROJECT LIMIT OF DISTURBANCE (LOD)
- DRAINAGE AREAS

NPDES PERMIT BOUNDARY: 167.60 ACRES
LIMITS OF DISTURBANCE: 111.41 ACRES

DRAWING INDEX MAP



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NORTH

Horizontal Scale: 50 0 50 100 (Feet) 1 inch = 50 ft.

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9/30/2021	WCCD COMMENT REVISIONS	JRG

Professional Seal: COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL GRAHAM LEE FERRY ENGINEER PE074237

Prepared By:

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Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:
MEADOWS LANDING ASSOCIATES, LP

Situate In:
South Strabane Township, Washington County, Pennsylvania

PHASE 1 - POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

DRAWING SCALE:	1" = 50'	DESIGNED BY:	GLF
DATE ISSUED:	8/13/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---
CADD#: 3992-PCSM2-PH1-PCSM.DWG			

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650 Washington Road,Suite 400
Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.
PCSM2

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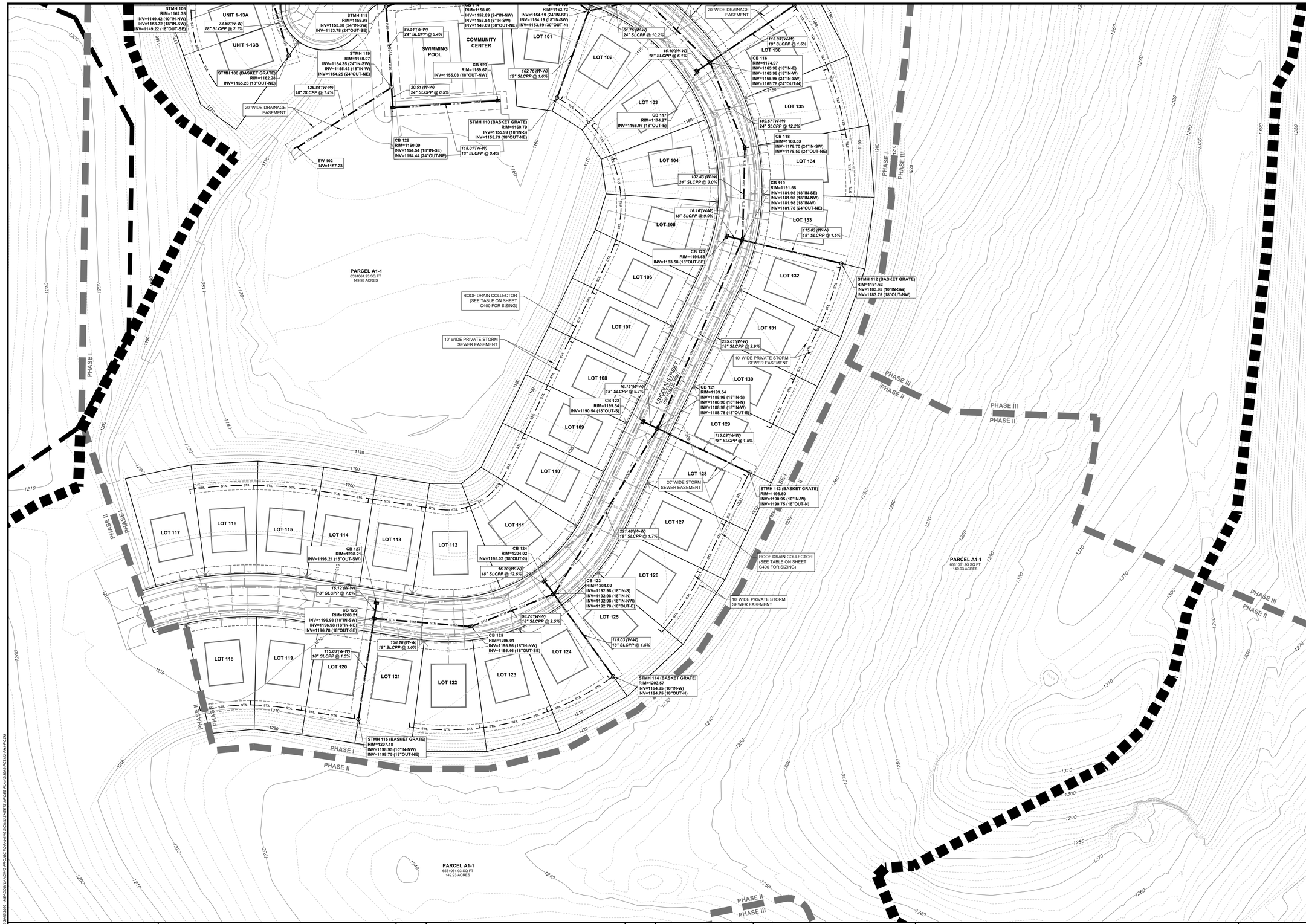
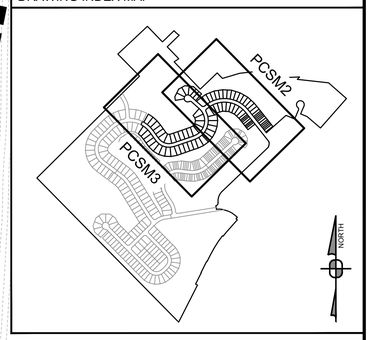


DRAWING INDEX MAP



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Meadows Landing
Planned Residential Development

Prepared For:
MEADOWS LANDING ASSOCIATES, LP

Situate In:
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PHASE 1 - POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

DRAWING SCALE:	1" = 50'	DESIGNED BY:	GLF
DATE ISSUED:	8/13/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992-PCSM2-PH1-PCSM.DWG

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Sheet No.
PCSM3

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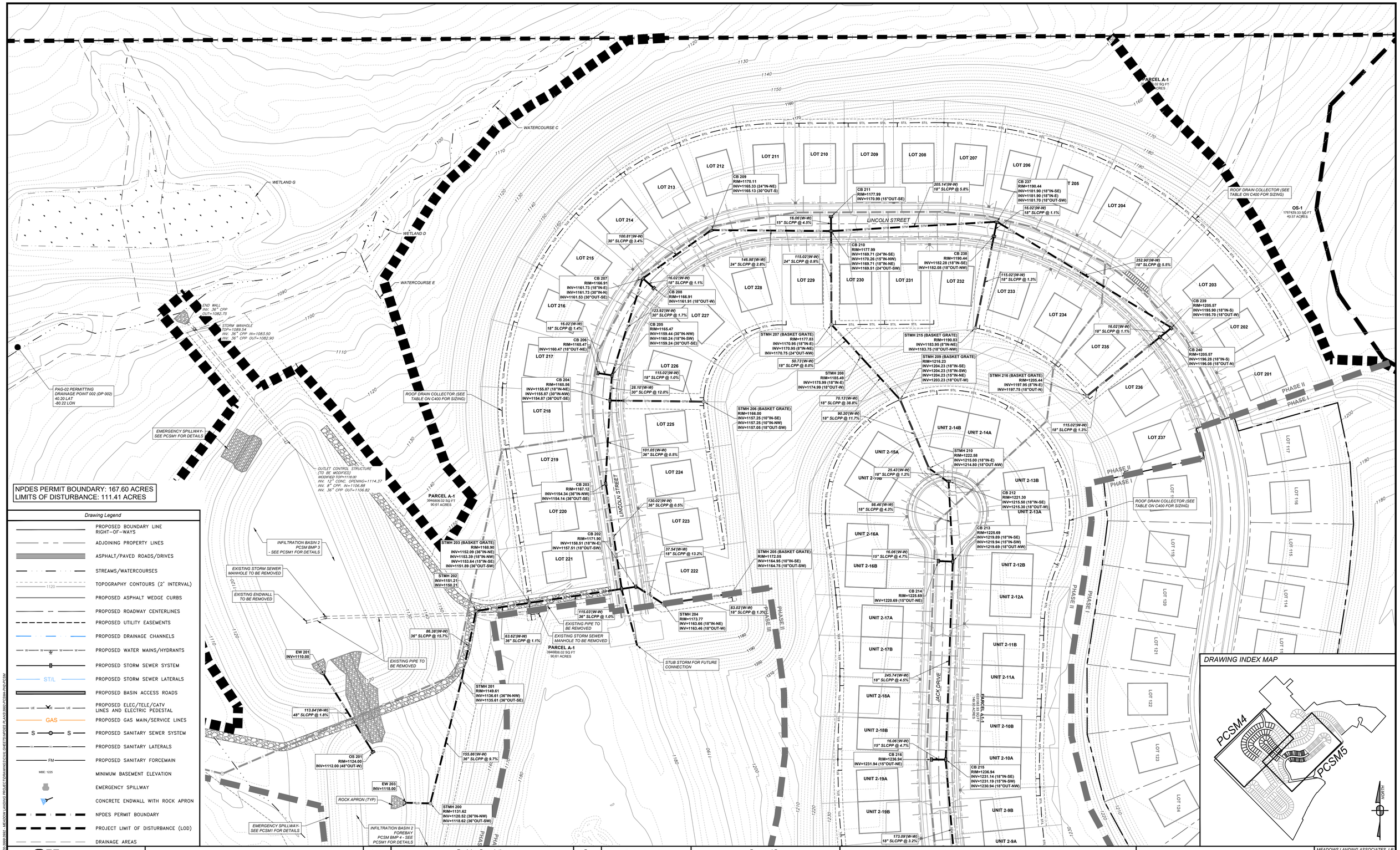

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DRAWING INDEX MAP

PCSM4

PCSM5

NORTH

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Professional Seal

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GRAHAM LEE FERRY
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Office Phone: 412-219-4509
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Meadows Landing
Planned Residential Development

Prepared For:

MEADOWS LANDING ASSOCIATES, LP

Situate In:

South Strabane Township, Washington County, Pennsylvania

PHASE 2 - POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

DRAWING SCALE:	1" = 50'	DESIGNED BY:	GLF
DATE ISSUED:	8/13/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992-PCSM4-PH2-PCSM.DWG

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412-571-2300 x14

Sheet No.

PCSM4

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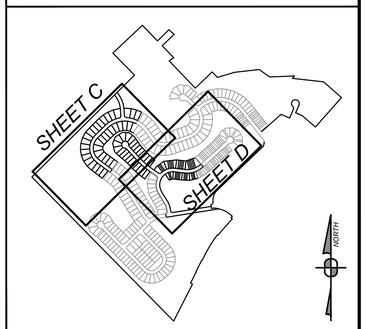
PHASE 2 MBE TABLE	
LOT #	MBE
LOT 201	1202.0
LOT 202	1200.5
LOT 203	1198.0
LOT 204	1191.0
LOT 205	1187.0
LOT 206	1184.0
LOT 207	1181.0
LOT 208	1178.0
LOT 209	1174.0
LOT 210	1170.0
LOT 211	1166.5
LOT 212	1164.0
LOT 213	1162.0
LOT 214	1160.0
LOT 215	1159.0
LOT 216	1158.0
LOT 217	1158.0
LOT 218	1158.0
LOT 219	1159.0
LOT 220	1160.5
LOT 221	1163.0
LOT 222	1164.5
LOT 223	1162.0
LOT 224	1160.0
LOT 225	1158.5
LOT 226	1158.0
LOT 227	1160.0
LOT 228	1164.5
LOT 229	1169.0
LOT 230	1173.0
LOT 231	1177.0
LOT 232	1181.0
LOT 233	1186.0
LOT 234	1191.0
LOT 235	1196.0
LOT 236	1200.0
LOT 237	1202.5
UNIT 2-1A	1249.0
UNIT 2-1B	1250.0
UNIT 2-1C	1252.0
UNIT 2-2A	1256.0
UNIT 2-2B	1257.0
UNIT 2-2C	1258.0
UNIT 2-2D	1259.0
UNIT 2-2E	1259.5
UNIT 2-3A	1261.0
UNIT 2-3B	1261.0
UNIT 2-3C	1216.5
UNIT 2-3D	1262.0

PHASE 2 MBE TABLE	
LOT #	MBE
UNIT 2-4A	1263.0
UNIT 2-4B	1263.0
UNIT 2-4C	1263.0
UNIT 2-4D	1263.0
UNIT 2-5A	1263.0
UNIT 2-5B	1263.0
UNIT 2-5C	1263.0
UNIT 2-5D	1263.0
UNIT 2-5E	1263.0
UNIT 2-5F	1262.5
UNIT 2-6A	1260.5
UNIT 2-6B	1259.5
UNIT 2-6C	1259.0
UNIT 2-6D	1258.0
UNIT 2-6E	1257.0
UNIT 2-7A	1255.0
UNIT 2-7B	1254.0
UNIT 2-7C	1252.0
UNIT 2-7D	1251.0
UNIT 2-7E	1250.0
UNIT 2-8A	1248.0
UNIT 2-8B	1247.0
UNIT 2-8C	1246.0
UNIT 2-8D	1245.0
UNIT 2-9A	1235.0
UNIT 2-9B	1233.0
UNIT 2-10A	1230.0
UNIT 2-10B	1228.0
UNIT 2-11A	1225.0
UNIT 2-11B	1223.0
UNIT 2-12A	1220.5
UNIT 2-12B	1218.5
UNIT 2-13A	1216.0
UNIT 2-13B	1215.0
UNIT 2-14A	1214.0
UNIT 2-14B	1214.0
UNIT 2-15A	1214.0
UNIT 2-15B	1215.0
UNIT 2-16A	1217.0
UNIT 2-16B	1219.0
UNIT 2-17A	1222.0
UNIT 2-17B	1224.0
UNIT 2-18A	1226.5
UNIT 2-18B	1228.0
UNIT 2-19A	1231.0
UNIT 2-19B	1232.5
UNIT 2-20A	1235.0
UNIT 2-20B	1236.0

DRAWING INDEX MAP



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Professional Seal

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GRAHAM LEE FERRY
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Planned Residential Development

Prepared For:

MEADOWS LANDING ASSOCIATES, LP

Situate In:

South Strabane Township, Washington County, Pennsylvania

PHASE 2 - POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

DRAWING SCALE:	1" = 50'	DESIGNED BY:	GLF
DATE ISSUED:	8/13/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992-PCSM4-PH2-PCSM.DWG

MEADOWS LANDING ASSOCIATES, LP
Hal A. Kestler
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Pittsburgh, PA 15228
412-571-2300 x14

Sheet No.

PCSM5

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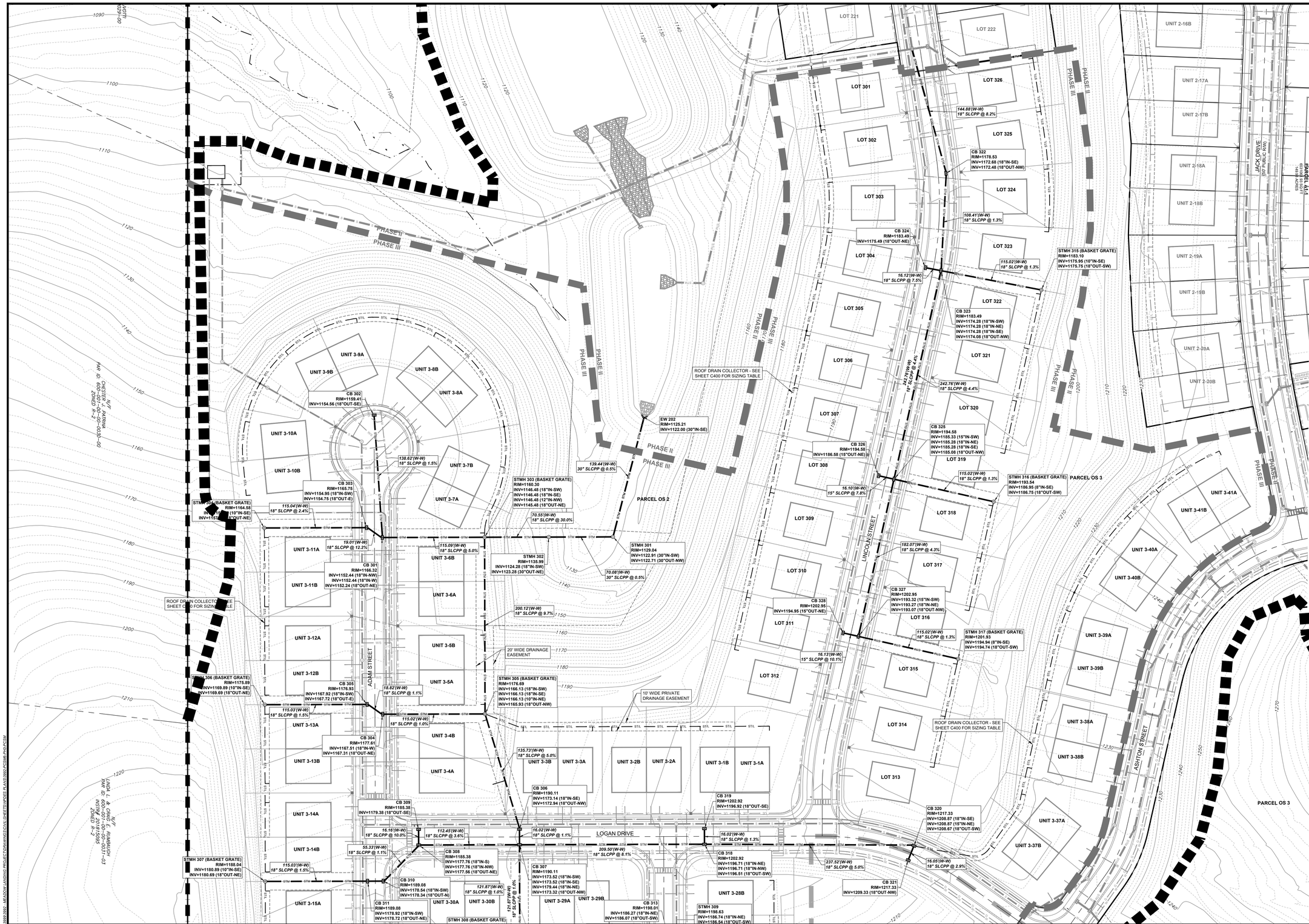
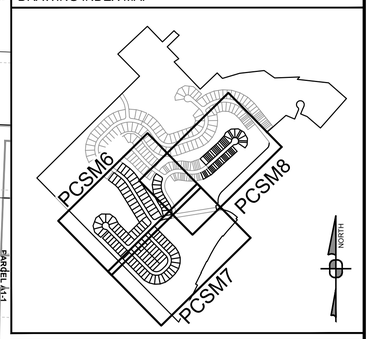


DRAWING INDEX MAP



Drawing Legend

- PROPOSED BOUNDARY LINE RIGHT-OF-WAYS
- ADJOINING PROPERTY LINES
- ASPHALT/PAVED ROADS/DRIVES
- STREAMS/WATERCOURSES
- TOPOGRAPHY CONTOURS (2' INTERVAL)
- PROPOSED ASPHALT WEDGE CURBS
- PROPOSED ROADWAY CENTERLINES
- PROPOSED UTILITY EASEMENTS
- PROPOSED DRAINAGE CHANNELS
- PROPOSED WATER MAINS/HYDRANTS
- PROPOSED STORM SEWER SYSTEM
- PROPOSED STORM SEWER LATERALS
- PROPOSED BASIN ACCESS ROADS
- PROPOSED ELEC/TELE/CATV LINES AND ELECTRIC PEDESTAL
- PROPOSED GAS MAIN/SERVICE LINES
- PROPOSED SANITARY SEWER SYSTEM
- PROPOSED SANITARY LATERALS
- PROPOSED SANITARY FORCEMAIN
- MINIMUM BASEMENT ELEVATION
- EMERGENCY SPILLWAY
- CONCRETE ENDWALL WITH ROCK APRON
- NPDES PERMIT BOUNDARY
- PROJECT LIMIT OF DISTURBANCE (LOD)
- DRAINAGE AREAS

NPDES PERMIT BOUNDARY: 167.60 ACRES
LIMITS OF DISTURBANCE: 111.41 ACRES

811 Know what's below. Call before you dig.

POCS SER. #: DESIGN - DIG - 20203440458

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NORTH

Horizontal Scale

50 0 50 100

(Feet)
1 inch = 50 ft.

Date:	Revision Description:	By:
8/13/2021	INITIAL SUBMISSION TO WCCD	JRG
9/30/2021	WCCD COMMENT REVISIONS	JRG

Professional Seal

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GRAHAM LEE FERRY
ENGINEER
PE074237

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Meadows Landing
Planned Residential Development

Prepared For:

MEADOWS LANDING ASSOCIATES, LP

Situate In:

South Strabane Township, Washington County, Pennsylvania

PHASE 3 - POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

DRAWING SCALE:	1" = 50'	DESIGNED BY:	GLF
DATE ISSUED:	8/13/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992-PCSM6-PH3-PCSM.DWG

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Sheet No.

PCSM6

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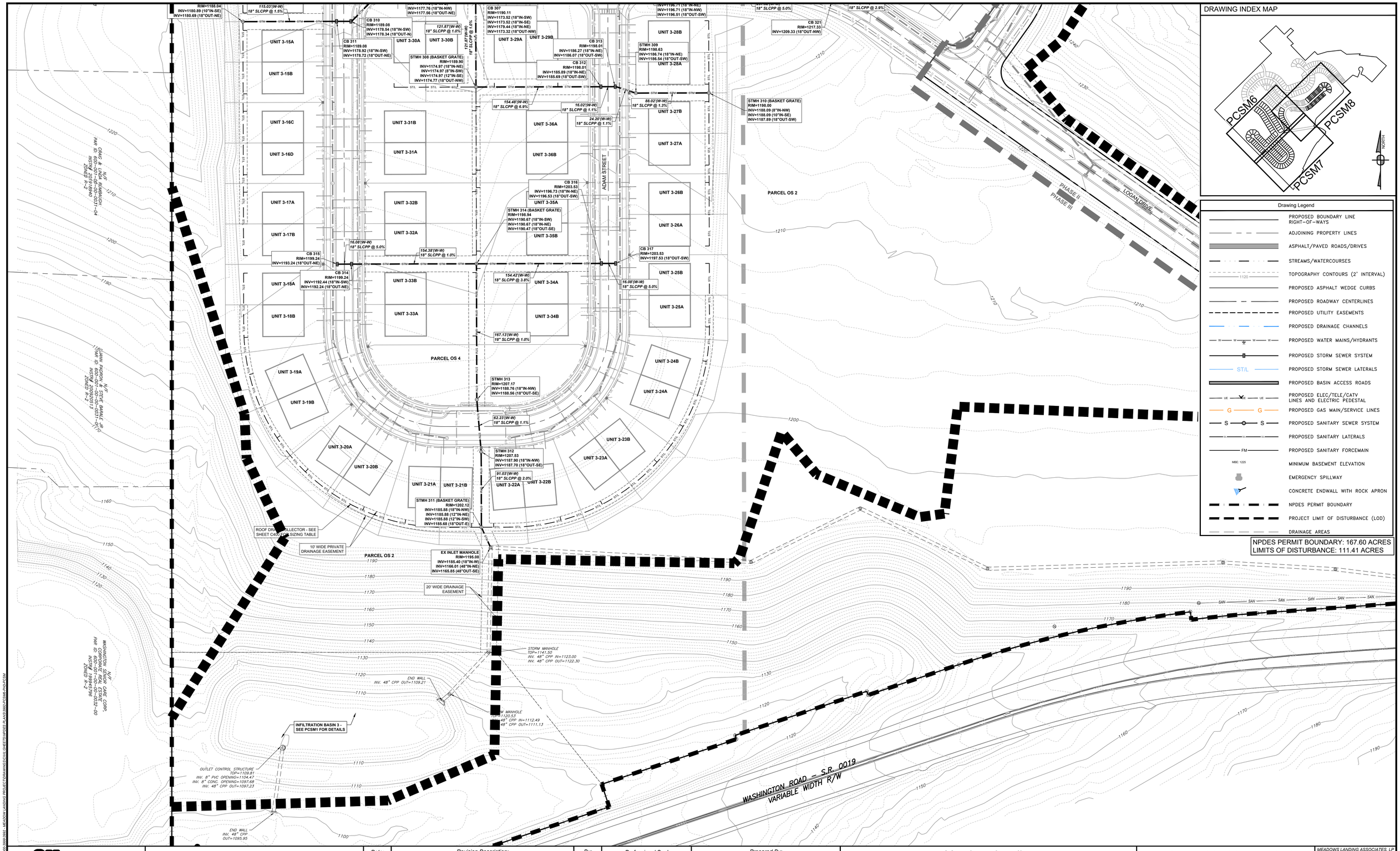

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Professional Seal

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL GRAHAM LEE FERRY ENGINEER PE074237

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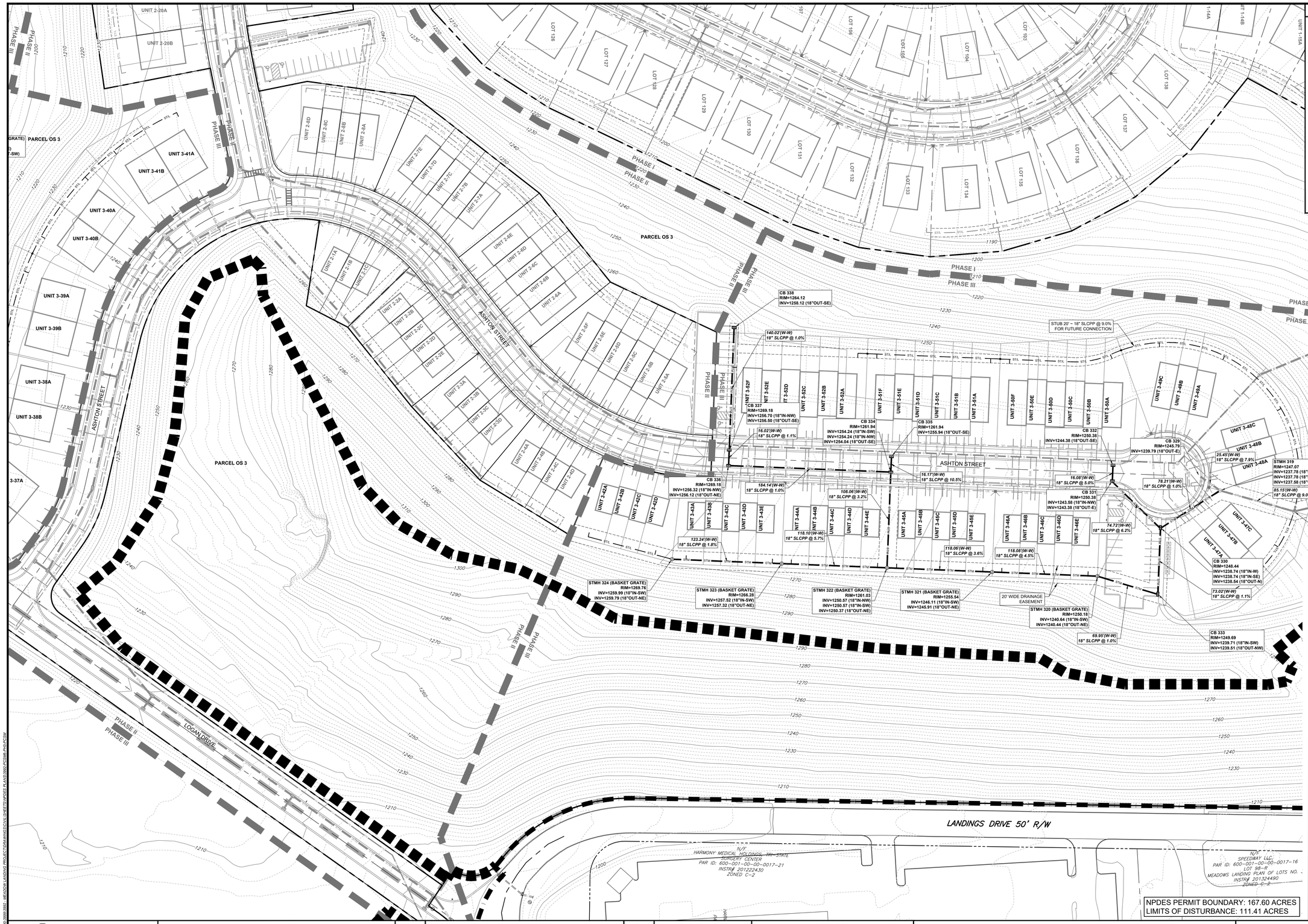
Sheet No.

PCSM7



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CADD#: 3992-PCSM6-PH3-PCSM.DWG

Sheet No.

PCSM8

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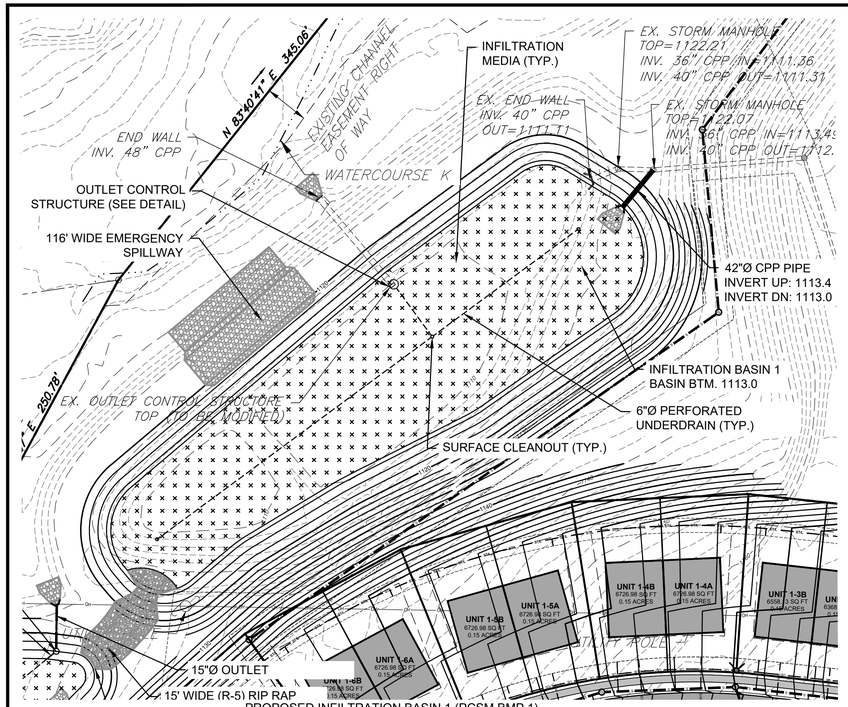
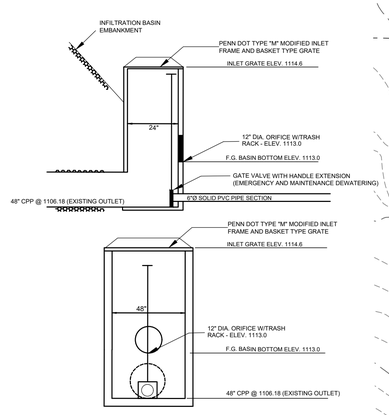


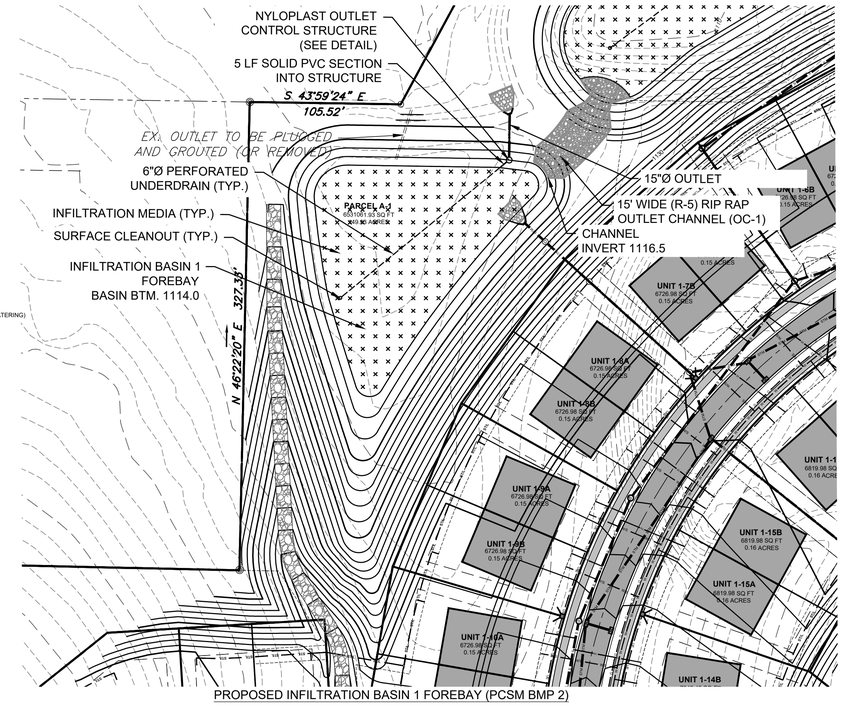
PROPOSED INFILTRATION BASIN 1 (PCSM BMP 1)

SCALE: 1" = 50'



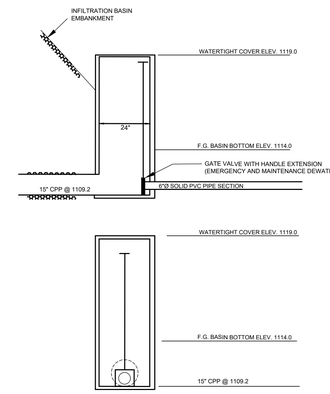
PROPOSED DETENTION BASIN 1
OUTLET CONTROL STRUCTURE

Not to Scale



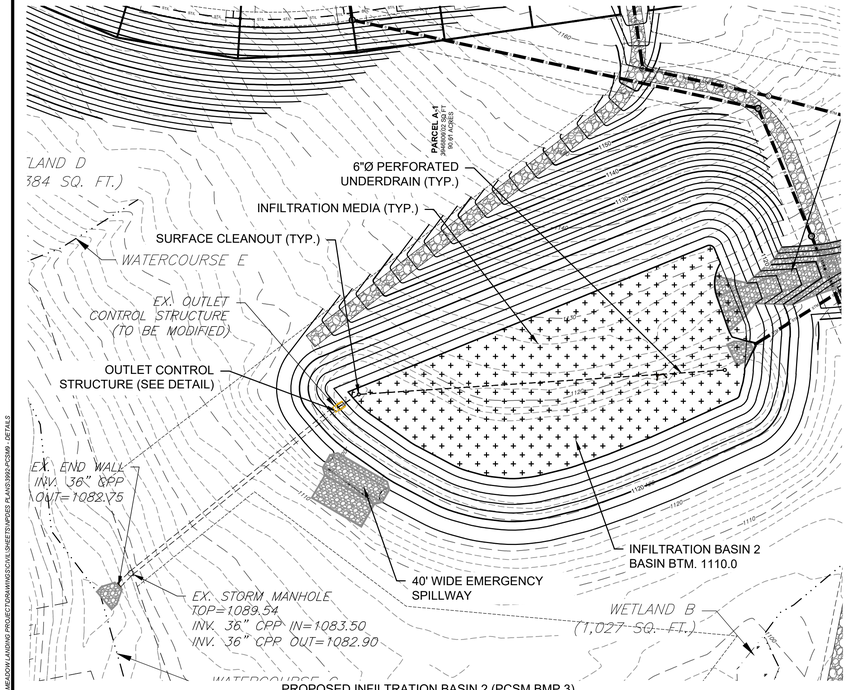
PROPOSED INFILTRATION BASIN 1 FOREBAY (PCSM BMP 2)

SCALE: 1" = 50'



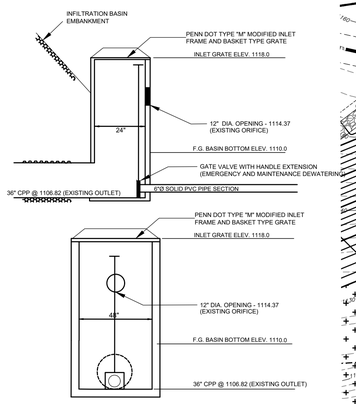
PROPOSED INFILTRATION BASIN 1 FOREBAY
OUTLET CONTROL STRUCTURE

Not to Scale



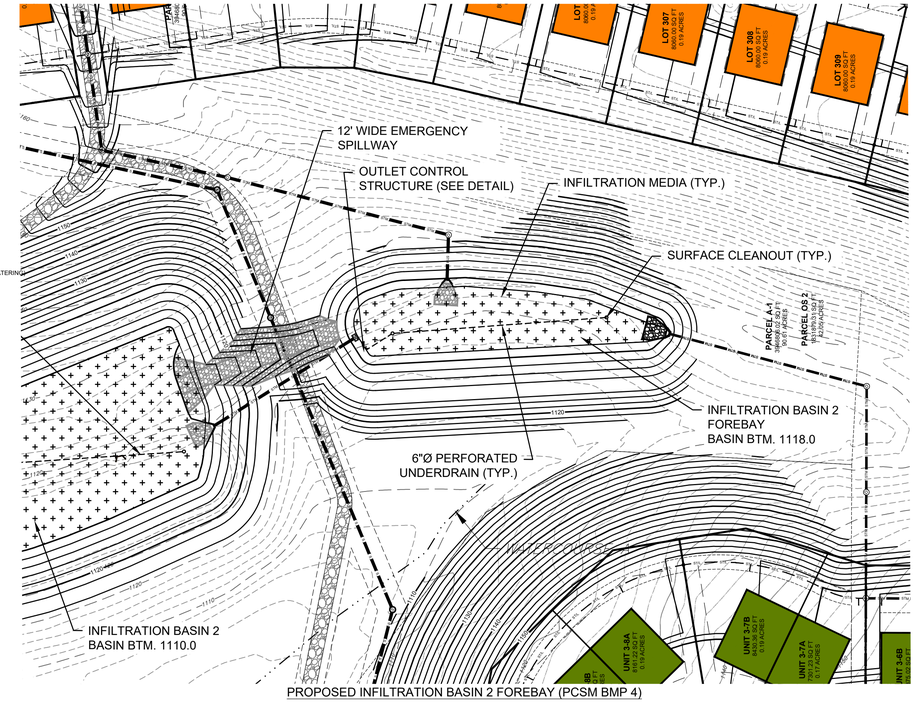
PROPOSED INFILTRATION BASIN 2 (PCSM BMP 3)

SCALE: 1" = 50'



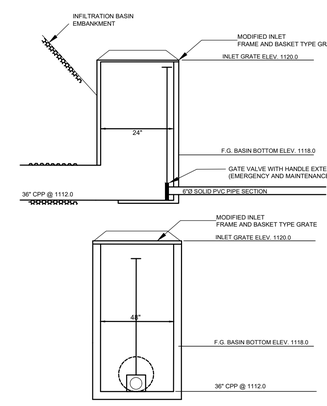
PROPOSED INFILTRATION BASIN 2
OUTLET CONTROL STRUCTURE

Not to Scale



PROPOSED INFILTRATION BASIN 2 FOREBAY (PCSM BMP 4)

SCALE: 1" = 50'



PROPOSED INFILTRATION BASIN 2 FOREBAY
OUTLET CONTROL STRUCTURE

Not to Scale

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COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — GRAHAM LEE FERRY — ENGINEER — PE074237

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POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS

MEADOWS LANDING ASSOCIATES, LP
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DRAWING SCALE:	AS NOTED	DESIGNED BY:	GLF
DATE ISSUED:	8/13/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992-PCSM9 - DETAILS.DWG

Sheet No.

PCSM9

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SOIL COMPACTION

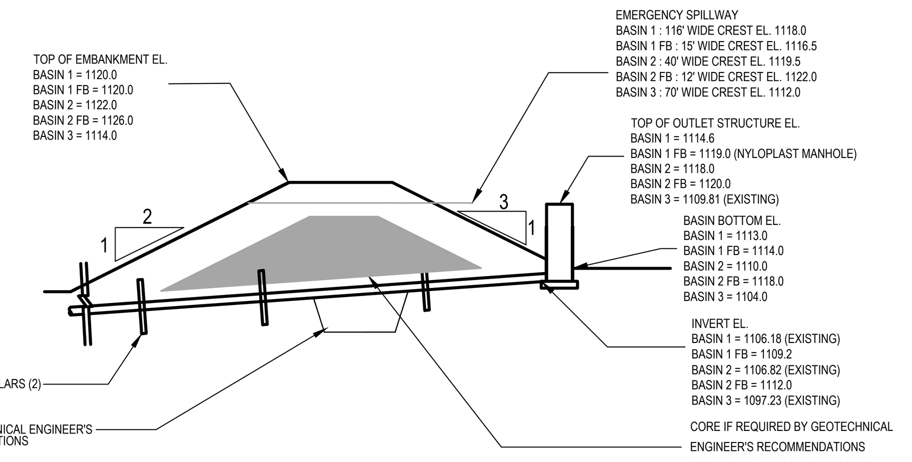
THE COMPACTION OF SOILS HAS BEEN MINIMIZED BY KEEPING THE LIMITS OF DISTURBANCE TO THE MINIMUM AREA POSSIBLE TO SAFELY, EFFICIENTLY, AND SUCCESSFULLY COMPLETE THE PROPOSED SITE IMPROVEMENTS.

EXTENT AND DURATION OF EARTH DISTURBANCE

THE EXTENT OF EARTH DISTURBANCE HAS BEEN KEPT TO THE MINIMUM AREA POSSIBLE TO SAFELY, EFFICIENTLY, AND SUCCESSFULLY COMPLETE THE PROPOSED SITE IMPROVEMENTS.

EXISTING DRAINAGE FEATURES AND VEGETATION

EXISTING DRAINAGE FEATURES AND VEGETATION HAS BEEN PROTECTED BY IDENTIFYING THESE FEATURES AND KEEPING THE PROPOSED LIMITS OF DISTURBANCE WITHIN THESE AREAS TO THE MINIMUM EXTENT POSSIBLE TO COMPLETE PROPOSED SITE IMPROVEMENTS.



NOTES:

1. ANTI-SEEP COLLAR TO BE INSTALLED IN ACCORDANCE WITH PENNDOT R.C. 70. INSTALL WATERTIGHT GASKET BETWEEN BAND AND PIPE CORRUGATION.
2. KEYWAY AND CORE MATERIALS AND CONSTRUCTION TO BE APPROVED BY GEOTECHNICAL ENGINEER DURING CONSTRUCTION
3. CORE SHALL BE COHESIVE SOILS FRAGMENTS AND AS APPROVED BY THE GEOTECHNICAL ENGINEER. CORE SHALL EXTEND LATERALLY 4' BEYOND BOTH THE PRINCIPAL OUTLET PIPE AND THE EMERGENCY OVERFLOW PIPE.
4. PIPE BENEATH EMBANKMENT SHALL BE INSTALLED WITH WATERTIGHT PIPE JOINTS.

OPERATION, MAINTENANCE, AND INSPECTION SCHEDULE

SURFACE STORMWATER DETENTION FACILITY

THE OWNER OF THE PROPOSED STORMWATER CONTROL FACILITIES SHALL AT ALL TIMES OPERATE AND MAINTAIN THE FACILITIES IN A SAFE AND OPERABLE CONDITION SO AS NOT TO IMPERIL LIFE, HEALTH, SAFETY, OR PROPERTY LOCATED ABOVE OR BELOW THE FACILITY.

THE OWNER OF THE FACILITY SHALL BE RESPONSIBLE FOR THE EVALUATION OF THE SAFETY AND OPERATIONAL STATUS OF THE FACILITY AND ALL APPURTENANT STRUCTURES AND THE MODIFICATION THEREOF IN ACCORDANCE WITH THE REQUIREMENT TO ENSURE PROTECTION OF LIFE AND PROPERTY AS SPECIFIED ABOVE.

THE OWNER OF THE FACILITY SHALL INSPECT THE FACILITIES AND ALL APPURTENANT WORKS ACCORDING TO THE FOLLOWING SCHEDULE:

1. THE FACILITY AND ITS APPURTENANT CONTROL AND CONVEYANCE WORKS SHALL BE INSPECTED AT LEAST ONCE EVERY THREE (3) MONTHS, AND DIRECTLY AFTER EVERY HEAVY STORM EVENT.
2. THE OWNER SHALL RETAIN RECORDS OF SUCH INSPECTIONS, INCLUDING RECORDS OF ACTIONS TAKEN TO CORRECT CONDITIONS FOUND DURING SUCH INSPECTIONS.

THE PERIODIC INSPECTION OF THE PROPOSED FACILITY SHALL BE COMPLETED IN SUCH A MANNER SO AS TO DETECT ANY OF THE FOLLOWING CONDITIONS WHICH MAY OCCUR DURING THE NORMAL OPERATION OF THE FACILITY.

1. SLIDING OF THE UPSTREAM OR DOWNSTREAM SLOPED OR ABUTMENTS CONTIGUOUS TO THE EMBANKMENT
2. SUDDEN SUBSIDENCE OF THE CREST OF THE EMBANKMENT.
3. LONGITUDINAL OR TRAVERSE CRACKING OF THE CREST OF THE EMBANKMENT.
4. ANY OTHER UNUSUAL CONDITIONS AT THE DOWNSTREAM SLOPE OF THE DAM.
5. SIGNIFICANT LANDSLIDES IN THE IMPOUNDMENT AREA.
6. OBSTRUCTIONS OR SIGNIFICANT DEBRIS ACCUMULATION INTERFERING WITH THE OUTLET CONTROL STRUCTURE.
7. THE ACCUMULATION OF SIGNIFICANT AMOUNTS OF SEDIMENT IN THE STORAGE AREA.

SHOULD ANY OF THE ABOVE MENTIONED CONDITIONS EXIST AT THE TIME OF SUCH AN INSPECTION, IMMEDIATE ACTION SHOULD BE TAKEN TO CORRECT THE SAME, AND A FULL REPORT OF ALL ACTION TAKEN SHALL BE RETAINED BY THE OWNER OF THE FACILITY.

THE OWNER SHALL ALSO INSPECT THE BIORETENTION BOTTOMS OF THE BASIN TO ASSURE THAT THE BASINS STILL INFILTRATE WATER TO THE SUBSTRATE AS DESIGNED. IF SUFFICIENT INFILTRATION IS NOT OCCURRING, THE SOIL AMENDMENT SHOULD BE REPLACED. ASSURE THAT THE UNDERDRAIN VALVE IS IN WORKING ORDER AT LEAST ONCE PER YEAR. THE VALVE SHOULD BE OPENED AND CLOSED COMPLETELY DURING THIS INSPECTION.
OWNER: CURRENT OR FUTURE OWNER

BIORETENTION WATER QUALITY BMP MAINTENANCE REQUIREMENTS
1. BIORETENTION PLANTS WILL EVENTUALLY BECOME EXHAUSTED FROM THEIR WORK IN ABSORBING AND TRANSFORMING CONTAMINANTS THAT OCCUR IN STORMWATER RUNOFF. THEY WILL NEED TO BE REPLACED OVER TIME, BEFORE THE WOODY PLANTS REACH MATURITY. CURRENT RESEARCH SHOWS THAT IN A PROPERLY FUNCTIONING RAIN GARDEN PLANTS CAN THRIVE FROM 5-10 YEARS.
2. CONSTRUCTED SOILS WILL NEED TO BE REPLACED WHEN THEY BECOME EXHAUSTED OR OVER-CONCENTRATED WITH CONTAMINANTS, POSSIBLY EVERY 5 TO 10 YEARS. PLANT HEALTH WILL BE A MAJOR INDICATOR FOR WHEN IT IS TIME TO REPLACE SOIL.
3. MAINTENANCE OF THE GRAVEL ENVELOPE CAN BE BEST AVOIDED THROUGH CAREFUL CONSTRUCTION.
4. SHOULD ANY OF THE ABOVE MENTIONED CONDITIONS EXIST AT THE TIME OF SUCH AN INSPECTION, IMMEDIATE ACTION SHOULD BE TAKEN TO CORRECT THE SAME, AND A FULL REPORT OF ALL ACTION SHALL BE RETAINED BY THE OWNER OF THE FACILITY.

VEGETATION NOTES
ALL AREAS TO BE STABILIZED BY VEGETATION SHALL BE INSPECTED FOR RILLS OR GULLIES, BARE SOIL PATCHES OR ACCUMULATION OF SEDIMENT AT THE TOE OF SLOPES. ERODED AREAS SHALL BE REGRADED, AND SUBSTANDARD VEGETATED AREAS SHALL BE RE-SEEDED AND MULCHED AS SPECIFIED ON THE PLANS.

VEGETATED SWALE (CHANNELS)
MAINTENANCE ACTIVITIES TO BE DONE ANNUALLY AND WITHIN 30 DAYS OF A 100-YEAR STORM EVENT:
1. INSPECT AND CORRECT EROSION PROBLEMS, DAMAGE TO VEGETATION, AND SEDIMENT AND DEBRIS ACCUMULATION (ADDRESS WHEN >3 INCHES AT ANY SPOT OR COVERING VEGETATION).
2. INSPECT VEGETATION ON SIDE SLOPES FOR EROSION AND FORMATION OF RILLS OR GULLIES, CORRECT AS NEEDED.
3. INSPECT FOR POOLS OF STANDING WATER; DEWATER AND DISCHARGE TO AN APPROVED LOCATION AND RESTORE TO DESIGN GRADE.
4. MOW AND TRIM VEGETATION TO ENSURE SAFETY, AESTHETICS, PROPER SWALE OPERATION, OR TO SUPPRESS WEEDS AND INVASIVE VEGETATION; DISPOSE OF CUTTINGS IN A LOCAL COMPOSTING FACILITY; MOW ONLY WHEN SWALE IS DRY TO AVOID
5. INSPECT FOR LITTER; REMOVE PRIOR TO MOWING.
6. INSPECT FOR UNIFORMITY IN CROSS-SECTION AND LONGITUDINAL SLOPE, CORRECT AS NEEDED.
7. INSPECT SWALE INLET (CURB CUTS, PIPES, ETC.) AND OUTLET FOR SIGNS OF EROSION OR BLOCKAGE, CORRECT AS NEEDED.

MAINTENANCE ACTIVITIES TO BE DONE AS NEEDED:
1. PLANT ALTERNATIVE GRASS SPECIES IN THE EVENT OF UNSUCCESSFUL ESTABLISHMENT.
2. RESEED BARE AREAS; INSTALL APPROPRIATE EROSION CONTROL MEASURES WHEN NATIVE SOIL IS EXPOSED OR EROSION CHANNELS ARE FORMING.
3. WATER DURING EXTREME DRY PERIODS.

UNDERGROUND CONVEYANCE SYSTEM (STORM SEWER):
1. INSPECT AND CLEAN AS NEEDED, ALL INLETS/CATCH BASINS AT LEAST ONCE EVERY OTHER YEAR (AT LEAST 50% OF ENTIRE SYSTEM INSPECTED AND CLEANED EACH YEAR).
2. INSPECT AND CLEAN AS NEEDED, ALL INLETS/CATCH BASINS IN KNOWN PROBLEM AREAS AT LEAST ONCE A YEAR.
3. INSPECT AND CLEAN AS NEEDED, ALL STORM DRAIN LINES IN KNOWN PROBLEM AREAS AT LEAST ONCE A YEAR.
4. INSPECT AND CLEAN AS NEEDED, SUMPS AND DEBRIS RACKS AT PUMP STATIONS, DETENTION BASINS, DRAINAGE DITCHES AND DEBRIS BASINS THROUGHOUT THE YEAR.
5. CLEANING ACTIVITIES MAY OCCUR ON A YEAR ROUND BASIS; HOWEVER, KNOWN PROBLEM AREAS SHALL BE TARGETED PRIOR TO THE RAINY SEASON.
6. INSPECT AND CLEAN AS NEEDED, ALL STORM DRAIN FACILITIES THAT HAVE BEEN AFFECTED BY EMERGENCY RESPONSE ACTIVITIES.

RESPONSIBLE PARTY: HOME OWNERS ASSOCIATION.

GENERAL NOTES

1. ALL OFFSITE WASTE/BORROW AREAS ARE TO BE APPROVED BY THE COUNTY CONSERVATION DISTRICT.
2. THIS PLAN IS TO BE USED FOR THE CONSTRUCTION PCSM FACILITIES ONLY.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR CHANGES MADE TO THE APPROVED PLAN.
4. ALL CONSTRUCTION WASTE MATERIAL FOR THE PROJECT IS TO BE PROPERLY DISPOSED OR RECYCLED IN ACCORDANCE WITH FEDERAL AND LOCAL STANDARDS. THIS INCLUDES, BUT IS NOT LIMITED TO, EXCESS SOIL MATERIALS, BUILDING MATERIALS, CONCRETE WASH WATER, SANITARY WASTES.
5. AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
6. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776.
7. RECORD DRAWINGS, CERTIFIED BY THE DESIGN PROFESSIONAL STATING THAT THE FACILITIES WERE CONSTRUCTED CORRECTLY, WILL BE PROVIDED FOR ALL STORMWATER FACILITIES PRIOR TO OCCUPANCY, OR THE RELEASE OF THE SURETY BOND.
8. A LICENSED PROFESSIONAL OR DESIGNEE SHALL BE PRESENT FOR THE INSTALLATION OF THE FOLLOWING CRITICAL STAGES
9. -SWM FACILITIES, INCLUDING THE MIXING OF SOIL AMENDMENTS

THERMAL IMPACTS

THERMAL IMPACTS ASSOCIATED WITH THIS PROJECT WITH THIS PROJECT WERE MINIMIZED BY ALLOWING THE FIRST FLUSH FROM THE TWO YEAR STORM TO BE STORED IN THE INFILTRATION BASIN. THE FIRST FLUSH USUALLY HAS THE MOST THERMAL IMPACT DURING STORM EVENTS. THE SEDIMENT TRAPS AND INFILTRATION BASINS ARE ALSO KEPT A SIGNIFICANT DISTANCE FROM ANY STREAM THUS ALLOWING ANY WATER TRAVELING THROUGH THE SUBSTRATE TO COOL BEFORE DISCHARGING INTO A WATERWAY. INFILTRATION, IN ITSELF, ALSO PROVIDES A MEASURE OF THERMAL IMPACT REDUCTION AS COMPARED TO AN ABOVE GROUND POND THAT DISCHARGES RUNOFF AFTER STORM EVENTS. UPON COMPLETION OF CONSTRUCTION, THE BIORETENTION SOIL AMENDMENT AT THE BOTTOM OF THE CONVERTED SEDIMENT TRAPS ARE 2 TO 3 FEET BELOW GROUND WHICH KEEPS ANY ACCUMULATED RUNOFF INFILTRATION TO THE NATURAL SOIL AT A LOWER TEMPERATURE.

SEQUENCE OF CONSTRUCTION FOR INFILTRATION/STORMWATER AREAS
1. REMOVE EROSION AND SEDIMENT CONTROL DEVICES AT THE DIRECTION OF THE DESIGNATED INSPECTOR.
2. REMOVE ALL ACCUMULATED SEDIMENT AND EXCAVATE INFILTRATION AREAS TO PROPOSED DEPTH. USE RELATIVELY LIGHT, TRACKED EQUIPMENT TO AVOID COMPACTION OF THE BASIN FLOOR. AFTER FINAL GRADING HAS BEEN COMPLETED, DEEPLY TILL THE BASIN FLOOR (2'-3' MIN.) WITH ROTARY TILLERS OR DISC HARROWS TO PROVIDE WELL-AERATED, HIGHLY POROUS SURFACE TEXTURE.
3. CONTACT A REGISTERED PROFESSIONAL OR DESIGNEE AS THE REMAINING STEPS ARE CONSIDERED CRITICAL STAGES.
4. GEOTEXTILE SHALL BE PLACED BETWEEN THE STONE BED LAYER AND THE SOIL MEDIA MIXTURE.
5. INSTALL ALL CHANNELS, DETENTION BASINS AND PIPING IN ACCORDANCE WITH THE SPECIFICATIONS AND DETAILS OF THE INFILTRATION AREAS.
6. STABILIZE DISTURBED AREAS BY SEEDING AND MULCHING. PLACE SOD, SILT FENCE OR EROSION CONTROL FABRIC AS NECESSARY.
7. UPON AUTHORIZATION FROM DESIGNATED INSPECTOR, REMOVE ALL TEMPORARY EROSION CONTROLS AND UNBLOCK ANY CURB CUTS OR ORIFICES THAT ARE INTENDED TO DIVERT STORMWATER DRAINAGE INTO THE INFILTRATION AREAS, EFFECTIVELY PUTTING THE FACILITY ON-LINE.

STREET SWEEPING
THE OWNER OF THE PROPERTY MUST ENSURE THAT SITE-WIDE STREET SWEEPING BY A VACUUM TRUCK IS BEING PERFORMED IN ACCORDANCE WITH THE FOLLOWING GUIDELINES.

STREET SWEEPING SCHEDULE
THE SITE-WIDE IMPERVIOUS PARKING AREAS OF THE SITE SHALL BE SWEPT BIANNUALLY IN ACCORDANCE WITH THE FOLLOWING SCHEDULE.
1. STREET SWEEPING SHOULD OCCUR IN THE SPRING IMMEDIATELY FOLLOWING THE LAST ANTICIPATED SNOWFALL, USUALLY IN THE LAST WEEK OF APRIL OR FIRST WEEK OF MAY.
2. STREET SWEEPING SHOULD OCCUR AGAIN AT OR NEAR THE END OF OCTOBER OR BEGINNING OF NOVEMBER.

NOTIFICATION POLICY
ESTABLISH A STREET SWEEPING NOTIFICATION POLICY SUCH AS POSTING TEMPORARY SIGNS AND THE USE OF FLYERS. NOTIFICATION SHOULD INCLUDE THE DATE AND TIME OF THE SCHEDULED STREET SWEEPING AND SHOULD BE DISPLAYED OR DISTRIBUTED 3 DAYS PRIOR THE DAY OF SWEEPING.

DISPOSAL OF SWEEPINGS
STREET SWEEPING MATERIAL OFTEN INCLUDES SAND, SALT, LEAVES AND OTHER DEBRIS THAT COULD CONTAIN POLLUTANTS AND MUST BE TESTED PRIOR TO DISPOSAL TO DETERMINE IF MATERIAL IS HAZARDOUS. DISPOSAL AND REUSE OF MATERIAL SHOULD ADHERE TO ALL FEDERAL AND STATE REGULATIONS.

STREET SWEEPINGS REUSE PRACTICES
ALTHOUGH SWEEPINGS MAY CONTAIN POLLUTANTS, FEDERAL AND STATE REGULATIONS MAY ALLOW THE REUSE OF SWEEPINGS FOR GENERAL FILL, PARKS, ROAD SHOULDERS AND OTHER APPLICATIONS AS LONG AS THE MATERIAL IS NOT A THREAT TO SURFACE WATERS. PRIOR TO REUSE, TRASH, LEAVES, AND OTHER DEBRIS FROM SWEEPINGS SHOULD BE REMOVED BY SCREENING OR OTHER METHODS. TRASH AND DEBRIS REMOVED SHOULD BE DISPOSED OF BY RECYCLING OR SENT TO A LANDFILL.

RESPONSIBLE PARTY: CURRENT PROPERTY OWNER

BASIN CONVERSION

THE FOLLOWING CONSTRUCTION SEQUENCE OUTLINES THE PRESCRIBED METHODS FOR CONVERSION OF AN EROSION CONTROL SEDIMENT BASIN, TO A PCSM DETENTION/RETENTION/INFILTRATION BASIN.
THIS IS CONSIDERED A CRITICAL STAGE DURING THE CONSTRUCTION PROCESS. DURING THIS CRITICAL STAGE, A REGISTERED PROFESSIONAL ENGINEERING (OR QUALIFIED REPRESENTATIVE) MUST BE ON-SITE TO OBSERVE AND INSPECT SAID CONSTRUCTION OF CRITICAL STAGE.
DUE TO THE PROPOSED CONTINUATION OF THE OVERALL RESIDENTIAL PORTION OF THE PROJECT, CONVERSION OF SEDIMENT BASINS TO PCSM BASINS (ONLY WHEN 70% OVERALL VEGETATIVE STABILIZATION IS ACHIEVED) SHALL ONLY OCCUR IN THE BASIN.

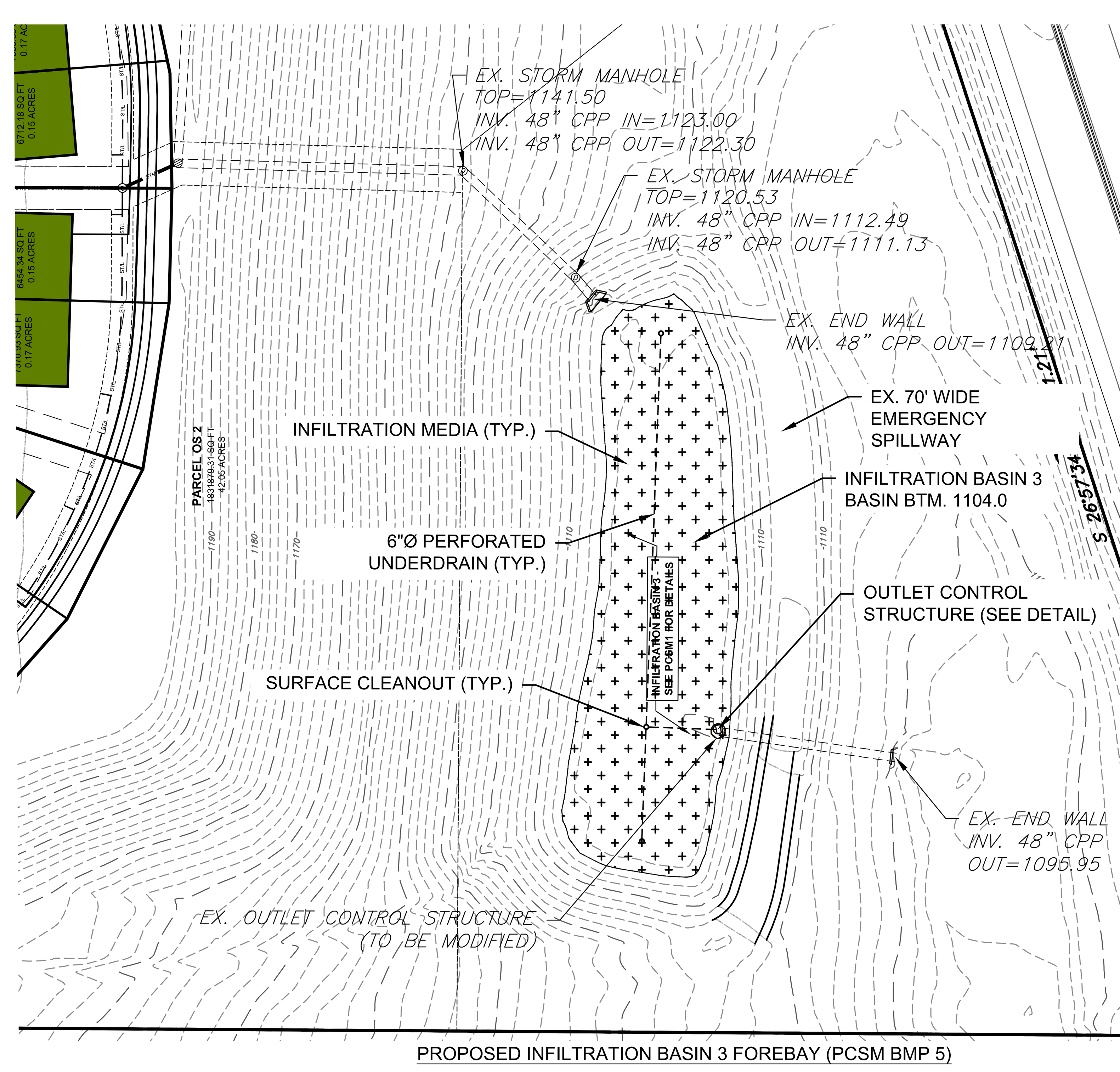
ANY E&S BMPS THAT ARE TO REMAIN AS PCSM BMPS MUST BE MODIFIED WHERE NECESSARY TO MEET THE REQUIREMENTS OF THE PERMANENT FACILITY. IF ANY SEDIMENT BASINS OR TRAPS ARE TO BE CONVERTED TO DETENTION PONDS, CONVERSION SHOULD BE RESTRICTED TO THE GROWING SEASON, AND THE SEQUENCE SHOULD DESCRIBE THE PROCEDURE TO BE USED. THIS SHOULD INCLUDE:
a. FLUSHING ACCUMULATED SEDIMENT FROM THE CONTRIBUTING STORM SEWER SYSTEM UTILIZING AN APPROVED AND ACCEPTABLE METHOD.
b. THE IMPOUNDMENT SHALL BE DEWATERED PER PA DEP REGULATIONS, UTILIZING AN APPROVED PUMPED WATER FILTER BAG.
c. ALL ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF PER THE APPROPRIATE PA DEP REGULATIONS, AND AT A PROPERLY REGULATED DISPOSAL LOCATION.
d. REMOVE OF ALL OTHER TEMPORARY FACILITIES FROM THE BASIN/BMP SUCH AS BAFFLES, CLEANOUT STAKES, DEWATERING FACILITIES, ETC.
e. PROVIDE APPROPRIATE SEDIMENT PROTECTION OF PERMANENT ORIFICE OR WEIR UNTIL INTERIOR OF PERMANENT FACILITY IS STABILIZED.
f. REMOVE THE TEMPORARY RISER AND THE INSTALLATION/OPENING OF THE PERMANENT RISER. IF NOT TO BE USED IN THE FUTURE, THE OPENING FOR THE CONNECTION OF THE TEMPORARY DEWATERING DEVICE MUST BE GROUTED CLOSED, AND ANY ADDITIONAL DEVICE OPENINGS TO BE UTILIZED DURING THE PCSM STAGE SHALL BE MADE OPERABLE (PERMANENT, INTERNAL BASIN BOTTOM MUST BE STABILIZED TO PREVENT SEDIMENT-LADEN FLOW FROM ESCAPING THE BASIN).
g. COMPLETE STABILIZATION OF THE INTERIOR OF THE IMPOUNDMENT, AS WELL AS ANY STEPS NECESSARY TO PROVIDE ANY PROPOSED INFILTRATION CAPACITY (IF APPLICABLE).

1. ONCE GRADING OPERATIONS ARE COMPLETE, PERMANENTLY SEED AND MULCH ALL DISTURBED AREAS PER THE SEEDING SPECIFICATIONS.
2. CONVERT SEDIMENT BASINS TO INFILTRATION BASINS BY: (CRITICAL STAGE: A LICENSED PROFESSIONAL OR DESIGNEE SHALL BE ON-SITE TO OVERSEE THE INSTALLATION OF THE DETENTION BASIN, INCLUDING THE PERMANENT OUTLET STRUCTURE, OUTFALL PROTECTION, EMERGENCY SPILLWAY, AND GRADING.)
   1) DEWATER AS NECESSARY USING PUMPED WATER FILTER BAG.
   2) REMOVE ALL ACCUMULATED SEDIMENT FROM THE TRAP.
   3) REMOVE SKIMMER.
   4) REMOVE ORIFICE AND WEIR COVERS (IF PRESENT), REMOVE TEMPORARY OR INSTALL PERMANENT RISER EXTENSIONS AS NECESSARY PER THE PCSM DETAILS.
   5) INSTALL 2' INFILTRATION SYSTEM
   6) INSTALL UNDERDRAIN SYSTEM

GEOLOGICAL AND SOIL CONDITIONS
1. THERE ARE NO GEOLOGIC OR SOIL CONDITIONS KNOWN TO EXIST ON SITE THAT WOULD HAVE THE POTENTIAL TO CAUSE POLLUTION. SHOULD ANY SUCH CONDITION OR MATERIAL BE DISCOVERED DURING THE EARTHMOVING ACTIVITIES ASSOCIATED WITH THIS DEVELOPMENT, THE CONTRACTOR IS REQUIRED TO FOLLOW ALL FEDERAL AND LOCAL STANDARDS FOR THE PROPER HANDLING AND DISPOSAL OF SUCH MATERIAL. IF ANY QUESTIONS ARISE ABOUT PROPER PROCEDURES FOR HANDLING SUCH MATERIAL, THE CONTRACTOR SHOULD CONTACT THE BEAVER COUNTY CONSERVATION DISTRICT AND/OR THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
2. THOSE LAWN AND RE-VEGETATED AREAS INTENDED TO RECEIVE STORMWATER RUNOFF FROM DISCONNECTED ROOF LEADERS, AND DISCONNECTED NON-ROOF IMPERVIOUS SURFACES SUCH AS SIDEWALKS, DRIVEWAYS, PARKING AREAS ETC., SHALL BE FINAL GRADED WITH UNCOMPACTED TOPSOIL, OR AN EQUIVALENT AMENDED SOIL MIXTURE, HAVING A MINIMUM DEPTH OF SIX (6) INCHES. ALL OTHER RE-VEGETATED AND LAWN AREAS SHALL BE FINAL GRADED WITH UNCOMPACTED TOPSOIL, OR EQUIVALENT AMENDED SOIL MIXTURE, HAVING A MINIMUM DEPTH OF FOUR (4) INCHES. OTHER PLANNED STORMWATER MANAGEMENT BMP'S SUCH AS RAINGARDENS, INFILTRATION SWALES, BIO-RETENTION AREAS ETC., SHALL BE CONSTRUCTED WITH SOIL AMENDMENT OR TOPSOIL REQUIREMENTS, INCLUDING SOIL DEPTH, AS SPECIFIED IN THE FINAL APPROVED SITE PLAN DRAWINGS, NOTES AND CONSTRUCTION DETAILS.

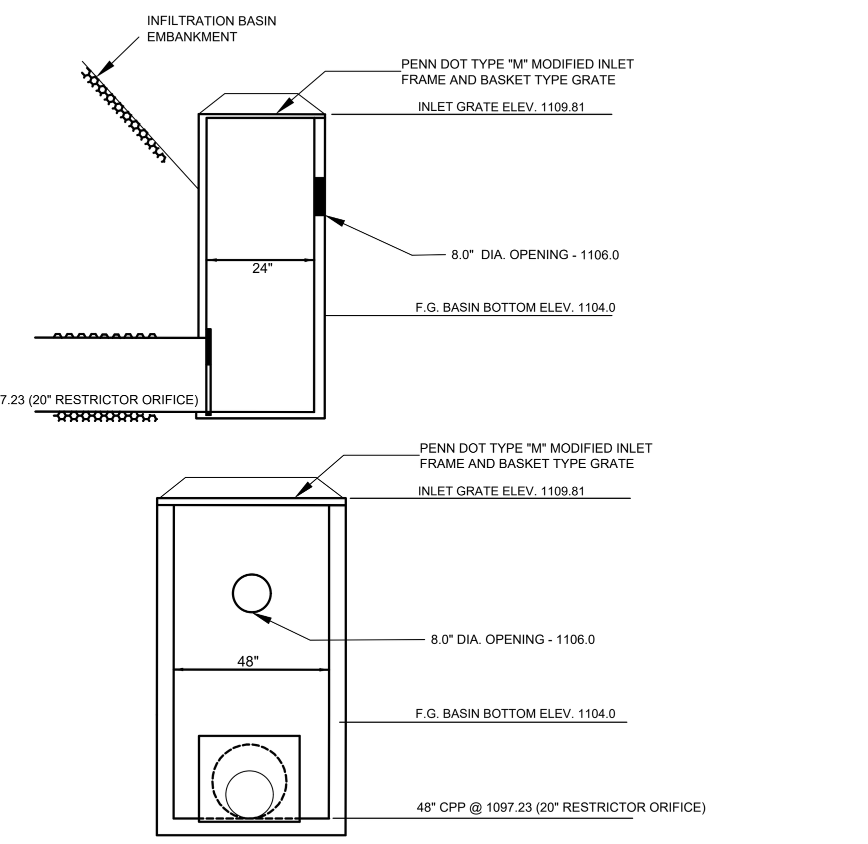
RECYCLING AND WASTE DISPOSAL:

- UPON COMPLETION OF THE PROJECT, RECYCLING OR DISPOSAL OF ALL MATERIALS WHICH COULD CAUSE POLLUTION SHALL BE THE RESPONSIBILITY OF THE EARTHMOVING CONTRACTOR.
- CONSTRUCTION WASTE INCLUDES, BUT IS NOT LIMITED TO, EXCESS SOIL MATERIALS, SILT REMOVED FROM EROSION CONTROL FACILITIES, EXCESS BUILDING MATERIALS, CONCRETE WASH WATER, SANITARY WASTES, AND OBSOLETE EROSION CONTROL MATERIALS (SILT FENCE, SILT SACKS, ETC.).
- SILT REMOVED FROM SEDIMENT CONTROL FACILITIES SHALL BE SPREAD ON THE TOPSOIL STOCKPILE, OR IN LAWN OR LANDSCAPE AREAS.
- OBSOLETE EROSION CONTROL MATERIALS AND EXCESS BUILDING MATERIALS MUST BE DISPOSED OF AT A DEP APPROVED SITE.
- THERE WERE NO KNOW NATURALLY OCCURRING GEOLOGIC FORMATIONS OR SOIL CONDITIONS LOCATED ON THE SITE THAT HAVE THE POTENTIAL TO CAUSE POLLUTION DURING CONSTRUCTION. IF SUCH CONDITIONS ARE ENCOUNTERED, STOP WORK AND CONTACT THE GEOGRAPHICAL ENGINEER AND/OR DEP.
- GEOLOGICAL ROCK FORMATIONS OR SOIL CONDITIONS THAT ARE IDENTIFIED BY THE GEOTECHNICAL ENGINEER ON SITE THAT HAVE THE POTENTIAL TO DEGRADE WATER QUALITY WILL BE ISOLATED IN PLACE OR WILL BE RELOCATED ONSITE FOLLOWED BY APPROPRIATE CAPPING WITH AN IMPERVIOUS SURFACE SUCH AS PAVEMENT OR A BUILDING, OR WILL BE EXCAVATED AND REMOVED TO AN OFF-SITE DISPOSAL AREA APPROVED TO HANDLE HAZARDOUS WASTE. DEPENDING ON THE LEVEL OF CONTAMINATION, BLENDING OF SOIL MAY ACHIEVE ACCEPTABLE STANDARDS.



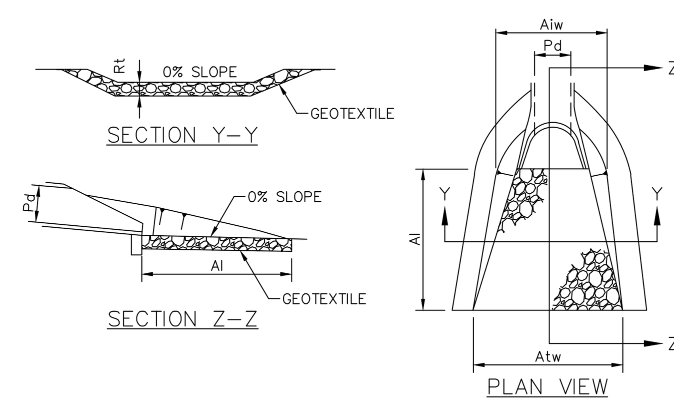
PROPOSED INFILTRATION BASIN 3 FOREBAY (PCSM BMP 5)

SCALE: 1" = 50'



PROPOSED INFILTRATION BASIN 3
OUTLET CONTROL STRUCTURE

Not to Scale



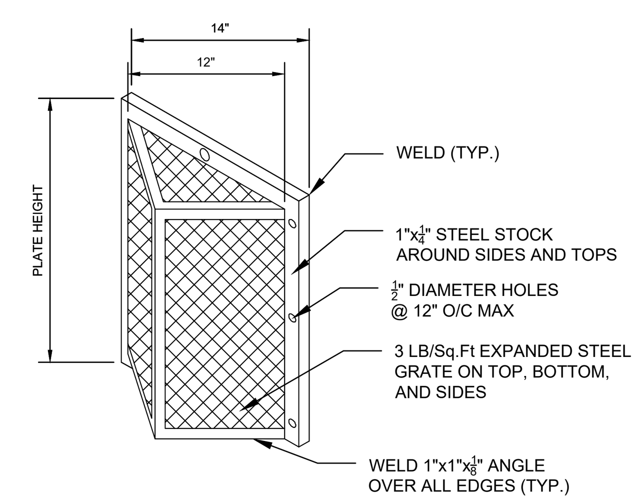
NOTES:

ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.

ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

STANDARD CONSTRUCTION DETAIL #9-1
RIPRAP APRON AT PIPE OUTLET
WITH FLARED END SECTION OR ENDWALL

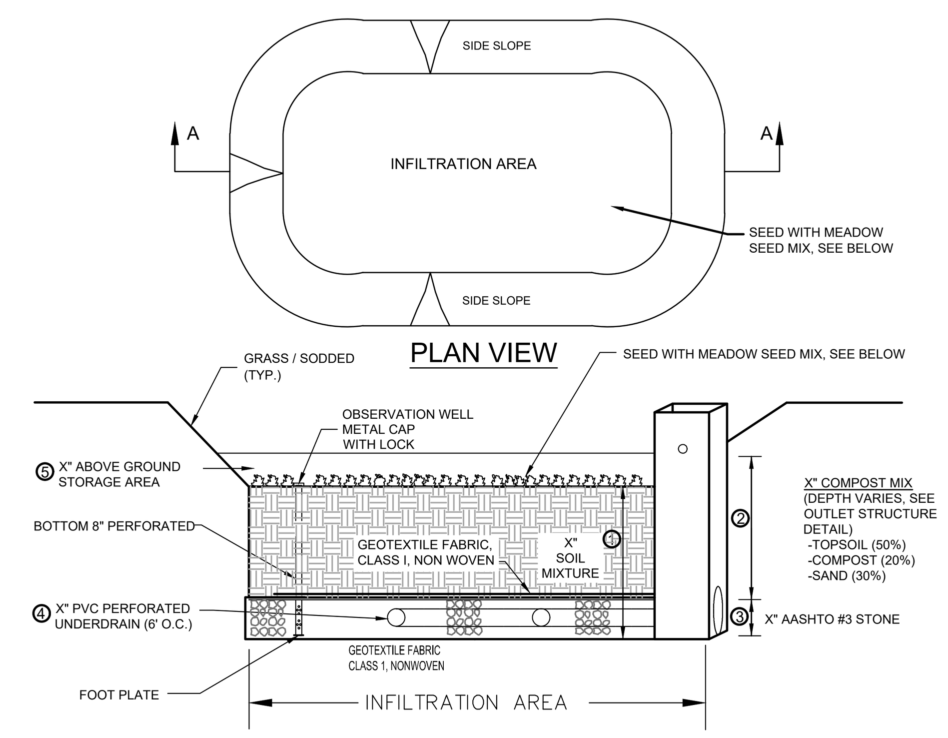
NOT TO SCALE



1. TRASH RACK TO BE CENTERED OVER OPENING.
2. STEEL TO CONFORM TO ASTM A36.
3. ALL SURFACES TO BE COATED WITH ZRC COLD GALVANIZED COMPOUND AFTER WELDING.
4. TRASH RACK TO BE FASTENED TO THE OUTLET STRUCTURE WEIR PLATE WITH ½" STAINLESS STEEL ANCHORS. TRASH RACK TO BE REMOVABLE.
5. GRATE/MESH OPENNG 1" MAXIMUM.

TRASH RACK DETAIL

Not to Scale



SECTION A-A

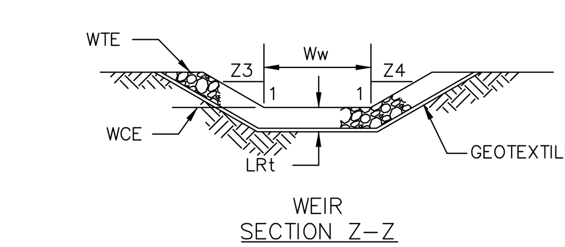
	①	②	③	④	⑤
SOIL MIX NUMBER	TOTAL MIXTURE DEPTH	COMPOST MIX DEPTH	STONE DEPTH	UNDER DRAIN SIZE	ABOVE GROUND STORAGE DEPTH
BASIN 1	57.6"	45.6"	12"	6"	0"
BASIN 1 FB	57.6"	45.6"	12"	6"	30"
BASIN 2	36"	24"	12"	6"	53"
BASIN 2 FB	42"	30"	12"	6"	24"
BASIN 3	24"	12"	12"	6"	24"

MEADOW SEED MIX

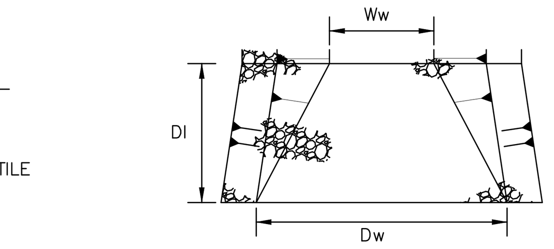
Species	Pure Live Seed
Little Bluestem (Andropogon scoparius)	12 lbs/acre
Canada Wild Rye (Elmus candensis)	15 lbs/acre
Switch Grass (Panicum virgatum)	8 lbs/acre
Annual Rye (Lolium multiflorum)	10 lbs/acre
Black Eyed Susan (Rudbecka hirta)	2 lbs/acre
Broad Leaved Purple Coneflower (Echinacea pupurea)	1 lbs/acre

INFILTRATION/STORMWATER AREA SUBSURFACE DETAIL

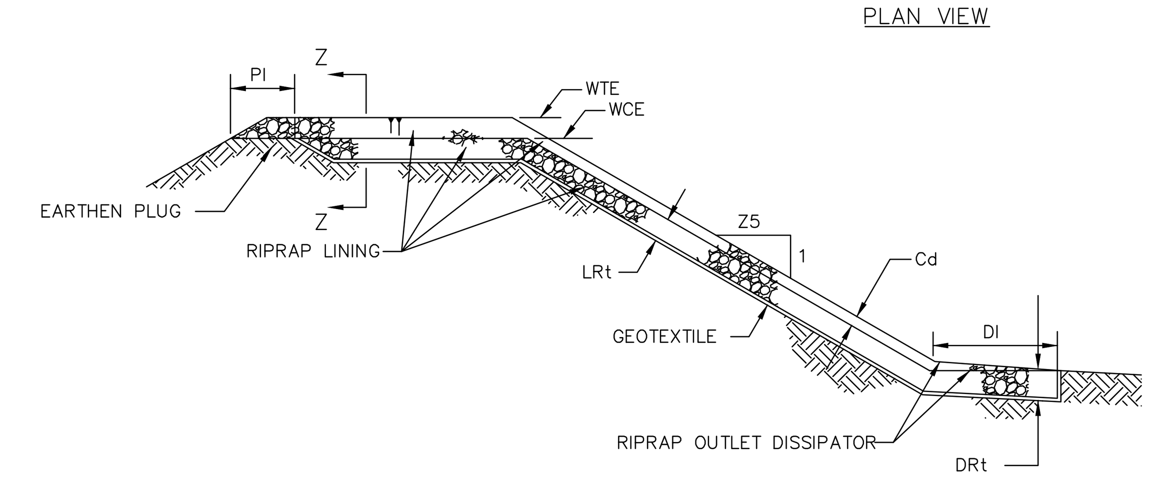
Not to Scale



WEIR
SECTION Z-Z



RIPRAP OUTLET DISSIPATOR
PLAN VIEW



EMBANKMENT SECTION ALONG EMERGENCY SPILLWAY

BASIN NO.	WEIR					LINING		CHANNEL		DISSIPATOR			
	Z3 (FT)	Z4 (FT)	TOP ELEV WTE (FT)	CREST ELEV WCE (FT)	WIDTH Ww (FT)	RIPRAP SIZE (R—_)	RIPRAP THICK. LRt (IN)	Z5 (FT)	DEPTH Cd (FT)	LENGTH Dl (FT)	WIDTH Dw (FT)	RIPRAP SIZE (R—_)	RIPRAP THICK. DRt (IN)
1	2	2	1120.0	1118.0	116	5	27	2	2.0	10	126	5	27
1FB	2	2	1120.0	1116.5	15	5	27	2	3.5	10	25	5	27
2	2	2	1122.0	1119.5	40	5	27	2	2.5	10	50	5	27
2FB	2	2	1126.0	1122.0	12	5	27	2	4.0	10	22	5	27
3	2	2	1114.0	1112.0	70	5	27	2	2.0	10	80	5	27

NOTES:

DIMENSION Pl SHALL BE 5' MINIMUM.
DISPLACED RIPRAP WITHIN THE SPILLWAY AND/OR OUTLET CHANNEL SHALL BE REPLACED IMMEDIATELY.

STANDARD CONSTRUCTION DETAIL #7-12
SEDIMENT BASIN EMERGENCY SPILLWAY
WITH RIPRAP LINING

NOT TO SCALE

811 Know what's **below.** Call before you dig.

POCS SER. #: DESIGN - DIG - 20203440458

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Date:	Revision Description:	By:
8/13/2021	INITIAL SUBMISSION TO WCCD	JRG
9/30/2021	WCCD COMMENT REVISIONS	JRG

Professional Seal: COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — GRAHAM LEE FERRY — ENGINEER PE074237

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Meadows Landing
Planned Residential Development

Prepared For:
MEADOWS LANDING ASSOCIATES, LP

Situate In:
South Strabane Township, Washington County, Pennsylvania

POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS

DRAWING SCALE:	AS NOTED	DESIGNED BY:	GLF
DATE ISSUED:	8/13/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3992	FIELD BOOK #:	---

CADD#: 3992-PCSM9 - DETAILS.DWG

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Sheet No.
PCSM10

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