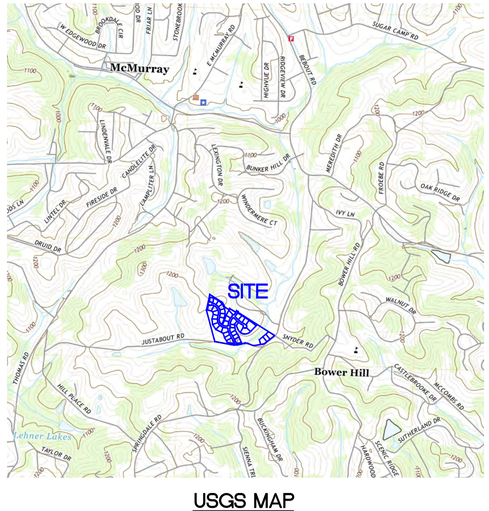
TUSCANY II

PETERS TOWNSHIP, WASHINGTON COUNTY
PENNSYLVANIA

PREPARED FOR:

339 JUSTABOUT LAND CO., LLC

VICINITY MAP
SCALE: 1"=500'



USGS MAP
SCALE: 1"=2000'

SHEET NO.	TITLE
D0.0	COVER SHEET
1	TUSCANY 2 PLAN OF LOTS SUBDIVISION
2	TUSCANY 2 PLAN OF LOTS SUBDIVISION
3	TUSCANY 2 PLAN OF LOTS SUBDIVISION
1	SURVEY AND TOPOGRAPHY SURVEY
D0.1	GENERAL NOTES AND LEGENDS
D1.0	EXISTING CONDITIONS PLAN
D1.1	SLOPE MAP
D1.2	SITE DEMOLITION PLAN
D2.0	OVERALL SITE LAYOUT PLAN
D2.1	SITE LAYOUT PLAN – WEST
D2.2	SITE LAYOUT PLAN – EAST
D3.0	OVERALL GRADING PLAN
D3.1	GRADING PLAN – WEST
D3.2	GRADING PLAN – EAST
D3.3	ROAD PROFILES
D3.4	ROAD PROFILES
D3.5	SITE CROSS SECTIONS
D4.0	STANDARD CONSTRUCTION DETAILS
D4.1	TOWNSHIP STANDARD DETAILS
D5.0	OVERALL UTILITY PLAN
D5.1	UTILITY PLAN – WEST
D5.2	UTILITY PLAN – EAST
D6.0	OVERALL STORM SEWER SYSTEM PLAN
D6.1	STORM SEWER PLAN & PROFILES – WEST
D6.2	STORM SEWER PROFILES – WEST
D6.3	STORM SEWER PLAN – EAST
D6.4	STORM SEWER PROFILES – EAST
D6.5	STORM SEWER PROFILES – EAST
D6.6	STORM SEWER DETAILS

SHEET NO.	TITLE
D7.0	OVERALL SANITARY SEWER PLAN
D7.1	SANITARY SEWER PLAN & PROFILES – WEST
D7.2	SANITARY SEWER PLAN & PROFILES – EAST
D7.3	SANITARY SEWER PLAN & PROFILES – EAST
D7.4	SANITARY SEWER FORCE MAIN DETAILS
D7.5	SANITARY SEWER DETAILS
D8.0	PCSM COVER SHEET
D8.1	OVERALL PCSM PLAN
D8.2	PCSM PLAN – DETENTION BASIN
D8.3	PCSM PLAN – DETENTION BASIN
D8.4	PCSM PLAN – ON LOT SUMPS
D9.0	E&S COVER SHEET
D9.1	E&S PLAN PHASE 1
D9.2	E&S PLAN PHASE 2
D9.3	E&S DETAILS/NOTES
D9.4	E&S DETAILS/NOTES
D9.5	E&S DETAILS/NOTES
D9.6	E&S DETAILS/NOTES
D9.7	E&S DETAILS/NOTES
D9.8	E&S DETAILS/NOTES
D10.0	FINAL LANDSCAPE PLAN – SOUTH
D10.5	FINAL LANDSCAPE PLAN – NORTH
D11.0	FINAL LIGHTING PLAN
D11.5	HOUSE AND DRIVEWAY PLAN

OWNER
339 JUSTABOUT LAND CO., LLC
333 TECHNOLOGY DRIVE, SUITE 108
CANONSBURG, PA 15317
(412) 880–1025
CONTACT: MARK HOSKINS

PROJECT ENGINEER
KDH CONSULTING ENGINEERS, INC.
593 RUGH STREET, LOWER LEVEL
GREENSBURG, PA 15601
(724) 493–5041
CONTACT: CHRISTOPHER W. HAMM, P.E.

SURVEYOR
KEYSTONE SURVEYING & MAPPING, INC.
534 VALLEY BROOK ROAD
VENETIA, PA 15367
(724) 514–7047
CONTACT: KEITH HIGGINS

LANDSCAPE ARCHITECT
VICTOR–WETZEL ASSOCIATES
409 BROAD STREET, SUITE 270
SEWICKLEY, PA 15143
(412) 741–2290
CONTACT: STEPHEN VICTOR

GEOTECHNICAL ENGINEER
ACA ENGINEERING, INC.
410 N BALPH AVENUE
PITTSBURGH, PA 15202
(412) 761–1990

ENVIRONMENTAL
PALUSTRIS ENVIRONMENTAL, LLC
140 LAMPLIGHTER ROAD
MORGANTOWN, PA 26508
(304) 308–3309

TRAFFIC ENGINEERS
WOOSTER AND ASSOCIATES
52 EAST CRAFTON AVENUE
PITTSBURGH, PA 15205
(412) 921–3303

GAS SERVICE
PEOPLES NATURAL GAS COMPANY, LLC
375 NORTH SHORE DRIVE
PITTSBURGH, PA 15212
(800) 764–0111

ELECTRIC SERVICE
WEST PENN POWER
105 COMMERCE BOULEVARD
LAWRENCE, PA 15055
(724) 743–2028

WATER SERVICE
PENNSYLVANIA AMERICAN WATER COMPANY
300 GALLEY ROAD
McMURRAY, PA 15317
(724) 746–6400

SANITARY SEWER SERVICE
PETERS TOWNSHIP SANITARY AUTHORITY
111 BELL DRIVE
McMURRAY, PA 15317
(724) 941–6709

NOTE:

1. A $1525.00 TRAFFIC IMPACT FEE SHALL BE DUE AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH LOT.
2. EACH OPEN SPACE SHALL BE DEDICATED TO THE TUSCANY II HOA.
3. POND 1–INFILTRATION BASIN SHALL BE DEDICATED TO PETERS TOWNSHIP UPON COMPLETION AND FINAL INSPECTION.
4. DRIVEWAY ACCESS FROM LOTS 201, 202, AND 203 TO THE STATE HIGHWAY SHALL BE ONLY AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT FROM THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, AS REQUIRED PURSUANT TO §420 OF THE ACT OF JUNE 1, 1948 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW."

KDH CONSULTING ENGINEERS, INC
593 RUGH STREET
GREENSBURG, PA 15601
P: 878-295-8914 F:724-514-7047
www.kdhengineers.com

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER W. HAMM
ENGINEER
PE–060435

REVISIONS:

REV	DATE	DESCRIPTION
11	8/8/2023	ADDRESS SAN. SEWER COMMENTS
2	2/9/2023	PETERS TOWNSHIP SUBMISSION
3	3/14/2023	ADDRESS WCCD COMMENTS
4	3/29/2023	REMOVE TRAFFIC CIRCLES
5	4/13/2023	PETERS TOWNSHIP SUBMISSION
6	5/26/2023	PETERS TOWNSHIP PLANNING COMMENTS
7	6/2/2023	PETERS TOWNSHIP L.D. COMMENTS
8	6/8/2023	PETERS TOWNSHIP L.D. COMMENTS
9	6/30/2023	ADDRESS WCCD GP COMMENTS
10	7/31/2023	ADDITIONAL RIGHT-OF-WAY

CLIENT:
339 JUSTABOUT LAND CO., LLC
333 TECHNOLOGY DRIVE, SUITE 108
CANONSBURG, PA 15317

TUSCANY II

PETERS TOWNSHIP,
WASHINGTON COUNTY, PA

PROJ NO: 291–001–21
DATE: 11/9/2022
DRAWN BY: RAM
CHECKED BY: CWH

SHEET TITLE:
COVER SHEET

SHEET NO.
D0.0

S:\PROJECTS\291-001-21-HAREN_PROPERTY-TUSCANY_2\DRAWINGS\291-001-21-BASE_NORTH--230808.DWG

CORPORATE ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT 339 JUSTABOUT LAND COMPANY, A PENNSYLVANIA LIMITED LIABILITY COMPANY, BY VIRTUE OF A RESOLUTION OF THE BOARD OF DIRECTORS THEREOF, DOES HEREBY ADOPT THIS AS ITS PLAT OF LOTS OF ITS PROPERTY SITUATE IN PETERS TOWNSHIP, COUNTY OF WASHINGTON, AND COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGE ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE, ALL STREETS, RIGHTS-OF-WAY AND EASEMENTS SHOWN UPON THE PLAT, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AS WELL AS ANY OPEN SPACE, COMMON GROUND OR AREAS SHOWN UPON THE PLAT WHICH WILL, SIMULTANEOUS WITH THE RECORDING OF THE PLAT OR AT SOME LATER DATE, BE ACCEPTED BY THE TOWNSHIP, OR CONVEYED TO A HOMEOWNERS' ASSOCIATION OR OTHER NONPROFIT CORPORATION FORMED TO MAINTAIN THE OPEN SPACE COMMON GROUND OR AREAS SET FORTH IN THE PLAT AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAT, 339 JUSTABOUT LAND COMPANY, FOREVER DISCHARGE SAID PETERS TOWNSHIP, ITS SUCCESSORS AND ASSIGNS FROM ANY LIABILITY FOR DAMAGES 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, AND ANY SLOPES REQUIRED FOR THE SUPPORT AND MAINTENANCE THEREOF ACCORDING TO SUCH ESTABLISHED GRADES. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON 339 JUSTABOUT LAND COMPANY, ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAT.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND SAME TO BE ATTESTED BY ITS SECRETARY, THIS _____ DAY OF _____ A.D., 20_____

339 JUSTABOUT LAND COMPANY

_____
(NAME OF CORPORATION)

_____
(PRESIDENT)

ATTEST:

_____
(SECRETARY)

CORPORATE ACKNOWLEDGMENT

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 COMMONWEALTH, PERSONALLY APPEARED (NAME AND TITLE OF OFFICE), OF 339 JUSTABOUT LAND COMPANY, 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 339 JUSTABOUT LAND COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS _____ (TITLE OF OFFICER) OF SAID CORPORATION, IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

_____
TITLE OF OFFICER

SWORN TO AND SUBSCRIBED BEFORE ME THE DAY AND DATE ABOVE WRITTEN.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20_____ .

MY COMMISSION EXPIRES

THE _____ DAY OF _____, 20_____ .

_____
NOTARY PUBLIC

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY 339 JUSTABOUT LAND COMPANY WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE WASHINGTON COUNTY PLANNING COMMISSION, COUNCIL OF PETERS TOWNSHIP, AND PETERS TOWNSHIP PLANNING COMMISSION, IF HERETO ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAT IS RECORDED IN THE RECORDER OF DEED'S OFFICE OF WASHINGTON COUNTY, COUNTY OFFICE BUILDING, WASHINGTON, PENNSYLVANIA, WITHIN NINETY (90) DAYS OF DATE OF SAID APPROVAL.

MORTGAGE CLAUSE

WE, SHEPHERD'S FINANCE, LLC, MORTGAGE OF THE PROPERTY EMBRACED IN THIS PLAT OF SUBDIVISION, TUSCANY 2 PLAN OF LOTS, DO HEREBY CONSENT TO THE RECORDING OF SAID PLAT IN THE RECORDER OF DEEDS' OFFICE OF WASHINGTON COUNTY, PENNSYLVANIA, AND TO THE DEDICATION AND COVENANTS APPEARING THEREON.

_____ _____
MORTGAGE WITNESS

_____
DATE

MORTGAGE CLAUSE

WE, HANNA HOLDINGS, INC, MORTGAGE OF THE PROPERTY EMBRACED IN THIS PLAT OF SUBDIVISION, TUSCANY 2 PLAN OF LOTS, DO HEREBY CONSENT TO THE RECORDING OF SAID PLAT IN THE RECORDER OF DEEDS' OFFICE OF WASHINGTON COUNTY, PENNSYLVANIA, AND TO THE DEDICATION AND COVENANTS APPEARING THEREON.

_____ _____
MORTGAGE WITNESS

_____
DATE

TITLE CLAUSE

WE, 339 JUSTABOUT LAND COMPANY, OWNERS OF THE TUSCANY 2 PLAN OF LOTS DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF 339 JUSTABOUT LAND COMPANY AS RECORDED IN INSTRUMENT NUMBER 202202494, RECORDER OF DEED'S OFFICE.

_____ _____
WITNESS OWNER

DEED REQUIRED NOTIFICATION CLAUSE

RECORDING A PLAN OF SUBDIVISION ALONE DOES NOT CHANGE THE OWNERSHIP OF THE PROPERTY. AFTER A PLAN OF SUBDIVISION HAS BEEN RECORDED, A DEED MUST ALSO BE RECORDED IN ORDER TO TRANSFER THE TITLE OF THE PROPERTY FROM ONE LANDOWNER TO ANOTHER. IF THE DEED AND PLAN ARE RECORDED IN THE SAME YEAR, THE REVALUATION OF THE PROPERTY WILL BE COMPLETED AND THE TAX BILLS ADJUSTED ACCORDINGLY BY THE FOLLOWING YEAR.

I/WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE UNDERSTAND THE FOLLOWING:

1. THAT RECORDING A PLAN DOES NOT TRANSFER TITLE OF PROPERTY BETWEEN LANDOWNERS.
2. THAT A DEED MUST BE RECORDED IN ORDER TO TRANSFER THE TITLE OF PROPERTY FROM ONE LANDOWNER TO ANOTHER LANDOWNER.
3. THAT THE PLAN AND DEED MUST BE RECORDED IN THE SAME YEAR IN ORDER FOR THE REVALUATION OF THE PROPERTY TO BE COMPLETED AND TAX BILLS TO BE ADJUSTED ACCORDINGLY BY THE FOLLOWING YEAR.

OWNER

PETERS TOWNSHIP SANITARY AUTHORITY

APPROVED BY THE PETERS TOWNSHIP SANITARY AUTHORITY THIS _____ DAY OF _____, 20_____. THE UNDERSIGNED OWNERS, INTENDING TO LEGALLY BIND THEMSELVES, ITSELF, AND ITS OR THEIR SUCCESSORS AND ASSIGNS, HEREBY GRANT AND DEDICATE TO THE PETERS TOWNSHIP SANITARY AUTHORITY, WASHINGTON COUNTY, PENNSYLVANIA, AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS FOREVER, THE RIGHT TO INSTALL, CONSTRUCT, OPERATE, REPAIR, MAINTAIN, RELOCATE, AND REPLACE ALL NECESSARY FACILITIES FOR SANITARY SEWER COLLECTION AND CONVEYANCE TO, OVER, THROUGH AND ACROSS EASEMENTS FOR UTILITIES AND/OR EASEMENTS FOR SANITARY SEWERS, INCLUDING THE RIGHT TO ASSIGN THE SAME, ALL WITH THE SAME FORCE AND EFFECT AS THOUGH SAID EASEMENTS HAD BEEN DULY ACQUIRED FOR SUCH PURPOSES BY CONDEMNATION, AND THE UNDERSIGNED HEREBY WAIVES FOR ITSELF, THEMSELVES AND ITS OR THEIR ASSIGNS AND SUCCESSORS ANY AND ALL CLAIMS FOR DAMAGES FOR THE LAWFUL USE OF SUCH EASEMENTS FOR THE AFORESAID PURPOSES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAID EASEMENTS OVER AND UPON THE LANDS OF THE GRANTOR.

ATTEST

_____
AUTHORITY REPRESENTATIVE

_____
SIGNATURE OF DEVELOPER/PROPERTY OWNER/HOMEOWNER'S ASSOCIATION

DEP NON-BUILDING WAIVER

AS OF THE DATE OF THIS PLAN'S APPROVAL BY THE APPROVING AUTHORITY, NO DEVELOPMENT OF ANY LAND CONTAINED IN THIS SUBDIVISION OR LAND DEVELOPMENT FOR ANY PURPOSE REQUIRING SANITARY SEWAGE FACILITIES IS PLANNED. NO PORTION OF THIS PROPERTY HAS BEEN APPROVED BY THE MUNICIPALITY OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT, OR DISPOSAL SYSTEM UNLESS THE MUNICIPALITY AND THE DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY INCLUDED IN THIS PLAN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. § 750.1 ET SEQ.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO THE TRANSFER OF ANY LOT OR PROPERTY INCLUDED IN THIS PLAN, ANY PURCHASER SHOULD CONTACT APPROPRIATE OFFICIALS OF THE MUNICIPALITY, WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT, TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

CHANNEL EASEMENTS

THE CHANNEL EASEMENT SHOWN ON THIS RECORDED PLAN SERVES TO PROTECT THE STREAM AND AREA WITHIN THE EASEMENT. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING SAID EASEMENT IN ACCORDANCE WITH TOWNSHIP ORDINANCE BUT PETERS TOWNSHIP RESERVES THE RIGHT TO WORK WITHIN THE EASEMENT AND A RIGHT OF ACCESS TO AND FROM SUCH EASEMENT, IF NECESSARY.

STORMWATER CONTROL EASEMENTS

THE PROPERTY OWNER IS TO MAINTAIN THE EASEMENTS SHOWN ON THE PLAN FOR THE PURPOSES OF STORMWATER CONTROL AS CONSTRUCTED. NO STOPPING UP, FILLING UP, CONFINING, PAVING, CHANGING OF EMBANKMENTS OR ANY OTHER INTERFERENCE OR CHANGE IS TO BE MADE WITHOUT THE PERMISSION OF THE TOWNSHIP. PETERS TOWNSHIP RESERVES THE RIGHT TO WORK WITHIN THE EASEMENT AND RIGHT OF ACCESS TO AND FROM SUCH EASEMENT IF NECESSARY.

EASEMENTS

ALL EASEMENTS ON THIS PLAN ARE INTENDED FOR USE FOR PUBLIC WATER, GAS, ELECTRIC, AND OTHER PUBLIC UTILITIES, CABLE TV AND/OR PUBLIC IMPROVEMENTS INCLUDING STORM AND SANITARY SEWERS. THE TOWNSHIP SHALL HAVE THE ASSIGNABLE RIGHT TO ENTER UPON AND OVER SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTION, MAINTENANCE, INSPECTION, REPAIR, ETC.

TOWNSHIP COUNCIL APPROVAL

APPROVED BY THE COUNCIL OF PETERS TOWNSHIP THIS _____ DAY OF _____, 20____.

ATTEST

_____ _____
MANAGER CHAIRMAN OF COUNCIL

PETERS TOWNSHIP

THE TOWNSHIP OF PETERS HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAT FOR RECORDING PURPOSES ONLY, THE TOWNSHIP ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED, EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS OR ROADS, TO GRADE, PAVE AND CURB THE STREETS IN SAID PLAT OR TO CONSTRUCT SEWERS THEREIN OR TO INSTALL ANY OTHER SUCH SERVICE ORDINARILY INSTALLED IN TOWNSHIP STREETS OR ROADS.

_____
CHAIRMAN OF COUNCIL

(SEAL)
ATTEST

_____
MANAGER

TOWNSHIP PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF PETERS TOWNSHIP THIS

_____DAY OF _____, 20____.

ATTEST

_____ _____
PLANNING DIRECTOR CHAIRMAN

WASHINGTON COUNTY PLANNING COMMISSION

REVIEWED BY THE WASHINGTON COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

_____ _____
CHAIRMAN DIRECTOR

RECORDING

APPROVED FOR RECORDING PURPOSES ONLY, SUBJECT TO ALL PROVISIONS OF A CONTRACT BETWEEN THE OWNER AND THE TOWNSHIP OF PETERS, A COPY OF WHICH IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, WASHINGTON COUNTY, PENNSYLVANIA AND A COPY OF WHICH IS ON FILE WITH THE TOWNSHIP.

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA
SS.
COUNTY OF WASHINGTON

RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC.,

IN SAID COUNTY, IN INSTRUMENT NUMBER _____.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

_____
RECORDER

CONDITIONS

(I/WE), _____ OWNERS, ACKNOWLEDGE THAT APPROVAL OF THIS PLAT IS SUBJECT TO THOSE CONDITIONS WHICH ARE HEREAFTER NOTED ON THIS PLAT TO BE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF WASHINGTON COUNTY, PENNSYLVANIA. (I/WE) ACKNOWLEDGE THAT THESE CONDITIONS ARE BINDING UPON (MYSELF/OURSELVES) AND (MY/OUR) HEIRS, SUCCESSORS AND ASSIGNS.

CONDITIONS:

A.

B.

C.

WITNESS: OWNERS:

_____ _____

_____ _____

_____ _____

ZONING COMPARISON CHART

	LOW DENSITY RESIDENTIAL	CONSERVATION RESIDENTIAL OVERLAY	TUSCANY II
ALLOWED USE	SINGLE	SINGLE	SINGLE
MIN. LOT AREA	21,780 SQ FT	NONE	17,363 SQ FT
MIN. LOT WIDTH	100 FT	75 FT	75 FT
MIN. FRONT YARD	50 FT	25 FT	25 FT
MAX. FRONT YARD	N/A	30 FT	N/A
MIN. REAR YARD	15 FT	20 FT	20 FT
MIN SIDE YARD (TWO STORY)	15 FT	7.5 FT	7.5 FT
MAX. BLDG HEIGHT	35 FT	37 FT	37 FT
LOT COVERAGE	15%	30% SQ FT	30% SQ FT
DENSITY	1.2	2.0 OR 2.5 OR 3.0	1.2
OPEN SPACE	N/A	2DU/AC=25%	32%

REFERENCES

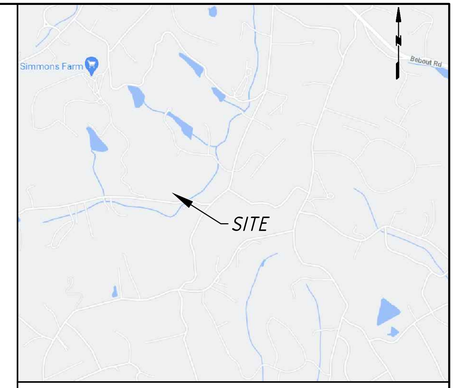
THE SURVEY IS BASED UPON EXISTING CONDITIONS FOUND AT THE SUBJECT AND THE FOLLOWING REFERENCES:

1. PLAN ENTITLED "TUSCANY PLAN OF LOTS" RECORDED IN INST# 201406024, DATED APRIL 2011.
2. PLAN ENTITLED "TUSCANY PLAN OF LOTS AMENDED" RECORDED IN INST# 201816138, DATED OCTOBER 2016.
3. PLAN ENTITLED "TUSCANY PLAN OF LOTS - LOT 13 SUBDIVISION" RECORDED IN INST# 202300382, DATED 11/22/22.

REV.: 08/01/2023 JUSTABOUT ROAD WIDENING
REV.: 07/17/2023 ADDRESSED TOWNSHIP LETTER
REV.: 06/02/2023 ADDRESSED TOWNSHIP ENGINEERS COMMENTS
REV.: 05/26/2023 ADDRESSED TOWNSHIP LETTER
REV.: 05/15/2023 STORM ESMT. ADDED & ADDRESSED ENGINEERS LETTER

LOT AREA TABLE

LOT	SQ. FT.	ACRES
101	19,904	0.457
102	15,206	0.349
103	15,303	0.351
104	16,723	0.384
105	12,449	0.286
106	22,777	0.523
107	31,446	0.722
108	34,010	0.781
109	48,225	1.107
110	20,266	0.465
111	19,465	0.447
112	18,565	0.431
113	19,642	0.451
114	17,748	0.407
115	17,489	0.401
116	19,575	0.449
117	16,980	0.390
118	17,134	0.393
119	18,290	0.420
201	23,696	0.544
202	19,181	0.440
203	25,229	0.579
204	18,802	0.432
205	15,061	0.346
206	15,960	0.366
207	16,007	0.367
208	15,739	0.361
209	16,890	0.388
210	13,990	0.321
211	21,236	0.488
212	17,881	0.410
213	17,205	0.395
214	16,464	0.378
215	19,219	0.441
216	20,119	0.462
217	19,961	0.458
218	22,599	0.519



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, NAD 1983.
2. VERTICAL DATA SHOWN (IF ANY) IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, NAVD 1988.
3. STREET NAMES AND ROW WIDTHS, BLOCK AND LOT NUMBERS AS PER THE CURRENT TAX MAPS.
4. BOUNDARY INFORMATION SHOWN IS BASED ON A FIELD SURVEY PERFORMED BY KEYSTONE SURVEYING AND MAPPING INC ON NOVEMBER 08, 2022.
5. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION OF ANY TYPE.
6. WETLANDS, ENVIRONMENTAL, AND/OR HAZARDOUS MATERIALS LOCATIONS, IF ANY, NOT COVERED UNDER THIS CONTRACT.
7. THIS PLAN IS NOT VALID UNLESS EMBOSSED OR STAMPED WITH THE SEAL OF THE UNDERSIGNED PROFESSIONAL(S).
8. KEYSTONE SURVEYING AND MAPPING, INC. MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, AS TO OUR STAKING, FINDINGS, RECOMMENDATIONS, PLANS, SPECIFICATIONS, OR PROFESSIONAL ADVICE EXCEPT THAT THE WORK WAS PERFORMED PURSUANT TO GENERALLY ACCEPTED STANDARDS OF PRACTICE AND DEGREE OF CARE EXERCISED BY MEMBERS OF THE SAME PROFESSION ON PROJECTS OF COMPARABLE SIZE AND COMPLEXITY. AS USED IN THIS SURVEY, THE WORD CERTIFY (CERTIFIED, CERTIFICATION, AND/OR CERTIFICATE) SHALL BE INTERPRETED AS MEANING A PROFESSIONAL OPINION REGARDING THE CONDITIONS OF THOSE FACTS AND/OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.
9. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE SEARCH. THEREFORE THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, RIGHT-OF-WAYS, COVENANTS, ETC. AS MAY BE DISCLOSED IN A CURRENT, COMPREHENSIVE TITLE SEARCH.
10. NO ADDITIONAL SUBDIVISION OF ANY LOT SHOWN HEREON SHALL BE PERMITTED WITHOUT SUBMITTING THE PLAN FOR REVIEW.
11. AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAPS TITLED "WASHINGTON COUNTY, PENNSYLVANIA" MAP NUMBER 42125C0214E, COMMUNITY PANEL NUMBER 0214 E; EFFECTIVE DATE: SEPTEMBER 30, 2015. THE SUBJECT PROPERTIES LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
12. SETBACKS ON PARCEL A ARE SUBJECT TO CHANGE BASED ON FUTURE ZONING OR AMENDMENTS.
13. THE OWNERSHIP OF THE STORMWATER DETENTION FACILITY, UPON INSTALLATION AND CONFIRMATION OF ITS WORKING PROPERTY, WILL BE TRANSFERRED TO PETERS TOWNSHIP.
14. OPEN SPACE WILL BE DEDICATED TO THE HOME OWNERS ASSOCIATION.
15. THE $3,750 TRAFFIC IMPACT FEE FOR EACH LOT SHALL NOTED ON ALL FINAL DRAWINGS, INCLUDING THE FINAL PLAN FOR RECORDING, AND BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH LOT.
16. DRIVEWAYS FOR PROPOSED LOTS 201 THROUGH 203 REQUIRE PENNDOT APPROVAL.
17. FOR LOTS 210 & 211, PLEASE NOTE ON THE SURVEY AND PLOT PLAN, THE 100-FOOT TEMPORARY ORCHARD BUFFER WILL CEASE TO EXIST ONCE THE APPLICABLE EPA REGULATIONS NO LONGER APPLY.

SURVEYOR'S CERTIFICATION

I, KEITH HIGGINS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE WITHIN PLAT CORRECTLY REPRESENTS THE SUBDIVISION OF THE LAND AS SURVEY BY ME AT THE DIRECTION AND REQUEST OF THE ABOVE NAMED OWNERS; THAT SAID PLAT OF SUBDIVISION HAS BEEN REVIEWED AND APPROVED BY THE OWNERS ABOVE NAMED, AND THAT THE PROFESSIONAL OPTION OF THE UNDERSIGNED SAID SUBDIVISION, AS SHOWN ON THE WITHIN PLAT, IS FULLY CONFORMING TO AND COMPLIES WITH THE REQUIREMENTS AND PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE TOWNSHIP OF PETERS, WASHINGTON COUNTY, AND THE COMMONWEALTH OF PENNSYLVANIA.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
KEITH H. HIGGINS
LAND SURVEYOR (No. SU075168)

Keith Higgins 08/01/2023

KEITH H. HIGGINS DATE
PROFESSIONAL LAND SURVEYOR
PA LIC No. SU075168

SITE ADDRESS:
339 JUSTABOUT RD
VENETIA, PA 15367

PROPERTY OWNER:
339 JUSTABOUT LAND COMPANY
333 TECHNOLOGY DR, SUITE 108
CANONSBURG, PA 15317

PROJECT NO.: TUSCANY 2	DRAWING NO.: 1
DATE: 03/30/2023	
SCALE: N/A	
DRAWN BY: MSABO	
CHECKED BY: KHH/MES	1 OF 3

PROJECT: **NOTES**
PETERS TOWNSHIP, WASHINGTON COUNTY, PA
PREPARED FOR:
KDH CONSULTING ENGINEERS

DRAWING TITLE: MAP OF
TUSCANY 2 PLAN OF LOTS SUBDIVISION
BEING
A RE-SUBDIVISION OF PARCEL A OF TUSCANY PLAN OF LOTS - LOT 13 SUBDIVISION RECORDED IN INSTRUMENT NUMBER 202300382

KEYSTONE SURVEYING & MAPPING INC.
534 VALLEY BROOK ROAD
VENETIA, PA 15367
OFFICE (724) 514-7949

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K:\2023\KDH-HABEN PROPERTY\CADD\SUBDIVISION\TUSCANY 2 PLAN OF LOTS.DWG

PENNSYLVANIA STATE PLANE
COORDINATE SYSTEM, NAD83

N/F
SEVERNS, CHRISTOPHER W. & NATALIE P.
TP# 540-006-22-00-0012-00
INST# 201428471
BEING LOT 12 OF
INST# 201406024

1/2" IRON PIN FOUND

N/F
SIMMONS, ROBERT W. & SCOTT J.
TP# 540-006-00-00-0016-00
INST# 201438763

N/F
INVESTORS MARK
ACQUISITIONS, LLC
TP# 540-006-22-00-0013-01
INST# 201023318
BEING LOT 13-1R OF
INST# 202300382

N/F
SANTEBENNUR, GIRIDHAR & INDU,
BETTADA KRISHNASWAMY
TP# 540-006-22-00-0013-00
INST# 201920336
BEING LOT 13-2R OF
INST# 202300382

5/8" IRON PIN & CAP FOUND

LOGANBRIDGE DRIVE IS A TEMPORARY CUL-DE-SAC THAT MAY BE EXTENDED FOR A FUTURE CONNECTION

FOR LOTS 210 & 211, PLEASE NOTE ON THE SURVEY AND PLOT PLAN, THE 100-FOOT TEMPORARY ORCHARD BUFFER WILL CEASE TO EXIST ONCE THE APPLICABLE EPA REGULATIONS NO LONGER APPLY.

ORCHARD SETBACK LINE (TEMPORARY)

25' AGRICULTURAL BUFFER

OPEN SPACE A
171,496 S.F.
3.937 ACRES

OPEN SPACE B
43,748 S.F.
1.004 ACRES

OPEN SPACE C
48,999 S.F.
1.125 ACRES

OPEN SPACE D
159,333 S.F.
3.658 ACRES

STORM DETENTION FACILITY EASEMENT

LOT	S.F.	ACRES	ADDRESS
101	19,904 S.F.	0.457 ACRES	100 VICTOR STREET
102	15,206 S.F.	0.349 ACRES	102 VICTOR STREET
103	15,303 S.F.	0.351 ACRES	104 VICTOR STREET
104	16,723 S.F.	0.384 ACRES	106 VICTOR STREET
105	12,449 S.F.	0.286 ACRES	108 VICTOR STREET
106	22,777 S.F.	0.523 ACRES	110 VICTOR STREET / 300 WALKER TRACE
107	31,446 S.F.	0.722 ACRES	306 WALKER TRACE
108	34,010 S.F.	0.781 ACRES	306 WALKER TRACE
109	48,225 S.F.	1.107 ACRES	307 WALKER TRACE
110	20,266 S.F.	0.465 ACRES	305 WALKER TRACE
111	19,465 S.F.	0.447 ACRES	303 WALKER TRACE
112	18,565 S.F.	0.431 ACRES	116 VICTOR STREET / 301 WALKER TRACE
113	19,642 S.F.	0.451 ACRES	115 VICTOR STREET
114	17,748 S.F.	0.407 ACRES	113 VICTOR STREET
115	17,489 S.F.	0.401 ACRES	111 VICTOR STREET
116	19,575 S.F.	0.449 ACRES	200 LOGANBRIDGE DRIVE / 109 VICTOR STREET
117	16,980 S.F.	0.390 ACRES	105 VICTOR STREET
118	17,134 S.F.	0.393 ACRES	103 VICTOR STREET
119	18,290 S.F.	0.420 ACRES	101 VICTOR STREET
201	23,696 S.F.	0.544 ACRES	411 JUSTABOUT ROAD
202	19,181 S.F.	0.440 ACRES	415 JUSTABOUT ROAD
203	25,229 S.F.	0.579 ACRES	413 JUSTABOUT ROAD
204	18,802 S.F.	0.432 ACRES	208 LOGANBRIDGE DRIVE
205	15,061 S.F.	0.346 ACRES	210 LOGANBRIDGE DRIVE
206	15,960 S.F.	0.366 ACRES	212 LOGANBRIDGE DRIVE
207	16,007 S.F.	0.367 ACRES	214 LOGANBRIDGE DRIVE
208	15,739 S.F.	0.361 ACRES	216 LOGANBRIDGE DRIVE
209	16,890 S.F.	0.388 ACRES	218 LOGANBRIDGE DRIVE
210	13,990 S.F.	0.321 ACRES	220 LOGANBRIDGE DRIVE
211	21,236 S.F.	0.488 ACRES	219 LOGANBRIDGE DRIVE
212	17,881 S.F.	0.410 ACRES	217 LOGANBRIDGE DRIVE
213	17,205 S.F.	0.395 ACRES	215 LOGANBRIDGE DRIVE
214	16,464 S.F.	0.378 ACRES	209 LOGANBRIDGE DRIVE
215	19,219 S.F.	0.441 ACRES	207 LOGANBRIDGE DRIVE
216	20,119 S.F.	0.462 ACRES	205 LOGANBRIDGE DRIVE
217	19,961 S.F.	0.458 ACRES	203 LOGANBRIDGE DRIVE
218	22,599 S.F.	0.519 ACRES	201 LOGANBRIDGE DRIVE / 107 VICTOR STREET

N/F
PETTIT, JESSE D. &
REBECCA L. WATKINS
TP# 540-006-22-00-0014-00
INST# 201506495
BEING LOT 14 OF
INST# 201406024

N/F
PITZARELLA, MATTHEW M. & SAMANTHA R.
TP# 540-006-22-00-0015-00
INST# 201524087
BEING LOT 15 OF
INST# 201406024

N/F
FORSE, J. MARK & ANNA K.
TP# 540-006-22-00-0016-00
INST# 201501764
BEING LOT 16 OF
INST# 201406024

N/F
PERICH, SEAN J.
TP# 540-006-22-00-0017-00
INST# 202117178
BEING LOT 17 OF
INST# 201406024

N/F
KACZOROWSKI, DAVID J. &
AMY E. CONDON
TP# 540-006-22-00-0018-00
INST# 202026807
BEING LOT 18 OF
INST# 201406024

N/F
339 JUSTABOUT LAND
COMPANY
TP# 540-006-00-00-0034-00
INST# 202202494
BEING PARCEL A OF
TUSCANY PLAN OF LOTS -
LOT 13 SUBDIVISION
INST# 202300382
AREA=1,411,372 SQ. FT.
OR 32.401 ACRES

N/F
HOWARD, FRANK M. JR.
TP# 540-005-00-00-0003-03
DBV-2902 PG-537
BEING LOT 1 OF
PBV-19 PG-698

N/F
HABEN, JEANNE PATTERSON
TP# 540-006-00-00-0034-00
DBV-1921 PG-227
AREA=2,408,186 SQ. FT.
OR 55.284 ACRES

N/F
WEILAND, CHARLES RONALD
& TERRY LYNN
TP# 540-006-00-00-0036-00
DBV-1361 PG-542

N/F
KLEMPAY, JOSEPH K. & DONNA J.
TP# 540-006-00-00-0037-00
INST# 200223214

N/F
COLLIER, JOSEPH F. & AMANDA L.
TP# 540-000-00-00-0038-00
INST# 201617452

PARCEL A -
ROAD DEDICATION
17,063 S.F.
0.392 ACRES

PARCEL B -
ROAD DEDICATION
7,252 S.F.
0.166 ACRES

VILLA DR.
(50' RIGHT-OF-WAY)

VICTOR ST.
(50' RIGHT-OF-WAY)

LOGANBRIDGE DR.
(50' RIGHT-OF-WAY)

WALKER TRACE
(50' RIGHT-OF-WAY)

JUSTABOUT RD. - SR-1019
(33' RIGHT-OF-WAY)

SIENNA TRAIL
(33' RIGHT-OF-WAY)

ROAD CENTERLINE - LINE TABLE		
LINE #	DIRECTION	LENGTH
CL1	N0° 13' 13"W	28.56'
CL2	N29° 08' 54"W	267.21'
CL3	N9° 17' 09"E	91.68'
CL4	N4° 17' 20"E	69.99'
CL5	N27° 59' 11"E	30.73'
CL6	S41° 42' 40"E	102.23'
CL7	S60° 19' 15"E	127.24'
CL8	S29° 40' 45"W	25.00'
CL9	N84° 43' 31"W	103.21'
CL10	N14° 29' 03"E	71.36'
CL11	N78° 44' 55"W	59.40'
CL12	N48° 17' 20"E	29.43'
CL13	N48° 17' 20"E	40.56'

ROAD CENTERLINE - CURVE TABLE				
CURVE #	LENGTH	RADIUS	CH. BRNG.	CH. DIST.
CC1	63.11'	125.00'	N14° 41' 03"W	62.44'
CC2	201.24'	300.00'	N09° 55' 52"W	197.49'
CC3	204.22'	300.00'	N28° 47' 14"E	200.30'
CC4	88.59'	250.00'	N38° 08' 16"E	88.12'
CC5	194.88'	600.00'	S51° 00' 57"E	194.02'
CC6	363.62'	210.00'	N35° 07' 14"W	319.87'
CC7	406.80'	250.00'	N32° 07' 56"W	363.39'
CC8	180.24'	300.00'	S11° 56' 12"E	177.54'
CC9	21.00'	300.00'	S07° 16' 49"W	21.00'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L16	N23° 59' 11"E	28.78'
L17	N78° 44' 55"W	18.83'
L18	N78° 44' 55"W	19.52'
L19	N78° 44' 55"W	3.50'
L20	N78° 44' 55"W	3.50'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CH. BRNG.	CH. DIST.
C10	43.65'	25.00'	N44° 33' 09"E	38.31'
C11	40.63'	25.00'	N49° 15' 13"W	36.30'
C12	41.33'	100.00'	N17° 18' 24"W	41.04'
C13	69.25'	150.00'	N15° 55' 18"W	68.64'
C14	152.75'	325.00'	N15° 41' 03"W	151.34'
C15	184.43'	275.00'	N09° 55' 52"W	181.03'
C19	170.41'	275.00'	N27° 02' 15"E	167.69'
C20	32.64'	20.00'	S88° 27' 39"E	29.13'
C21	203.00'	625.00'	S51° 00' 57"E	202.11'
C22	25.62'	20.00'	S23° 37' 18"E	23.90'
C23	221.13'	50.00'	N66° 22' 42"E	80.18'
C24	186.76'	575.00'	N51° 00' 57"W	185.94'
C25	31.11'	20.00'	N02° 51' 26"E	28.07'
C26	93.30'	275.00'	N37° 42' 22"E	92.85'
C28	76.12'	225.00'	S38° 33' 03"W	75.76'
C32	221.24'	325.00'	S28° 41' 14"W	216.99'
C33	30.02'	20.00'	S52° 16' 49"W	27.28'
C34	320.33'	185.00'	N35° 07' 14"W	281.79'
C35	447.48'	275.00'	N32° 07' 56"W	399.72'
C36	21.03'	25.00'	N54° 39' 14"W	20.41'
C37	94.41'	50.00'	N84° 39' 14"W	81.00'
C40	94.41'	50.00'	N72° 50' 37"W	81.00'
C41	21.03'	25.00'	S73° 09' 23"W	20.41'
C44	366.12'	225.00'	N32° 07' 56"W	327.05'
C45	406.91'	235.00'	N35° 07' 14"W	357.95'
C46	28.80'	20.00'	N43° 28' 21"W	26.38'

20' REAR
3.5' SIDE
3.5' SIDE
25' FRONT

ROAD

TYPICAL LOT DETAIL

LEGEND

- SUBJECT PROPERTY LINE
- ADJOINERS LINES
- PROPOSED PROPERTY LINES
- EXISTING EASEMENTS
- UTILITY EASEMENTS
- STORMWATER EASEMENTS
- SEWER EASEMENTS
- BUFFER LINE
- BUILDING LINES
- CENTERLINE OF ROAD
- WATERCOURSE EASEMENT
- EXISTING EVIDENCE FOUND
- MONUMENT TO BE SET
- OPEN SPACE AREAS
- ROAD DEDICATION AREA

SCALE IN FEET
0 80 160

SITE ADDRESS:

339 JUSTABOUT RD
VENETIA, PA 15367

PROPERTY OWNER:

339 JUSTABOUT LAND COMPANY
333 TECHNOLOGY DR, SUITE 108
CANONSBURG, PA 15317

REV.: 08/01/2023 JUSTABOUT ROAD WIDENING
REV.: 07/17/2023 ADDRESSED TOWNSHIP LETTER
REV.: 06/02/2023 ADDRESSED TOWNSHIP ENGINEERS COMMENTS
REV.: 05/26/2023 ADDRESSED TOWNSHIP LETTER
REV.: 05/15/2023 STORM ESMT. ADDED & ADDRESSED ENGINEERS LETTER

PROJECT NO.: TUSCANY 2	DRAWING NO.: 2
DATE: 03/30/2023	
SCALE: 1" = 80'	
DRAWN BY: MSABO	
CHECKED BY: KHH/MES	2 OF 3

PROJECT:

LOT LAYOUT

PETERS TOWNSHIP,
WASHINGTON COUNTY, PA

PREPARED FOR:

KDH CONSULTING ENGINEERS

DRAWING TITLE:

MAP OF

TUSCANY 2 PLAN OF LOTS SUBDIVISION

BEING

A RE-SUBDIVISION OF PARCEL A OF
TUSCANY PLAN OF LOTS - LOT 13 SUBDIVISION
RECORDED IN INSTRUMENT NUMBER 202300382

KEYSTONE SURVEYING & MAPPING INC.
534 VALLEY BROOK ROAD
VENETIA, PA 15367
OFFICE (724) 514-7949

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SANITARY & STORM EASEMENTS

LINE TABLE			
LINE #	DIRECTION	LENGTH	
L1	N73° 52' 33"W	21.53'	
L2	N12° 00' 00"E	25.06'	
L3	S73° 52' 33"E	34.01'	
L4	N8° 02' 19"E	14.34'	(TIE)
L5	S73° 52' 33"E	128.16'	
L6	S39° 39' 26"E	212.58'	
L7	S5° 38' 24"W	95.39'	
L8	S6° 40' 27"E	40.03'	(TIE)
L9	S5° 38' 24"W	95.25'	
L10	S7° 41' 31"E	138.62'	
L11	S56° 47' 18"W	14.96'	(TIE)
L12	N41° 43' 06"E	30.62'	
L13	N48° 16' 54"W	25.00'	
L14	S41° 43' 06"W	155.30'	
L15	S15° 15' 43"W	121.65'	
L16	S42° 00' 16"E	2.85'	
L17	N25° 24' 29"W	28.46'	(TIE)
L18	N33° 21' 55"E	8.75'	
L19	S56° 38' 05"E	305.78'	
L20	S2° 16' 56"W	114.48'	

LINE TABLE			
LINE #	DIRECTION	LENGTH	
L21	N85° 49' 06"W	99.15'	
L22	S30° 02' 36"W	118.53'	
L23	S13° 18' 43"W	91.19'	
L24	S41° 58' 52"E	161.88'	
L25	N84° 02' 59"E	139.70'	
L26	N51° 20' 47"E	195.99'	
L27	N44° 11' 21"E	282.53'	
L28	S53° 33' 10"E	253.23'	
L29	S37° 48' 46"W	124.22'	
L30	S56° 54' 59"W	122.68'	
L31	N33° 05' 01"W	25.00'	
L32	N56° 54' 59"E	118.47'	
L33	N37° 48' 46"E	92.55'	
L34	N53° 33' 10"W	205.30'	
L35	S44° 13' 04"W	263.83'	
L36	S51° 20' 47"W	204.89'	
L37	S84° 02' 59"W	149.34'	
L38	S48° 05' 58"W	118.99'	
L40	N80° 15' 52"E	87.19'	

LINE TABLE			
LINE #	DIRECTION	LENGTH	
L41	N48° 05' 58"E	141.16'	
L42	N41° 58' 52"W	168.82'	
L43	N13° 18' 43"E	107.54'	
L44	N30° 02' 36"E	137.87'	
L45	S85° 49' 06"E	10.56'	
L46	N83° 46' 44"E	10.02'	(TIE)
L47	S20° 32' 49"E	10.33'	
L48	N31° 29' 24"E	26.53'	(TIE)
L49	S42° 00' 15"E	12.14'	
L50	S5° 29' 46"W	179.83'	
L51	S59° 14' 21"E	14.94'	(TIE)
L53	S30° 24' 04"E	170.42'	
L54	S20° 32' 49"E	139.81'	(TIE)
L55	N62° 36' 42"W	12.19'	
L56	N28° 34' 21"W	278.09'	
L57	N61° 25' 39"E	10.98'	(TIE)
L58	N84° 43' 20"E	30.78'	
L59	N52° 02' 13"W	22.18'	
L60	N25° 50' 17"W	96.07'	

LINE TABLE			
LINE #	DIRECTION	LENGTH	
L61	N71° 58' 04"W	224.09'	
L62	N19° 32' 20"W	120.00'	
L63	N16° 52' 31"E	190.44'	
L64	N19° 33' 53"W	132.28'	
L65	N54° 04' 14"W	122.67'	
L66	N35° 55' 46"E	0.94'	
L68	N67° 46' 25"W	19.07'	
L69	N49° 38' 15"W	157.55'	
L70	N34° 04' 22"W	76.04'	
L71	N36° 37' 58"W	62.95'	
L72	N21° 15' 17"W	103.54'	
L73	N16° 09' 25"W	67.22'	
L74	N5° 14' 30"W	62.38'	
L75	N11° 35' 02"W	77.96'	
L76	N78° 24' 58"E	20.00'	
L77	S11° 35' 02"E	79.07'	
L78	S5° 14' 30"E	61.57'	
L79	S16° 09' 25"E	64.42'	
L80	S21° 15' 17"E	99.95'	
L81	S36° 37' 58"E	60.69'	
L82	S34° 04' 22"E	73.75'	
L83	S49° 38' 15"E	151.63'	
L84	S67° 46' 25"E	39.81'	
L85	N43° 58' 48"E	14.33'	
L86	N75° 12' 00"E	48.67'	
L87	N70° 37' 27"E	70.06'	
L88	N60° 14' 08"E	37.08'	
L89	N50° 19' 43"E	31.10'	
L90	N52° 34' 03"E	53.99'	
L91	N49° 47' 50"E	73.29'	
L92	N15° 12' 33"E	61.73'	
L93	N54° 18' 51"E	62.50'	
L94	S85° 42' 37"E	21.85'	
L95	S46° 36' 47"E	24.24'	
L96	N78° 58' 46"E	4.28'	
L97	N10° 48' 16"E	2.30'	
L98	N19° 23' 42"W	32.66'	
L99	N22° 34' 06"E	38.81'	
L100	N54° 39' 46"E	45.09'	

LINE TABLE			
LINE #	DIRECTION	LENGTH	
L101	N23° 38' 12"E	57.78'	
L102	N46° 23' 28"E	4.12'	
L103	S53° 33' 10"E	20.61'	
L104	S46° 23' 28"W	5.78'	
L105	S23° 38' 12"W	59.29'	
L106	S54° 39' 46"W	44.14'	
L107	S22° 34' 06"W	25.39'	
L108	S19° 23' 42"E	30.38'	
L109	S10° 48' 16"W	21.23'	
L110	S78° 58' 46"W	28.10'	
L111	N46° 36' 47"W	27.41'	
L112	N85° 42' 33"W	7.48'	
L113	S54° 18' 51"W	48.13'	
L114	S15° 12' 33"W	60.86'	
L115	S49° 47' 50"W	84.00'	
L116	S52° 34' 03"W	54.08'	
L117	S50° 19' 43"W	32.44'	
L118	S60° 14' 08"W	40.63'	
L119	S70° 37' 27"W	72.68'	
L120	S75° 12' 00"W	43.88'	
L121	S43° 58' 48"W	8.47'	
L122	N23° 07' 07"W	76.54'	
L123	N42° 23' 47"W	64.59'	
L124	N16° 11' 34"W	100.81'	
L125	N58° 27' 44"E	79.13'	
L127	N70° 47' 22"E	199.62'	
L128	N47° 53' 13"E	237.44'	
L129	S67° 29' 56"E	59.95'	
L130	S52° 03' 05"E	87.89'	
L131	S38° 16' 10"W	111.25'	
L132	S45° 38' 36"W	132.30'	
L133	S51° 20' 47"W	196.21'	
L134	S84° 02' 59"W	145.68'	
L135	S12° 49' 37"E	19.13'	
L136	S12° 49' 37"E	72.42'	
L137	N46° 09' 33"E	12.98'	(TIE)
L138	N82° 11' 46"E	135.19'	
L140	N58° 13' 29"E	15.00'	
L142	N82° 11' 46"E	96.31'	
L143	S7° 48' 14"E	20.00'	

LINE TABLE			
LINE #	DIRECTION	LENGTH	
L144	S82° 11' 46"W	180.09'	
L145	S82° 11' 46"W	64.47'	
L146	N29° 08' 54"W	9.51'	(TIE)
L147	N60° 39' 42"E	115.54'	
L148	N28° 54' 28"W	103.35'	
L150	N7° 17' 37"W	88.62'	
L151	N82° 42' 23"E	15.00'	
L152	S7° 17' 37"E	90.65'	
L154	S28° 54' 28"E	102.72'	
L156	N59° 44' 28"E	56.94'	
L157	S63° 43' 31"E	114.56'	
L158	S58° 27' 44"W	23.63'	
L159	N63° 43' 39"W	91.22'	
L160	S59° 44' 28"W	45.76'	
L161	S60° 39' 42"W	131.36'	
L162	S88° 23' 52"E	14.09'	(TIE)
L168	N80° 22' 31"E	14.61'	(TIE)
L169	S47° 55' 18"E	156.16'	
L170	S43° 00' 56"W	14.17'	
L172	N47° 55' 18"W	36.56'	
L174	N86° 46' 22"W	52.54'	
L176	N41° 37' 05"E	15.03'	
L178	S86° 46' 22"E	52.58'	
L180	N47° 55' 18"W	103.95'	
L181	N76° 08' 32"W	176.11'	
L182	N29° 05' 21"W	76.65'	
L183	N60° 46' 15"E	15.00'	
L184	S29° 05' 21"E	63.33'	
L185	S76° 08' 32"E	170.00'	
L186	N61° 31' 40"W	18.67'	(TIE)
L187	S29° 08' 54"E	14.41'	(TIE)
L188	S62° 52' 35"W	14.59'	
L189	N29° 08' 54"W	34.07'	
L191	N71° 17' 46"W	60.50'	
L193	N4° 7' 56' 46"E	15.00'	
L195	S7° 17' 46"E	68.23'	

LINE TABLE			
LINE #	DIRECTION	LENGTH	
L197	S29° 08' 54"E	14.55'	
L198	N62° 52' 35"E	132.58'	
L199	S22° 38' 44"W	14.00'	(TIE)
L200	S68° 14' 11"W	123.28'	
L202	N7° 32' 04"E	27.78'	
L204	N16° 41' 30"E	18.74'	
L205	N7° 11' 00"W	45.24'	
L207	N7° 21' 24"E	15.07'	
L209	S7° 11' 00"E	48.46'	
L210	S16° 41' 30"W	21.91'	
L212	S7° 32' 04"W	27.23'	
L214	N68° 14' 11"E	108.40'	
L215	N37° 27' 08"W	13.61'	(TIE)
L216	N62° 01' 28"E	23.26'	
L217	S29° 11' 20"W	35.52'	(TIE)
L218	N2° 35' 04"W	27.73'	
L219	N78° 38' 28"W	124.29'	
L221	N14° 35' 06"E	31.15'	
L224	N10° 21' 19"E	15.00'	
L227	S14° 35' 06"W	30.76'	
L229	S78° 38' 31"E	124.72'	
L233	N54° 16' 53"E	9.52'	
L234	S36° 04' 23"E	3.68'	
L235	N14° 44' 59"W	65.93'	(TIE)
L236	N54° 10' 44"W	2.24'	
L237	N23° 29' 02"W	42.58'	
L238	N21° 17' 22"W	17.11'	
L239	N14° 44' 59"W	29.66'	
L240	N68° 42' 38"E	16.62'	
L241	S21° 17' 22"E	46.20'	
L242	S23° 29' 02"E	36.71'	
L243	S54° 10' 44"E	38.95'	
L245	N79° 32' 18"W	46.70'	
L246	N3° 33' 52"E	4.32'	
L247	N33° 29' 43"E	117.24'	
L248	N55° 02' 59"W	123.63'	
L249	N57° 33' 10"W	113.37'	
L250	N32° 26' 50"E	15.00'	
L251	S57° 33' 10"E	113.70'	
L252	S55° 02' 59"E	138.58'	
L253	S33° 29' 43"W	127.85'	
L254	S3° 33' 52"W	9.51'	
L255	N82° 06' 34"E	13.73'	(TIE)
L256	N31° 46' 31"W	191.48'	
L257	S31° 46' 31"E	198.15'	

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CH. BRNG.	CH. DIST.	
C1	5.71'	50.00'	S50° 09' 28"W	5.71'	(TIE)
C3	35.60'	288.50'	N77° 46' 31"E	35.57'	(TIE)
C4	12.26'	57.00'	N64° 37' 43"E	12.23'	
C5	89.74'	156.87'	N08° 37' 25"W	88.52'	
C8	82.59'	141.87'	S08° 07' 57"E	81.43'	
C10	115.29'	480.27'	N32° 44' 49"W	115.01'	
C11	5.84'	215.00'	S43° 47' 36"W	5.84'	
C12	149.92'	178.44'	S69° 09' 58"W	145.55'	
C13	89.37'	121.28'	N65° 56' 54"W	87.37'	
C14	79.29'	106.28'	S65° 42' 27"E	77.46'	
C15	136.53'	163.43'	N69° 18' 18"E	132.60'	
C16	16.04'	15.00'	N63° 49' 39"E	15.29'	(TIE)
C17	184.42'	397.21'	N22° 23' 26"W	182.73'	
C18	105.72'	525.26'	N23° 01' 26"W	105.54'	
C19	181.39'	340.65'	N56° 02' 28"W	179.26'	
C20	173.74'	325.65'	S56° 00' 43"E	171.69'	
C21	110.25'	507.68'	S22° 35' 26"E	110.03'	
C22	170.73'	355.50'	N09° 59' 01"W	169.10'	
C23	81.49'	534.35'	N12° 19' 22"E	81.41'	
C24	98.33'	69.34'	N48° 13' 44"W	90.30'	
C25	118.03'	84.34'	S47° 39' 20"E	108.63'	
C26	79.15'	519.35'	S12° 19' 33"W	79.07'	
C27	14.36'	340.50'	S08° 23' 06"E	142.50'	
C28	68.02'	72.50'	N12° 23' 13"W	65.55'	
C29	121.57'	495.91'	N10° 26' 04"E	121.26'	
C30	555.25'	387.50'	N38° 35' 41"W	508.96'	
C31	576.83'	402.50'	S38° 35' 09"E	528.75'	
C32	124.99'	510.91'	S10° 24' 23"W	124.68'	
C33	41.94'	57.50'	S06° 24' 59"E	41.01'	
C34	104.70'	348.28'	N28° 06' 07"E	104.30'	
C35	138.75'	442.77'	N44° 41' 17"E	138.18'	

PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, NAD83

PUBLIC 25' SANITARY EASEMENT
PUBLIC 10' UTILITY EASEMENT
PRIVATE 15' STORM EASEMENT
PUBLIC 20' STORM EASEMENT
PUBLIC STORM EASEMENT
PUBLIC STORM DETENTION FACILITY EASEMENT
EX. GRADING EASEMENT
EXISTING 100' PIPELINE EASEMENT
OPEN SPACE A
OPEN SPACE B
OPEN SPACE C
OPEN SPACE D
VILLA DR. (50' RIGHT-OF-WAY)
VICTOR ST. (50' RIGHT-OF-WAY)
WALKER TRACE (50' RIGHT-OF-WAY)
LOGANBRIDGE DR. (50' RIGHT-OF-WAY)
JUSTABOUT RD. - SR-1019 (33' RIGHT-OF-WAY)
SIENNA TRAIL (33' RIGHT-OF-WAY)
PARCEL A - ROAD DEDICATION
PARCEL B - ROAD DEDICATION
201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218
101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119

LEGEND

- SUBJECT PROPERTY LINE
- ADJOINERS LINES
- PROPOSED PROPERTY LINES
- EXISTING EASEMENTS
- UTILITY EASEMENTS
- STORMWATER EASEMENTS
- SEWER EASEMENTS
- BUFFER LINE
- BUILDING LINES
- CENTERLINE OF ROAD
- WATERCOURSE EASEMENT
- EXISTING EVIDENCE FOUND
- IRON PIN AND CAP TO BE SET
- STORM DETENTION FACILITY EASEMENT
- STORM EASEMENT
- SANITARY EASEMENT

TYPICAL LOT DETAIL

20' REAR · 15' SIDE · 15' SIDE · 25' FRONT

ROAD

SCALE IN FEET
0 80 160

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REV.: 08/09/2023 SANITARY SEWER REVISIONS
REV.: 08/01/2023 JUSTABOUT ROAD WIDENING
REV.: 07/17/2023 ADDRESSED TOWNSHIP LETTER
REV.: 06/02/2023 ADDRESSED TOWNSHIP ENGINEERS COMMENTS
REV.: 05/26/2023 ADDRESSED TOWNSHIP LETTER
REV.: 05/15/2023 STORM ESMT. ADDED & ADDRESSED ENGINEERS LETTER

SITE ADDRESS:
339 JUSTABOUT RD
VENETIA, PA 15367

PROPERTY OWNER:
339 JUSTABOUT LAND COMPANY
333 TECHNOLOGY DR, SUITE 108
CANONSBURG, PA 15317

PROJECT NO.:	TUSCANY 2
DATE:	03/30/2023
SCALE:	1" = 80'
DRAWN BY:	MSABO
CHECKED BY:	KHH/MES

DRAWING NO.: 3 — 3 OF 3

PROJECT:
EASEMENT LAYOUT
PETERS TOWNSHIP, WASHINGTON COUNTY, PA
PREPARED FOR:
KDH CONSULTING ENGINEERS

DRAWING TITLE:
MAP OF
TUSCANY 2 PLAN OF LOTS SUBDIVISION
BEING
A RE-SUBDIVISION OF PARCEL A OF TUSCANY PLAN OF LOTS - LOT 13 SUBDIVISION RECORDED IN INSTRUMENT NUMBER 202300382

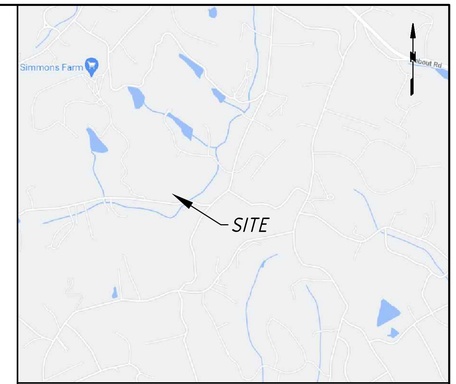
KEYSTONE SURVEYING & MAPPING INC.
534 VALLEY BROOK ROAD
VENETIA, PA 15367
OFFICE (724) 514-7949

K:\2023\KDH-HABEN PROPERTY\CADD\SUBDIVISION\TUSCANY 2 PLAN OF LOTS.DWG

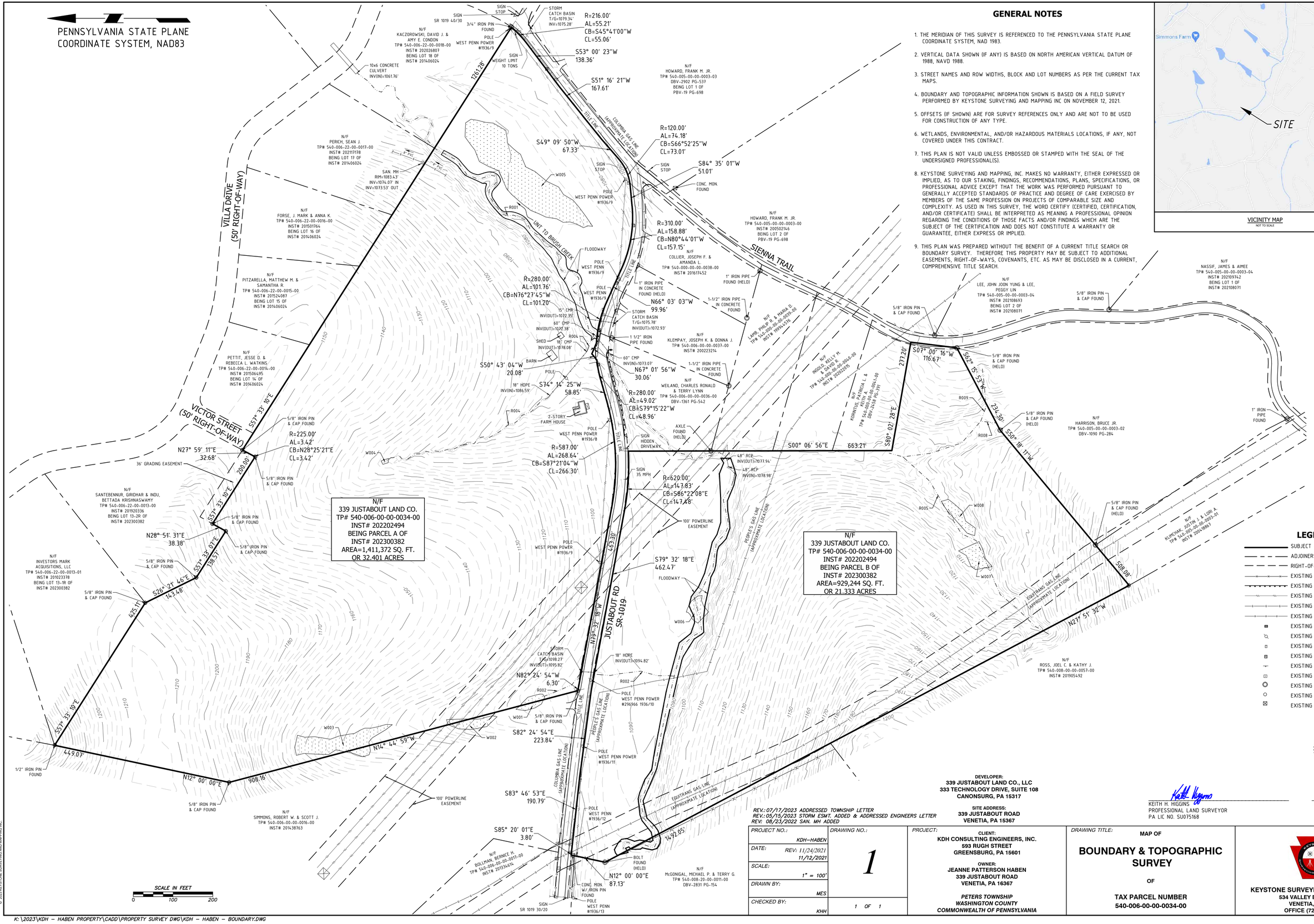
PENNSYLVANIA STATE PLANE
COORDINATE SYSTEM, NAD83

GENERAL NOTES

1. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, NAD 1983.
2. VERTICAL DATA SHOWN (IF ANY) IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, NAVD 1988.
3. STREET NAMES AND ROW WIDTHS, BLOCK AND LOT NUMBERS AS PER THE CURRENT TAX MAPS.
4. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A FIELD SURVEY PERFORMED BY KEYSTONE SURVEYING AND MAPPING INC ON NOVEMBER 12, 2021.
5. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION OF ANY TYPE.
6. WETLANDS, ENVIRONMENTAL, AND/OR HAZARDOUS MATERIALS LOCATIONS, IF ANY, NOT COVERED UNDER THIS CONTRACT.
7. THIS PLAN IS NOT VALID UNLESS EMBOSSED OR STAMPED WITH THE SEAL OF THE UNDERSIGNED PROFESSIONAL(S).
8. KEYSTONE SURVEYING AND MAPPING, INC. MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, AS TO OUR STAKING, FINDINGS, RECOMMENDATIONS, PLANS, SPECIFICATIONS, OR PROFESSIONAL ADVICE EXCEPT THAT THE WORK WAS PERFORMED PURSUANT TO GENERALLY ACCEPTED STANDARDS OF PRACTICE AND DEGREE OF CARE EXERCISED BY MEMBERS OF THE SAME PROFESSION ON PROJECTS OF COMPARABLE SIZE AND COMPLEXITY. AS USED IN THIS SURVEY, THE WORD CERTIFY (CERTIFIED, CERTIFICATION, AND/OR CERTIFICATE) SHALL BE INTERPRETED AS MEANING A PROFESSIONAL OPINION REGARDING THE CONDITIONS OF THOSE FACTS AND/OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.
9. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE SEARCH OR BOUNDARY SURVEY. THEREFORE THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, RIGHT-OF-WAYS, COVENANTS, ETC. AS MAY BE DISCLOSED IN A CURRENT, COMPREHENSIVE TITLE SEARCH.



VICINITY MAP
NOT TO SCALE



SCALE IN FEET
0 100 200

LEGEND

- SUBJECT PROPERTY LINE
- ADJOINERS LINES
- RIGHT-OF-WAY LINES
- EXISTING FENCE
- EXISTING GUIDE RAIL
- EXISTING OVERHEAD WIRES
- EXISTING GAS LINE (APPROXIMATE)
- EXISTING STORMWATER DRAIN
- EXISTING CATCH BASIN
- EXISTING UTILITY POLE
- EXISTING TELEPHONE BOX
- EXISTING MAIL BOX
- EXISTING SIGN
- EXISTING UTILITY MARKER
- EXISTING EVIDENCE FOUND
- EXISTING OLD FENCE POST FOUND
- EXISTING CONCRETE MONUMENT FOUND

REGISTERED PROFESSIONAL
KEITH H. HIGGINS
LAND SURVEYOR
No.SU075168
COMMONWEALTH OF PENNSYLVANIA

KEITH H. HIGGINS
PROFESSIONAL LAND SURVEYOR
PA LIC NO. SU075168

07/17/2023
DATE

DEVELOPER:
339 JUSTABOUT LAND CO., LLC
333 TECHNOLOGY DRIVE, SUITE 108
CANONSBURG, PA 15317

SITE ADDRESS:
339 JUSTABOUT ROAD
VENETIA, PA 15367

REV.:07/17/2023 ADDRESSED TOWNSHIP LETTER
REV.:05/15/2023 STORM ESMT. ADDED & ADDRESSED ENGINEERS LETTER
REV. 08/23/2022 SAN. MH ADDED

PROJECT NO.: KDH–HABEN	DRAWING NO.: 1
DATE: REV: 11/24/2021, 11/12/2021	
SCALE: 1" = 100'	
DRAWN BY: MES	
CHECKED BY: KHH	1 OF 1

PROJECT:
CLIENT:
KDH CONSULTING ENGINEERS, INC.
593 RUGH STREET
GREENSBURG, PA 15601

OWNER:
JEANNE PATTERSON HABEN
339 JUSTABOUT ROAD
VENETIA, PA 16367

PETERS TOWNSHIP
WASHINGTON COUNTY
COMMONWEALTH OF PENNSYLVANIA

DRAWING TITLE:
MAP OF
BOUNDARY & TOPOGRAPHIC SURVEY
OF
TAX PARCEL NUMBER
540-006-00-00-0034-00

KEYSTONE SURVEYING & MAPPING INC.
534 VALLEY BROOK ROAD
VENETIA, PA 15367
OFFICE (724) 514-7949

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K:\2023\KDH – HABEN PROPERTY\CADD\PROPERTY SURVEY DWG\KDH – HABEN – BOUNDARY.DWG

STANDARD GENERAL NOTES:

1. THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE RESPONSIBILITY FOR JOB SAFETY OF ALL PERSONS AND PROPERTY.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN PERMITS NECESSARY TO PERFORM THE WORK SHOWN IN THESE PLANS FROM THE APPROPRIATE AGENCIES.
3. CONTRACTOR IS REQUIRED TO COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, RESOLUTIONS, POLICIES, AND PROCEDURES, IN GENERAL.
4. CONTRACTOR SHALL COMPLY WITH OSHA REGULATIONS.
5. CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGGERS OR OTHER DEVICES NECESSARY TO PROVIDE SAFETY.
6. THE CONTRACTOR SHALL RESTORE ALL PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO IT'S ORIGINAL CONDITION, AS DETERMINED BY THE OWNER OR OWNER'S REPRESENTATIVE.
7. THE CONTRACTOR SHALL REMOVE ANY SUBSURFACE OBSTRUCTIONS OR ABANDONED UTILITY LINES WITHIN THE DEMOLITION AREA AS PART OF THIS PROJECT.
8. WARNING: THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES, ABOVE GROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE LOCATIONS INDICATED. THE CONTRACTOR IS RESPONSIBLE TO VERIFY THE EXACT LOCATIONS OF SUCH PIPELINES, SUBSURFACE STRUCTURES AND/OR UTILITIES, AND TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. 72 HOURS BEFORE YOU DIG, DRILL OR BLAST.
9. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A NEAT AND ORDERLY SITE, YARD AND GROUNDS. REMOVE AND PROPERLY DISPOSE, OFF SITE, ALL RUBBISH, WASTE MATERIALS, LITTER, AND ALL OTHER FOREIGN SUBSTANCES. REMOVE PETROCHEMICAL SPILLS, STAINS AND OTHER FOREIGN DEPOSITS. RAKE GROUNDS TO A SMOOTH EVEN–TEXTURED SURFACE.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND SPECIFICATIONS AND COORDINATE HIS WORK WITH ALL OTHER CONTRACTORS TO ENSURE THAT WORK PROGRESSION IS NOT INTERRUPTED.
11. THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THE JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.
12. THE CONTRACTOR IS REQUIRED TO HAVE COPIES OF ALL PERMITS AND PLANS ON SITE AT ALL TIMES.
13. CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.
14. THE OWNER OR THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED WRITTEN APPROVAL OF THE OWNER OR THE OWNER'S REPRESENTATIVE.
15. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE OWNER OR THE OWNER'S REPRESENTATIVE, SHALL BE REPLACED AT THE CONTRACTORS EXPENSE UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK.
17. THE CONTRACTOR SHALL TAKE EFFECTIVE ACTION TO PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM FAILURE TO DO SO.
18. EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED, AND SHEETED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE PROTECTED FROM DAMAGE. WHERE THE EXCAVATION FOR A CONDUIT TRENCH AND/OR STRUCTURE IS FOUR FEET OR MORE IN DEPTH, ADEQUATE METHODS FOR PROTECTION OF WORKERS IS REQUIRED.
19. STATIONING HEREIN IS ALONG STREET CENTERLINE UNLESS OTHERWISE SHOWN OR INDICATED.
20. ALL RETURN RADII AND CURB DATA ARE TO BACK OF WEDGE CURB, AND TO THE FRONT FACE OF CONCRETE CURB UNLESS OTHERWISE NOTED.
21. ALL UTILITY WORK INVOLVING CONNECTIONS TO EXISTING SYSTEMS SHALL BE COORDINATED WITH THE OWNER OR THE OWNER'S REPRESENTATIVE AND THE UTILITY OWNER. NOTIFY THE OWNER OR THE OWNER'S REPRESENTATIVE AND THE UTILITY OWNER BEFORE EACH AND EVERY CONNECTION TO THE EXISTING SYSTEM IS MADE.
22. ALL EXISTING UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE PROJECT ENGINEER, AT THE CONTRACTOR'S SOLE EXPENSE.
23. LENGTHS AND PERCENT SLOPE OF SANITARY SEWERS AND STORM DRAINS, AS WELL AS ALL POTENTIAL CONFLICTS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTING SUCH ENTITIES.
24. IF ARCHEOLOGICAL MATERIALS ARE UNCOVERED DURING GRADING, TRENCHING OR OTHER EXCAVATION, EARTHWORK SHALL BE STOPPED UNTIL A PROFESSIONAL ARCHEOLOGIST HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND SUGGEST APPROPRIATE MITIGATION MEASURES, IF THEY ARE DEEMED NECESSARY.
25. CONTRACTOR SHALL PROVIDE TRAFFIC MAINTENANCE AND PROTECTION AS PER PADOT PUBLICATION 203.

GENERAL NOTES:

1. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY JONES CONSULTANTS.
2. ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER/DEVELOPER SITE WORK SPECIFICATIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR RAZING AND REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
4. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
5. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
6. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
7. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT–OF–WAY SHALL BE COORDINATED WITH THE LOCAL PENNSYLVANIA D.O.T. OFFICE.
8. LENGTHS AND PERCENT SLOPE OF SANITARY SEWERS AND STORM DRAINS, AS WELL AS ALL POTENTIAL CONFLICTS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTING SUCH ENTITIES.
9. ALL UTILITIES SHALL BE INSTALLED, DISCONNECTED, AND/OR RELOCATED IN ACCORDANCE WITH THE CODES AND SPECIFICATIONS OF THAT UTILITY AUTHORITY.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH INSTALLATION AND INSPECTION OF UTILITY UNLESS OTHER ARRANGEMENTS ARE MADE WITH OWNER.
11. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO LOCATION, RELOCATION, REMOVAL AND/OR INSTALLATION OF SITE UTILITIES.
12. PLUMBING CONTRACTOR SHALL CONTACT LOCAL HEALTH DEPARTMENT CONCERNING FILING OF UTILITY PLAN, AND PAYMENT OF FEES RELATED TO WATER AND SANITARY SEWER LINE CONSTRUCTION.
13. CONTRACTOR SHALL ADJUST ANY FRAMES AND GRATES FOR EXISTING INLETS, MANHOLES, AND VALVES TO REMAIN.
14. ALL UTILITY LINES REQUIRING TESTING SHALL BE TESTED IN ACCORDANCE WITH THE UTILITY COMPANY CODES AND SPECIFICATIONS.
15. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
16. ALL UTILITY WORK INVOLVING CONNECTIONS TO EXISTING SYSTEMS SHALL BE COORDINATED WITH THE OWNER OR THE OWNER'S REPRESENTATIVE AND THE UTILITY OWNER. NOTIFY THE OWNER OR THE OWNER'S REPRESENTATIVE AND THE UTILITY OWNER BEFORE EACH AND EVERY CONNECTION TO THE EXISTING SYSTEM IS MADE.
17. ALL EXISTING UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE PROJECT ENGINEER, AT THE CONTRACTOR'S SOLE EXPENSE.

LEGEND

PROPERTY LINE	PROPOSED 2' CONTOUR
LOT LINE	PROPOSED 10' CONTOUR
YARD SETBACK	PROPOSED CATCH BASIN
EXISTING UTILITY POLE	PROPOSED SANITARY MANHOLE
EXISTING MAILBOX	PROPOSED ELECTRIC/TELEPHONE LINE
EXISTING GAS MARKER	PROPOSED ELECTRIC PEDESTAL
EXISTING TELEPHONE PEDESTAL	PROPOSED WATERLINE
EXISTING SANITARY MANHOLE	PROPOSED GASLINE
EXISTING CATCH BASIN	PROPOSED STORM SEWER
EXISTING SANITARY SEWER LINE	PROPOSED SANITARY LINE
EXISTING STORM PIPE	SANITARY SEWER EASEMENT
EXISTING OVERHEAD ELECTRIC LINE	STORM SEWER EASEMENT
EXISTING WATERLINE	UTILITY EASEMENT
EXISTING GASLINE	ASPHALT CURB
EXISTING 2' CONTOUR	LIMITS OF DISTURBANCE
EXISTING 10' CONTOUR	NPDES BOUNDARY
EXISTING TREE LINE	WETLANDS
EXISTING TOP OF BANK	STREAM FLOODWAY
EXISTING BOTTOM OF BANK	

CONSTRUCTION SEQUENCE

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED AND IMMEDIATELY STABILIZED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING, GRUBBING AND TOPSOIL STRIPPING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.

IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION AND CONTACT THE ENGINEER.

A WRITTEN REPORT MUST BE KEPT BY THE CONTRACTOR DOCUMENTING INSPECTIONS AND REPAIRS TO ALL BMPS. THE CONTRACTOR SHALL INSPECT AND LOG ALL ACTIVITIES ONTO DEP FORM 3800–FM–BCW0271D (DATED 12/2019) AND KEPT ON SITE AT ALL TIMES.

THE SITE IS LOCATED WITHIN THE BRUSH RUN WATERSHED, HAVING A CHAPTER 93 WATERSHED CLASSIFICATION OF WARM WATER FISHERY. BRUSH RUN WATERSHED IS AN IMPAIRED WATERSHED, ALL BMPS ARE TO FOLLOW ABACT DETAILS AND NOTES.

E&S PLAN – PHASE I

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, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE WASHINGTON COUNTY CONSERVATION DISTRICT TO AN ON–SITE PRECONSTRUCTION MEETING.*
2. *AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH WORK DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM, INC. SHALL BE NOTIFIED AT 1–800–242–1776 OR 811 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.*
3. *LAYOUT THE LIMITS OF THE CONSTRUCTION SITE AND ESTABLISH BENCHMARKS AND REFERENCE POINTS.*
4. *STAKE OUT THE LIMIT OF DISTURBANCE (LOD) AS INDICATED ON THE CONSTRUCTION PLANS.*
5. *INSTALL THE ROCK CONSTRUCTION ENTRANCE IN THE LOCATIONS SHOWN ON THE PLAN AND IN ACCORDANCE WITH STANDARD DETAIL. INSTALL ANY CULVERTS AND/OR STORM DRAIN CONVEYANCE SYSTEM UNDER THE ENTRANCE AS SHOWN ON THE PLANS OR REQUIRED BY THE EXISTING CONDITIONS.*
6. *ONCE THE CONSTRUCTION ENTRANCE IS INSTALLED. THE CONTRACTOR SHALL INSTALL THE COMPOST FILTER SOCK AS REQUIRED FOR E&S PLAN PHASE 1. INSTALL ALL COMPOST FILTER SOCKS AS SHOWN ON THE E&S CONTROL PLAN DRAWINGS AND IN ACCORDANCE WITH THE STANDARD DETAILS. ALL COMPOST FILTER SOCKS SHALL BE INSTALLED PARALLEL TO THE CONTOURS WITH THE ENDS OF THE SOCKS TURNED UP SLOPE. TREES SHALL NOT BE REMOVED IN ORDER TO INSTALL COMPOST FILTER SOCKS. SLIGHT DEVIATION FROM INSTALLATION PARALLEL TO CONTOURS IS ACCEPTABLE TO AVOID TREES.*
7. *AFTER THE EXTERIOR COMPOST FILTER SOCK IS INSTALLED, THE CONTRACTOR SHALL CLEAR AND GRUB THE TREES AS SHOWN ON THE DEMOLITION PLAN IN THE AREA OF TEMPORARY SEDIMENT BASIN #2.*
8. *NEXT, TEMPORARY SEDIMENT BASINS #1 AND #2 SHALL START TO BE INSTALLED. THE AREA OF THE BASINS' LOCATION SHALL HAVE THE TOPSOIL STRIPPED AND STOCKPILED ACCORDING TO THE E&S PLAN. ONCE THE TOPSOIL IS STRIPED FOR THE BASINS, THE BASINS SHALL BE INSTALLED ACCORDING TO THE DETAILS AND PLAN.*

TEMPORARY SEDIMENT BASIN #1 IS LOCATED IN AN AREA OF MINIMAL GRADING FOR THE OVERALL DEVELOPMENT AND WILL BE RECLAIMED TO ORIGINAL CONTOURS AFTER THE SITE HAS REACHED STABILIZATION.
TEMPORARY SEDIMENT BASIN #2 WILL BE CONVERTED INTO AN INFILTRATION BASIN AFTER THE SITE REACHES FINAL STABILIZATION. SEDIMENT BASIN #2 OUTLET STRUCTURE AND PIPING SHALL BE INSPECTED BY THE ENGINEER OR ENGINEER'S REPRESENTATIVE DURING INSTALLATION. CONTRACTOR SHALL CONTACT THE ENGINEER IN ADVANCE OF INSTALLATION TO ENSURE THE INSPECTION WILL TAKE PLACE.
TEMPORARY SEDIMENT BASIN #2 SHALL HAVE THE PERMANENT RISER STRUCTURE ALONG WITH THE DROP MANHOLE AND LEVEL SPREADER INSTALLED AT THIS TIME.
AFTER THE SEDIMENT BASINS ARE INSTALLED, THE CONTRACTOR MAY START THE INSTALLATION OF THE TOP–OF–SLOPE BERMS AND CHANNELS A AND B THAT LEAD TO TEMPORARY SEDIMENT BASINS.

NOTE: AS SITE GRADING PROGRESSES, TOP–OF–SLOPE BERMS WILL HAVE TO BE ADJUSTED WITH THE GRADING TO ENSURE THE SEDIMENT BASINS ARE PERFORMING AS INTENDED.

THE CHANNELS SHALL BE SEEDED, MULCHED, AND LINED AS NEEDED TO ENSURE THAT THEY ARE VEGETATED AND STABLE DURING THE ENTIRE TIME THAT THEY ARE IN USE ON THE SITE.

E&S PLAN – PHASE II

9. *AFTER, THE TEMPORARY SEDIMENT BASINS ARE INSTALLED AND FUNCTIONING. BEGIN CUT/FILL GRADING OPERATIONS AS FOLLOWS: BEGIN THE CUT ON THE NORTHERN PROPERTY LINE. CONTINUE MOVING SOUTH WITH THE EARTHWORK OPERATIONS AND USING THE GENERATED CUT ON THE SOUTHERN SIDE OF THE DEVELOPMENT AS FILL MATERIAL. AS THE FILL IS BEING PLACED, THE TOP OF SLOPE BERMS SHALL ADJUST WITH THE GRADING TO ENSURE THAT THE RUNOFF ENTERS THE SEDIMENT BASINS.*
10. *AS THE EARTHWORK IS PROGRESSING AND THE CUT AND FILL SLOPES ARE TAKING SHAPE AND HAVE REACHED FINAL GRADE, THEY SHALL HAVE TOPSOIL PLACED AND BE SEEDED.*
11. *ONCE THE SLOPES HAVE BEEN SEEDED, THEY SHALL HAVE EROSION CONTROL BLANKETS PLACED ON THE SLOPES. EROSION CONTROL BLANKETS SHALL BE PLACED IN ACCORDANCE WITH THE PLANS AND DETAILS.*

NOTE:

CONTRACTOR SHALL GRADE SUCH THAT ALL CUT, AND FILL EARTHWORK CONTINUE TO PROMOTE SHEET FLOW AS IN THE EXISTING CONDITIONS. CONTRACTOR SHALL NOT GRADE IN ANY WAY THAT CAUSES CHANNELIZATION OF RUNOFF FLOW EXCEPT FOR AT THE TOP–OF–SLOPE BERMS. ANY CHANNELIZATION SHALL BE CORRECTED TO ENSURE SHEET FLOW DURING SITE GRADING.

12. *INSTALL THE CONCRETE WASHOUT FACILITIES IN ACCORDANCE WITH THE STANDARD DETAIL.*
13. *SITE UTILITIES INCLUDING WATER AND SEWER, STORM SEWER, GAS, AND ELECTRIC/COMMUNICATIONS WITHIN THE LIMIT OF DISTURBANCE CAN BE INSTALLED AT THE CONTRACTOR'S DISCRETION TO AVOID RE–DISTURBING AREAS LATER AS THE SITE REACHES GRADE, PROVIDED DOWNSTREAM BMP'S ARE IN PLACE AS PER PLANS. UTILIZE TRENCH PLUGS AND COMPOST FILTER SOCK AS NECESSARY AND REFER TO THE STANDARD DETAILS PROVIDED ON THE DETAIL SHEET. THE TOTAL LENGTH OF EXCAVATED TRENCH OPEN AT ANY ONE TIME SHOULD NOT BE GREATER THAN THE TOTAL LENGTH OF UTILITY LINE THAT CAN BE PLACED IN THE TRENCH AND BACKFILLED IN ONE WORKING DAY. UTILIZE A PUMPED WATER FILTER BAG, AS NECESSARY. WATER FILTER BAGS MUST BE SURROUNDED BY COMPOST FILTER SOCK TO TREAT FOR ADDITIONAL SEDIMENT REMOVAL PRIOR TO BEING DISCHARGED TO SURFACE WATERS OR STORMWATER INLETS.*

NOTE:

THE CONSTRUCTION OF ANY UTILITIES (SPECIFICALLY STORM AND SANITARY SEWERS) SHALL BE DONE DURING EXPECTED PERIODS OF DRY WEATHER AND ONLY THE AMOUNT OF TRENCH THAT CAN BE COMPLETED IN ONE DAY SHALL BE OPENED AT ANY TIME. THE BASIN SHALL BE INSPECTED TO ENSURE THAT IT IS FUNCTIONING PROPERLY. AS THE UTILITY IS INSTALLED, THE DISTURBANCE SHALL BE SEEDED AND MULCHED IMMEDIATELY TO ENSURE VEGETATION GROWTH AND LIMIT THE POSSIBILITY OF EROSION. AS THE WORK IS COMPLETED, THE BASIN SHOULD BE INSPECTED FOR ANY DAMAGE CAUSED BY THE UTILITY INSTALLATION AND ANY NECESSARY REPAIRS ARE TO BE MADE IMMEDIATELY.

ONCE INSTALLED, ALL STORMWATER INLETS SHALL BE PROTECTED FROM ENTERING SEDIMENT BY THE USE OF INLET PROTECTION AS SHOWN ON THE PLANS TO PREVENT SEDIMENT FROM ENTERING THE PREVIOUSLY CONSTRUCTED SEDIMENT BASIN THAT WILL BE CONVERTED TO AN INFILTRATION POND. PLEASE NOTE SEDIMENT SHALL BE PREVENTED FROM ENTERING THE INFILTRATION BASIN BY THE INSTALLATION OF COMPOST SILT SOCK ON THE UPHILL SIDE OF THE BMP. INLET PROTECTION MUST BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT THROUGHOUT THE DURATION OF CONSTRUCTION. BAGS CAN BE EMPTIED, AND RINSED OR REPLACED WHEN FILTER BAGS ARE HALF FULL AND FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING.

E&S PLAN – PHASE III

1. *AS DISTURBED AREAS WITHIN THE PROJECT APPROACH FINAL GRADE, PREPARATIONS SHOULD BE MADE FOR SEEDING AND MULCHING TO BEGIN. IN NO CASE SHOULD AN AREA EXCEEDING 15,000 SQUARE FEET WHICH IS TO BE STABILIZED BY VEGETATION, REACH FINAL GRADE WITHOUT BEING SEEDED OR MULCHED. FILL SLOPES SHOULD BE SEEDED AND MULCHED AT REGULAR VERTICAL INCREMENTS –15 TO 25 FEET MAXIMUM – AS FILL IS BEING CONSTRUCTED. THIS WILL ALLOW THE BOTTOM OF THE FILL TO PROGRESS TOWARD STABILIZATION WHILE WORK CONTINUES ON THE UPPER PORTION, MAKING STABILIZATION EASIER TO ACHIEVE AND PROVIDING SOME VEGETATION BUFFERING AT THE BOTTOM OF THE SLOPE.*
2. *FINE GRADE AND STABILIZE ALL AREAS OF THE SITE. STABILIZE ROADS WITH STONE BASE IMMEDIATELY AFTER SUBGRADE IS REACHED. UTILIZE PROPER SLOPE AND TRENCH SHORING METHODS TO ALLEVIATE CUTBANK CAVING. ALL UNPAVED DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY WITH SEED AND MULCH AND EROSION CONTROL BLANKETS ONCE GRADING IS COMPLETE WITHIN FOUR DAYS ONCE THE CONSTRUCTION HAS BEEN COMPLETED.*
3. *INSTALL ALL PROPOSED PAVING AND CONCRETE SITE WORK.*
4. *ALL AREAS NOT PAVED SHALL RECEIVE A MINIMUM OF 6" OF TOPSOIL. INSTALL PLANTINGS IN ACCORDANCE WITH THE LANDSCAPE PLAN.*
5. *ONCE A UNIFORM 70% PERENNIAL VEGETATIVE COVER IS ACHIEVED ON ALL DISTURBED AREAS. UPON COMPLETE OF ALL EARTH DISTURBANCE ACTIVITIES INVOLVED WITH THE SUBDIVISION INFRASTRUCTURE, AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OPERATOR SHALL CONTRACT THE WASHINGTON COUNTY CONSERVATION DISTRICT FOR A FINAL INSPECTION TO CONVERT SITE TO POST CONSTRUCTION STORMWATER MANAGEMENT PHASE.*
6. *AFTER THE CONSERVATION DISTRICT HAS DETERMINED THE SITE TO BE STABILIZED, SEDIMENT BASIN #2 SHALL BE CONVERTED TO THE PERMANENT INFILTRATION BASIN. THE SEDIMENT SHALL BE REMOVED, AND THE MEDIA SHALL BE INSTALLED ACCORDING TO THE APPROVED PLANS. AS THE SEDIMENT BASIN IS BEING CONVERTED THE OUTLET BOX AND PIPING AT THE LEVEL SPREADER SHALL BE CLEANED AND FLUSHED OF ANY SEDIMENT THAT MAY BE PRESENT.*
7. *SEDIMENT BASIN #1 AND CHANNELS A, B, AND TOP–OF–SLOPE BERMS A, B, C, AND D SHALL BE REMOVED, AND THE AREAS RECLAIMED ACCORDING TO PLANS.*
8. *ONCE THE CONVERSION HAS BEEN COMPLETED AND THE SITE HAS BEEN STABILIZED, THE NOTICE OF TERMINATION (NOT) SHALL BE FILED FOR THE PROJECT.*

SOIL LIMITATIONS & RESOLUTIONS:

SYMBOL	CUTBANKS CAVE	CORROSIVE TO CONCRETE/STEEL	DROUGHTY	EASILY ERODIBLE	FLOODING	DEPTH TO SATURATED ZONE / SEASONAL HIGH WATER TABLE	HYDRIC / HYDRIC INCLUSIONS	LOW STRENGHT / LANDSLIDE PRONE	SLOW PERCOLATION	PIPING	POOR SOURCE OF TOPSOIL	FROST ACTION	SHRINK - SWELL	POTENTIAL SINKHOLE	PONDING	WETNESS
CaD	X	C/S		X				X	X	X	X	X				
DoB	X	C/S		X		X	X	X	X	X	X	X	X	X		X
DoC	X	C/S		X		X	X	X	X	X	X	X	X	X		X
DtD	X	C/S	X	X	X	X	X	X		X		X				
DtF	X	C/S	X	X	X	X	X	X		X		X				
GdB	X	C/S				X	X	X	X	X	X	X				X
Nw	X	S		X	X	X	X	X	X	X	X	X		X		

NOTE: DUE TO SOIL LIMITATION ALL EARTHWORK SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A GEOTECHNICAL ENGINEER.

RESOLUTIONS TO SOIL LIMITATIONS:

CUTBANKS CAVE:
REMEDIAL ACTIONS:
- PREVENT SATURATION OF SLOPES
- PROVIDE ANCHORING OR RETAINING SYSTEMS
- PROVIDE BENCHING TO CATCH FALLING DEBRIS
- PROVIDE TRENCH BOXES FOR UTILITY INSTALLATIONS

CORROSIVE TO CONCRETE\STEEL
REMEDIAL ACTIONS:
- MINIMIZE THE AMOUNT OF SOIL DISTURBANCE
- PROVIDE PROTECTIVE COATING TO CONCRETE AND STEEL
- PROVIDE EXTRA CONCRETE AND STEEL THICKNESS

DROUGHTY OR EASILY ERODIBLE
REMEDIAL ACTIONS:
- LIMIT TIME OF EXPOSURE
- USE EROSION CONTROL BLANKETS
- SELECTION OF SEED MIXTURES WITH RAPIDLY GERMINATING SPECIES

SEASONAL HIGH WATER TABLES, PIPING, SEEPING, SLOW PERCOLATION
REMEDIAL ACTIONS:
- PROVIDE PUMPED WATER SEDIMENT REMOVAL FACILITIES
- USE CLAY EMBANKMENT CORES
- UTILIZE ANTI–SEEP COLLARS OR GRAVEL PACKS

LOW STRENGTH, LANDSLIDE PRONE
REMEDIAL ACTIONS:
- PREVENT SATURATION OF SLOPES
- PROVIDE ANCHORING OR RETAINING SYSTEMS
- PROVIDE BENCHING TO CATCH FALLING DEBRIS
- PERFORM SOIL TESTING AND FOLLOW GEOTECHNICAL RECOMMENDATIONS

FROST ACTION
REMEDIAL ACTIONS:
- MINIMIZE THE AMOUNT OF SOIL DISTURBANCE
- PROVIDE EFFECTIVE DRAINAGE
- CONTROL DEPTH OF FROST PENETRATION
- REPLACE AND/OR MODIFY FROST–SUSCEPTIBLE SOILS

POOR SOURCE OF TOPSOIL
REMEDIAL ACTIONS:
- PERFORM SOIL TESTING TO DETERMINE PROPER APPLICATION OF SOIL AMENDMENTS AND PROPER MOISTURE CONTENT FOR PROPER VEGETATION COVER
- IMPORT TOPSOIL AS NEEDED

WETNESS, HYDRIC INCLUSIONS
REMEDIAL ACTIONS:
- ENSURE THAT THE SOILS ARE WELL DRAINED AND PREVENT SATURATION OF SOILS
- CONDITIONS MAY REQUIRE SOILS TO BE EXTENSIVELY AIR DRIED, MIXED WITH DRIER MATERIALS, AND/OR DISKED TO MODIFY MOISTURE CONTENT FOR PROPER COMPACTION.
- IN SEVERE SITUATIONS, SUBSTITUTE APPROPRIATE FILL MATERIAL.
- PROVIDE PUMPED WATER SEDIMENT REMOVAL FACILITIES

LAND USE:

PAST USE LAND USES FOR PAST 50–YEARS: FARM
PRESENT USE FOR PAST 5–YEARS : FARM
PROPOSED USE: RESIDENTIAL SUBDIVISION

TOWNSHIP ACCESS:

THE OWNER WILL GRANT ACCESS TO THE TOWNSHIP FOR PERIODIC INSPECTIONS.

FLOOD PLAIN NOTE:

THE SITE IS LOCATED IN ZONE X – AREA OF MINIMAL FLOOD HAZARD PER FIRM MAP NUMBER 42125C0214E WITH AN EFFECTIVE DATE OF 9/30/2015.

WATERSHED AND RUNOFF:

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WETLANDS

THERE ARE WETLANDS DELINEATED WITHIN THE PROJECT BOUNDARIES. THE WETLANDS WILL BE PROTECTED AND NOT DISTURBED.

OWNER
339 JUSTABOUT LAND CO., LLC
333 TECHNOLOGY DRIVE, SUITE 108
CANONSBURG, PA 15317
(412) 880–1025
CONTACT: MARK HOSKINS

PROJECT ENGINEER
KDH CONSULTING ENGINEERS, INC.
593 RUGH STREET, LOWER LEVEL
GREENSBURG, PA 15601
(724) 493–5041
CONTACT: CHRISTOPHER W. HAMM, P.E.

SURVEYOR
KEYSTONE SURVEYING & MAPPING, INC.
534 VALLEY BROOK ROAD
VENETA, PA 15367
(724) 514–7047
CONTACT: KEITH HIGGINS

NPDES PERMIT

LIMITS OF DISTURBANCE:	33.54 ACRES 1,461,133 SQ. F.T.
NPDES PERMIT BOUNDARY:	33.74 ACRES 1,469,433 SQ. FT.

KDH
CONSULTING ENGINEERS, INC
593 RUGH STREET
GREENSBURG, PA 15601
P: 878.295.8914 F:724.514.7047
www.kdhengineers.com

COMMONWEALTH OF PENNSYLVANIA – REGISTERED PROFESSIONAL – CHRISTOPHER W. HAMM – ENGINEER – PE–060435

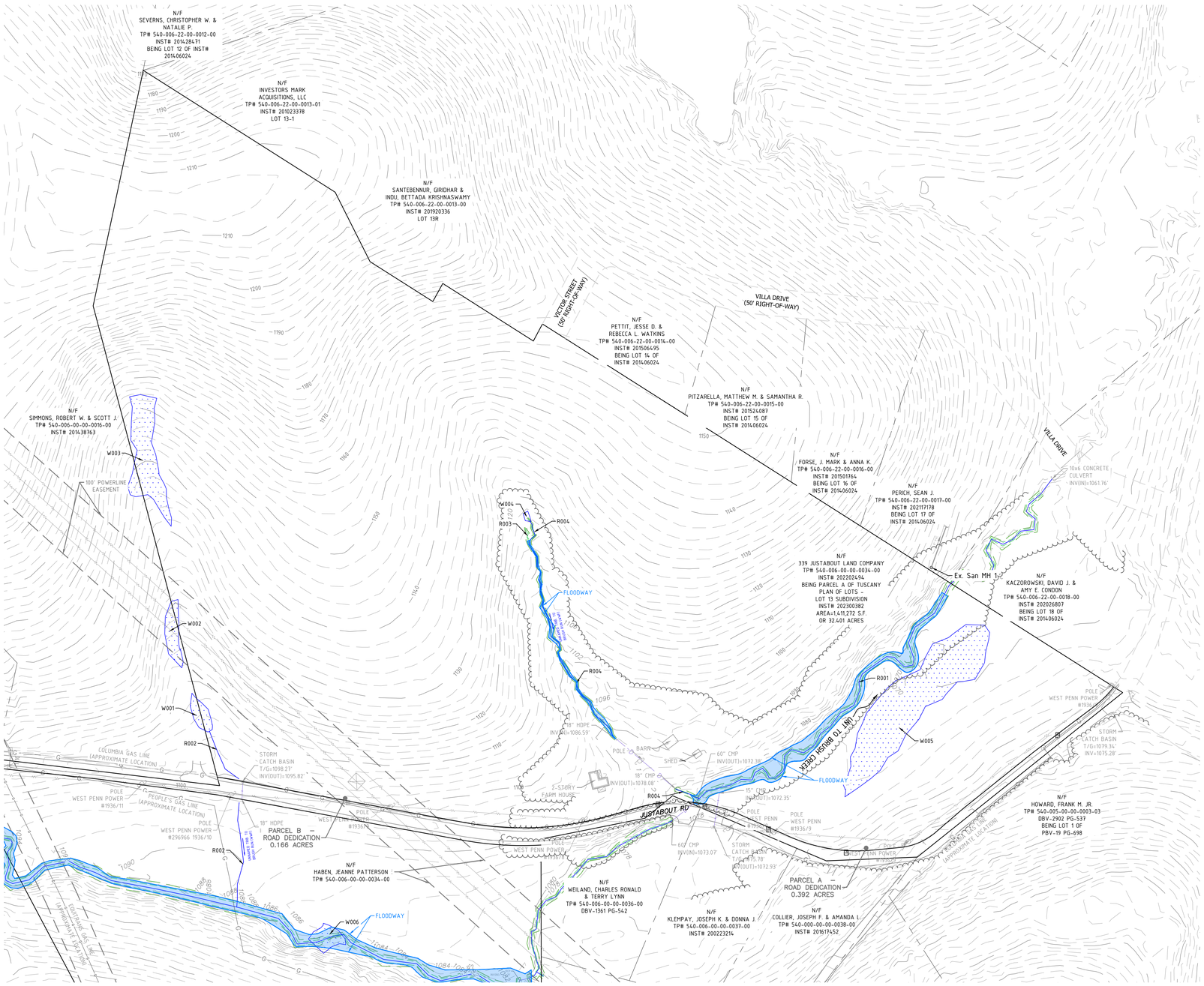
REVISIONS:

REV	DATE	DESCRIPTION
10	7/31/2023	ADDITIONAL RIGHT-OF-WAY
9	6/30/2023	ADDRESS WCCD GP COMMENTS
8	6/8/2023	PETERS TOWNSHIP L.D. COMMENTS
7	6/2/2023	PETERS TOWNSHIP L.D. COMMENTS
6	5/26/2023	PETERS TOWNSHIP PLANNING COMMENTS
5	4/13/2023	PETERS TOWNSHIP SUBMISSION
4	3/29/2023	REMOVE TRAFFIC CIRCLES
3	3/14/2023	ADDRESS WCCD COMMENTS
2	2/9/2023	PETERS TOWNSHIP SUBMISSION
1	8/8/2023	ADDRESS SAN. SEWER COMMENTS

CLIENT:
339 JUSTABOUT LAND CO., LLC
333 TECHNOLOGY DRIVE, SUITE 108
CANONSBURG, PA 15317

TUSCANY II

PETERS TOWNSHIP



NOTES:

1. GROSS AREA OF THE SITE IS 32.9 ACRES.
2. THE TAX ID FOR THE DEVELOPED PARCEL IS 540-006-00-00-0034-00.
3. THE EXISTING SITE IS ZONED "LD" LOW DENSITY RESIDENTIAL DISTRICT.
4. THE PROPOSED DEVELOPMENT WILL USE THE CONSERVATION RESIDENTIAL (CR) OVERLAY DEVELOPMENT OPTION.
5. THE EXISTING LAND USE WAS USED FOR SINGLE FAMILY HOUSE (TO BE RAZED) AND UNDEVELOPED LOT.
6. SITE FILED SURVEY WAS COMPLETED BY KEYSTONE SURVEY AND MAPPING.
7. BASE TOPOGRAPHIC SURVEY INFORMATION IS BASE ON FIELD DATA.
8. 0.95 ACRES OF WETLANDS EXIST ON THE PROPERTY.

UTILITY NOTES:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY OF OBSERVED EVIDENCE ONLY. THE PLANS MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE PLANS FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

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FLOODPLAIN

THE SITE IS LOCATED IN ZONE X – AREA OF MINIMAL FLOOD HAZARD PER FIRM MAP NUMBER 42125C0214E WITH AN EFFECTIVE DATE OF 9/30/2015.

SURVEY INFORMATION:

DRAWINGS PREPARED BY:
KEYSTONE SURVEYING & MAPPING, INC.
534 VALLEY BROOK ROAD
VENETIA, PA 15367
724-514-7047

THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, NAD 1983.

NPDES PERMIT

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Know what's below. Call before you dig.

0' 100' 200' 300'
GRAPHIC SCALE 1" = 100'

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333 TECHNOLOGY DRIVE, SUITE 108
CANONSBURG, PA 15317

TUSCANY II

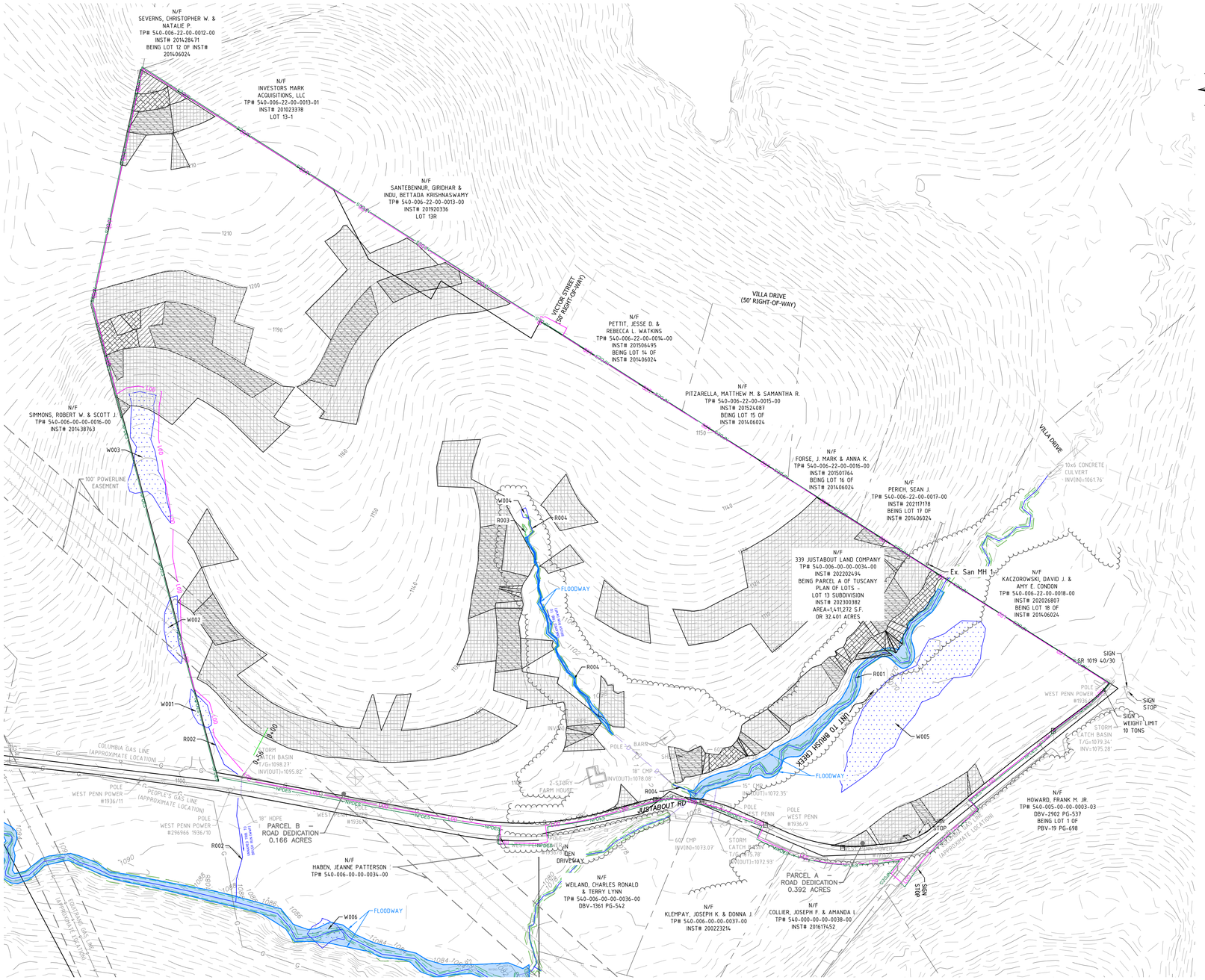
PETERS TOWNSHIP, WASHINGTON COUNTY, PA

PROJ NO: 291-001-21
DATE: 11/9/2022
DRAWN BY: RAM
CHECKED BY: CWH

SHEET TITLE:
EXISTING CONDITIONS PLAN

SHEET NO.
D1.0

S:\PROJECTS\291-001-21-HABEN PROPERTY-TUSCANY 2\DRAWINGS\291-001-21-BASE NORTH--230808.DWG



SLOPES LEGEND

- 0% TO 15% SLOPES
- 15% TO 20% SLOPES
- 20% TO 25% SLOPES
- 25% TO 30% SLOPES
- OVER 30% SLOPES

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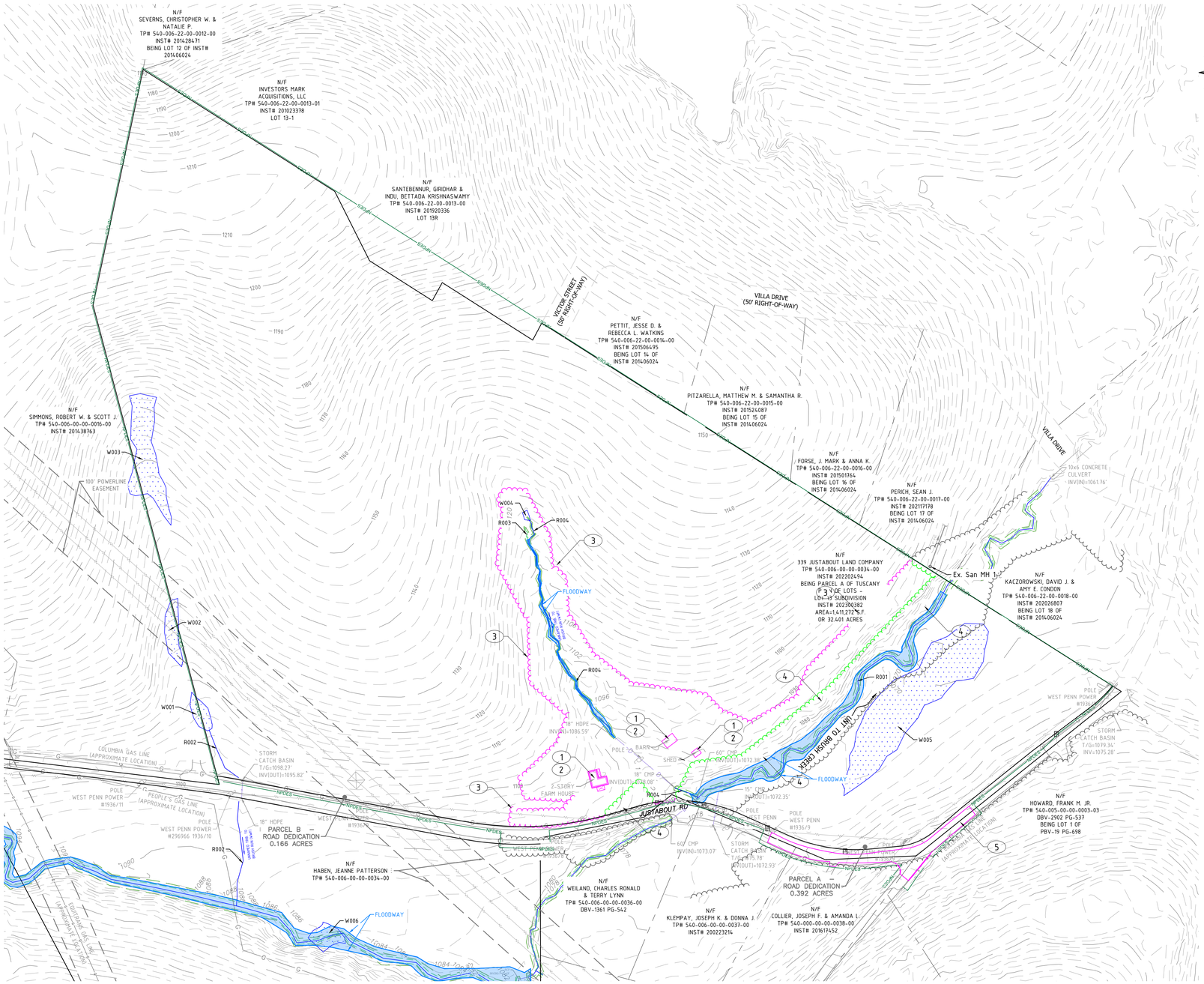
DATE: 11/9/2022
DRAWN BY: RAM
CHECKED BY: CWH

SHEET TITLE:
SLOPE MAP

SHEET NO.
D1.1

S:\PROJECTS\291-001-21-HABEN PROPERTY-TUSCANY 2\DRAWINGS\291-001-21-BASE NORTH--230808.DWG



SITE DEMOLITION NOTES:

1. CONTRACTOR SHALL REMOVE EXISTING BUILDING COMPLETELY, INCLUDING FOUNDATIONS.
2. CONTRACTOR SHALL REMOVE EXISTING UTILITY CONNECTIONS
3. CONTRACTOR SHALL REMOVE EXISTING TREES AND VEGETATION AS SHOWN
4. EXISTING TREES TO REMAIN IN THIS AREA
5. CONTRACTOR TO REMOVE EXISTING PAVEMENT AS PART OF ROAD REALIGNMENT

GENERAL DEMOLITION NOTES:

1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
2. ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REMOVED UNLESS NOTED OTHERWISE WITHIN THIS CONSTRUCTION SET AND/OR PROJECT SPECIFICATIONS. THIS INCLUDES FOUNDATION SLABS, WALLS AND FOOTINGS. IN ADDITION, ALL EXISTING UTILITY SERVICES TO BE TERMINATED PER UTILITY PROVIDER REQUIREMENTS.
3. CONTRACTOR SHALL CONTACT ONE CALL SYSTEM AND THE APPROPRIATE UTILITY COMPANIES AT LEAST THREE (3) DAYS PRIOR TO THE INITIATION OF EARTH MOVING AND DEMOLITION ACTIVITIES.
4. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND ENGINEER FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES OCCURRING IN THE COURSE OF THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
5. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS NOT USED AS FILL MATERIAL, SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
6. ALL UTILITY REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
7. THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR GETS WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.
8. ASBESTOS OR HAZARDOUS MATERIALS SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
9. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL AND OSHA REGULATIONS DURING ALL ACTIVITIES.
10. CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS AND BENCHMARKS DURING ALL ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.

NOTES:

1. GROSS AREA OF THE SITE IS 32.9 ACRES.
2. THE TAX ID FOR THE DEVELOPED PARCEL IS 540-006-00-00-0034-00.
3. THE EXISTING SITE IS ZONED "LD" LOW DENSITY RESIDENTIAL DISTRICT.
4. THE PROPOSED DEVELOPMENT WILL USE THE CONSERVATION RESIDENTIAL (CR) OVERLAY DEVELOPMENT OPTION.
5. THE EXISTING LAND USE WAS USED FOR SINGLE FAMILY HOUSE (TO BE RAZED) AND UNDEVELOPED LOT.
6. SITE FILED SURVEY WAS COMPLETED BY KEYSTONE SURVEY AND MAPPING.
7. BASE TOPOGRAPHIC SURVEY INFORMATION IS BASE ON FIELD DATA.
8. 0.95 ACRES OF WETLANDS EXIST ON THE PROPERTY.

UTILITY NOTES:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY OF OBSERVED EVIDENCE ONLY. THE PLANS MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE PLANS FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

RECEIVING WATERS

THE SITE IS LOCATED WITHIN THE BRUSH RUN WATERSHED, HAVING A CHAPTER 93 WATERSHED CLASSIFICATION OF WARM WATER FISHERY (WWF). BRUSH RUN WATERSHED IS AN IMPAIRED WATERSHED, ALL BMP'S ARE TO FOLLOW ABACT DETAILS AND NOTES.

FLOODPLAIN

THE SITE IS LOCATED IN ZONE X – AREA OF MINIMAL FLOOD HAZARD PER FIRM MAP NUMBER 42125C0214E WITH AN EFFECTIVE DATE OF 9/30/2015.

SURVEY INFORMATION:

DRAWINGS PREPARED BY:
KEYSTONE SURVEYING & MAPPING, INC.
534 VALLEY BROOK ROAD
VENETIA, PA 15367
724-514-7047

THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, NAD 1983.

NPDES PERMIT

LIMITS OF DISTURBANCE: 33.54 ACRES
1,461,133 SQ. F.T.

NPDES PERMIT BOUNDARY: 33.74 ACRES
1,469,433 SQ. FT.

Know what's below. Call before you dig.

0' 100' 200' 300'
GRAPHIC SCALE 1" = 100'

KDH CONSULTING ENGINEERS, INC
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GREENSBURG, PA 15601
P: 878-295-8914 F:724-514-7047
www.kdhengineers.com

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER W. HAMM
ENGINEER
PE-060435

REVISIONS:		
REV	DATE	DESCRIPTION
10	7/31/2023	ADDITIONAL RIGHT-OF-WAY
9	6/30/2023	ADDRESS WCCD GP COMMENTS
8	6/8/2023	PETERS TOWNSHIP L.D. COMMENTS
7	6/2/2023	PETERS TOWNSHIP L.D. COMMENTS
6	5/26/2023	PETERS TOWNSHIP PLANNING COMMENTS
5	4/13/2023	PETERS TOWNSHIP SUBMISSION
4	3/29/2023	REMOVE TRAFFIC CIRCLES
3	3/14/2023	ADDRESS WCCD COMMENTS
2	2/9/2023	PETERS TOWNSHIP SUBMISSION
11	8/8/2023	ADDRESS SAN. SEWER COMMENTS

CLIENT:
339 JUSTABOUT LAND CO., LLC
333 TECHNOLOGY DRIVE, SUITE 108
CANONSBURG, PA 15317

TUSCANY II

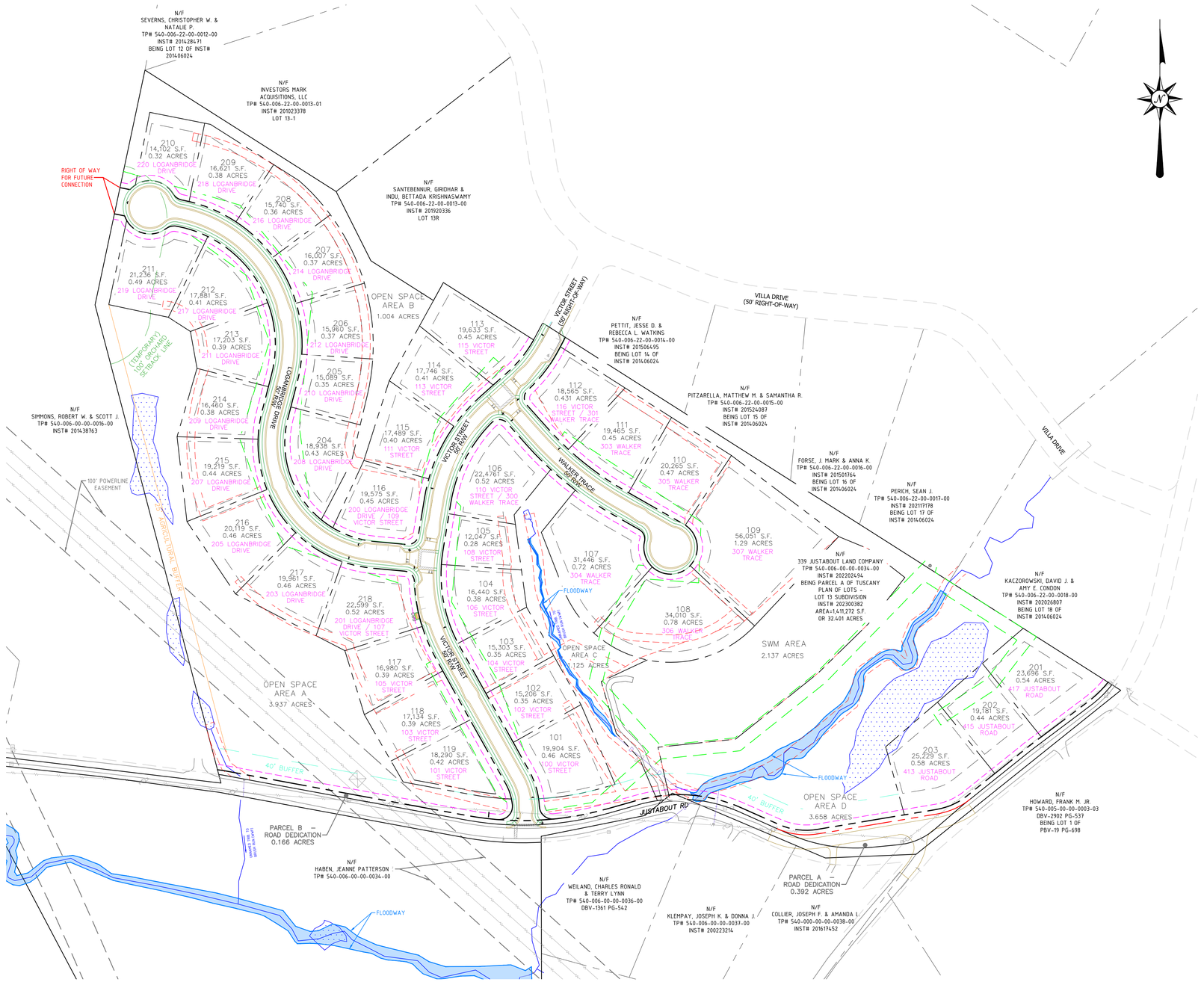
PETERS TOWNSHIP,
WASHINGTON COUNTY, PA

PROJ NO: 291-001-21
DATE: 11/9/2022
DRAWN BY: RAM
CHECKED BY: CWH

SHEET TITLE:
SITE DEMOLITION PLAN

SHEET NO.
D1.2

S:\PROJECTS\291-001-21-HABEN PROPERTY-TUSCANY 2\DRAWINGS\291-001-21-BASE NORTH--230808.DWG



ZONING COMPARISON CHART

	LOW DENSITY RESIDENTIAL	CONSERVATION RESIDENTIAL OVERLAY	TUSCANY II
ALLOWED USE	SINGLE	SINGLE	SINGLE
MIN. LOT AREA	21,780 SQ FT	NONE	17,363 SQ FT
MIN. LOT WIDTH	100 FT	75 FT	75 FT
MIN. FRONT YARD	50 FT	25 FT	25 FT
MAX. FRONT YARD	N/A	30 FT	N/A
MIN. REAR YARD	15 FT	20 FT	20 FT
MIN SIDE YARD (TWO STORY)	15 FT	7.5 FT	7.5 FT
MAX. BLDG HEIGHT	35 FT	37 FT	37 FT
LOT COVERAGE	15%	30% SQ FT	30% SQ FT
DENSITY	1.2	2.0 OR 2.5 OR 3.0	1.2
OPEN SPACE	N/A	2DU/AC=25%	32%

LOT AREA TABLE

LOT NUMBER	LOT SIZE	LOT NUMBER	LOT SIZE
LOT 101	19,904 SQ. FT. – 0.457 AC.	LOT 204	18,802 SQ. FT. – 0.432 AC.
LOT 102	15,206 SQ. FT. – 0.349 AC.	LOT 205	15,061 SQ. FT. – 0.346 AC.
LOT 103	15,303 SQ. FT. – 0.351 AC.	LOT 206	15,960 SQ. FT. – 0.366 AC.
LOT 104	16,723 SQ. FT. – 0.384 AC.	LOT 207	16,007 SQ. FT. – 0.367 AC.
LOT 105	12,449 SQ. FT. – 0.286 AC.	LOT 208	15,739 SQ. FT. – 0.361 AC.
LOT 106	22,777 SQ. FT. – 0.523 AC.	LOT 209	16,890 SQ. FT. – 0.388 AC.
LOT 107	31,446 SQ. FT. – 0.722 AC.	LOT 210	13,990 SQ. FT. – 0.321 AC.
LOT 108	34,010 SQ. FT. – 0.781 AC.	LOT 211	21,236 SQ. FT. – 0.488 AC.
LOT 109	48,225 SQ. FT. – 1.107 AC.	LOT 212	17,881 SQ. FT. – 0.410 AC.
LOT 110	20,266 SQ. FT. – 0.465 AC.	LOT 213	17,205 SQ. FT. – 0.395 AC.
LOT 111	19,465 SQ. FT. – 0.447 AC.	LOT 214	16,464 SQ. FT. – 0.378 AC.
LOT 112	18,565 SQ. FT. – 0.431 AC.	LOT 215	19,219 SQ. FT. – 0.441 AC.
LOT 113	19,642 SQ. FT. – 0.451 AC.	LOT 216	20,119 SQ. FT. – 0.462 AC.
LOT 114	17,748 SQ. FT. – 0.407 AC.	LOT 217	19,961 SQ. FT. – 0.458 AC.
LOT 115	17,489 SQ. FT. – 0.401 AC.	LOT 218	22,599 SQ. FT. – 0.519 AC.
LOT 116	19,575 SQ. FT. – 0.449 AC.	OPEN SPACE A	171,496 SQ. FT. – 3.937 AC.
LOT 117	16,980 SQ. FT. – 0.390 AC.	OPEN SPACE B	43,748 SQ. FT. – 1.004 AC.
LOT 118	17,134 SQ. FT. – 0.393 AC.	OPEN SPACE C	48,999 SQ. FT. – 1.125 AC.
LOT 119	19,290 SQ. FT. – 0.420 AC.	OPEN SPACE D	159,333 SQ. FT. – 3.658 AC.
LOT 201	23,696 SQ. FT. – 0.544 AC.	PARCEL A – ROAD DEDICATION	17,063 SQ. FT. – 0.392 AC.
LOT 202	19,181 SQ. FT. – 0.440 AC.		
LOT 203	25,229 SQ. FT. – 0.579 AC.		

BUFFERYARD REQUIREMENTS

	REQUIRED	PROPOSED
BUFFERYARD WITHIN SUBDIVISION	20'	20'
BUFFERYARD BETWEEN RESIDENTIAL PROPERTY LINE & AGRICULTURAL	25'	25'
BUFFERYARD BETWEEN RESIDENTIAL PROPERTY LINE AND COLLECTOR CONNECTION AND ARTERIAL STREET	40'	40'

PARKING REQUIREMENTS

REQUIRED:
- SINGLE FAMILY DETACHED — 2.0 PRE UNIT
- VISITOR SPACES — 1.5 PER UNIT

37 LOTS X 2.0 = 74 SPACES
37 LOTS X 1.5 = 56 SPACES
TOTAL REQUIRED = 130 SPACES

PROVIDED:
- SINGLE FAMILY DETACHED — 4.0 PER LOT (2 IN GARAGE MIN. + 2 IN DRIVEWAY)
- STREET PARKING SPACES — 8.0 SPACES

37 LOTS X 4.0 = 148 SPACES
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TOTAL PROVIDED = 156 SPACES

NOTES:

1. GROSS AREA OF THE SITE IS 32.9 ACRES.
2. THE TAX ID FOR THE DEVELOPED PARCEL IS 540-006-00-00-0034-00.
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9. ALL EARTHWORK SHALL BE MONITORED BY A GEOTECHNICAL ENGINEER.
10. SURVEY MONUMENTS WILL BE PROVIDED / SHOWN ON THE FINAL SUBDIVISION PLAN.
11. OPEN SPACE REQUIRED: 25% OR 8.23 ACRES
    OPEN SPACE PROVIDED: 32% OR 10.42 ACRES
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Know what's below. Call before you dig.

0' 100' 200' 300'
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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER W. HAMM
ENGINEER
PE-060435

REVISIONS:

REV	DATE	DESCRIPTION
11	8/8/2023	ADDRESS SAN. SEWER COMMENTS
2	2/9/2023	PETERS TOWNSHIP SUBMISSION
3	3/14/2023	ADDRESS WCCD COMMENTS
4	3/29/2023	REMOVE TRAFFIC CIRCLES
5	4/13/2023	PETERS TOWNSHIP PLANNING COMMENTS
6	5/26/2023	PETERS TOWNSHIP SUBMISSION
7	6/2/2023	PETERS TOWNSHIP L.D. COMMENTS
8	6/8/2023	PETERS TOWNSHIP L.D. COMMENTS
9	6/30/2023	ADDRESS WCCD GP COMMENTS
10	7/31/2023	ADDITIONAL RIGHT-OF-WAY

CLIENT:
339 JUSTABOUT LAND CO., LLC
333 TECHNOLOGY DRIVE, SUITE 108
CANONSBURG, PA 15317

TUSCANY II

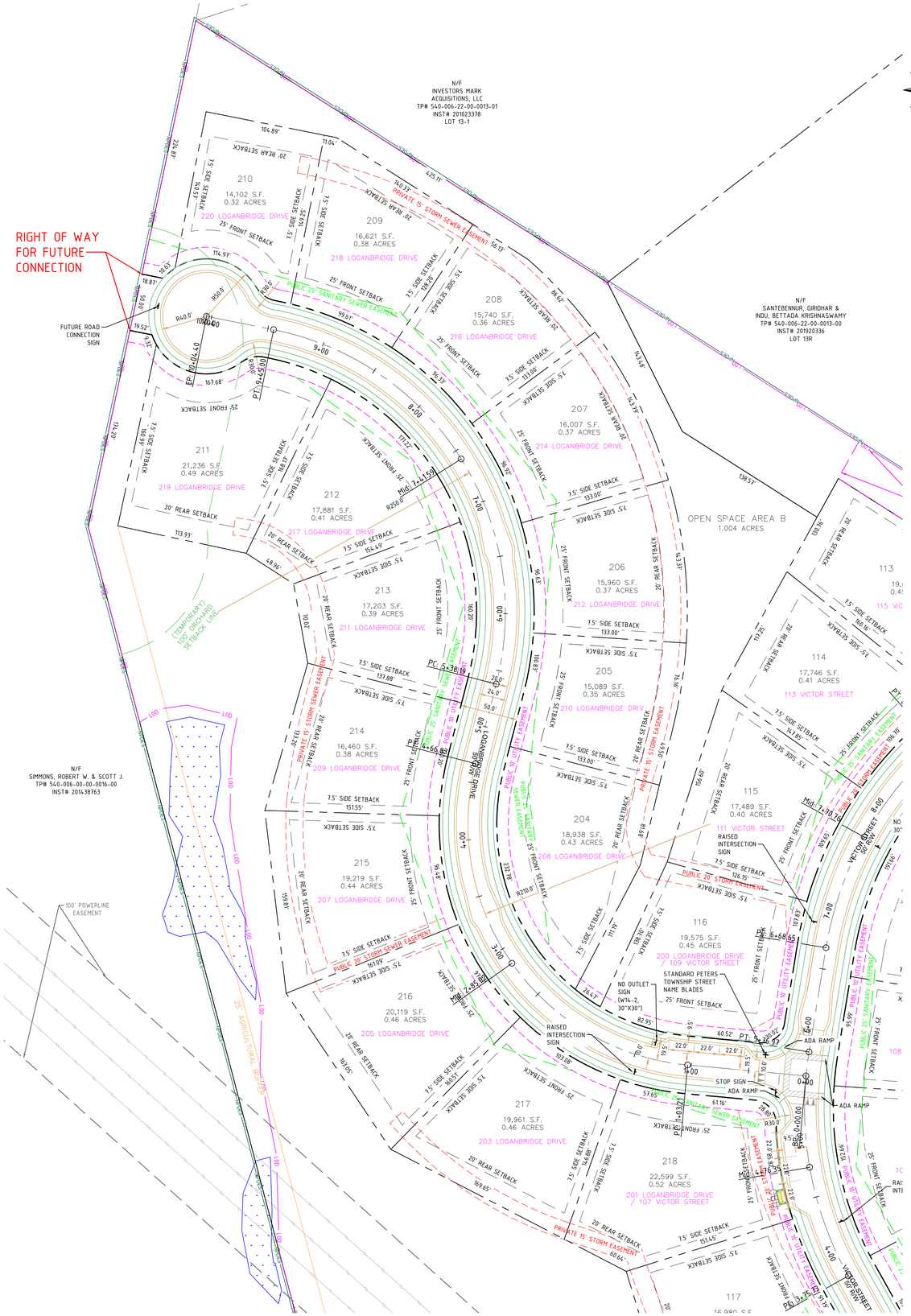
PETERS TOWNSHIP, WASHINGTON COUNTY, PA

PROJ NO: 291-001-21
DATE: 11/9/2022
DRAWN BY: RAM
CHECKED BY: CWH

SHEET TITLE:
OVERALL SITE LAYOUT PLAN

SHEET NO.
D2.0

S:\PROJECTS\291-001-21-HABEN PROPERTY-TUSCANY 2\DRAWINGS\291-001-21-BASE NORTH--230808.DWG



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www.kdhengineers.com

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — CHRISTOPHER W. HAMM — ENGINEER PE-060435

REVISIONS:

REV	DATE	DESCRIPTION
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CLIENT:
339 JUSTABOUT LAND CO., LLC
333 TECHNOLOGY DRIVE, SUITE 108
CANONSBURG, PA 15317

TUSCANY II

PETERS TOWNSHIP,
WASHINGTON COUNTY, PA

PROJ NO: 291-001-21
DATE: 11/9/2022
DRAWN BY: RAM
CHECKED BY: CWH

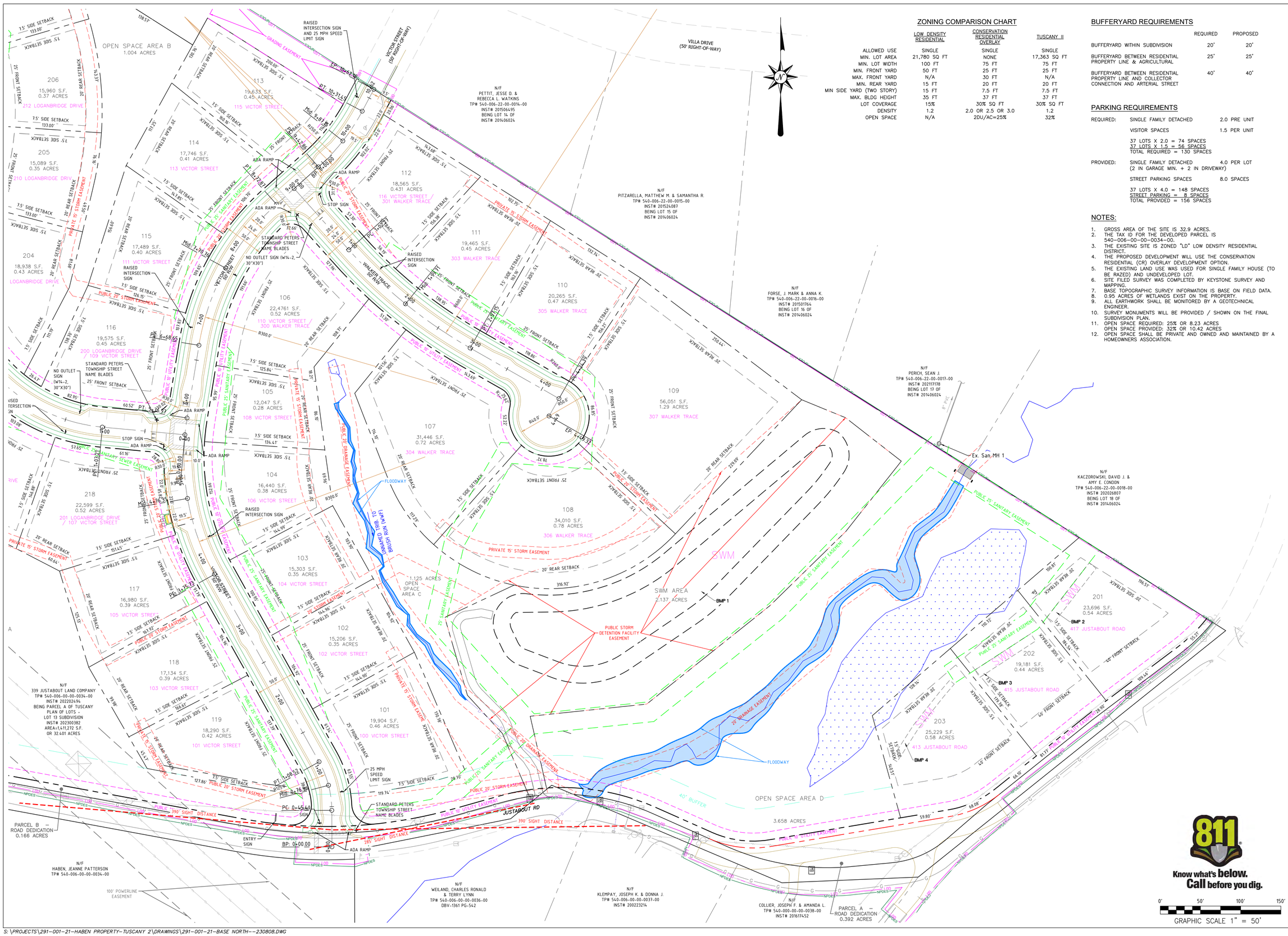
SHEET TITLE:
SITE LAYOUT PLAN - WEST

SHEET NO.
D2.1

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

0' 50' 100' 150'
GRAPHIC SCALE 1" = 50'

S:\PROJECTS\291-001-21-HABEN PROPERTY-TUSCANY 2\DRAWINGS\291-001-21-BASE NORTH--230808.DWG



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REGISTERED PROFESSIONAL
CHRISTOPHER W. HAMM
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REVISIONS:

REV	DATE	DESCRIPTION
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CLIENT:
339 JUSTABOUT LAND CO., LLC
333 TECHNOLOGY DRIVE, SUITE 108
CANONSBURG, PA 15317

TUSCANY II

PETERS TOWNSHIP,
WASHINGTON COUNTY, PA

PROJ NO: 291-001-21
DATE: 11/9/2022
DRAWN BY: RAM
CHECKED BY: CWH

SHEET TITLE:
SITE LAYOUT PLAN - EAST

SHEET NO.
D2.2

S:\PROJECTS\291-001-21-HABEN PROPERTY-TUSCANY 2\DRAWINGS\291-001-21-BASE NORTH--230808.DWG

GRADING NOTES:

1. THE SUBSURFACE INVESTIGATION REPORT TITLED "PROPOSED KERBER ESTATES RESIDENTIAL DEVELOPMENT" SHALL BE ADHERED TO DURING CONSTRUCTION.
2. GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
3. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
4. ALL ELEVATIONS ARE TO FINISHED GRADE.
5. A SITE FOR EXCESS MATERIAL WILL BE DETERMINED AND THE APPROPRIATE PAPERWORK SHALL BE FILED WITH THE MUNICIPALITY PRIOR TO THE COMMENCEMENT OF EARTHWORK ACTIVITIES. NO WORK SHALL BE COMPLETED PRIOR TO APPROVAL OF AN EROSION AND SEDIMENTATION CONTROL PLAN THROUGH THE COUNTY CONSERVATION DISTRICT.
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EARTHWORK QUANTITIES:

CUT VOLUME = 94,950 CUBIC YARDS
FILL VOLUME = 94,700 CUBIC YARDS

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

0' 100' 200' 300'
GRAPHIC SCALE 1" = 100'

KDH CONSULTING ENGINEERS, INC
593 ROUGH STREET
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www.kdhengineers.com

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER W. HAMM
ENGINEER
PE-060435

REVISIONS:

REV	DATE	DESCRIPTION
11	8/8/2023	ADDRESS SAN. SEWER COMMENTS
2	2/9/2023	PETERS TOWNSHIP SUBMISSION
3	3/14/2023	ADDRESS WCCD COMMENTS
4	3/29/2023	REMOVE TRAFFIC CIRCLES
5	4/13/2023	PETERS TOWNSHIP SUBMISSION
6	5/26/2023	PETERS TOWNSHIP PLANNING COMMENTS
7	6/2/2023	PETERS TOWNSHIP L.D. COMMENTS
8	6/8/2023	PETERS TOWNSHIP L.D. COMMENTS
9	6/30/2023	ADDRESS WCCD GP COMMENTS
10	7/31/2023	ADDITIONAL RIGHT-OF-WAY

CLIENT:
339 JUSTABOUT LAND CO., LLC
333 TECHNOLOGY DRIVE, SUITE 108
CANONSBURG, PA 15317

TUSCANY II

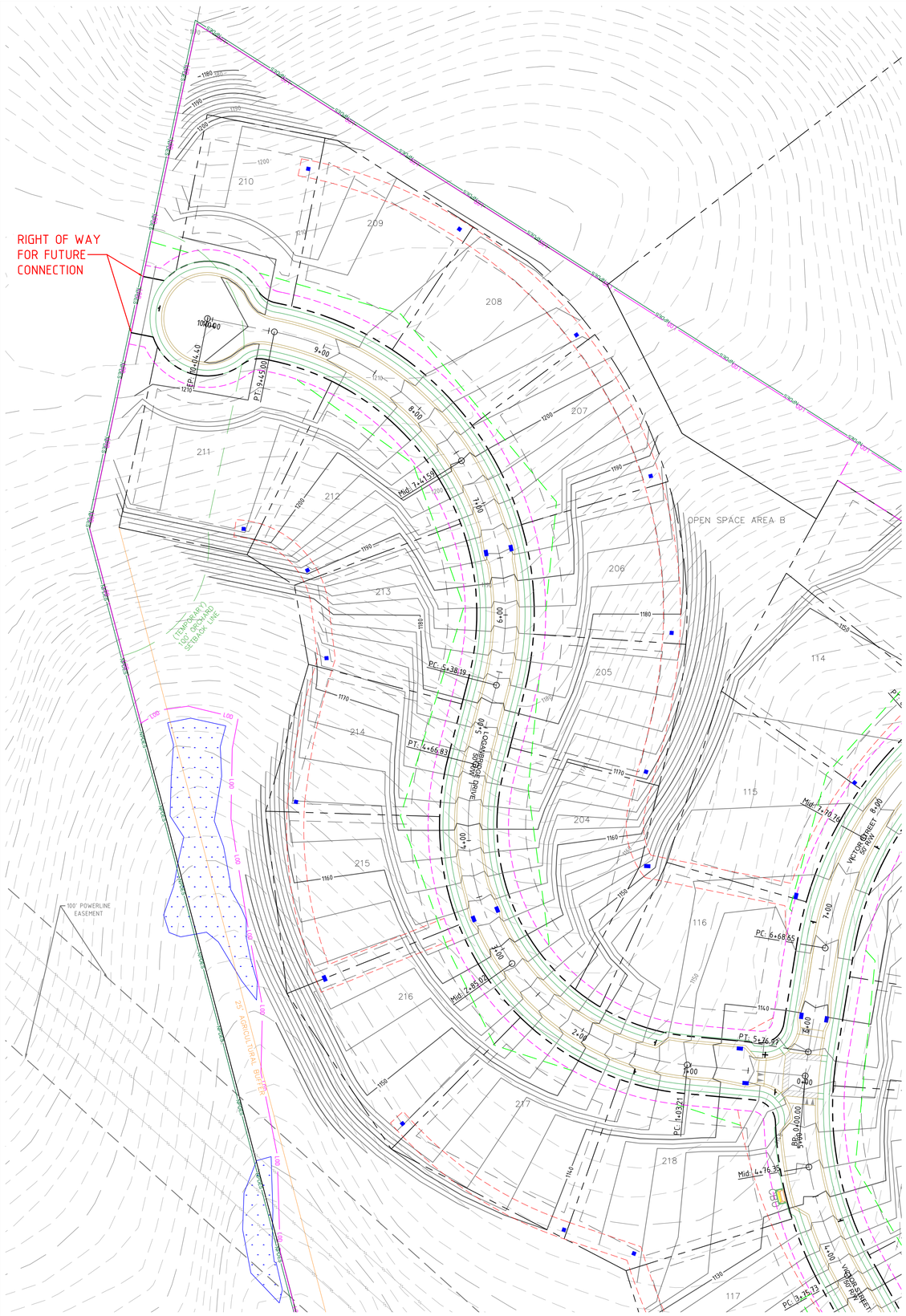
PETERS TOWNSHIP,
WASHINGTON COUNTY, PA

PROJ NO: 291-001-21
DATE: 11/9/2022
DRAWN BY: RAM
CHECKED BY: CWH

SHEET TITLE:
OVERALL GRADING PLAN

SHEET NO.
D3.0

S:\PROJECTS\291-001-21-HABEN PROPERTY-TUSCANY 2\DRAWINGS\291-001-21-BASE NORTH--230808.DWG



GRADING NOTES:

1. THE SUBSURFACE INVESTIGATION REPORT TITLED "PROPOSED KERBER ESTATES RESIDENTIAL DEVELOPMENT" SHALL BE ADHERED TO DURING CONSTRUCTION.
2. GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER W. HAMM
ENGINEER
PE-060435

REVISIONS:

REV	DATE	DESCRIPTION
10	7/31/2023	ADDITIONAL RIGHT-OF-WAY
9	6/30/2023	ADDRESS WCCD GP COMMENTS
8	6/8/2023	PETERS TOWNSHIP L.D. COMMENTS
7	6/2/2023	PETERS TOWNSHIP L.D. COMMENTS
6	5/26/2023	PETERS TOWNSHIP PLANNING COMMENTS
5	4/13/2023	PETERS TOWNSHIP SUBMISSION
4	3/29/2023	REMOVE TRAFFIC CIRCLES
3	3/14/2023	ADDRESS WCCD COMMENTS
2	2/9/2023	PETERS TOWNSHIP SUBMISSION
11	8/8/2023	ADDRESS SAN. SEWER COMMENTS

CLIENT:
339 JUSTABOUT LAND CO., LLC
333 TECHNOLOGY DRIVE, SUITE 108
CANONSBURG, PA 15317

TUSCANY II

PETERS TOWNSHIP,
WASHINGTON COUNTY, PA

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

0' 50' 100' 150'
GRAPHIC SCALE 1" = 50'

PROJ NO: 291-001-21
DATE: 11/9/2022
DRAWN BY: RAM
CHECKED BY: CWH

SHEET TITLE:
GRADING PLAN - WEST

SHEET NO.
D3.1

S:\PROJECTS\291-001-21-HABEN PROPERTY-TUSCANY 2\DRAWINGS\291-001-21-BASE NORTH--230808.DWG

GRADING NOTES:

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5	4/13/2023	PETERS TOWNSHIP SUBMISSION
4	3/29/2023	REMOVE TRAFFIC CIRCLES
3	3/14/2023	ADDRESS WCCD COMMENTS
2	2/9/2023	PETERS TOWNSHIP SUBMISSION

CLIENT:
339 JUSTABOUT LAND CO., LLC
333 TECHNOLOGY DRIVE, SUITE 108
CANONSBURG, PA 15317

TUSCANY II

PETERS TOWNSHIP,
WASHINGTON COUNTY, PA

PROJ NO: 291-001-21
DATE: 11/9/2022
DRAWN BY: RAM
CHECKED BY: CWH

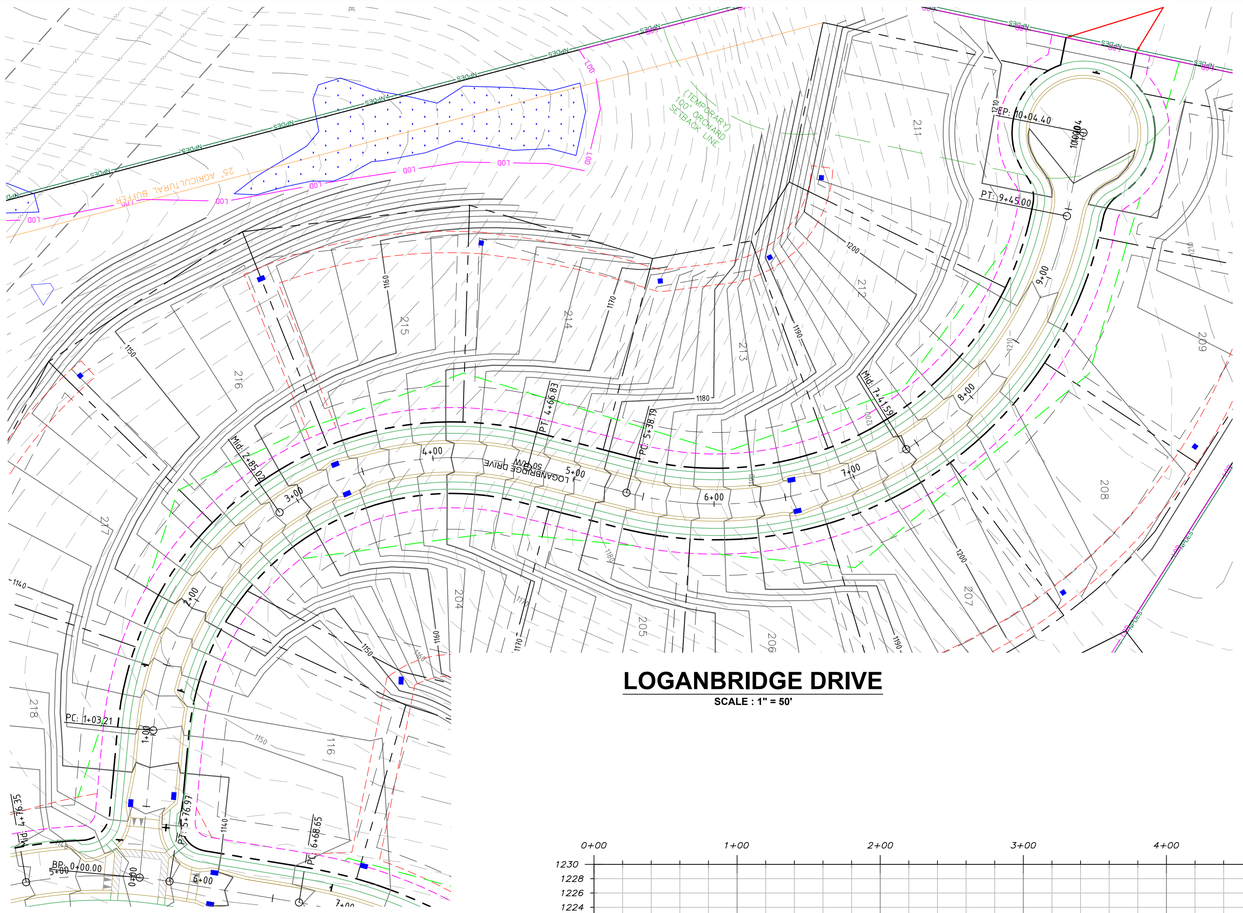
SHEET TITLE:
GRADING PLAN - EAST

SHEET NO.
D3.2

Know what's below. Call before you dig.

GRAPHIC SCALE 1" = 50'

S:\PROJECTS\291-001-21-HABEN PROPERTY-TUSCANY 2\DRAWINGS\291-001-21-BASE NORTH--230808.DWG


LOGANBRIDGE DRIVE
30' ROW
PC: 1+03.21
PT: 9+45.00
PCP: 10+04.40
(TEMPORARY) 100' GROUND SETBACK LINE
25' AGRICULTURAL BUFFER
Radius = 80.00
Radius = 115.00
Radius = 115.00
3.00%
5.00%
8.00%
7.00%
6.00%
4.00%
2.00%
1.00%
PC: 0+00.00
PC: 3+76.35
PC: 5+36.83
PC: 6+68.65
PT: 4+66.83
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PT: 16+83.11
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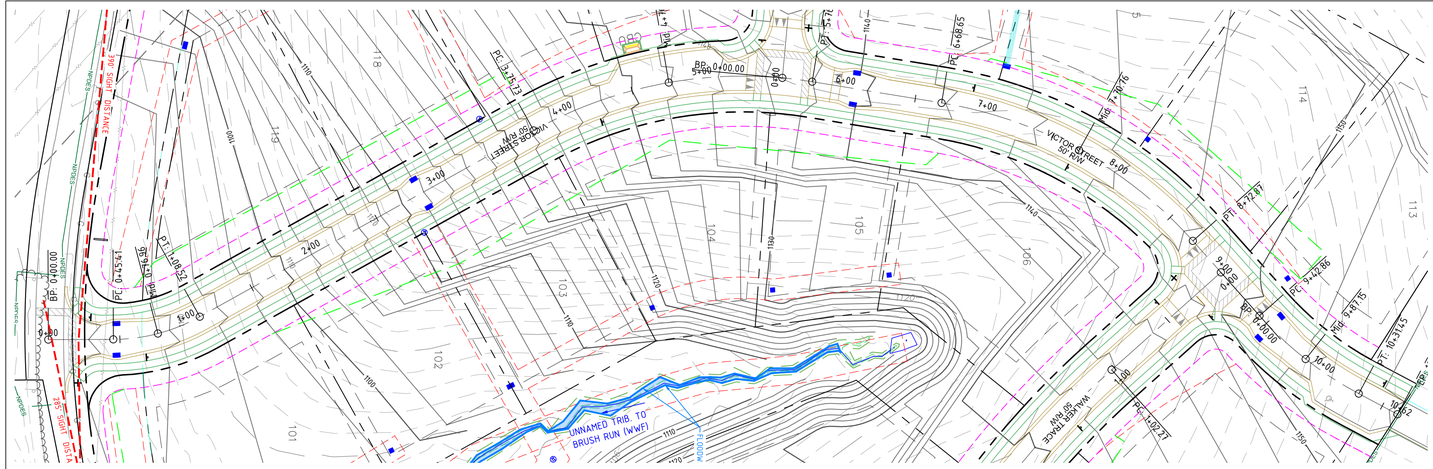


0' 50' 100' 150'

GRAPHIC SCALE 1" = 50'

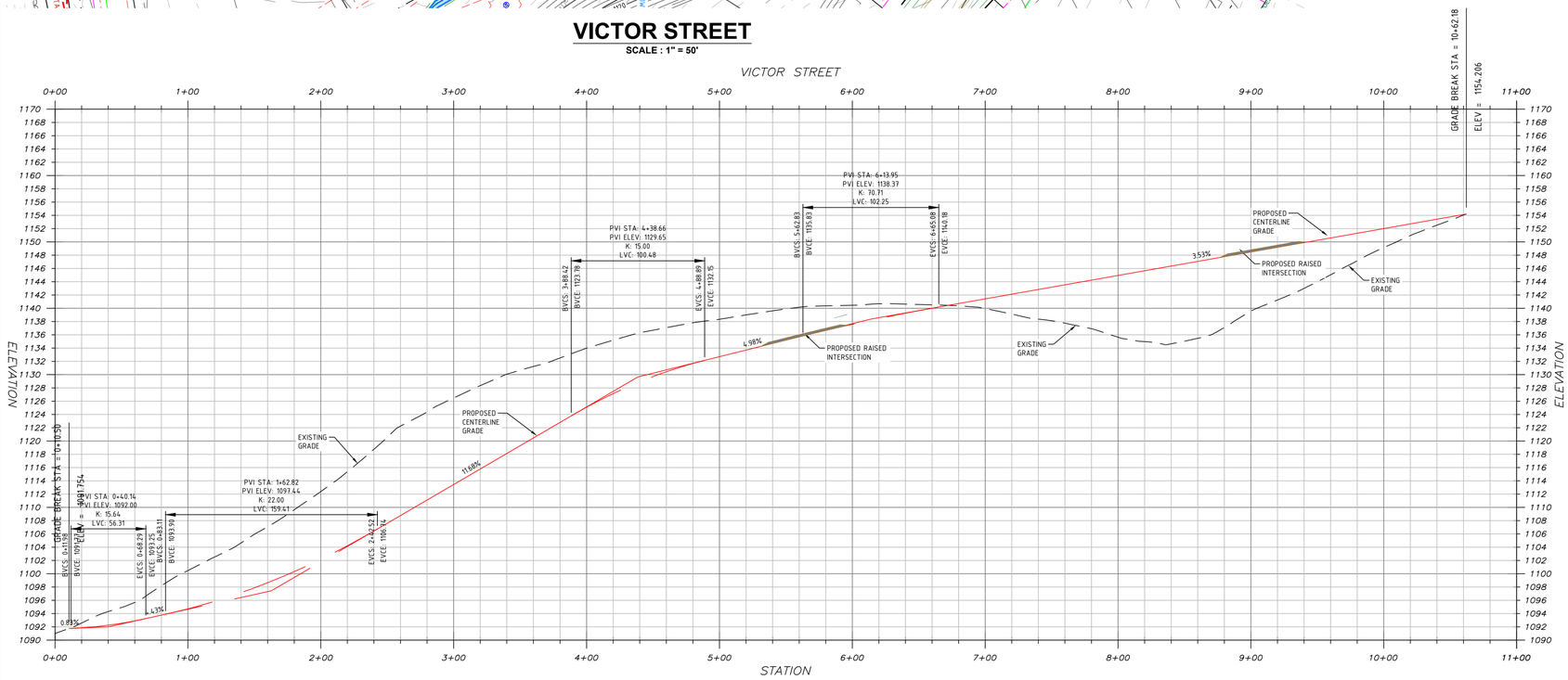
NOTES:

1. STANDARD CROSSWALK IS TO BE 6' WIDE MINIMUM AND PAVEMENT MARKING FOR THE CROSSWALK ARE TO BE 6" WIDE MINIMUM.
2. THE DRAWING IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83).
3. ALL CUT AND FILLS SHALL BE COMPLETED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER.

Know what's below. Call before you dig.

VICTOR STREET

SCALE : 1" = 50'

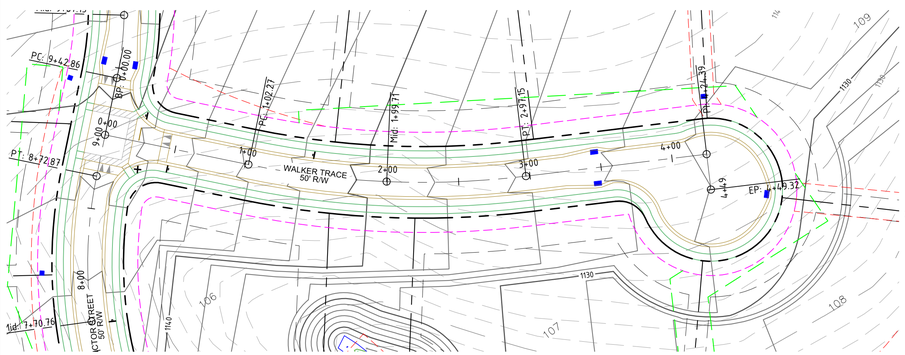


0' 10' 20' 30'

VERTICAL GRAPHIC SCALE 1" = 10'

0' 50' 100' 150'

HORIZONTAL GRAPHIC SCALE 1" = 50'

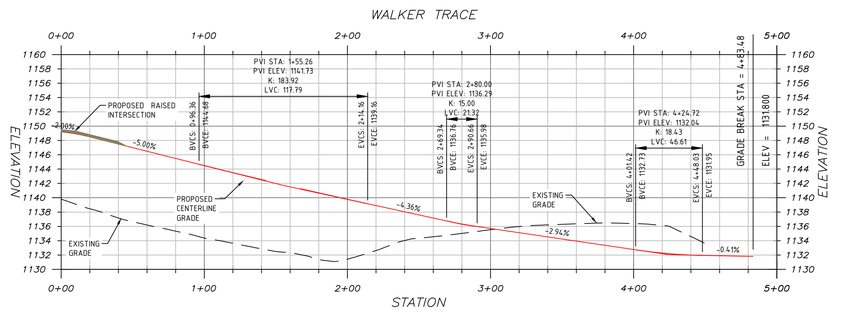


0' 50' 100' 150'

GRAPHIC SCALE 1" = 50'

WALKER TRACE

SCALE : 1" = 50'



0' 10' 20' 30'

VERTICAL GRAPHIC SCALE 1" = 10'

0' 50' 100' 150'

HORIZONTAL GRAPHIC SCALE 1" = 50'

S:\PROJECTS\291-001-21-HABEN PROPERTY-TUSCANY 2\DRAWINGS\291-001-21-BASE NORTH--230808.DWG

KDH CONSULTING ENGINEERS, INC
593 RUGH STREET
GREENSBURG, PA 15601
P: 878 295 8914 F:724 514-7047
www.kdhengineers.com

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER W. HAHN
ENGINEER
PE-060435

REVISIONS:

REV	DATE	DESCRIPTION
11	8/8/2023	ADDRESS SAN. SEWER COMMENTS
2	2/9/2023	PETERS TOWNSHIP SUBMISSION
3	3/14/2023	ADDRESS WCCD COMMENTS
4	3/29/2023	REMOVE TRAFFIC CIRCLES
5	4/13/2023	PETERS TOWNSHIP SUBMISSION
6	5/26/2023	PETERS TOWNSHIP PLANNING COMMENTS
7	6/2/2023	PETERS TOWNSHIP L.D. COMMENTS
8	6/8/2023	PETERS TOWNSHIP L.D. COMMENTS
9	6/30/2023	ADDRESS WCCD GP COMMENTS
10	7/31/2023	ADDITIONAL RIGHT-OF-WAY

CLIENT:
339 JUSTABOUT LAND CO., LLC
333 TECHNOLOGY DRIVE, SUITE 108
CANONSBURG, PA 15317

TUSCANY II

PETERS TOWNSHIP,
WASHINGTON COUNTY, PA

PROJ NO: 291-001-21
DATE: 11/9/2022
DRAWN BY: RAM
CHECKED BY: CWH

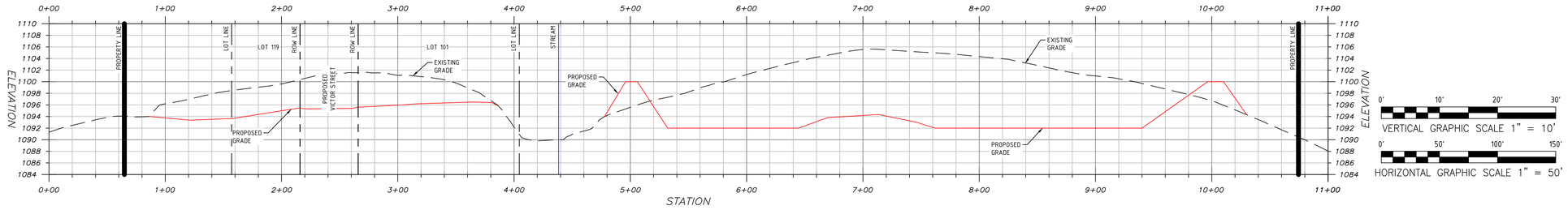
SHEET TITLE:

ROAD PROFILES

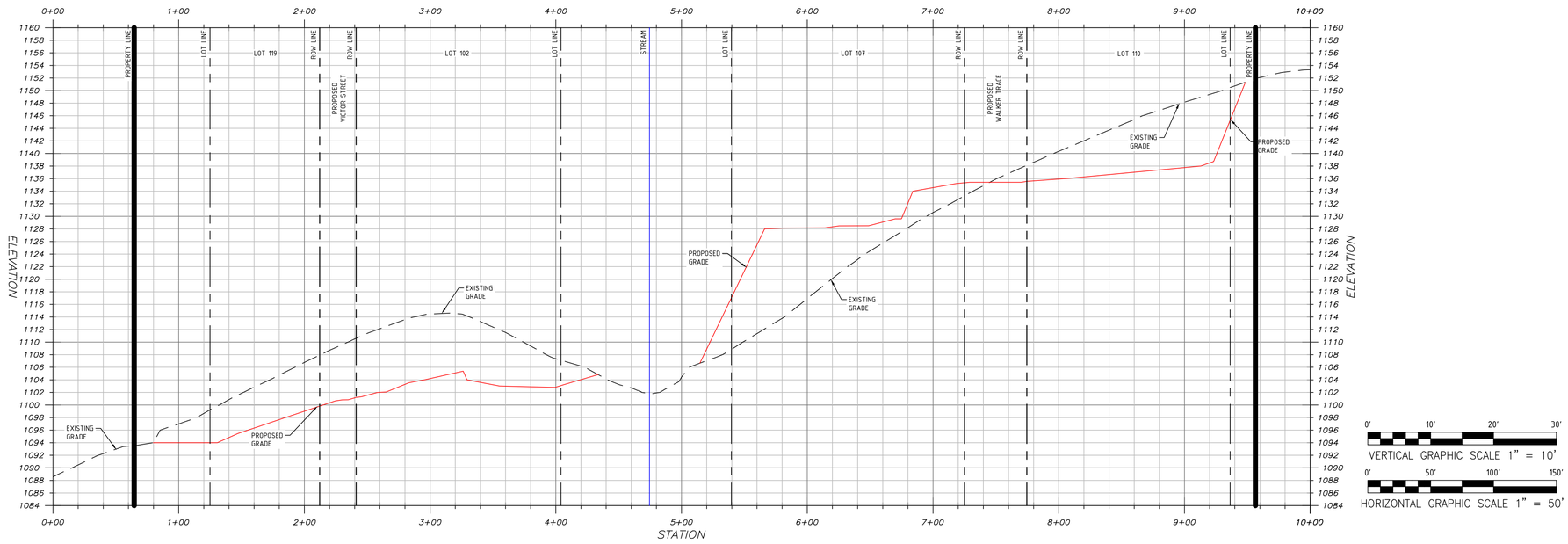
SHEET NO.

D3.4

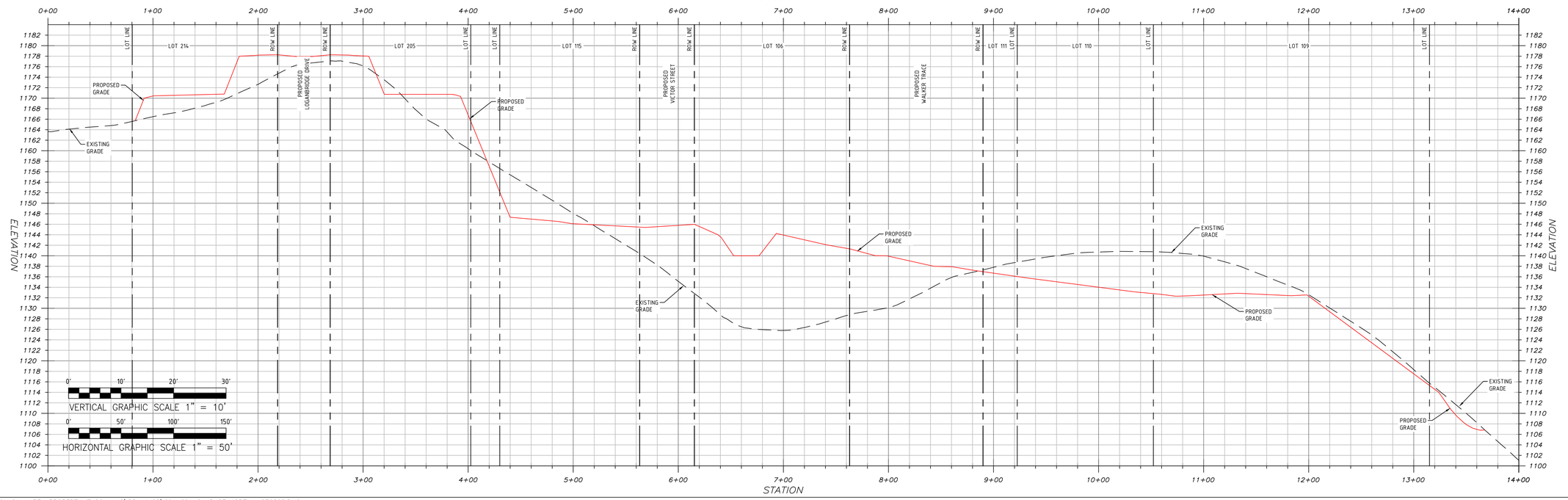
CROSS SECTION A–A



CROSS SECTION B–B



CROSS SECTION C–C



KDH CONSULTING ENGINEERS, INC
593 ROUGH STREET
GREENSBURG, PA 15601
P: 878.295.8914 F:724.514.7047
www.kdhengineers.com

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER W. HAMM
ENGINEER
PE–060435

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CLIENT:
339 JUSTABOUT LAND CO., LLC
333 TECHNOLOGY DRIVE, SUITE 108
CANONSBURG, PA 15317

TUSCANY II

PETERS TOWNSHIP,
WASHINGTON COUNTY, PA

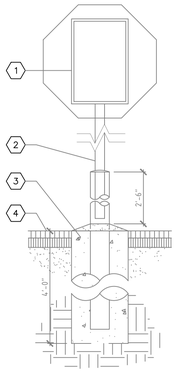
PROJ NO: 291–001–21
DATE: 11/9/2022
DRAWN BY: RAM
CHECKED BY: CWH

SHEET TITLE:
CROSS SECTIONS

SHEET NO.
D3.5

30" X 30"

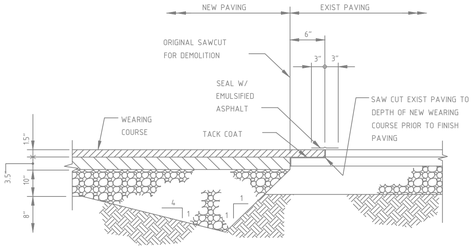
PADOT R1-1 "STOP"



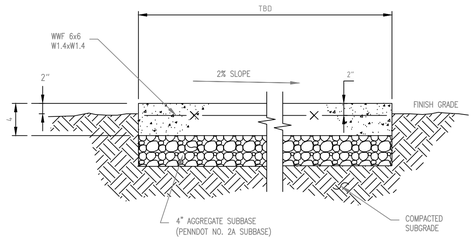
KEYED NOTES

1. TRAFFIC DIRECTIONAL SIGN.
2. 2"X 2" STEEL TUBE EXTENDED INTO CONCRETE FILLED 4" PIPE.
3. 12"ø CONCRETE FOUNDATION 6" BELOW FROST LINE (4 FT. MINIMUM BELOW FIN. GRADE).
4. FINISHED GRADE.

STOP SIGN — NOT TO SCALE — 1 / D4.0



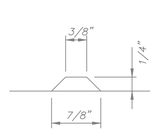
NEW/EXISTING PAVEMENT JOINT — NOT TO SCALE — 2 / D4.0



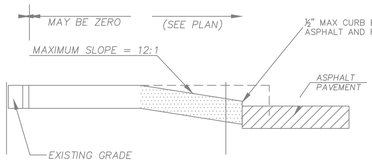
6" WITHIN DRIVEWAY ENTRANCE

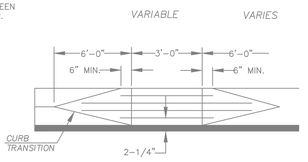
PROVIDE TRANSVERSE GROOVE JOINTS @ 5'-0" OC (MAX) AND EXPANSION JOINTS @ 20'-0" OC (MAX) AND WHERE ABUTTING CURBS, STRUCTURES, AND EXISTING CONCRETE PAVEMENT.

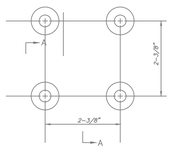
TYPICAL SIDEWALK — NOT TO SCALE — 3 / D4.0



SECTION A–A – TYPE 2

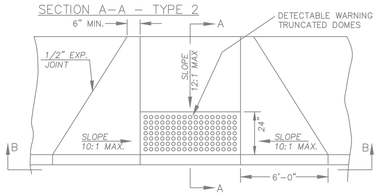






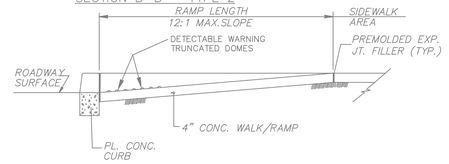
PLAN VIEW – TYPE 2

SECTION A–A – TYPE 2



TYPE 2 RAMP

SECTION B–B – TYPE 2

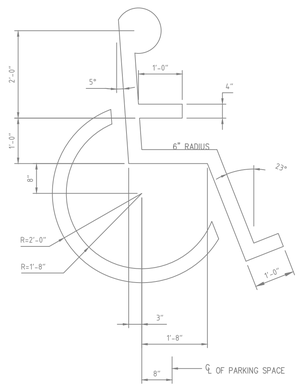


SECTION C–C – TYPE 2

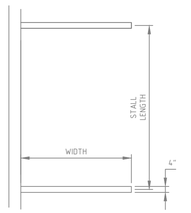
DETECTABLE WARNING TRUNCATED DOME DETAIL

NOTES

1. RAMPS WILL BE CONSTRUCTED IN COMPLIANCE WITH 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN SPECIFICATIONS
2. RAMPS WILL BE CONSTRUCTED TO THE SAME CONCRETE SPECIFICATION AS CONCRETE SIDEWALKS.
3. PROVIDE EXPANSION JOINT MATERIAL 1/2" THICK WHERE CURB RAMP ADJOINS ANY RIGID PAVEMENT, SIDEWALK OR STRUCTURE WITH THE TOP OF JOINT FILLER FLUSH WITH ADJACENT CONCRETE SURFACE.
4. SEAL JOINTS WITH AN APPROVED SEALING MATERIAL.
5. PROVIDE SLIP RESISTANT TEXTURE ON CURB RAMP BY COARSE BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP. EXTEND TEXTURE THE FULL WIDTH AND LENGTH OF THE CURB RAMP INCLUDING FLARED SIDE RAMPS.
6. MODIFY CONSTRUCTION DETAILS TO ADAPT DIMENSIONS TO EXISTING CURB ALTERATIONS WHERE THE CURB IS LESS THAN THE STANDARD 6" HEIGHT.
7. CURB RAMP AND SIDE FLARE LENGTHS ARE VARIABLE AND BASED ON CURB HEIGHT AND THE SIDEWALK PITCH.
8. ALIGN DETECTABLE WARNING DOMES ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN THE DOMES.
9. PROVIDE DETECTABLE WARNING SURFACES THAT CONTRAST (70%) IN LIGHT REFLECTANCE WITH ADJOINING SURFACES, EITHER LIGHT–ON–DARK OR DARK–ON–LIGHT OR SAFETY YELLOW.
10. THE LOCATION OF CROSS WALK LINES AND STOP BARS, WHEN REQUIRED, WILL BE COORDINATED WITH THE LOCATION OF THE RAMPS.



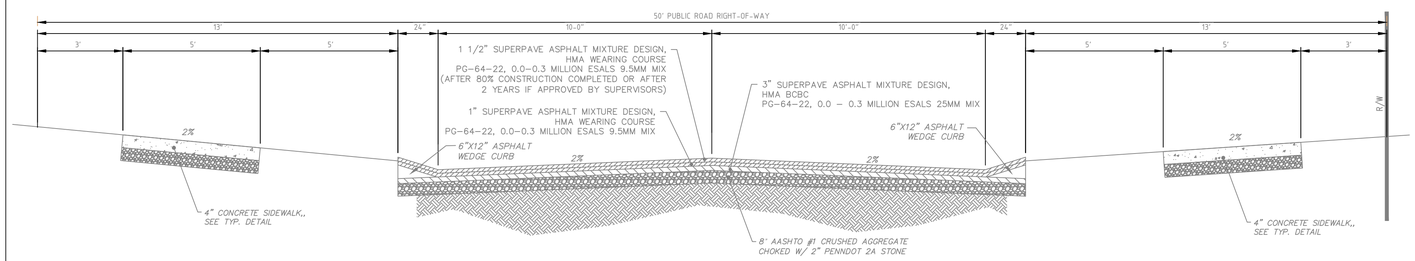
HANDICAP ACCESSIBLE PAVEMENT SYMBOL — NOT TO SCALE — 4 / D4.0



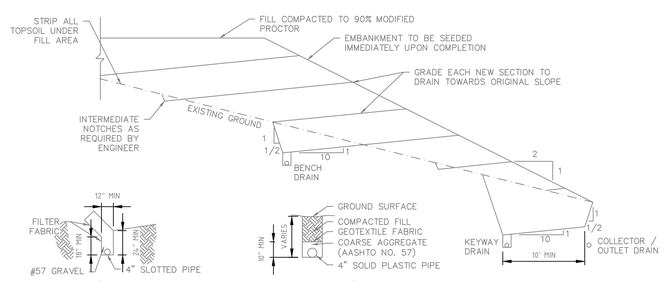
NOTES:

1. ALL LINES SHALL BE 4" IN WIDTH.
2. ALL PARKING SPACE LINES SHALL BE WHITE.
3. ALL HANDICAP MARKINGS INCLUDING LOADING ZONE SHALL BE PAINTED BLUE.

LINE STRIPPING — NOT TO SCALE — 5 / 4.0



TYPICAL ROADWAY CROSS SECTION — NOT TO SCALE — 7 / D4.0



HANDICAP RAMP — NOT TO SCALE — 6 / D4.0

KEYWAY / BENCH DETAIL — NOT TO SCALE — 8 / D4.0

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COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — CHRISTOPHER W. HAMM — ENGINEER PE–060435

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5	4/13/2023	PETERS TOWNSHIP SUBMISSION
6	5/26/2023	PETERS TOWNSHIP PLANNING COMMENTS
7	6/2/2023	PETERS TOWNSHIP L.D. COMMENTS
8	6/8/2023	PETERS TOWNSHIP L.D. COMMENTS
9	6/30/2023	ADDRESS WCCD GP COMMENTS
10	7/31/2023	ADDITIONAL RIGHT-OF-WAY

CLIENT:
339 JUSTABOUT LAND CO., LLC
333 TECHNOLOGY DRIVE, SUITE 108
CANONSBURG, PA 15317

TUSCANY II

PETERS TOWNSHIP, WASHINGTON COUNTY, PA

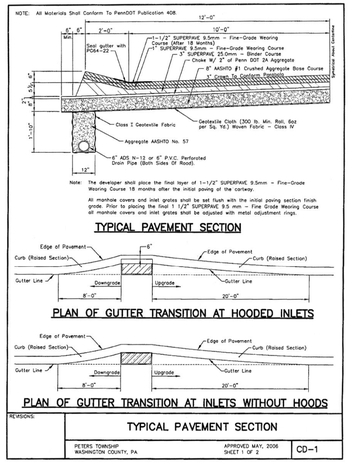
PROJ NO: 291-001-21
DATE: 11/9/2022
DRAWN BY: RAM
CHECKED BY: CWH

SHEET TITLE:
STANDARD CONSTRUCTION DETAILS

SHEET NO.
D4.0

S:\PROJECTS\291-001-21-HABEN PROPERTY-TUSCANY 2\DRAWINGS\291-001-21-BASE NORTH--230808.DWG

SUBDIVISION AND LAND DEVELOPMENT



385 Attachment 3:23 Supp 23, Dec 2019

PETERS TOWNSHIP CODE

The components of the pavement structure shall be designed and constructed in accordance with PennDOT publication 408 Specifications (most recent addition).

Superpave materials must be designed with a minimum of 0 – 0.3 million equivalent single – axle loads (ESALs) and have a minimum skid resistance level (SRL) of H. Performance Grade Binder for mix designs shall be PG 64–22.
The Township Engineer may require project specific pavement designs with higher ESAL counts based on traffic studies or road classifications.

Core samples shall be taken prior to placing the wearing course to verify depth. The acceptable tolerance will be one quarter inch (1/4") per lift, if deficiencies exist, the contractor, will be required to remove, replace or otherwise satisfactorily correct the deficient areas.
The cutting of the test holes, refilling and compacting with hot mix or acceptable material shall be done by and at the expense of the contractor within 24 hours of taking the cores.

Once the final wearing course is placed, the contractor shall seal the gutter line with PG 64–22 asphalt cement by overlapping 3" on to the wedge curb and extending 9" onto the carbway, around all inlets, manholes, water and gas valve boxes etc. in accordance with PennDOT Publication 408 Specifications (most recent addition)

The contractor shall provide the following certifications daily during the paving operation:

1. Bill of lading for the liquid asphalt.
2. Certified design mix formula from PennDOT. (2 weeks prior to paving)
3. Certifications of density testing.
4. PENN DOT Certification 4171.

NOTE:
When paving roads in the township, the contractor may be required to reduce the loads of asphalt to reduce the stress on the existing township roads or post a bond for any repairs required because of damage due to hauling over the township roads. The contractor shall contact the township for any restrictions that may apply to the project.

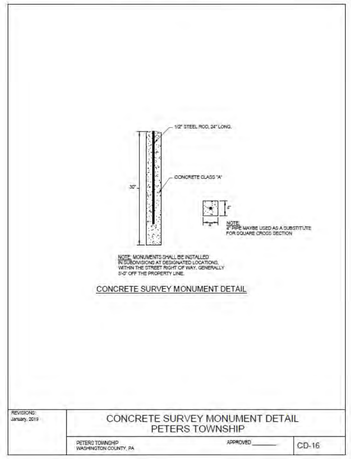
The township representative will be required to perform the testing of the bituminous pavement as part of their inspection service to the township. The testing of the material will be in accordance with PennDOT Publication 408 and the township's standard details and ordinance requirements. The testing will be performed to verify the density of the bituminous pavement for proper compaction.
The engineering inspection rates will be in accordance with the rate schedule posted with the township.

- All aggregate sizes shown are AASHTO numbers unless otherwise noted. All material must be PennDOT approved.
- All utility crossings must be installed prior to placing bituminous pavement.
- Additional subgrade drains may be required by the township engineer where underground water is encountered.
- If the subbase is not installed by November 1, the bituminous pavement must be delayed until the next paving season.

REVISIONS:
TYPICAL PAVEMENT SECTION
PETERS TOWNSHIP
WASHINGTON COUNTY, PA
APPROVED MAY, 2006
SHEET 2 OF 2
CD-1

385 Attachment 3:24 Supp 23, Dec 2019

PETERS TOWNSHIP CODE

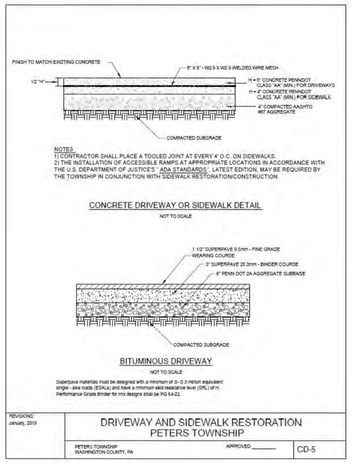


CONCRETE SURVEY MONUMENT DETAIL

REVISIONS:
January, 2019
CONCRETE SURVEY MONUMENT DETAIL
PETERS TOWNSHIP
PETERS TOWNSHIP
WASHINGTON COUNTY, PA
APPROVED _____
CD-16

385 Attachment 3:38 Supp 23, Dec 2019

SUBDIVISION AND LAND DEVELOPMENT



CONCRETE DRIVEWAY OR SIDEWALK DETAIL
NOT TO SCALE

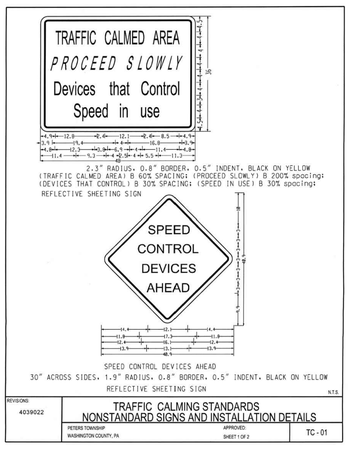
BITUMINOUS DRIVEWAY
NOT TO SCALE

REVISIONS:
January, 2019
DRIVEWAY AND SIDEWALK RESTORATION
PETERS TOWNSHIP
PETERS TOWNSHIP
WASHINGTON COUNTY, PA
APPROVED _____
CD-5

385 Attachment 3:27 Supp 23, Dec 2019

SUBDIVISION AND LAND DEVELOPMENT

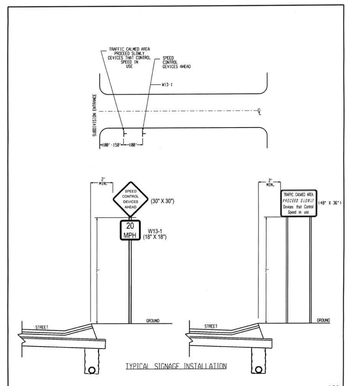
TC-01
Traffic Calming Standards
Nonstandard Signs and Installation Details



REVISIONS:
4039022
TRAFFIC CALMING STANDARDS
NONSTANDARD SIGNS AND INSTALLATION DETAILS
PETERS TOWNSHIP
WASHINGTON COUNTY, PA
APPROVED:
SHEET 1 OF 2
TC-01

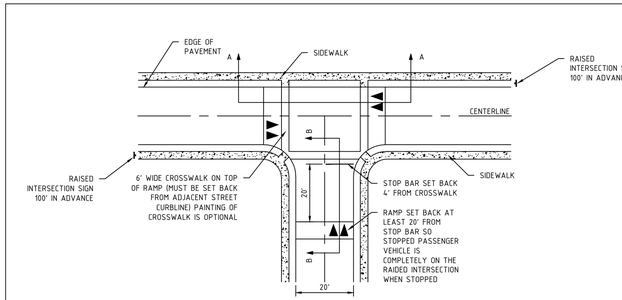
385 Attachment 3:3 02 - 01 - 2016

PETERS TOWNSHIP CODE

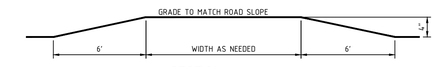


REVISIONS:
4039022
TRAFFIC CALMING STANDARDS
NONSTANDARD SIGNS AND INSTALLATION DETAILS
PETERS TOWNSHIP
WASHINGTON COUNTY, PA
APPROVED:
SHEET 2 OF 2
TC-01

385 Attachment 3:4 02 - 01 - 2016



PLAN VIEW



SECTION A–A

SECTION B–B

NOTES
1. INLETS ARE REQUIRED ON THE UPHILL SIDE OF THE RAISED CROSSWALK FOR DRAINAGE PURPOSES.
2. ADJUST HEIGHT AT BACK OF WEDGE CURB TO BE CONSISTENT WITH HEIGHT OF RAISED INTERSECTION.
3. DRIVEWAYS SHALL NOT BE LOCATED WITHIN 20' OF RAISED INTERSECTION.

RAISED INTERSECTION INSTALLATION
NOT TO SCALE
1
D4.1

KDH CONSULTING ENGINEERS, INC
593 RUGH STREET
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www.kdhengineers.com

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER W. HAMM
ENGINEER
PE–060435

REVISIONS:

REV	DATE	DESCRIPTION
10	7/31/2023	ADDITIONAL RIGHT-OF-WAY
9	6/30/2023	ADDRESS WCCD GP COMMENTS
8	6/8/2023	PETERS TOWNSHIP L.D. COMMENTS
7	6/2/2023	PETERS TOWNSHIP L.D. COMMENTS
6	5/26/2023	PETERS TOWNSHIP PLANNING COMMENTS
5	4/13/2023	PETERS TOWNSHIP SUBMISSION
4	3/29/2023	REMOVE TRAFFIC CIRCLES
3	3/14/2023	ADDRESS WCCD COMMENTS
2	2/9/2023	PETERS TOWNSHIP SUBMISSION
11	8/8/2023	ADDRESS SAN. SEWER COMMENTS

CLIENT:
339 JUSTABOUT LAND CO., LLC
333 TECHNOLOGY DRIVE, SUITE 108
CANONSBURG, PA 15317

TUSCANY II

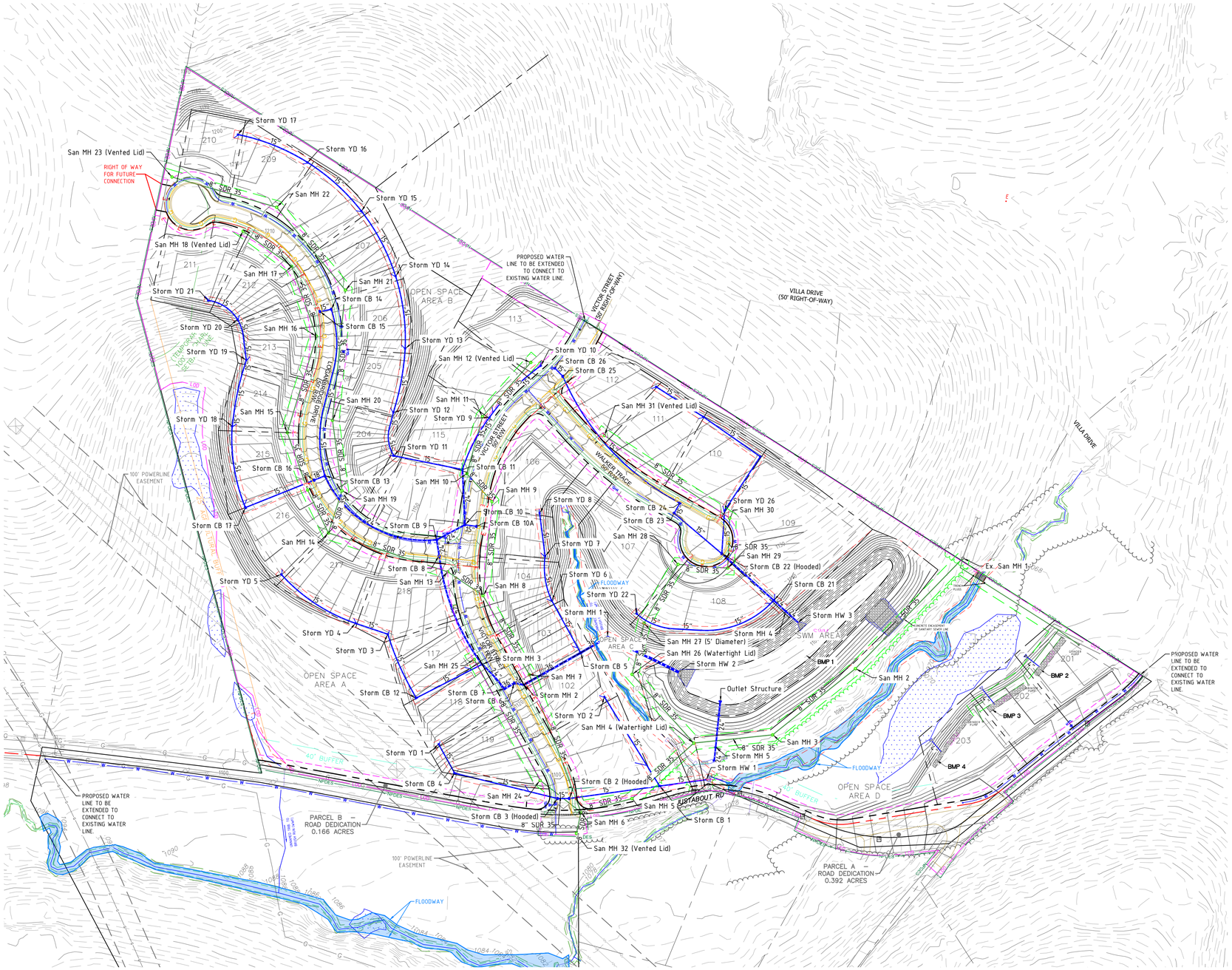
PETERS TOWNSHIP,
WASHINGTON COUNTY, PA

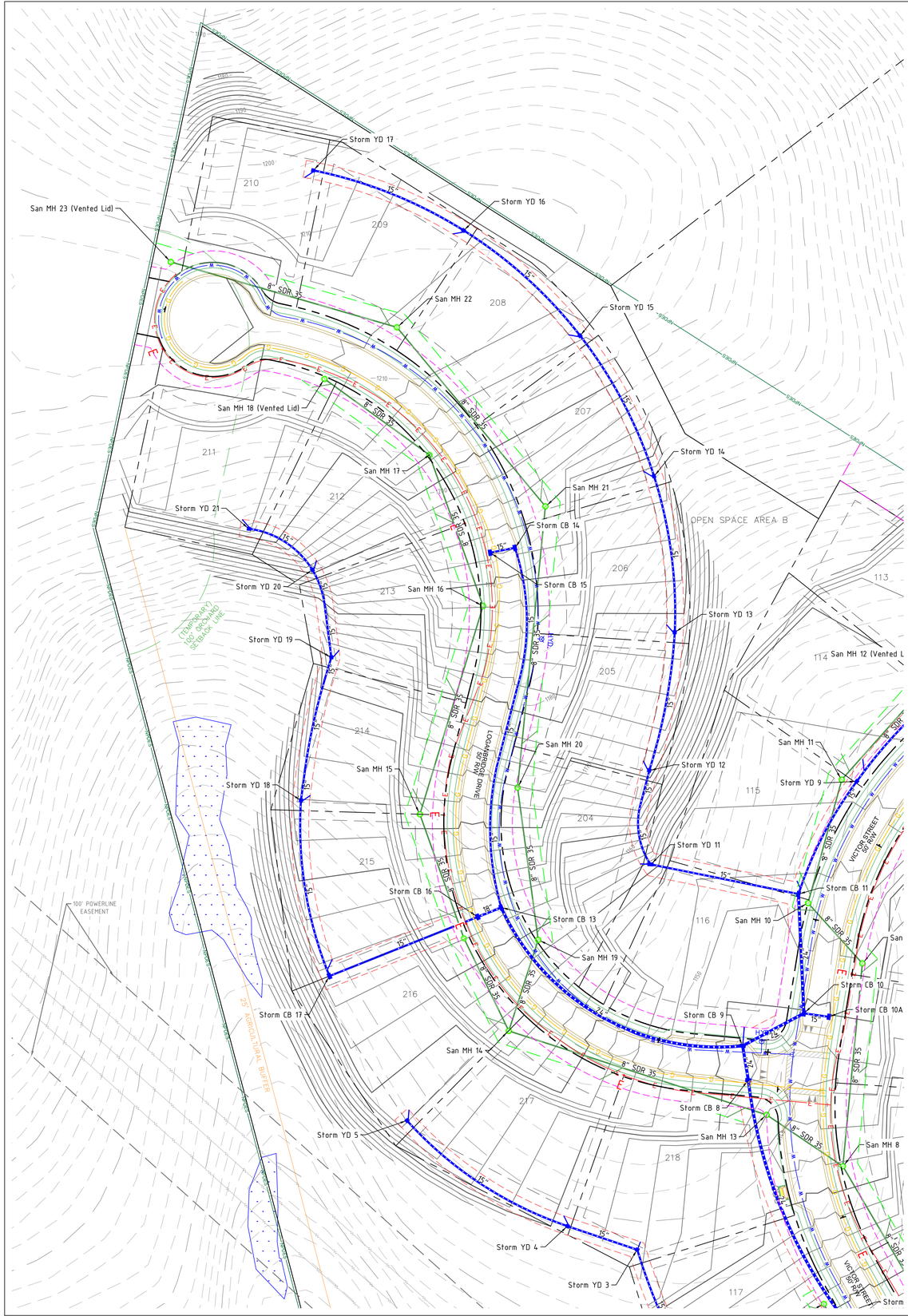
PROJ NO: 291–001–21
DATE: 11/9/2022
DRAWN BY: RAM
CHECKED BY: CWH

SHEET TITLE:
TOWNSHIP STANDARD DETAILS

SHEET NO.
D4.1

S:\PROJECTS\291–001–21–HABEN PROPERTY–TUSCANY 2\DRAWINGS\291–001–21–BASE NORTH––230808.DWG


Storm YD 17
Storm YD 16
San MH 23 (Vented Lid)
RIGHT OF WAY FOR FUTURE CONNECTION
San MH 22
Storm YD 15
San MH 18 (Vented Lid)
Storm YD 14
San MH 17
San MH 21
Storm YD 21
Storm CB 14
OPEN SPACE AREA B
Storm CB 15
Storm YD 20
San MH 16
Storm YD 13
Storm YD 19
San MH 12 (Vented Lid)
TEMPORARY PLUNGE POOL
Storm YD 10
Storm CB 26
Storm CB 25
San MH 20
San MH 11
Storm YD 18
San MH 15
Storm YD 12
Storm YD 9
San MH 31 (Vented Lid)
Storm YD 11
Storm CB 16
Storm CB 11
Storm CB 13
San MH 10
San MH 19
San MH 9
Storm YD 8
Storm CB 17
Storm CB 10
Storm CB 10A
Storm CB 24
Storm CB 23
Storm YD 26
San MH 30
San MH 28
Storm CB 9
Storm YD 7
San MH 29
San MH 14
Storm CB 22 (Hooded)
Storm YD 5
Storm CB 8
San MH 13
San MH 8
Storm YD 6
Storm CB 21
Storm YD 22
Storm HW 3
Storm YD 4
Storm MH 1
Storm MH 4
SWM AREA
Storm YD 3
San MH 27 (5' Diameter)
San MH 26 (Watertight Lid)
OPEN SPACE AREA C
Storm MH 3
Storm HW 2
BMP 1
San MH 25
Storm CB 5
Storm CB 12
OPEN SPACE AREA A
San MH 7
Outlet Structure
Storm CB 7
Storm CB 6
Storm MH 2
San MH 2
BMP 2
Storm YD 2
BMP 3
San MH 4 (Watertight Lid)
San MH 3
Storm YD 1
Storm MH 5
Storm HW 1
BMP 4
Storm CB 4
Storm CB 2 (Hooded)
OPEN SPACE AREA D
San MH 24
San MH 5
JUSTABOUT RD
Storm CB 3 (Hooded)
San MH 6
Storm CB 1
San MH 32 (Vented Lid)
PROPOSED WATER LINE TO BE EXTENDED TO CONNECT TO EXISTING WATER LINE.
VICTOR STREET (50' RIGHT-OF-WAY)
VILLA DRIVE (50' RIGHT-OF-WAY)
WALKER TRACE (50' RIGHT-OF-WAY)
VILLA DRIVE
Ex. San MH 1
PROPOSED WATER LINE TO BE EXTENDED TO CONNECT TO EXISTING WATER LINE.
PARCEL B – ROAD DEDICATION 0.166 ACRES
PARCEL A – ROAD DEDICATION 0.392 ACRES
100' POWERLINE EASEMENT
40' BUFFER
FLOODWAY
FLOOD FRINGE
CONCRETE OCTAGONAL SWM AREA
CONCRETE OCTAGONAL OF SANITARY SEWER LINE
GRASS SWM AREA
GRASS SWM AREA
GRASS SWM AREA



UTILITY NOTES:

1. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER AND THE MUNICIPALITY, THEIR AGENTS, ETC. FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION AND TESTING OF THE WORK SHOWN.
2. THE CONTRACTOR ASSUMES SOLE RESPONSIBILITY FOR SITE SAFETY.
3. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS. CONTRACTOR TO FIELD VERIFY LOCATION, HORIZONTAL AND VERTICAL, AND SIZE OF ALL EXISTING UTILITIES BEFORE BEGINNING WORK. THE CONTRACTOR SHALL CALL PENNSYLVANIA ONE CALL AT 1-800-242-1776 TO NOTIFY THE UTILITIES OF HIS INTENTIONS AND TO REQUEST REQUIRED FIELD STAKING OF EXISTING UTILITIES.
4. THE CONTRACTOR SHALL INSTALL ALL SANITARY SEWER FACILITIES TO MEET THE REQUIREMENTS OF THE PETERS TOWNSHIP SANITARY AUTHORITY'S RULES AND REGULATIONS.
5. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING PROPOSED CONNECTIONS TO EXISTING FACILITIES WITH THE APPROPRIATE AGENCY, AND TO OBTAIN ALL PERMITS AND PAY ALL FEES AS REQUIRED FOR SERVICE CONNECTIONS TO UTILITY MAINS.
6. TRENCH RESPONSIBILITY INCLUDES EXCAVATIONS, BACKFILL, COMPACTION AND MAINTENANCE OF THE TRENCH.
7. CONTRACTOR IS RESPONSIBLE FOR INSTALLING APPROPRIATE CONSTRUCTION SAFETY SIGNAGE WHILE WORKING IN PUBLIC RIGHT-OF-WAY AND EASEMENTS.
8. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR. THE COST OF RESTORATION IS CONSIDERED INCIDENTAL AND SHOULD BE INCLUDED IN THE COST OF THE IMPROVEMENTS.
9. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF MARKED-UP PRINTS SHOWING ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE OWNER.
10. ALL PIPE LENGTHS ARE MEASURED FROM INSIDE WALL OF STRUCTURE.
11. CONTRACTOR TO EXCAVATE AT ALL UTILITY CROSSINGS PRIOR TO INSTALLATION TO CONFIRM CROSSING CAN BE INSTALLED AS SHOWN.
12. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
13. THE DRAWING IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83).
14. DUE TO THE PROXIMITY TO THE STREAM SAN MH 26 AND SAN MH 4 SHALL HAVE WATERTIGHT LIDS.
15. ALL TERMINAL MANHOLES SHALL HAVE VENTED MANHOLE LIDS.
16. IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE, SECTION 715, WHERE THE FLOOD LEVEL OF RIMS OF PLUMBING DRAINAGE FIXTURES (DENOTED BY LOWEST FINISHED FLOOR ELEVATION) ARE BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE, BACKWATER VALVES ARE REQUIRED.
17. ALL CUT AND FILLS SHALL BE COMPLETED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER.

UTILITY TRENCHING NOTES:

1. THE EXCAVATED MATERIAL FROM TRENCHING SHALL BE PLACED ON THE UPSLOPE SIDE OF THE TRENCH.
2. THE TOTAL LENGTH OF EXCAVATED TRENCH OPEN AT ANY ONE TIME SHOULD NOT BE GREATER THAN THE TOTAL LENGTH OF PIPELINE/UTILITY LINE THAT CAN BE PLACED IN THE TRENCH AND BACK-FILLED IN ONE WORKING DAY.
3. NO MORE THAN 50 LINEAL FEET OF OPEN TRENCH SHOULD EXIST WHEN PIPELINE/UTILITY LINE INSTALLATION CEASES AT THE END OF THE WORKDAY.
4. ANY BMP'S AFFECTED BY TRENCHING AND BACKFILLING OPERATIONS SHALL BE REPAIRED AND STABILIZED IMMEDIATELY.

ELECTRICAL PEDESTALS:

1. ALL ELECTRICAL PEDESTALS MUST BE INSTALLED WITH A MINIMUM 3' SEPARATION FOR SANITARY SEWER LINES AND MANHOLES.

UTILITY NOTES:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY OF OBSERVED EVIDENCE ONLY. THE PLANS MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE PLANS FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

Know what's below. Call before you dig.

0' 50' 100' 150'

GRAPHIC SCALE 1" = 50'

KDH CONSULTING ENGINEERS, INC
593 RUGH STREET
GREENSBURG, PA 15601
P: 878-295-8914 F:724-514-7047
www.kdhengineers.com

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER W. HAHN
ENGINEER
PE-060435

REVISIONS:

REV	DATE	DESCRIPTION
11	8/8/2023	ADDRESS SAN. SEWER COMMENTS
2	2/9/2023	PETERS TOWNSHIP SUBMISSION
3	3/14/2023	ADDRESS WCCD COMMENTS
4	3/29/2023	REMOVE TRAFFIC CIRCLES
5	4/13/2023	PETERS TOWNSHIP SUBMISSION
6	5/26/2023	PETERS TOWNSHIP PLANNING COMMENTS
7	6/2/2023	PETERS TOWNSHIP L.D. COMMENTS
8	6/8/2023	PETERS TOWNSHIP L.D. COMMENTS
9	6/30/2023	ADDRESS WCCD GP COMMENTS
10	7/31/2023	ADDITIONAL RIGHT-OF-WAY

CLIENT:
339 JUSTABOUT LAND CO., LLC
333 TECHNOLOGY DRIVE, SUITE 108
CANONSBURG, PA 15317

TUSCANY II

PETERS TOWNSHIP,
WASHINGTON COUNTY, PA

PROJ NO: 291-001-21
DATE: 11/9/2022
DRAWN BY: RAM
CHECKED BY: CWH

SHEET TITLE:
UTILITY PLAN - WEST

SHEET NO.
D5.1

S:\PROJECTS\291-001-21-HABEN PROPERTY-TUSCANY 2\DRAWINGS\291-001-21-BASE NORTH--230808.DWG

ELECTRICAL PEDESTALS:

1. ALL ELECTRICAL PEDESTALS MUST BE INSTALLED WITH A MINIMUM 3' SEPARATION FOR SANITARY SEWER LINES AND MANHOLES.

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER W. HAMM
ENGINEER
PE-060435

REVISIONS:

REV	DATE	DESCRIPTION
10	7/31/2023	ADDITIONAL RIGHT-OF-WAY
9	6/30/2023	ADDRESS WCCD GP COMMENTS
8	6/8/2023	PETERS TOWNSHIP L.D. COMMENTS
7	6/2/2023	PETERS TOWNSHIP L.D. COMMENTS
6	5/26/2023	PETERS TOWNSHIP PLANNING COMMENTS
5	4/13/2023	PETERS TOWNSHIP SUBMISSION
4	3/29/2023	REMOVE TRAFFIC CIRCLES
3	3/14/2023	ADDRESS WCCD COMMENTS
2	2/9/2023	PETERS TOWNSHIP SUBMISSION
11	8/8/2023	ADDRESS SAN. SEWER COMMENTS

CLIENT:
339 JUSTABOUT LAND CO., LLC
333 TECHNOLOGY DRIVE, SUITE 108
CANONSBURG, PA 15317

TUSCANY II

PETERS TOWNSHIP,
WASHINGTON COUNTY, PA

PROJ NO: 291-001-21
DATE: 11/9/2022
DRAWN BY: RAM
CHECKED BY: CWH

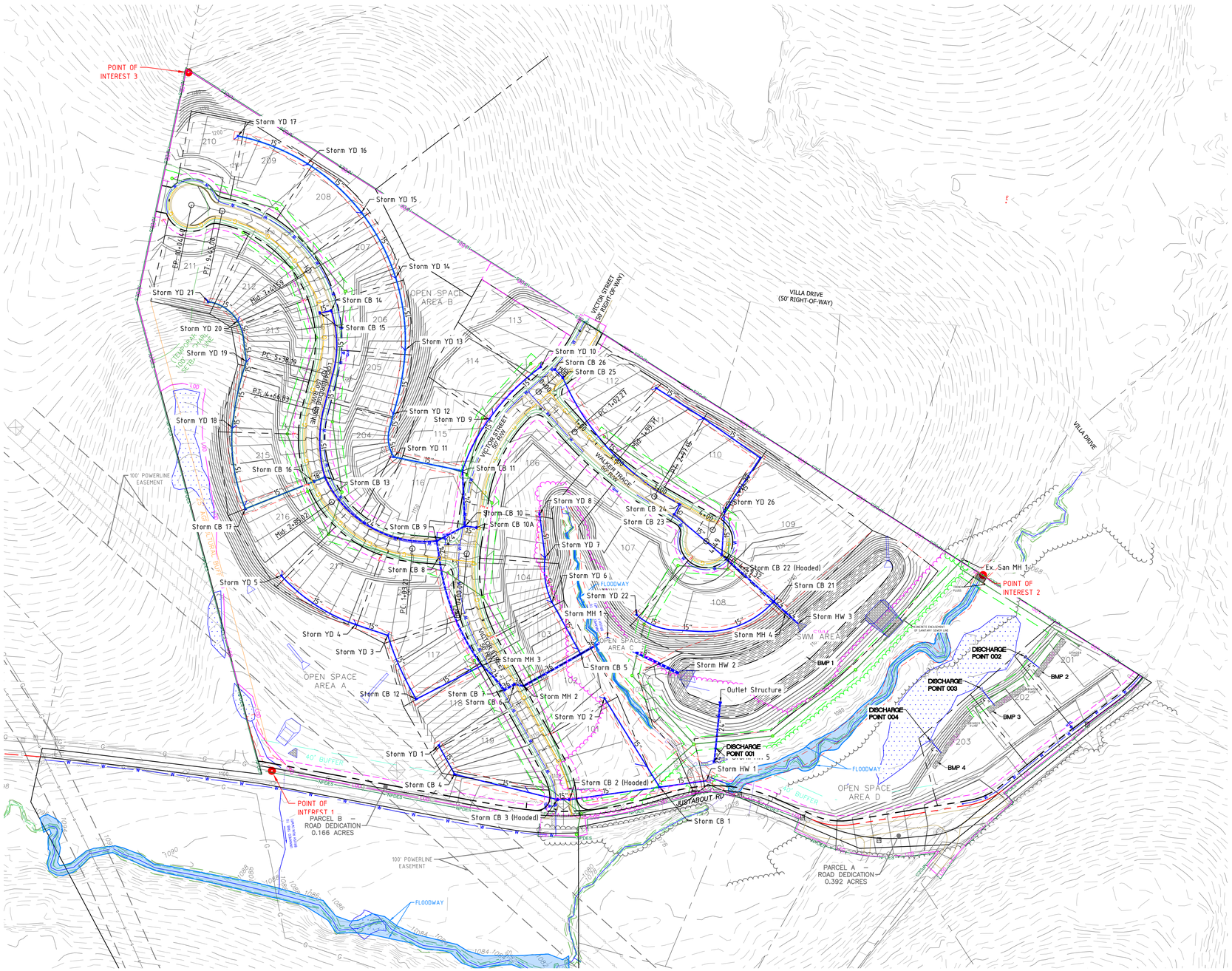
SHEET TITLE:
UTILITY PLAN - EAST

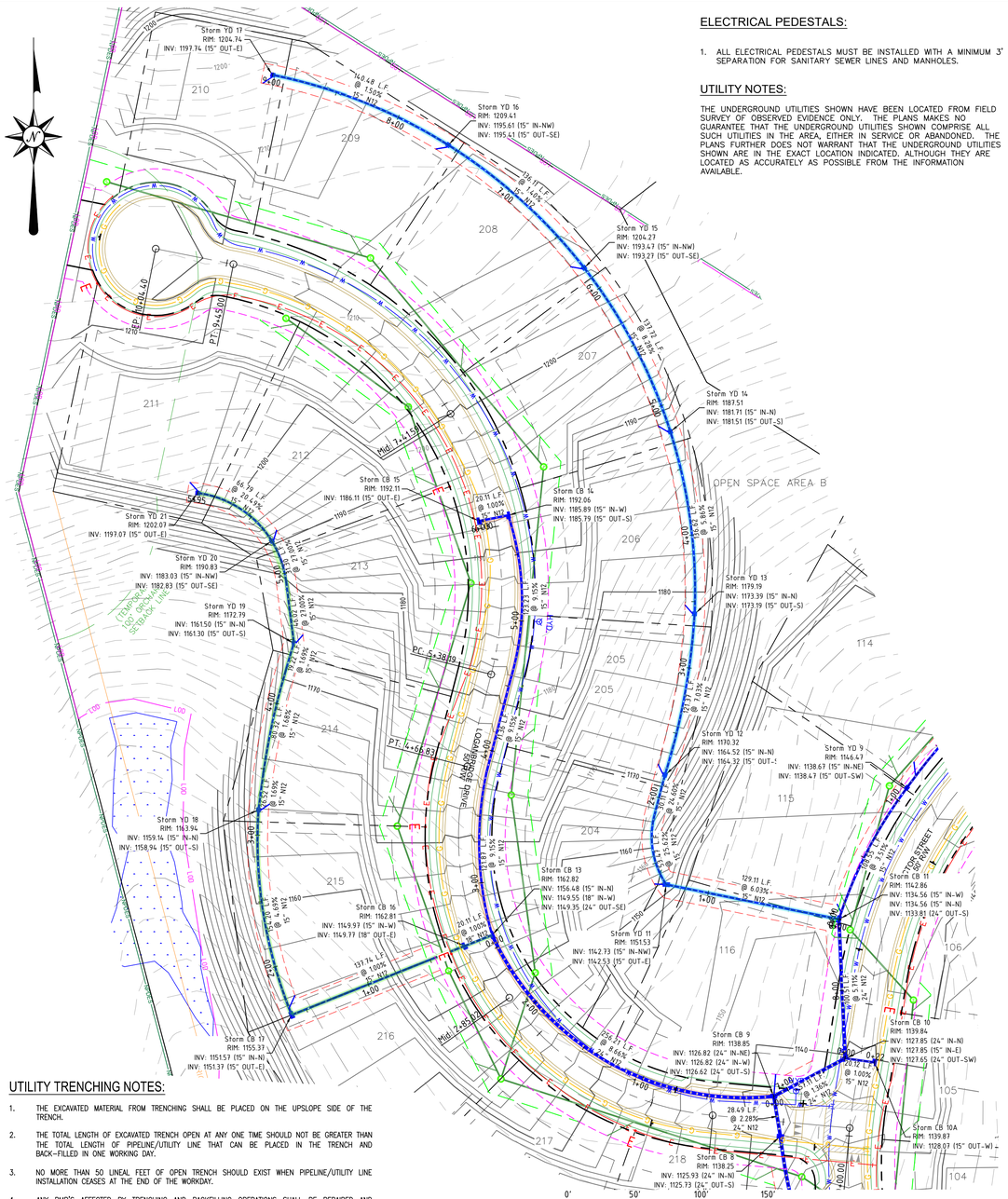
SHEET NO.
D5.2

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

0' 50' 100' 150'
GRAPHIC SCALE 1" = 50'

S:\PROJECTS\291-001-21-HABEN PROPERTY-TUSCANY 2\DRAWINGS\291-001-21-BASE NORTH--230808.DWG


POINT OF INTEREST 3
Storm YD 17
Storm YD 16
Storm YD 15
Storm YD 14
Storm YD 21
Storm YD 20
Storm YD 19
Storm YD 18
Storm YD 13
Storm YD 12
Storm YD 9
Storm YD 11
Storm YD 10
Storm YD 8
Storm YD 7
Storm YD 6
Storm YD 22
Storm YD 5
Storm YD 4
Storm YD 3
Storm YD 2
Storm YD 1
Storm YD 26
Storm CB 14
Storm CB 15
Storm CB 16
Storm CB 17
Storm CB 13
Storm CB 11
Storm CB 10
Storm CB 10A
Storm CB 9
Storm CB 8
Storm CB 12
Storm CB 7
Storm CB 6
Storm CB 5
Storm CB 4
Storm CB 3 (Hooded)
Storm CB 2 (Hooded)
Storm CB 1
Storm CB 26
Storm CB 25
Storm CB 24
Storm CB 23
Storm CB 22 (Hooded)
Storm CB 21
Storm MH 1
Storm MH 2
Storm MH 3
Storm MH 4
Storm HW 1
Storm HW 2
Storm HW 3
Outlet Structure
Ex. San MH 1
POINT OF INTEREST 2
POINT OF INTERFST 1
PARCEL B – ROAD DEDICATION 0.166 ACRES
PARCEL A – ROAD DEDICATION 0.392 ACRES
VILLA DRIVE (50' RIGHT-OF-WAY)
VICTOR STREET (50' RIGHT-OF-WAY)
WALKER PLACE (50' RIGHT-OF-WAY)
JUSTABOUT RD
OPEN SPACE AREA A
OPEN SPACE AREA B
OPEN SPACE AREA C
OPEN SPACE AREA D
SWM AREA
BMP 1
BMP 2
BMP 3
BMP 4
DISCHARGE POINT 001
DISCHARGE POINT 002
DISCHARGE POINT 003
DISCHARGE POINT 004
100' POWERLINE EASEMENT
FLOODWAY
40' BUFFER
TEMPORARY SEDIMENT TRAP
TEMPORARY SEDIMENT BASIN
PERENNIAL BUFFER
INTERMITTENT BUFFER
PVC 10.44%
PVC 5.78%
PVC 14.83%
PVC 5.78%
PVC 14.83%
PVC 2.47%
PVC 2.47%
PVC 14.83%
Mid. 7.40%
Mid. 2.86%
P.T. 4+66.83
P.T. 4+50.00
P.T. 4+50.00
P.T. 4+66.83
RC 1+07.27
RC 1+07.27
RC 1+07.27



GRAPHIC SCALE 1" = 50'

ELECTRICAL PEDESTALS:

1. ALL ELECTRICAL PEDESTALS MUST BE INSTALLED WITH A MINIMUM 3' SEPARATION FOR SANITARY SEWER LINES AND MANHOLES.

UTILITY NOTES:

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UTILITY TRENCHING NOTES:

1. THE EXCAVATED MATERIAL FROM TRENCHING SHALL BE PLACED ON THE UPSLOPE SIDE OF THE TRENCH.
2. THE TOTAL LENGTH OF EXCAVATED TRENCH OPEN AT ANY ONE TIME SHOULD NOT BE GREATER THAN THE TOTAL LENGTH OF PIPELINE/UTILITY LINE THAT CAN BE PLACED IN THE TRENCH AND BACK-FILLED IN ONE WORKING DAY.
3. NO MORE THAN 50 LINEAL FEET OF OPEN TRENCH SHOULD EXIST WHEN PIPELINE/UTILITY LINE INSTALLATION CEASES AT THE END OF THE WORKDAY.
4. ANY BMP'S AFFECTED BY TRENCHING AND BACKFILLING OPERATIONS SHALL BE REPAIRED AND STABILIZED IMMEDIATELY.

STORMWATER SYSTEM NOTES:

1. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER AND THE MUNICIPALITY, THEIR AGENTS, ETC. FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION AND TESTING OF THE WORK SHOWN.
2. THE CONTRACTOR ASSUMES SOLE RESPONSIBILITY FOR SITE SAFETY.
3. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS. CONTRACTOR TO FIELD VERIFY LOCATION, HORIZONTAL AND VERTICAL, AND SIZE OF ALL EXISTING UTILITIES BEFORE BEGINNING WORK. THE CONTRACTOR SHALL CALL PENNSYLVANIA ONE CALL AT 1-800-242-1776 TO NOTIFY THE UTILITIES OF HIS INTENTIONS AND TO REQUEST REQUIRED FIELD STAKING OF EXISTING UTILITIES.
4. THE CONTRACTOR SHALL CONSTRUCT ALL STORM DRAINAGE FACILITIES IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND ANY OTHER LOCAL STATE OR FEDERAL CODES.
5. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING PROPOSED CONNECTIONS TO EXISTING FACILITIES WITH THE APPROPRIATE AGENCY, AND TO OBTAIN ALL PERMITS AND PAY ALL FEES AS REQUIRED FOR SERVICE CONNECTIONS TO UTILITY MAINS.
6. TRENCH RESPONSIBILITY INCLUDES EXCAVATIONS, BACKFILL, COMPACTION AND MAINTENANCE OF THE TRENCH.
7. CONTRACTOR IS RESPONSIBLE FOR INSTALLING APPROPRIATE CONSTRUCTION SAFETY SIGNAGE WHILE WORKING IN PUBLIC RIGHT-OF-WAY AND EASEMENTS.
8. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR. THE COST OF RESTORATION IS CONSIDERED INCIDENTAL AND SHOULD BE INCLUDED IN THE COST OF THE IMPROVEMENTS.
9. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF MARKED-UP PRINTS SHOWING ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE OWNER.
10. ALL PIPE LENGTHS ARE MEASURED FROM INSIDE WALL OF STRUCTURE.
11. THE ORIENTATION OF THE INLETS SHALL REMAIN CONSISTENT, AS SHOWN ON THE PLANS, TO PROVIDE OPTIMUM DRAINAGE CONTROL. ANY ACCOMMODATIONS REQUIRED FOR LARGER PIPE SIZES AND/OR PIPE CONFIGURATION SHALL BE ADDRESSED BY USING MODIFIED STRUCTURES IN ACCORDANCE WITH THE RC STANDARDS.
12. SEE "PADOT STANDARDS FOR ROADWAY CONSTRUCTION" CURRENT EDITION FOR DETAILS PERTAINING TO TYPE C AND TYPE M INLETS AND STORM SEWER MANHOLES. MATERIALS AND SIZING OF STRUCTURES SHALL BE IN ACCORDANCE WITH THESE STANDARDS.
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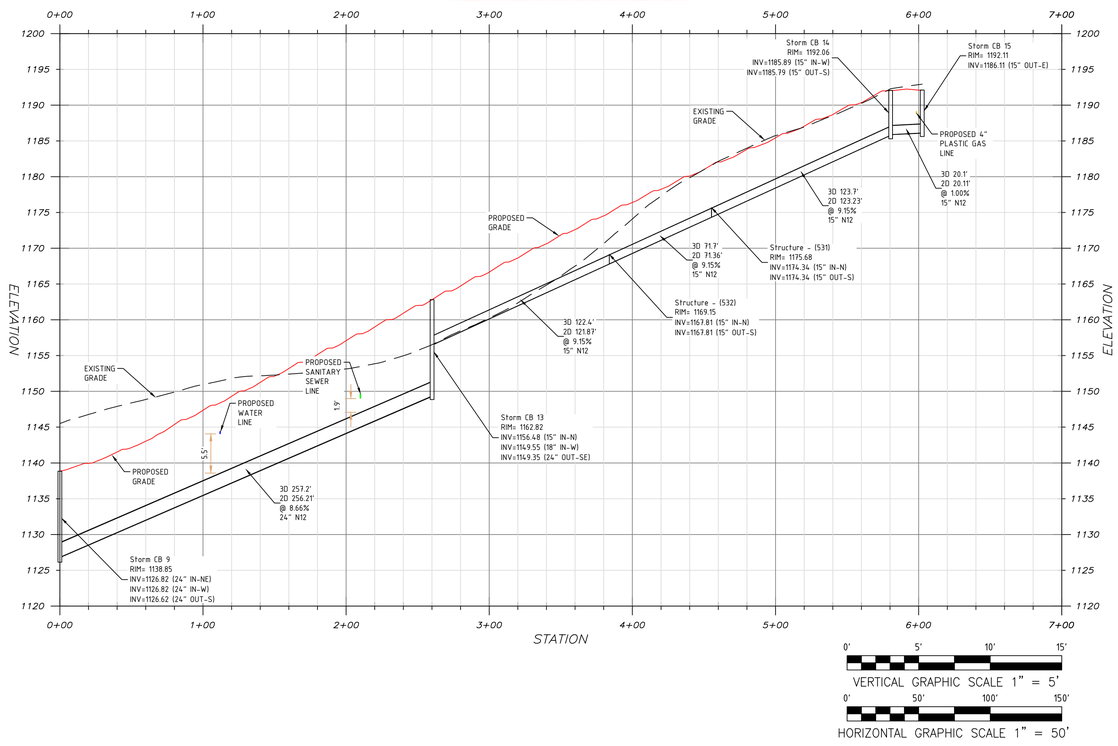
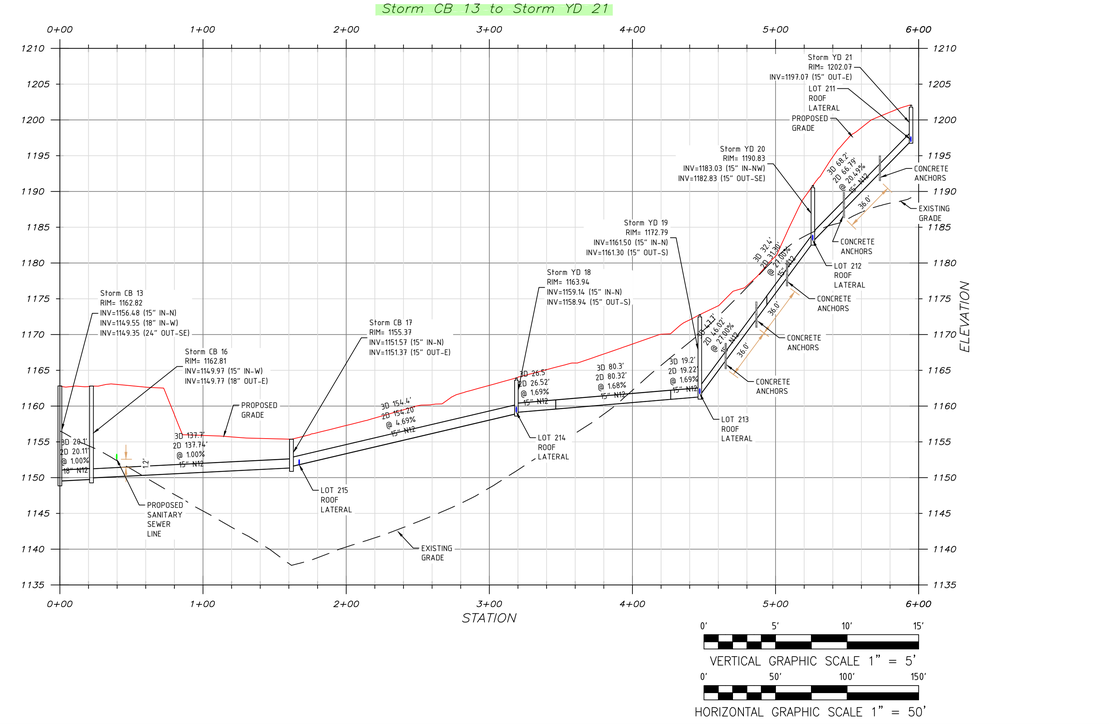
14. THE DRAWING IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83).
15. INLETS AT LOW POINTS ARE REQUIRED TO BE HOODED, SEE CD-9 ON SHEET D6.6. HOODED INLETS SHALL BE INSTALLED WITH A 4' SPECIAL INLET BOX (2'-10" X 4'). STORM INLETS 2, 3, AND 22 WILL BE REQUIRED TO BE HOODED.
16. ALL CUT AND FILLS SHALL BE COMPLETED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER.

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

Storm CB 9 to Storm CB 15



Storm CB 13 to Storm YD 21



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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER W. HAMM
ENGINEER
PE-060435

REVISIONS:

REV	DATE	DESCRIPTION
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3	3/14/2023	ADDRESS WCCD COMMENTS
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9	6/30/2023	ADDRESS WCCD GP COMMENTS
10	7/31/2023	ADDITIONAL RIGHT-OF-WAY

CLIENT:
339 JUSTABOUT LAND CO., LLC
333 TECHNOLOGY DRIVE, SUITE 108
CANONSBURG, PA 15317

TUSCANY II

PETERS TOWNSHIP,
WASHINGTON COUNTY, PA

PROJ NO: 291-001-21
DATE: 11/9/2022
DRAWN BY: RAM
CHECKED BY: CWH

SHEET TITLE:
STORM SEWER PLAN & PROFILES - WEST

SHEET NO.
D6.1

S:\PROJECTS\291-001-21-HABEN PROPERTY-TUSCANY 2\DRAWINGS\291-001-21-BASE NORTH--230808.DWG

STORMWATER SYSTEM NOTES:

1. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER AND THE MUNICIPALITY, THEIR AGENTS, ETC. FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION AND TESTING OF THE WORK SHOWN.
2. THE CONTRACTOR ASSUMES SOLE RESPONSIBILITY FOR SITE SAFETY.
3. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS. CONTRACTOR TO FIELD VERIFY LOCATION, HORIZONTAL AND VERTICAL, AND SIZE OF ALL EXISTING UTILITIES BEFORE BEGINNING WORK. THE CONTRACTOR SHALL CALL PENNSYLVANIA ONE CALL AT 1-800-242-1776 TO NOTIFY THE UTILITIES OF HIS INTENTIONS AND TO REQUEST REQUIRED FIELD STAKING OF EXISTING UTILITIES.
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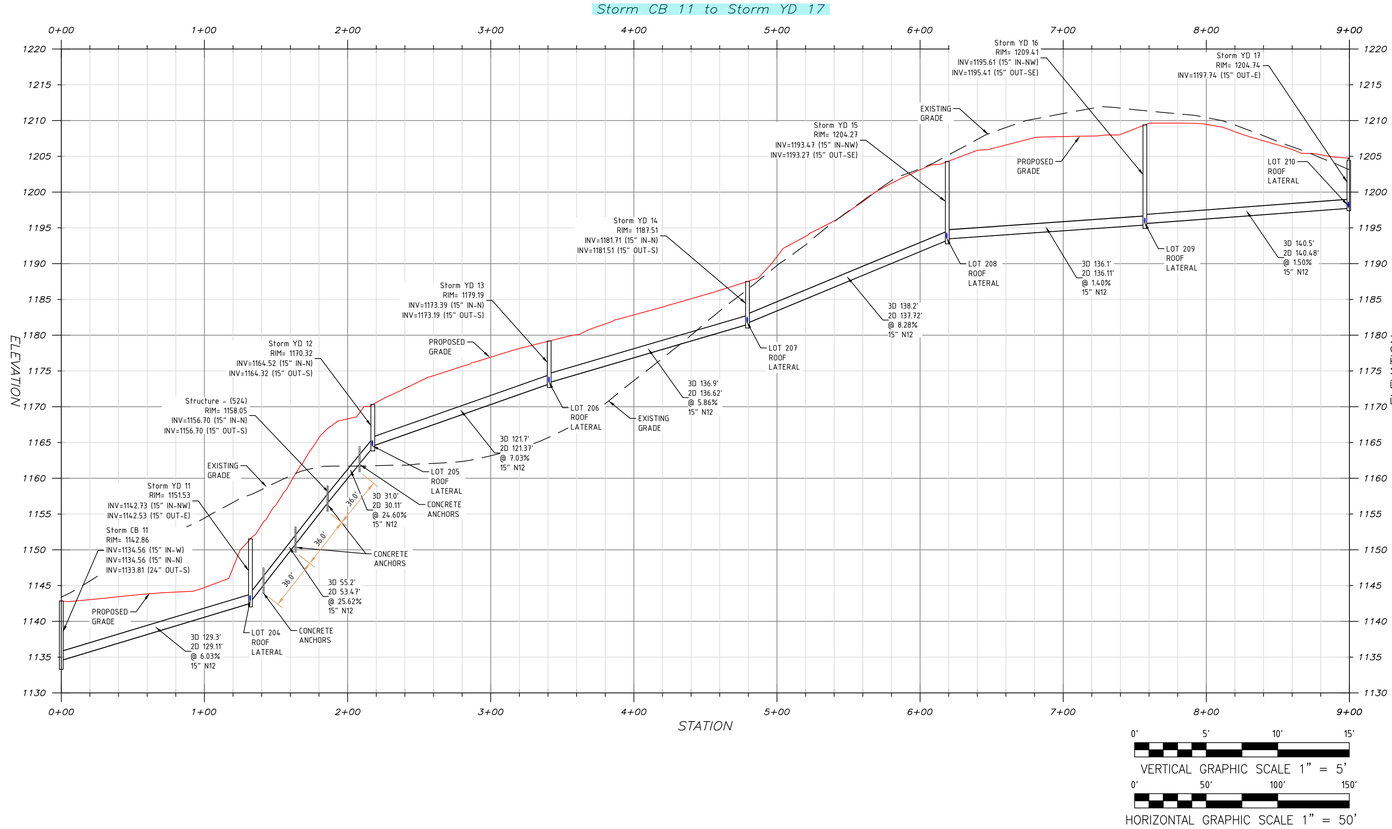

0' 5' 10' 15'
VERTICAL GRAPHIC SCALE 1" = 5'
0' 50' 100' 150'
HORIZONTAL GRAPHIC SCALE 1" = 50'

KDH CONSULTING ENGINEERS, INC
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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER W. HAMM
ENGINEER
PE-060435

REVISIONS:

REV	DATE	DESCRIPTION
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3	3/14/2023	ADDRESS WCCD COMMENTS
4	3/29/2023	REMOVE TRAFFIC CIRCLES
5	4/13/2023	PETERS TOWNSHIP SUBMISSION
6	5/26/2023	PETERS TOWNSHIP PLANNING COMMENTS
7	6/2/2023	PETERS TOWNSHIP L.D. COMMENTS
8	6/8/2023	PETERS TOWNSHIP L.D. COMMENTS
9	6/30/2023	ADDRESS WCCD GP COMMENTS
10	7/31/2023	ADDITIONAL RIGHT-OF-WAY

CLIENT:
339 JUSTABOUT LAND CO., LLC
333 TECHNOLOGY DRIVE, SUITE 108
CANONSBURG, PA 15317

TUSCANY II

PETERS TOWNSHIP,
WASHINGTON COUNTY, PA

PROJ NO: 291-001-21
DATE: 11/9/2022
DRAWN BY: RAM
CHECKED BY: CWH

SHEET TITLE:
STORM SEWER PROFILES - WEST

SHEET NO.
D6.2

S:\PROJECTS\291-001-21-HABEN PROPERTY-TUSCANY 2\DRAWINGS\291-001-21-BASE NORTH--230808.DWG

STORMWATER SYSTEM NOTES:

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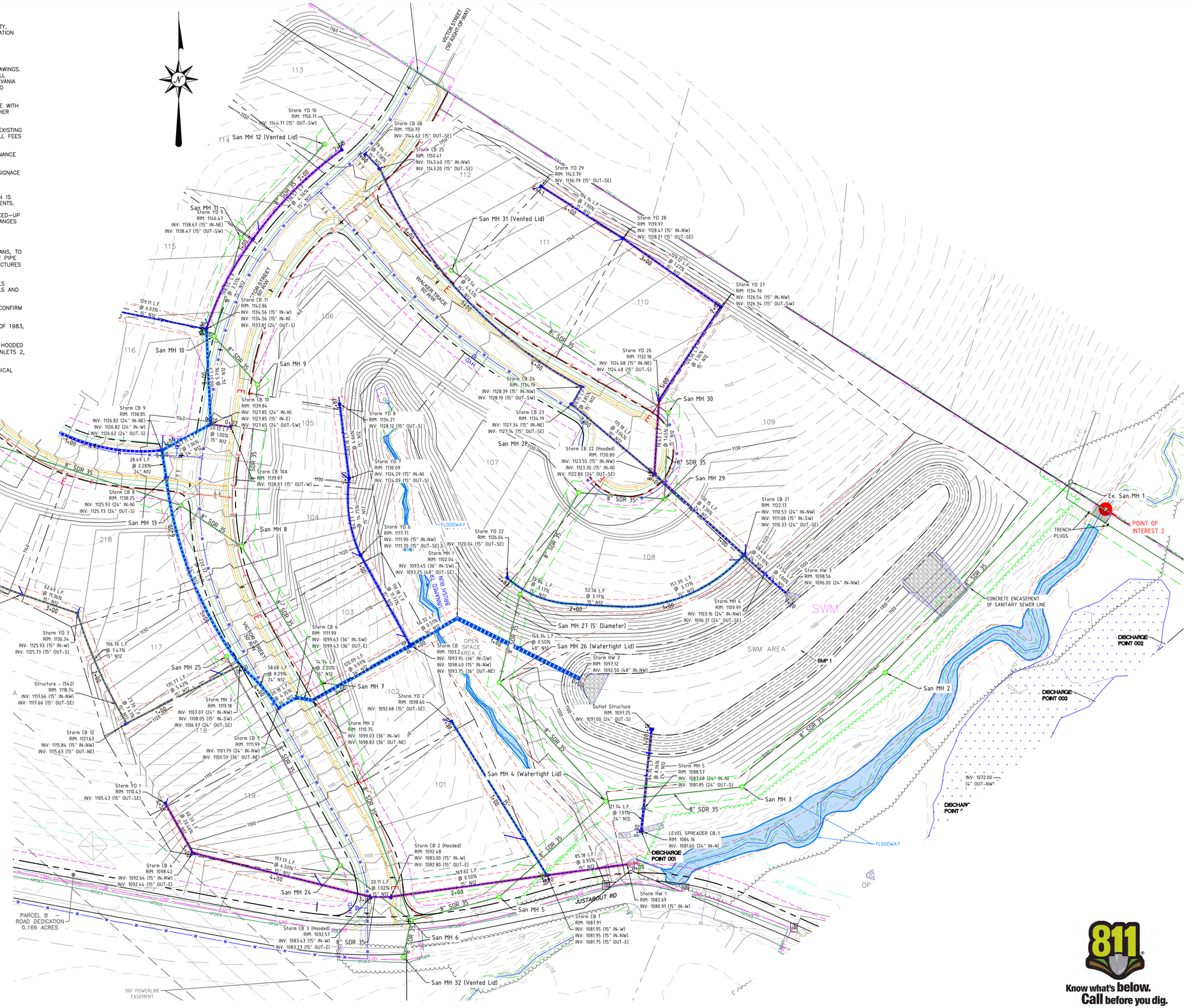

Know what's below. Call before you dig.

0' 50' 100' 150'

GRAPHIC SCALE 1" = 50'

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CLIENT:
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CANONSBURG, PA 15317

TUSCANY II

PETERS TOWNSHIP,
WASHINGTON COUNTY, PA

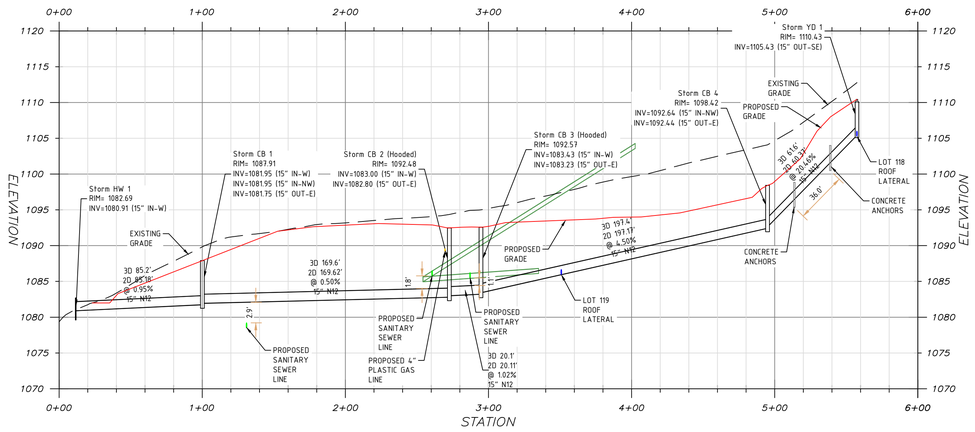
PROJ NO: 291-001-21
DATE: 11/9/2022
DRAWN BY: RAM
CHECKED BY: CWH

SHEET TITLE:
STORM SEWER PLAN - EAST

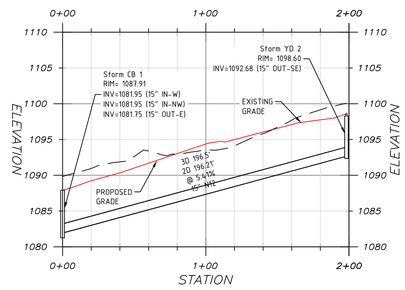
SHEET NO.
D6.3

S:\PROJECTS\291-001-21-HABEN PROPERTY-TUSCANY 2\DRAWINGS\291-001-21-BASE NORTH--230808.DWG

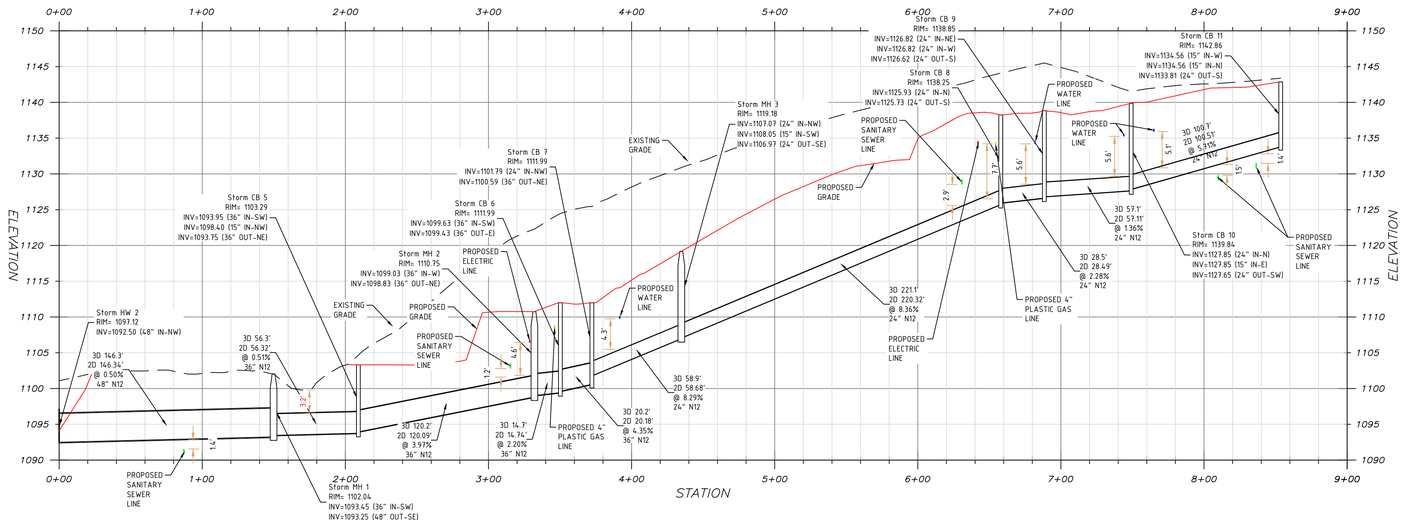
Storm HW 1 to Storm YD 1



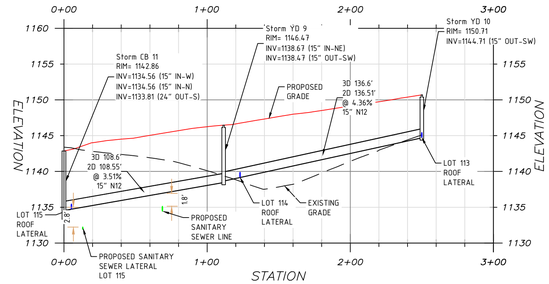
Storm CB 1 to Storm YD 2



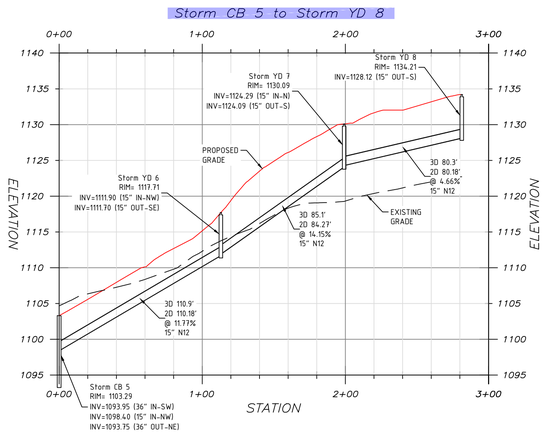
Storm HW 2 to Storm CB 11



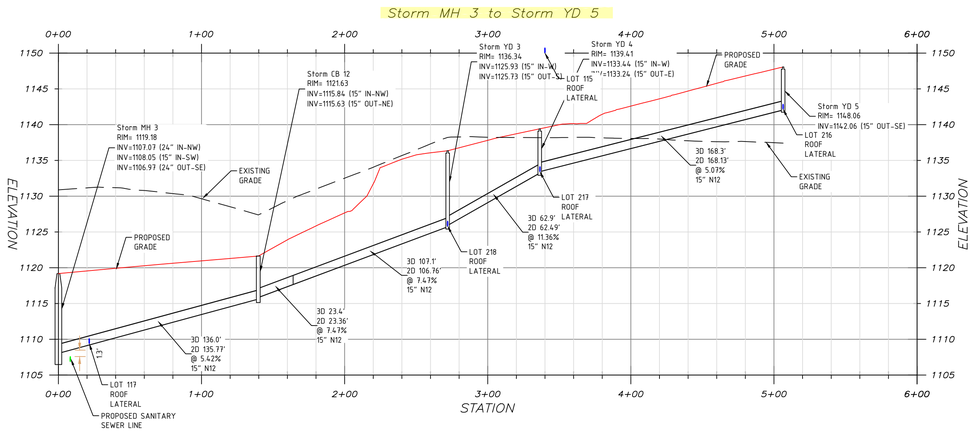
Storm CB 11 to Storm YD 10



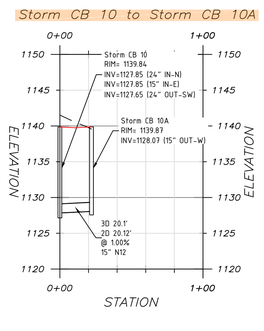
Storm CB 5 to Storm YD 8



Storm MH 3 to Storm YD 5



Storm CB 10 to Storm CB 10A



VERTICAL GRAPHIC SCALE 1" = 5'

HORIZONTAL GRAPHIC SCALE 1" = 50'

STORMWATER SYSTEM NOTES:

1. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER AND THE MUNICIPALITY, THEIR AGENTS, ETC. FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION AND TESTING OF THE WORK SHOWN.
2. THE CONTRACTOR ASSUMES SOLE RESPONSIBILITY FOR SITE SAFETY.
3. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS. CONTRACTOR TO FIELD VERIFY LOCATION, HORIZONTAL AND VERTICAL, AND SIZE OF ALL EXISTING UTILITIES BEFORE BEGINNING WORK. THE CONTRACTOR SHALL CALL PENNSYLVANIA ONE CALL AT 1-800-242-1776 TO NOTIFY THE UTILITIES OF HIS INTENTIONS AND TO REQUEST REQUIRED FIELD STAKING OF EXISTING UTILITIES.
4. THE CONTRACTOR SHALL CONSTRUCT ALL STORM DRAINAGE FACILITIES IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND ANY OTHER LOCAL, STATE OR FEDERAL CODES.
5. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING PROPOSED CONNECTIONS TO EXISTING FACILITIES WITH THE APPROPRIATE AGENCY, AND TO OBTAIN ALL PERMITS AND PAY ALL FEES AS REQUIRED FOR SERVICE CONNECTIONS TO UTILITY MAINS.
6. TRENCH RESPONSIBILITY INCLUDES EXCAVATIONS, BACKFILL, COMPACTION AND MAINTENANCE OF THE TRENCH.
7. CONTRACTOR IS RESPONSIBLE FOR INSTALLING APPROPRIATE CONSTRUCTION SAFETY SIGNAGE WHILE WORKING IN PUBLIC RIGHT-OF-WAY AND EASEMENTS.
8. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR. THE COST OF RESTORATION IS CONSIDERED INCIDENTAL AND SHOULD BE INCLUDED IN THE COST OF THE IMPROVEMENTS.
9. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF MARKED-UP PRINTS SHOWING ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE OWNER.
10. ALL PIPE LENGTHS ARE MEASURED FROM INSIDE WALL OF STRUCTURE.
11. THE ORIENTATION OF THE INLETS SHALL REMAIN CONSISTENT, AS SHOWN ON THE PLANS, TO PROVIDE OPTIMUM DRAINAGE CONTROL. ANY ACCOMMODATIONS REQUIRED FOR LARGER PIPE SIZES AND/OR PIPE CONFIGURATION SHALL BE ADDRESSED BY USING MODIFIED STRUCTURES IN ACCORDANCE WITH THE RC STANDARDS.
12. SEE "PADOT STANDARDS FOR ROADWAY CONSTRUCTION" CURRENT EDITION FOR DETAILS PERTAINING TO TYPE C AND TYPE M INLETS AND STORM SEWER MANHOLES. MATERIALS AND SIZING OF STRUCTURES SHALL BE IN ACCORDANCE WITH THESE STANDARDS.
13. CONTRACTOR TO EXCAVATE AT ALL UTILITY CROSSINGS PRIOR TO INSTALLATION TO CONFIRM CROSSING CAN BE INSTALLED AS SHOWN.
14. THE DRAWING IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83).
15. INLETS AT LOW POINTS ARE REQUIRED TO BE HOODED, SEE CD-9 ON SHEET D6.6. HOODED INLETS SHALL BE INSTALLED WITH A 4' SPECIAL INLET BOX (2'-10" X 4'). STORM INLETS 2, 3, AND 22 WILL BE REQUIRED TO BE HOODED.
16. ALL CUT AND FILLS SHALL BE COMPLETED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER.

UTILITY TRENCHING NOTES:

1. THE EXCAVATED MATERIAL FROM TRENCHING SHALL BE PLACED ON THE UPSLOPE SIDE OF THE TRENCH.
2. THE TOTAL LENGTH OF EXCAVATED TRENCH OPEN AT ANY ONE TIME SHOULD NOT BE GREATER THAN THE TOTAL LENGTH OF PIPELINE/UTILITY LINE THAT CAN BE PLACED IN THE TRENCH AND BACK-FILLED IN ONE WORKING DAY.
3. NO MORE THAN 50 LINEAL FEET OF OPEN TRENCH SHOULD EXIST WHEN PIPELINE/UTILITY LINE INSTALLATION CEASES AT THE END OF THE WORKDAY.
4. ANY BMP'S AFFECTED BY TRENCHING AND BACKFILLING OPERATIONS SHALL BE REPAIRED AND STABILIZED IMMEDIATELY.

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REGISTERED PROFESSIONAL
CHRISTOPHER W. HAMM
ENGINEER
PE-060435
COMMONWEALTH OF PENNSYLVANIA

REVISIONS:

REV	DATE	DESCRIPTION
11	8/8/2023	ADDRESS SAN. SEWER COMMENTS
2	2/9/2023	PETERS TOWNSHIP SUBMISSION
3	3/14/2023	ADDRESS WCCD COMMENTS
4	3/29/2023	REMOVE TRAFFIC CIRCLES
5	4/13/2023	PETERS TOWNSHIP SUBMISSION
6	5/26/2023	PETERS TOWNSHIP PLANNING COMMENTS
7	6/2/2023	PETERS TOWNSHIP L.D. COMMENTS
8	6/8/2023	PETERS TOWNSHIP L.D. COMMENTS
9	6/30/2023	ADDRESS WCCD GP COMMENTS
10	7/31/2023	ADDITIONAL RIGHT-OF-WAY

CLIENT:
339 JUSTABOUT LAND CO., LLC
333 TECHNOLOGY DRIVE, SUITE 108
CANONSBURG, PA 15317

TUSCANY II

PETERS TOWNSHIP,
WASHINGTON COUNTY, PA

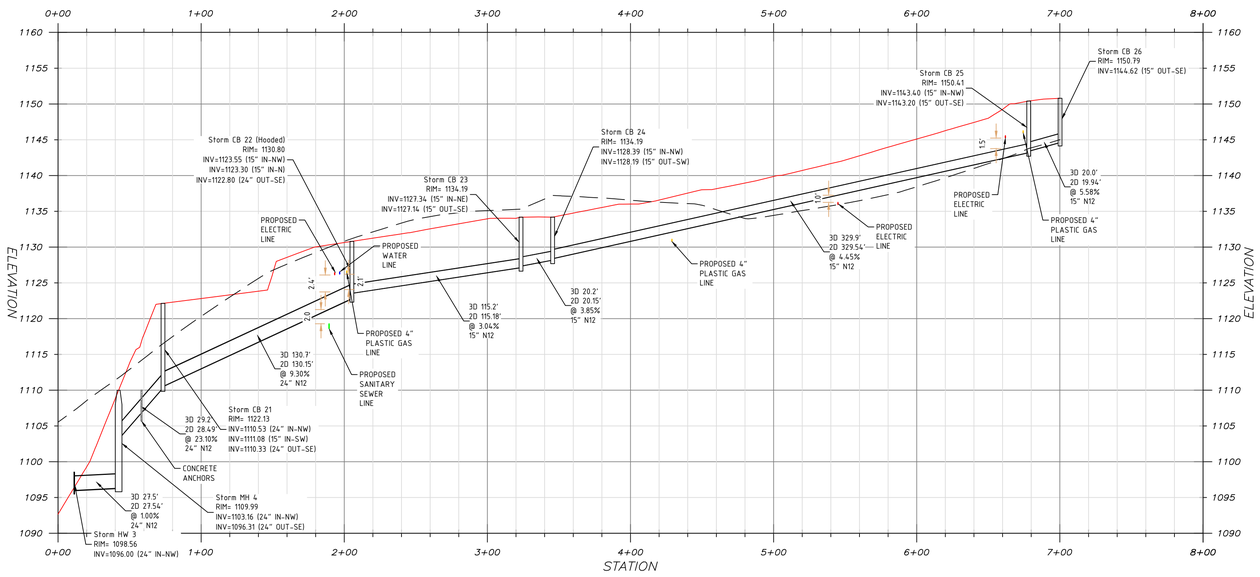
PROJ NO: 291-001-21
DATE: 11/9/2022
DRAWN BY: RAM
CHECKED BY: CWH

SHEET TITLE:
STORM SEWER PROFILES - EAST

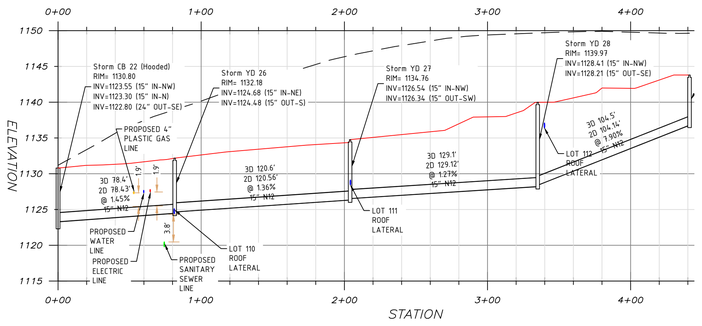
SHEET NO.
D6.4

S:\PROJECTS\291-001-21-HABEN PROPERTY-TUSCANY 2\DRAWINGS\291-001-21-BASE NORTH--230808.DWG

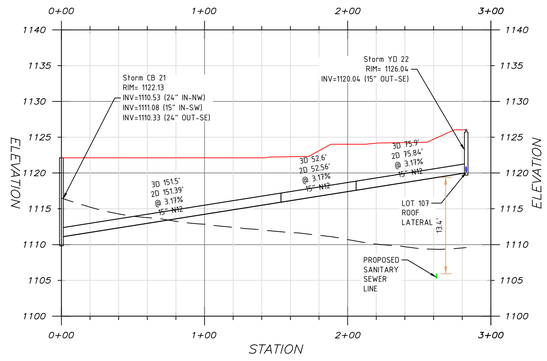
Storm HW 3 to Storm CB 26



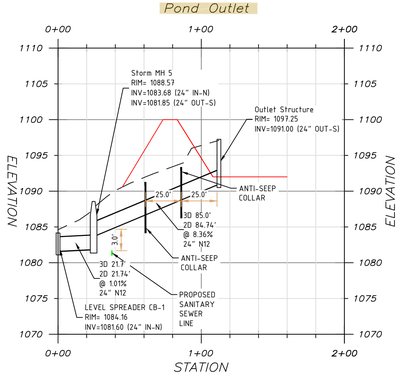
Storm CB 22 to Storm YD 29



Storm CB 21 to Storm YD 22



Pond Outlet



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0' 5' 10' 15'
VERTICAL GRAPHIC SCALE 1" = 5'

0' 50' 100' 150'
HORIZONTAL GRAPHIC SCALE 1" = 50'

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REGISTERED PROFESSIONAL
CHRISTOPHER W. HAMM
ENGINEER
PE-060435

REVISIONS:

REV	DATE	DESCRIPTION
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3	3/14/2023	ADDRESS WCCD COMMENTS
4	3/29/2023	REMOVE TRAFFIC CIRCLES
5	4/13/2023	PETERS TOWNSHIP PLANNING COMMENTS
6	5/26/2023	PETERS TOWNSHIP SUBMISSION
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8	6/8/2023	PETERS TOWNSHIP L.D. COMMENTS
9	6/30/2023	ADDRESS WCCD GP COMMENTS
10	7/31/2023	ADDITIONAL RIGHT-OF-WAY

CLIENT:
339 JUSTABOUT LAND CO., LLC
333 TECHNOLOGY DRIVE, SUITE 108
CANONSBURG, PA 15317

TUSCANY II

PETERS TOWNSHIP,
WASHINGTON COUNTY, PA

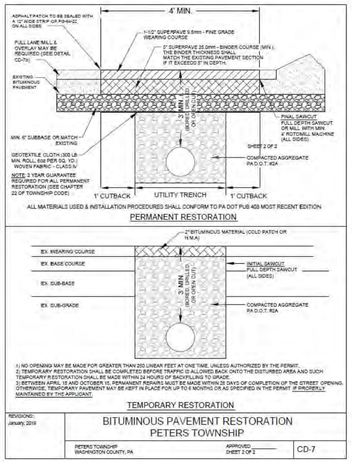
PROJ NO: 291-001-21
DATE: 11/9/2022
DRAWN BY: RAM
CHECKED BY: CWH

SHEET TITLE:
STORM SEWER PROFILES - EAST

SHEET NO.
D6.5

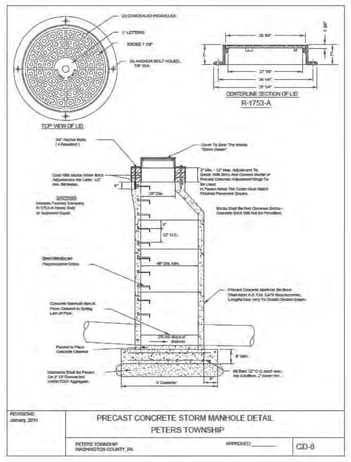
S:\PROJECTS\291-001-21-HABEN PROPERTY-TUSCANY 2\DRAWINGS\291-001-21-BASE NORTH--230808.DWG

SUBDIVISION AND LAND DEVELOPMENT



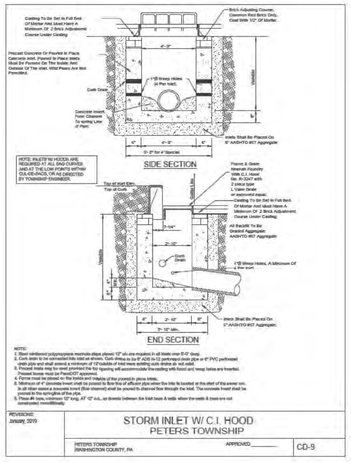
385 Attachment 3:29 **Supp 23, Dec 2019**

PETERS TOWNSHIP CODE



385 Attachment 3:30 **Supp 23, Dec 2019**

SUBDIVISION AND LAND DEVELOPMENT



385 Attachment 3:31 **Supp 23, Dec 2019**

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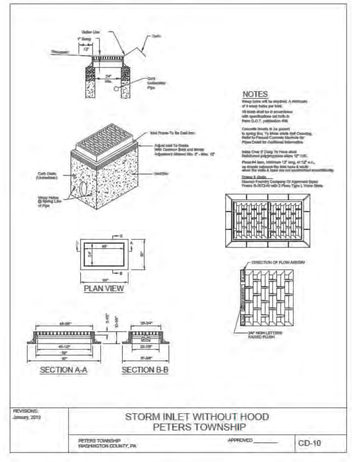

385 Attachment 3:32 **Supp 23, Dec 2019**

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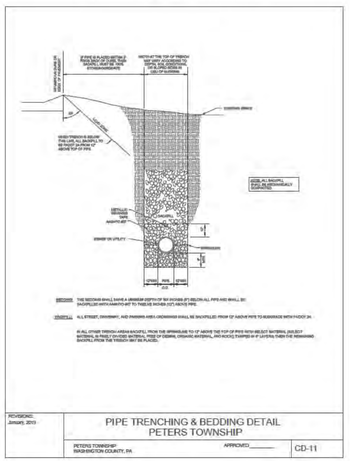

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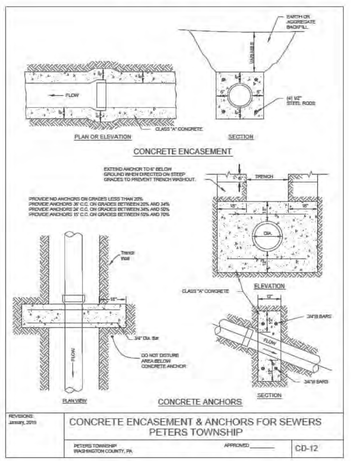

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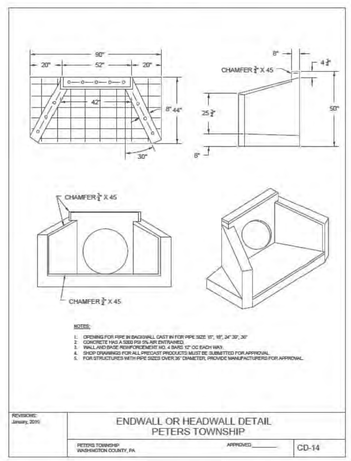
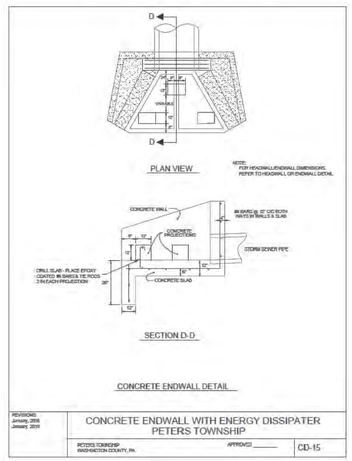


385 Attachment 3:36 **Supp 23, Dec 2019**

SUBDIVISION AND LAND DEVELOPMENT



385 Attachment 3:37 **Supp 23, Dec 2019**

KDH CONSULTING ENGINEERS, INC
593 ROUGH STREET
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PE-060435

REVISIONS:		
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REV	DATE	DESCRIPTION

CLIENT:
339 JUSTABOUT LAND CO., LLC
333 TECHNOLOGY DRIVE, SUITE 108
CANONSBURG, PA 15317

TUSCANY II

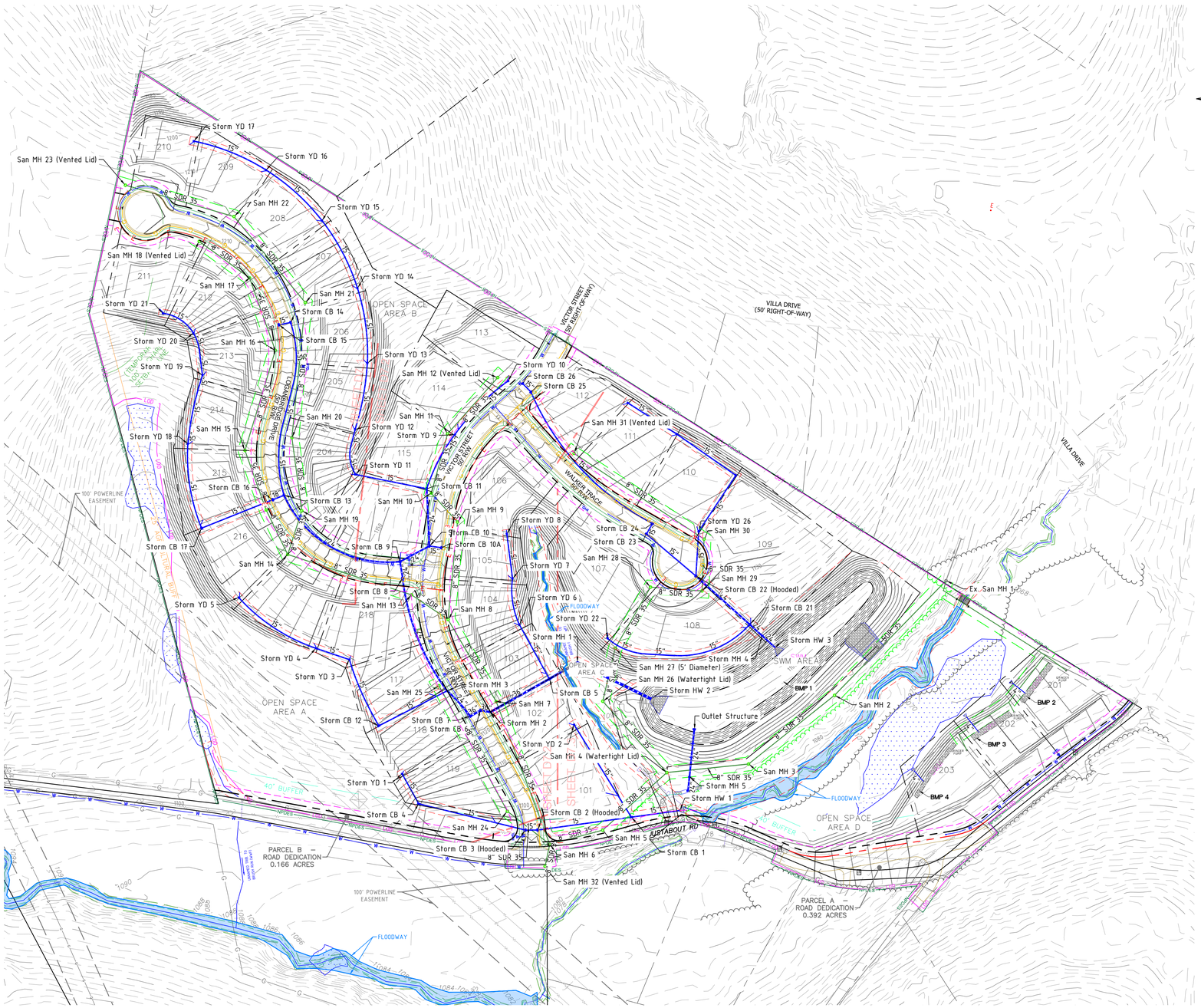
PETERS TOWNSHIP,
WASHINGTON COUNTY, PA

PROJ NO: 291-001-21
DATE: 11/9/2022
DRAWN BY: RAM
CHECKED BY: CWH

SHEET TITLE:
STORM SEWER DETAILS

SHEET NO.
D6.6

S:\PROJECTS\291-001-21-HABEN PROPERTY-TUSCANY 2\DRAWINGS\291-001-21-BASE NORTH--230808.DWG



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4. THE CONTRACTOR SHALL CONSTRUCT ALL SANITARY SEWER FACILITIES IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND ANY OTHER LOCAL STATE OR FEDERAL CODES.
5. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING UTILITY SERVICE CONNECTIONS WITH THE APPROPRIATE UTILITY COMPANY/OWNER, AND TO OBTAIN ALL PERMITS AND PAY ALL FEES AS REQUIRED FOR SERVICE CONNECTIONS TO UTILITY MAINS.
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12. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

UTILITY TRENCHING NOTES:

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3. NO MORE THAN 50 LINEAL FEET OF OPEN TRENCH SHOULD EXIST WHEN PIPELINE/UTILITY LINE INSTALLATION CEASES AT THE END OF THE WORKDAY.
4. ANY BMP'S AFFECTED BY TRENCHING AND BACKFILLING OPERATIONS SHALL BE REPAIRED AND STABILIZED IMMEDIATELY.

SANITARY SEWER NOTES:

1. DUE TO THE PROXIMITY TO THE STREAM SAN MH 26 AND SAN MH 4 SHALL HAVE WATERTIGHT LIDS.
2. ALL TERMINAL MANHOLES SHALL HAVE VENTED MANHOLE LIDS.
3. IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE, SECTION 715, WHERE THE FLOOD LEVEL OF RIMS OF PLUMBING DRAINAGE FIXTURES (DENOTED BY LOWEST FINISHED FLOOR ELEVATION) ARE BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE, BACKWATER VALVES ARE REQUIRED.
4. UPON APPROVAL OF THE SUBDIVISION PLANS AND PRIOR TO CONSTRUCTION, THE DEVELOPER SHALL PROVIDE THE PTSA WITH ALL REQUIRED SHOP DRAWING SUBMITTALS.
5. THE INVERTS OF EXISTING MANHOLES THAT DO NOT ADEQUATELY ACCOMMODATE THE PROPOSED SEWER EXTENSIONS SHALL BE REMOVED AND REFORMED IN ACCORDANCE WITH PTSA REQUIREMENTS TO ACCOMMODATE THE NEW SEWERS EXTENDING FROM THE EXISTING MANHOLES.
6. IN UNIMPROVED AREAS, MANHOLE LIDS SHALL BE SET TO AN ELEVATION ONE (1) FOOT ABOVE THE FINAL GROUND SURFACE. THIS IS TO INCLUDE, BUT NOT LIMITED TO SAN. MH. 2, 3, 4, 5, AND 26.

ELECTRICAL PEDESTALS:

1. ALL ELECTRICAL PEDESTALS MUST BE INSTALLED WITH A MINIMUM 3' SEPARATION FOR SANITARY SEWER LINES AND MANHOLES.

UTILITY NOTES:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY OF OBSERVED EVIDENCE ONLY. THE PLANS MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE PLANS FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

CONSTRUCTION SEQUENCING IN FILL AREAS:

1. FILL SHALL BE PLACED IN STRICT ACCORDANCE WITH GEOTECHNICAL ENGINEERING REPORT'S RECOMMENDATIONS.
2. FILL SHALL BE PLACED A MINIMUM OF FOUR (4) FEET ABOVE PROPOSED SEWER INVERTS PRIOR TO INSTALLATION OF FACILITIES.
3. PROVIDE COMPACTION TESTING RESULTS OF FILLING ALONG PROPOSED SEWER ALIGNMENTS TO PTSA AND HRG.
4. ONCE COMPACTION TESTING RESULTS ARE APPROVED BY HRG/PTSA, SANITARY SEWER INSTALLATION MAY COMMENCE.

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2. ALL FILL SHOULD BE COMPACTED TO A MINIMUM DENSITY OF 95 PERCENT OF MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D-1557).
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NOTES:

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SPECIAL DEDICATION REGARDING SANITARY BACKWATER VALVES:

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LEGEND

- PROPERTY LINE
- LOT LINE
- YARD SETBACK
- EXISTING UTILITY POLE
- EXISTING MAILBOX
- EXISTING GAS MARKER
- EXISTING TELEPHONE PEDESTAL
- EXISTING SANITARY MANHOLE
- EXISTING CATCH BASIN
- 8" SDR 35 EXISTING SANITARY SEWER LINE
- EXISTING STORM PIPE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING WATERLINE
- EXISTING GASLINE
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- EXISTING TREE LINE
- EXISTING TOP OF BANK
- EXISTING BOTTOM OF BANK
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED CATCH BASIN
- PROPOSED SANITARY MANHOLE
- PROPOSED ELECTRIC/TELEPHONE LINE
- PROPOSED ELECTRIC PEDESTAL
- PROPOSED WATERLINE
- PROPOSED GASLINE
- PROPOSED STORM SEWER
- PROPOSED SANITARY LINE
- SANITARY SEWER EASEMENT
- STORM SEWER EASEMENT
- UTILITY EASEMENT
- ASPHALT CURB
- LIMITS OF DISTURBANCE
- NPDES BOUNDARY
- WETLANDS
- STREAM FLOODWAY

Know what's below. Call before you dig.

0' 100' 200' 300'
GRAPHIC SCALE 1" = 100'

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REGISTERED PROFESSIONAL
CHRISTOPHER W. HAHN
ENGINEER
PE-060435

REVISIONS:

REV	DATE	DESCRIPTION
11	8/8/2023	ADDRESS SAN. SEWER COMMENTS
2	2/9/2023	PETERS TOWNSHIP SUBMISSION
3	3/14/2023	ADDRESS WCCD COMMENTS
4	3/29/2023	REMOVE TRAFFIC CIRCLES
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CLIENT:
339 JUSTABOUT LAND CO., LLC
333 TECHNOLOGY DRIVE, SUITE 108
CANONSBURG, PA 15317

TUSCANY II

PETERS TOWNSHIP,
WASHINGTON COUNTY, PA

PROJ NO: 291-001-21
DATE: 11/9/2022
DRAWN BY: RAM
CHECKED BY: CWH

SHEET TITLE:
OVERALL SANITARY SEWER PLAN

SHEET NO.
D7.0

S:\PROJECTS\291-001-21-HABEN PROPERTY-TUSCANY 2\DRAWINGS\291-001-21-BASE NORTH--230808.DWG

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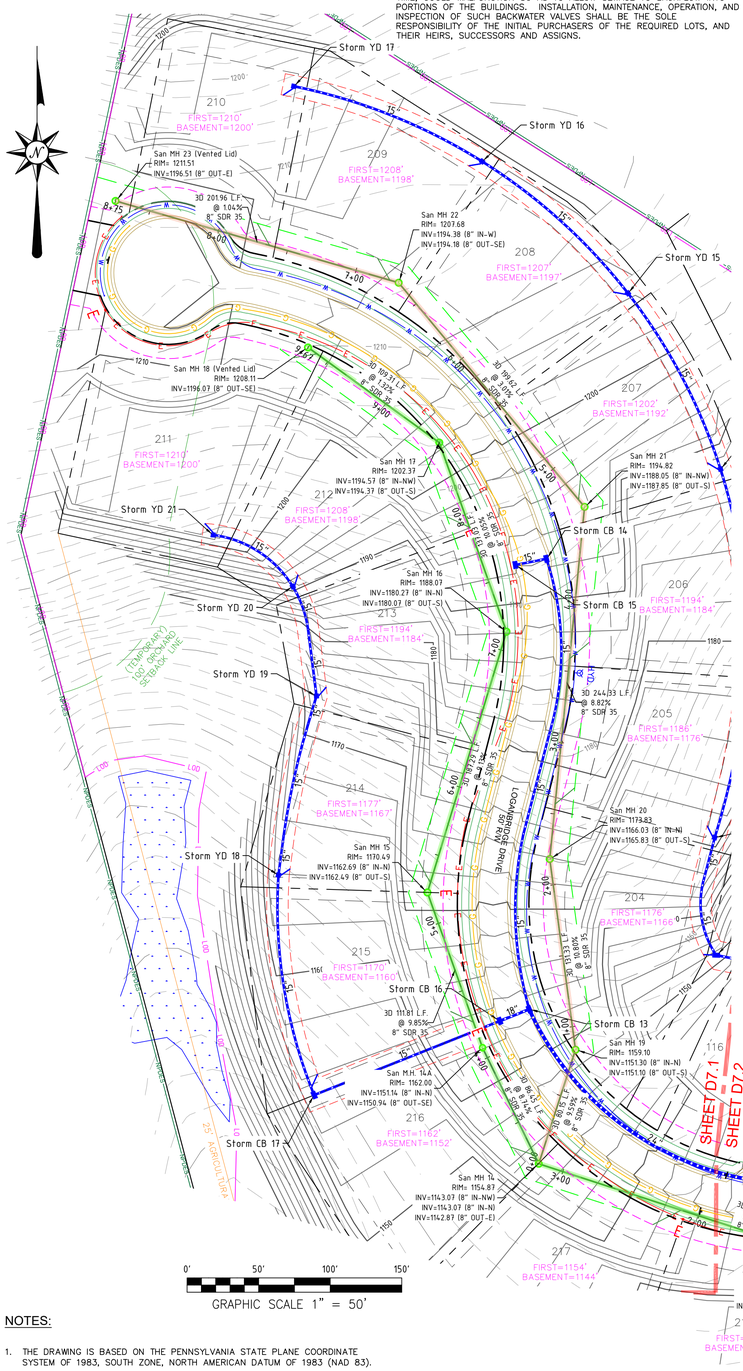

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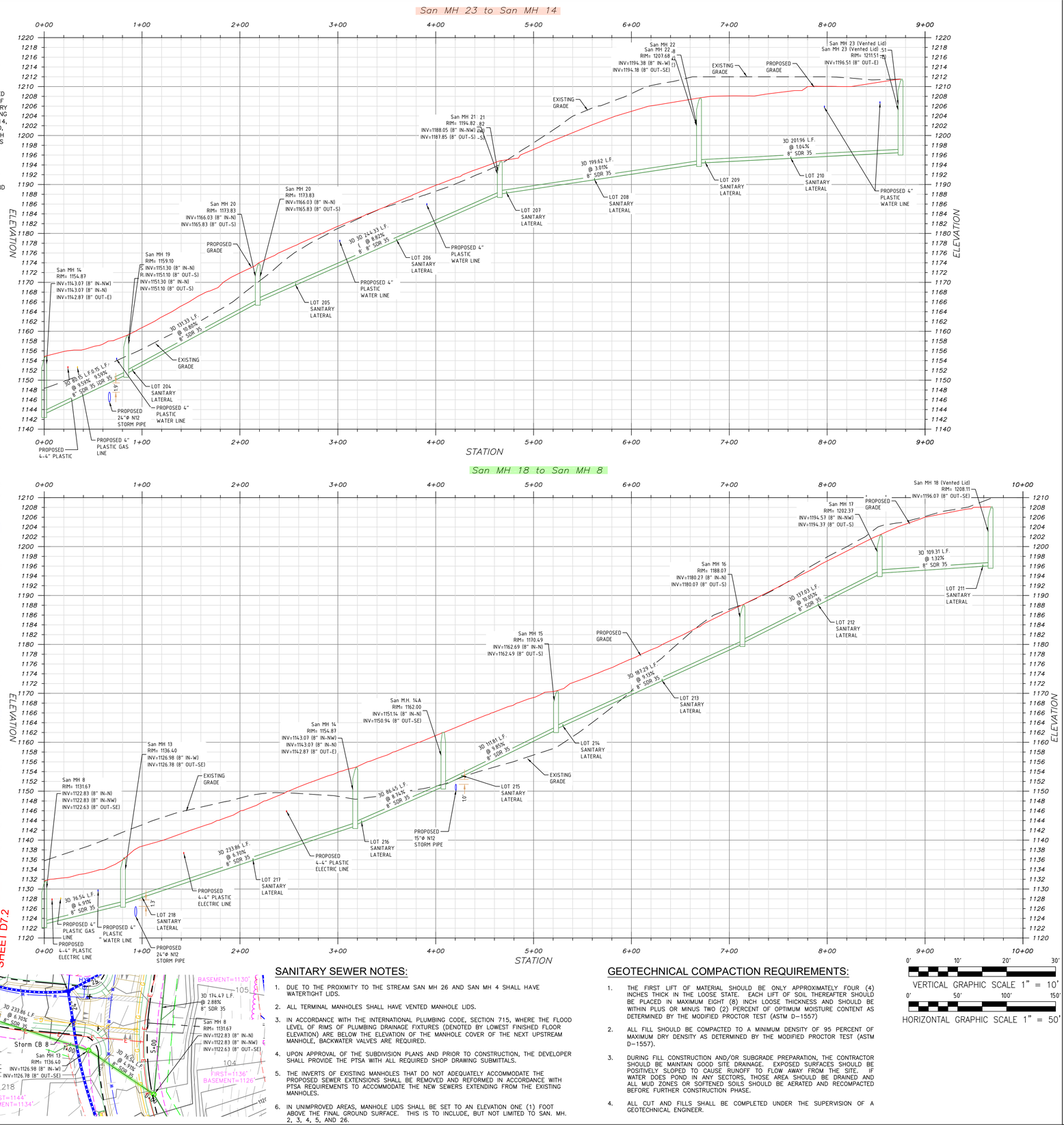

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0' 10' 20' 30'
VERTICAL GRAPHIC SCALE 1" = 10'
0' 50' 100' 150'
HORIZONTAL GRAPHIC SCALE 1" = 50'

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CLIENT:
339 JUSTABOUT LAND CO., LLC
333 TECHNOLOGY DRIVE, SUITE 108
CANONSBURG, PA 15317

TUSCANY II

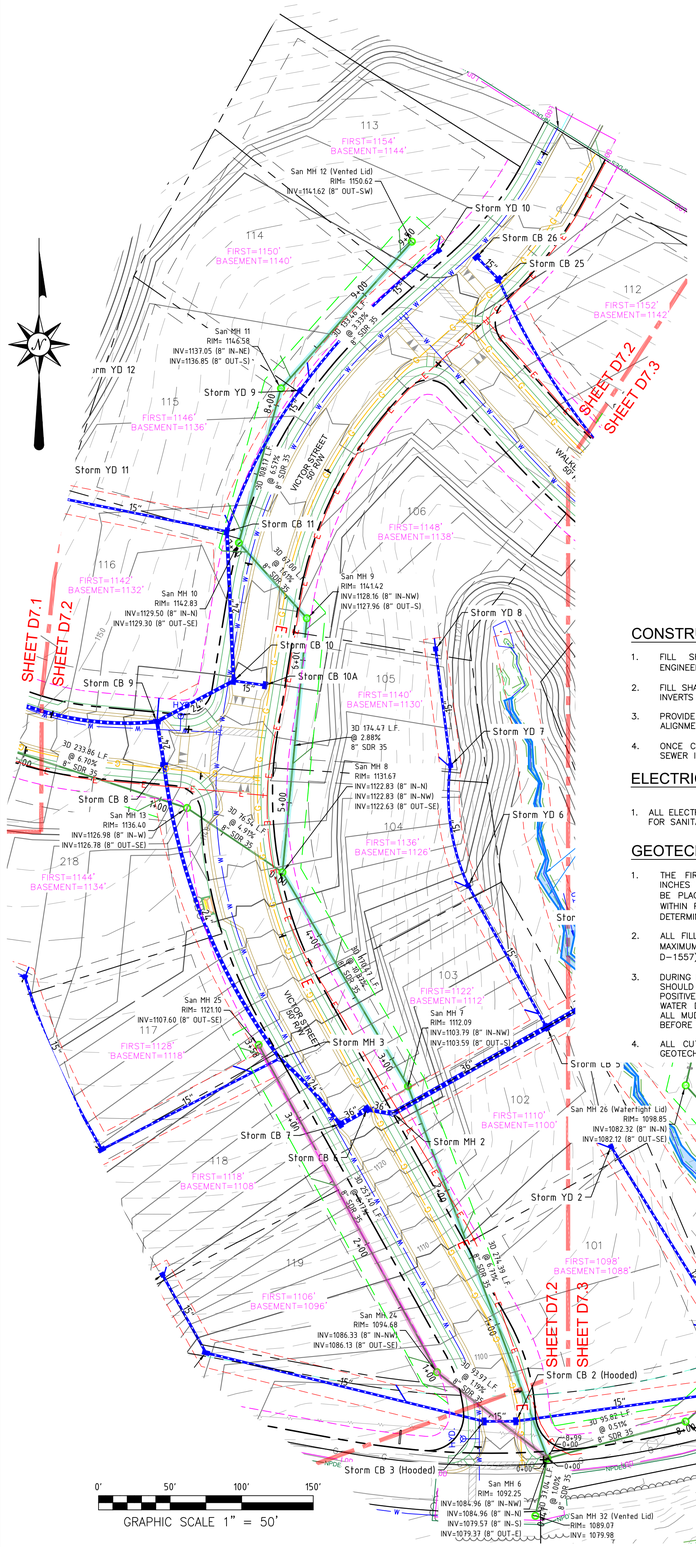
PETERS TOWNSHIP,
WASHINGTON COUNTY, PA

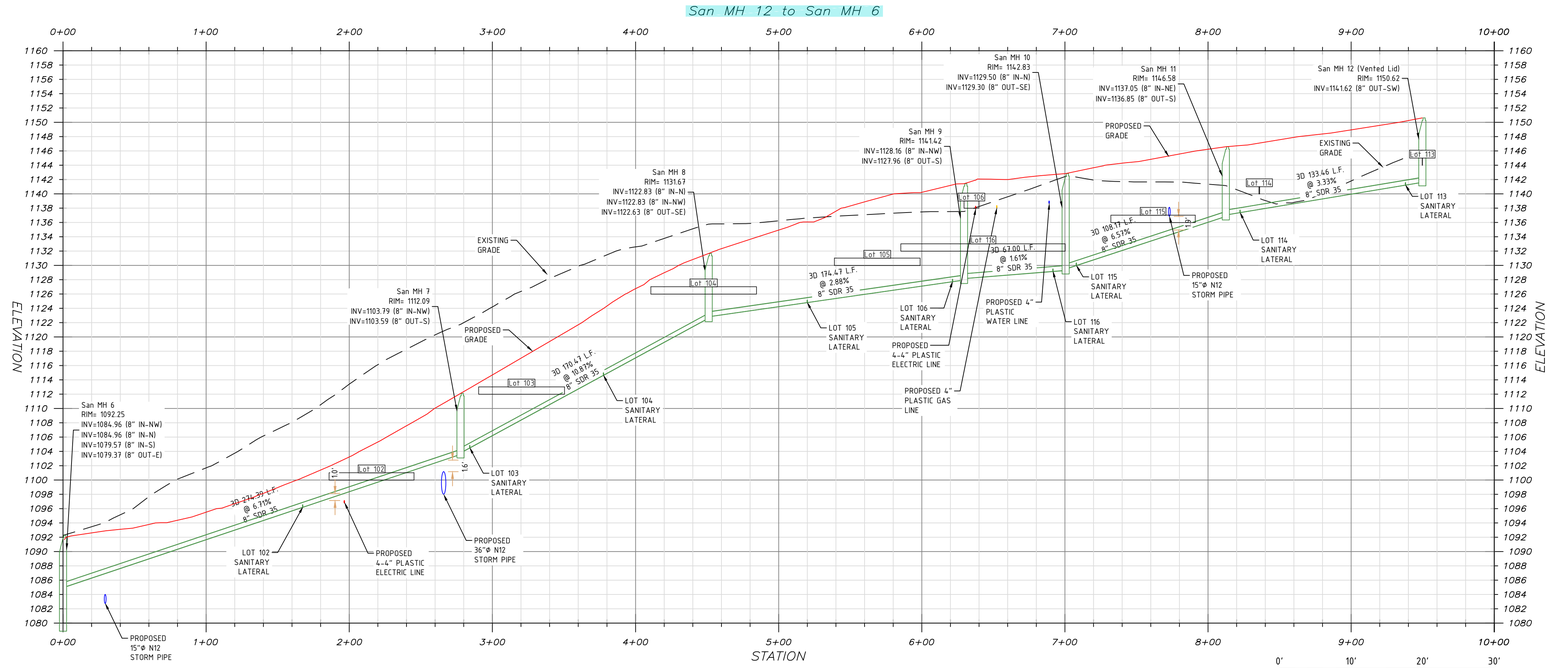
PROJ NO: 291-001-21
DATE: 11/9/2022
DRAWN BY: RAM
CHECKED BY: CWH

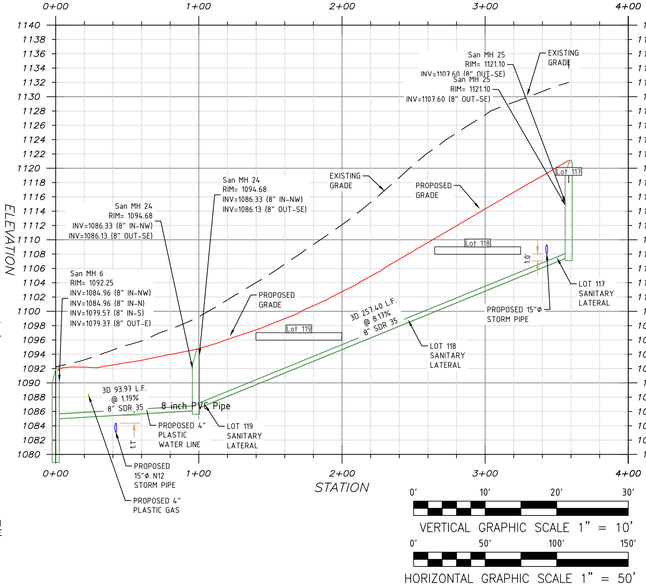
SHEET TITLE:
SANITARY SEWER PLAN & PROFILES - WEST

SHEET NO.
D7.1

S:\PROJECTS\291-001-21-HABEN PROPERTY-TUSCANY 2\DRAWINGS\291-001-21-BASE NORTH--230808.DWG







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CLIENT:
339 JUSTABOUT LAND CO., LLC
333 TECHNOLOGY DRIVE, SUITE 108
CANONSBURG, PA 15317

TUSCANY II

PETERS TOWNSHIP,
WASHINGTON COUNTY, PA

PROJ NO: 291-001-21
DATE: 11/9/2022
DRAWN BY: RAM
CHECKED BY: CWH

SHEET TITLE:
SANITARY SEWER PLAN & PROFILES - EAST

SHEET NO.
D7.2

S:\PROJECTS\291-001-21-HABEN PROPERTY-TUSCANY 2\DRAWINGS\291-001-21-BASE NORTH--230808.DWG

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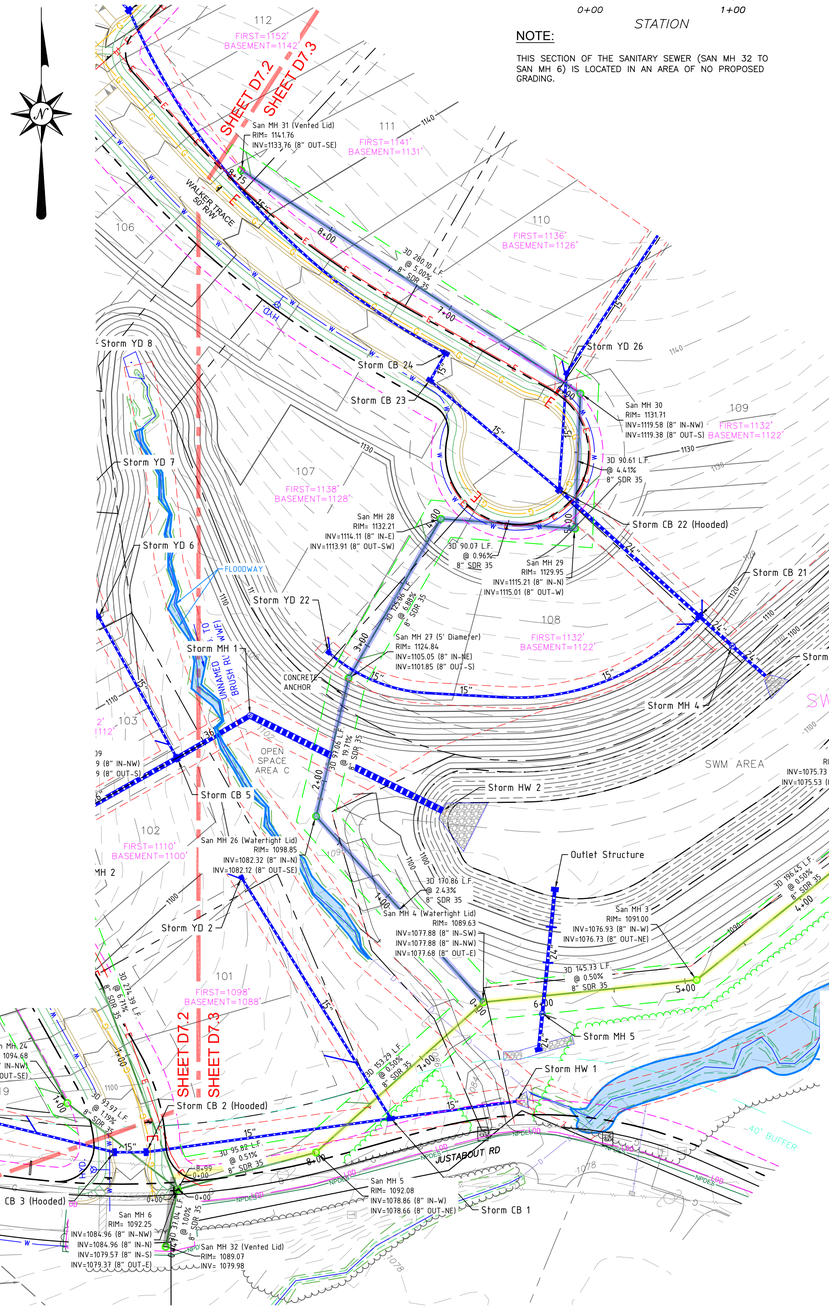
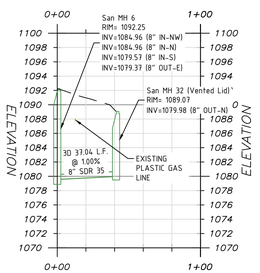


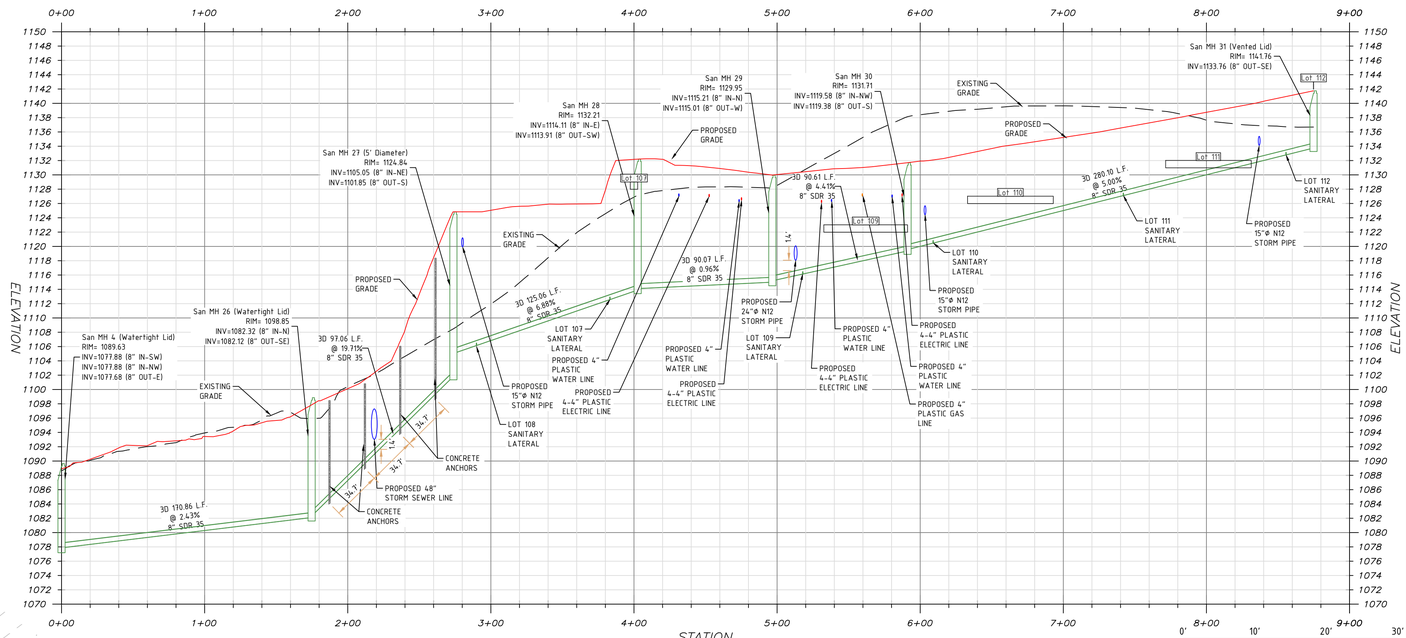
San MH 32 to San MH 6



NOTE:

THIS SECTION OF THE SANITARY SEWER (SAN MH 32 TO SAN MH 6) IS LOCATED IN AN AREA OF NO PROPOSED GRADING.

San MH 31 to San MH 4



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2. ALL FILL SHOULD BE COMPACTED TO A MINIMUM DENSITY OF 95 PERCENT OF MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D-1557).
3. DURING FILL CONSTRUCTION AND/OR SUBGRADE PREPARATION, THE CONTRACTOR SHOULD BE MAINTAIN GOOD SITE DRAINAGE. EXPOSED SURFACES SHOULD BE POSITIVELY SLOPED TO CAUSE RUNOFF TO FLOW AWAY FROM THE SITE. IF WATER DOES POND IN ANY SECTORS, THOSE AREA SHOULD BE DRAINED AND ALL MUD ZONES OR SOFTENED SOILS SHOULD BE AERATED AND RECOMPACTED BEFORE FURTHER CONSTRUCTION PHASE.
4. ALL CUT AND FILLS SHALL BE COMPLETED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER.

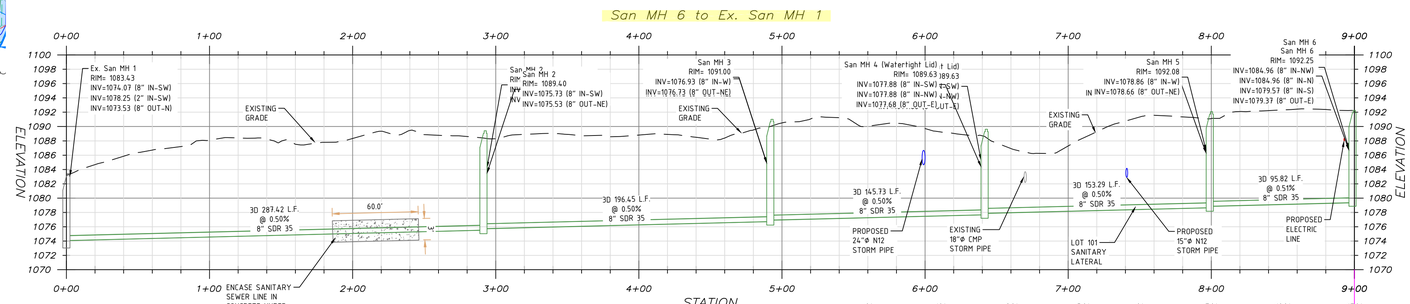
NOTES:

1. THE DRAWING IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83).

SPECIAL DEDICATION REGARDING SANITARY BACKWATER VALVES:

IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE, SECTION 715, WHERE THE FLOOD LEVEL RIMS OF PLUMBING DRAINAGE FIXTURES (DENOTED BY THE LOWEST FINISHED FLOOR ELEVATION) ARE BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE, BACKWATER VALVES ARE REQUIRED. SANITARY BUILDING SEWER LATERALS FOR BUILDINGS CONSTRUCTED ON THE FOLLOWING LOTS (101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 113, 114, 116, 117, 118, 119, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 313, 214, 215, 216, 217, AND 218) SHALL BE FURNISHED WITH BACKWATER VALVES AT THE TIME SUCH SANITARY BUILDING SEWER LATERALS ARE CONNECTED TO THE SANITARY COLLECTION SEWERS SERVING ALL LOTS SPECIFIED. THE INITIAL PURCHASERS OF PROPERTY, AND THEIR HEIRS, SUCCESSORS AND ASSIGNS SHALL TAKE NOTICE THAT SUCH BACKWATER VALVES SHALL BE INSTALLED AT THE TIME OF CONNECTION, MUST BE ACCESSIBLE, ARE SUBJECT TO PERIODIC MAINTENANCE AND, FROM TIME TO TIME, COULD MALFUNCTION SO AS TO ALLOW SEWAGE TO BACKFLOW INTO PORTIONS OF THE BUILDINGS. INSTALLATION, MAINTENANCE, OPERATION, AND INSPECTION OF SUCH BACKWATER VALVES SHALL BE THE SOLE RESPONSIBILITY OF THE INITIAL PURCHASERS OF THE REQUIRED LOTS, AND THEIR HEIRS, SUCCESSORS AND ASSIGNS.

San MH 6 to Ex. San MH 1



NOTE:

THIS SECTION OF THE SANITARY SEWER (EX. SAN MH 1 TO SAN MH 6) IS LOCATED IN AN AREA OF NO PROPOSED GRADING.

0' 10' 20' 30'
VERTICAL GRAPHIC SCALE 1" = 10'
0' 50' 100' 150'
HORIZONTAL GRAPHIC SCALE 1" = 50'

KDH CONSULTING ENGINEERS, INC
593 ROUGH STREET
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P: 878-295-8914 F:724-514-7047
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REGISTERED PROFESSIONAL
CHRISTOPHER W. HAMM
ENGINEER
PE-060435

REVISIONS:	REV	DATE	DESCRIPTION
10	11	8/8/2023	ADDRESS SAN. SEWER COMMENTS
9	2	2/9/2023	PETERS TOWNSHIP SUBMISSION
8	3	3/14/2023	ADDRESS WCCD COMMENTS
7	4	3/29/2023	REMOVE TRAFFIC CIRCLES
6	5	4/13/2023	PETERS TOWNSHIP SUBMISSION
5	6	5/26/2023	PETERS TOWNSHIP PLANNING COMMENTS
4	7	6/2/2023	PETERS TOWNSHIP L.D. COMMENTS
3	8	6/8/2023	PETERS TOWNSHIP L.D. COMMENTS
2	9	6/30/2023	ADDRESS WCCD GP COMMENTS
1	10	7/31/2023	ADDITIONAL RIGHT-OF-WAY

CLIENT:
339 JUSTABOUT LAND CO., LLC
333 TECHNOLOGY DRIVE, SUITE 108
CANONSBURG, PA 15317

TUSCANY II

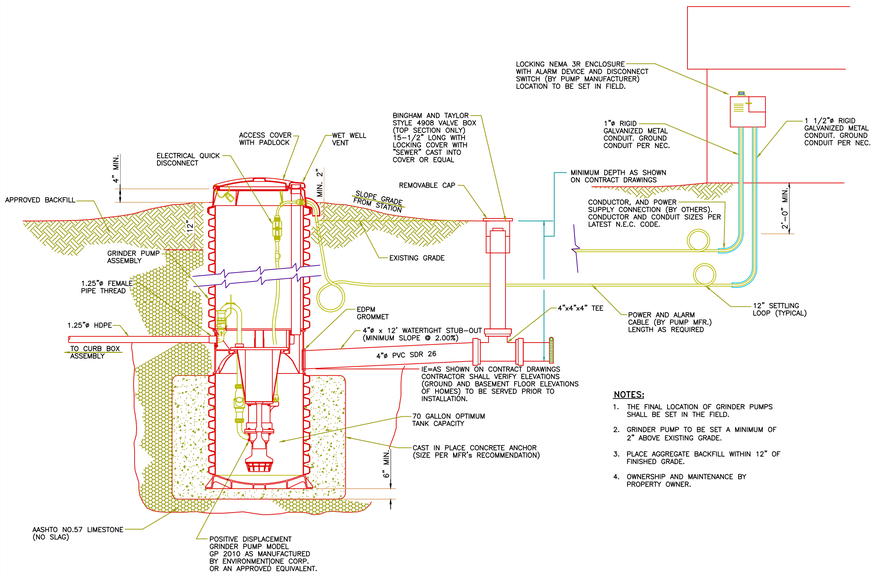
PETERS TOWNSHIP,
WASHINGTON COUNTY, PA

PROJ NO: 291-001-21
DATE: 11/9/2022
DRAWN BY: RAM
CHECKED BY: CWH

SHEET TITLE:
SANITARY SEWER PLAN & PROFILES - EAST

SHEET NO.
D7.3

S:\PROJECTS\291-001-21-HABEN PROPERTY-TUSCANY 2\DRAWINGS\291-001-21-BASE NORTH--230808.DWG

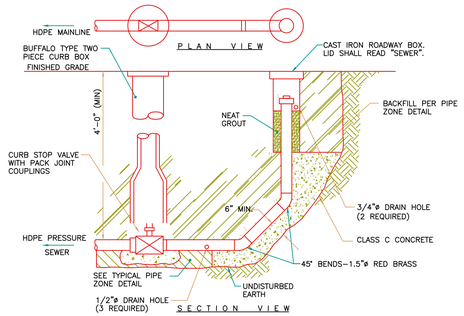


NOTES:

1. THE FINAL LOCATION OF GRINDER PUMPS SHALL BE SET IN THE FIELD.
2. GRINDER PUMP TO BE SET A MINIMUM OF 2" ABOVE EXISTING GRADE.
3. PLACE AGGREGATE BACKFILL WITHIN 12" OF FINISHED GRADE.
4. OWNERSHIP AND MAINTENANCE BY PROPERTY OWNER.

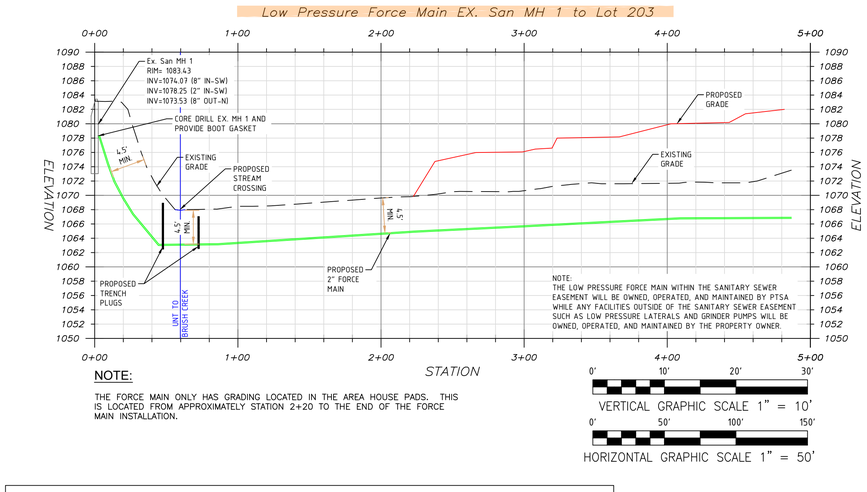
TYPICAL SIMPLEX GRINDER PUMP DETAIL

N. T. S.



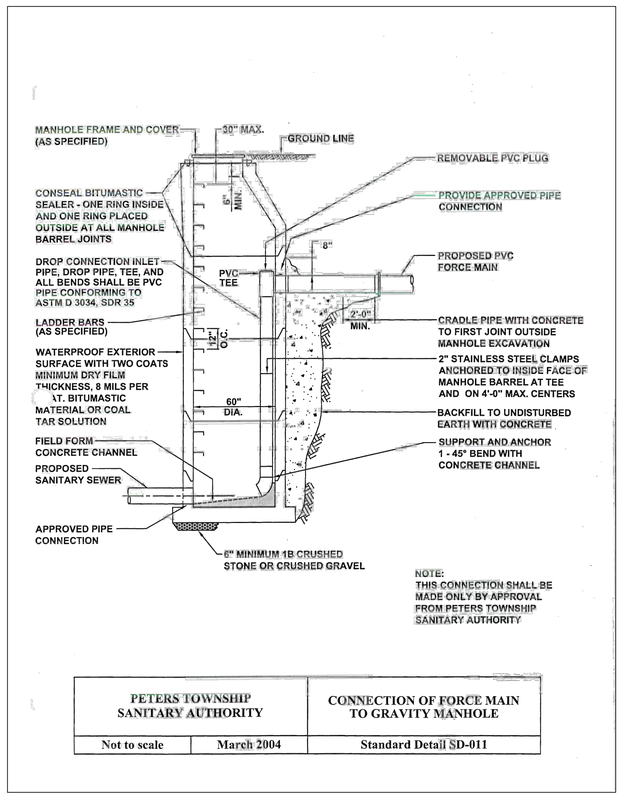
TYPICAL *TERMINAL* CLEAN-OUT ASSEMBLY

N. T. S.

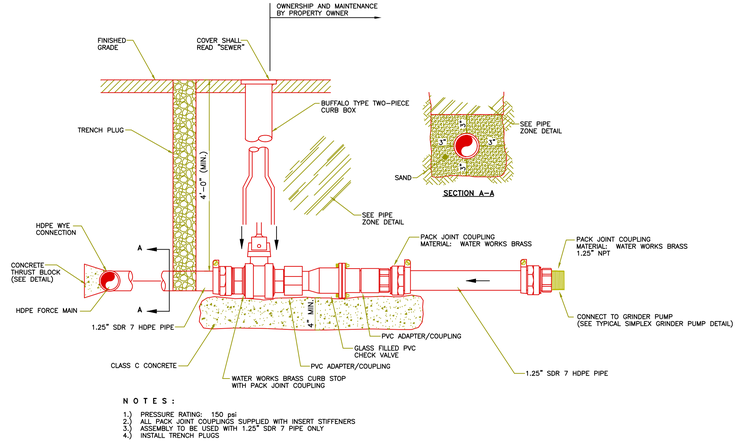


NOTE:

THE FORCE MAIN ONLY HAS GRADING LOCATED IN THE AREA HOUSE PADS. THIS IS LOCATED FROM APPROXIMATELY STATION 2+20 TO THE END OF THE FORCE MAIN INSTALLATION.



PETERS TOWNSHIP SANITARY AUTHORITY		CONNECTION OF FORCE MAIN TO GRAVITY MANHOLE
Not to scale	March 2004	Standard Detail SD-011

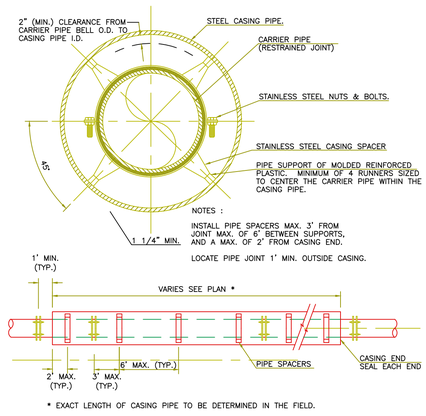


NOTES:

1.) PRESSURE RATING: 150 psi
2.) ALL PACK JOINT COUPLINGS SUPPLIED WITH INSERT STIFFENERS
3.) ASSEMBLY TO BE USED WITH 1.25" SDR 7 PIPE ONLY
4.) INSTALL TRENCH PLUGS

CURB BOX ASSEMBLY

N. T. S.



* EXACT LENGTH OF CASING PIPE TO BE DETERMINED IN THE FIELD.

CASING PIPE ASSEMBLY DETAIL

N. T. S.

CONSTRUCTION SEQUENCING IN FILL AREAS:

1. FILL SHALL BE PLACED IN STRICT ACCORDANCE WITH GEOTECHNICAL ENGINEERING REPORT'S RECOMMENDATIONS.
2. FILL SHALL BE PLACED A MINIMUM OF FOUR (4) FEET ABOVE PROPOSED SEWER INVERTS PRIOR TO INSTALLATION OF FACILITIES.
3. PROVIDE COMPACTION TESTING RESULTS OF FILLING ALONG PROPOSED SEWER ALIGNMENTS TO PTSA AND HRG.
4. ONCE COMPACTION TESTING RESULTS ARE APPROVED BY HRG/PTSA, SANITARY SEWER INSTALLATION MAY COMMENCE.

UTILITY NOTES:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY OF OBSERVED EVIDENCE ONLY. THE PLANS MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE PLANS FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

SANITARY SEWER NOTES:

1. DUE TO THE PROXIMITY TO THE STREAM SAN MH 26 AND SAN MH 4 SHALL HAVE WATERTIGHT LIDS.
2. ALL TERMINAL MANHOLES SHALL HAVE VENTED MANHOLE LIDS.
3. IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE, SECTION 715, WHERE THE FLOOD LEVEL OF RIMS OF PLUMBING DRAINAGE FIXTURES (DENOTED BY LOWEST FINISHED FLOOR ELEVATION) ARE BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE, BACKWATER VALVES ARE REQUIRED.
4. UPON APPROVAL OF THE SUBDIVISION PLANS AND PRIOR TO CONSTRUCTION, THE DEVELOPER SHALL PROVIDE THE PTSA WITH ALL REQUIRED SHOP DRAWING SUBMITTALS.
5. THE INVERTS OF EXISTING MANHOLES THAT DO NOT ADEQUATELY ACCOMMODATE THE PROPOSED SEWER EXTENSIONS SHALL BE REMOVED AND REFORMED IN ACCORDANCE WITH PTSA REQUIREMENTS TO ACCOMMODATE THE NEW SEWERS EXTENDING FROM THE EXISTING MANHOLES.

ELECTRICAL PEDESTALS:

1. ALL ELECTRICAL PEDESTALS MUST BE INSTALLED WITH A MINIMUM 3' SEPARATION FOR SANITARY SEWER LINES AND MANHOLES.

GEOTECHNICAL COMPACTION REQUIREMENTS:

1. THE FIRST LIFT OF MATERIAL SHOULD BE ONLY APPROXIMATELY FOUR (4) INCHES THICK IN THE LOOSE STATE. EACH LIFT OF SOIL THEREAFTER SHOULD BE PLACED IN MAXIMUM EIGHT (8) INCH LOOSE THICKNESS AND SHOULD BE WITHIN PLUS OR MINUS TWO (2) PERCENT OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D-1557)
2. ALL FILL SHOULD BE COMPACTED TO A MINIMUM DENSITY OF 95 PERCENT OF MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D-1557).
3. DURING FILL CONSTRUCTION AND/OR SUBGRADE PREPARATION, THE CONTRACTOR SHOULD BE MAINTAIN GOOD SITE DRAINAGE. EXPOSED SURFACES SHOULD BE POSITIVELY SLOPED TO CAUSE RUNOFF TO FLOW AWAY FROM THE SITE. IF WATER DOES POND IN ANY SECTORS, THOSE AREA SHOULD BE DRAINED AND ALL MUD ZONES OR SOFTENED SOILS SHOULD BE AERATED AND RECOMPACTED BEFORE FURTHER CONSTRUCTION PHASE.
4. ALL CUT AND FILLS SHALL BE COMPLETED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER.

NOTES:

1. THE DRAWING IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83).

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REGISTERED PROFESSIONAL
CHRISTOPHER W. HAMM
ENGINEER
PE-060435
COMMONWEALTH OF PENNSYLVANIA

REVISIONS:

REV	DATE	DESCRIPTION
11	8/8/2023	ADDRESS SAN. SEWER COMMENTS
10	7/31/2023	ADDITIONAL RIGHT-OF-WAY
9	6/30/2023	ADDRESS WCCD GP COMMENTS
8	6/8/2023	PETERS TOWNSHIP L.D. COMMENTS
7	6/2/2023	PETERS TOWNSHIP L.D. COMMENTS
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CLIENT:
339 JUSTABOUT LAND CO., LLC
333 TECHNOLOGY DRIVE, SUITE 108
CANONSBURG, PA 15317

TUSCANY II

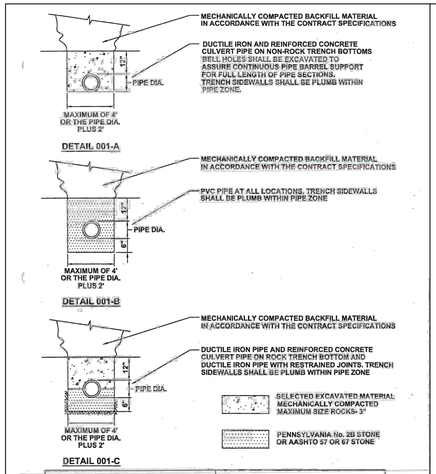
PETERS TOWNSHIP, WASHINGTON COUNTY, PA

PROJ NO: 291-001-21
DATE: 11/9/2022
DRAWN BY: RAM
CHECKED BY: CWH

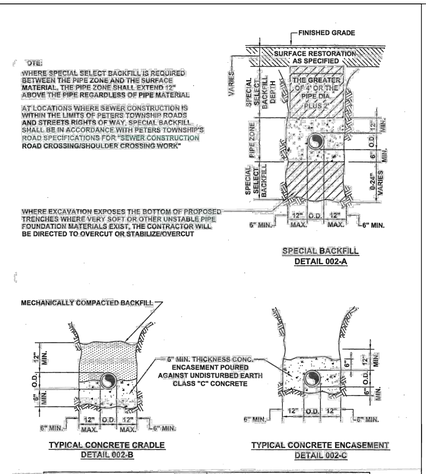
SHEET TITLE:
SANITARY SEWER FORCE MAIN DETAILS

SHEET NO.
D7.4

S:\PROJECTS\291-001-21-HABEN PROPERTY-TUSCANY 2\DRAWINGS\291-001-21-BASE NORTH--230808.DWG



PETERS TOWNSHIP SANITARY AUTHORITY	SEWER TRENCH PIPE ZONE DETAILS
Not to scale / March 2004	Standard Detail SD-001



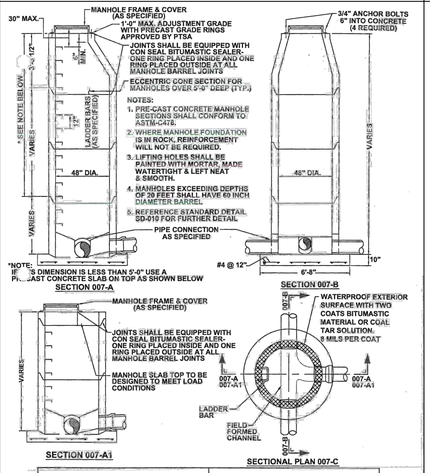
PETERS TOWNSHIP SANITARY AUTHORITY	TRENCH DETAILS
Not to scale / March 2004	Standard Detail SD-002

SANITARY SEWER CONNECTION CONSTRUCTION SEQUENCE:

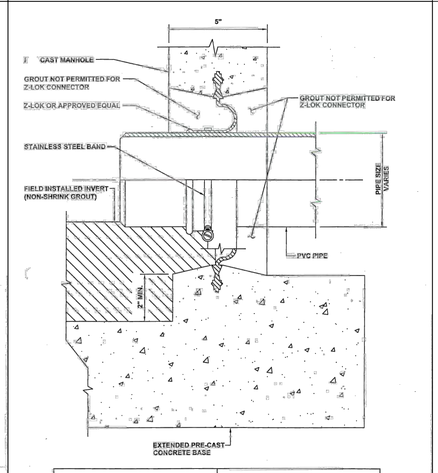
1. WHEN BYPASS PUMPING IS REQUIRED, THE PUMPING SHALL BE FROM THE MANHOLE UPSTREAM OF THE CONSTRUCTION AREA TO THE MANHOLE BELOW THE CONSTRUCTION AREA.
2. THE CONTRACTOR SHALL CONTACT THE PTSA TO COORDINATE THE CONSTRUCTION ACTIVITY, SIZE OF PUMP(S) REQUIRED, PIPE SIZES AND THE START OF WORK.
3. ONCE, PTSA HAS BEEN NOTIFIED AND GIVEN NOTE TO PROCEED. THE CONTRACTOR WILL MOBILIZE ON SITE.
4. AFTER MOBILIZATION, THE CONTRACTOR WILL DETERMINE THE PROPER SIZE, LOCATION, AND TYPE OF PLUG TO BE USED ON THE UPSTREAM MANHOLE OUTFLOW PIPE.
5. ONCE THE PROPER PLUG IS DETERMINED AND THE PUMP(S) AND BYPASS LINE IS IN PLACE, THE CONTRACTOR MAY START THE BYPASS PUMPING.
6. AFTER THE PUMPING HAS STARTED, THE PLUG SHALL BE INSTALLED IN THE UPSTREAM MANHOLE OUTLET. THEN THE CONSTRUCTION AREA SHALL BE FLUSHED AND ALLOWED TO DRAIN TO REMOVE ANY EXISTING FLOW IN THE PIPE.
7. AFTER THE PIPE IS FLUSHED, THE DOWNSTREAM MANHOLE INLET SHALL BE PLUGGED TO INSURE NO BYPASS FLOW ENTERS THE CONSTRUCTION AREA PIPE.
8. THE CONTRACTOR MAY START THE INSTALLATION OF THE NEW SANITARY SEWER CONNECTIONS. THE CONTRACTOR MAY BYPASS THE EXISTING SYSTEM TO ALLOW THE INSTALLATION OF ALL SERVICE MAIN CONNECTIONS.

CONNECTIONS OF SANITARY MAINS INTO EXISTING MANHOLES:

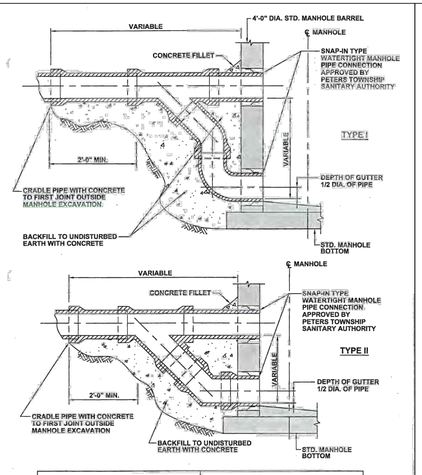
1. WITH THE BYPASS IN PLACE AND WORKING PROPERLY, THE CONTRACTOR MAY START THE EXCAVATION TO EXPOSE THE EXISTING SANITARY SEWER MANHOLE AT THE PROPER INVERT ELEVATION OF THE NEW CONNECTION.
2. ONCE THE EXCAVATION HAS EXPOSED THE EXISTING MANHOLE, THE CONTRACTOR WILL HAVE TO CORE DRILL THE EXISTING MANHOLE TO ALLOW FOR THE NEW CONNECTION.
3. ONCE THE NEW SANITARY LINE IS CONNECTED TO THE EXISTING MANHOLE, THE PIPE WILL HAVE TO BE PROPERLY SEALED ACCORDING TO PTSA SPECIFICATIONS.
4. AFTER THE PIPE IS INSTALLED, THE CONTRACTOR MUST CREATE NEW FLOW CHANNELS FOR THE CONNECTION IN THE MANHOLE.
5. THE NEW CHANNELS NEEDED BUILT UP CAN BE CREATED BY PLACING CONCRETE IN THE BOTTOM AS NEEDED. IF, THE FLOW CHANNELS NEED TO BE RECESSED INTO THE EXISTING MANHOLE BOTTOM, THE BOTTOM SHALL BE SAW CUT AND REBUILT AS NEEDED TO ENSURE PROPER FLOW IN AND OUT OF THE EXISTING MANHOLE.



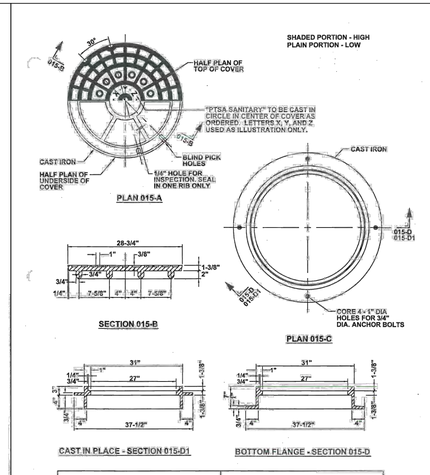
PETERS TOWNSHIP SANITARY AUTHORITY	PRE-CAST CONCRETE MANHOLE FOR SEWERS 8" TO 18"
Not to scale / March 2004	Standard Detail SD-007



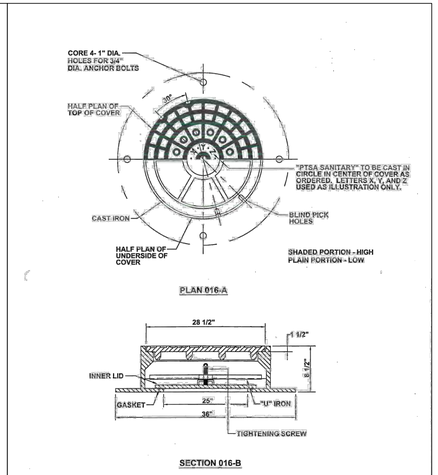
PETERS TOWNSHIP SANITARY AUTHORITY	MANHOLE CONNECTION FOR PVC PIPE (PRE-CAST BASE)
Not to scale / March 2004	Standard Detail SD-012



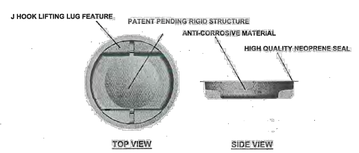
PETERS TOWNSHIP SANITARY AUTHORITY	OUTSIDE MANHOLE DROP CONNECTION
Not to scale / March 2004	Standard Detail SD-014



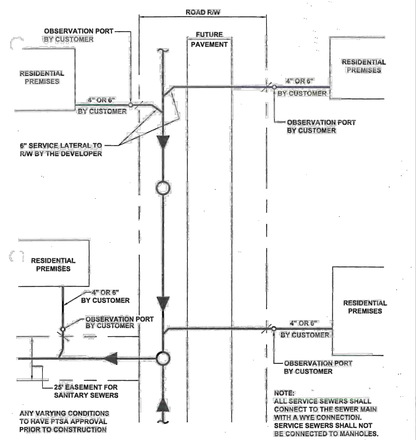
PETERS TOWNSHIP SANITARY AUTHORITY	STANDARD CAST IRON MANHOLE FRAME AND COVER
Not to scale / March 2004	Standard Detail SD-015



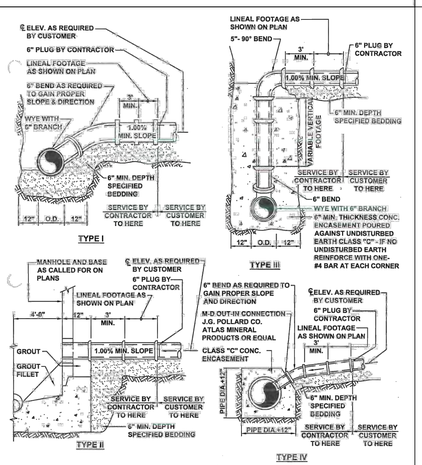
PETERS TOWNSHIP SANITARY AUTHORITY	WATERTIGHT MANHOLE (WT) FRAME AND COVER
Not to scale / March 2004	Standard Detail SD-016



PETERS TOWNSHIP SANITARY AUTHORITY	MANHOLE INFLOW PROTECTOR
Not to scale / March 2004	Standard Detail SD-017



PETERS TOWNSHIP SANITARY AUTHORITY	SERVICE LINE CONNECTIONS
Not to scale / March 2004	Standard Detail SD-019



PETERS TOWNSHIP SANITARY AUTHORITY	SERVICE CONNECTIONS
Not to scale / March 2004	Standard Detail SD-021

GENERAL NOTES:

1. PROVIDE 0.2' DROP ACROSS MANHOLE UNLESS OTHERWISE SPECIFIED.
2. INSTALL PIPE STUBS AT MANHOLES FOR FUTURE EXTENSIONS A MINIMUM OF 4 FEET LONG. DO NOT GROUT EXTENSION STUB PIPE INSIDE OR OUTSIDE THE MANHOLE.
3. PROVIDE VENT HOLE IN CENTER OF LID OF END-OF-LINE MANHOLES.
4. ALL PVC PIPES SHALL BE ASTM-D3034 SDR 35 UNLESS OTHERWISE SPECIFIED.
5. FLAT TOP MANHOLES ARE NOT PERMITTED UNLESS OTHERWISE SPECIFIED.
6. EXISTING MANHOLES THAT DO NOT ADEQUATELY ACCOMMODATE THE PROPOSED SEWER EXTENSIONS SHALL BE REQUIRED TO BE CLEANLY CORE DRILLED AND A FLEXIBLE BOOT INSTALLED AS WELL AS ANY REQUIRED MODIFICATIONS OF THE INVERT OR FLOW CHANNEL TO ENSURE A SMOOTH TRANSITION AND TO THE AUTHORITY'S SATISFACTION.
7. MAXIMUM DISTANCE BETWEEN MANHOLES SHALL BE 400 FEET.
8. CONCRETE ANCHORS SHALL BE PROVIDED WHEN PIPE SLOPES EXCEED 20%. THE REQUIRED NUMBER AND SPACING OF THE ANCHORS SHALL BE COMMENSURATE WITH THE PREVAILING PADEP PUBLISHED REQUIREMENTS.
9. THE DETAIL SHEET IDENTIFIES THE MOST COMMONLY USED DETAILS, HOWEVER, THE FULL SPECIFICATIONS AND OTHER STANDARD DETAILS CONTAINED IN APPENDIX A OF THE AUTHORITY'S MOST CURRENT RULES AND REGULATIONS APPLY.

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593 RUGH STREET
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www.kdhengineers.com

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER W. HAMM
ENGINEER
PE-060435

REVISIONS:

REV	DATE	DESCRIPTION
11	8/8/2023	ADDRESS SAN. SEWER COMMENTS
2	2/9/2023	PETERS TOWNSHIP SUBMISSION
3	3/14/2023	ADDRESS WCCD COMMENTS
4	3/29/2023	REMOVE TRAFFIC CIRCLES
5	4/13/2023	PETERS TOWNSHIP SUBMISSION
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10	7/31/2023	ADDITIONAL RIGHT-OF-WAY

CLIENT:
339 JUSTABOUT LAND CO., LLC
333 TECHNOLOGY DRIVE, SUITE 108
CANONSBURG, PA 15317

TUSCANY II

PETERS TOWNSHIP, WASHINGTON COUNTY, PA

PROJ NO: 291-001-21
DATE: 11/9/2022
DRAWN BY: RAM
CHECKED BY: CWH

SHEET TITLE:
SANITARY SEWER DETAILS

SHEET NO.
D7.5

S:\PROJECTS\291-001-21-HABEN PROPERTY-TUSCANY 2\DRAWINGS\291-001-21-BASE NORTH--230808.DWG

TUSCANY II

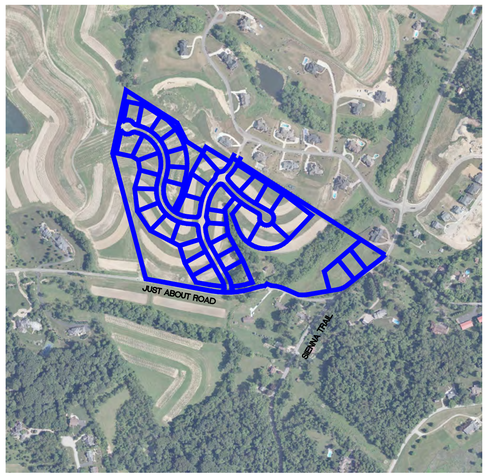
POST CONSTRUCTION STORMWATER MANAGEMENT

PETERS TOWNSHIP, WASHINGTON COUNTY

PENNSYLVANIA

PREPARED FOR:

339 JUSTABOUT LAND CO., LLC



VICINITY MAP

SCALE: 1"=500'

SHEET NO.	TITLE
D8.0	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN COVER SHEET
D0.1	GENERAL NOTES AND LEGENDS
D1.0	EXISTING CONDITIONS PLAN
D4.0	STANDARD CONSTRUCTION DETAILS
D4.1	STANDARD CONSTRUCTION DETAILS
D5.0	OVERALL UTILITY PLAN
D6.0	OVERALL STORM SEWER SYSTEM PLAN
D6.1	STORM SEWER PLAN & PROFILES – WEST
D6.2	STORM SEWER PROFILES – WEST
D6.3	STORM SEWER PLAN – EAST
D6.4	STORM SEWER PROFILES – EAST
D6.5	STORM SEWER PROFILES – EAST
D6.6	STORM SEWER DETAILS
D8.1	OVERALL PCSM PLAN
D8.2	PCSM PLAN – INFILTRATION BASIN
D8.3	PCSM PLAN – INFILTRATION BASIN
D8.4	PCSM PLAN – ON LOT SUMPS

NPDES PERMIT

LIMITS OF DISTURBANCE: 33.54 ACRES
1,461,133 SQ. F.T.

NPDES PERMIT BOUNDARY: 33.74 ACRES
1,469,433 SQ. FT.

NOTES:

1. ALL PROPOSED GRADES, ELEVATIONS, AND SLOPES, AS WELL AS ALL ASSOCIATED ENGINEERING ASSUMPTIONS, ARE BASED SOLELY AND EXCLUSIVELY UPON LOCAL AND NATIVE SOIL CONDITIONS FOUND AR THE SPECIFIC PROJECT LOCATION, AND SUPPORTING INFORMATION FROM THE "WESTMORELAND COUNTY PENNSYLVANIA –SOIL SURVEYED "PREPARED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE (ISSUED NOVEMBER, 1968), AS WELL AS ADDITIONAL INFORMATION FROM THE NRCS'S WEB SOIL SURVEY WEBSITE.
2. 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 INTERPRETATION OF ALL ISSUES RELATED TO GEOTECHNICAL ENGINEERING AND CONSTRICTION ACTIVITIES.
3. IN ADDITION, INFILTRATION CAPACITY OF NATIVE SOILS HAVE BEEN ASSUMED AND EVALUATED (BY OTHERS) BASED UPON THE ABOVE REFERENCED SOURCES. DUE TO THE NATURE OF STRUCTURAL BMP'S DESIGNED FOR INSTALLATION AND UTILIZATION ON THE PROJECT SITE EXTENSIVELY MINIMAL INFILTRATION IS ANTICIPATED. THE CONTRACTOR SHALL TAKE EXTREME CAUTION AND CARE WHEN PERFORMING CONSTRUCTION ACTIVITIES IN THE AREAS OF STRUCTURAL BMP IMPLEMENTATION, AND SHALL ADHERE TO THE RECOMMENDED CONSTRUCTION PROCEDURES AND AVOIDANCE MEASURES CONTAINED WITHIN THE APPROVED CONSTRUCTION DOCUMENTS.
4. ALL STORM DRAIN/CATCH BASIN/INLET STRUCTURES TO BE CONSTRUCTED AND FITTED WITH BICYCLE SAFE FRAME AND GRATING, UNLESS NOTED OTHERWISE.
5. THE DRAWING IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAND NAD).

STORMWATER MANAGEMENT NOTES:

NO PERSON, INCLUDING THE LANDOWNER, SHALL ALTER OR REMOVE THE STORMWATER MANAGEMENT FIXTURES WITHOUT PRIOR WRITTEN APPROVAL BY PETERS TOWNSHIP.

THE OPERATION AND MAINTENANCE (O&M) AGREEMENT FOR THE STORMWATER MANAGEMENT CONTROLS IS PART OF THE STORMWATER MANAGEMENT PLAN.

RECORD DRAWINGS AND DOCUMENTATION WILL BE PROVIDED FOR ALL STORMWATER MANAGEMENT FACILITIES PRIOR TO THE RELEASE OF THE SURETY BOND AND AN ISSUANCE OF AN OCCUPANCY PERMIT.

THE STORMWATER MANAGEMENT POND AND RAIN GARDEN OPERATIONS AND MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER / DEVELOPER DURING THE CONSTRUCTION PHASE. ONCE THE CONTROLS ARE INSTALLED, WORKING PROPERLY, AND APPROVED, RECORD DRAWINGS WILL BE COMPLETED AND THE OWNERSHIP WILL BE THEN TRANSFERRED TO PETERS TOWNSHIP.

PCSM DESIGN NOTE:

THIS PLAN HAS BEEN PREPARED BY KDH ENGINEERS, WHO'S EMPLOYEES HAVE DECADES OF COMBINED EXPERIENCE PREPARING AND DESIGNING POST CONSTRUCTION STORMWATER MANAGEMENT PLANS IN PENNSYLVANIA AND SURROUNDING STATES.

THE PCSM BMP'S WILL BE INSTALLED TO PRESERVE THE INTEGRITY OF DOWNSTREAM STREAM CHANNELS AND MAINTAIN AND PROTECT THE PHYSICAL, BIOLOGICAL AND CHEMICAL QUALITIES OF THE RECEIVING STREAMS.

MINIMIZE IMPERVIOUS AREAS

KDH WORKED CLOSELY WITH THE OWNER TO MINIMIZE THE IMPERVIOUS AREA, TO THE MAXIMUM EXTENT PRACTICAL, WHILE STILL MEETING THE REQUIREMENTS OF THE PROJECT.

MINIMIZE THE EXTENT AND DURATION OF THE EARTH DISTURBANCE.

TO MINIMIZE THE EXTENT AND DURATION OF THE EARTH DISTURBANCE THE CONSTRUCTION SEQUENCE REQUIRES IMMEDIATE INSTALLATION OF THE PAVEMENT SUB BASE UPON REACHING FINAL GRADE, TO STABILIZATION THE SITE QUICKLY.

THE CONSTRUCTION SEQUENCE STATES THAT " UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY FOR 4–DAYS THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED."

MAXIMIZE PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION.

VEGETATION WILL ONLY BE REMOVED FROM AREAS WHICH ARE INSIDE THE LIMIT OF DISTURBANCE. PROTECTION OF THE EXISTING DRAINAGE FEATURES WILL BE PERFORMED THROUGH E&S BMP PERIMETER CONTROLS, SUCH AS SILT SOCKS.

MINIMIZE SOIL COMPACTION.

THE LOCATION OF THE PCSM INFILTRATION AREAS, WHICH WILL BE USED AS PCSM INFILTRATION DEVICE(S), IS SHOWN ON THE PLAN. THE LOCATION IS MARKED AS "AREA TO BE PROTECTED FROM EXCESSIVE COMPACTION."

KDH CONSULTING ENGINEERS, INC
593 RUGH STREET
GREENSBURG, PA 15601
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www.kdhengineers.com

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER W. HAMM
ENGINEER
PE–060435

REVISIONS:		
REV	DATE	DESCRIPTION
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9	6/30/2023	ADDRESS WCCD GP COMMENTS
8	6/6/2023	PETERS TOWNSHIP L.D. COMMENTS
7	6/2/2023	PETERS TOWNSHIP L.D. COMMENTS
6	5/26/2023	PETERS TOWNSHIP PLANNING COMMENTS
5	4/13/2023	PETERS TOWNSHIP SUBMISSION
4	3/29/2023	REMOVE TRAFFIC CIRCLES
3	3/14/2023	ADDRESS WCCD COMMENTS
2	2/9/2023	PETERS TOWNSHIP SUBMISSION
11	8/8/2023	ADDRESS SAN. SEWER COMMENTS

CLIENT:
339 JUSTABOUT LAND CO., LLC
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CANONSBURG, PA 15317

TUSCANY II

PETERS TOWNSHIP,
WASHINGTON COUNTY, PA

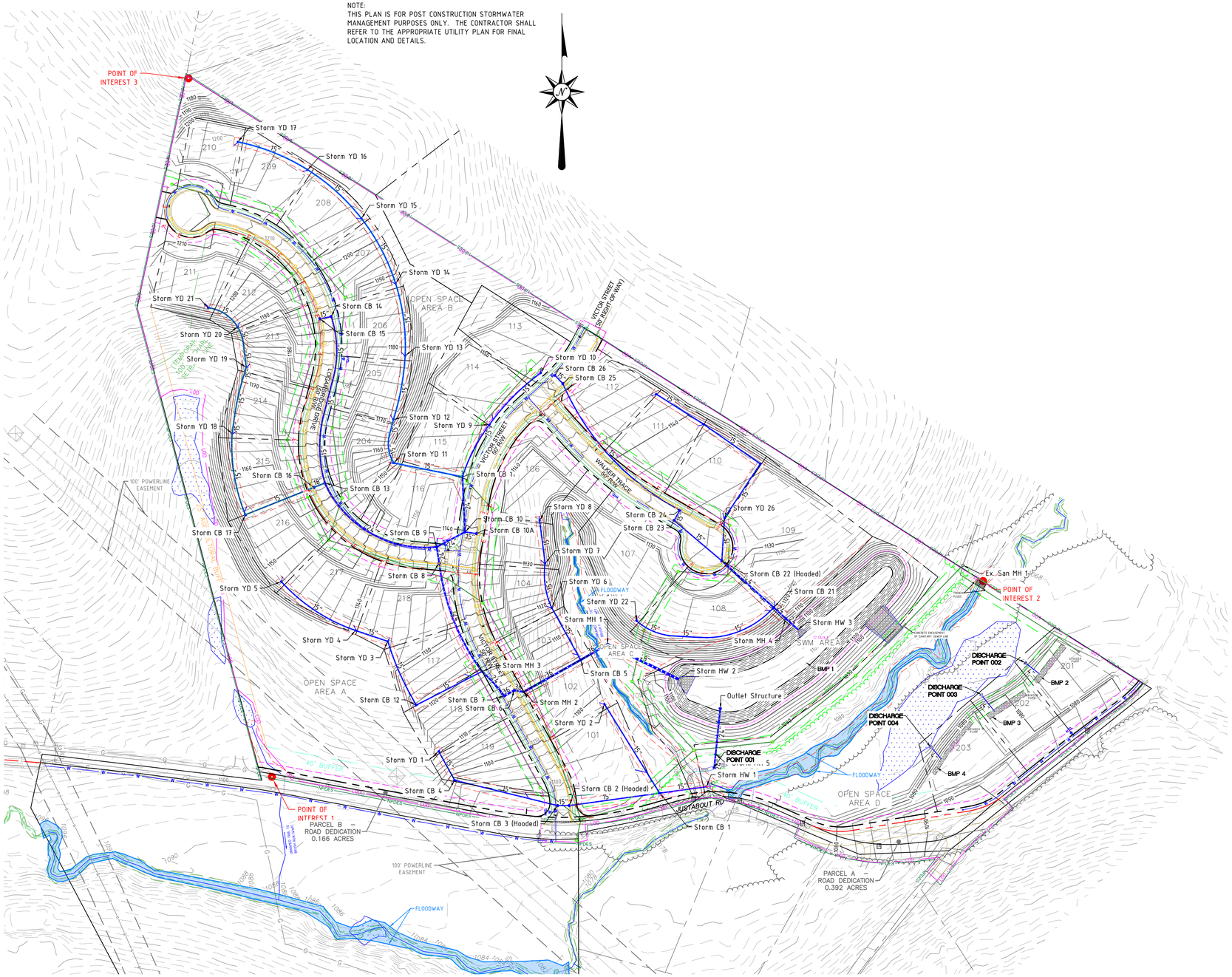
PROJ NO: 291–001–21
DATE: 11/9/2022
DRAWN BY: RAM
CHECKED BY: CWH

SHEET TITLE:
PCSM COVER SHEET

SHEET NO.
D8.0

S:\PROJECTS\291–001–21–HABEN PROPERTY–TUSCANY 2\DRAWINGS\291–001–21–BASE NORTH––230808.DWG

NOTE:
THIS PLAN IS FOR POST CONSTRUCTION STORMWATER MANAGEMENT PURPOSES ONLY. THE CONTRACTOR SHALL REFER TO THE APPROPRIATE UTILITY PLAN FOR FINAL LOCATION AND DETAILS.



0' 100' 200' 300'
GRAPHIC SCALE 1" = 100'

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5. THE DRAWING IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAND NAD).
6. ALL CUT AND FILLS SHALL BE COMPLETED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER.
7. ROCK APRONS SHALL BE INSTALLED WITH 0% SLOPE.

OWNER

339 JUSTABOUT LAND CO., LLC
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(412) 880-1025
CONTACT: MARK HOSKINS

PROJECT ENGINEER

KDH CONSULTING ENGINEERS, INC.
593 RUGH STREET, LOWER LEVEL
GREENSBURG, PA 15601
(724) 493-5041
CONTACT: CHRISTOPHER W. HAMM, P.E.

RECEIVING WATERS

THE SITE IS LOCATED WITHIN THE BRUSH RUN WATERSHED, HAVING A CHAPTER 93 WATERSHED CLASSIFICATION OF WARM WATER FISHERY (WWF). BRUSH RUN WATERSHED IS AN IMPAIRED WATERSHED, ALL BMP'S ARE TO FOLLOW ABACT DETAILS AND NOTES.

FLOODPLAIN

THE SITE IS LOCATED IN ZONE X – AREA OF MINIMAL FLOOD HAZARD PER FIRM MAP NUMBER 42125C0214E WITH AN EFFECTIVE DATE OF 9/30/2015.

NPDES PERMIT

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1,461,133 SQ. F.T.

NPDES PERMIT BOUNDARY: 33.74 ACRES
1,469,433 SQ. FT.

UTILITY NOTES:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY OF OBSERVED EVIDENCE ONLY. THE PLANS MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE PLANS FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

I, CHRISTOPHER W. HAMM, P.E., HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN SUBSTANTIALLY MEETS ALL DESIGN STANDARDS AND CRITERIA OF PETERS TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

Know what's below. Call before you dig.

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TUSCANY II

PETERS TOWNSHIP,
WASHINGTON COUNTY, PA

PROJ NO: 291-001-21
DATE: 11/9/2022
DRAWN BY: RAM
CHECKED BY: CWH

SHEET TITLE:
OVERALL PCSM PLAN

SHEET NO.
D8.1

S:\PROJECTS\291-001-21-HABEN PROPERTY-TUSCANY 2\DRAWINGS\291-001-21-BASE NORTH--230808.DWG

OWNER

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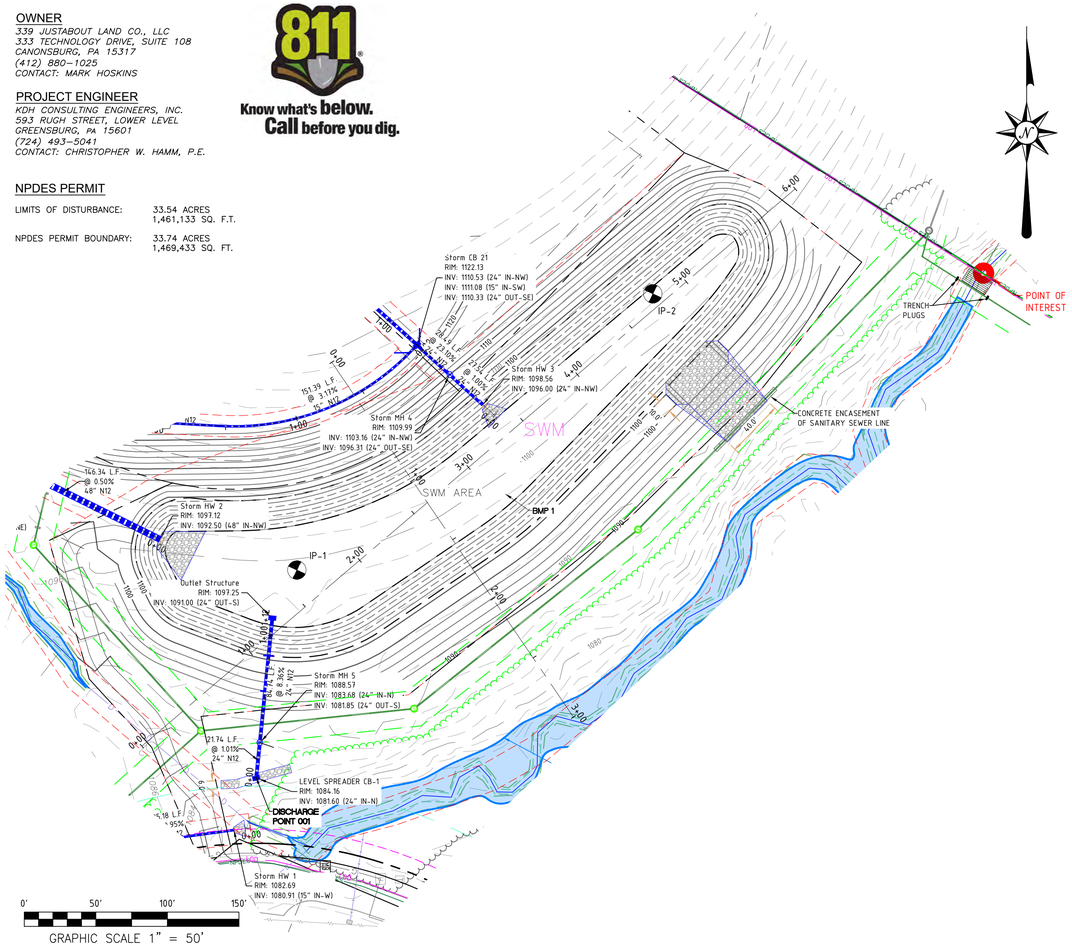
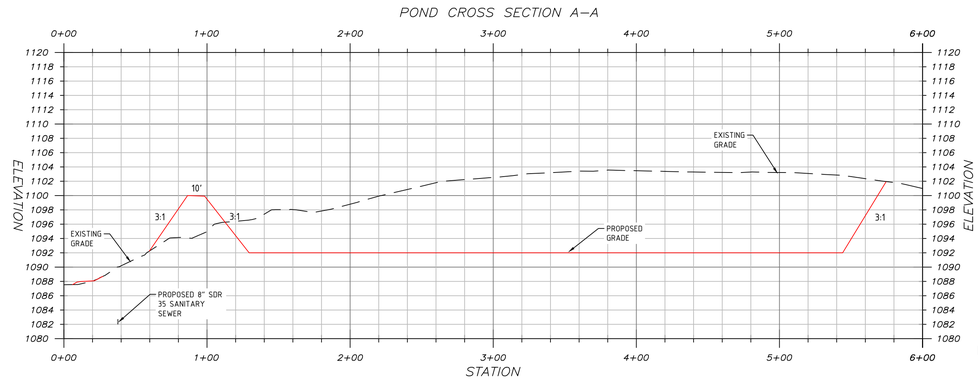
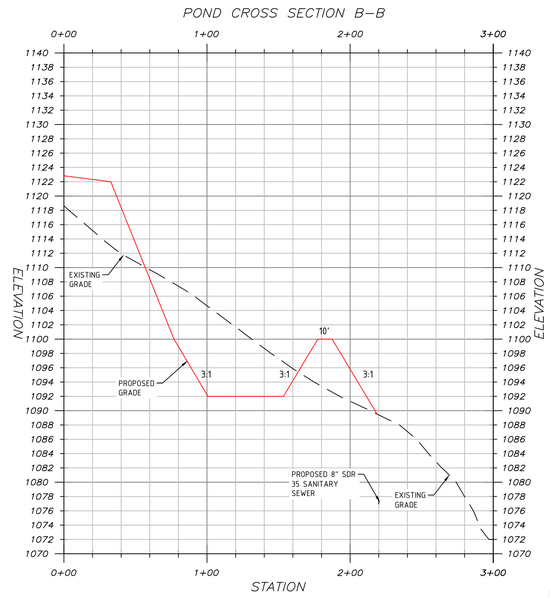


INFILTRATION BASIN

SCALE : 1" = 50'





CONSTRUCTION SEQUENCE

1. PROTECT INFILTRATION BASIN AREA FROM COMPACTION PRIOR TO INSTALLATION.
2. IF POSSIBLE, INSTALL INFILTRATION BASIN DURING LATER PHASES OF SITE CONSTRUCTION TO PREVENT SEDIMENT LADEN WATER FROM ENTERING INLETS AND PIPES.
3. INSTALL AND MAINTAIN PROPER EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION.
4. IF NECESSARY, EXCAVATE INFILTRATION BASIN BOTTOM TO AN UNCOMPACTED SUBGRADE FREE FROM ROCKS AND DEBRIS. DO NOT COMPACT SUBGRADE.
5. INSTALL OUTLET CONTROL STRUCTURES.
6. SEED AND STABILIZE TOPSOIL (VEGETATE IF APPROPRIATE WITH NATIVE PLANTINGS.)
7. DO NOT REMOVE INLET PROTECTION OR OTHER EROSION AND SEDIMENT CONTROL MEASURES UNTIL SITE IS FULLY STABILIZED.

MAINTENANCE ISSUES

1. CATCH BASINS AND INLETS (UPGRADIENT OF INFILTRATION BASIN) SHOULD BE INSPECTED AND CLEANED AT LEAST FOUR TIMES PER YEAR AND AFTER RUNOFF EVENTS.
2. VEHICLES SHOULD NOT BE PARKED OR DRIVEN ON AN INFILTRATION BASIN, AND CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY MOWERS.
3. INSPECT THE BASIN AFTER RUNOFF EVENTS AND MAKE SURE THAT RUNOFF DRAINS DOWN WITHIN 72 – 96 HOURS. MOSQUITOES SHOULD NOT BE A PROBLEM IF THE WATER DRAINS IN 72 – 96 HOURS. MOSQUITOES REQUIRE A CONSIDERABLY LONG BREEDING PERIOD WITH RELATIVELY STATIC WATER LEVELS.
4. ALSO INSPECT FOR ACCUMULATION OF SEDIMENT, DAMAGE TO OUTLET CONTROL STRUCTURES, EROSION CONTROL MEASURES, SIGNS OF WATER CONTAMINATION/SPILLS, AND SLOPE STABILITY IN THE BERMS.
5. MOW ONLY AS APPROPRIATE FOR VEGETATIVE COVER SPECIES.
6. REMOVE ACCUMULATED SEDIMENT FROM BASIN AS REQUIRED. RESTORE ORIGINAL CROSS SECTION AND INFILTRATION RATE. PROPERLY DISPOSE OF SEDIMENT.

DEWATERING ISSUES

1. INSPECT THE BASIN AFTER RUNOFF EVENTS AND MAKE SURE THAT RUNOFF DRAINS DOWN WITHIN 72–96 HOURS. MOSQUITO'S SHOULD NOT BE A PROBLEM IF THE WATER DRAINS IN 72–96 HOURS. MOSQUITOES REQUIRE A CONSIDERABLY LONG BREEDING PERIOD WITH RELATIVELY STATIC WATER LEVELS.
2. IF THE BASIN HAS NOT DRAINED DOWN COMPLETELY WITHIN THE 72–96 HOURS AFTER THE RUNOFF EVENT ENDS. THE VALVE ON THE UNDERDRAIN SHALL BE OPENED TO ALLOW FOR THE UNDERDRAIN TO RELEASE THE REMAINING VOLUME OF WATER IN THE BASIN.
3. ONCE THE BASIN HAS DRAINED, THE VALVE ON THE UNDERDRAIN SHALL BE CLOSED.
4. BASIN SHALL BE MONITORED DURING FUTURE RUNOFF EVENTS TO ENSURE DEWATERING ISSUES DO NOT CONTINUE.

NOTES:

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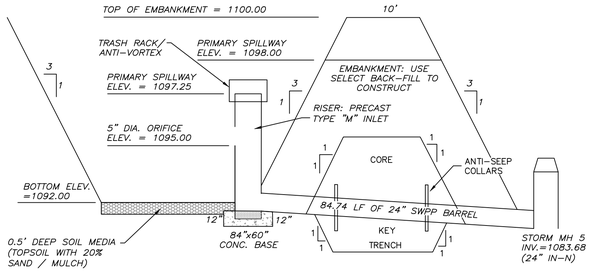
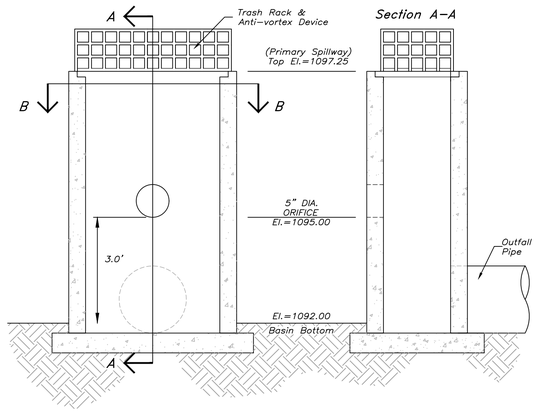
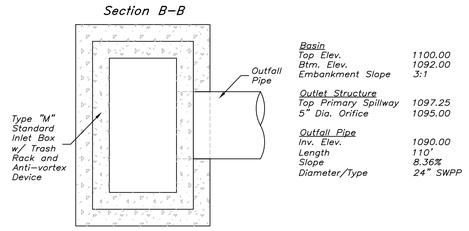
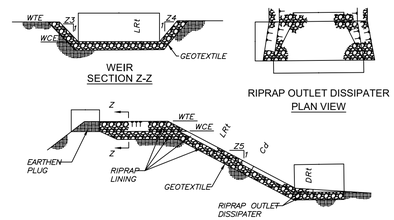


TYPICAL POND SECTION — NOT TO SCALE — 1 / D7.2





OUTLET STRUCTURE — NOT TO SCALE — 2 / D8.2



EMBANKMENT SECTION ALONG EMERGENCY SPILLWAY

	WEIR				LINING		CHANNEL		DISSIPATER			
BASIN NO.	Z3 (FT)	Z4 (FT)	TOP ELEV WTE (FT)	CREST ELEV WCE (FT)	WIDTH Ww (FT)	RIPRAP SIZE (R_{--})	RIPRAP THICK. LR1 (IN)	Z5 (FT)	DEPTH Cd (FT)	LENGTH DI (FT)	WIDTH Dw (FT)	RIPRAP SIZE (R_{--})	RIPRAP THICK. DR1 (IN)
1	2	2	1100.00	1098.00	40	5	24	2	2	17	40	5	27

DIMENSION PI SHALL BE 5' MINIMUM.

DISPLACED RIPRAP WITHIN THE SPILLWAY AND/OR OUTLET CHANNEL SHALL BE REPLACED IMMEDIATELY.

EMERGENCY SPILLWAY WITH RIPRAP — NOT TO SCALE — 3 / D8.2

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REVISIONS:

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PCSM PLAN - INFILTRATION BASIN

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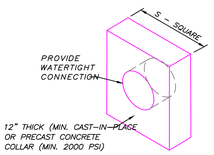
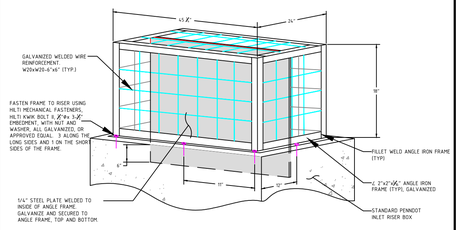


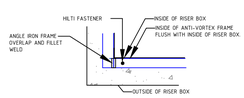
ALL COLLARS SHALL BE INSTALLED SO AS TO BE WATERTIGHT.

COLLAR SIZE AND SPACING SHALL BE AS INDICATED BELOW.

Basin No.	Pipe Size (in)	S (in)	No. of Collars	Distance Riser to 1st Collar (ft)	Collar Spacing (ft)
3	24	84	2	25	25

7/16 CONCRETE ANTI-SEEP COLLAR FOR PERMANENT BASINS (N.T.S.)

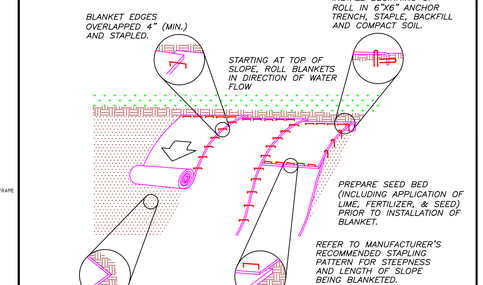




FRAME TO RISER CONNECTION (PLAN VIEW)

NOTES:
1. STEEL ANTI-VORTEX PLATE SHALL EXTEND INTO RISER 6".
2. STEEL ANTI-VORTEX PLATE SHALL BE WELDED AT THE MIDPOINT OF THE SHORT SIDE OF THE FRAME.
3. TRASH RACK MAY BE CONSTRUCTED OF ALUMINUM. DESIGN MUST BE APPROVED BY ENGINEER PRIOR TO CONSTRUCTION.
4. WELDED WIRE REINFORCING TO CONFORM TO ASTM A185.
5. STEEL ANGLES AND PLATE TO CONFORM TO ASTM A36.

S 3E PERMANENT STORMWATER FACILITY TRASH RACK & ANTI-VORTEX DEVICE (N.T.S.)



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.

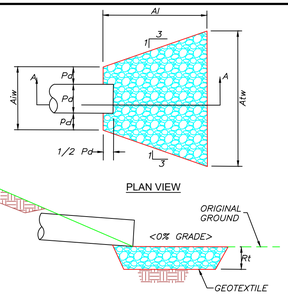
SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.

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.

11-1 EROSION CONTROL BLANKET INSTALLATION (N.T.S.)



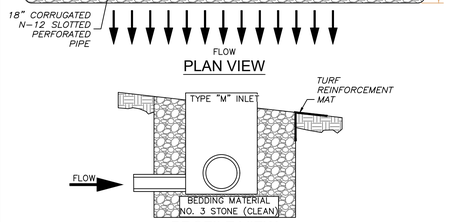
OUTLET NO.	PIPE DIA Pd (IN)	RIPRAP SIZE (R-___)	RIPRAP THICK. Rt (IN)	APRON LENGTH Al (FT)	APRON INITIAL WIDTH Aiw (FT)	APRON TERMINAL WIDTH Atw (FT)
SLOPE PIPE 1	18	R-4	18	12.0	4.5	16.5
CHANNEL A	–	R-4	18	12.0	4.5	16.5
T.S. BERM 2	–	R-4	18	14.0	4.5	18.5
SED. BASIN 1	15	R-5	27	15.0	3.75	18.75
SLOPE PIPE 2	36	R-5	27	20.0	9.0	29.0
CHANNEL B	–	R-4	18	12.0	4.0	16.0
H.W.-1	15	R-3	9	8.0	3.75	11.75
H.W.-2	48	R-6	36	26.0	12.0	38.0
H.W.-3	24	R-4	18	12.0	6.0	18.0
LOT 201	4	R-3	9	6.0	1.0	7.0
LOT 202	4	R-3	9	6.0	1.0	7.0
LOT 203	4	R-3	9	6.0	1.0	7.0

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.

EXTEND RIPRAP ON BACK SIDE OF APRON TO AT LEAST ½ DEPTH OF PIPE ON BOTH SIDES TO PREVENT SCOUR AROUND THE PIPE.

9-2 RIPRAP APRON AT PIPE OUTLET WITHOUT FLARED ENDWALL (N.T.S.)



NOTES:
1. WHEN INSTALLING PERFORATED PIPE (LEVEL), AREA SHOULD BE CAREFULLY EXCAVATED INTO THE EXISTING GRADE TO MAINTAIN A LEVEL LIP. A RIGID LIP MAY ALSO BE UTILIZED, AS APPROPRIATE.
2. TURF REINFORCEMENT MAT SHOULD BE INSTALLED DOWN SLOPE OF LIP.
3. PERFORATED PIPES SHOULD INCLUDE END TREATMENTS CONSISTING OF CLEAN-OUTS OR TYPE-M INLETS, WHICH CAN ALSO HELP ACCOMMODATE FUTURE MAINTENANCE.

FACILITY	L (FT)	W (FT)
BASIN 1	50'	6'

9-1 LEVEL SPREADER WITH SUBSURFACE DISCHARGE (N.T.S.)

ERNEST 180 RAIN GARDEN MIX

Mix Composition

33.4% Schizachyrium scoparium, 'Itasca', MN Ecotype (Little Bluestem, 'Itasca', MN Ecotype)
20.0% Elymus virginicus, 'Madison' (Virginia Wildrye, 'Madison')
7.0% Carex vulpinoidea, PA Ecotype (Fox Sedge, PA Ecotype)
5.6% Chasmanthium latifolium. WV Ecotype (River Oats, WV Ecotype)
5.5% Echinacea purpurea (Purple Coneflower)
3.0% Chamaecrista fasciculata, PA Ecotype (Partridge Pea, PA Ecotype)
3.0% Coreopsis lanceolata (Lanceleaf Coreopsis)
3.0% Panicum clandestinum, Tioga (Deertongue, Tioga)
3.0% Panicum rigidulum, PA Ecotype (Redtop Panicgrass, PA Ecotype)
3.0% Rudbeckia hirta (Blackeyed Syusan)
3.0% Verbena hastat, PA Ecotype (Blue Vervain, PA Ecotype)
2.0% Heliopsis helianthoides, PA Ecotype (Oxeye Sunflower, PA Ecotype)
1.8% Asclepias incarnate, PA Ecotype (Swamp Milkweed, PA Ecotype)
1.0% Carex scoparia, PA Ecotype (Blunt Broom Sedge, PA Ecotype)
1.0% Senna hebecarpa, VA & WV Wcotype (Wild Senna, VA & WV Ecotype)
0.7% Pycnanthemum tenuifolium (Narrowleaf Mountainmint)
0.5% Aster novae-anglia, PA Ecotype (New England Aster, PA Ecotype)
0.5% Aster prenanthoides, PA Ecotype (Zigzag Aster, PA Ecotype)
0.5% Baptisia australis, Southern WV Ecotype (Blue False Indigo, Southern WV Ecotype)
0.5% Zizia aurea (Golden Alexanders)
0.4% Monarda fitulosa, Fort Indiantown Gap-PA Ecotype (Wild Bergamot, Fort Indiantown Gap-PA Ecotype)
0.3% Helenium autumnale, PA Ecotype (Common Sneezeweed, PA Ecotype)
0.3% Juncus tenuis, PA Ecotype (Path Rush, PA Ecotype)
0.2% Eupatorium perfoliatum, PA Ecotype (Boneset, PA Ecotype)
0.2% Juncus effusus (Soft Rush)
0.2% Oenothera fruticosa var, fruticose (Sundrops)
0.2% Solidago nemoralis, PA Ecotype (Gray Goldenrod, PA Ecotype)
0.2% Solidago rugosa, PA Ecotype (Wrinkleaf Goldenrod, PA Ecotype)

General Product Information:
The native perennial forbs and grasses provide food and cover for rain garden biodiversity. Mix formulations are subject to change without notice depending on the availability of existing and new products. While the formula may change, the guiding philosophy and function of the mix will not.

Item Number: ERNMX-180
Height: 0.3 – 5.0 Feet
Seeding Rate: 20 lb per acre with a cover crop of grain rye at 30 lb per acre

Ernest Conservation Seeds, Inc. | 8884 Mercer Pike, Meadville PA 16335

Know what's below. Call before you dig.

KDH CONSULTING ENGINEERS, INC
593 RUGH STREET
GREENSBURG, PA 15601
P: 878-295-8914 F:724-514-7047
www.kdhengineers.com

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER W. HAMM
ENGINEER
PE-060435

REVISIONS:

REV	DATE	DESCRIPTION
11	8/8/2023	ADDRESS SAN. SEWER COMMENTS
2	2/9/2023	PETERS TOWNSHIP SUBMISSION
3	3/14/2023	ADDRESS WCCD COMMENTS
4	3/29/2023	REMOVE TRAFFIC CIRCLES
5	4/13/2023	PETERS TOWNSHIP SUBMISSION
6	5/26/2023	PETERS TOWNSHIP PLANNING COMMENTS
7	6/2/2023	PETERS TOWNSHIP L.D. COMMENTS
8	6/8/2023	PETERS TOWNSHIP L.D. COMMENTS
9	6/30/2023	ADDRESS WCCD GP COMMENTS
10	7/31/2023	ADDITIONAL RIGHT-OF-WAY

CLIENT:
339 JUSTABOUT LAND CO., LLC
333 TECHNOLOGY DRIVE, SUITE 108
CANONSBURG, PA 15317

TUSCANY II

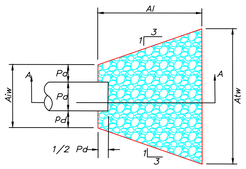
PETERS TOWNSHIP,
WASHINGTON COUNTY, PA

PROJ NO: 291-001-21
DATE: 11/9/2022
DRAWN BY: RAM
CHECKED BY: CWH

SHEET TITLE:
PCSM PLAN - INFILTRATION BASIN

SHEET NO.
D8.3

S:\PROJECTS\291-001-21-HABEN PROPERTY-TUSCANY 2\DRAWINGS\291-001-21-BASE NORTH--230808.DWG



OUTLET NO:	PIPE DIA. Pd (IN)	RIPRAP		APRON		
		SIZE (R–_)	THICK Rt (IN)	LENGTH Al (FT)	INITIAL WIDTH Aw (FT)	TERMINAL WIDTH Aw (FT)
LOT 201	4	R–3	9	6	1	7
LOT 202	4	R–3	9	6	1	7
LOT 203	4	R–3	9	6	1	7

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EXTEND RIPRAP ON BACK SIDE OF APRON TO AT LEAST ½ DEPTH OF PIPE ON BOTH SIDES TO PREVENT SCOUR AROUND THE PIPE.

9–2 RIPRAP APRON AT PIPE OUTLET WITHOUT FLARED ENDWALL (N.T.S.)

OWNER
339 JUSTABOUT LAND CO., LLC
333 TECHNOLOGY DRIVE, SUITE 108
CANONSBURG, PA 15317
(412) 880–1025
CONTACT: MARK HOSKINS

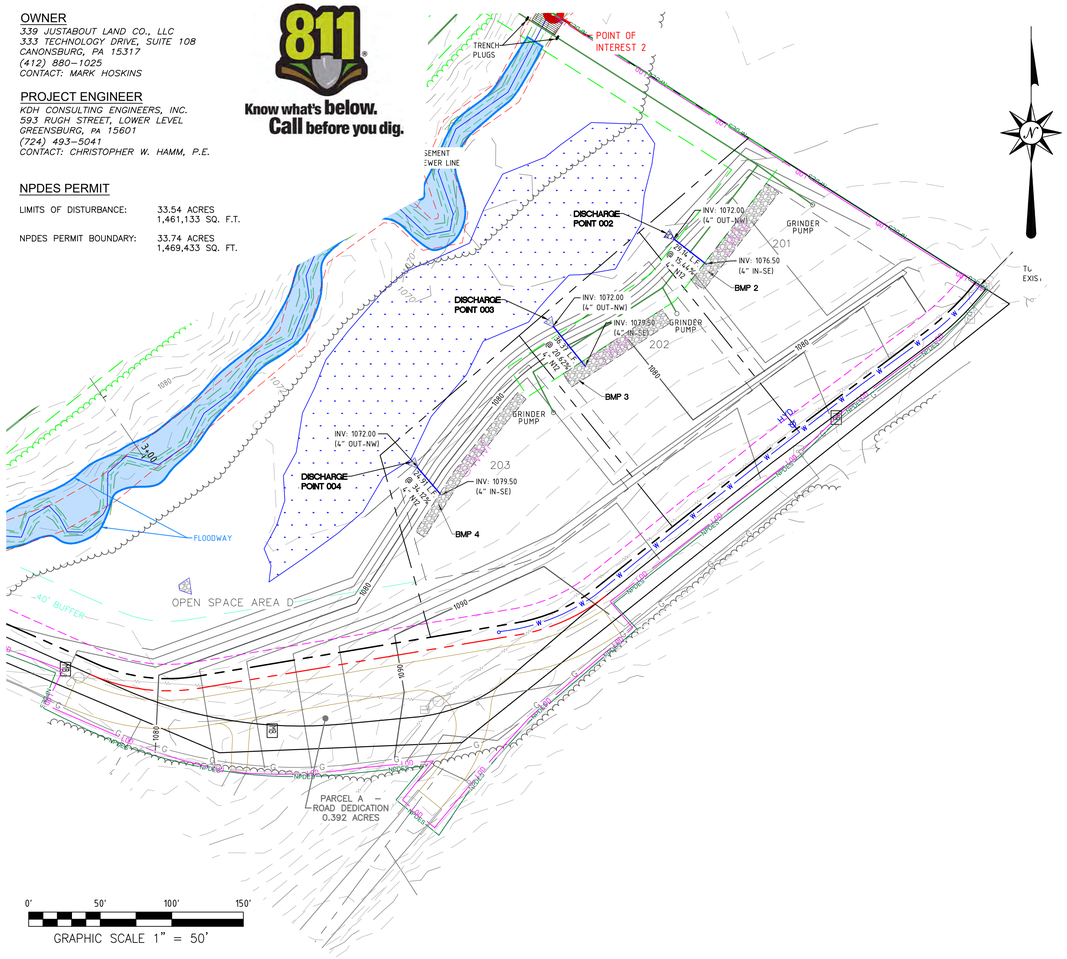
PROJECT ENGINEER
KDH CONSULTING ENGINEERS, INC.
593 RUGH STREET, LOWER LEVEL
GREENSBURG, PA 15601
(724) 493–5041
CONTACT: CHRISTOPHER W. HAMM, P.E.

NPDES PERMIT

LIMITS OF DISTURBANCE: 33.54 ACRES 1,461,133 SQ. F.T.

NPDES PERMIT BOUNDARY: 33.74 ACRES 1,469,433 SQ. FT.

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



CONSTRUCTION SEQUENCE

1. PROTECT INFILTRATION BASIN AREA FROM COMPACTION PRIOR TO INSTALLATION.
2. IF POSSIBLE, INSTALL DRY WELLS DURING LATER PHASES OF SITE CONSTRUCTION TO PREVENT SEDIMENT AND/OR DAMAGE FROM CONSTRUCTION ACTIVITY.
3. INSTALL AND MAINTAIN PROPER EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION.
4. EXCAVATE DRY WELL BOTTOM IN A UNIFORM, LEVEL UNCOMPACTED SUBGRADE FREE FROM ROCKS AND DEBRIS. DO NOT COMPACT SUBGRADE. TO THE GREATEST EXTENT POSSIBLE, EXCAVATION SHOULD BE PERFORMED WITH THE LIGHTEST PRACTICAL EQUIPMENT. EXCAVATION EQUIPMENT SHOULD BE PLACED OUTSIDE THE LIMITS OF THE DRY WELL.
5. COMPLETELY WRAP DRY WELL WITH NONWOVEN GEOTEXTILE. (IF SEDIMENT AND/OR DEBRIS HAVE ACCUMULATED IN DRY WELL BOTTOM, REMOVE PRIOR TO GEOTEXTILE PLACEMENT.) GEOTEXTILE ROLLS SHOULD OVERLAP BY A MINIMUM OF 24 INCHES WITHIN THE TRENCH. FOLD BACK AND SECURE EXCESS GEOTEXTIL DURING STONE PLACEMENT.
6. INSTALL CONTINUOUSLY PERFORATE PIPE, OBSERVATION WELLS, AND ALL OTHER DRY WELL STRUCTURES. CONNECT ROOF LEADERS TO STRUCTURES AS INDICATED ON PLANS.
7. PLACE UNIFORMLY GRADED, CLEAN–WASHED AGGREGATE IN 6" LIFTS, LIGHTLY COMPACTING BETWEEN LIFTS.
8. FOLD AND SECURE NONWOVEN GEOTEXTILE OVER TRENCH, WITH MINIMUM OVERLAP OF 12–INCHES.
9. PLACE 12–INCH LIFT OF APPROVED TOPSOIL OVER TRENCH, AS INDICATED ON THE PLANS.
10. SEED AND STABILIZE TOPSOIL.
11. CONNECT SURCHARGE PIP TO ROOF LEADERS AND POSITION OVER SPLASH BOARD.

MAINTENANCE ISSUES

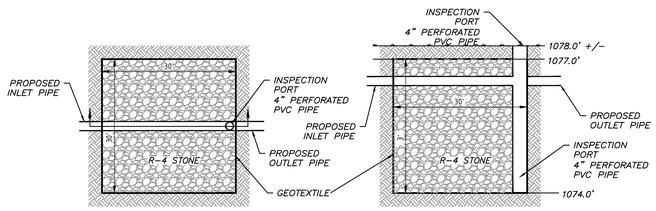
1. INSPECT DRY WELLS AT LEAST FOUR TIMES A YEAR, AS WELL AS AFTER EVERY STORM EXCEEDING 1 INCH.
2. DISPOSE OF SEDIMENT, DEBRIS/TRASH, AND ANY OTHER WASTE MATERIAL REMOVED FROM A DRY WELL AS SUITABLE DISPOSAL/RECYCLING SITES AND IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL WASTE REGULATIONS.
3. EVALUATE THE DRAIN–DOWN TIME OF THE DRY WELL TO ENSURE THE MAXIMUM TIME OF 72 HOURS IS NOT BEING EXCEEDED. IF DRAIN–DOWN TIMES ARE EXCEEDING THE MAXIMUM, DRAIN THE DRY WELL VIA PUMPING AND CLEAN OUR THE PERFORATED PIPING, IF INCLUDED. IF SLOW DRAINING PERSISTS, THE SYSTEM MAY NEED REPLACING.
4. REGULARLY CLEAN OUT GUTTERS AND ENSURE PROPER CONNECTIONS TO FACILITATE THE EFFECTIVENESS OF THE DRY WELL.
5. REPLACE FILTER SCREEN THAT INTERCEPTS ROOF RUNOFF AS NECESSARY.
6. IF AN INTERMEDIATE SUMP BOX EXISTS, CLEAN IT OUT AT LEAST ONCE PER YEAR.

NOTES:

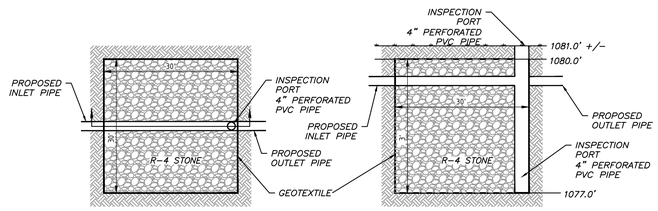
1. THE DRAWING IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83).

LOTS 201, 202, AND 203 ROCK SUMPS

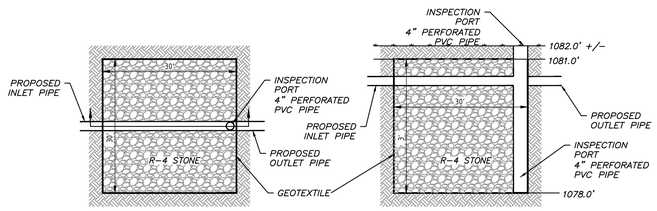
SCALE : 1" = 50'



1 LOT 201 – ROCK SUMP



2 LOT 202 – ROCK SUMP



3 LOT 203 – ROCK SUMP

KDH CONSULTING ENGINEERS, INC
593 RUGH STREET
GREENSBURG, PA 15601
P: 878 295 8914 F:724 514 7047
www.kdhengineers.com

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL CHRISTOPHER W. HAMM ENGINEER PE–060435

REVISIONS:

REV	DATE	DESCRIPTION
11	8/8/2023	ADDRESS SAN. SEWER COMMENTS
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CLIENT:
339 JUSTABOUT LAND CO., LLC
333 TECHNOLOGY DRIVE, SUITE 108
CANONSBURG, PA 15317

TUSCANY II

PETERS TOWNSHIP, WASHINGTON COUNTY, PA

PROJ NO: 291–001–21
DATE: 11/9/2022
DRAWN BY: RAM
CHECKED BY: CWH

SHEET TITLE:
PCSM PLAN - ON LOT SUMPS

SHEET NO.
D8.4

S:\PROJECTS\291–001–21–HABEN PROPERTY–TUSCANY 2\DRAWINGS\291–001–21–BASE NORTH––230808.DWG

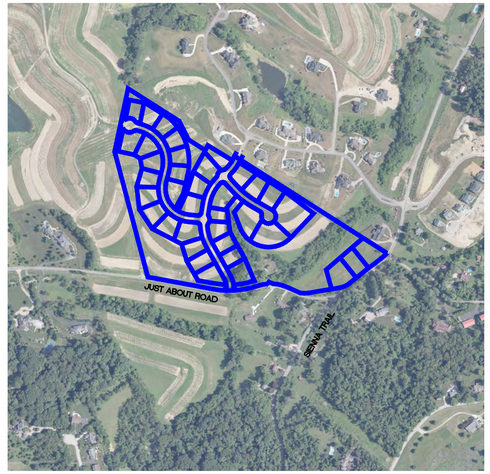
TUSCANY II

EROSION & SEDIMENT CONTROL PLANS

PETERS TOWNSHIP, WASHINGTON COUNTY, PENNSYLVANIA

PREPARED FOR:

339 JUSTABOUT LAND CO., LLC



VICINITY MAP

SCALE: 1"=500'

SHEET NO.	TITLE
D9.0	EROSION AND SEDIMENTATION CONTROL PLAN COVER SHEET
D0.1	GENERAL NOTES AND LEGENDS
D1.0	EXISTING CONDITIONS PLAN
D5.0	OVERALL UTILITY PLAN
D9.1	OVERALL EROSION AND SEDIMENTATION CONTROL PLAN
D9.2	EROSION AND SEDIMENTATION CONTROL NOTES/DETAILS
D9.3	SEDIMENT BASIN DETAILS
D9.4	EROSION AND SEDIMENTATION CONTROL NOTES/DETAILS
D9.5	EROSION AND SEDIMENTATION CONTROL NOTES/DETAILS
D9.6	EROSION AND SEDIMENTATION CONTROL NOTES/DETAILS
D9.7	EROSION AND SEDIMENTATION CONTROL NOTES/DETAILS
D9.8	EROSION AND SEDIMENTATION CONTROL NOTES/DETAILS

LEGEND

- PROPERTY LINE
- LOT LINE
- YARD SETBACK
- EXISTING UTILITY POLE
- EXISTING MAILBOX
- EXISTING GAS MARKER
- EXISTING TELEPHONE PEDESTAL
- EXISTING SANITARY MANHOLE
- EXISTING CATCH BASIN
- 8" SDR 35 EXISTING SANITARY SEWER LINE
- EXISTING STORM PIPE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING WATERLINE
- EXISTING GASLINE
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- EXISTING TREE LINE
- EXISTING TOP OF BANK
- EXISTING BOTTOM OF BANK
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED CATCH BASIN
- PROPOSED SANITARY MANHOLE
- PROPOSED ELECTRIC/TELEPHONE LINE
- PROPOSED ELECTRIC PEDESTAL
- PROPOSED WATERLINE
- PROPOSED GASLINE
- 15" PROPOSED STORM SEWER
- PROPOSED SANITARY LINE
- SANITARY SEWER EASEMENT
- STORM SEWER EASEMENT
- UTILITY EASEMENT
- ASPHALT CURB
- LOD LIMITS OF DISTURBANCE
- NPDES NPDES BOUNDARY
- WETLANDS
- STREAM FLOODWAY

FILL MATERIAL NOTICE:

THE CONSTRUCTION OF THIS SITE WILL NOT REQUIRE EXCESS FILL MATERIAL FROM AN OFFSITE FACILITY. IF ANY FILL MATERIAL IS PROVIDED TO THE SITE, IT SHALL BE FROM A SITE WITH AN APPROVED SEDIMENT AND EROSION CONTROL PLAN APPROVED AND ON FILE AT THE COUNTY CONSERVATION DISTRICT.

1. 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.).
2. ANY PLACEMENT OF CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FP-001 TO CERTIFY THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL.
3. ENVIRONMENTAL DUE DILIGENCE MUST BE PERFORMED TO DETERMINE IF THE FILL MATERIALS ASSOCIATED WITH THE PROJECT QUALIFY AS CLEAN FILL. ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT 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, 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 EXPOSED TO A SPILL OR RELEASE OF A 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'S POLICY "MANAGEMENT OF CLEAN FILL."

EROSION & SEDIMENT CONTROL MAINTENANCE & INSPECTION SCHEDULE:

1. THE SPECIFIC INSPECTION AND MAINTENANCE REQUIREMENTS FOR EACH BMP IS LISTED WITH EACH DETAIL.
2. THE SOIL EROSION FACILITIES SHOWN ON THESE PLANS SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER, HIS HEIRS OR ASSIGNS.
3. ADDITIONAL MAINTENANCE REQUIREMENTS ARE LOCATED WITH PLAN DETAILS AS APPLICABLE.
4. THE OWNER, THE CONTRACTOR OR ASSIGNS SHALL BE RESPONSIBLE FOR CONTINUING MAINTENANCE OF THE FACILITIES WHICH SHALL INCLUDE SUCH ITEMS AS MOWING, CLEANING AND REMOVING SEDIMENT AND/OR DEBRIS. ALL SEDIMENTS SHALL BE STOCKPILED AND SEEDED AND WILL BE USED IN FINAL GRADING. ALL DEBRIS SHALL BE RECYCLED OR DISPOSED OF IN A LANDFILL.
5. THE OWNER, CONTRACTOR OR ASSIGNS SHALL INSPECT AND/OR REPAIR THE FACILITIES WEEKLY AND AFTER EACH STORM EVENT. THE OWNER, CONTRACTOR OR ASSIGNS SHALL ALSO BE RESPONSIBLE FOR REPARATION OF ANY STRUCTURAL DAMAGES OR FAILURE WHICH MAY OCCUR AS A RESULT OF NEGLIGENCE, ACCIDENT OR MISUSE. IN THE EVENT OF STRUCTURAL DAMAGE, THE OWNER SHALL BE RESPONSIBLE TO MAKE THE NECESSARY REPAIRS AS QUICKLY AS POSSIBLE, BUT IN ANY CASE WITHIN 5 DAYS.
6. A WRITTEN REPORT MUST BE KEPT BY THE CONTRACTOR DOCUMENTING INSPECTIONS AND REPAIRS TO ALL BMPS. THE CONTRACTOR SHALL INSPECT AND LOG ALL ACTIVITIES ONTO DEP FORM 3800-FM-BCW0271d (DATED 12/2019) AND KEPT ON SITE AT ALL TIMES.

RECYCLING AND DISPOSAL METHODS:

ALL BUILDING AND CONSTRUCTION WASTE MATERIALS MUST BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. NO BUILDING MATERIALS, WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED OR DISCHARGED AT THE SITE. BUILDING AND CONSTRUCTION WASTE INCLUDES, BUT IS NOT LIMITED TO: EXCESS SOIL AND ROCK, MISC. BUILDING MATERIALS, CONCRETE AND CONCRETE WASH WATER, SANITARY WASTE AND ANY OTHER MATERIAL THAT COULD HAVE ADVERSE AFFECTS.

UTILITY TRENCHING NOTES:

1. THE EXCAVATED MATERIAL FROM TRENCHING SHALL BE PLACED ON THE UPSLOPE SIDE OF THE TRENCH.
2. THE TOTAL LENGTH OF EXCAVATED TRENCH OPEN AT ANY ONE TIME SHOULD NOT BE GREATER THAN THE TOTAL LENGTH OF PIPELINE/UTILITY LINE THAT CAN BE PLACED IN THE TRENCH AND BACK-FILLED IN ONE WORKING DAY.
3. NO MORE THAN 50 LINEAL FEET OF OPEN TRENCH SHOULD EXIST WHEN PIPELINE/UTILITY LINE INSTALLATION CEASES AT THE END OF THE WORKDAY.
4. ANY BMP'S AFFECTED BY TRENCHING AND BACKFILLING OPERATIONS SHALL BE REPAIRED AND STABILIZED IMMEDIATELY.

GENERAL E&S 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 PRECONSTRUCTION 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 OBJECTIONABLE 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 ONTO THE ROADWAY, EXCEPT FOR THE LOCATION OF THE ROCK CONSTRUCTION ENTRANCE.
15. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPS SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
16. A LOG SHOWING DATES THAT E&S BMPS 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 BMPS 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.
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 SUBAREA 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 BMPS 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. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPS.
31. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPS MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPS. AREAS DISTURBED DURING REMOVAL OR CONV"ERSION OF THE BMPS SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
32. 33. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.
34. FAILURE TO CORRECTLY INSTALL E&S BMPS, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPS 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.
35. 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.
36. EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3H:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.

OWNER
339 JUSTABOUT LAND CO., LLC
333 TECHNOLOGY DRIVE, SUITE 108
CANONSBURG, PA 15317
(412) 880-1025
CONTACT: MARK HOSKINS

PROJECT ENGINEER
KDH CONSULTING ENGINEERS, INC.
593 RUGH STREET, LOWER LEVEL
GREENSBURG, PA 15601
(724) 493-5041
CONTACT: CHRISTOPHER W. HAMM, P.E.

NPDES PERMIT

LIMITS OF DISTURBANCE:	33.54 ACRES 1,461,133 SQ. F.T.
NPDES PERMIT BOUNDARY:	33.74 ACRES 1,469,433 SQ. FT.

KDH CONSULTING ENGINEERS, INC
593 RUGH STREET
GREENSBURG, PA 15601
P: 878-295-8914 F:724-514-7047
www.kdhengineers.com

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — CHRISTOPHER W. HAMM — ENGINEER PE-060435

REVISIONS:		
REV	DATE	DESCRIPTION
11	8/8/2023	ADDRESS SAN. SEWER COMMENTS
2	2/9/2023	PETERS TOWNSHIP SUBMISSION
3	3/14/2023	ADDRESS WCCD COMMENTS
4	3/29/2023	REMOVE TRAFFIC CIRCLES
5	4/13/2023	PETERS TOWNSHIP SUBMISSION
6	5/26/2023	PETERS TOWNSHIP PLANNING COMMENTS
7	6/2/2023	PETERS TOWNSHIP L.D. COMMENTS
8	6/8/2023	PETERS TOWNSHIP L.D. COMMENTS
9	6/30/2023	ADDRESS WCCD GP COMMENTS
10	7/31/2023	ADDITIONAL RIGHT-OF-WAY

CLIENT:
339 JUSTABOUT LAND CO., LLC
333 TECHNOLOGY DRIVE, SUITE 108
CANONSBURG, PA 15317

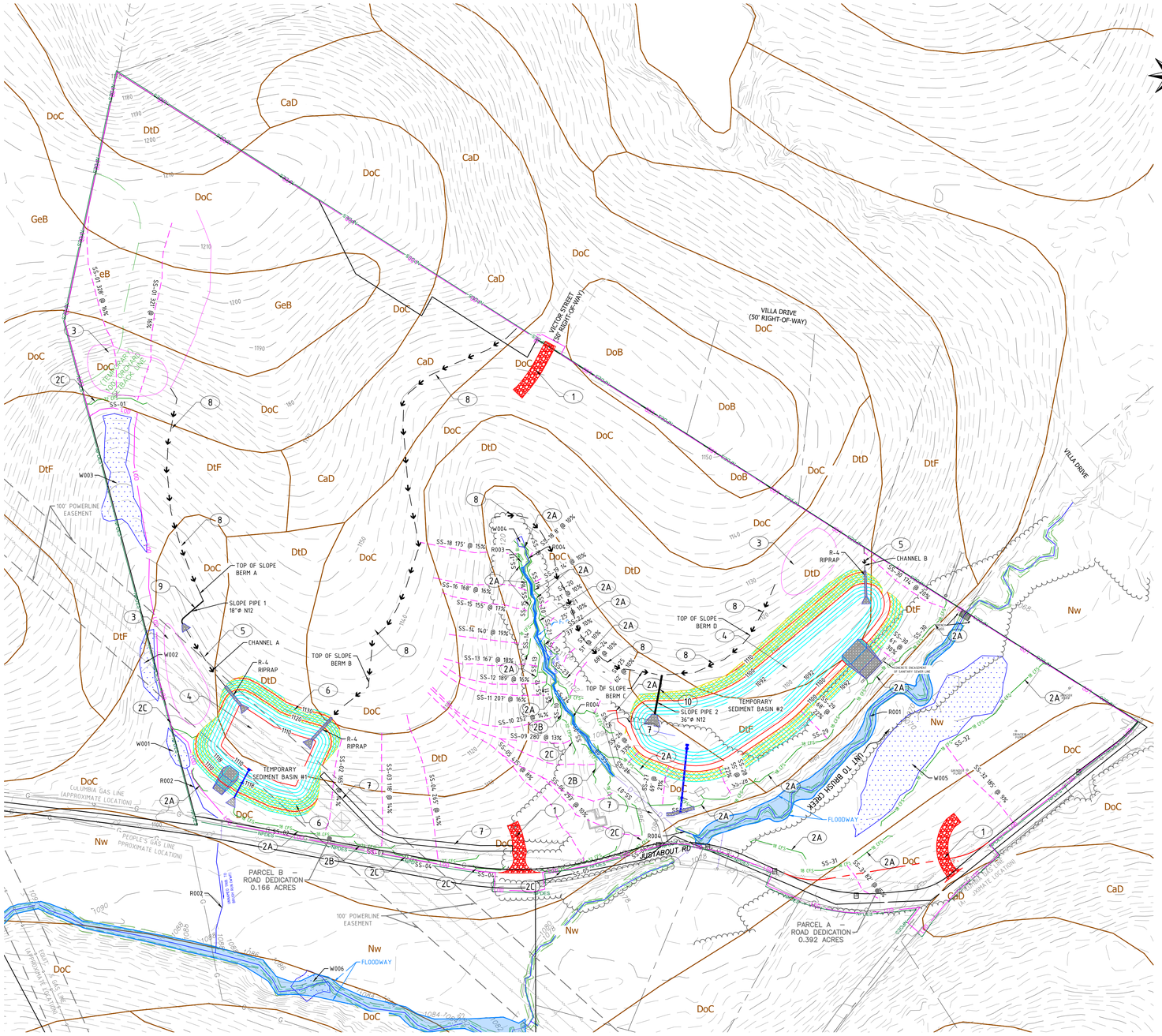
TUSCANY II
PETERS TOWNSHIP,
WASHINGTON COUNTY, PA

PROJ NO: 291-001-21
DATE: 11/9/2022
DRAWN BY: RAM
CHECKED BY: CWH

SHEET TITLE:
E&S COVER SHEET

SHEET NO.
D9.0

S:\PROJECTS\291-001-21-HABEN PROPERTY-TUSCANY 2\DRAWINGS\291-001-21-BASE NORTH--230808.DWG



LEGEND

- PROPERTY LINE
- LOT LINE
- YARD SETBACK
- EXISTING UTILITY POLE
- EXISTING MAILBOX
- EXISTING GAS MARKER
- EXISTING TELEPHONE PEDESTAL
- EXISTING SANITARY MANHOLE
- EXISTING CATCH BASIN
- EXISTING SANITARY SEWER LINE (8" SDR 35)
- EXISTING STORM PIPE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING WATERLINE
- EXISTING GASLINE
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- EXISTING TREE LINE
- EXISTING TOP OF BANK
- EXISTING BOTTOM OF BANK
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED CATCH BASIN
- PROPOSED SANITARY MANHOLE
- PROPOSED ELECTRIC/TELEPHONE LINE
- PROPOSED ELECTRIC PEDESTAL
- PROPOSED WATERLINE
- PROPOSED GASLINE
- PROPOSED STORM SEWER (15")
- PROPOSED SANITARY LINE
- SANITARY SEWER EASEMENT
- STORM SEWER EASEMENT
- UTILITY EASEMENT
- ASPHALT CURB
- LIMITS OF DISTURBANCE
- NPDES BOUNDARY
- WETLANDS
- STREAM FLOODWAY
- 18" COMPOST FILTER SOCK
- 24" COMPOST FILTER SOCK
- 32" COMPOST FILTER SOCK

NOTES:

1. GROSS AREA OF THE SITE IS 32.9 ACRES.
2. THE TAX ID FOR THE DEVELOPED PARCEL IS 540-006-00-00-0034-00.
3. THE EXISTING SITE IS ZONED "LD" LOW DENSITY RESIDENTIAL DISTRICT.
4. THE PROPOSED DEVELOPMENT WILL USE THE CONSERVATION RESIDENTIAL (CR) OVERLAY DEVELOPMENT OPTION.
5. THE EXISTING LAND USE WAS USED FOR SINGLE FAMILY HOUSE (TO BE RAZED) AND UNDEVELOPED LOT.
6. SITE FILED SURVEY WAS COMPLETED BY KEYSTONE SURVEY AND MAPPING.
7. BASE TOPOGRAPHIC SURVEY INFORMATION IS BASE ON FIELD DATA.
8. 0.95 ACRES OF WETLANDS EXIST ON THE PROPERTY.

UTILITY NOTES:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY OF OBSERVED EVIDENCE ONLY. THE PLANS MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE PLANS FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

RECEIVING WATERS

THE SITE IS LOCATED WITHIN THE BRUSH RUN WATERSHED, HAVING A CHAPTER 93 WATERSHED CLASSIFICATION OF WARM WATER FISHERY (WWF). BRUSH RUN WATERSHED IS AN IMPAIRED WATERSHED, ALL BMP'S ARE TO FOLLOW ABACT DETAILS AND NOTES.

FLOODPLAIN

THE SITE IS LOCATED IN ZONE X – AREA OF MINIMAL FLOOD HAZARD PER FIRM MAP NUMBER 42125C0214E WITH AN EFFECTIVE DATE OF 9/30/2015.

SURVEY INFORMATION:

DRAWINGS PREPARED BY:
KEYSTONE SURVEYING & MAPPING, INC.
534 VALLEY BROOK ROAD
VENETIA, PA 15367
724-514-7047

THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, NAD 1983.

NPDES PERMIT

LIMITS OF DISTURBANCE:	33.54 ACRES 1,461,133 SQ. F.T.
NPDES PERMIT BOUNDARY:	33.74 ACRES 1,469,433 SQ. FT.

NOTE:
THIS PLAN IS FOR EROSION AND SEDIMENT CONTROL PURPOSES ONLY. THE CONTRACTOR SHALL REFER TO THE APPROPRIATE UTILITY PLAN FOR FINAL LOCATION AND DETAILS.

EROSION AND SEDIMENT CONTROL NOTES:

1. ROCK CONSTRUCTION ENTRANCE
2A. 18" COMPOST FILTER SOCK
2B. 24" COMPOST FILTER SOCK
2C. 32" COMPOST FILTER SOCK
3. TOPSOIL STOCK PILE (CAN BE RELOCATED BY CONTRACTOR, ENGINEER TO BE NOTIFIED
4. TEMPORARY SEDIMENT BASIN
5. COLLECTION CHANNEL
6. EROSION CONTROL BLANKET
7. 10' WIDE SEDIMENT BASIN ACCESS ROAD
8. 2' WIDE AND 30" HIGH TOP OF SLOPE BERM (LOCATION TO BE ADJUSTED AT THE TOP OF SLOPE FILL IS PLACED)
9. TEMPORARY 18" DIAMETER SLOPE PIPE
10. TEMPORARY 36" DIAMETER SLOPE PIPE

Know what's below. Call before you dig.

0' 100' 200' 300'
GRAPHIC SCALE 1" = 100'

KDH CONSULTING ENGINEERS, INC
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COMMONWEALTH OF PENNSYLVANIA
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CHRISTOPHER W. HAMM
ENGINEER
PE-060435

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CLIENT:
339 JUSTABOUT LAND CO., LLC
333 TECHNOLOGY DRIVE, SUITE 108
CANONSBURG, PA 15317

TUSCANY II

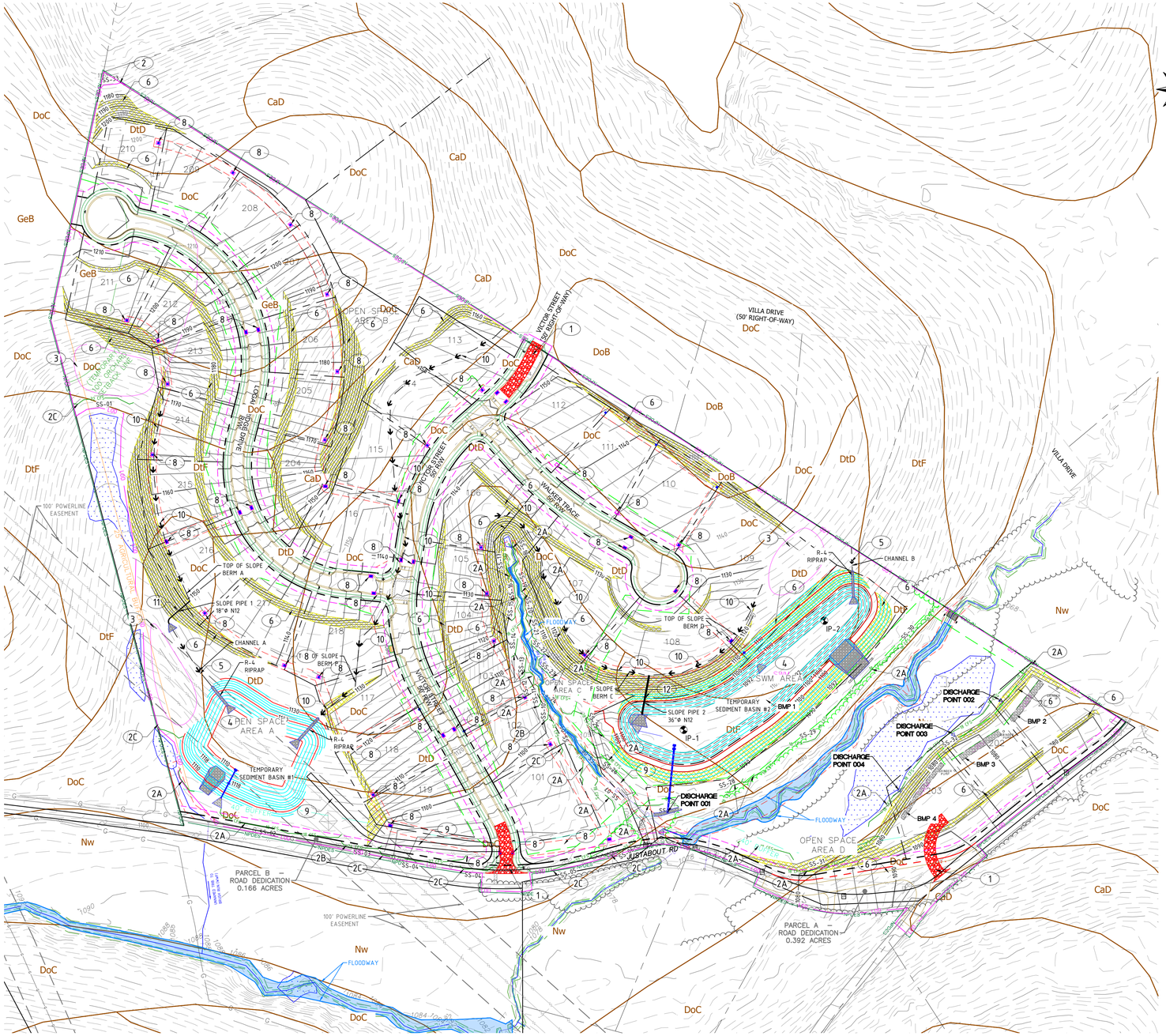
PETERS TOWNSHIP,
WASHINGTON COUNTY, PA

PROJ NO: 291-001-21
DATE: 11/9/2022
DRAWN BY: RAM
CHECKED BY: CWH

SHEET TITLE:
E&S PLAN
PHASE 1

SHEET NO.
D9.1

S:\PROJECTS\291-001-21-HABEN PROPERTY-TUSCANY 2\DRAWINGS\291-001-21-BASE NORTH--230808.DWG



LEGEND

- PROPERTY LINE
- LOT LINE
- YARD SETBACK
- EXISTING UTILITY POLE
- EXISTING MAILBOX
- EXISTING GAS MARKER
- EXISTING TELEPHONE PEDESTAL
- EXISTING SANITARY MANHOLE
- EXISTING CATCH BASIN
- 8" SDR 35 — EXISTING SANITARY SEWER LINE
- EXISTING STORM PIPE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING WATERLINE
- EXISTING GASLINE
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- EXISTING TREE LINE
- EXISTING TOP OF BANK
- EXISTING BOTTOM OF BANK
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED CATCH BASIN
- PROPOSED SANITARY MANHOLE
- PROPOSED ELECTRIC/TELEPHONE LINE
- PROPOSED ELECTRIC PEDESTAL
- PROPOSED WATERLINE
- PROPOSED GASLINE
- 15" — PROPOSED STORM SEWER
- PROPOSED SANITARY LINE
- SANITARY SEWER EASEMENT
- STORM SEWER EASEMENT
- UTILITY EASEMENT
- ASPHALT CURB
- LOD — LIMITS OF DISTURBANCE
- NPDES — NPDES BOUNDARY
- WETLANDS
- STREAM FLOODWAY
- 18" CFS — 18" COMPOST FILTER SOCK
- 24" CFS — 24" COMPOST FILTER SOCK
- 32" CFS — 32" COMPOST FILTER SOCK

GRADING NOTES:

1. THE SUBSURFACE INVESTIGATION REPORT TITLED "PROPOSED KERBER ESTATES RESIDENTIAL DEVELOPMENT" SHALL BE ADHERED TO DURING CONSTRUCTION.
2. GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
3. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
4. ALL ELEVATIONS ARE TO FINISHED GRADE.
5. A SITE FOR EXCESS MATERIAL WILL BE DETERMINED AND THE APPROPRIATE PAPERWORK SHALL BE FILED WITH THE MUNICIPALITY PRIOR TO THE COMMENCEMENT OF EARTHWORK ACTIVITIES. NO WORK SHALL BE COMPLETED PRIOR TO APPROVAL OF AN EROSION AND SEDIMENTATION CONTROL PLAN THROUGH THE COUNTY CONSERVATION DISTRICT.
6. ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED, LOCAL MUNICIPAL REQUIREMENTS, APPLICABLE SECTIONS OF PADOT PUBLICATION 408 STANDARD SPECIFICATIONS AND STANDARDS FOR ROADWAY CONSTRUCTION, LATEST ADDITION AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.
7. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
8. BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY PENNSYLVANIA ONE CALL AT 800-242-1776. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHOWN ARE APPROXIMATE AND THOSE SHOWN ARE NOT NECESSARILY ALL OF THE EXISTING UTILITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE, LOCATION AND SIZE OF ALL UTILITIES & UNDERGROUND STRUCTURES AND REPORT DISCREPANCIES TO NATIONAL SURVEY AND ENGINEERING PRIOR TO THE COMMENCEMENT OF WORK.
9. ALL ORGANIC TOPSOIL SHALL BE STRIPPED AND REMOVED FROM NEW CONSTRUCTION AREAS UNLESS OTHERWISE NOTED.
10. ALL SLOPES SHALL BE 2:1 (HORIZONTAL:VERTICAL) MAXIMUM UNLESS NOTED OTHERWISE.
11. CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY ON THE REMOVAL AND/OR RELOCATION OF UTILITIES. SEE UTILITY PLAN FOR ADDITIONAL NOTES AND CONDITIONS.
12. PROPER CONSTRUCTION PROCEDURES SHALL BE FOLLOWED ON ALL IMPROVEMENTS WITHIN THIS PARCEL SO AS TO PREVENT THE SILTING OF ANY WATERCOURSE OR WETLAND IN ACCORDANCE WITH THE REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION GUIDELINES FOR SOIL EROSION AND SEDIMENT POLLUTION CONTROL. IN ADDITION, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE EROSION CONTROL PLAN PREPARED FOR THIS PROJECT.

NOTE:
THIS PLAN IS FOR EROSION AND SEDIMENT CONTROL PURPOSES ONLY. THE CONTRACTOR SHALL REFER TO THE APPROPRIATE UTILITY PLAN FOR FINAL LOCATION AND DETAILS.

EROSION AND SEDIMENT CONTROL NOTES:

1. ROCK CONSTRUCTION ENTRANCE
2A. 18" COMPOST FILTER SOCK
2B. 24" COMPOST FILTER SOCK
2C. 32" COMPOST FILTER SOCK
3. TOPSOIL STOCK PILE (CAN BE RELOCATED BY CONTRACTOR, ENGINEER TO BE NOTIFIED
4. TEMPORARY SEDIMENT BASIN
5. COLLECTION CHANNEL
6. EROSION CONTROL BLANKET
7. 10' WIDE SEDIMENT BASIN ACCESS ROAD
8. 2' WIDE AND 30" HIGH TOP OF SLOPE BERM (LOCATION TO BE ADJUSTED AT THE TOP OF SLOPE FILL IS PLACED)
9. TEMPORARY 18" DIAMETER SLOPE PIPE
10. TEMPORARY 36" DIAMETER SLOPE PIPE

Know what's below. Call before you dig.

0' 100' 200' 300'
GRAPHIC SCALE 1" = 100'

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REVISIONS:

REV	DATE	DESCRIPTION
10	7/31/2023	ADDITIONAL RIGHT-OF-WAY
9	6/30/2023	ADDRESS WCCD GP COMMENTS
8	6/8/2023	PETERS TOWNSHIP L.D. COMMENTS
7	6/2/2023	PETERS TOWNSHIP L.D. COMMENTS
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3	3/14/2023	ADDRESS WCCD COMMENTS
2	2/9/2023	PETERS TOWNSHIP SUBMISSION
11	8/8/2023	ADDRESS SAN. SEWER COMMENTS

CLIENT:
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333 TECHNOLOGY DRIVE, SUITE 108
CANONSBURG, PA 15317

TUSCANY II

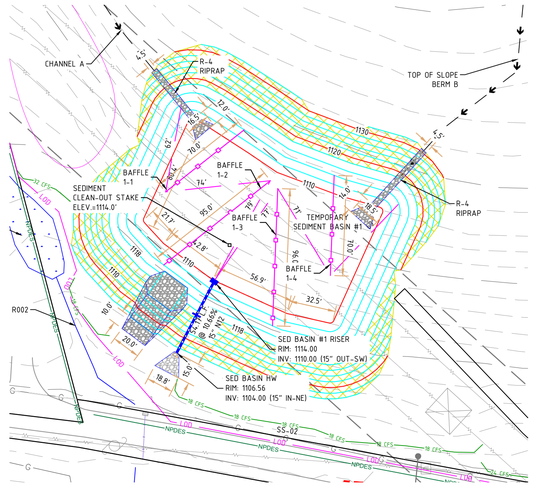
PETERS TOWNSHIP,
WASHINGTON COUNTY, PA

PROJ NO: 291-001-21
DATE: 11/9/2022
DRAWN BY: RAM
CHECKED BY: CWH

SHEET TITLE:
E&S PLAN
PHASE 2

SHEET NO.
D9.2

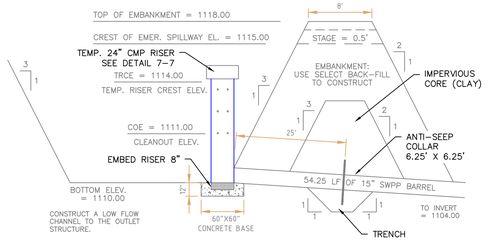
S:\PROJECTS\291-001-21-HABEN PROPERTY-TUSCANY 2\DRAWINGS\291-001-21-BASE NORTH--230808.DWG



GRAPHIC SCALE 1" = 50'

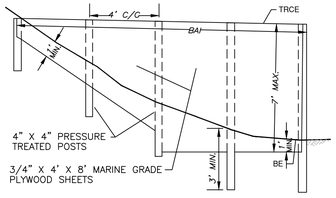
TEMPORARY SEDIMENT BASIN #1

SCALE : 1" = 50'



SEDIMENT BASIN #1 TYPICAL SECTION

(N.T.S.)

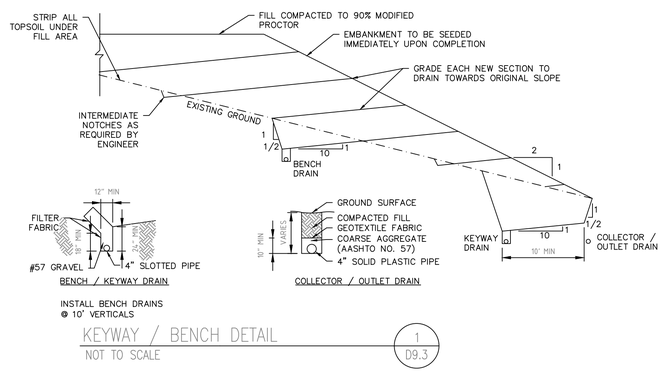


In pools with depths exceeding 7', the top of the plywood baffle does not need to extend to the temporary riser crest.

BAFFLE NO.	BAFFLE LENGTH BAI (FT)	BAFFLE HEIGHT	TEMPORARY RISER CREST ELEV. TRCE (FT)	BOTTOM ELEV. BE (FT)
1-1	70'	4.0	1110.0	1114.0
1-2	95'	4.0	1110.0	1114.0
1-3	96'	4.0	1110.0	1114.0
1-4	70'	4.0	1110.0	1114.0

SEDIMENT BASIN #1 WOOD BAFFLE

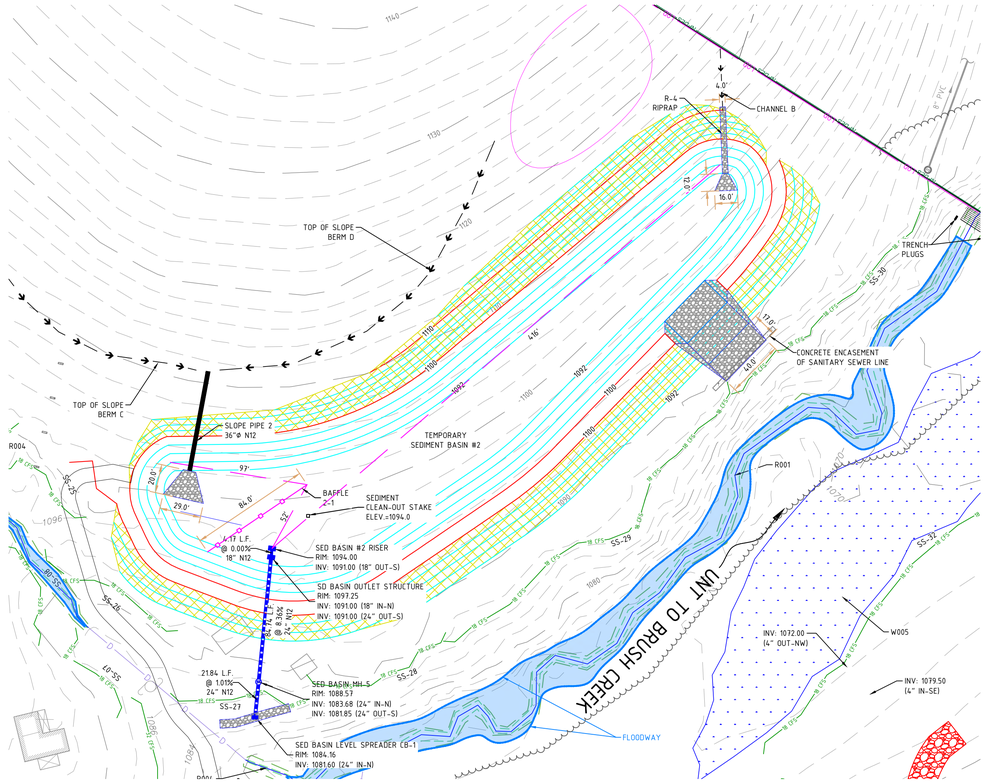
(N.T.S.)



KEYWAY / BENCH DETAIL

NOT TO SCALE

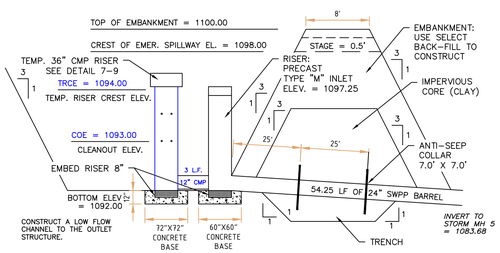
1 D9.3



GRAPHIC SCALE 1" = 50'

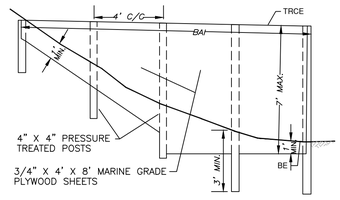
TEMPORARY SEDIMENT BASIN #2

SCALE : 1" = 50'



SEDIMENT BASIN #2 TYPICAL SECTION

(N.T.S.)



In pools with depths exceeding 7', the top of the plywood baffle does not need to extend to the temporary riser crest.

BAFFLE NO.	BAFFLE LENGTH BAI (FT)	BAFFLE HEIGHT	TEMPORARY RISER CREST ELEV. TRCE (FT)	BOTTOM BOTTOM ELEV. BE (FT)
2-1	84'	2.0	1094.0	1092.0

SEDIMENT BASIN #2 WOOD BAFFLE

(N.T.S.)

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PROJ NO: 291-001-21
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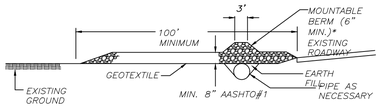
SHEET TITLE:

SEDIMENT BASIN DETAILS

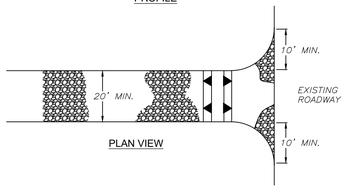
SHEET NO.

D9.3

S:\PROJECTS\291-001-21-HABEN PROPERTY-TUSCANY 2\DRAWINGS\291-001-21-BASE NORTH--230808.DWG



PROFILE



PLAN VIEW

*MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.

RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

ALTERNATIVE METHOD LANGUAGE

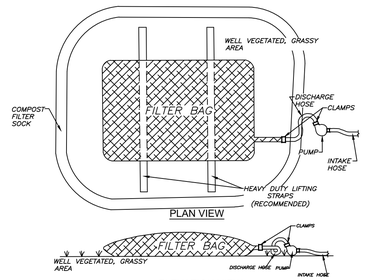
REASONABLE METHODS WHICH ARE SANCTIONED BY THE PADEP AS ALTERNATIVES TO INSTALLATION OF TIRE WASH STATIONS ON PUBLIC ROAD ACCESS POINTS FOR PROJECTS IN EV/HQ WATERSHEDS INCLUDE:

1. FOR PAVED SURFACE PUBLIC ROADS: USE OF A VACUUM TRUCK SWEEPER OR SWEEPER WITH A CATCH BIN ATTACHMENT.
2. FOR DIRT OR GAVEL SURFACE PUBLIC ROADS: RIGOROUS MANUAL REMOVAL OF MUD/DIRT FROM VEHICLE/EQUIPMENT TIRES PRIOR TO EXITING CONSTRUCTION SITE, SUPPLEMENTED BY IMMEDIATE RECOVERY, BY MANUAL OR MECHANICAL MEANS, OF SOIL WHICH MAY BECOME DISCHARGED ONTO PUBLIC ROADWAYS. DUST CONTROL AND/OR COMPACTION VIA ROLLING OF THE DIRT PUBLIC ROAD SURFACE WILL BE IMPLEMENTED AS NEEDED.

A PREDICATE FOR UTILIZING ALTERNATIVE 1 AND 2 ABOVE IS THAT THE ROCK PAD CONSTRUCTION ENTRANCE MUST BE EXTENDED TO A MINIMUM TOTAL LENGTH OF 100 FEET AND MUST BE CONSTANTLY MAINTAINED INCLUDING STRUCTURE THICKNESS TO INSURE ITS EFFECTIVENESS REMAINS INTACT AT ALL TIMES.

FREQUENCY OF MECHANICAL AND /OR MANUAL CONTROLS WILL BE DEPENDENT UPON CONSTRUCTION TRAFFIC INTENSITY, WEATHER AND SOIL MOISTURE CONDITIONS. THE CONSTRUCTION ENTRANCE SHALL HAVE CONTINUAL MAINTENANCE AND IMMEDIATE REMOVAL OF SEDIMENT TRACKED ONTO THE ROADWAY. THE VACUUM TRUCK SWEEPER OR SWEEPER WITH A CATCH BIN ATTACHMENT SHALL CLEAN THE ROAD WAY. THE REQUIREMENT IS TO NOT INTRODUCE SEDIMENT LOAD FROM CONSTRUCTION TRAFFIC ONTO PUBLIC ROAD SURFACES AND INTO ROAD DITCHES WHICH WILL FLOW INTO THE EV/HQ WATER RESOURCES WHICH ARE THE SUBJECT OF THE INCREASED PROTECTION MEASURES.

3-1 ROCK CONSTRUCTION ENTRANCE (HQ)



PLAN VIEW

ELEVATION VIEW

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 ½ 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.

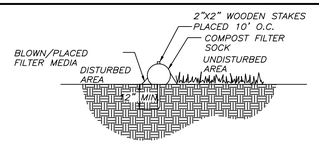
NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

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.

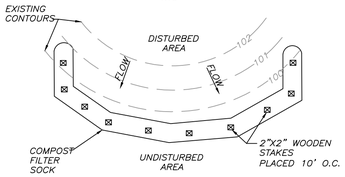
THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR ½ THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

3-16 PUMPED WATER FILTER BAG (N.T.S.)



SECTION VIEW
NTS



PLAN VIEW
NTS

SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2.

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN SOCK ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY SOCK SHALL NOT EXCEED MAXIMUM PERMISSIBLE SLOPE LENGTH ABOVE COMPOST FILTER SOCKS. STAKES MAY BE INSTALLED IMMEDIATELY DOWNSLOPE OF THE SOCK IF SO SPECIFIED BY THE MANUFACTURER.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE ABOVEGROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

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 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.

4-1 COMPOST FILTER SOCK (N.T.S.)

TABLE 4.1
Compost Sock Fabric Minimum Specifications

Material Type	3 mil HDPE	5 mil HDPE	5 mil HDPE	Multi-Filament Polypropylene (MFPP)	Heavy Duty Multi-Filament Polypropylene (HDMFPP)
Material Characteristics	Photo-degradable	Photo-degradable	Bio-degradable	Photo-degradable	Photo-degradable
Sock Diameters	12"	12"	12"	12"	12"
	18"	18"	18"	18"	18"
		24"	24"	24"	24"
		32"	32"	32"	32"
Mesh Opening	3/8"	3/8"	3/8"	3/8"	1/8"
Tensile Strength		26 psi	26 psi	44 psi	202 psi
Ultraviolet Stability % Original Strength (ASTM G-155)	23% at 1000 hr.	23% at 1000 hr.		100% at 1000 hr.	100% at 1000 hr.
Minimum Functional Longevity	6 months	9 months	6 months	1 year	2 years
Two-ply systems					
Inner Containment Netting	HDPE biaxial net				
	Continuously wound				
	Fusion-welded junctures				
	3/4" X 3/4" Max. aperture size				
Outer Filtration Mesh	Composite Polypropylene Fabric (Woven layer and non-woven fleece mechanically fused via needle punch)				
	3/16" Max. aperture size				
Sock fabrics composed of burlap may be used on projects lasting 6 months or less.					

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

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TEMPORARY AND PERMANENT SEEDING SPECIFICATION

TABLE 11.2
Soil Amendment Application Rate Equivalents
Per DEP "Erosion and Sediment Pollution Control Program Manual", revised March 2012

Soil Amendment	Permanent Seeding Application Rate			Notes
	Per Acre	Per 1,000 sq. ft.	Per 1,000 sq. yd.	
Agricultural Lime	6 tons	240 lb.	2,480 lb.	Or as per soil test; may not be required in agricultural fields
10-20-20 fertilizer	1,000 lb.	25 lb.	210 lb.	Or as per soil test; may not be required in agricultural fields
Temporary Seeding Application Rate				
Agricultural Lime	1 ton	40 lb.	410 lb.	Typically not required for topsoil stockpiles
10-10-10 fertilizer	500 lb.	12.5 lb.	100 lb.	Typically not required for topsoil stockpiles

Adapted from Penn State. "Erosion Control and Conservation Plantings on Noncropland"

Note: A compost blanket which meets the standards of Erosion and Sediment Pollution Control Program Manual", revised March 2012 Chapter 11 may be substituted for the soil amendments shown in Table 11.2.

Mulching – Cellulose Fiber Mulch: Degradable green dyed wood cellulose fiber or 100% recycled long fiber pulp, free from weeds or other foreign matter toxic to seed germination and suitable to hydra mulching.

Place mulch, of the kind indicated, immediately after seeding or within 48 hours after seeding is completed. Use mulch blanket rate of 2-1/2 tons per acre. Mulching should conform to specifications in table below.

TABLE 11.3
PLANT TOLERANCES OF SOIL LIMITATION FACTORS

Species	Growth Habit[1]	Tolerates				Minimum Seed Specifications[3]				
		Wet Soil	Dry Site	Low Fertility	Acid Soil (pH 5-5.5)[2]	Purity (%)	Ready Germ (%)	Hard Seed (%)	Total Germ (%)	Seeds/lb (1,000s)
Warm-Season Grasses										
Deertongue	bunch	yes	yes	yes	yes	95	75		75	250
Weeping lovegrass	bunch	no	yes	yes	yes	97	75		75	1,500
Switchgrass	bunch	yes	yes	yes	yes		(60 PLS)			390
Big bluestem	bunch	no	yes	yes	yes		(60 PLS)			150
Cool-Season Grasses										
Fine fescues	sod	no	no	yes	no	95	80		80	400
Perennial ryegrass	bunch	yes	no	no	no	95	85		85	227
Annual ryegrass	bunch	yes	no	yes	no	95	85		85	227
Kentucky bluegrass	sod	no	no	no	no	85	75		75	2,200
Timothy	bunch	yes	no	yes	yes	95	80		80	1,230
Smooth bromegrass	sod	no	yes	yes	no	95	80		80	136
Legumes[5]										
Flatpea	sod	no	no	yes	yes	98	55	20	75	10
Sericia lespedeza	bunch	no	yes	yes	yes	98	60	20	80	335
Cereals										
Winter wheat	bunch	no	no	no	no	98	85		85	15
Winter rye	bunch	no	no	yes	yes	98	85		85	18
Spring oats	bunch	no	no	no	no	98	85		85	13
Sundangrass	bunch	no	yes	no	no	98	85		85	55
Japanese millet	bunch	yes	no	yes	yes	98	80		80	155

[1] Growth habit refers to the ability of the species to either form a dense sod by vegetative means (stolons, rhizomes, or roots) or remain in a bunch or single plant form. If seeded heavily enough, even bunch formers can produce a very dense stand. This is sometimes called a sod, but not in the sense of a sod formed by vegetative means.

[2] Once established, plants may grow at a somewhat lower pH, but cover generally is only adequate at pH 6.0 or above.

[3] *Minimum seed lots are truly minimum, and seed lots to be used for revegetation purposes should equal or exceed these standards.* Thus, deertongue grass should germinate 75% or better. Crownvetch should have at least 40% readily germinable seed and 30% hard seed. Commonly, seed lots are available that equal or exceed minimum specifications. Remember that disturbed sites are adverse for plant establishment. Ready germination refers to seed that germinates during the period of the germination test and that would be expected, if conditions are favorable, to germinate rapidly when planted. The opposite of ready germination is dormant seed, of which hard seed is one type.

[4] Switchgrass seed is sold only on the basis of PLS.

[5] Need specific legume inoculant. Inoculant suitable for garden peas and sweetpeas usually is satisfactory for flatpea.

Penn State, "Erosion Control and Conservation Plantings on Noncropland,"

TABLE 11.4
Recommended Seed Mixtures
Per DEP "Erosion and Sediment Pollution Control Program Manual", revised March 2012

Mixture Number	Species	Seeding Rate-Pure Live Seed[1]	
		Most Sites	Adverse Sites
1[1]	Spring oats (spring), or	64	96
	Annual ryegrass (spring or fall), or	10	15
	Winter wheat (fall), or	90	120
	Winter rye (fall)	56	112
11	Deertongue, plus	15	20
	Birdsfoot trefoil	6	10
12[2]	Switchgrass, or	15	20
	Big Bluestem, plus	15	20
	Birdsfoot trefoil	6	10
13	Orchardgrass, or	20	30
	Smooth bromegrass, plus	25	35
	Birdsfoot trefoil	6	10

Penn State, "Erosion Control and Conservation Plantings on Noncropland"

1. If high-quality seed is used, for most sites seed spring oats at a rate of 2 bushels per acre, winter wheat at 11.5 bushels per acre and winter rye at 1 bushel per acre. If germination is below 90%, increase these suggested seeding rates by 0.5 bushels per acre.
2. Do not mow shorter than 9 to 10 inches.

TABLE 11.5
Recommended Seed Mixtures for Stabilizing Disturbed Areas
Per DEP "Erosion and Sediment Pollution Control Program Manual", revised March 2012

Site Condition	Nurse Crop	Seed Mixture (Select One Mixture)
Slopes and Banks (not mowed)		
Well-drained	1 plus	12[1]
Slopes and banks (grazed / hay)		
Well-drained	1 plus	2,3, or 13
Gullies and Eroded Areas		
Erosion Control Facilities (BMPs)		
For hay or silage on diversion channels and Occasional water flow areas	1 plus	13
Utility Right-of-Way		
Well-drained	1 plus	12[1]
Well-drained areas for grazing/hay	1 plus	13

Penn State, "Erosion Control and Conservation Plantings on Noncropland"

1. For seed mixtures 11 and 12, only use spring oats or weeping lovegrass (included in mix) as nurse crop.

TABLE 11.6
Mulch Application Rates
Per DEP "Erosion and Sediment Pollution Control Program Manual", revised March 2012

Mulch Type	Application Rate(min.)			Notes
	Per Acre	Per 1,000 sq. ft.	Per 1,000 sq. yd.	
Straw	3 tons	140 lb	1,240 lb.	Either wheat or oat straw, free of weeds, not chopped or finely broken
Hay	3 tons	140 lb.	1,240 lb.	Timothy, mixed clover and timothy or other native forage grasses
Wood Chips	4 – 6 tons	185 – 275 lb.	1,650 – 2,500 lb.	May prevent germination of grasses and legumes
Hydromulch	1 ton	47 lb.	415	See limitations below[1]

Notes:

Straw and hay mulch should be anchored or tackified immediately after application to prevent being windblown. A tractor-drawn implement may be used to "crimp" the straw or hay into the soil — about 3 inches. This method should be limited to slopes no steeper than 3H:1V. The machinery should be operated on the contour. Note: Crimping of hay or straw by running over it with tracked machinery is not recommended.

Polymeric and gum tackifiers mixed and applied according to manufacturer's recommendations may be used to tack mulch. Avoid application during rain and on windy days. A 24-hour curing period and a soil temperature higher than 45o F are typically required. Application should generally be heaviest at edges of seeded areas and at crests of ridges and banks to prevent loss by wind. The remainder of the area should have binder applied uniformly. Binders may be applied after mulch is spread or sprayed into the mulch as it is being blown onto the soil. Applying straw and binder together is generally more effective.

Synthetic binders, or chemical binders, may be used as recommended by the manufacturer to anchor mulch provided sufficient documentation is provided to show they are non-toxic to native plant and animal species.

Mulch on slopes of 8% or steeper should be held in place with netting. Lightweight plastic, fiber, or paper nets may be stapled over the mulch according to manufacturer's recommendations.

Shredded paper hydromulch should not be used on slopes steeper than 5%. Wood fiber hydromulch may be applied on steeper slopes provided a tackifier is used. The application rate for any hydromulch should be 2,000 lb/acre at a minimum.

NOTE:

CONTRACTOR SHALL SELECT APPROPRIATE FERTILIZATION AND SEED MIXTURE BASED UPON SOIL CONDITIONS AND SEASON.

CLIENT:
339 JUSTABOUT LAND CO., LLC
333 TECHNOLOGY DRIVE, SUITE 108
CANONSBURG, PA 15317

TUSCANY II

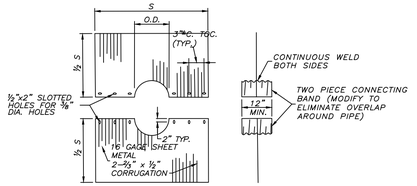
PETERS TOWNSHIP,
WASHINGTON COUNTY, PA

PROJ NO: 291-001-21
DATE: 11/9/2022
DRAWN BY: RAM
CHECKED BY: CWH

SHEET TITLE:
E&S DETAILS/NOTES

SHEET NO.
D9.4

S:\PROJECTS\291-001-21-HABEN PROPERTY-TUSCANY 2\DRAWINGS\291-001-21-BASE NORTH--230808.DWG



COLLAR SHALL BE OF SAME GAGE AND WITH SAME COATING AS PIPE WITH WHICH IT IS USED. INSTALL WITH CORRUGATIONS VERTICAL.

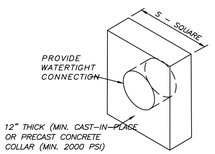
MINIMUM DISTANCE TO PIPE JOINT SHALL BE 2 FEET.

ALL COLLARS SHALL BE INSTALLED SO AS TO BE WATERTIGHT. THE LAP BETWEEN THE TWO HALF SECTIONS AND BETWEEN THE PIPE AND CONNECTING BAND SHALL BE CAULKED WITH ASPHALT MASTIC AT TIME OF INSTALLATION.

COLLAR SIZE AND SPACING SHALL BE AS INDICATED BELOW.

Basin or Trap No.	Pipe Size (in)	S (in)	No. of Collars	Distance Riser to 1st Collar (ft)	Collar Spacing (ft)
Temp. Sediment Basin 1	15	75	1	25	25

7-15 METAL ANTI-SEEP COLLAR FOR TEMPORARY BASINS (N.T.S.)

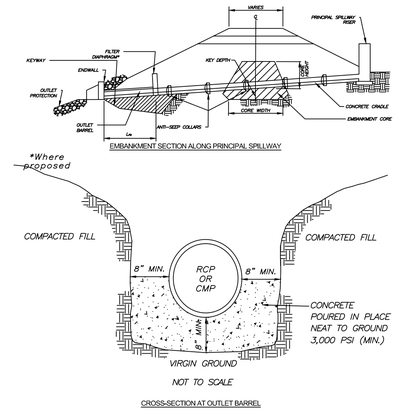


ALL COLLARS SHALL BE INSTALLED SO AS TO BE WATERTIGHT.

COLLAR SIZE AND SPACING SHALL BE AS INDICATED BELOW.

Basin No.	Pipe Size (in)	S (in)	No. of Collars	Distance Riser to 1st Collar (ft)	Collar Spacing (ft)
2	24	84	2	25	25

7-16 CONCRETE ANTI-SEEP COLLAR FOR PERMANENT BASINS (N.T.S.)

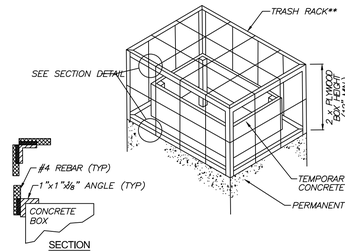


NOTE: A CONCRETE CRADLE MAY BE USED IN CONJUNCTION WITH ANTI-SEEP COLLARS AND/OR FILTER DIAPHRAGM.

ANTI-SEEP COLLAR NUMBER, SIZE AND SPACING SHALL BE AS SHOWN ELSEWHERE IN PLAN.

FILTER DIAPHRAGM LOCATION (Lm) SHALL BE AS SHOWN IN FIGURE 7.8.

7-17 CONCRETE CRADLE FOR BASIN OR TRAP OUTLET BARREL (N.T.S.)



* ¾" PRESSURE TREATED PLYWOOD BOX WITH 2" X 2" PRESSURE TREATED CORNER SUPPORTS, SET INTO 1½" GRATE OFFSETS, CAULK ALL SEAMS TO FORM WATERTIGHT SEALS.

** TRASH RACK COMPOSED OF 1" x 1" x ⅛" L (typ.) AND #4 BARS (typ.) WELDED TO THE ANGLES AND AT EACH INTERSECTION OF THE BARS; #4 BARS SPACED AT HALF THE DIAMETER OF THE BARREL MAX.

BOX SHALL BE BOLTED, STRAPPED, OR OTHERWISE SECURED TO THE PERMANENT RISER.

TOP OF TEMPORARY RISER EXTENSION SHALL BE AR LEAST AS HIGH AS SEDIMENT BASIN TEMPORARY RISER AND SHALL BE 6" (MINIMUM) BELOW CREST OF EMERGENCY SPILLWAY.

ALL JOINTS SHALL BE WATER TIGHT.

CLOGGED OR DAMAGED SPILLWAYS SHALL BE REPAIRED IMMEDIATELY. TRASH AND OTHER DEBRIS SHALL BE REMOVED FROM THE BASIN AND RISER.

7-10 TEMPORARY RISER EXTENSION AND TRASH RACK FOR PERMANENT STRUCTURE (N.T.S.)

THE PRINCIPLE SPILLWAY RISER(S) SHOULD HAVE A TRASH RACK AND AN ANTI-VORTEX DEVICE. THIS DETAIL IS AN ACCEPTABLE VERSION OF A TRASH RACK AND ANTI-VORTEX DEVICE. OTHER DESIGNS THAT ADEQUATELY PREVENT FLOATING DEBRIS FROM PLUGGING THE RISER AND MINIMIZE THE EFFECTS OF SWIRLING OF WATER ENTERING THE TOP OF THE RISER MAY ALSO BE APPROVED.

THE PRINCIPAL SPILLWAY RISER SHOULD BE SECURELY ANCHORED AND ATTACHED TO THE OUTLET BARREL WITH A WATER-TIGHT SEAL (SEDIMENT BASIN TEMPORARY RISER* AND SEDIMENT BASIN/DETENTION POND RISER STRUCTURES). TABLE 7.4 MAY BE USED TO DETERMINE THE MINIMUM AMOUNT OF CONCRETE TO ANCHOR RISERS OF TYPICAL DIAMETER.

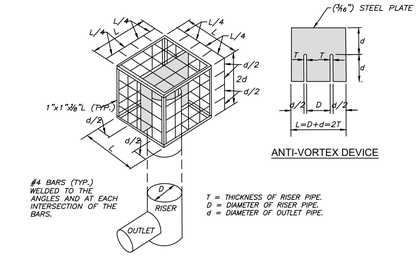
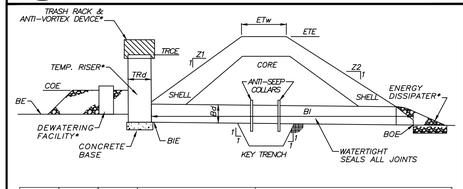


TABLE 7.4
Concrete Base Requirements for Various Sizes of Temporary Riser Pipes

Riser Pipe Diameter (in)	Buoyant Force (lb/V.F. of Riser Height)	Volume of Concrete per Vertical Foot of Riser Height (cf/VF) Needed to Prevent Flotation
12	49.0	0.69
18	110.3	1.54
21	150.1	2.10
24	196.0	2.75
30	306.3	4.29
36	441.1	6.18
48	784.1	10.98
54	992.4	13.90
60	1225.2	17.16

7-5 TRASH RACK AND ANTI-VORTEX DEVICE (N.T.S.)



Basin No.	Z1 (FT)	Z2 (FT)	TEMPORARY RISER DIA TRd (IN)	TEMPORARY RISER CREST ELEV TRCE (FT)	TEMPORARY RISER MAT'L	BARREL DIA Bd (IN)	BARREL INLET ELEV BIE (FT)	BARREL MAT'L	BARREL LENGTH Bl (FT)	BARREL OUTLET ELEV BOE (FT)
1	3	2	24	1114	CMP	15	1110	N12	56	1104

EMBANKMENT TOP ELEV ETE (FT)	EMBANKMENT TOP WIDTH Etw (FT)	KEY TRENCH DEPTH (FT)	KEY TRENCH WIDTH (FT)	CLEANOUT ELEV COE (FT)	BOTTOM ELEV BE (FT)
1118	8	4	2	1111	1110

*ALSO REFER TO SEDIMENT BASIN TEMPORARY RISER, EMERGENCY SPILLWAY, ENERGY DISSIPATER, TRASH RACK AND ANTI-VORTEX DEVICE, AND SEDIMENT STORAGE DEWATERING FACILITY DETAILS.

SEDIMENT BASINS, INCLUDING ALL APPURTENANT WORKS, SHALL BE CONSTRUCTED TO THE DETAIL AND DIMENSIONS SHOWN ON THE E&S PLAN DRAWINGS.

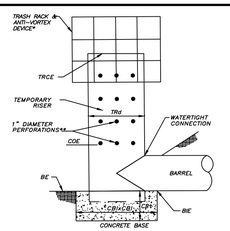
AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO A DEPTH OF TWO FEET PRIOR TO ANY PLACEMENT AND COMPACTION OF EARTHEN FILL. FILL MATERIAL FOR THE EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS. THE EMBANKMENT SHALL BE COMPACTED IN LAYERED LIFTS OF NOT MORE THAN 6" TO 9". 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. TREES SHALL NOT BE PLANTED ON THE EMBANKMENT.

ACCESS SHALL BE PROVIDED FOR SEDIMENT REMOVAL AND OTHER REQUIRED MAINTENANCE ACTIVITIES.

A CLEAN OUT STAKE SHALL BE PLACED NEAR THE CENTER OF EACH BASIN. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED THE CLEAN OUT ELEVATION ON THE STAKE AND RESTORE THE BASIN TO ITS ORIGINAL DIMENSIONS. DISPOSE OF MATERIALS REMOVED FROM THE BASIN IN THE MANNER DESCRIBED IN THE E&S PLAN..

INSPECT ALL SEDIMENT BASINS ON AT LEAST A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. CHECK BASIN EMBANKMENTS, SPILLWAYS, AND OUTLETS FOR EROSION, PIPING AND SETTLEMENT. NECESSARY REPAIRS SHALL BE MADE IMMEDIATELY. DISPLACED RIPRAP WITHIN THE OUTLET ENERGY DISSIPATER SHALL BE REPLACED IMMEDIATELY. ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISTURBED AREAS SHALL BE STABILIZED INSIDE THE BASIN BEFORE CONVERSION TO A STORMWATER MANAGEMENT FACILITY. THE CONCRETE ANTI-SEEP COLLAR FOR PERMANENT BASINS OR TRAPS MAY BE USED TO DEWATER SATURATED SEDIMENT PRIOR TO ITS REMOVAL. ROCK FILTERS SHALL BE ADDED AS NECESSARY.

7-6 SEDIMENT BASIN #1 EMBANKMENT AND SPILLWAY DETAILS – PERFORATED RISER (N.T.S.)



BASIN NO.	TEMPORARY RISER DIA TRd (IN)	TEMPORARY RISER CREST ELEV TRCE (FT)	TEMPORARY RISER MAT'L	PERFORATIONS LOWEST ROW OF HOLES ELEV (FT)	PERFORATIONS NO. ROWS**	PERFORATIONS NO. HOLES PER ROW	PERFORATIONS VERTICAL SPACING OF ROWS (FT)
1	24	1114	CMP	1111	3	8	1

CONCRETE BASE LENGTH AND WIDTH CBl (IN)	CONCRETE BASE THICKNESS CBt (IN)	BARREL INLET ELEV BIE (FT)
60" x 60"	12"	1104.00

* SEE TRASH RACK AND ANTI-VORTEX DEVICE
**LOWEST ROW OF HOLES AT SEDIMENT CLEAN-OUT ELEVATION.

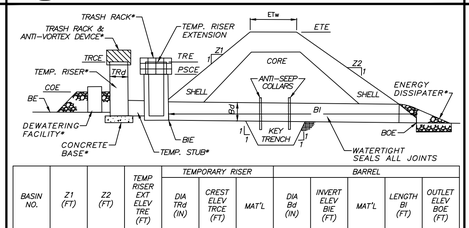
A MINIMUM 2 #8 REBAR SHALL BE PLACED AT RIGHT ANGLES AND PROJECTING THROUGH SIDES OF RISER TO ANCHOR IT TO CONCRETE BASE. REBAR SHALL PROJECT A MINIMUM OF ¼ RISER DIAMETER BEYOND OUTSIDE OF RISER.

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.

7-7 SEDIMENT BASIN #1 TEMPORARY RISER (N.T.S.)



BASIN NO.	Z1 (FT)	Z2 (FT)	TEMP RISER EXT ELEV TRE (FT)	TEMPORARY RISER DIA TRd (IN)	TEMPORARY RISER CREST ELEV TRCE (FT)	TEMPORARY RISER MAT'L	BARREL DIA Bd (IN)	BARREL INVERT ELEV BIE (FT)	BARREL MAT'L	BARREL LENGTH Bl (FT)	BARREL OUTLET ELEV BOE (FT)
2	3	3	1097.25	36	1094	CMP	24	1091.00	N12	106	1083.68

EMBANKMENT TOP ELEV ETE (FT)	EMBANKMENT TOP WIDTH Etw (FT)	CLEAN OUT ELEV COE (FT)	BOTTOM ELEV BE (FT)
1100	10	1093.00	1092.00

* SEE SEDIMENT BASIN TEMPORARY RISER & PERMANENT STRUCTURE, EMERGENCY SPILLWAY, TRASH RACK & ANTI-VORTEX DEVICE, ENERGY DISSIPATER, AND SEDIMENT STORAGE DEWATERING FACILITY DETAILS.

SEDIMENT BASINS, INCLUDING ALL APPURTENANT WORKS, SHALL BE CONSTRUCTED TO THE DETAIL AND DIMENSIONS SHOWN ON THE E&S PLAN DRAWINGS.

AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO A DEPTH OF TWO FEET PRIOR TO ANY PLACEMENT AND COMPACTION OF EARTHEN FILL. 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". 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. TREES SHALL NOT BE PLANTED ON THE EMBANKMENT.

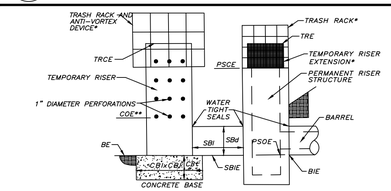
ALL SEDIMENT BASINS SHALL BE INSPECTED ON AT LEAST A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT.

ACCESS FOR SEDIMENT REMOVAL AND OTHER REQUIRED MAINTENANCE ACTIVITIES SHALL BE PROVIDED.

A CLEAN OUT STAKE SHALL BE PLACED NEAR THE CENTER OF EACH BASIN. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED THE CLEAN OUT ELEVATION ON THE STAKE AND THE BASIN RESTORED TO ITS ORIGINAL DIMENSIONS. DISPOSE OF MATERIALS REMOVED FROM THE BASIN IN THE MANNER DESCRIBED IN THE E&S PLAN.

BASIN EMBANKMENTS, SPILLWAYS, AND OUTLETS SHALL BE CHECKED FOR EROSION, PIPING AND SETTLEMENT. NECESSARY REPAIRS SHALL BE MADE IMMEDIATELY. DISPLACED RIPRAP WITHIN THE OUTLET ENERGY DISSIPATER SHALL BE REPLACED IMMEDIATELY. ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISTURBED AREAS INSIDE THE BASIN STABILIZED BEFORE CONVERSION TO A STORMWATER MANAGEMENT FACILITY. THE CONCRETE ANTI-SEEP COLLAR FOR PERMANENT BASINS OR TRAPS MAY BE USED TO DEWATER SATURATED SEDIMENT PRIOR TO ITS REMOVAL. ROCK FILTERS SHALL BE ADDED AS NECESSARY.

7-8 SEDIMENT BASIN #2 /DETENTION POND EMBANKMENT AND SPILLWAY DETAILS (N.T.S.)



BASIN NO.	TEMPORARY RISER DIA TRd (IN)	TEMPORARY RISER CREST ELEV TRE (FT)	TEMPORARY RISER MAT'L	PERFORATIONS LOWEST ROW OF HOLES ELEV. (FT)	PERFORATIONS NO. ROWS**	PERFORATIONS NO. HOLES PER ROW	PERFORATIONS VERTICAL SPACING OF ROWS (FT)	CONCRETE BASE LENGTH and WIDTH CBl (IN)	CONCRETE BASE THICK. CBt (IN)
2	36	1094	CMP	1093	2	8	0.5	72" x 72"	12"

BASIN NO.	TEMPORART STUB DIA Sbd (IN)	TEMPORART STUB INVERT ELEV SBIE (FT)	TEMPORART STUB MAT'L	TEMPORART STUB LENGTH SBl (FT)	PERMANENT STRUCTURE CREST ELEV PSCE (FT)	PERMANENT STRUCTURE CREST ELEV TRE (FT)	PERMANENT STRUCTURE OUTLET ELEV PSOE (FT)	BARRELL INLET ELEV BIE (FT)
2	24	1091	CMP	3'	1097.25	1097.25	1083.68	N12

* SEE TRASH RACK AND ANTI-VORTEX DEVICE AND SEDIMENT BASIN TEMPORARY RISER. TOP OF TEMPORARY RISER EXTENSION (TRE) SHALL BE EQUAL TO OR ABOVE TEMPORARY RISER CREST ELEVATION (TRCE) AND 6 INCHES (MINIMUM) BELOW CREST OF EMERGENCY SPILLWAY. REMOVE FLAT GRATE FROM PERMANENT RISER FOR AS LONG AS BASIN FUNCTIONS AS A SEDIMENT REMOVAL BMP.

** LOWEST ROW OF HOLES AT SEDIMENT CLEAN-OUT ELEVATION

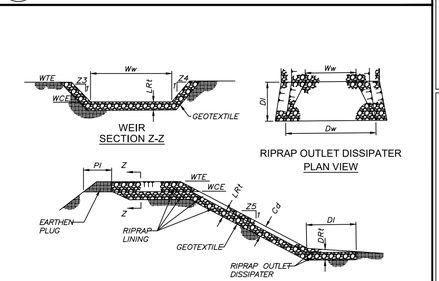
A MINIMUM 2 #8 REBAR SHALL BE PLACED AT RIGHT ANGLES AND PROJECTING THROUGH SIDES OF RISER TO ANCHOR IT TO CONCRETE BASE. REBAR SHALL PROJECT A MINIMUM OF ¼ RISER DIAMETER BEYOND OUTSIDE OF RISER.

CONCRETE BASE SHALL BE POURED IN SUCH A MANNER 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 FROM THE BASIN AND RISER SHALL BE REMOVED.

7-9 SEDIMENT BASIN #2 /DETENTION POND RISER STRUCTURES (N.T.S.)



BASIN NO.	WEIR Z3 (FT)	WEIR Z4 (FT)	WEIR CREST ELEV TOP ELEV WTE (FT)	WEIR CREST ELEV WCE (FT)	LINING WIDTH Ww (FT)	LINING RIPRAP SIZE (R__)	LINING RIPRAP THICK. LR1 (IN)	CHANNEL Z5 (FT)	CHANNEL DEPTH Cd (FT)	DISSIPATER LENGTH DI (FT)	DISSIPATER WIDTH Dw (FT)	DISSIPATER RIPRAP SIZE (R__)	DISSIPATER RIPRAP THICK. LR1 (IN)
1	2	2	1118	1115	20	5	27	3	3	10	20	5	27
2	3	3	1100	1098	40	5	27	2	2	17	40	5	27

DIMENSION PI SHALL BE 5' MINIMUM.

DISPLACED RIPRAP WITHIN THE SPILLWAY AND/OR OUTLET CHANNEL SHALL BE REPLACED IMMEDIATELY.

7-12 SEDIMENT BASIN #1 & #2 EMERGENCY SPILLWAY WITH RIPRAP LINING (N.T.S.)

REVISIONS:

REV	DATE	DESCRIPTION
11	8/8/2023	ADDRESS SAN. SEWER COMMENTS
2	2/9/2023	PETERS TOWNSHIP SUBMISSION
3	3/14/2023	ADDRESS WCCD COMMENTS
4	3/29/2023	REMOVE TRAFFIC CIRCLES
5	4/13/2023	PETERS TOWNSHIP SUBMISSION
6	5/26/2023	PETERS TOWNSHIP PLANNING COMMENTS
7	6/2/2023	PETERS TOWNSHIP L.D. COMMENTS
8	6/8/2023	PETERS TOWNSHIP L.D. COMMENTS
9	6/30/2023	ADDRESS WCCD GP COMMENTS
10	7/31/2023	ADDITIONAL RIGHT-OF-WAY

KDH CONSULTING ENGINEERS, INC
593 RUGH STREET
GREENSBURG, PA 15601
P: 878-295-8914 F:724-514-7047
www.kdhengineers.com

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER W. HAHN
ENGINEER
PE-060435

OWNER:
339 JUSTABOUT LAND CO., LLC
333 TECHNOLOGY DRIVE, SUITE 108
CANONSBURG, PA 15317

TUSCANY II

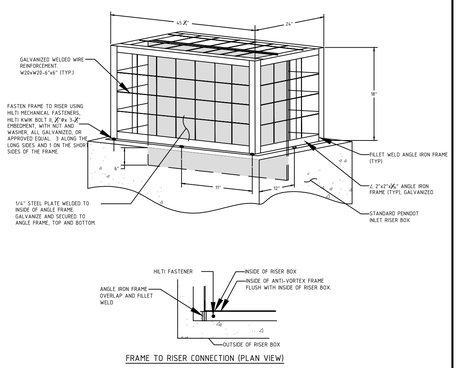
PETERS TOWNSHIP,
WASHINGTON COUNTY, PA

PROJ NO: 291-001-21
DATE: 11/9/2022
DRAWN BY: RAM
CHECKED BY: CWH

SHEET TITLE:
E&S DETAILS/NOTES

SHEET NO.
D9.5

S:\PROJECTS\291-001-21-HABEN PROPERTY-TUSCANY 2\DRAWINGS\291-001-21-BASE NORTH--230808.DWG

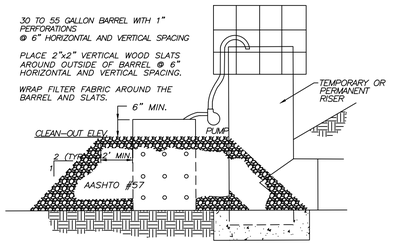


FRAME TO RISER CONNECTION (PLAN VIEW)

NOTES:
1. STEEL ANTI-VORTEX PLATE SHALL EXTEND INTO RISER 6".
2. STEEL ANTI-VORTEX PLATE SHALL BE WELDED AT THE MIDPOINT OF THE SHORT SIDE OF THE FRAME.
3. TRASH RACK MAY BE CONSTRUCTED OF ALUMINUM. DESIGN MUST BE APPROVED BY ENGINEER PRIOR TO CONSTRUCTION.
4. WELDED WIRE REINFORCING TO CONFORM TO ASTM A185.
5. STEEL ANGLES AND PLATE TO CONFORM TO ASTM A36.

PERMANENT STORMWATER FACILITY TRASH RACK & ANTI-VORTEX DEVICE

S / 3E (N.T.S.)



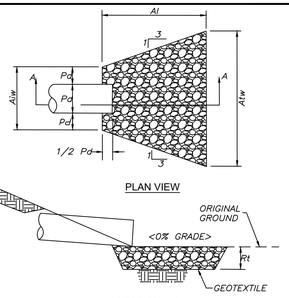
DEWATERING FACILITY SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF BASIN/TRAP.

PRIOR TO INITIATING OPERATION OF DEWATERING FACILITY, ALL ACCUMULATED SEDIMENT SHALL BE CLEANED FROM THE INSIDE OF THE BARREL.

DEWATERING FACILITY SHALL BE CONTINUOUSLY MONITORED DURING OPERATION. IF FOR ANY REASON THE DEWATERING FACILITY CEASES TO FUNCTION PROPERLY, IT SHALL BE IMMEDIATELY SHUT DOWN AND NOT RESTARTED UNTIL THE PROBLEM HAS BEEN CORRECTED.

SEDIMENT BASIN OR SEDIMENT TRAP SEDIMENT STORAGE DEWATERING FACILITY

7 / 18 (N.T.S.)



OUTLET NO.	PIPE DIA Pd (IN)	RIPRAP SIZE (R-___)	RIPRAP THICK. Rt (IN)	APRON LENGTH Al (FT)	APRON INITIAL WIDTH Aiw (FT)	APRON TERMINAL WIDTH Atw (FT)
SLOPE PIPE 1	18	R-4	18	12.0	4.5	16.5
CHANNEL A	–	R-4	18	12.0	4.5	16.5
T.S. BERM 2	–	R-4	18	14.0	4.5	18.5
SED. BASIN 1	15	R-5	27	15.0	3.75	18.75
SLOPE PIPE 2	36	R-5	27	20.0	9.0	29.0
CHANNEL B	–	R-4	18	12.0	4.0	16.0
H.W.-1	15	R-3	9	8.0	3.75	11.75
H.W.-2	48	R-6	36	26.0	12.0	38.0
H.W.-3	24	R-4	18	12.0	6.0	18.0
LOT 201	4	R-3	9	6.0	1.0	7.0
LOT 202	4	R-3	9	6.0	1.0	7.0
LOT 203	4	R-3	9	6.0	1.0	7.0

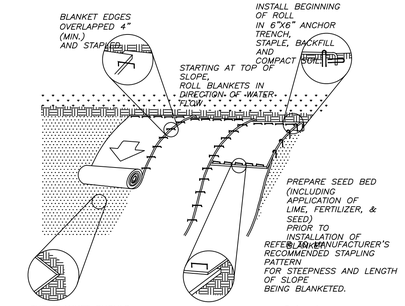
ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.

ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

EXTEND RIPRAP ON BACK SIDE OF APRON TO AT LEAST ½ DEPTH OF PIPE ON BOTH SIDES TO PREVENT SCOUR AROUND THE PIPE.

RIPRAP APRON AT PIPE OUTLET WITHOUT FLARED ENDWALL

9-2 (N.T.S.)



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.

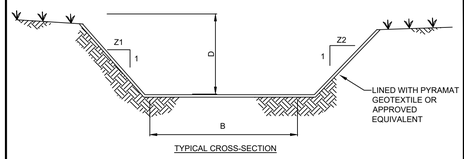
BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.

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.

EROSION CONTROL BLANKET INSTALLATION

11-1 (N.T.S.)



TYPICAL CROSS-SECTION

CHANNEL	BOTTOM WIDTH B (FT)	DEPTH D (FT)	Z1 (FT)	Z2 (FT)	LINING (NORTH AMERICAN GREEN OR EQUIV.)
TEMPORARY CHANNEL A	3.0	2.0	2.0	2.0	S150
TEMPORARY CHANNEL B	0.5	1.0	2.0	2.0	S150

* THE FINAL 20' OF THESE CHANNELS SHALL BE LINED WITH RIP RAP, RATHER THAN SYNTHETIC MATTING, IN ORDER TO PREVENT EROSION WHERE THESE CHANNELS ENTER THE SEDIMENT TRAP AND SEDIMENT BASIN. SEE "CHANNEL DISSIPATOR" DETAIL.

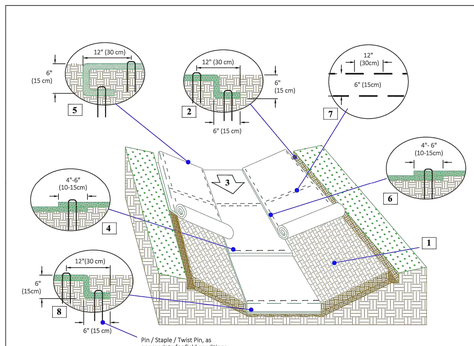
ANCHOR TRENCHES SHALL BE INSTALLED AT BEGINNING AND END OF CHANNEL IN THE SAME MANNER AS LONGITUDINAL ANCHOR TRENCHES.

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.

TEMPORARY AND PERMANENT CHANNEL

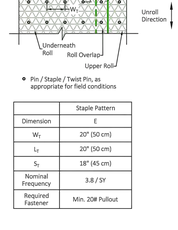
(N.T.S.)



Instructions

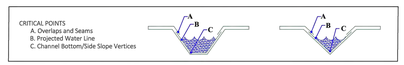
1. Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed. Ground surface must be free of debris, rocks, clay clods and raked smooth sufficient to allow intimate contact of the RECP with the soil over the entirety of the installation.
2. Begin at the top of the channel by anchoring the RECPs in a 6" (15 cm) deep X 6" (15 cm) wide trench with approximately 12" (30 cm) of RECPs extended beyond the up-slope portion of the trench. Use ShoreMax mat at the channel/culvert outlet as supplemental scour protection as needed. Anchor the RECPs with a row of staples/stakes/pins approximately 12" (30 cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to the compacted soil and fold the remaining 12" (30 cm) portion of RECPs back over the seed and compacted soil. Secure RECPs over compacted soil with a row of staples/stakes/pins spaced approximately 12" (30 cm) apart across the width of the RECPs.
3. Roll center RECPs in direction of water flow in bottom of channel. RECPs will unroll with appropriate side against the soil surface. All RECPs must be securely fastened to soil surface by placing staples/stakes/pins in appropriate locations as shown in the staple pattern guide.
4. Place consecutive RECPs end-over-end (Shingle style) with a 4"- 6" (10 - 15 cm) overlap. Use a double row of staples staggered 4" apart and 4" on center to secure RECPs.
5. Full length edge of RECPs at top of side slopes must be anchored with a row of staples/stakes/pins spaced at S_5 apart in a 6" (15 cm) deep X 6"(15 cm) wide trench. Backfill and compact the trench after stapling.
6. Adjacent RECPs must be overlapped approximately 4"- 6" (10 -15 cm) and secured with staples/stakes/pins at S_5.
7. In high flow channel applications a staple check slot is recommended at 30 to 40 foot (9 -12m) intervals. Use a double row of staples staggered 6" (15 cm) apart and 12" (30 cm) on center over entire width of the channel.
8. The terminal end of the RECPs must be anchored with a row of staples/stakes/pins spaced at S_5 apart in a 6" (15 cm) deep X 6" (15 cm) wide trench. Backfill and compact the trench after stapling.
9. Fasteners should provide a minimum of twenty pounds of pullout resistance. Six-inch (10 cm) X one-inch (2.5 cm) eleven gauge staples are typically adequate. In loose soils, longer staples may be necessary, twist pins can provide the greatest pullout resistance. In hard or rocky soils, straight pins may by used where staples or twist pins are refused, provided the minimum pullout requirements are met. Bio-degradable fasteners shall not be used with VMax (TRM) or TMax (HPTRM) materials.

Staple Pattern Guide



* Pin / Staple / Twist Pin, as appropriate for field conditions

	Staple Pattern
Dimension	E
W_T	20" (50 cm)
L_T	20" (50 cm)
S_5	18" (45 cm)
Nominal Frequency	3.8 / SY
Required Fastener	Min. 20# Pullout



NOTES:
*Horizontal staple spacing should be altered if necessary to allow staples to secure the critical points along the channel surface.

WESTERN GREEN / WESTERN EXTERIOR / EAST COAST / NORTH AMERICAN GREEN

Project: Standard Slope/Rainfall Layout - ECB or TRM

Shown: Isometric View of Slope, Fastener Placement, Some Fasteners and Vegetation Omitted for Clarity, Trenching and Overlap, NTS

Date: 4/19/2022
WG: 886-540-9810
www.westerngreen.com
www.westernexcelsior.com
www.nagreen.com

SYNTHETIC CHANNEL MAT STAPLE PATTERN

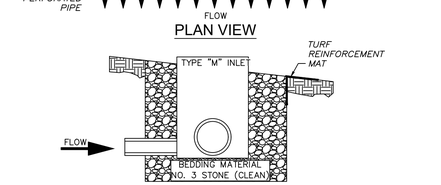
(N.T.S.)

A ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A COMPOST FILTER SOCK HAS OCCURRED DUE TO CONCENTRATED FLOW. ANCHORED COMPOST LAYER SHALL BE USED ON UPSLOPE FACE IN HQ AND EV WATERSHEDS.

SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.

ROCK FILTER OUTLET

4-6 (N.T.S.)

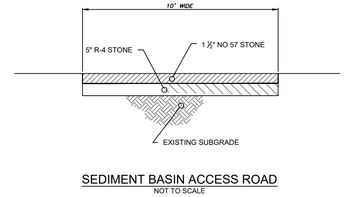


NOTES:
1. *WHEN INSTALLING PERFORATED PIPE (LEVEL), AREA SHOULD BE CAREFULLY EXCAVATED INTO THE EXISTING GRADE TO MAINTAIN A LEVEL LIP. A RIGID LIP MAY ALSO BE UTILIZED, AS APPROPRIATE.*
2. *TURF REINFORCEMENT MAT SHOULD BE INSTALLED DOWN SLOPE OF LIP.*
3. *PERFORATED PIPES SHOULD INCLUDE END TREATMENTS CONSISTING OF CLEAN-OUTS OR TYPE-M INLETS, WHICH CAN ALSO HELP ACCOMMODATE FUTURE MAINTENANCE.*

FACILITY	L (FT)	W (FT)
BASIN 1	50'	6'

LEVEL SPREADER WITH SUBSURFACE DISCHARGE

9-1 (N.T.S.)



SEDIMENT BASIN ACCESS ROAD
NOT TO SCALE

INFILTRATION BASIN ACCESS ROAD

(N.T.S.)

KDH CONSULTING ENGINEERS, INC
593 RUGH STREET
GREENSBURG, PA 15601
P: 878-295-8914 F:724-514-7047
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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER W. HAMM
ENGINEER
PE-060435

REVISIONS:

REV	DATE	DESCRIPTION
11	8/8/2023	ADDRESS SAN. SEWER COMMENTS
2	2/9/2023	PETERS TOWNSHIP SUBMISSION
3	3/14/2023	ADDRESS WCCD COMMENTS
4	3/29/2023	REMOVE TRAFFIC CIRCLES
5	4/13/2023	PETERS TOWNSHIP SUBMISSION
6	5/26/2023	PETERS TOWNSHIP PLANNING COMMENTS
7	6/2/2023	PETERS TOWNSHIP L.D. COMMENTS
8	6/8/2023	PETERS TOWNSHIP L.D. COMMENTS
9	6/30/2023	ADDRESS WCCD GP COMMENTS
10	7/31/2023	ADDITIONAL RIGHT-OF-WAY

CLIENT:
339 JUSTABOUT LAND CO., LLC
333 TECHNOLOGY DRIVE, SUITE 108
CANONSBURG, PA 15317

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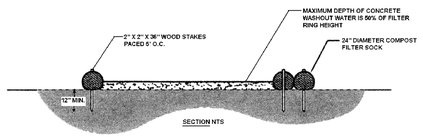
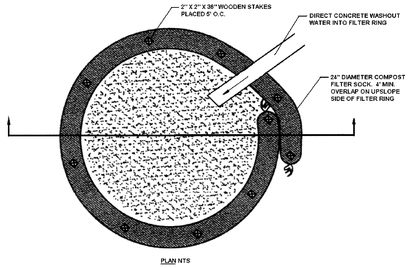
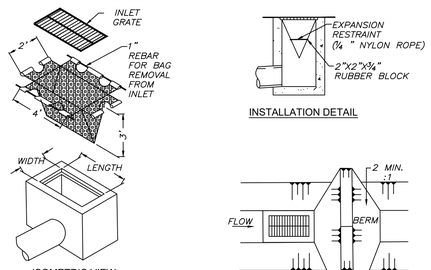


NOTES:
1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE
2. 16" DIAMETER FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.



A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS.

TYPICAL COMPOST SOCK WASHOUT INSTALLATION
(N.T.S.)



MAXIMUM DRAINAGE AREA = ½ ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

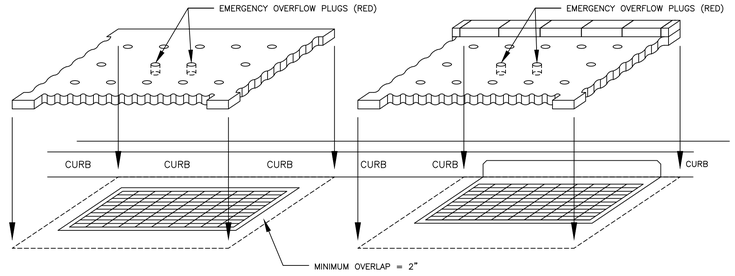
ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENTLY.

AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS, A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

4–16 FILTER BAG INLET PROTECTION – TYPE M INLET (N.T.S.)



NOTES:

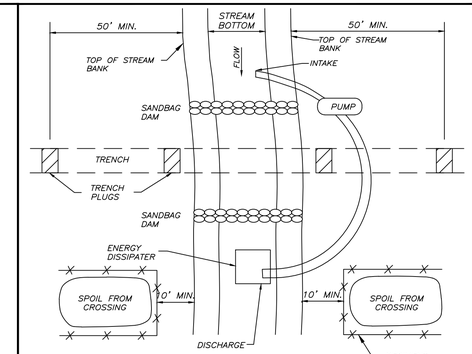
–PRIOR TO INSTALLATION, INLET GRATE SURFACE AND SURROUNDING AREA SHALL BE CLEANED AND CLEARED OF DEBRIS. INLET FILTER MAT SHALL BE INSTALLED WITH A MINIMUM 2" OVERLAP FROM EDGE OF GRATE TO EDGE OF MAT WITH STRAIGHT EDGE FLUSH TO CURB FACE. ADJUST MAT BY HAND UNTIL PLACEMENT ALLOWS FOR OPTIMAL MAGNETIC ADHESION TO GRATE SURFACE.

– PREINSTALLED RED EMERGENCY OVERFLOW PLUGS CAN BE REMOVED IN THE EVENT OF FLOODING TO ALLOW FOR RAPID DEWATERING. AFTER DEWATERING, THE INLET FILTER MAT SHALL BE LIFTED AND THOROUGHLY CLEANED OR REPLACED AND THE AND THE EMERGENCY OVERFLOW PLUGS SHALL BE REINSTALLED. IF GRATE IS AT LOWEST POINT OF STREET, REMOVAL OF ONE PLUG WILL ALLOW FOR EXPECTED DEWATERING AT ALL TIMES.

–INLET FILTER MATS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT, AS NEEDED, INLET FILTER MATS SHALL BE LIFTED AND RINSED OR REPLACED. WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET OR THE INLET FILTER MAT BECOMES COMPRESSED DUE TO HEAVY TRAFFIC, REPLACEMENT IS REQUIRED.

–A SUPPLY OF SPARE INLET FILTER MATS SHALL BE MAINTAINED ON SITE. ALL NECESSARY REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE ACCUMULATED SEDIMENT AS WELL AS ALL USED MATS ACCORDING TO THE PLAN NOTES.

BLACKHAWK INLET FILTER SYSTEM
(N.T.S.)



GRUBBING SHALL NOT TAKE PLACE WITHIN 50 FEET OF TOP–OF–BANK UNTIL ALL MATERIALS REQUIRED TO COMPLETE CROSSING ARE ON SITE AND PIPE IS READY FOR INSTALLATION.

BYPASS PUMP INTAKE SHALL BE MAINTAINED A SUFFICIENT DISTANCE FROM THE BOTTOM TO PREVENT PUMPING OF CHANNEL BOTTOM MATERIALS.

TRENCH PLUGS SHALL BE INSTALLED WITHIN THE TRENCH ON BOTH SIDES OF THE STREAM CHANNEL (SEE TYPICAL TRENCH PLUG INSTALLATION).

WATER ACCUMULATING WITHIN THE WORK AREA SHALL BE PUMPED TO A WATER FILTER BAG OR SEDIMENT TRAP PRIOR TO DISCHARGING INTO ANY SURFACE WATER.

HAZARDOUS OR POLLUTANT MATERIAL STORAGE AREAS SHALL BE LOCATED AT LEAST 100 FEET BACK FROM THE TOP OF STREAM BANK.

ALL EXCESS EXCAVATED MATERIAL SHALL BE IMMEDIATELY REMOVED FROM THE STREAM CROSSING AREA.

ALL DISTURBED AREAS WITHIN 50 FEET OF TOP–OF–BANK SHALL BE BLANKETED OR MATTED WITHIN 24 HOURS OF INITIAL DISTURBANCE FOR MINOR STREAMS OR 48 HOURS OF INITIAL DISTURBANCE FOR MAJOR STREAMS UNLESS OTHERWISE AUTHORIZED.

APPROPRIATE STREAM BANK PROTECTION SHALL BE PROVIDED WITHIN THE CHANNEL.

13–2 TYPICAL UTILITY LINE STREAM CROSSING WITH PUMP BYPASS (N.T.S.)

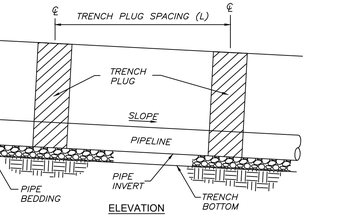


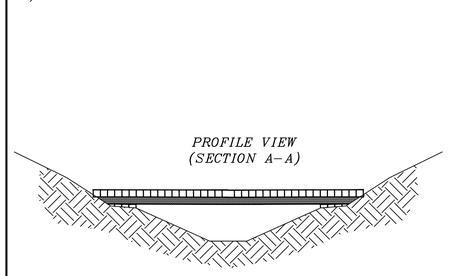
TABLE 13.1
Maximum Spacing and Materials for Trench Plugs

Trench Slope (%)	Spacing L (FT)	Plug Material
< 5	1,000	* 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 Filled Bags (Wetted) or Mortared Stone

*TOPSOIL MAY NOT BE USED TO FILL SACKS.

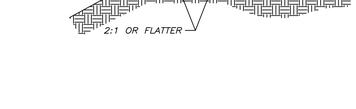
IMPERVIOUS TRENCH PLUGS ARE REQUIRED FOR ALL STREAM, RIVER, WETLAND OR OTHER WATER BODY CROSSINGS.

13–4 TYPICAL TRENCH PLUG INSTALLATION (N.T.S.)



NOTES
1. *BRIDGES MUST BE A SINGLE SPAN FROM TOP OF BANK TO TOP OF BANK AND STRUCTURALLY STABLE.*
2. *REMOVE ANY DIRT OR OTHER MATERIAL FROM BRIDGE DECK DAILY*

TIMBER MAT BRIDGE FOR CHANNEL CROSSING (N.T.S.)



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.

6–4 TOP–OF–SLOPE BERM (N.T.S.)

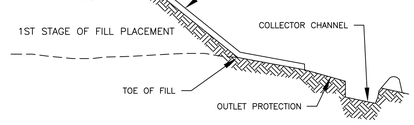


FIGURE 6.5 FROM PA DEP TECHNICAL GUIDANCE 363–2134–008

ADAPTED FROM WEST VIRGINIA DEP

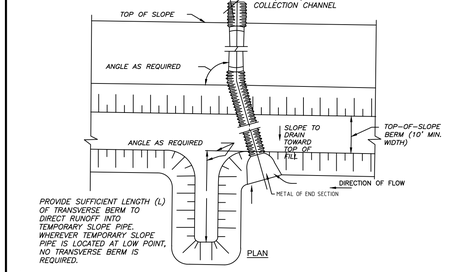
SLOPE PIPE OUTLET SHOULD BE ORIENTED SO THAT THE DISCHARGE ENTERS THE RECEIVING CHANNEL AT LESS THAN 90 DEGREES. PROVIDE A THRUST BLOCK TO PREVENT SEPARATION OF SLOPE PIPE SECTIONS DUE TO ANGLED DISCHARGE.

TABLE 6.11

MINIMUM DIMENSIONS FOR TEMPORARY SLOPE PIPES

DRAINAGE AREA (ACRES)	MINIMUM PIPE DIAMETER (IN.)	MINIMUM BERM HEIGHT (IN.)
< 2	12	24
2 – 4	15	27
4 – 5	18	30

6–5 MAINTAINING TOP–OF–SLOPE BERMS AND TEMPORARY SLOPE PIPES (N.T.S.)



SLOPE PIPE	OUTLET PROTECTION TYPE	R–SIZE OR MATERIAL	APRON LENGTH (FT)	APRON WIDTH (FT)
SLOPE PIPE 1	RIPRAP	R–4	12'	16.5'
SLOPE PIPE 2	RIPRAP	R–5	20'	29'

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.

6–5 TEMPORARY SLOPE PIPE (N.T.S.)

KDH CONSULTING ENGINEERS, INC
593 RUGH STREET
GREENSBURG, PA 15601
P: 878-295-8914 F:724-514-7047
www.kdhengineers.com

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER W. HAMM
ENGINEER
PE–060435

REVISIONS:

REV	DATE	DESCRIPTION
11	8/8/2023	ADDRESS SAN. SEWER COMMENTS
2	2/9/2023	PETERS TOWNSHIP SUBMISSION
3	3/14/2023	ADDRESS WCCD COMMENTS
4	3/29/2023	REMOVE TRAFFIC CIRCLES
5	4/13/2023	PETERS TOWNSHIP SUBMISSION
6	5/26/2023	PETERS TOWNSHIP PLANNING COMMENTS
7	6/2/2023	PETERS TOWNSHIP L.D. COMMENTS
8	6/8/2023	PETERS TOWNSHIP L.D. COMMENTS
9	6/30/2023	ADDRESS WCCD GP COMMENTS
10	7/31/2023	ADDITIONAL RIGHT-OF-WAY

CLIENT:
339 JUSTABOUT LAND CO., LLC
333 TECHNOLOGY DRIVE, SUITE 108
CANONSBURG, PA 15317

TUSCANY II
PETERS TOWNSHIP, WASHINGTON COUNTY, PA

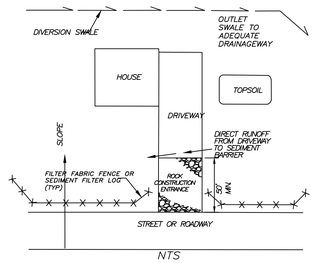
PROJ NO: 291–001–21
DATE: 11/9/2022
DRAWN BY: RAM
CHECKED BY: CWH

SHEET TITLE:
E&S DETAILS/NOTES

SHEET NO.
D9.7

S:\PROJECTS\291–001–21–HABEN PROPERTY–TUSCANY 2\DRAWINGS\291–001–21–BASE NORTH––230808.DWG

WHEREVER A LOT IS SLOPING TOWARD THE ROADWAY, A LAYOUT AS SHOWN BELOW SHOULD BE USED.

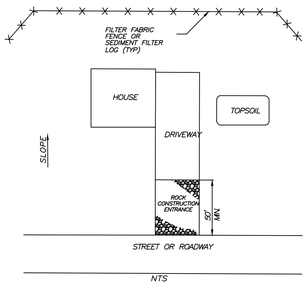


NTS

THE UPSLOPE DIVERSION CHANNEL SHOULD BE INSTALLED WHEREVER THE LOT EXTENDS MORE THAN 150 FEET ABOVE THE ROADWAY OR WHERE RUNOFF FROM AREAS ABOVE THE LOT IS NOT OTHERWISE DIVERTED AWAY FROM THE LOT. THE CHANNEL SHOULD BE PROPERLY SIZED AND PROVIDED WITH A SUITABLE PROTECTIVE LINING. THE DESIGNER MUST EXPERIENCE CAUTION TO PROTECT ALL DOWNSTREAM PROPERTY OWNERS WHEN SELECTING THE DISCHARGE POINT FOR THIS CHANNEL.

10-1 TYPICAL ON-LOT BMPs FOR LOT ABOVE ROADWAY (N.T.S.)

WHEREVER A LOT IS SLOPING TOWARD THE ROADWAY, A LAYOUT AS SHOWN BELOW SHOULD BE USED.

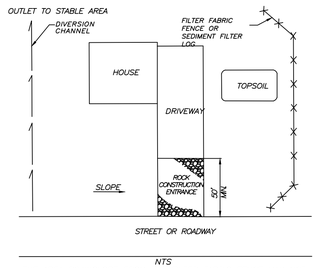


NTS

THE AREA DOWNSLOPE FROM THE FILTER FABRIC FENCE MAY NOT BE UNDER DEVELOPMENT OR OTHERWISE DISTURBED.

10-2 TYPICAL ON-LOT BMPs FOR LOT BELOW ROADWAY (N.T.S.)

WHEREVER A LOT IS SLOPING TOWARD THE ROADWAY, A LAYOUT AS SHOWN BELOW SHOULD BE USED.



NTS

THE AREA DOWNSLOPE FROM THE FILTER FABRIC FENCE MAY NOT BE UNDER DEVELOPMENT OR OTHERWISE DISTURBED.

THE UPSLOPE DIVERSION CHANNEL SHOULD BE INSTALLED WHEREVER RUNOFF FROM AREAS ABOVE THE LOT IS NOT OTHERWISE DIVERTED AWAY FROM THE LOT. THE CHANNEL SHOULD BE PROPERLY SIZED AND PROVIDED WITH A SUITABLE PROTECTIVE LINING.

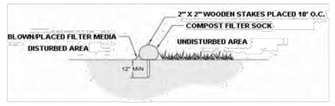
IN AREAS WHERE SLOPE IS AT AN OBLIQUE ANGLE TO THE ROADWAY, BMPs SHALL BE ADJUSTED ACCORDINGLY.

DIVERSION CHANNEL MAY OUTLET TO ROADSIDE DITCH OR STORM SEWER SYSTEM, BUT NOT ONTO STREET OR ROADWAY

10-3 TYPICAL ON-LOT BMPs FOR LOT ALONG ASCENDING OR DESCENDING ROADWAY (N.T.S.)

STANDARD E&S WORKSHEET #1
Compost Filter Socks

PROJECT NAME: Tuscany II
LOCATION: Peters Township, Washington County, PA
PREPARED BY: RAM DATE: 10/24/2022
CHECKED BY: DATE:



Sock Number	Sock Length (ft)	Diameter (in)	Approximate Location	Slope (%)	Slope Length Above Sock (ft)
SS-1	113	32 IN. CFS	Above W003	16	328
SS-2	347	18 IN. CFS	Below Sediment Basin	14	165
SS-3	77	24 IN. CFS	Along Justabout Road	25	118
SS-4	161	32 IN. CFS	Along Justabout Road	14	265
SS-5	141	32 IN. CFS	Along Justabout Road	8	415
SS-6	127	32 IN. CFS	Along Justabout Road	10	293
SS-7	82	18 IN. CFS	Above R004	16	138
SS-8	84	18 IN. CFS	Above R004	14	180
SS-9	69	32 IN. CFS	Above R004	13	280
SS-10	47	24 IN. CFS	Above R004	14	252
SS-11	46	24 IN. CFS	Above R004	16	207
SS-12	42	18 IN. CFS	Above R004	16	189
SS-13	52	18 IN. CFS	Above R004	18	167
SS-14	77	18 IN. CFS	Above R004	19	140
SS-15	45	18 IN. CFS	Above R004	17	155
SS-16	46	18 IN. CFS	Above R004	16	168
SS-17	73	18 IN. CFS	Above R004	15	175
SS-18	59	18 IN. CFS	Above R004	10	8
SS-19	52	18 IN. CFS	Above R004	10	14
SS-20	48	18 IN. CFS	Above R004	11	21
SS-21	52	18 IN. CFS	Above R004	10	25
SS-22	40	18 IN. CFS	Above R004	10	37
SS-23	56	18 IN. CFS	Above R004	10	51
SS-24	71	18 IN. CFS	Above R004	10	68
SS-25	100	18 IN. CFS	Above R004	10	62
SS-26	117	18 IN. CFS	Above R004	33	26

STANDARD E&S WORKSHEET #1
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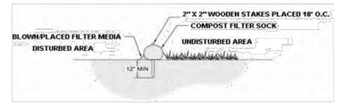

Sock Number	Sock Length (ft)	Diameter (in)	Approximate Location	Slope (%)	Slope Length Above Sock (ft)
SS-27	112	18 IN. CFS	Above R001	21	69
SS-28	116	18 IN. CFS	Above R001	22	55
SS-29	287	18 IN. CFS	Above R001	22	68
SS-30	214	18 IN. CFS	Above R001	30	61
SS-31	291	18 IN. CFS	Below Justabout Road	15	82
SS-32	422	18 IN. CFS	Below Justabout Road	9	185

ONSITE SEDIMENT CONTROL PLAN MAINTENANCE SCHEDULE			
CONTROL MEASURE	**INSPECT**	**PROBLEMS**	**POSSIBLE REMEDIES (TO BE PERFORMED WITHIN 24 HOURS OR AS SOON AS NOTED.)**
VEGETATION	ONCE A WEEK AND AFTER EVERY RUNOFF EVENT	SEDIMENT AT TOE OF SLOPE	CHECK FOR TOE OF SLOPE DIVERSION AND INSTALL IF NEEDED
		RILL & GULLIES FORMING	FILL RILLS AND REGRADE GULLIED SLOPES
		BARE SOIL PATCHES	RESEED, FERTILIZE AND MULCH BARE AREAS
COMPOST FILTER SOCK	ONCE A WEEK AND AFTER EVERY RUNOFF EVENT	RUNOFF ESCAPING AROUND BARRIER	SECURELY ANCHOR WITH PROPER STAPLES. EXTEND BARRIER AS NEEDED.
		SEDIMENT LEVEL BUILDUP	REMOVE SEDIMENT WHEN LEVEL REACHES HALF (1/2) OR MORE THE HEIGHT OF THE BARRIER.
INLET PROTECTION	ONCE A WEEK AND AFTER EVERY RUNOFF EVENT	SEDIMENT BUILD-UP-REDUCE LOW CAP	REMOVE ACCUMULATED SEDIMENT WHEN LEVEL REACHES 1/2" OR MORE THE HEIGHT OF THE BMP. REPLACE INLET PROTECTION.
		MISSING MATERIAL	REPAIR OR REPLACE PROTECTION MATERIALS AS NEEDED.
		FLOODING AROUND OR BELOW INLET	REMOVE ACCUMULATED SEDIMENT; OR CONVERT SEDIMENT BARRIER TO AN EXCAVATED SEDIMENT TRAP; OR REROUTE RUNOFF TO A MORE SUITABLE OUTLET SUCH AS A SEDIMENT TRAP.
PUMPED WATER FILTER BAG	DAILY AND AFTER EACH USE	BAG IS HALF FULL	REPLACE BAG.
		BAG IS CLOGGED OR FLOW IS REDUCED	REPLACE BAG.
ROCK CONSTRUCTION ENTRANCE	ONCE A WEEK AND AFTER EVERY RUNOFF EVENT	LOST AND/OR DISLODGED STONES	REPLACE MISSING STONES SO AS TO MAINTAIN SPECIFIED DIMENSIONS.
		SEDIMENT DEPOSITED IN PAVED ROADWAYS	AT THE END OF EACH CONSTRUCTION DAY, ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE RETURNED TO THE CONSTRUCTION SITE.
CONCRETE WASHOUT	DAILY	MATERIAL BUILDUP	MATERIAL SHOULD BE REMOVED WHEN THEY REACH 75% CAPACITY
		LINERS FAIL	LINERS SHOULD BE REPLACED WITH EACH CLEANING OR WHEN DAMAGE HAS OCCURRED
TRASH RACK	ONCE A WEEK AND AFTER EVERY RUNOFF EVENT	DAMAGE	SHALL BE REPLACED IMMEDIATELY
		CLOGGED	SHALL BE CLEANED IMMEDIATELY
WATERBARS	ONCE A WEEK AND AFTER EVERY RUNOFF EVENT	DAMAGED OR ERODED WATERBARS	SHALL BE RESTORED TO ORIGINAL DIMENSIONS
EROSION CONTROL BLANKETING	ONCE A WEEK AND AFTER EVERY RUNOFF EVENT	DAMAGED OR DISPLACED BLANKETS	SHALL BE RESTORED OR REPLACED WITHIN 4 DAYS
RIPRAP APRONS	ONCE A WEEK AND AFTER EVERY RUNOFF EVENT	DISPLACED RIPRAP	SHALL BE REPLACED IMMEDIATELY
SEDIMENT BASINS	ONCE A WEEK AND AFTER EVERY RUNOFF EVENT	SEDIMENT LEVEL BUILDUP	SEDIMENT SHALL BE REMOVED
		ANY VISIBLE DAMAGE (EROSION, PIPING, SETTLEMENT)	SHALL BE REPAIRED IMMEDIATELY
SEDIMENT TRAPS	ONCE A WEEK AND AFTER EVERY RUNOFF EVENT	SEDIMENT LEVEL BUILDUP	SEDIMENT SHALL BE REMOVED
		ANY VISIBLE DAMAGE (EROSION, PIPING, SETTLEMENT)	SHALL BE REPAIRED IMMEDIATELY
BAFFLES	ONCE A WEEK AND AFTER EVERY RUNOFF EVENT	DAMAGED OR WARPED BAFFLES	SHALL BE REPLACED WITHIN 7 DAYS

E&S CONTROL FACILITIES PROPOSED FOR THE PROJECT ARE SHOWN ON THE E&S CONTROL PLANS. CONTROL MEASURES SHOWN ON THIS PLAN ARE MINIMUM CONTROLS TO PROTECT OFFSITE AREAS FROM SEDIMENT-LADEN RUNOFF. ADDITIONAL CONTROLS MAY BE REQUIRED DEPENDING ON THE PROGRESS OF CONSTRUCTION AND VARYING CONDITIONS ENCOUNTERED.

ROCK CONSTRUCTION ENTRANCE:
A ROCK CONSTRUCTION ENTRANCE WILL BE INSTALLED TO PROVIDE A BUFFER AREA WHERE VEHICLES CAN DROP THEIR MUD AND SEDIMENT TO AVOID TRANSPORTING IT ONTO PUBLIC ROADS, TO CONTROL EROSION FROM SURFACE RUNOFF, AND TO HELP CONTROL DUST AT THE LOCATIONS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE STANDARD DETAIL.

INSTALLATION: TO CONSTRUCT THE PAD, PLACE A LAYER OF 6 INCHES OF STONE ACROSS THE FULL WIDTH OF THE VEHICLE INGRESS AND EGRESS AREA. THE STONE PAD SHOULD BE AT LEAST 100 FEET IN LENGTH, 25 FEET IN WIDTH, AND 6 INCHES THICK.

MAINTENANCE: ADDITIONAL STONE MAY HAVE TO BE ADDED PERIODICALLY TO MAINTAIN THE PROPER FUNCTIONING OF THE PAD.

COMPOST FILTER SOCK:
COMPOST FILTER SOCKS ARE A TYPE OF CONTAINED COMPOST FILTER BERM. THEY CONSIST OF A BIODEGRADABLE OR PHOTODEGRADABLE MESH TUBE FILLED (TYPICALLY USING A MECHANICAL BLOWER) WITH A COARSE COMPOST FILTER MEDIA THAT MEETS CERTAIN PERFORMANCE CRITERIA AS SPECIFIED ON THE DETAIL DRAWINGS.

INSTALLATION: COMPOST SOCKS SHALL BE PLACED ON A LEVEL CONTOUR WITH BOTH ENDS OF THE SOCK EXTENDING AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN SOCK ALIGNMENT. FILTER SOCKS ARE FLEXIBLE AND CAN BE FILLED IN PLACE OR FILLED AND MOVED INTO POSITION. TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.

MAINTENANCE: ACCUMULATED SEDIMENTS WILL BE REMOVED AS REQUIRED TO KEEP THE SOCK FUNCTIONAL. IN ALL CASES, REMOVE DEPOSITS WHERE THE SEDIMENT ACCUMULATION HAS REACHED ½ THE ABOVE GROUND HEIGHT OF THE SOCK. ADHERE TO ANY MANUFACTURER'S RECOMMENDATIONS FOR REPLACING SOCK DUE TO WEATHERING.

DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION. BIODEGRADABLE FILTER SOCK 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.

EROSION CONTROL BLANKET:
EROSION CONTROL BLANKETS SHOULD BE USED ON ALL SLOPES THAT ARE 3H:1V OR STEEPER AND WHERE POTENTIAL EXISTS FOR SEDIMENT POLLUTION TO RECEIVING SURFACE WATERS. SINCE ROCK SLOPES POSE LITTLE, IF ANY, POTENTIAL FOR EROSION, CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILL SLOPES NEED NOT BE BLANKETED. EROSION CONTROL BLANKETS SHOULD BE USED FOR ALL SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER -- 100 FEET OF A SPECIAL PROTECTION WATER -- REGARDLESS OF SLOPE.

INSTALLATION: 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.

MAINTENANCE: 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.

TRENCH PLUGS:
TRENCH PLUGS SHOULD BE INSTALLED ON BOTH SIDES OF ALL CROSSINGS TO PREVENT DRAINING STREAMS OR WETLANDS, AND TO PREVENT CHANGES TO THEIR HYDROLOGY. TRENCH PLUGS SHOULD ALSO BE INSTALLED PER THE SPACING TABLE SHOWN IN THE DETAILS.

INSTALLATION: TRENCH PLUGS SHALL BE INSTALLED PER THE DETAIL SHOWN WITHIN THE PLANS.

MAINTENANCE: TRENCH PLUGS SHALL BE INSPECTED REGULARLY TO ENSURE THEY ARE FUNCTIONING PROPERLY. IF A MALFUNCTION IS NOTICE, THE PLUG SHALL BE EXCAVATED AND REPLACED.

TEMPORARY VEGETATIVE STABILIZATION:
TEMPORARY VEGETATIVE STABILIZATION SHALL BE PLACED IN THE LOCATIONS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE SEEDING SPECIFICATIONS PROVIDED TO TEMPORARILY COVER DISTURBED AREAS THAT WILL BE EXPOSED FOR A PERIOD OF MORE THAN FOUR WORKING DAYS. THE TEMPORARY VEGETATION WILL REDUCE PROBLEMS OF MUD AND DUST PRODUCTION FROM BARE SOIL SURFACES DURING CONSTRUCTION.

INSTALLATION: FERTILIZING, SEEDING, AND MULCHING WILL BE USED AS A TEMPORARY E&S CONTROL MEASURE ON ALL NON-PAVED DISTURBED AREAS. EXPOSED SOILS, NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL NOT REMAIN UNSEEDED OR COVERED BY MULCH FOR MORE THAN FOUR DAYS, INCLUDING STOCKPILED SOIL MATERIALS. WITH REGARD TO THE TEMPORARY SEED MIX, REFER TO THE SEEDING MIXTURE TABLE PROVIDED ON THE E&S CONTROL PLAN DETAIL SHEET.
SOIL PREPARATION AND SEEDING PROCEDURES, TO BE APPLIED IN THE ORDER PRESENTED, ARE AS FOLLOWS:
UNLESS APPROVED SOIL TEST RESULTS INDICATE OTHERWISE, EVENLY APPLY THE FOLLOWING SOIL AMENDMENTS:
• 560 POUNDS PER ACRE 18-46-0 DIAMMONIUM PHOSPHATE;
• 335 POUNDS PER ACRE 0-0-60 MURIATE OF POTASH;
• 6 TONS PER ACRE PULVERIZED AGRICULTURAL LIMESTONE; AND
• 4 POUNDS PER ACRE "BIO-PAK" MICROBIAL INOCULANT.*

WHERE SLOPES PERMIT, PROMPTLY DISK ALL AMENDMENTS UNDER TO A 3 TO 6-INCH DEPTH. WHERE SLOPES DO NOT PERMIT TILLAGE, TRACK SLOPE WITH A DOZER AS DESCRIBED UNDER SEEDBED PREPARATION. ON EXTREMELY STEEP SLOPES, AMENDMENTS MAY BE APPLIED WITH THE SEED AND MULCH USING A HYDRO SEEDER AS LONG AS SEED AND INOCULANT IS NOT IN A SLURRY WITH FERTILIZERS FOR MORE THAN ONE HOUR.

PREPARE SEEDBED BY CULTIPACKING OR TRACKING WITH A DOZER USING EQUIPMENT (SUCH AS A LIGHT TRACTOR) AND TECHNIQUE THAT MINIMIZES RUTTING OF THE SURFACE. IF TRACKING IS DONE, RUN DOZER SO TRACK MARKS ARE PARALLEL TO SITE CONTOURS. IF A BRILLION SEEDER IS USED, THIS STEP MAY BE SKIPPED.

JUST BEFORE SEEDING, INOCULATE BIROSFOOT TREFOIL SEED (WHERE APPLICABLE) WITH LEGUME INOCULANT APPROPRIATE FOR BIROSFOOT TREFOIL USING AT LEAST FIVE TIMES THE MANUFACTURER'S MINIMUM INOCULANT APPLICATION RATES, THEN EVENLY APPLY THE APPROPRIATE SEED MIXTURE (REFER TO TABLES 1-3 ON DETAILS SHEETS).

LIGHTLY CULTIPACK TO PRESS SEED INTO SEEDBED USING EQUIPMENT (SUCH AS A LIGHT TRACTOR) AND TECHNIQUE THAT MINIMIZES RUTTING OF THE SURFACE. IF A BRILLION SEEDER IS USED, THIS STEP MAY BE CONSIDERED COMPLETE. IF SLOPES ARE TOO STEEP TO PERMIT SEED PREPARATION AND PLACEMENT, USE HYDROSEEDING TECHNIQUES.

PROMPTLY AND EVENLY APPLY STRAW (NOT HAY) MULCH AT A RATE OF 3 TONS PER ACRE USING A BALE-BUSTER OR USING WOOD CELLULOSE FIBER (NOT PAPER PULP) HYDROMULCH AT A RATE OF 2,500 POUNDS PER ACRE. PROMPTLY TACK STRAW INTO PLACE USING ONE OF THE FOLLOWING METHODS: 1) APPLY 800 TO 1,000 POUNDS PER ACRE APPLICATION OF WOOD CELLULOSE FIBER MULCH WITH A HYDROSEEDER OVER THE STRAW; OR, 2) USE A CRIMPER DISK (A SPECIALLY DESIGNED HEAVY DISK WITH NO OFFSET TO THE DIRECTION OF TRAVEL). MAKE MULTIPLE PASSES WITH THE CRIMPER AS NECESSARY TO SECURE THE STRAW.

**NOTE: BIOPAK INOCULANT IS NOT NEEDED FOR TEMPORARY SEEDING. BIOPAK WATER SOLUBLE POWDER IS A MIXTURE OF BENEFICIAL NITROGEN-FIXING AND PHOSPHORUS-SOLUBILIZING BACTERIA (180 BILLION CFU PER POUND) COMBINED WITH BIOCATALYST INGREDIENTS, AS MANUFACTURED BY PLANT HEALTH CARE, INC., 440 WILLIAM PITT WAY, PITTSBURGH, PENNSYLVANIA 15238; 1-800-421-9051.*

CONSTRUCTION WASTE RECYCLING/DISPOSAL:
CONSTRUCTION WASTES AND REFUSE MATERIALS GENERATED DURING THE COURSE OF CONSTRUCTION AND INCLUDE, BUT ARE NOT LIMITED TO, PAPER, PLASTIC, WOOD, FOOD, TEXTILE, AND METAL PRODUCTS.

INSTALLATION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING WASTE RECYCLING/DISPOSAL AREAS ON THE EROSION AND SEDIMENT CONTROL PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL WASTE RECYCLING/DISPOSAL PERMITS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

MAINTENANCE: ALL CONSTRUCTION WASTE SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF AT A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. THE BURNING OF WASTE MATERIALS SHALL NOT BE PERMITTED.

CONCRETE WASHOUT:
FOR ANY PROJECT ON WHICH CONCRETE WILL BE POURED OR OTHERWISE FORMED ON SITE, A SUITABLE WASHOUT FACILITY MUST BE PROVIDED FOR THE CLEANING OF CHUTES, MIXERS, AND HOPPERS OF THE DELIVERY VEHICLES UNLESS SUCH A FACILITY WILL BE USED AT THE SOURCE OF THE CONCRETE. UNDER NO CIRCUMSTANCES MAY WASH WATER FROM THESE VEHICLES BE ALLOWED TO ENTER ANY SURFACE WATERS. MAKE SURE THAT PROPER SIGNAGE IS PROVIDED TO DRIVERS SO THAT THEY ARE AWARE OF THE PRESENCE OF WASHOUT FACILITIES.

INSTALLATION: WASHOUT FACILITIES SHOULD NOT BE PLACED WITHIN 50 FEET OF STORM DRAINS, OPEN DITCHES OR SURFACE WATERS. THEY SHOULD BE IN A CONVENIENT LOCATION FOR THE TRUCKS, PREFERABLY NEAR THE PLACE WHERE THE CONCRETE IS BEING POURED, BUT FAR ENOUGH FROM OTHER VEHICULAR TRAFFIC TO MINIMIZE THE POTENTIAL FOR ACCIDENTAL DAMAGE OR SPILLS. WHEREVER POSSIBLE, THEY SHOULD BE LOCATED ON SLOPES NOT EXCEEDING A 2% GRADE.
IF COMPOST FILTER SOCKS ARE USED, COMPOST SOCKS SHOULD BE STAKED IN THE MANNER RECOMMENDED BY THE MANUFACTURER AROUND PERIMETER OF THE GEOMEMBRANE SO AS TO FORM A RING WITH THE ENDS OF THE SOCK LOCATED AT THE UPSLOPE CORNER. CARE SHOULD BE TAKEN TO ENSURE CONTINUOUS CONTACT OF THE SOCK WITH THE GEOMEMBRANE AT ALL LOCATIONS. WHERE NECESSARY, SOCKS MAY BE STACKED AND STAKED SO AS TO FORM A TRIANGULAR CROSS-SECTION.

MAINTENANCE: ONCE MATERIAL REACHES 50% OF THE HEIGHT OF THE WASHOUT IT SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH THE CONSTRUCTION WASTE RECYCLING/DISPOSAL METHODS SPELLED OUT IN THE REPORT.

PUMPED WATER FILTER BAG:
FILTER BAGS MAY BE USED TO FILTER WATER PUMPED FROM DISTURBED AREAS PRIOR TO DISCHARGING TO SURFACE WATERS. THEY MAY ALSO BE USED TO FILTER WATER PUMPED FROM TRENCHES AND OTHER LOW SPOTS COLLECTING WATER.

INSTALLATION: 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.

MAINTENANCE: FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED. THIS MAY INCLUDE REPLACEMENT OF THE BAG OR REPOSITIONING OF THE BAG.

KDH CONSULTING ENGINEERS, INC
593 ROUGH STREET
GREENSBURG, PA 15601
P: 878-295-8914 F:724-514-7047
www.kdhengineers.com

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER W. HAMM
ENGINEER
PE-060435

REVISIONS:

REV	DATE	DESCRIPTION
11	8/8/2023	ADDRESS SAN. SEWER COMMENTS
2	2/9/2023	PETERS TOWNSHIP SUBMISSION
3	3/14/2023	ADDRESS WCCD COMMENTS
4	3/29/2023	REMOVE TRAFFIC CIRCLES
5	4/13/2023	PETERS TOWNSHIP SUBMISSION
6	5/26/2023	PETERS TOWNSHIP PLANNING COMMENTS
7	6/2/2023	PETERS TOWNSHIP L.D. COMMENTS
8	6/8/2023	PETERS TOWNSHIP L.D. COMMENTS
9	6/30/2023	ADDRESS WCCD GP COMMENTS
10	7/31/2023	ADDITIONAL RIGHT-OF-WAY

CLIENT:
339 JUSTABOUT LAND CO., LLC
333 TECHNOLOGY DRIVE, SUITE 108
CANONSBURG, PA 15317

TUSCANY II

PETERS TOWNSHIP,
WASHINGTON COUNTY, PA

PROJ NO: 291-001-21
DATE: 11/9/2022
DRAWN BY: RAM
CHECKED BY: CWH

SHEET TITLE:
E&S DETAILS/NOTES

SHEET NO.
D9.8

S:\PROJECTS\291-001-21-HABEN PROPERTY-TUSCANY 2\DRAWINGS\291-001-21-BASE NORTH--230808.DWG

STREET TREES, TYP.

STORMWATER BUFFER

STREET TREES, TYP.

CBU AREA WITH LIGHTED CANOPY

EXISTING TREES

FLOODWAY

STORM WATER BASIN & RAIN GARDEN TO BE SEEDED W/ ERNST: 126 (OR APPROVED EQUAL)

SWM AREA

SWM

EXISTING TREES

CONCRETE ENCASEMENT OF SANITARY SEWERLINE

EXISTING TREES

DISCHARGE POINT 002

DISCHARGE POINT 003

GRINDER PUMP

GRINDER PUMP

DISCHARGE POINT 004

EXISTING TREES

DISCHARGE POINT 001

FLOODWAY

OPEN SPACE AREA A

OPEN SPACE AREA B

WEST PENN POWER EASEMENT NO PLANTING ALLOWED

40' BUFFER

40' BUFFER

JUSTABOUT RD

VILLA DRIVE

VICTORIA STREET

WALKS TRACE DRIVE

ENTRY SIGN LOCATION

UNNAMED TRIB TO BRUSH RUN (WWF)

100' POWERLINE EASEMENT

FLOODWAY

NOTES:

1. PRIOR TO ANY PLANTING, ROTOTILL IN 2" LAYER OF COMPOST INTO TOP 12" OF EXISTING TOPSOIL
2. EACH PLANT MUST BE FREE FROM DISEASE, INSECT INFESTATION, AND MECHANICAL INJURIES IN ALL RESPECTS, BE READY FOR FIELD PLANTING.
3. ALL PLANTINGS WILL BE GUARANTEED FROM THE PERIOD OF INSTALLATION FOR A PERIOD OF THREE PLANTING SEASONS (1.5 YEARS) FROM THE DATE OF INSTALLATION.
4. ALL PLANTS MUST CONFORM TO THE AMERICAN STANDARDS FOR NURSERYMEN STOCK IN REGARDS TO SIZING, GROWING, AND B&B SPECIFICATIONS.
5. IF DECIDUOUS TREES ARE PLANTED IN THE FALL THEN THEY SHALL BE STAKED FOR ONE SEASON. IF PLANTING OCCURS IN THE SPRING, THEN NO STAKING IS REQUIRED.
6. ALL TREES AND SHRUBS TO HAVE 3' DIAMETER MULCH CIRCLE AROUND TRUNK FOR MOISTURE RETENTION.
7. ALL DISTURBED / UNPAVED AREAS SHALL BE TOPSOIL AND SEEDED, UNLESS OTHERWISE NOTED. SWM FACILITY TO BE SEEDED WITH EARNST 126 (OR APPROVED EQUAL).
8. NO TREES OR PLANTS WITH INVASIVE ROOT SYSTEM SHALL BE PLANTED WITHIN ANY SANITARY SEWER EASEMENT OR WITHIN 12.5 FEET OF ANY SANITARY SEWER FACILITY WHEN THE PLANT IS WITHIN PUBLIC RIGHT OF WAY.
9. THE 25 FOOT WIDE AGRICULTURAL BUFFER ALONG THE WESTERN PROPERTY LINE IS IN ACCORDANCE WITH SECTION 440-505. THIS PLANTING BUFFER - A IS CONSIDERED A PUBLIC IMPROVEMENT.

N

SCALE: 1" = 50'

0 25' 50' 100'

REVISIONS:
1. APRIL 13, 2023 - AS PER TOWNSHIP COMMENTS.
2. MAY 26, 2023 - AS PER TOWNSHIP COMMENTS.
3. JUNE 8, 2023 - AS PER TOWNSHIP COMMENTS.
4. JULY 31, 2023 - AS PER TOWNSHIP COMMENTS.
5. AUGUST 17, 2023 - AS PER TOWNSHIP COMMENTS.

Victor-Wetzel Associates
Landscape Architects
409 Broad Street
Suite 270
Sewickley, PA 15143
Office| 412-741-2290
Fax| 412-741-4598
Email| vwa@vwa.net

P.M. SCV
D.B. CMS
C.B.

TUSCANY II
PETERS TOWNSHIP, WASHINGTON COUNTY, PA
PREPARED FOR:
339 JUSTABOUT LAND CO., LLC
333 TECHNOLOGY DRIVE
SUITE 108
CANONSBURG, PA 15317

FINAL LANDSCAPE PLAN–SOUTH

D–10.0

SCALE: 1" = 50'-0"
ISSUE DATE: 3-9-22
JOB NO. 2022-013

GHT OF WAY
FOR FUTURE
ONNECTION

BUFFERYARD 'A'
225 L.F.

19-WA

69-WA

19-RT
19-SV

69-RT
67-SV

STREET
TREES, TYP.

BUFFERYARD 'A'
685 L.F.

100' POWERLINE
EASEMENT

WEST PENN
POWER
EASEMENT
NO PLANTING
ALLOWED

TEMPORARY
100' GRADING
SETBACK LINE

OPEN SPACE AREA B

VILLA DRIVE

VICTOR STREET
(50' RIGHT-OF-WAY)

WINTER STREET
(50' R/W)

WALKER TRACE
(50' R/W)

LOCUST RIDGE DRIVE
(50' R/W)

WALKER RIDGE
(50' R/W)

FLOODWAY

EXISTING
TREES

EXISTING
TREES

STREET
TREES, TYP.

CBU AREA
WITH LIGHTED
CANOPY

STREET
TREES, TYP.

STORMWATER BUFFER

STORM WATER BASIN
& RAIN GARDEN TO
BE SEEDED W/ ERNST:
126 (OR APPROVED EQUAL)

SWM AREA
SWM

SCALE: 1" = 50'
0 25' 50' 100'

OVERALL PLANT LIST

SYM.	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CANOPY TREES					
CM	26	Celebration Maple	ACER x freemanii 'Celebration'	2" cal	B & B
SM	8	Sugar Maple	ACER saccharum	2" cal	B & B
SB	8	Autumn Brilliance Serviceberry	AMELANCHIER x grandiflora 'Autumn Brilliance'	2" cal	B & B
HT	6	Winterking Hawthorn	CRATAEGUS virdis 'Winter King'	2" cal	B & B
HL	20	Skyline Honeylocust	GLEDITSIA triaconthos inermis 'Skyline'	2" cal	B & B
TP	4	Tuliptree	LIRIODENDRON tulipifera	2" cal	B & B
JL	22	Japanese Tree Lilac	SYRINGA reticulata 'Ivory Silk'	2" cal	B & B
EVERGREEN TREES					
JV	6	Eastern Red Cedar	JUNIPERUS virginiana	5' ht.	B & B
DF	7	Douglas Fir	PSEUDOTSUGA menziesii	5' ht.	B & B
WA	88	Green Giant Western Arborvitae	THUJA plicata 'Green Giant'	5'-6' ht.	B & B
SHRUBS					
***RT	88	Ivory Halo Dogwood	CORNUS alba 'Ivory Halo'	24" spd.	#5 CONT.
***SV	86	Summer Snowflake Viburnum	VIBURNUM plicatum t. 'Summer Snowflake'	24" spd.	#5 CONT.

*** NOTE: EVENLY DISTRIBUTE SHRUBS IN STAGGERED GROUPS OF 3'S AND 5'S OF THE SAME VARIETY WITHIN BUFFERYARD 'A' AREAS.

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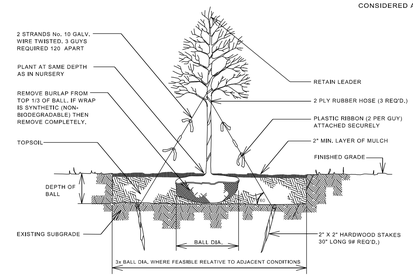
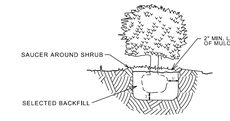
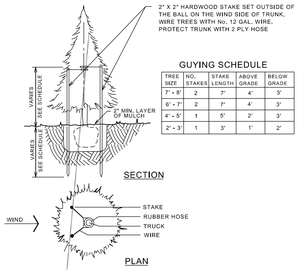


TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE



GUYING SCHEDULE

TREE SIZE	NO. STAKES	STAKE LENGTH	ABOVE GRADE	BELOW GRADE
7' - 8'	2	7'	4'	3'
6' - 7'	2	7'	4'	3'
4' - 5'	1	5'	2'	3'
2' - 3'	1	3'	1'	2'

EVERGREEN TREE GUYING
NOT TO SCALE

REVISIONS:
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PENNSYLVANIA REGISTERED LANDSCAPE ARCHITECT
CHARLES STEVEN VICTOR
WESTMORELAND COUNTY
549-G
Steven Victor

Victor-Wetzel Associates Landscape Architects

409 Broad Street
Suite 270
Sewickley, PA 15143
[Office] 412-741-2299
[Fax] 412-741-2295
[Email] Vwa@Vwla.net

P.M. SCV
D.B. CMS
C.B.

TUSCANY II
PETERS TOWNSHIP, WASHINGTON COUNTY, PA

PREPARED FOR:
BENJAMIN MARCUS HOMES
333 TECHNOLOGY DRIVE
SUITE 108
CANONSBURG, PA 15317

FINAL
LANDSCAPE
PLAN–NORTH

D–10.5

SCALE: 1" = 50' - 0"
ISSUE DATE: 3-9-22
JOB NO. 2022-013

N/F
INVESTORS MARK
ACQUISITIONS, LLC
TP#
540-006-22-00-0013-01
INST# 201023378
BEING LOT 13R OF
INST# 201816138

N/F
SANTEBENNUR, GIRIDHAR &
INDU, BETTADA
KRISHNASWAMY
TP#
540-006-22-00-0013-00
INST# 201920336
BEING LOT 13R OF
INST# 201816138

RIGHT OF WAY
FOR FUTURE
CONNECTION

STREET LIGHT, TYP.

VICTOR STREET
(50' ROW)

VILLA DRIVE
(50' RIGHT-OF-WAY)

N/F
PETTIT, JESSE D. &
REBECCA L. WATKINS
TP#
540-006-22-00-0014-00
INST# 201506495
BEING LOT 14 OF
INST# 201406024

N/F
PITZARELLA, MATTHEW M. &
SAMANTHA R.
TP#
540-006-22-00-0015-00
INST# 201524087
BEING LOT 15 OF
INST# 201406024

N/F
FORSE, J. MARK & ANNA K.
TP#
540-006-22-00-0016-00
INST# 201501764
BEING LOT 16 OF
INST# 201406024

N/F
PERICH, SEAN J.
TP#
540-006-22-00-0017-00
INST# 202117178
BEING LOT 17 OF
INST# 201406024

N/F
KACZOROWSKI, DAVID J. &
AMY E. CONDON
TP#
540-006-22-00-0018-00
INST# 202026807
BEING LOT 18 OF
INST# 201406024

N/F
SIMMONS, ROBERT W. &
SCOTT J.
TP#
540-006-00-00-0016-00
INST# 201438763

100' POWERLINE EASEMENT

OPEN SPACE AREA B

OPEN SPACE AREA A

CBU AREA WITH LIGHTED CANOPY

TWO STREET LIGHT, TYP.

JUSTABOUT RD

40' BUFFER

SWM

SWM AREA

BMP 1

BMP 2

BMP 3

BMP 4

DISCHARGE POINT 001

DISCHARGE POINT 002

DISCHARGE POINT 003

DISCHARGE POINT 004

GRINDER PUMP

CONCRETE ENCASEMENT OF SANITARY SEWER LINE

FLOODWAY

LAWN WITHIN 10' OF RIPARIAN BUFFER

SNYDER DRIVE

SIENNA TRAIL

N/F
BOLLMAN, BERNICE H.
TP#
540-006-00-00-0017-00
INST# 201033844

BOLT FOUND (HELD)

N/F
WEILAND, CHARLES
RONALD
& TERRY LYNN
TP#
540-006-00-00-0036-00
DBV-1361 PG-542

AXLE FOUND (HELD)

1-1/2" IRON PIPE FOUND

N/F
KLEMPAY, JOSEPH K. & DONNA J.
TP# 540-006-00-00-0037-00
INST# 200223214

1-1/2" IRON PIPE IN CONCRETE FOUND

1" IRON PIPE FOUND (HELD)

N/F
COLLIER, JOSEPH F. &
AMANDA L.
TP#
540-000-00-00-0038-00
INST# 201617452

N/F
HOWARD, FRANK M. JR.
TP#
540-005-00-00-0003-03
DBV-2902 PG-537
BEING LOT 1 OF
PBV-19 PG-698

CONC. MON. FOUND

3/4" IRON PIN FOUND

SCALE: 1" = 80'
0 40' 80' 160'

LED Streetlight *Fact Sheet*

Post Top Roadway Lighting

To help lower municipal energy usage and maintenance costs, West Penn Power now offers LED street lighting.

LED streetlights provide many advantages over traditional lighting, including:

- Longer life span – projected 50,000+ hours
- Greater energy efficiency
- Reduced maintenance costs
- Faster turn on and turn off

Currently, the approved manufacturers are Acuity and Cooper Lighting Products. The initial term of the contract is 10 years and can be renewed annually thereafter. Each LED fixture will appear on the municipality's bill as a fixed monthly charge. The municipality's decision to install street lighting will not affect its ability to choose an alternate electricity supplier.

Colonial Post Top

The costs shown below are for the installation of LED streetlights at new locations or replacement of existing streetlights. The monthly expense includes energy, labor and fixture costs associated with the installation of a new LED streetlight. (Some installation costs are not included – See FAQs.)

Colonial Post Top

Watts/kWh per month	50	18	90	32
Lumens	3,500		9,000	
Energy @ $0.08/kWh*	$1.44		$2.56	
Fixture	$11.12		$17.24	
Total Monthly Cost**	$12.56		$19.80	

*The cash shown are based on an average total price of $0.08 per kWh. These costs could fluctuate depending on the actual rate, the current price to-energy supplier and the amount of energy used by each supplier. For more information on customer choice, visit www.PAPowerSwitch.com.

**In addition to Total Monthly Cost, the customer is responsible for additional rider charges per the streetlight tariff.

(over)

COMMA# 20-119-LS
Produced by FirstEnergy's Community Affairs & Marketing Department

WestPennPower
A FirstEnergy Company

SPECIFICATIONS:
FIXTURE: COLONIAL LANTERN
COLOR: BLK
POLE: 12' FIBERGLASS FROM FINISHED GRADE
BULB: LED LIGHT FIXTURE

REVISIONS:
1. APRIL 13, 2023 – AS PER TOWNSHIP COMMENTS.
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PENNSYLVANIA REGISTERED LANDSCAPE ARCHITECT
REGISTRATION NUMBER LA000646
Steven Victor

Victor-Wetzel Associates
Landscape Architects

409 Broad Street
Suite 270
Sewickley, PA 15143
Office | 412-741-2590
Fax | 412-741-2606
E-mail | vwla@aol.com

P.M. SCV
D.B. CMS
C.B.

TUSCANY II
PETERS TOWNSHIP, WASHINGTON COUNTY, PA

PREPARED FOR:
339 JUSTABOUT LAND CO., LLC
333 TECHNOLOGY DRIVE
SUITE 108
CANONSBURG, PA 15317

FINAL
LIGHTING
PLAN

D–11.0

SCALE: 1" = 80'-0"
ISSUE DATE: 2-9-22
JOB NO. 2022-013

N/F
INVESTORS MARK
ACQUISITIONS, LLC
TP#
540-006-22-00-0013-01
INST# 201023378
BEING LOT 13R OF
INST# 201816138

N/F
SANTEBENNUR, GIRIDHAR &
INDU, BETTADA
KRISHNASWAMY
TP#
540-006-22-00-0013-00
INST# 201920336
BEING LOT 13R OF
INST# 201816138

RIGHT OF WAY
FOR FUTURE
CONNECTION

PROTECT
EXISTING
WETLANDS

N/F
SIMMONS, ROBERT W. &
SCOTT J.
TP#
540-006-00-00-0016-00
INST# 201438763

N/F
PETTIT, JESSE D. &
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TP#
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BEING LOT 16 OF
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BEING LOT 17 OF
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DBV-2902 PG-537
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PBV-19 PG-698

N/F
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TP#
540-000-00-00-0038-00
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N/F
KLEMPAY, JOSEPH K. & DONNA
TP# 540-006-00-00-0037-00
INST# 200223214

N/F
WEILAND, CHARLES
RONALD
& TERRY LYNN
TP#
540-006-00-00-0036-00
DBV-1361 PG-542

N/F
BOLLMAN, BERNICE H.
TP#
540-006-00-00-0017-00

VILLA DRIVE
(50' RIGHT-OF-WAY)

VILLAGE

JUSTABOUT RD

40' BUFFER

100' POWERLINE
EASEMENT

FLOODWAY

LIMIT OF
WORK TO
BE DISTURBED

CONCRETE
ENCASEMENT OF
SANITARY SEWER LINE

SWM

BMP 1

BMP 2

BMP 3

DISCHARGE
POINT 001

DISCHARGE
POINT 002

DISCHARGE
POINT 003

DISCHARGE
POINT 004

GRINDER
PUMP

210 209 208 207 206 205 204 215 216 217 218 214 213 212 211

113 114 115 116 117 118 119 112 111 110 109 108 107 106 105 104 103 102 101

201 202 203

1 1/2" IRON
PIPE FOUND

1" IRON PIPE
FOUND

1-1/2" IRON PIPE
IN CONCRETE
FOUND

1-1/2" IRON PIPE
IN CONCRETE
FOUND (HELD)

AXLE
FOUND
(HELD)

BOLT
FOUND
(HELD)

CONC.
MON.
FOUND

3/4" IRON PIPE
FOUND

A

B

C

N

SCALE: 1" = 80'

0 40' 80' 160'

REVISIONS:
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PENNSYLVANIA
REGISTRATION NUMBER
LA000646
Steven Victor

Victor-Wetzel
Associates
Landscape Architects

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P.M. SCV
D.B. CMS
C.B.

TUSCANY II

PETERS TOWNSHIP, WASHINGTON COUNTY, PA

PREPARED FOR:
339 JUSTABOUT LAND CO., LLC
333 TECHNOLOGY DRIVE
SUITE 108
CANONSBURG, PA 15317

HOUSE & DRIVEWAY PLAN (CONCEPT)

D-11.5

SCALE: 1" = 80'-0"
ISSUE DATE: 2-9-22
JOB NO. 2022-013