

HOMEGOODS AT McDOWELL SHOPS PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

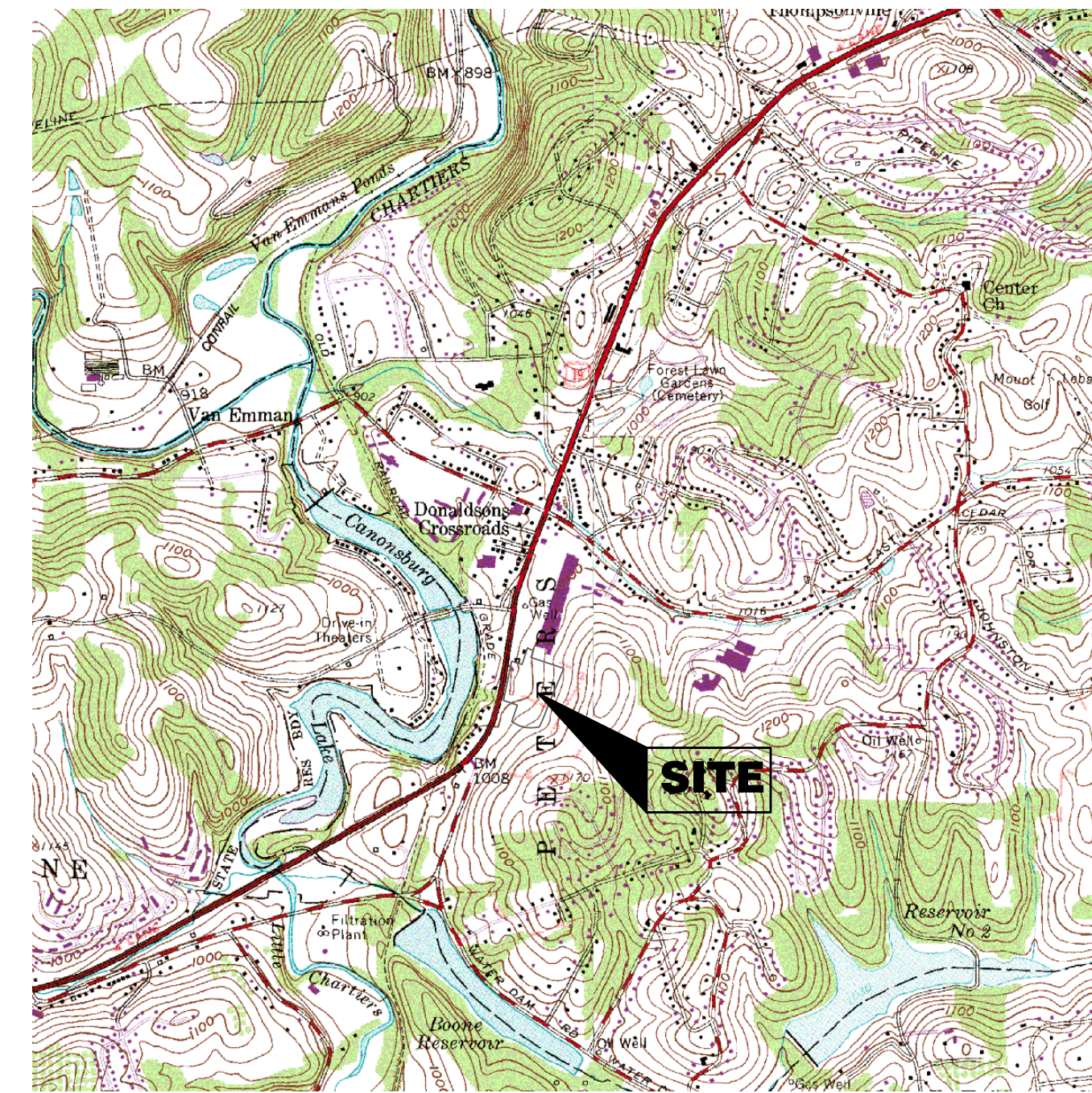
WASHINGTON ROAD, PETERS TOWNSHIP, WASHINGTON COUNTY, PENNSYLVANIA

ORIGINAL: JANUARY 14, 2026

REVISION #1: JANUARY 28, 2026

GENERAL NOTES:

- BEFORE STARTING WORK, THE CONTRACTORS SHALL EXAMINE THE JOB SITE AND THE DRAWINGS AND BE THOROUGHLY FAMILIAR WITH THE ENTIRE CONSTRUCTION, THE FACILITIES, ANY DIFFICULTIES IN THE WORK TO BE COMPLETED, THE ACCURACY OF THE DRAWINGS AND DETAILS, AND QUANTITY OF LABOR AND MATERIALS REQUIRED.
- CONTRACTORS SHALL NOT SCALE THESE DRAWINGS FOR CONSTRUCTION OR BIDDING PURPOSES. IN THE EVENT OF OMISSIONS OF NECESSARY DIMENSIONS OR INFORMATION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OR ENGINEER. FIGURED AND CALCULATED DIMENSIONS TAKE PRECEDENCE OVER SCALED MEASUREMENTS. DETAILED DRAWINGS AND LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALED DRAWINGS.
- ALL PLAN DETAILS AND WALL SECTIONS ARE CONSIDERED "TYPICAL" INDUSTRY DETAILS UNLESS NOTED OTHERWISE AS SITE SPECIFIC.
- TRAFFIC SHALL BE MAINTAINED ON ALL ADJOINING STREETS AND DRIVES AT ALL TIMES. TRAFFIC CONTROL SHALL BE MAINTAINED IN ACCORDANCE WITH PENNDOT'S REQUIREMENTS.
- CONTRACTOR SHALL VERIFY THE LOCATION AND INVERT ELEVATION OF ALL EXISTING UTILITIES WITH PROPOSED CONNECTIONS PRIOR TO CONSTRUCTION AND GRADING OF THE SITE. THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DESIGN CONFLICTS.
- ALL MATERIALS AND WORKMANSHIP INVOLVED IN THIS SITE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION, INCLUDING SUPPLEMENTS, OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS PLUS FORM 406, UNLESS OTHERWISE NOTED.
- A PENNDOT HIGHWAY OCCUPANCY PERMIT, PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242 NO. 426), KNOWN AS THE "STATE HIGHWAY LAW" IS REQUIRED FOR DRIVEWAY ACCESS TO ANY STATE ROADWAY.
- A FINAL EROSION AND SEDIMENTATION CONTROL PLAN AND PERMIT PURSUANT TO THE RULES AND REGULATIONS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (TITLE 25, PART 1, SUBPART C, ARTICLE II, CHAPTER 102 OF THE PENNSYLVANIA CODE) IS REQUIRED BEFORE ANY EARTH MOVING ACTIVITIES ON THE PROPOSED LOTS IS ALLOWED.
- ALL PROPOSED ACCESSIBLE FACILITIES ARE TO BE CONSTRUCTED TO CURRENT ADA REQUIREMENTS AND STANDARDS.
- ALL PROPOSED ON-SITE LIGHTING SHALL BE DIRECTED INWARD AND DOWNWARD AWAY FROM RESIDENTIAL PROPERTIES AND ALL STREET RIGHT-OF-WAYS.
- LAND DEVELOPMENT PLAN APPROVAL DOES NOT RELIEVE THE OWNER FROM ALL APPLICABLE SIGN REGULATIONS. ALL PROPOSED ON-SITE SIGNAGE SHALL CONFORM TO THE MUNICIPAL ZONING ORDINANCES.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES, INCLUDING EARTHWORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNER AND ENGINEER DURING THE BIDDING PROCESS OF ANY QUANTITY DISCREPANCIES IN THE BID DOCUMENTS. ONCE THE CONSTRUCTION CONTRACT IS ISSUED, THE CONTRACTOR ACKNOWLEDGES THE CONTRACT PRICE COVERS ALL LABOR, MATERIALS AND INCIDENTALS TO SUBSTANTIALLY COMPLETE THE PROJECT ACCORDING TO THE CONSTRUCTION PLANS.
- IT IS THE INTENTION OF THE ENGINEER THAT THE DRAWINGS AND SPECIFICATIONS PROVIDE FOR A COMPLETELY FINISHED PROJECT. ANYTHING OR MATTER SHOWN ON THE DRAWINGS OR DESCRIBED BY THE SPECIFICATIONS OR IMPLIED BY EITHER OR BOTH, SHALL BE CONSIDERED A PART OF THE WORK THE SAME AS IF NOTED, SHOWN AND DESCRIBED. SHOULD THE CONTRACTORS FIND ANY DISCREPANCIES OR OMISSIONS IN THE DRAWINGS OR SPECIFICATIONS, OR BE IN DOUBT AS TO THEIR MEANING, THEY SHALL NOTIFY THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. ANY CLARIFICATIONS FROM THE ENGINEER WILL BE WRITTEN AND THE CONTRACTORS SHALL BE RESPONSIBLE AT NO COST TO THE OWNER OR ENGINEER FOR ANY WORK WHICH MUST BE REDONE BECAUSE OF THEIR FAILURE TO COMPLY WITH THE PRECEDING.
- FURTHER EXPLANATORY DRAWINGS OR DETAILS WILL ALSO BE CONSIDERED PART OF THE PROJECT AND WORK EXECUTED WITHOUT SUCH DETAILS SHALL BE AT THE CONTRACTOR'S RISK.
- CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND MEASUREMENTS. ANY DISCREPANCIES BETWEEN THE DRAWING AND ACTUAL EXISTING CONDITIONS SHALL BE REPORTED TO THE ENGINEER BEFORE PROCEEDING. ANY CHANGES OR CORRECTIONS WILL BE WRITTEN AND THE CONTRACTORS SHALL BE RESPONSIBLE FOR ANY WORK COMPLETED BEFORE RECEIVING SAID CORRECTION.
- IN THE CASE OF AN INCONSISTENCY BETWEEN DRAWINGS AND SPECIFICATIONS, OR WITH EITHER DOCUMENT NOT CLARIFIED BY AN ADDENDUM, THE BETTER QUALITY OR GREATER QUANTITY OF WORK SHALL BE PROVIDED IN ACCORDANCE WITH THE ENGINEER AND THE OWNER'S REPRESENTATIVE'S INTERPRETATION.



LOCATION MAP
SCALE: 1"=2000'
USGS QUADRANGLE MAP
CANONSBURG, PA

INDEX OF SHEETS

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PROJECT NARRATIVE:

REFER TO THE PROJECT NARRATIVE STATEMENT. THIS NARRATIVE INCLUDES INFORMATION PERTAINING TO OWNERSHIP, PROJECT PURPOSE, COMMENTS, GRANTS OF EASEMENTS, AND OTHER PROPOSED RESTRICTIONS, MAINTENANCE RESPONSIBILITIES, PRESERVATION OF NATURAL FEATURES, AND STORMWATER MANAGEMENT METHODS.

UTILITY COMPANIES

SANITARY	GAS
PETERS TWP SANITARY AUTHORITY 111 Bell Drive McMurry, PA 15317 Enoch Jenkins ejenkins@tsonline.org	COLUMBIA GAS OF PA P.O. BOX 2318 Columbus, OH 43216
WATER	TELEPHONE/FIBER OPTICS
PENNSYLVANIA AMERICAN WATER COMPANY 300 Galley Road McMurry, PA 15317 Michelle Partrick (724) 873-3684 Michelle.Partrick@amwater.com	VERIZON 15 Montgomery Avenue Pittsburgh, PA 15212 Timothy Westover Timothy.C.Westover@verizon.com (412) 914-2228
ELECTRICITY	CABLE
WEST PENN POWER 76 S Main Street Aurora, OH 44308 Office Personnel	COMCAST 5211 Brownsville Road Pittsburgh, PA 15236 Tim Gazdo Tim_Gazdo@cable.comcast.com (412) 675-1388

PREPARED FOR:

RSH ARCHITECTS

811 CAMP HORNE ROAD, SUITE 300
PITTSBURGH, PA 15237
ATTN - MR. DAVID NOSS, AIA
PHONE - 412-429-1555, EXT. 28

PREPARED BY:



Morris Knowles & Associates, Inc.

Consulting Engineers & Land Surveyors

1740 GOLDEN MILE HWY., SUITE 101 PA 15146

TELEPHONE: (724) 468-4622 FAX: (724) 468-8940



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THE GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES INVOLVED IN THE SITE NO MORE TEN DAYS AND NO LESS THAN THREE DAYS IN ADVANCE OF EXCAVATION (PA ACT 287 OF 1974 AMENDED BY ACT 50 OF 2016). PA STATE LAW REQUIRES 3 WORKING DAYS NOTICE

DATE: 1/30/2026

DESCRIPTION:	REVISED PER TOWNSHIP PLANNING DEPT. REVIEW
DESCRIPTION:	
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DESIGNED BY:	PROJ. NO.:
REVIEWED BY:	1810.13
DRAWN BY:	
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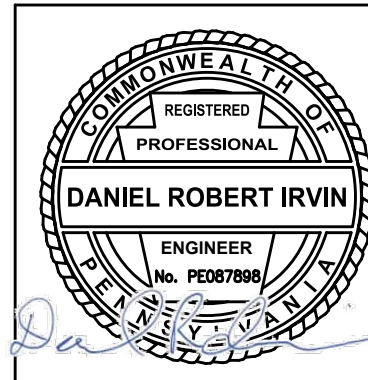
SCALE:
AS NOTED

MKA
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info@morknowles.com

TITLE SHEET
HOMEGOODS AT McDOWELL SHOPS
RSH ARCHITECTS
PETERS TOWNSHIP, WASHINGTON COUNTY, PENNSYLVANIA

REVIEW SUBMITTAL

SHEET NO.
C000



THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY CHANGES IN DESIGN PLANS UNLESS WRITTEN CONSENT IS GIVEN BY THE ENGINEER. THE CONTRACTOR AND/OR THE OWNER WILL BE HELD RESPONSIBLE FOR ANY FIELD MODIFICATIONS MADE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER AND NECESSARY APPROVALS BY PERMITTING AGENCIES.

THE LOCATION OF EXISTING UTILITIES WERE TAKEN FROM RECORDS AND MARKING PROVIDED BY OTHERS AND OBSERVED EVIDENCE. THE LOCATIONS SHOWN MAY BE APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS, SIZES AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE CARE TO AVOID DAMAGE TO ALL EXISTING UTILITIES.

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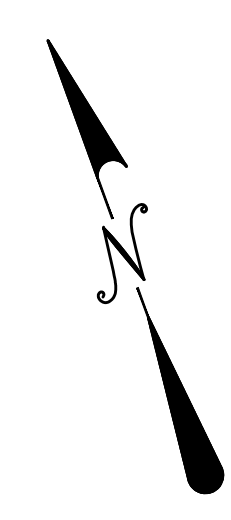
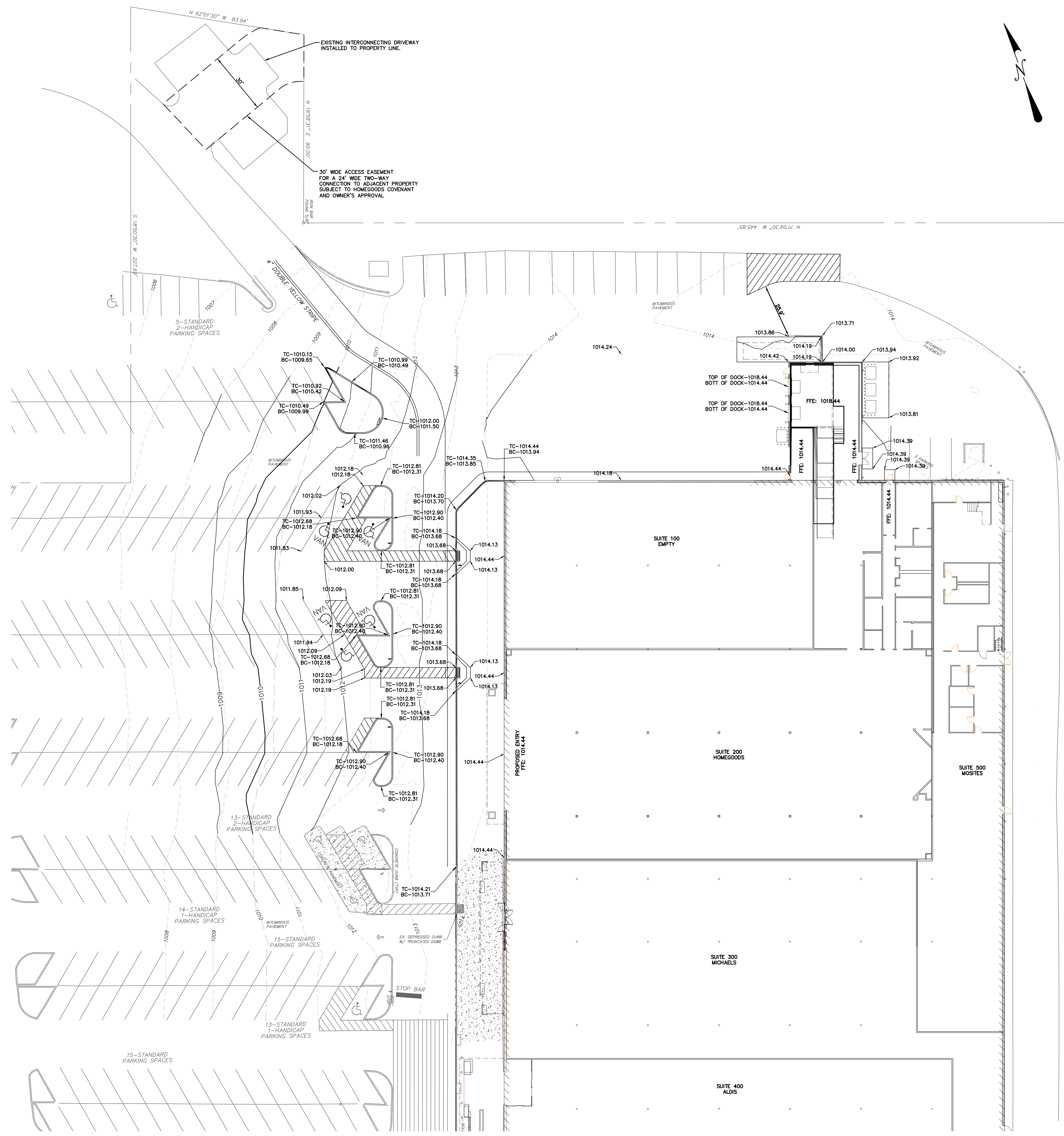
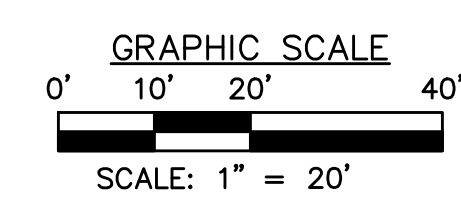
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LEGEND

- | | | | |
|-----|----------------------------|-----|----------------------------|
| SN | = SANITARY | G | = GAS LINE |
| ST | = STORM | W | = WATER LINE |
| SH | = MANHOLE | T | = TELEPHONE LINE |
| TOP | = TOP OF CASTING | E | = SUBSURFACE ELECTRIC LINE |
| INV | = WATER / FLOW LINE | OH | = OVERHEAD WIRES |
| WV | = WATER VALVE | --- | = EXISTING CONTOURS |
| GV | = GAS VALVE | --- | = EXISTING INLET |
| DM | = ELECTRIC METER | --- | = EXISTING MANHOLE |
| SM | = SEWER METER | --- | = EXISTING SEWER |
| TR | = TRAIL ROUTE | --- | = EXISTING FENCE |
| TEL | = TELEPHONE | | |
| RCP | = REINFORCED CONCRETE PIPE | | |
| CPP | = CORRUGATED PLASTIC PIPE | | |



REVIEW SUBMITTAL
GRADING PLAN
HOMEGOODS AT McDOWELL SHOPS
PROJECT ARCHITECTS
RSH ARCHITECTS
PETERS TOWNSHIP, WASHINGTON COUNTY, PENNSYLVANIA

DATE: 1/30/2026

REVISION BY:	DATE:	DESCRIPTION:

DESIGNED BY: DRI
REVIEWED BY: DRI
DRAWN BY: DRI
PROJ. NO.: 1810.13

SCALE:
1" = 20'

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