

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

for

WAYNE ECONOMIC DEVELOPMENT CORPORATION

STERLING BUSINESS & TECHNOLOGY PARK

33 INNOVATION DRIVE

LOT 2

STERLING TOWNSHIP, WAYNE COUNTY, PENNSYLVANIA

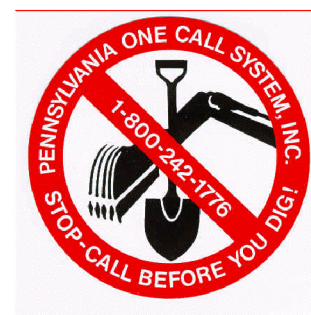
WAYNE ECONOMIC DEVELOPMENT CORPORATION, A PENNSYLVANIA CORPORATION, OF 32 COMMERCIAL STREET, SUITE 1, HONESDALE, PA 18431, WHO IS THE OWNER OF THIS PLOT OF LAND, BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY OWN THIS PROPERTY, ARE IN PEACEFUL POSSESSION OF IT, THAT THIS PLAN WAS MADE AT THEIR DIRECTION, AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF SAME. THEY WILL RECORD THIS PLAN UPON FINAL APPROVAL.

DATE _____ MARY BETH WOOD
EXECUTIVE DIRECTOR

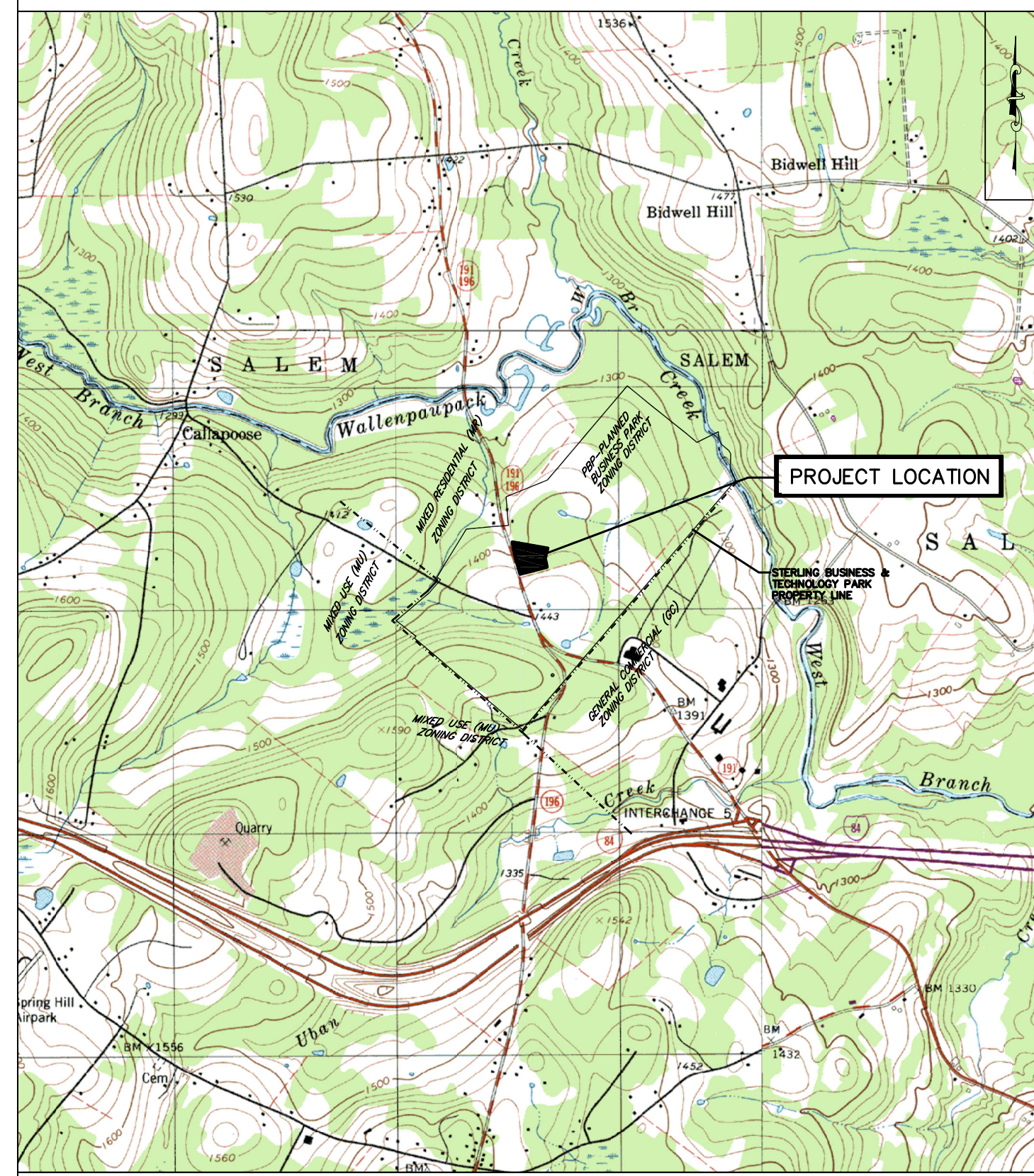
COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF _____ } ss

On this the _____ day of _____, 2019 before me _____ the undersigned officer, personally appeared _____ known to me (or satisfactorily proven) to be the person whose name subscribed to the within instrument, and acknowledged that they executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



PENNSYLVANIA ACT 181 OF 2006 REQUIRES 3 WORKING DAYS FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL
PA ONE CALL SYSTEM SERIAL NUMBER: 2019 148 4123



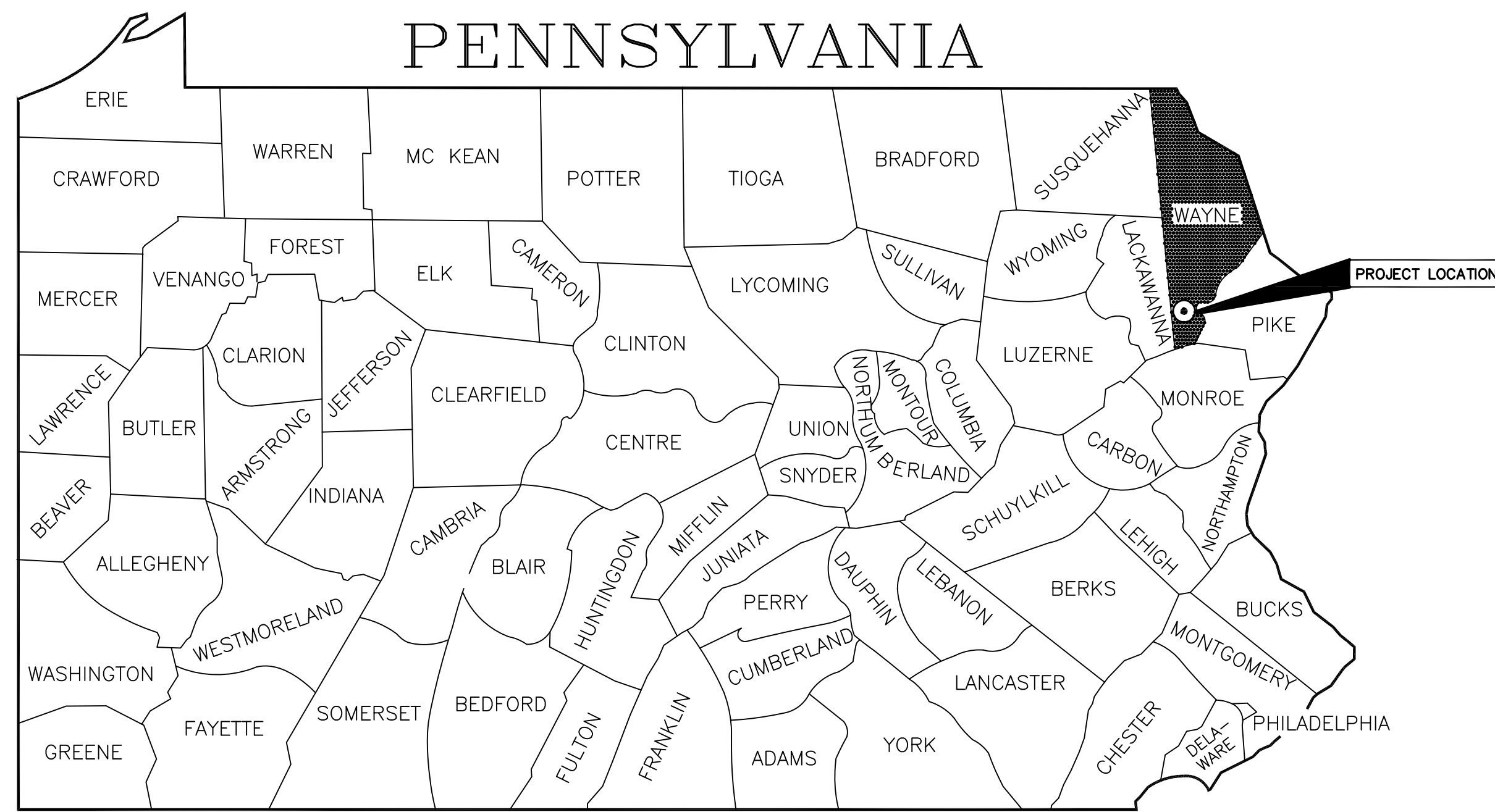
CONTAINS PORTIONS OF STERLING, NEWFOUNDLAND, LAKE ARIEL, AND LAKEVILLE, PA (2010) USGS QUADRANGLES
LOCATION MAP
SCALE: 1" = 2000'

MAY 28, 2019

PRELIMINARY/FINAL LAND DEVELOPMENT
RECOMMENDATION
STERLING TOWNSHIP PLANNING COMMISSION
SIGNED _____ DATE _____

PRELIMINARY/FINAL LAND DEVELOPMENT
APPROVAL
STERLING TOWNSHIP SUPERVISORS
SIGNED _____ DATE _____

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
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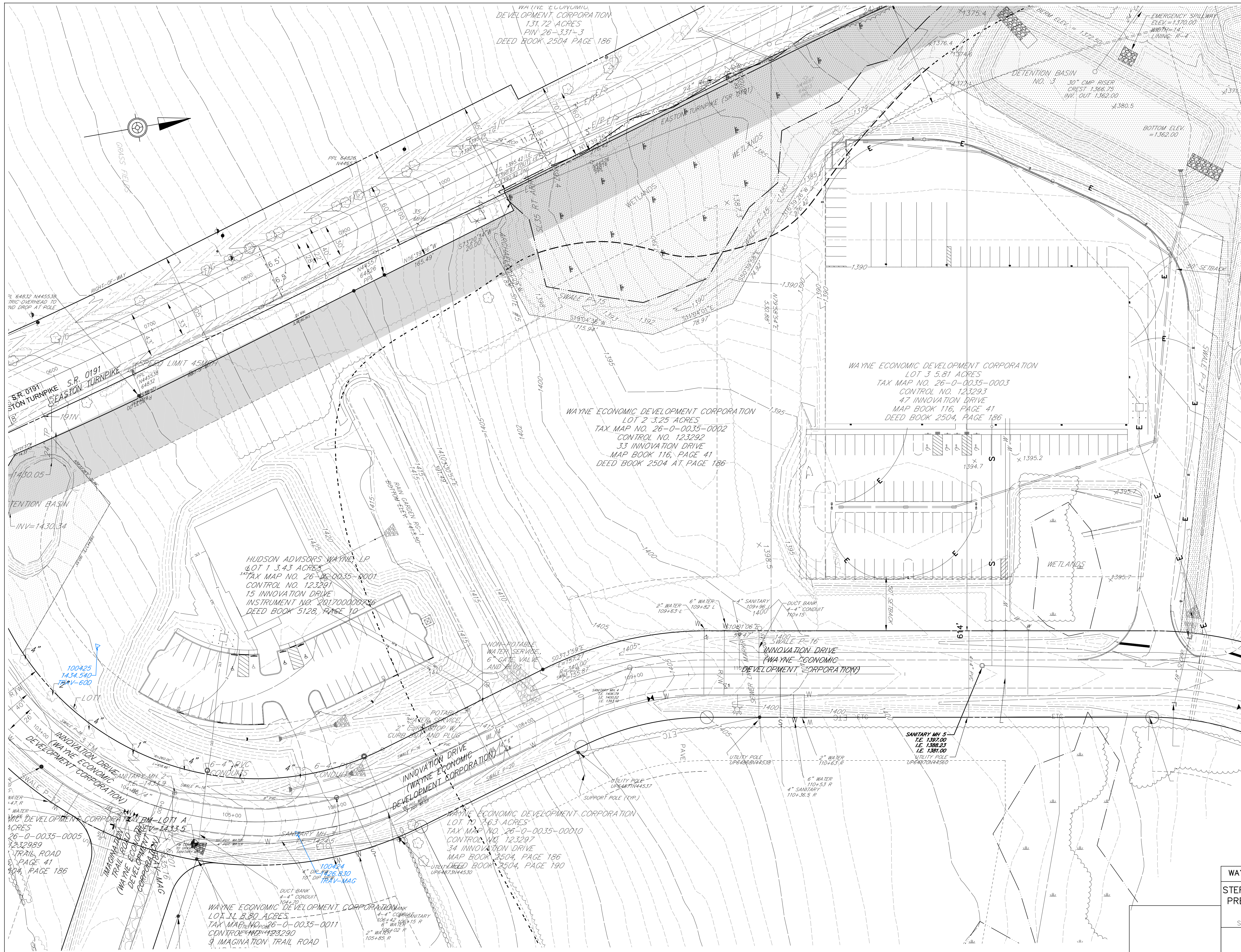


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POST CONSTRUCTION STORMWATER MANAGEMENT PLANS	---

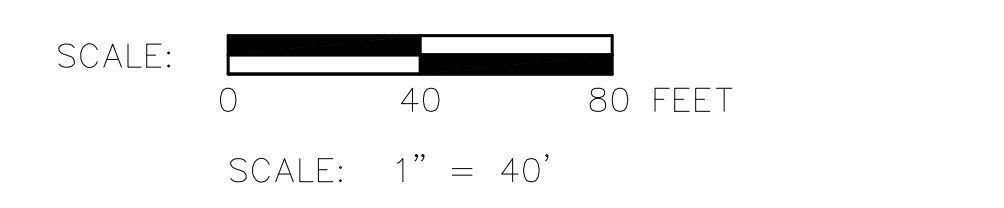
PREPARED BY:
REILLY ASSOCIATES
ENGINEERING / ENVIRONMENTAL / SURVEYING
49 SOUTH MAIN STREET
SUITE 200
PITTSSTON, PA 18640
(570) 654-2473
RA# 03010.13

THOMAS J. REILLY, JR 038652-E
49 SOUTH MAIN STREET, SUITE 200,
PITTSSTON, PA 18640
DATE _____



- LEGEND**
- EXISTING CONTOUR MINOR
 - - - - 1380 EXISTING CONTOUR MAJOR
 - EXISTING WOODED AREA
 - EXISTING CURB
 - G --- EXISTING GAS LINE/GAS VALVE
 - W --- EXISTING WATER LINE/VALVE
 - S --- EXISTING SANITARY LINE/SANITARY MANHOLE
 - ETC --- EXISTING OVERHEAD ELECTRIC TELEPHONE/CABLE UTILITY POLE
 - EXISTING STORM LINE/STORM INLET
 - RIGHT-OF-WAY
 - PROPERTY LINE
 - SETBACK LINE
 - W/4" --- PAVEMENT MARKING COLOR/SIZE
 - EXISTING RIP-RAP APRONS
 - Web --- SOIL TYPE
 - SOIL BOUNDARY
 - PROPERTY CORNER SET (IRON PIN)
 - EXISTING 50' BUFFER AREA
 - EXISTING DRAINAGE EASEMENT

- NOTES:**
1. AN NPDES PERMIT (PERMIT NO. PAD640008) HAS BEEN ISSUED FOR THE STERLING BUSINESS PARK PROJECT. IN ACCORDANCE WITH MEETINGS WITH THE WAYNE CONSERVATION DISTRICT AND THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION, A MINOR MODIFICATION IS REQUIRED FOR THE DEVELOPMENT OF LOTS WITHIN THE PARK.



THESE PLANS WERE DEVELOPED FOR PURPOSES OF OBTAINING LAND DEVELOPMENT AND PERMIT APPROVALS. IT IS THE INTENT THAT THE LAND DEVELOPMENT BE CONSTRUCTED AS SHOWN ON THIS PLAN AND ADDITIONAL INFORMATION SUCH AS PROJECT SPECIFICATIONS AND OTHER RELATED DETAILS ARE REQUIRED TO IMPLEMENT THE PROJECT.

NO.	REVISIONS	DATE	APP'D

DRAWN: _____ CHK'D: _____ APPROVED: _____

WAYNE ECONOMIC DEVELOPMENT CORPORATION STERLING BUSINESS & TECHNOLOGY PARK PRELIMINARY/FINAL LAND DEVELOPMENT LOT 2 STERLING TOWNSHIP, WAYNE COUNTY, PENNSYLVANIA		Drawn By: CJC Checked By: CJC Approved By: TJR Date: 2019-05-28 Scale: AS NOTED Project No. 03010.13 Sheet No. 1
EXISTING PLAN 		49 South Main Street Suite 200 Pittston, PA 18640 Tel: 570.854.2475 Fax: 570.854.6880 www.reillyengineering.com

GENERAL NOTES

- OWNER/DEVELOPER
WAYNE ECONOMIC DEVELOPMENT CORPORATION
32 COMMERCIAL STREET, SUITE 1
MONROESVILLE, PA 18931
(570) 253-5334
STEVE CLARK, PRESIDENT
LEWIS CRITTELL, VICE-PRESIDENT
WAYNE STEPHENS, SECRETARY
PETE BOCHONOVICH, TREASURER
DAN CARO, PAST PRESIDENT
- DEED OF RECORD:
LOT 2 - TAX MAP NO. 26-0-0035-0002
CONTROL NO. 123292
2.25 ACRES
33 INNOVATION DRIVE
MAP BOOK/PAGE: 0116/0041
RECORD BOOK/PAGE: 2504/0186
- ZONING: PBP - PLANNED BUSINESS PARK
- THIS PLAN PROPOSES TO DEVELOP LOT 3, A 3.25 ACRE LOT WITH FRONTAGE ALONG INNOVATION DRIVE. TOTAL AREA OF DISTURBANCE IS 2.22 ACRES. COMMUNITY SEWER AND WATER UTILITIES ARE AVAILABLE ON THE LOT FROM THE OWNER OF THE PARK. PPL ELECTRIC UTILITIES ARE AVAILABLE AT THE SITE.
- LANDSCAPED BUFFERS
A) 50 FT. WIDE LANDSCAPED BUFFERS SHALL BE PROVIDED ALONG THE LOT BOUNDARY ADJOINING ROUTE 191. LANDSCAPE PLANTING PLANS ARE INCLUDED IN THE SUBDIVISION SUBMISSION WHICH INCLUDE DETAILED GUIDELINES FOR BUFFER PLANTING. LAND DEVELOPMENT PLANS FOR EACH LOT SHALL INCLUDE DETAILED BUFFER PLANTING PLANS WHICH ARE CONSISTENT WITH THE PLANS SUBMITTED. THE RESTRICTIVE COVENANTS AND WITH THE TOWNSHIP CODE REQUIREMENTS FOR LANDSCAPED BUFFERS. THE BUFFERS SHALL TO THE MAXIMUM EXTENT FEASIBLE RETAIN AND PRESERVE EXISTING TREES AND SHRUBS WITH SUPPLEMENTAL PLANTINGS AS NECESSARY. NO PLANTING OR DISTURBANCE SHALL ENCRUSH ON WETLANDS WITHOUT THE PRIOR APPROVAL OF THE PA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE ARMY CORP OF ENGINEERS WHERE APPLICABLE. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN THE LANDSCAPED BUFFERS IN GOOD CONDITION AND TO REPLACE DEAD AND DYING PLANTS AND DETERIORATED LANDSCAPING MATERIALS.
- INNOVATION DRIVE ROADS IS OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
- STORMWATER SYSTEM OWNERSHIP AND MAINTENANCE
THE STORMWATER SYSTEM LOCATED IN EXISTING ROADS AND EASEMENTS DEFINED ON THE PLANS INCLUDING ALL SWALES, PIPES AND DETENTION BASINS WHICH SERVE TO COLLECT DRAINAGE FROM ROADS AND MULTIPLE LOTS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. INDIVIDUAL ON LOT STORMWATER COLLECTION AND DETENTION SYSTEMS REQUIRED FOR INDIVIDUAL LOT DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
- THE PROPOSED LOT SHALL BE SERVED BY A CENTRAL WATER SUPPLY AND DISTRIBUTION SYSTEM AND A CENTRAL SEWAGE COLLECTION AND TREATMENT SYSTEM. THE WATER AND SEWER SYSTEMS INCLUDING ALL MAINS AND LATERALS OR SERVICE CONNECTIONS UP TO THE PROPERTY LINE SHALL BE OWNED AND MAINTAINED BY THE WAYNE ECONOMIC DEVELOPMENT CORPORATION.
- THE DEVELOPER AND/OR THE LOT PURCHASER(S) ASSUMES RESPONSIBILITY FOR OBTAINING ANY LOCAL, STATE, AND FEDERAL PERMITS OR APPROVALS RELATING TO WETLANDS. THE TOWNSHIP SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR THE SAME TO THE DEVELOPER OR PURCHASER(S).
- LOT 2 IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP NUMBER 42127C0432D, PANEL 432 OF 526, EFFECTIVE DATE MAY 16, 2013. NO PORTION OF THE SITE IS WITHIN THE FLOODPLAIN.
- PARKING: FORTY-FIVE (45) SPACES REQUIRED BY PROPOSED USER. FORTY-FIVE (45) SPACES PROVIDED. 18,000 SF/400 SF = 45, INCLUDING TWO HANDICAPPED SPACES WITH ONE DESIGNATED AS VAN ACCESSIBLE. STERLING TOWNSHIP ZONING ORDINANCE SECTION 505.4.F REQUIRES 1 SPACE PER 400 SF OF A MANUFACTURING, PROCESSING, RENOVATING, ASSEMBLING GOODS, MERCHANDISE, AND EQUIPMENT.

ZONE DISTRICT BULK AND DENSITY STANDARDS

1. ZONING DISTRICT:	REQUIRED	PROVIDED
2. FRONT YARD SETBACK	40 FT.	127 FT.
3. REAR YARD SETBACK	25 FT.*	118 FT.
4. SIDE YARD SETBACK	50 FT.	50 FT. LEFT/114 FT. RIGHT
5. MINIMUM LOT AREA	3.00 ACRES	3.25 ACRES
6. LOT COVERAGE	75%	27.4%**
7. BUILDING HEIGHT	45 FEET	<45 FEET
8. LOT DEPTH	200 FEET	392 FEET
9. LOT WIDTH	200 FEET	214 FEET

*THE FOLLOWING STANDARDS APPLY FROM ORIGINAL PRELIMINARY SUBDIVISION RECORDED MAY 21, 2004:

- SETBACKS: 50 FT. MINIMUM FRONT, SIDE AND REAR EXCEPT AS NOTED ON THE PLAN AND AS FOLLOWS:
(A) INCREASE SETBACK OF LOT NO. 2 ALONG RIGHT-OF-WAY LINE OF ROUTE 191 TO 100 FT.

** LOT COVERAGES:

PAVEMENT:	20,112 SF
SIDEWALK:	622 SF
BUILDING:	18,000 SF
TOTAL:	38,734 SF

0.889 ACRES/3.250 ACRES = 27.4%

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LEGEND

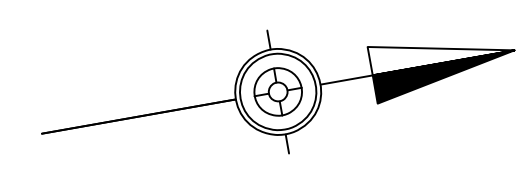
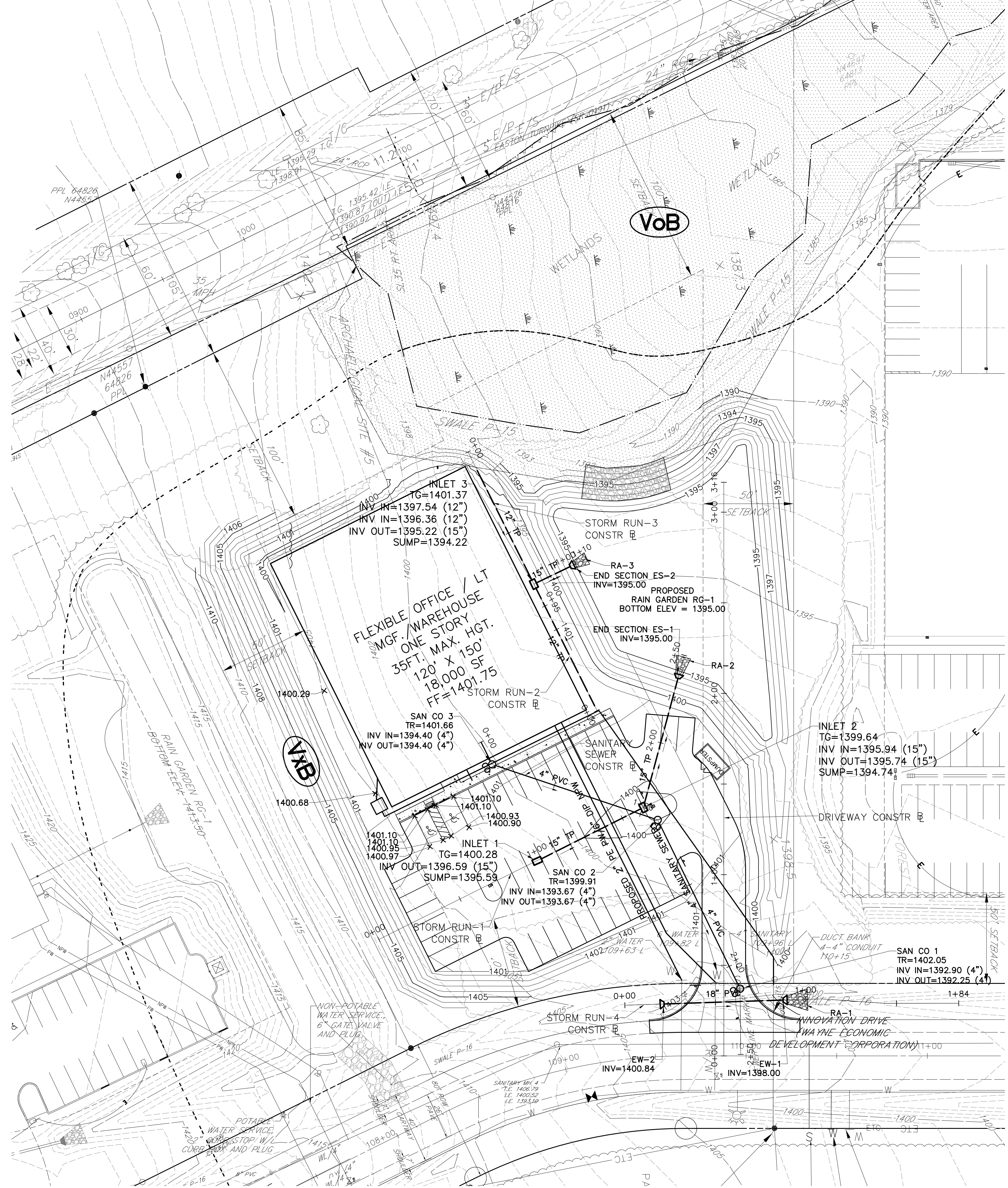
- - - - - EXISTING CONTOUR MINOR
- - - - - 1,380 - - - - - EXISTING CONTOUR MAJOR
- - - - - EXISTING WOODED AREA
- - - - - EXISTING CURB
- - - - - EXISTING GAS LINE/GAS VALVE
- - - - - EXISTING WATER LINE/VALVE
- - - - - EXISTING SANITARY LINE/SANITARY MANHOLE
- - - - - ETC - - - - - EXISTING OVERHEAD ELECTRIC TELEPHONE/CABLE UTILITY POLE
- - - - - EXISTING STORM LINE/STORM INLET
- - - - - RIGHT-OF-WAY
- - - - - PROPERTY LINE
- - - - - SETBACK LINE
- - - - - PAVEMENT MARKING COLOR/SIZE
- - - - - EXISTING RIP-RAP APRONS
- - - - - EXISTING 50' BUFFER AREA
- - - - - EXISTING DRAINAGE EASEMENT
- - - - - PROPOSED SIDEWALK
- - - - - PROPOSED TREE LINE
- - - - - W - - - - - PROPOSED WATER SERVICE
- - - - - O - - - - - PROPOSED SANITARY LATERAL AND CLENOUT
- - - - - ETC - - - - - PROPOSED ELECTRIC/TELEPHONE/CABLE LINE, ELECTRIC LINE, AND ELECTRIC TRANSFORMER
- - - - - PROPOSED LIGHT DUTY BITUMINOUS PAVEMENT
- - - - - LIGHT FIXTURE

SIGNAGE TABLE				
PLAN SYMBOL	SERIES	SIZE	QTY.	MESSAGE
(A)	R7-8	12"x18"	4	RESERVED PARKING SIGN
(B)	R7-8B	6"x12"	1	VAN ACCESSIBLE SIGN
(C)	R1-1	30"x30"	2	STOP SIGN

SCALE: 0 30 60 FEET
SCALE: 1" = 30'

WAYNE ECONOMIC DEVELOPMENT CORPORATION		Drawn By: CJC
STERLING BUSINESS & TECHNOLOGY PARK PRELIMINARY/FINAL LAND DEVELOPMENT LOT 2		Checked By: CJC
STERLING TOWNSHIP, WAYNE COUNTY, PENNSYLVANIA		Approved By: TJR
SITE PLAN		Date: 2019-05-28
		Scale: AS NOTED
49 South Main Street Suite 200 Pittston, PA 18640 Tel: 570.654.2475 Fax: 570.654.6880 www.reillyengineering.com		Project No. 03010.13
		Sheet No. 2

NO.	REVISIONS	DATE	APP'D
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- LEGEND**
- EXISTING CONTOUR MINOR
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 - RIGHT-OF-WAY
 - PROPERTY LINE
 - SETBACK LINE
 - EASEMENT LINE
 - W/4" --- PAVEMENT MARKING COLOR/SIZE
 - EXISTING RIP-RAP APRONS
 - EXISTING 50' BUFFER AREA
 - PROPOSED STORMWATER PIPE
 - PROPOSED INLET WITH WATER QUALITY FILTER
 - PROPOSED SIDEWALK
 - 655 --- PROPOSED CONTOUR MAJOR
 - 651 --- PROPOSED CONTOUR MINOR
 - x790.00 --- PROPOSED SPOT ELEVATION
 - xTW=789.10 --- PROPOSED TOP OF WALL ELEVATION
 - 3.40% --- FINISH GRADE SLOPE AND DIRECTION
 - W --- PROPOSED WATER LINE
 - S --- PROPOSED SANITARY LINE AND CLEANOUT
 - ETC-E --- PROPOSED ELECTRIC/TELEPHONE/CABLE LINE, ELECTRIC LINE, AND ELECTRIC TRANSFORMER
 - LIGHT FIXTURE

- NOTES:**
1. HANDICAP PARKING SPACES AND LOADING AREA SHALL NOT EXCEED A 2% GRADE IN ANY DIRECTION.
 2. GRADE PAVE TO DRAIN TO INLETS.
 3. GRADE SMOOTHLY BETWEEN SPOT ELEVATIONS AND ENSURE THERE ARE NO PUDDLE AREAS.
 4. STORMWATER PIPES LABELED "TP" ARE THERMOPLASTIC PIPES.
 5. CONTRACTOR TO TEST PIT AND LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
 6. LOCATION OF ROOF LEADER PIPES TO BE COORDINATED WITH OWNER.

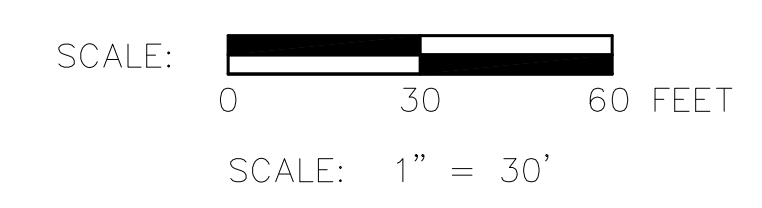
LIST OF PUBLIC UTILITIES

WAYNE ECONOMIC DEVELOPMENT CORP
 32 COMMERCIAL STREET
 HONESDALE, PA. 18431
 ATTN: MARY BETH WOOD
 EMAIL: mbw@wedcorp.org

ADAMS CABLE TV
 19 NORTH MAIN STREET
 CARBONDALE, PA 18407-2316
 ATTN: PAUL TALLETT
 EMAIL: PTALLETT@CHOES.NET

AMERIGAS
 1027 TEXAS PALMYRA HIGHWAY
 HONESDALE, PA 18431
 ATTN: CANDY BORTZ
 EMAIL: CANDY.BORTZ@AMERIGAS.COM

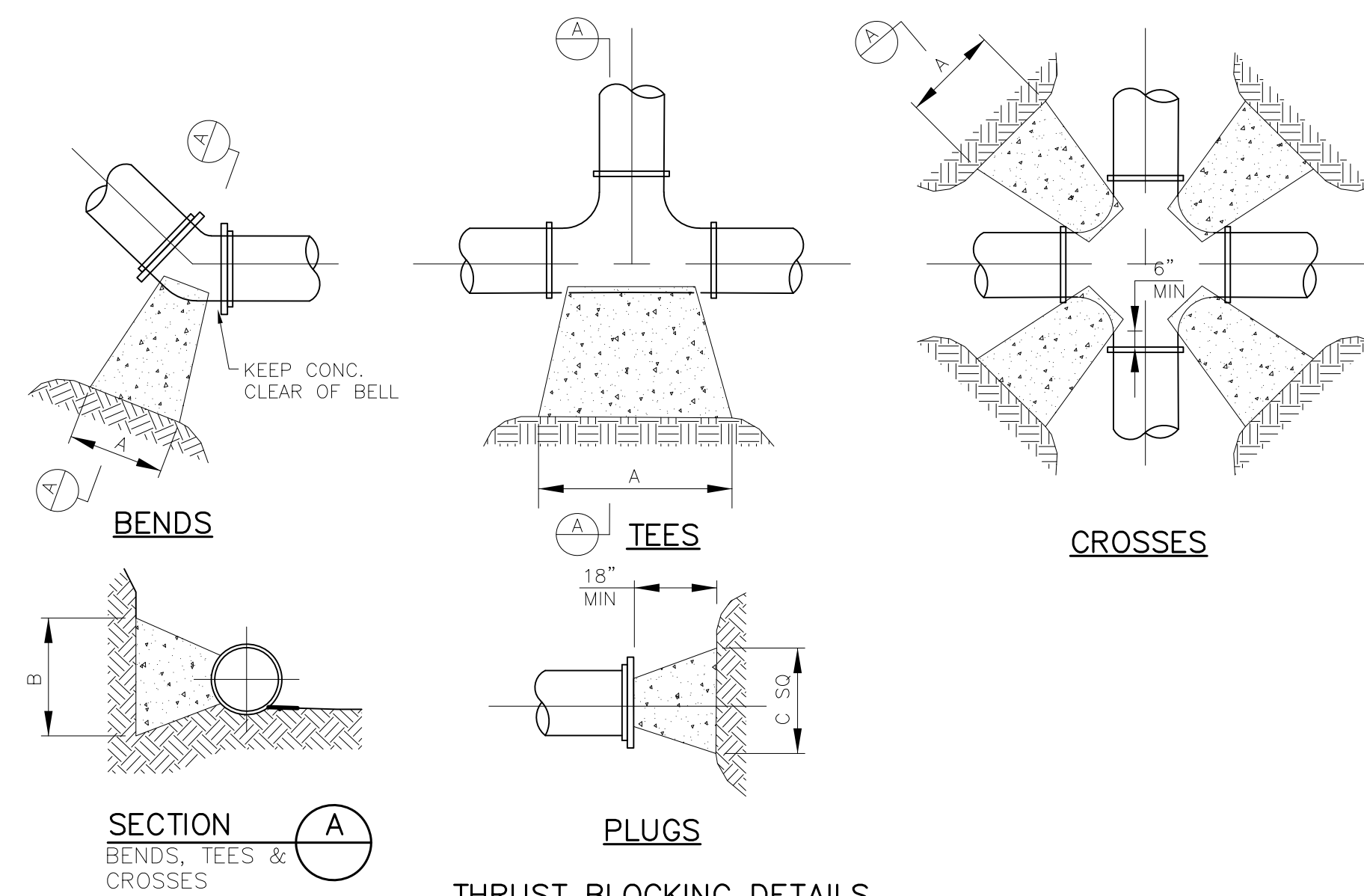
PPL ELECTRIC UTILITIES
 503 NEW MARKET STREET
 WILKES-BARRE, PA 18702
 ATTN: MARK SANTAYANA
 EMAIL: MCSANTAYANA@PPLWEB.COM



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DRAWN:	CHK'D:	APPROVED:	

WAYNE ECONOMIC DEVELOPMENT CORPORATION		Drawn By: CJC
STERLING BUSINESS & TECHNOLOGY PARK PRELIMINARY/FINAL LAND DEVELOPMENT LOT 2		Checked By: CJC
STERLING TOWNSHIP, WAYNE COUNTY, PENNSYLVANIA		Approved By: TJR
SITE GRADING AND UTILITY PLAN		Date: 2019-05-28
		Scale: AS NOTED
Reilly ASSOCIATES INC. 1999 ENGINEERING / ENVIRONMENTAL / SURVEYING		Project No. 03010.13
		Sheet No. 3



REQUIRED BEARING AREA ON UNDISTURBED SOIL AND TYPICAL DIMENSIONS

PIPE SIZE	90 DEGREE BEDS		45 DEGREE BEDS		11.25 DEGREE BEDS		22.5 DEGREE BEDS		TEES/PLUGS	
	AREA (sq.ft)	"A" "B"	AREA (sq.ft)	"A" "B"	AREA (sq.ft)	"A" "B"	AREA (sq.ft)	"A" "B"	AREA (sq.ft)	"A" "B"
6	5.3	43 18	2.9	23 18	0.7	6 18	1.5	12 18	3.7	30 18
8	9.2	55 24	5.0	30 24	1.3	8 24	2.5	15 24	6.4	39 24
10	13.8	66 30	7.5	36 30	1.9	9 30	3.8	18 30	9.7	46 30
12	19.4	78 36	10.6	42 36	2.7	11 36	5.3	21 36	13.8	55 36
14	26.0	89 42	14.0	48 42	3.6	12 42	7.2	25 42	18.5	63 42
16	33.7	101 48	18.3	55 48	4.7	14 48	9.4	28 48	23.9	72 48
18	44.3	119 54	24.1	65 54	6.2	17 54	12.3	33 54	31.3	84 54

AREA IN SQUARE FEET "A" AND "B" IN INCHES.

BEARING TABLE AREA IS BASED ON 200 PSI MAXIMUM WITH SOIL BEARING CAPACITY OF 2000 LBS/SQUARE FOOT.

FOR HIGHER WATER PRESSURES OR LOWER SOIL PRESSURES, CONSULT ENGINEER FOR ADJUSTMENTS.

BEARING LABEL AREA DOES NOT INCLUDE A SAFETY FACTOR.

A SAFETY FACTOR AND ADDITIONAL BEARING AREA MAY BE REQUIRED AS DIRECTED BY THE ENGINEER.

NOTES:

- COVER OVER TOP OF PIPE SHALL BE BELOW FROST LINE OR 36" MINIMUM, 72" MAXIMUM ACCORDING TO REGULATORY REQUIREMENTS. WHEN LOCATED WITHIN THE STATE RIGHT-OF-WAY, THE COVER OVER THE TOP OF CONCRETE THRUST BLOCK SHALL BE 36" MINIMUM.
- IF GRADING PLANS RECEIVED BY THE ENGINEER/OWNER WITH THE REQUEST FOR WATER MAIN LAYOUT, INDICATE ADJUSTMENTS TO EXISTING GRADE, THEN PIPE SHALL BE INSTALLED TO MEET MINIMUM AND MAXIMUM COVER FROM PROPOSED GRADES SHOWN ON SAID PLANS.

THRUST BLOCKS SHALL BE BUILT AGAINST UNDISTURBED SOIL WITH ADEQUATE BACKING TO PREVENT MOVEMENT OF FITTING.

NO THRUST BLOCKS TO BE PLACED IN SEWER LATERAL DITCHES.

THRUST BLOCKING FIT IN EASEMENT, IN SOME CASES ADDITIONAL RESTRAINT MAY BE REQUIRED.

BASED IN 150 PSI STATIC PRESSURE PLUS 50 PSI WATER HAMMER AND 2000 PSF SOIL BEARING.

POLYETHYLENE ENCASEMENT ON ALL D1 PIPE AND FITTINGS.

PIPE JOINTS AND BOLTS MUST BE ACCESSIBLE.

ALLOW SUFFICIENT CLEARANCE BETWEEN CONCRETE AND BOLTS FOR FUTURE MAINTENANCE.

ALL ANCHOR BOLTS SHALL BE GALVANIZED STEEL, MINIMUM 1/2" DIAMETER. COAT EXPOSED ROD WITH ASPHALT CEMENT AFTER CONCRETE HAS SET.

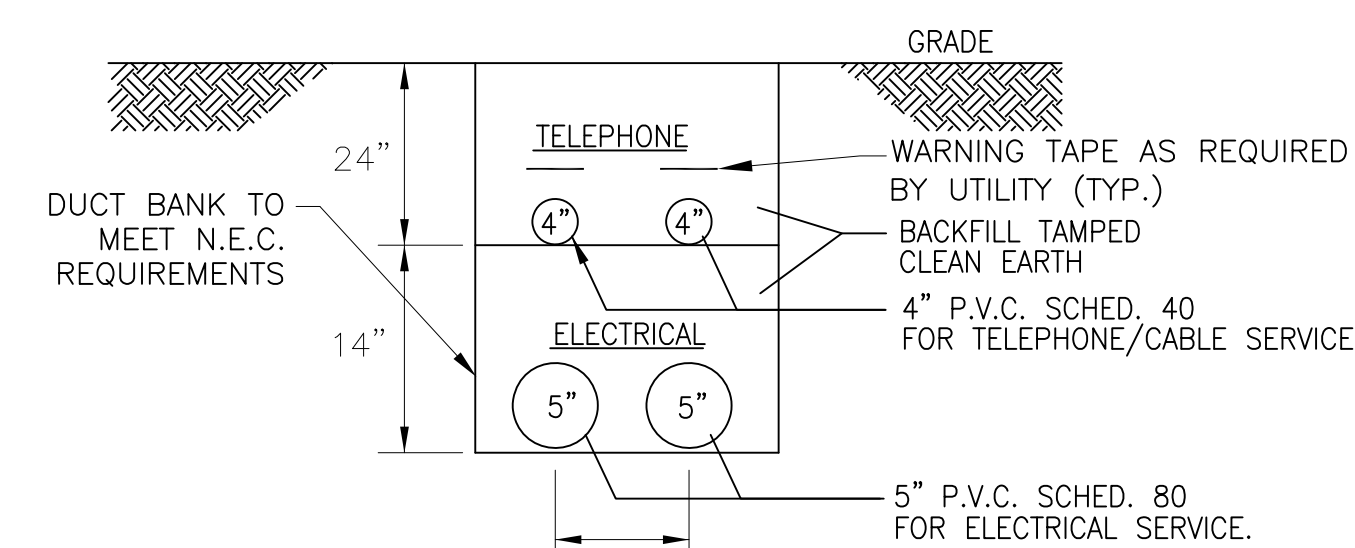
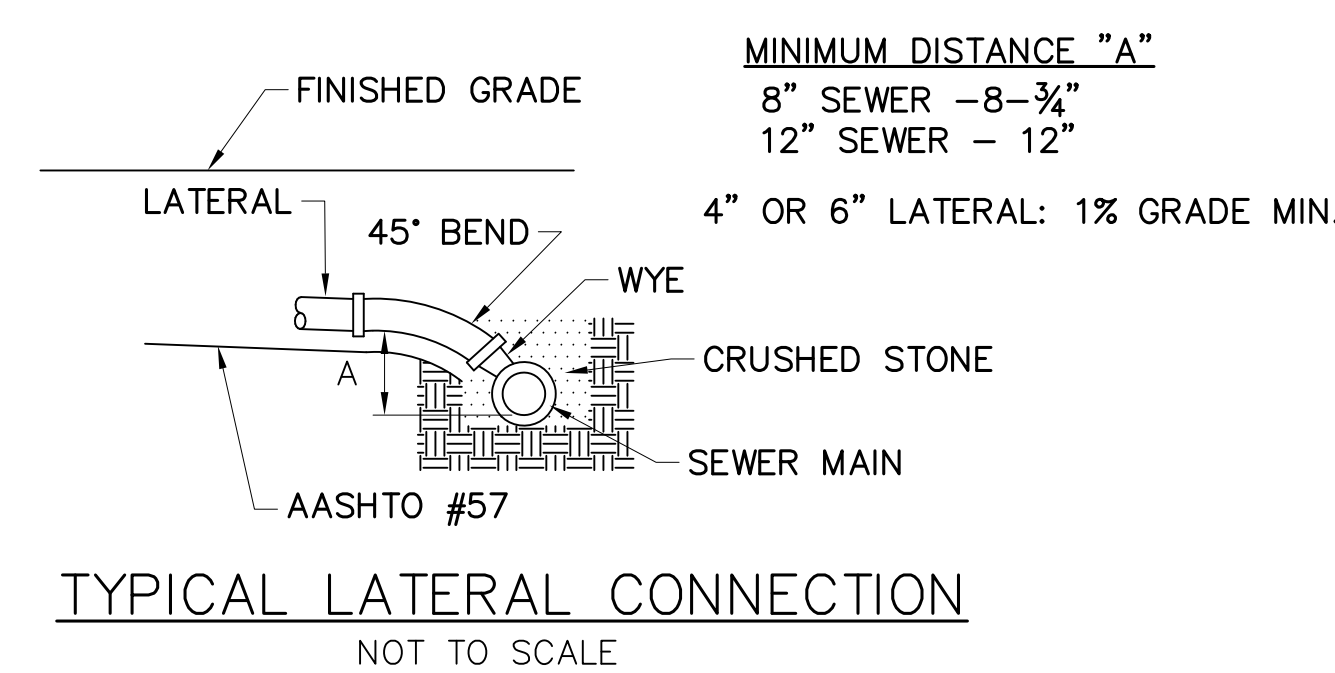
ALL M.J. AND FLG. FITTINGS TO RECEIVE THRUST BLOCKS SHALL HAVE THE FASTENER AREAS FELT WRAPPED AND TAPED PRIOR TO THE CONCRETE POUR TO ALLOW FUTURE ACCESS TO THE FASTENERS AT THE JOINTS.

THRUST BLOCKING DETAILS ARE SHOWN HERE FOR TYPICAL INSTALLATIONS. IN SOME CASES, ADDITIONAL RESTRAINT MY BE REQUIRED.

PORTLAND CEMENT CONCRETE USED FOR THRUST BLOCKS SHALL BE MIN 3000 PIS CONCRETE.

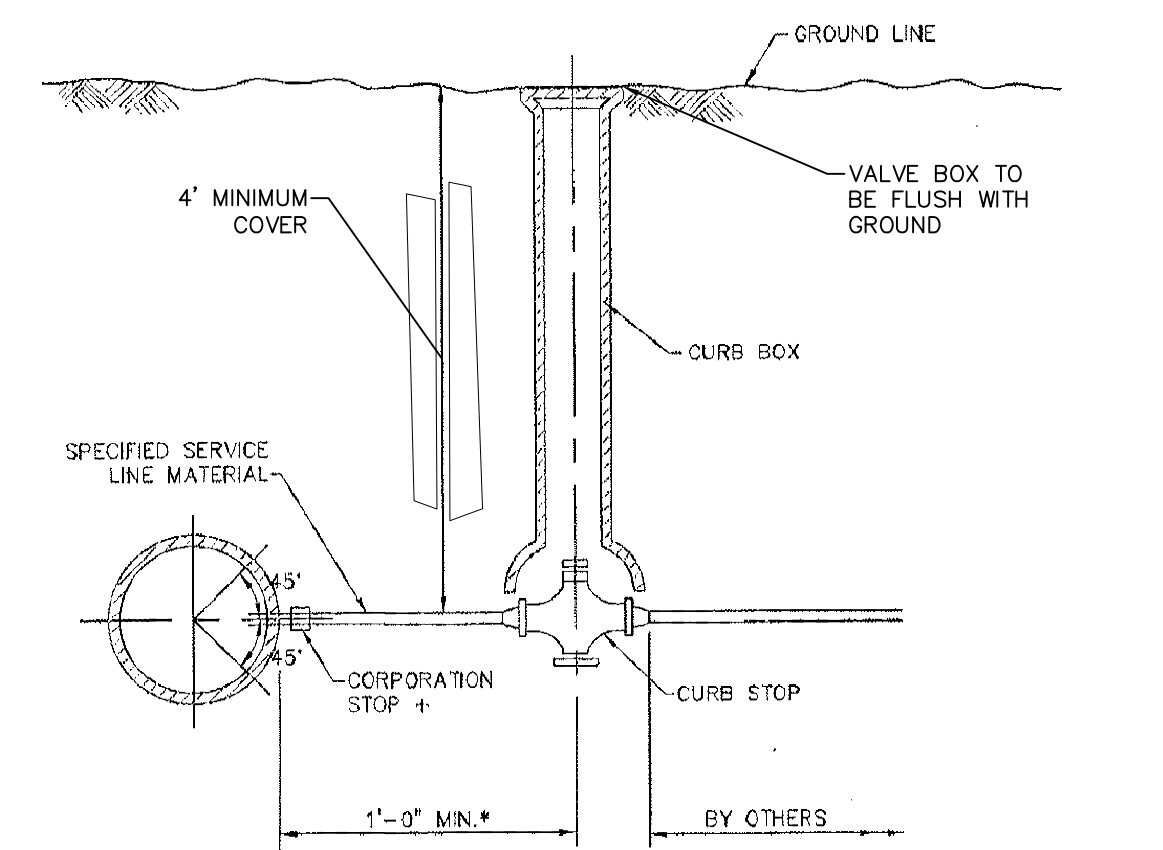
FOR UNSTABLE SOIL CONDITIONS, CHECK WITH ENGINEER FOR THRUST BLOCK DIMENSIONS.

FOR MAIN SIZES GREATER THAN 16", SEE ENGINEER FOR THRUST BLOCK DIMENSIONS.



- NOTES:**
- POWER CONDUIT SHALL BE RIGID GALVANIZED STEEL OR PVC SCHEDULE - 80
 - THE ELECTRICAL CONTRACTOR SHALL COORDINATE WORK WITH THE UTILITY COMPANIES.
 - TELEPHONE/CABLE CONDUIT SHALL BE PVC SCHEDULE 40

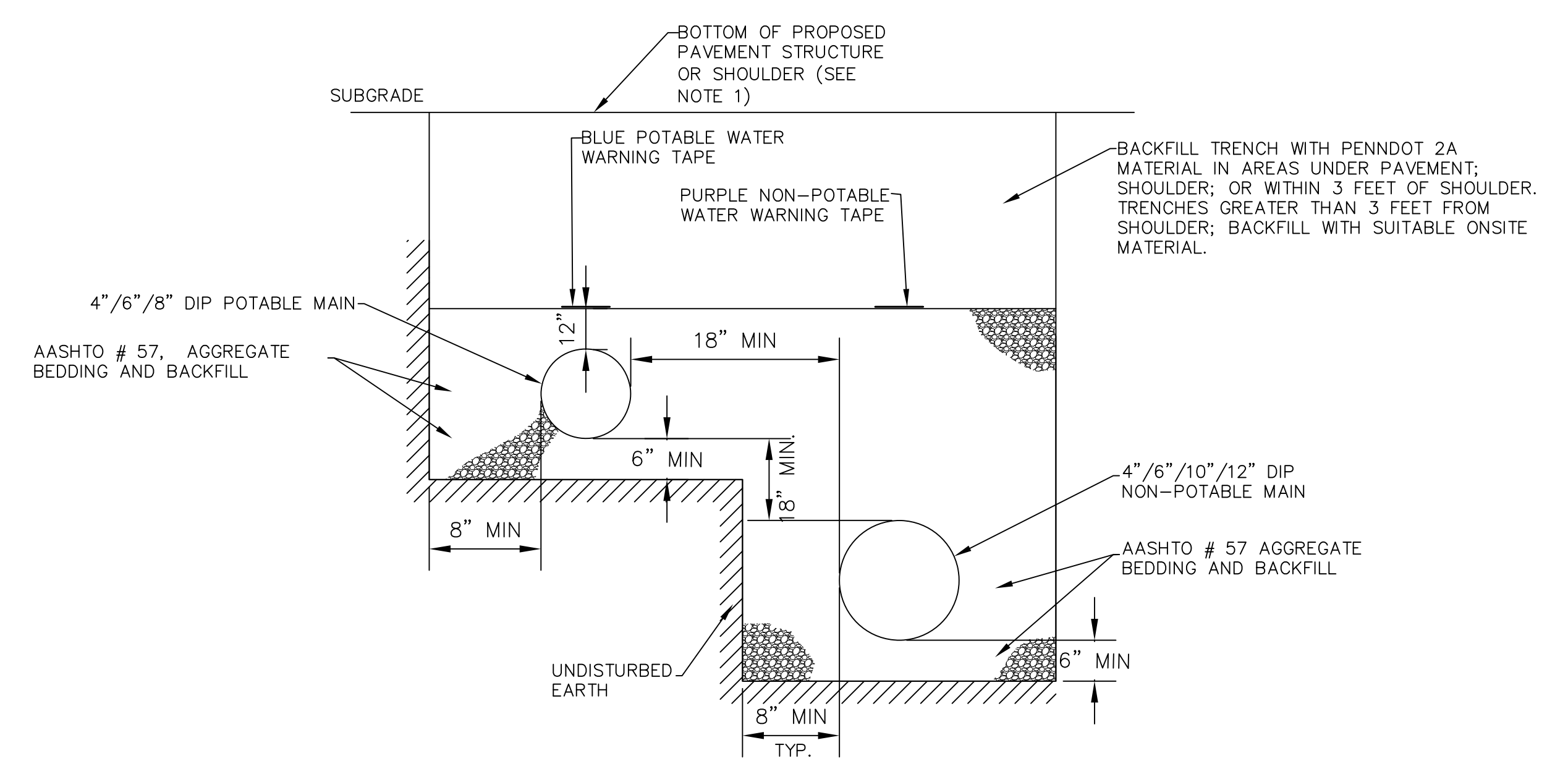
ELECTRICAL/TELEPHONE/CABLE DUCT BANK DETAIL
NOT TO SCALE



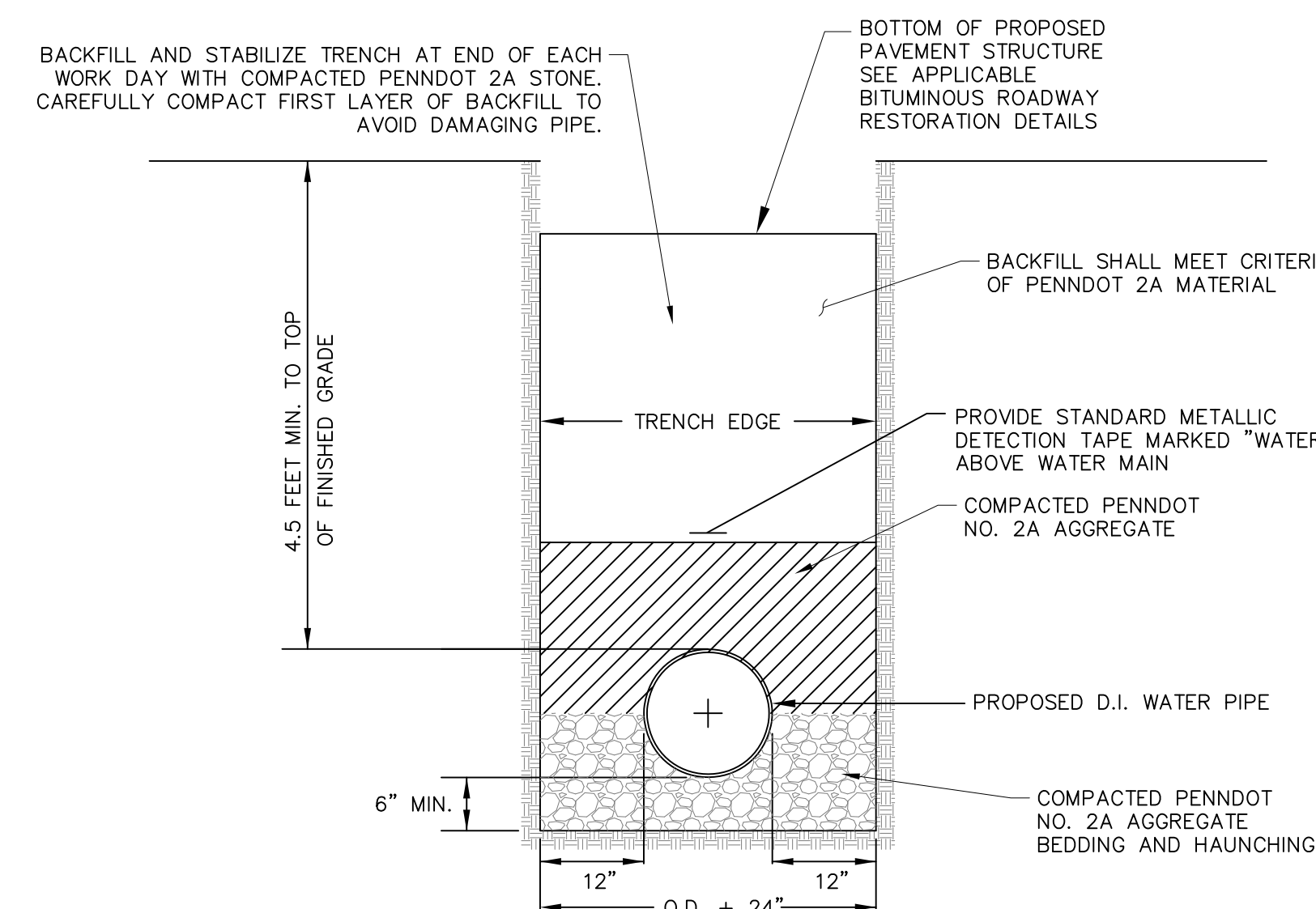
TYPICAL SERVICE LINE DETAIL
NO SCALE

NOTES:

- CURB BOX SHALL BE PLACED AT OR OUTSIDE THE PENNDOT RIGHT-OF-WAY.
- CORPORATION STOP MAY BE INSTALLED WITH THE ± 45° AS SHOWN.
- PROVIDE A 3 FOOT MINIMUM CLEARANCE FROM THE SURFACE TO THE LATERAL.
- IF THE CURB BOX IS LOCATED ENTIRELY WITHIN THE RIGHT-OF-WAY, PENNSYLVANIA AMERICAN WATER COMPANY WILL MAINTAIN THE LINE TO THE RIGHT-OF-WAY LINE.



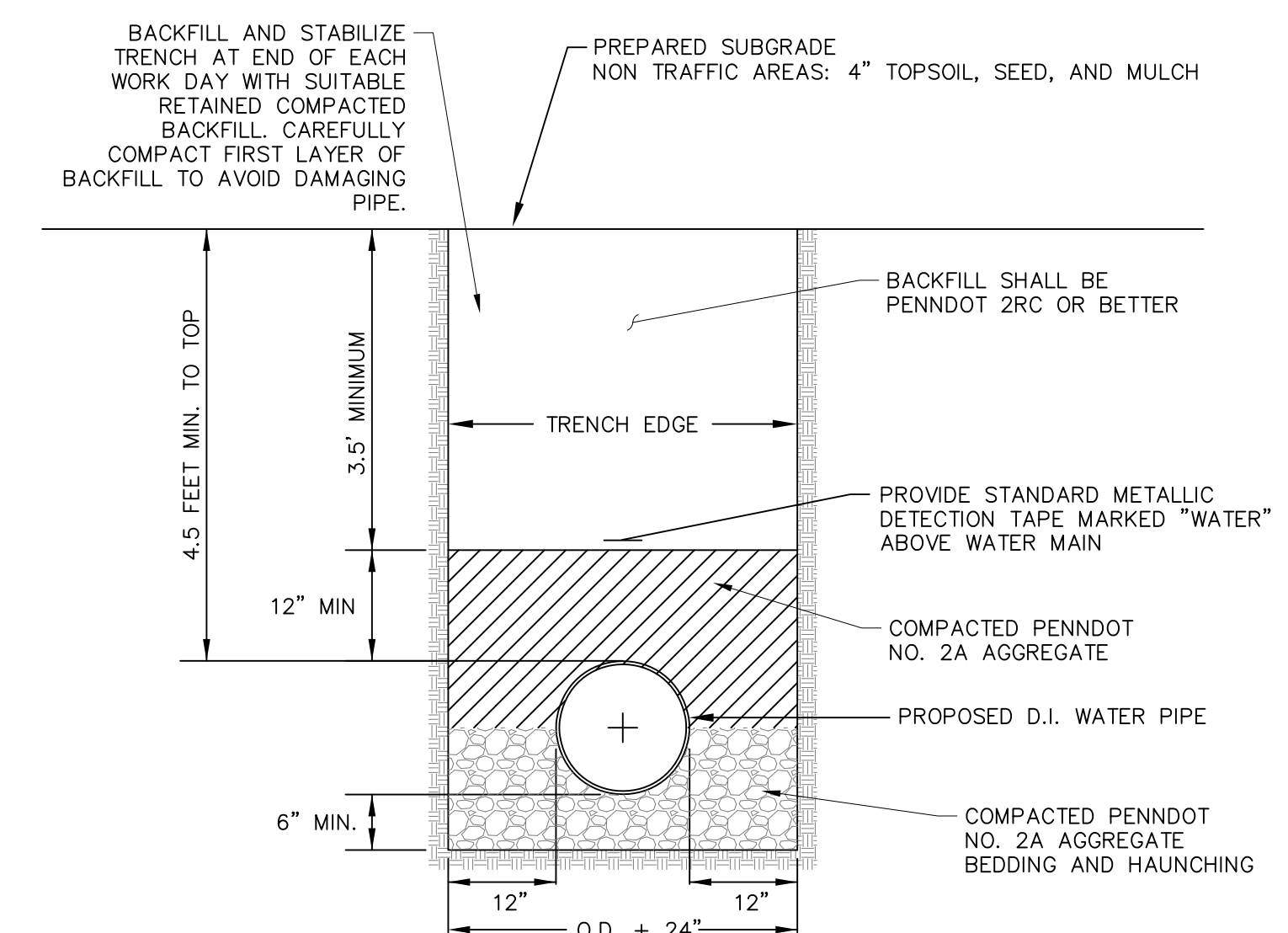
CONSTRUCTION OF POTABLE AND NON-POTABLE WATER IN COMMON TRENCH
NOT TO SCALE



WATER TRENCH DETAIL
TRAFFIC AREAS
NOT TO SCALE

NOTES:

- ALL BURIED, MECHANICAL JOINT WATER MAIN CONNECTIONS SHALL BE JOINED WITH MECHANICAL JOINT RESTRAINTS (EBBA IRON MEGALUG SERIES 1100 OR EQUAL)
- ALL PIPE SHALL BE INSTALLED WITH POLYETHYLENE WRAP ENCASEMENT. SEE SPECIFICATION FOR DETAILS.
- BACKFILL SHALL BE PLACED IN 4" LIFTS TAMPED OR 8" LIFTS WITH VIBRATORY COMPACTION.
- BACKFILL SHALL BE TESTED FOR 100% COMPACTION WHEN PLACED IN THE STATE HIGHWAY ROADWAY OR SHOULDER.



WATER TRENCH DETAIL
NON-TRAFFIC AREAS
NOT TO SCALE

NOTES:

- ALL BURIED, MECHANICAL JOINT WATER MAIN CONNECTIONS SHALL BE JOINED WITH MECHANICAL JOINT RESTRAINTS (EBBA IRON MEGALUG SERIES 1100 OR EQUAL)
- ALL PIPE SHALL BE INSTALLED WITH POLYETHYLENE WRAP ENCASEMENT. SEE SPECIFICATION SECTION 15131 FOR DETAILS.
- FOR USE ONLY IF LOCATED OUTSIDE THE ANGLE OF REPOSE FOR SUPPORT OF THE PAVEMENT STRUCTURE.

THESE PLANS WERE DEVELOPED FOR PURPOSES OF OBTAINING LAND DEVELOPMENT AND PERMIT APPROVALS. IT IS THE INTENT THAT THE LAND DEVELOPMENT BE CONSTRUCTED AS SHOWN ON THIS PLAN AND ADDITIONAL INFORMATION SUCH AS PROJECT SPECIFICATIONS AND OTHER RELATED DETAILS ARE REQUIRED TO IMPLEMENT THE PROJECT.

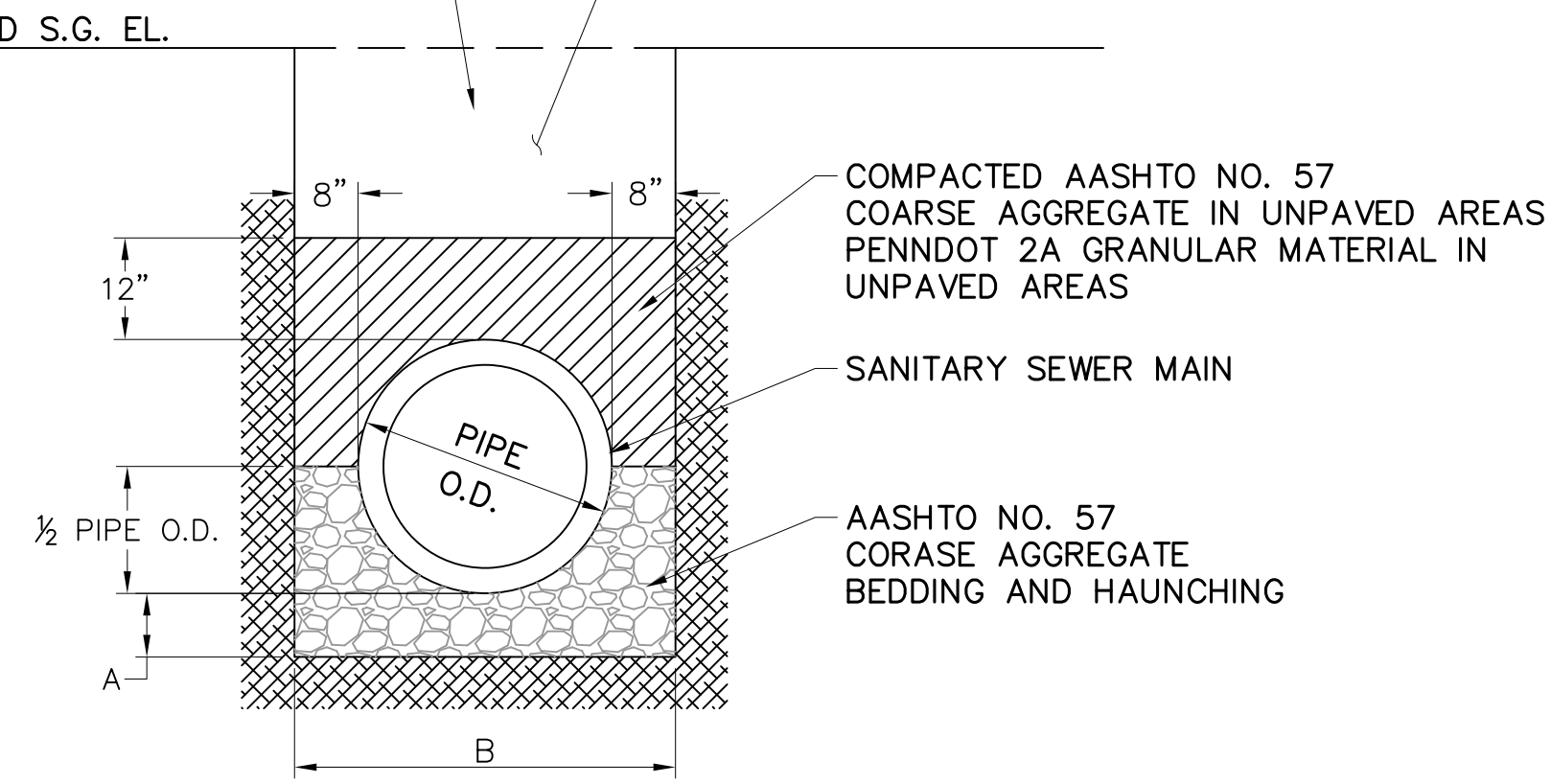
NO.	REVISIONS	DATE	APP'D

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WAYNE ECONOMIC DEVELOPMENT CORPORATION		Drawn By: CJC
STERLING BUSINESS & TECHNOLOGY PARK PRELIMINARY/FINAL LAND DEVELOPMENT LOT 2		Checked By: CJC
STERLING TOWNSHIP, WAYNE COUNTY, PENNSYLVANIA		Approved By: TJR
CONSTRUCTION DETAILS		Date: 2019-05-28
		Scale: NTS
		Project No. 03010.13
		Sheet No. 4

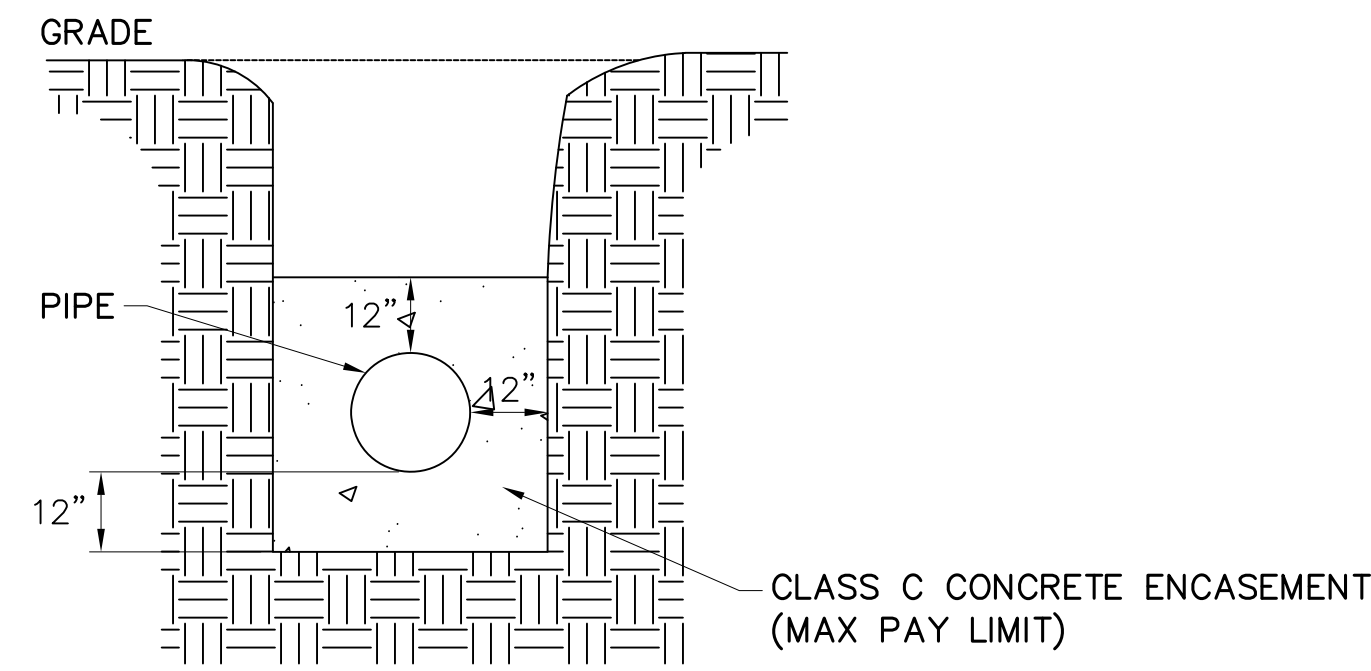
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Suite 200
Pittston, PA 18640
Tel: 570.654.2475
Fax: 570.654.6880
www.reillyengineering.com

BACKFILL AND STABILIZE TRENCH AT END OF EACH WORK DAY WITH SUITABLE RETAINED COMPACTED BACKFILL. CAREFULLY COMPACT FIRST LAYER OF BACKFILL TO AVOID DAMAGING PIPE.



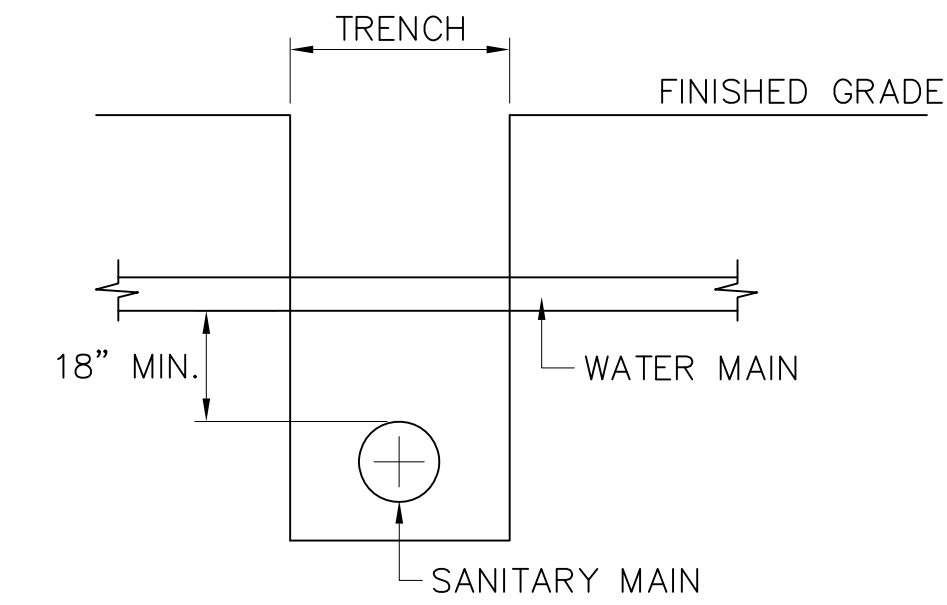
TYPICAL GRAVITY SANITARY SEWER TRENCH DETAIL
NOT TO SCALE

SIZE	A	B
LATERAL	4" MIN.	O.D. + 16" MIN.
8"-18"	1/4" PIPE O.D. 6" MIN.	O.D. + 16" MIN.
>18"	1/4" PIPE O.D. 6" MIN.	O.D. + 24" MIN.



SANITARY SEWER CONCRETE ENCASEMENT
NOT TO SCALE

NOTE: SEWER PIPE SHALL BE SUPPORTED AT PROPOSED GRADE WITH BLOCKING WHILE PLACING CONCRETE & UNTIL CONCRETE IS COMPLETELY CURED.



UTILITY CROSSINGS
NOT TO SCALE

1) CROSSINGS

WHERE WATER MAINS MUST CROSS UNDER A SEWER, ADDITIONAL PROTECTION SHALL BE PROVIDED BY:

A. A VERTICAL SEPARATION OF AT LEAST 18" BETWEEN THE BOTTOM OF THE WATER LINE AND THE TOP OF THE SANITARY PIPE.

B. ADEQUATE STRUCTURAL SUPPORT FOR THE SEWERS TO PREVENT EXCESSIVE DEFLECTION OF THE JOINTS AND THE SETTLING ON AND BREAKING OF THE WATER LINE.

C. THE LENGTH OF THE WATER LINE BEING CENTERED AT THE POINT OF THE CROSSING SO THAT THE JOINTS SHALL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER.

D. WHERE LESS THAN AN 18" VERTICAL SEPARATION EXISTS BETWEEN THE WATER AND SEWER LINE, THE SEWER LINE SHALL BE CONCRETE ENCASED 10 FEET ON EITHER SIDE OF THE WATER MAIN. REFER TO THE SANITARY SEWER CONCRETE ENCASEMENT DETAIL.

2) PARALLEL INSTALLATION

SEWER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAINS. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE.

SHOULD LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET; A SEWER MAY BE LAID CLOSER THAN 10 FEET TO A WATER MAIN IF:

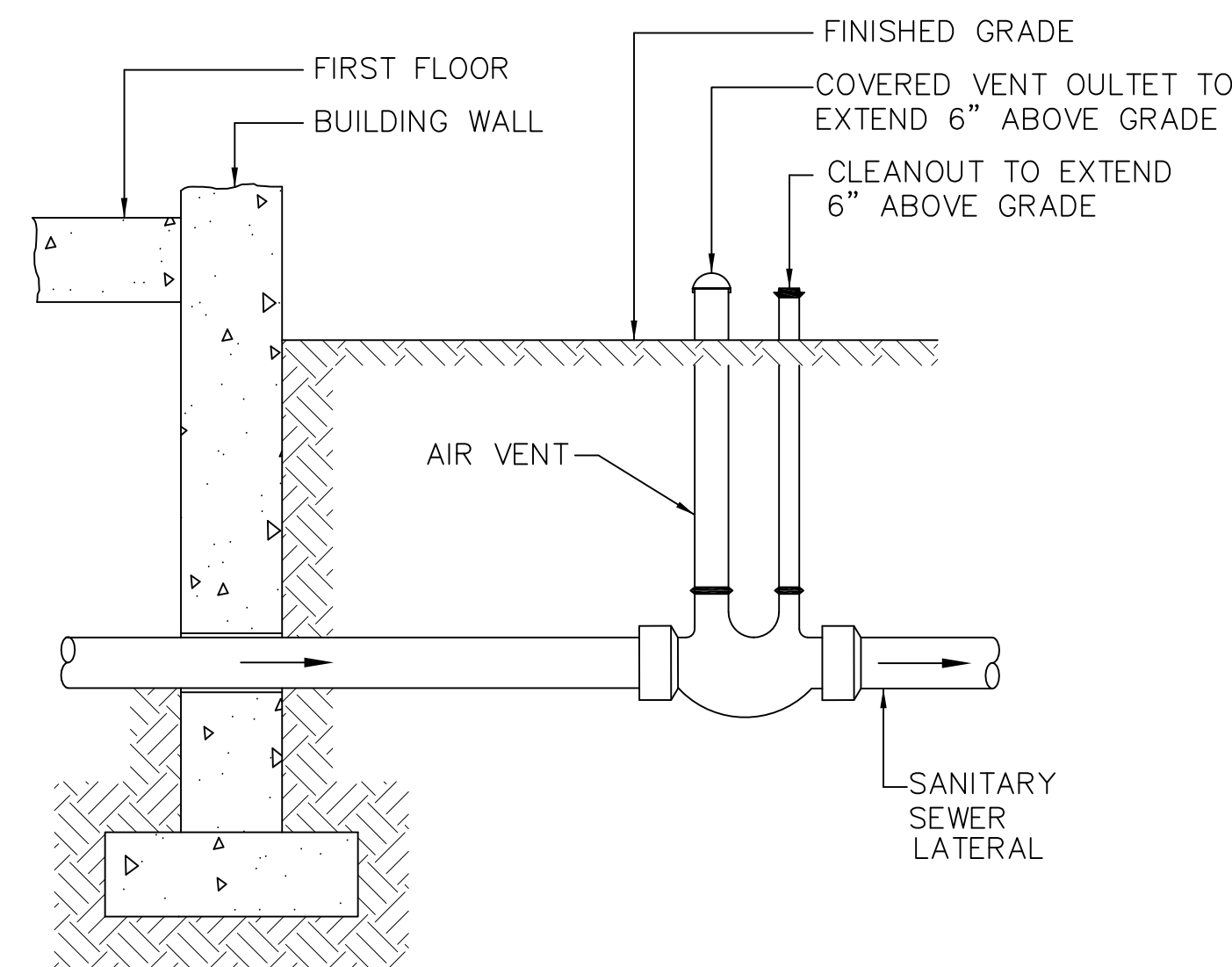
A. IT IS LAID IN A SEPARATE TRENCH; OR IF

B. IT IS LAID IN THE SAME TRENCH, WITH THE WATER MAIN LOCATED AT ONE SIDE OF A BENCH OF UNDISTURBED EARTH; AND IF

C. IN EITHER CASE THE ELEVATION OF THE TOP (CROWN) OF THE SEWER IS AT LEAST 18 INCHES BELOW THE BOTTOM (INVERT) OF THE WATER MAIN.

3) SEWER MANHOLES

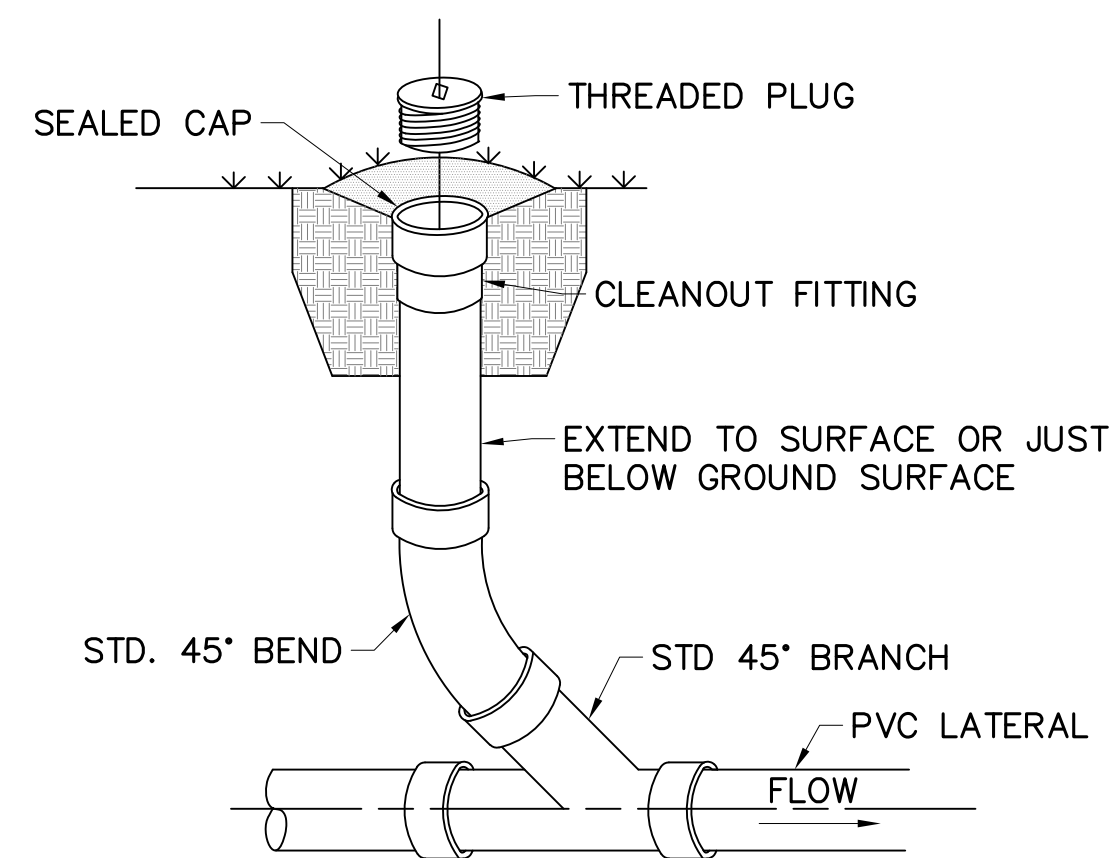
NO WATER PIPES SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SEWER MANHOLE.



CLEANOUT/HOUSE TRAP DETAIL
NOT TO SCALE

NOTE: CLEANOUT/HOUSE TRAP TO BE PROVIDED AT EVERY LATERAL.

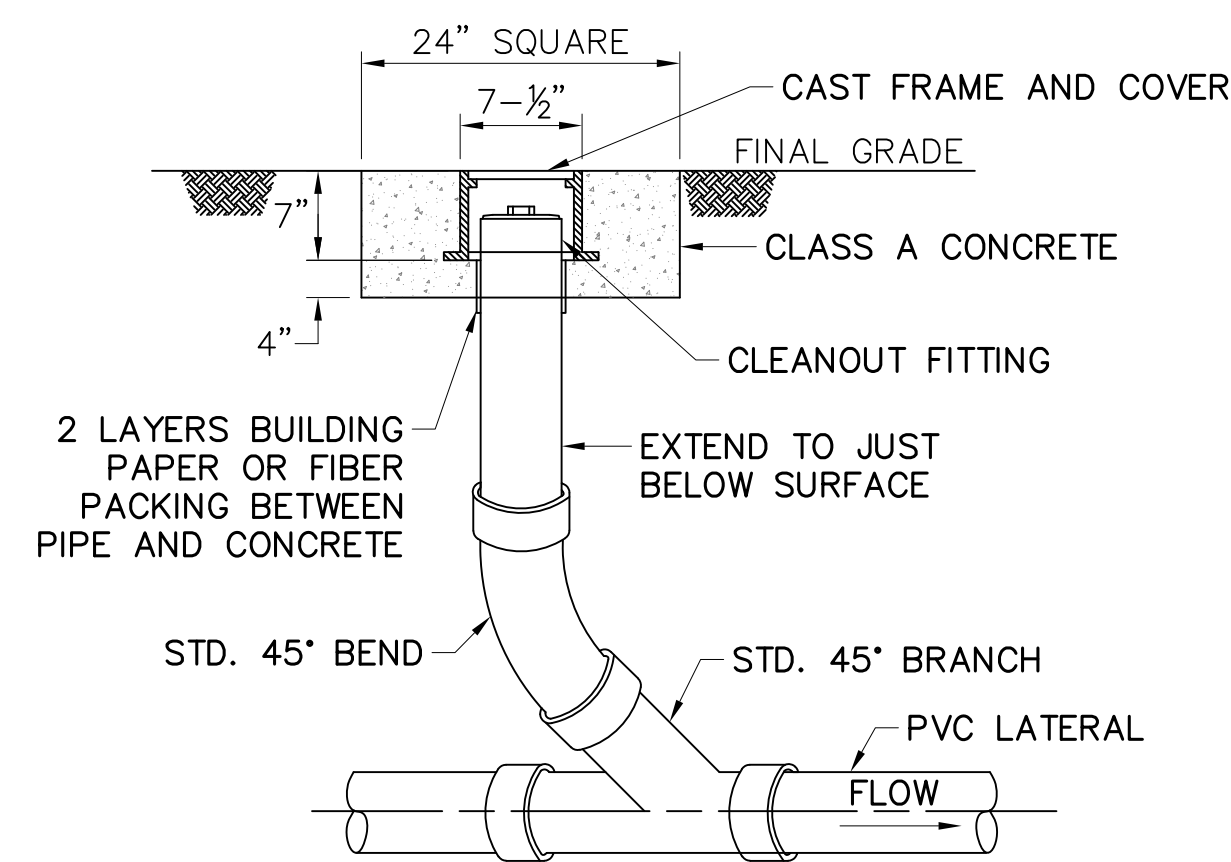
INSTALLATION OF LATERAL CLEANOUT



NOTE: ALL LATERAL AND CLEANOUT PIPING TO MATCH SDR OF MAIN SEWER PIPE AT CONNECTION.

CLEANOUT DETAIL - LAWN AREA
NOT TO SCALE

INSTALLATION OF LATERAL CLEANOUT



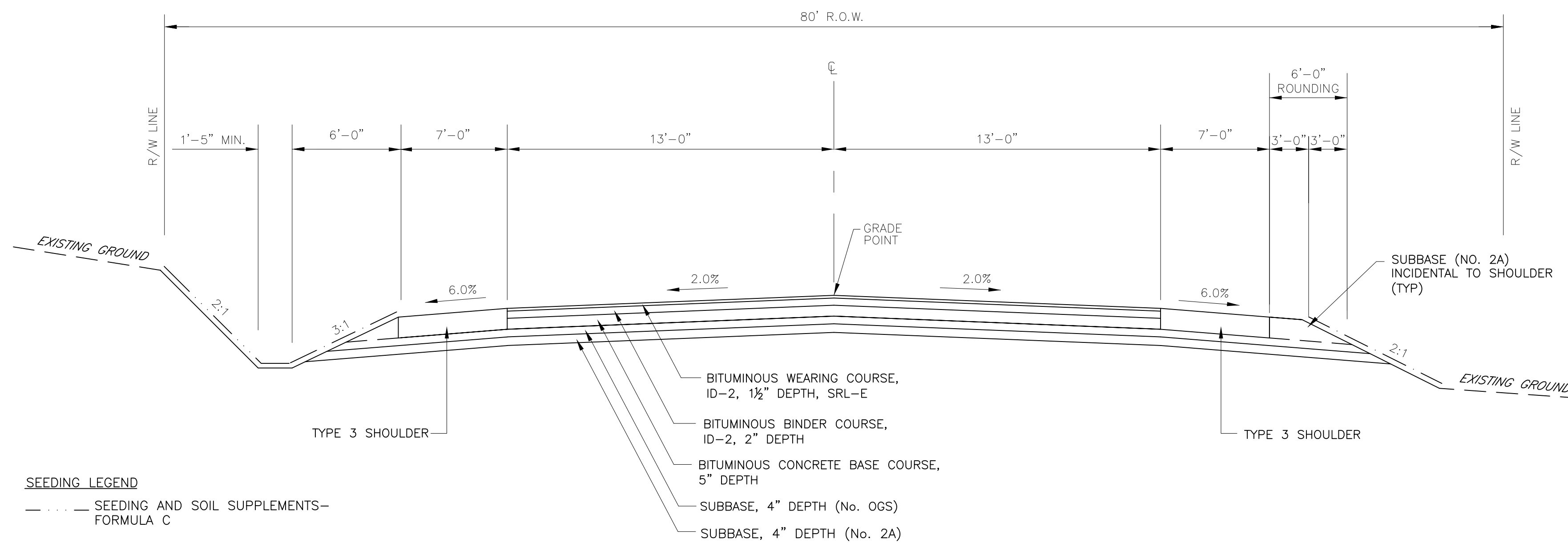
NOTE: ALL LATERAL AND CLEANOUT PIPING TO MATCH SDR OF MAIN SEWER PIPE AT CONNECTION.

CLEANOUT DETAIL - TRAFFIC AREAS
NOT TO SCALE

THESE PLANS WERE DEVELOPED FOR PURPOSES OF OBTAINING LAND DEVELOPMENT AND PERMIT APPROVALS. IT IS THE INTENT THAT THE LAND DEVELOPMENT BE CONSTRUCTED AS SHOWN ON THIS PLAN AND ADDITIONAL INFORMATION SUCH AS PROJECT SPECIFICATIONS AND OTHER RELATED DETAILS ARE REQUIRED TO IMPLEMENT THE PROJECT.

NO.	REVISIONS	DATE	APP'D
DRAWN:	CHK'D:	APPROVED:	

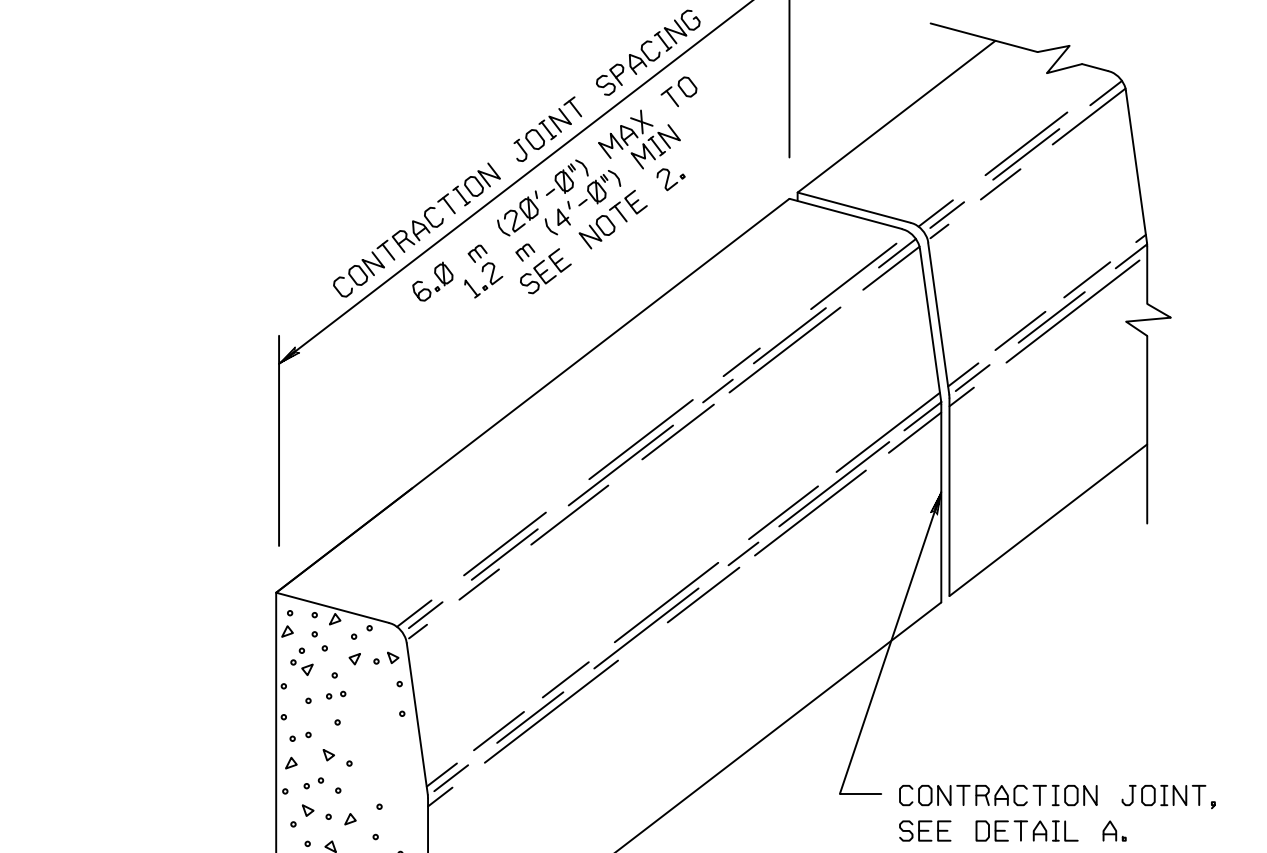
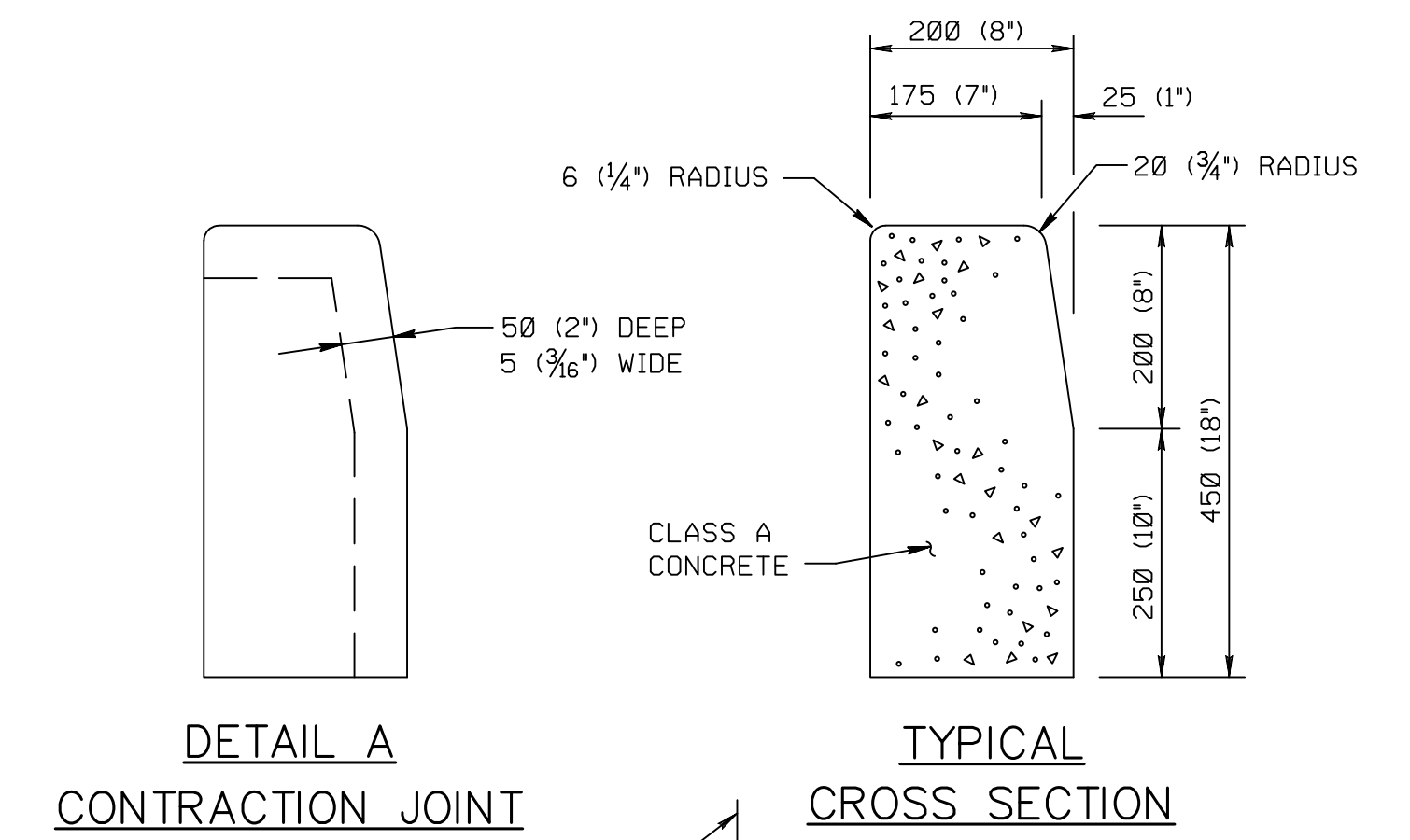
WAYNE ECONOMIC DEVELOPMENT CORPORATION		Drawn By: CJC
STERLING BUSINESS & TECHNOLOGY PARK PRELIMINARY/FINAL LAND DEVELOPMENT LOT 2		Checked By: CJC
STERLING TOWNSHIP, WAYNE COUNTY, PENNSYLVANIA		Approved By: TJR
CONSTRUCTION DETAILS		Date: 2019-05-28
		Scale: NTS
49 South Main Street Suite 200 Pittston, PA 18640 tel: 570.654.2475 fax: 570.654.6880 www.reillyengineering.com		Project No. 03010.13
		Sheet No. 5



SEEDING LEGEND
 - - - SEEDING AND SOIL SUPPLEMENTS-
 FORMULA C
 - - - SEEDING AND SOIL SUPPLEMENTS-
 FORMULA D

**EXISTING INNOVATION DRIVE
 TYPICAL ROADWAY SECTION - NO CURB**

NOT TO SCALE
 NOTE: INNOVATION DRIVE STA. 117+60.97 TO STA. 131+50.00
 (END) CONSTRUCTED TO SUBBASE ONLY



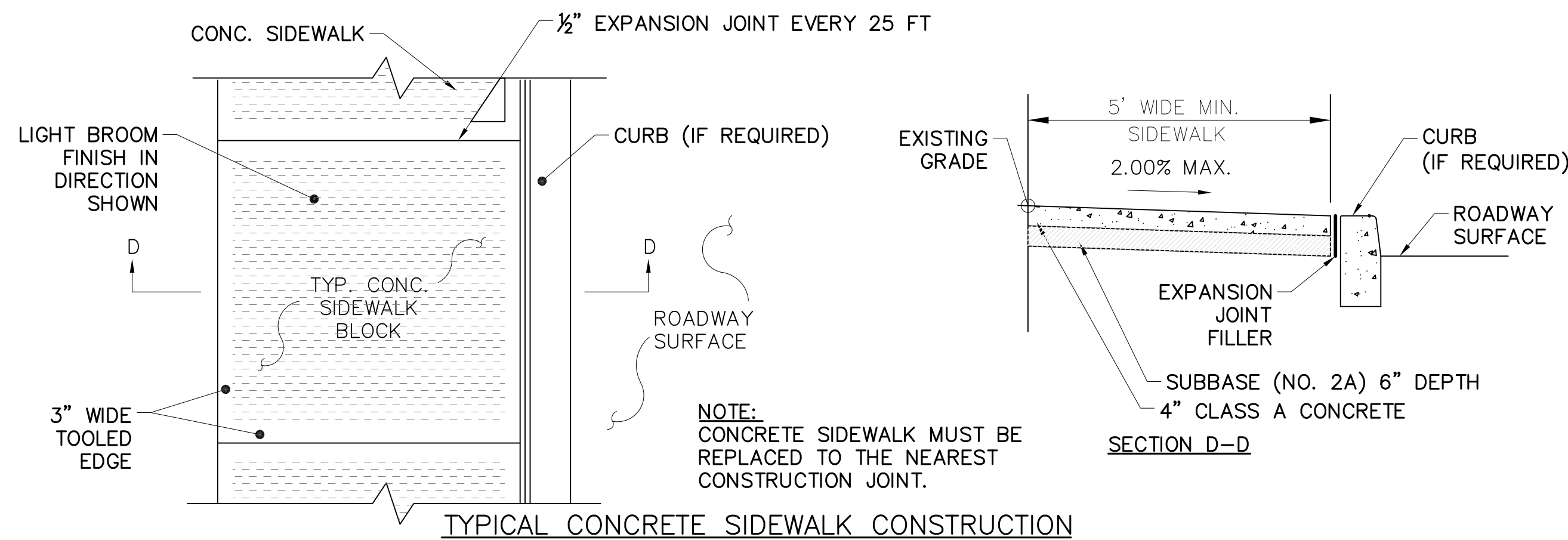
REFER TO RC-64M FOR ADDITIONAL DETAILS AND NOTES

PLAIN CEMENT CONCRETE CURB
 NOT TO SCALE

RC-64M JUNE 1, 2010
 SHEET 9 OF 14

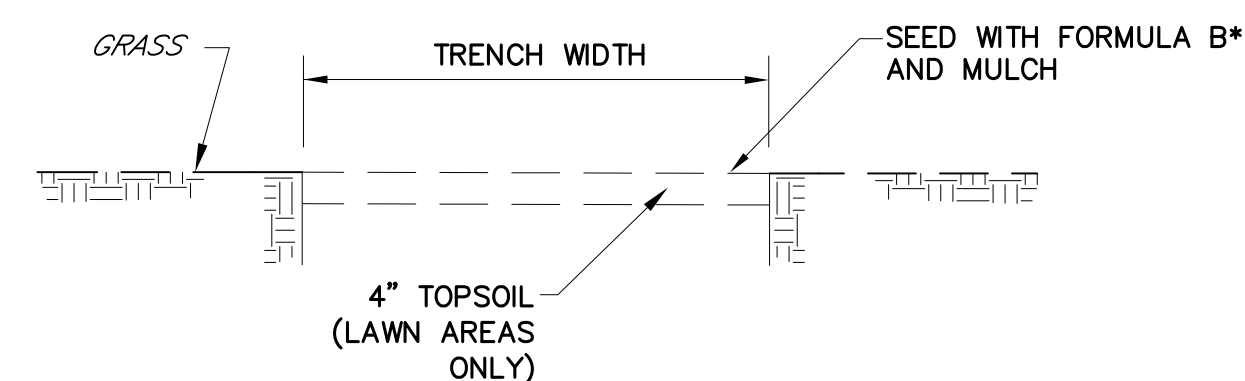
NOTES

1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 630 FOR PLAIN CEMENT CONCRETE CURB AND DEPRESSED CURB, SECTION 640 FOR PLAIN CEMENT CONCRETE GUTTER AND SECTION 641 FOR PLAIN CEMENT CONCRETE CURB GUTTER.
2. SPACE CONTRACTION JOINTS IN UNIFORM LENGTHS OR SECTIONS.
3. PLACE 20 (3/4) THICK PREMOLDED EXPANSION JOINT FILLER MATERIAL AT STRUCTURES AND AT THE END OF THE WORK DAY. CUT MATERIAL TO CONFORM TO AREA ADJACENT TO CURB OR TO CONFORM TO CROSS SECTIONAL AREA OF CURB.
4. CONCRETE CURB MUST BE REPLACED TO THE NEAREST CONSTRUCTION JOINT.



TYPICAL CONCRETE SIDEWALK CONSTRUCTION

NOT TO SCALE
 RC-67M JUNE 10, 2013
 SHEET 1 OF 14



GRASS RESTORATION DETAIL
 NOT TO SCALE

* USE FORMULA B FOR LAWN AREAS
 USE FORMULA C FOR 3:1 SLOPES OR STEEPER
 USE FORMULA D FOR SLOPES FLATTER THAN 3:1

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NO.	REVISIONS	DATE	APP'D

DRAWN: _____ CHK'D: _____ APPROVED: _____

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STERLING BUSINESS & TECHNOLOGY PARK PRELIMINARY/FINAL LAND DEVELOPMENT LOT 2		Checked By: CJC
STERLING TOWNSHIP, WAYNE COUNTY, PENNSYLVANIA		Approved By: TJR
CONSTRUCTION DETAILS		Date: 2019-05-28
		Scale: NTS
49 South Main Street Suite 200 Pittston, PA 18640 Tel: 570.654.2475 Fax: 570.654.6880 (570) 654-2475		Project No. 03010.13
		Sheet No. 6

PIPE INSTALLATION PROCEDURES

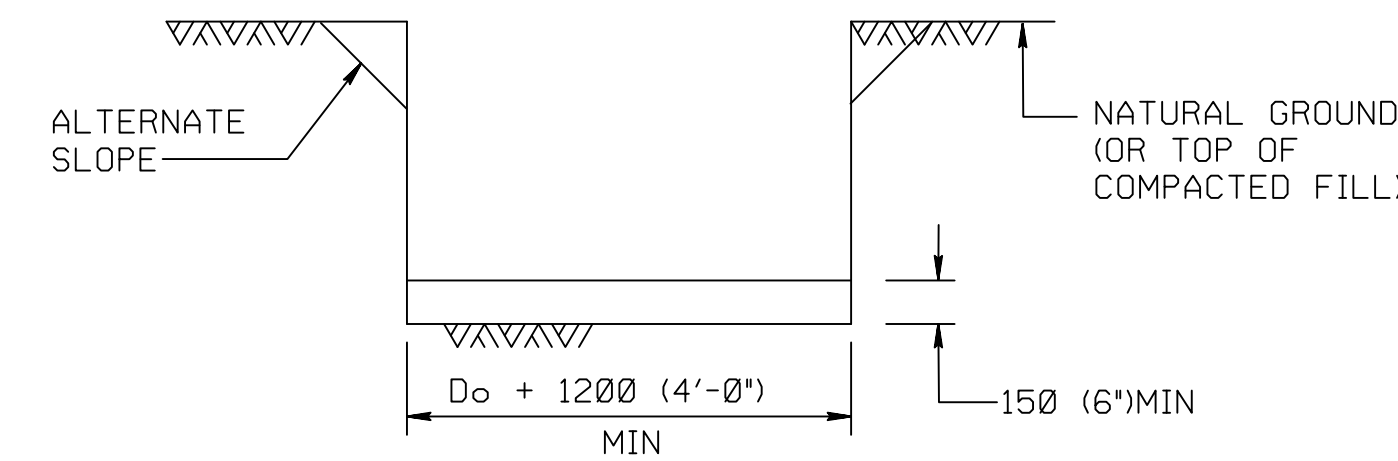
CONSTRUCTION DETAILS BELOW COVER THE FOLLOWING CONDITIONS:

- (A) PIPE LYING ON TOP OF THE NATURAL GROUND, ROCK OR COMPACTED (97% SPD) FILL.
- (B) THE EXISTING GROUND IS BETWEEN THE TOP AND THE BOTTOM OF THE PROPOSED PIPE AND THE PIPE IS TO BE COVERED WITH EARTH FILL.
- (C) THE TOP OF PIPE IS BELOW THE LEVEL OF THE NATURAL GROUND OR COMPACTED FILL (TO MINIMUM 97% SPD) AND TO BE COVERED WITH EARTH FILL TO HEIGHTS ABOVE THE NATURAL GROUND.

STEP 1 : REMOVE TOPSOIL (COMPRESSIBLE LAYER OF ORGANIC MATERIAL) TO A WIDTH EQUAL TO 5 OUTSIDE DIAMETERS OF THE PIPE IN ALL FILL CONDITIONS ABOVE (A), (B) & (C). ALSO IF SPECIFIED ON THE CONTRACT DRAWING, UNDERCUT FOR THE DEPTH BELOW THE BEDDING AS SHOWN BY DESIGN (MAKE MIN WIDTH 5 DIAMETERS OF PIPE). PAY AS CLASS 1 EXCAVATION.

STEP 2 : CONSTRUCT THE EMBANKMENT TO 1200 (4'-0") ABOVE THE TOP OF PIPE OR TO THE SUBGRADE ELEVATION, WHICHEVER IS LESS. FOR PIPES 1800 (72") OR GREATER SEE NOTE 1.

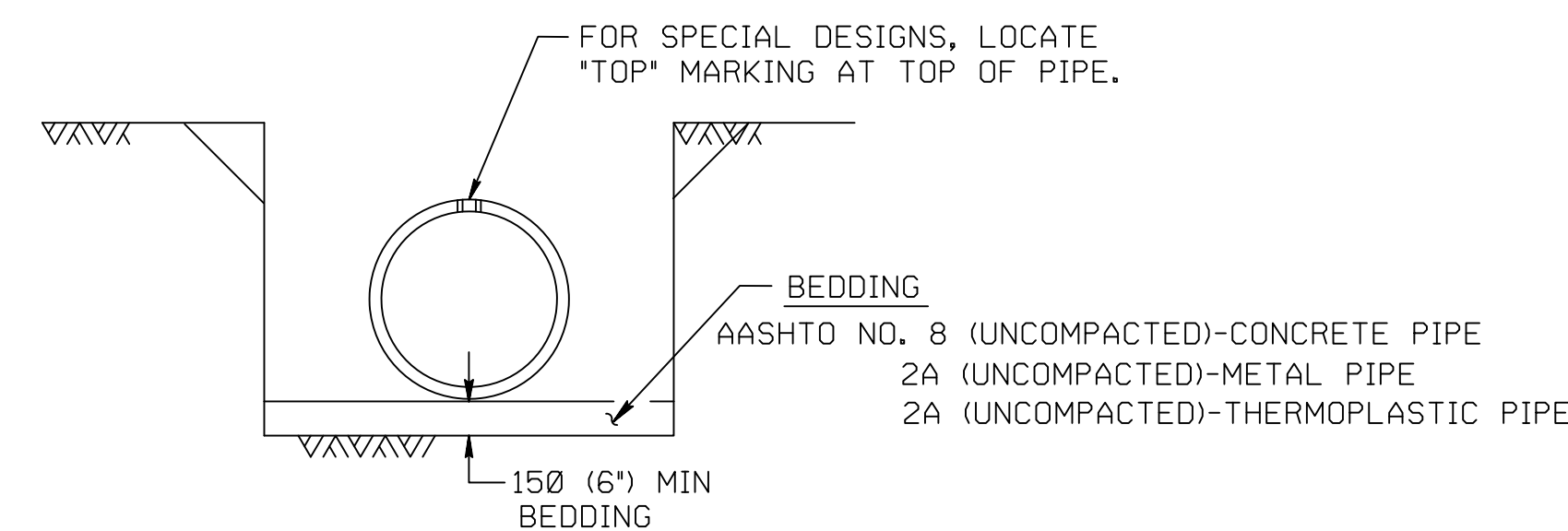
STEP 3 : EXCAVATE THE TRENCH TO THE WIDTH OF THE OUTSIDE DIAMETER OF THE PIPE BARREL PLUS 1200 (4'-0") AND CREATE AN APPROPRIATE BEDDING 150 (6") DEEP.



STEP 4 : FOR CONCRETE PIPE, IF THIS EXCAVATION IS THROUGH ROCK, OR HARD SHALE, OR IN AREAS OF UNDERCUT, PROVIDE 150+40 mm/m (6"+1/2" INCH/FT) OF D_o+1200 (4'-0"), BELOW THE INTENDED BOTTOM ELEVATION OF THE PIPE, 400 (16") MAX.

NOTE: IF UNSUITABLE MATERIAL IS FOUND, UNDERCUT AS DIRECTED AND BACKFILL WITH SUITABLE MATERIAL TO BOTTOM OF BEDDING ELEVATION. (UNLESS OTHERWISE SPECIFIED.)

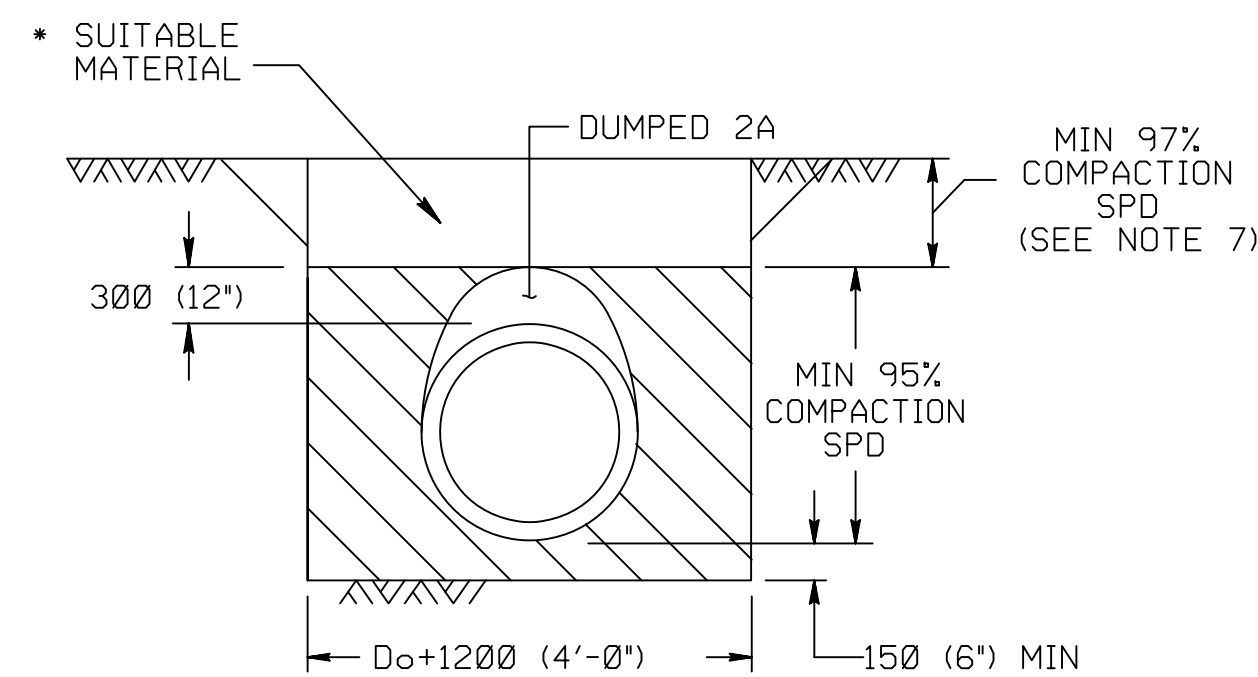
STEP 5 : LAY PIPE ON APPROPRIATE BEDDING. SEE STEP 6D FOR METAL PIPE ARCH AND METAL PLATE PIPE ARCH.



STEP 6 : FOR CONCRETE PIPE, SEE STEP 6A.
 FOR METAL PIPE AND METAL PLATE PIPE, SEE STEP 6B.
 FOR THERMOPLASTIC PIPE, SEE STEP 6C.
 FOR METAL PIPE ARCH AND METAL PLATE PIPE ARCH, SEE STEP 6D.

STEP 6: THERMOPLASTIC PIPE

PLACE 2A COARSE AGGREGATE MATERIAL, IN LIFTS 100 (4") THICK, ADJACENT TO THE LOWER HAUNCHES TO A HEIGHT OF 300 (12") ABOVE TOP OF PIPE. COMPACT TO 95% SPD. TEST THE BACKFILL MATERIAL AND CONTINUE EMBANKMENT IN ACCORDANCE WITH PUBLICATION 408, SECTION 601.



NOTES

1. THE INSTALLATION OF PIPES 1800 (72") OR GREATER INSIDE DIAMETER OR SPAN IS PERMITTED WITHOUT PLACING EMBANKMENT FIRST. MAKE THE BACKFILL ENVELOPE AS SHOWN ON THIS DRAWING EXCEPT PROVIDE 2A MATERIAL ON EACH SIDE OF THE PIPE EQUAL TO ONE OUTSIDE DIAMETER OR SPAN OF THE PIPE. FOR CONCRETE PIPE, THE WIDTH OF UNCOMPACTED AGGREGATE FOR BEDDING (AASHTO NO. 8) REMAINS AT $D_o + 1200$ (4'-0"). PAYMENT FOR THE 2A MATERIAL IS AS PER NOTE 3.
2. A HIGHER STRENGTH PIPE THAN SPECIFIED MAY BE SUPPLIED AT NO ADDITIONAL COST TO THE DEPARTMENT.
3. PAYMENT FOR THE BACKFILL ENVELOPE INCLUDING BEDDING, COARSE AGGREGATE AND SUITABLE MATERIAL UP TO 300 (12") ABOVE THE PIPE IS INCIDENTAL TO THE PIPE.
4. TO PRECLUDE POINT LOADING ON RELATIVELY RIGID CONCRETE PIPE, DO NOT COMPACT AASHTO NO. 8 BEDDING MATERIAL.
5. FOR TRENCH BOX/SHORING INSTALLATION REQUIREMENTS REFER TO PUBLICATION 408, SECTION 601.
6. PERMIT PLACEMENT OF BACKFILL MATERIAL IN LAYERS, LIFTS, 200 (8") THICK WHEN USING VIBRATORY COMPACTON EQUIPMENT.
7. COMPACT TOP 1000 (3'-0") OF SUBGRADE TO 100% IN ACCORDANCE WITH PUBLICATION 408, SECTION 206.3.
8. FOR REINFORCED CONCRETE PIPES INSTALLED WITH GREATER THAN 14.6 m (48') OF FILL, PROVIDE 300 (12") BEDDING MINIMUM AND 400 (16") WHEN ROCK IS PRESENT.

LEGEND

- AGGREGATE FOR BEDDING (AASHTO NO. 8), UNCOMPACTED
- COARSE AGGREGATE (2A)

D_o = OUTSIDE DIAMETER OF PIPE, MILLIMETERS (INCHES)

SPD = STANDARD PROCTOR DENSITY

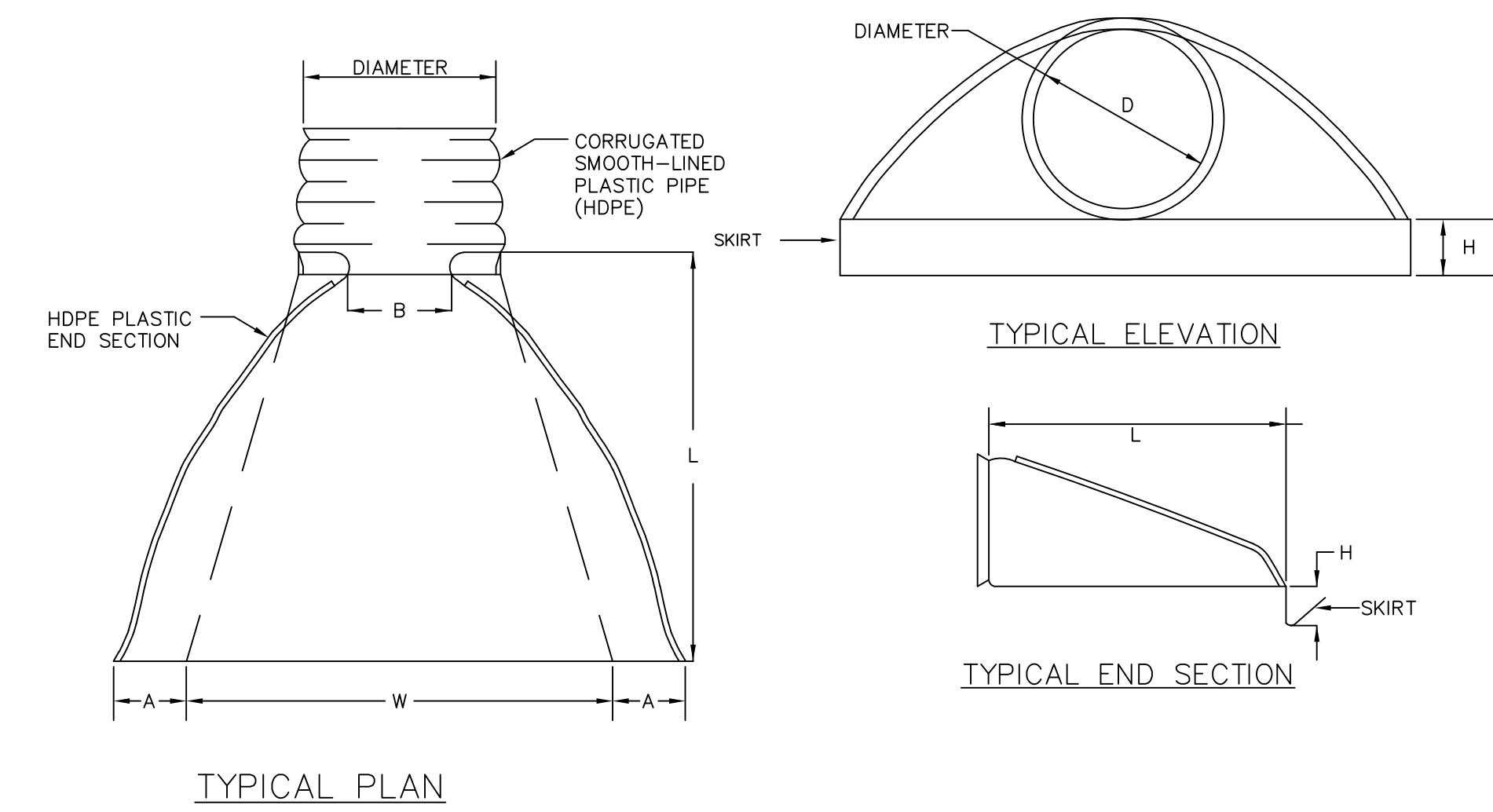
ID = INSIDE DIAMETER

* SUITABLE MATERIAL = MATERIAL CONTAINING NO DEBRIS, ORGANIC MATTER, FROZEN MATERIAL OR LARGE STONES WITH A DIAMETER GREATER THAN ONE-HALF THE THICKNESS OF THE COMPACTED LAYERS BEING PLACED.

REFER TO PENNDOT RC-30M FOR ADDITIONAL DETAILS AND NOTES

STORM PIPE PLACEMENT

NOT TO SCALE

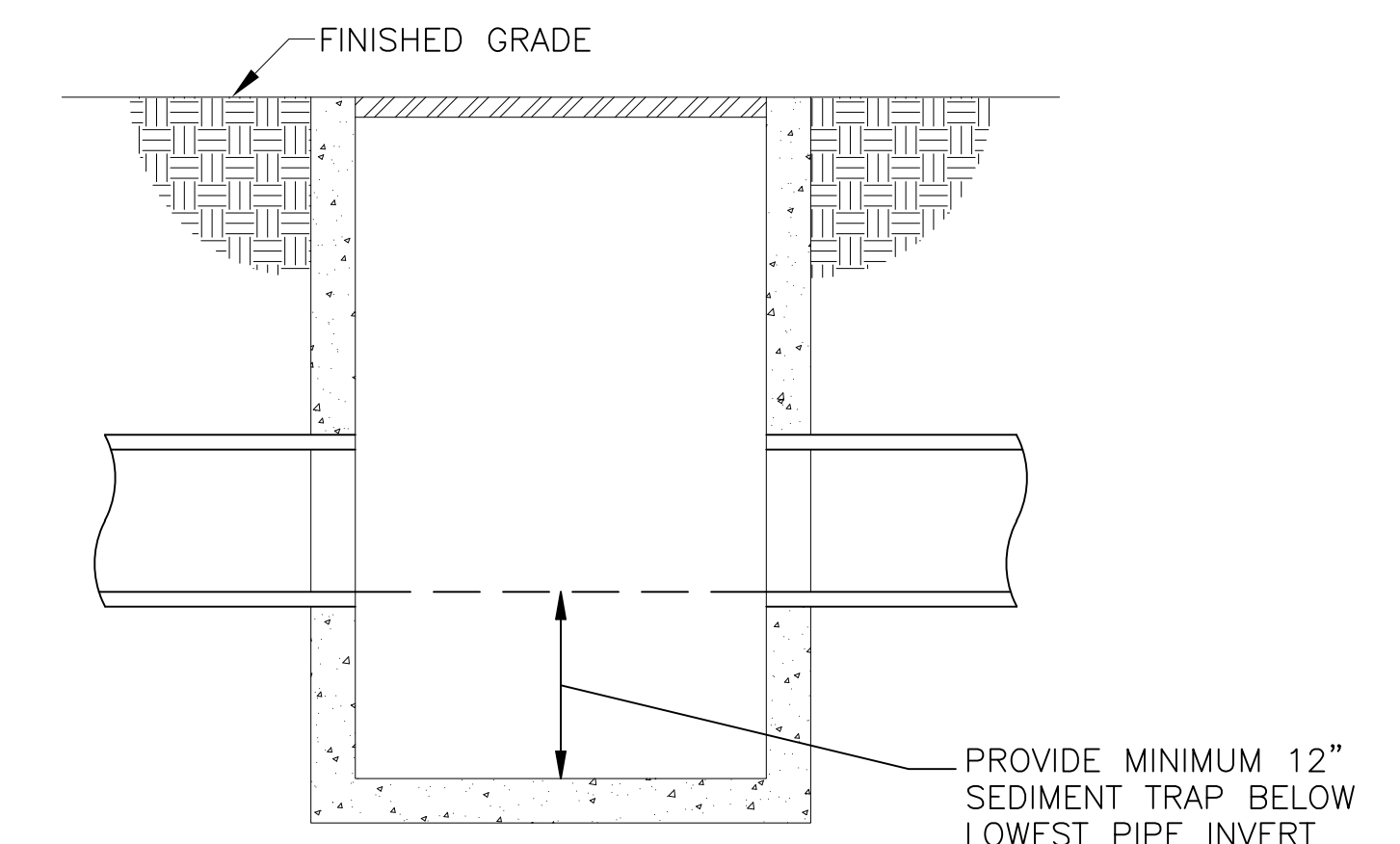


CORRUGATED PLASTIC PIPE

END SECTIONS

NOT TO SCALE

DIMENSIONS FOR END SECTIONS FOR CIRCULAR CORRUGATED PLASTIC PIPE						
DIAM.	A (±1")	B (Max.)	H (±1")	L (±0.5")	W (±2")	BODY
12"	6.5"	10"	6.5"	25"	29"	1 Pc.
15"	6.5"	10"	6.5"	25"	29"	1 Pc.
18"	7.5"	15"	6.5"	32"	35"	1 Pc.
24"	7.5"	18"	6.5"	36"	45"	1 Pc.
30"	10.5"	NA	7.0"	53"	68"	1 Pc.
36"	10.5"	NA	7.0"	53"	68"	1 Pc.



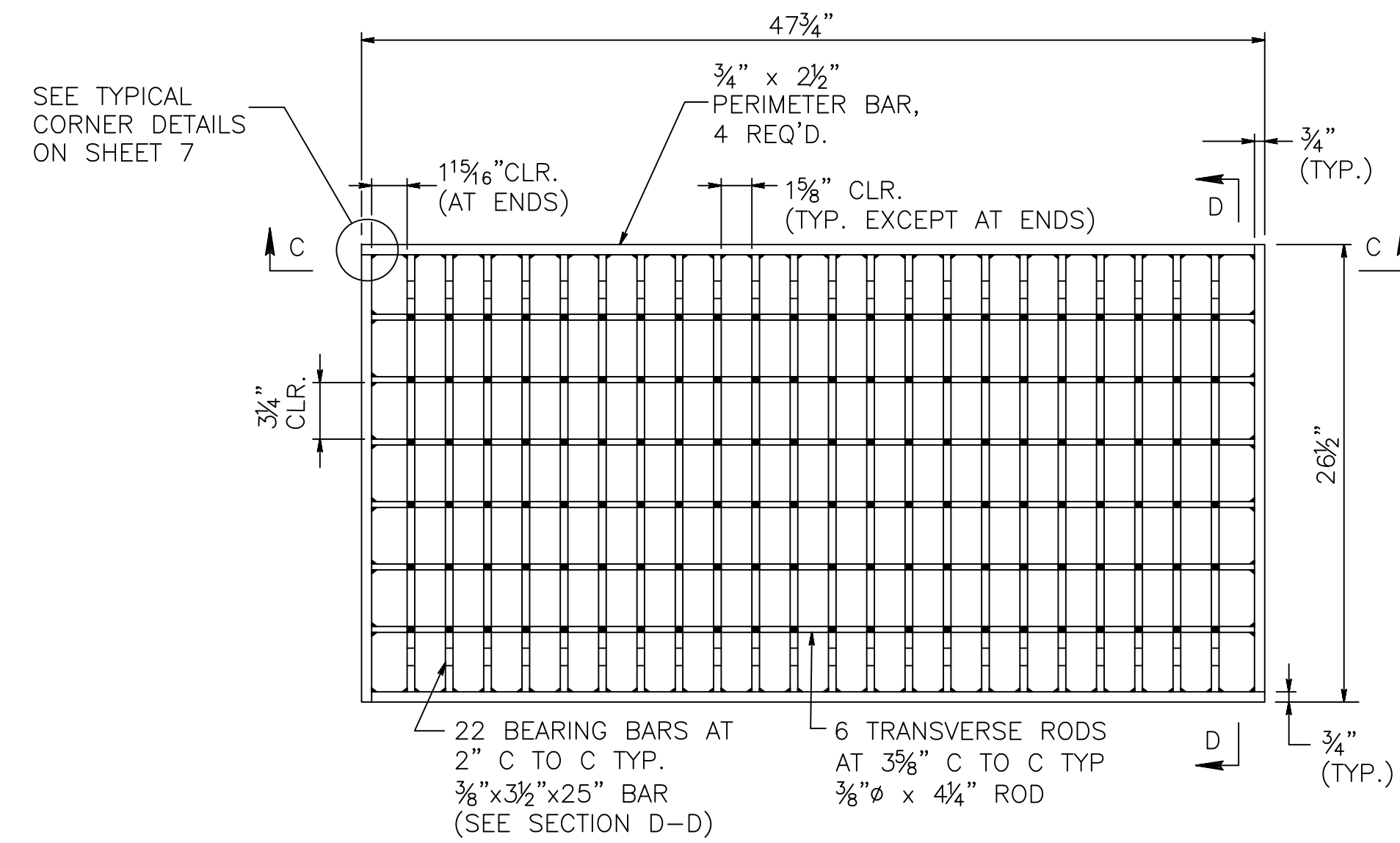
TYPICAL WATER QUALITY FILTER (SUMP INLET)

NOT TO SCALE

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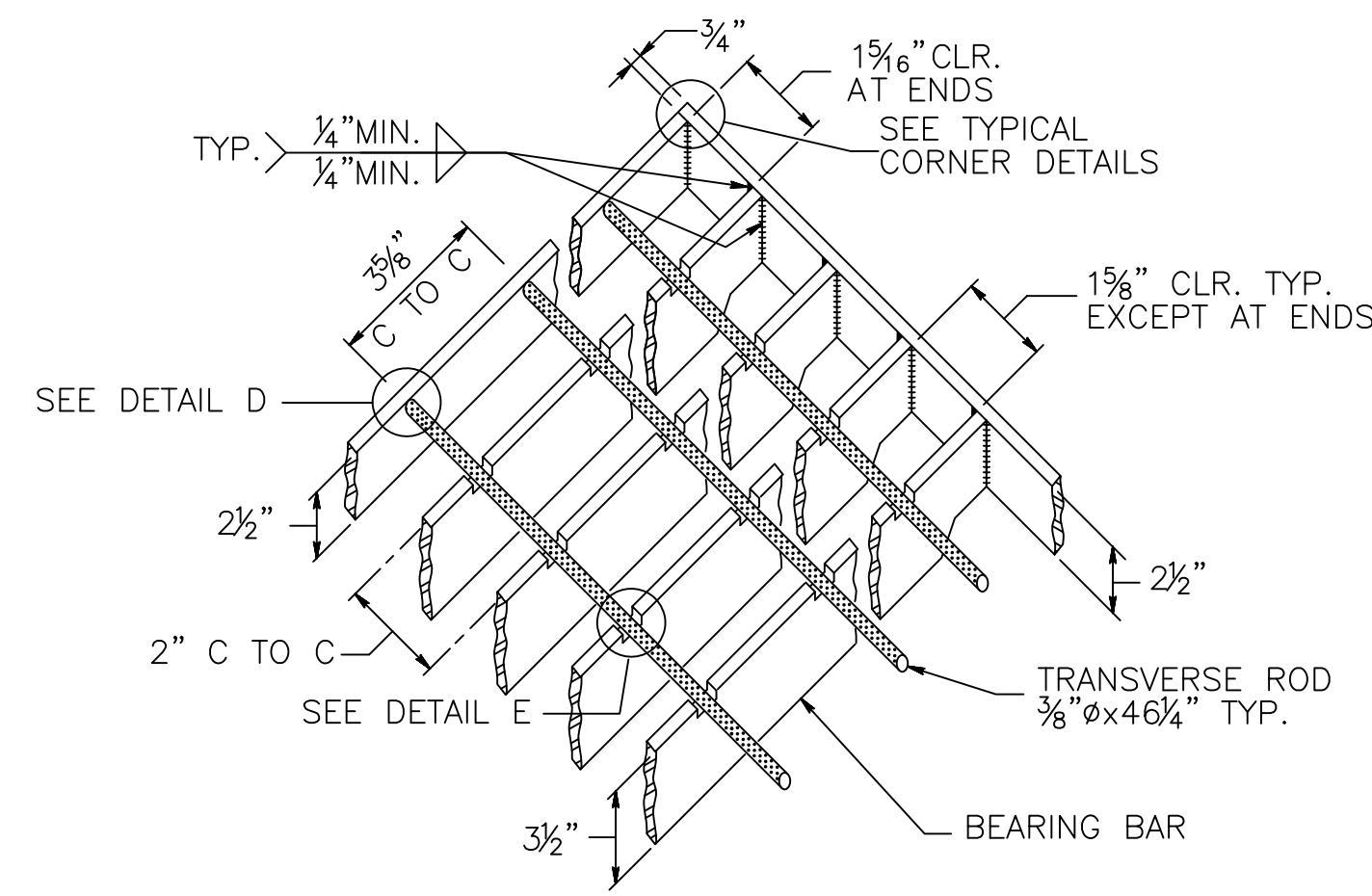
REVISIONS	NO.	REVISIONS	DATE	APP'D
DRAWN:		CHK'D:		APPROVED:

WAYNE ECONOMIC DEVELOPMENT CORPORATION		Drawn By: CJC
STERLING BUSINESS & TECHNOLOGY PARK PRELIMINARY/FINAL LAND DEVELOPMENT LOT 2		Checked By: CJC
STERLING TOWNSHIP, WAYNE COUNTY, PENNSYLVANIA		Approved By: TJR
CONSTRUCTION DETAILS		Date: 2019-05-28
		Scale: NTS
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		Sheet No. 7



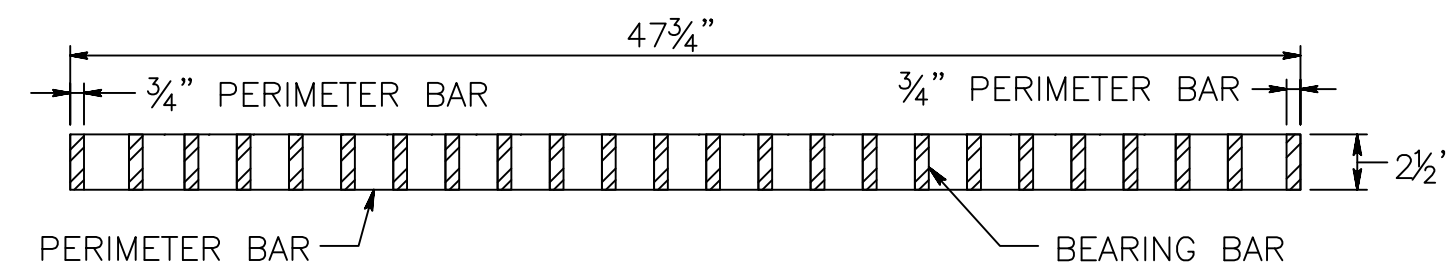
STRUCTURAL STEEL GRATE
BICYCLE SAFE
RC-45M
JUNE 1, 2010

NOTES: 1. FOR STRUCTURAL STEEL GRATE NOTES, SEE RC-45M, SHEET 7
FOR ADDITIONAL NOTES, SEE RC-45M, SHEET 1.

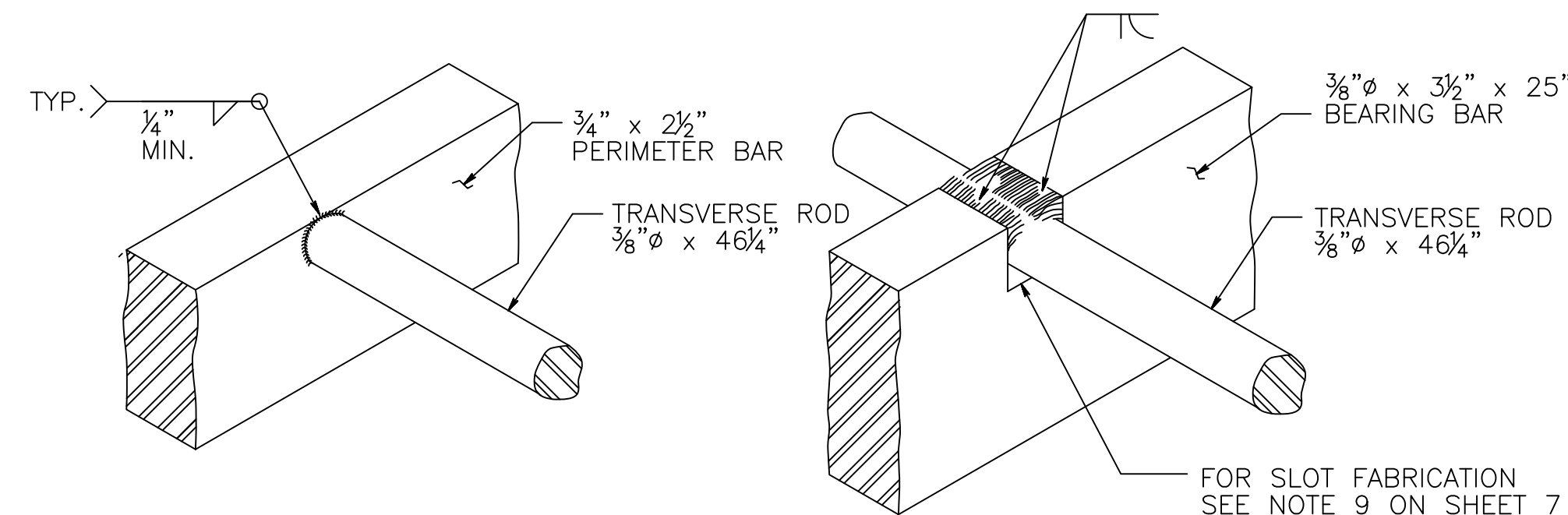


BAR AND ROD SPACER DETAIL
RC-45M
JUNE 1, 2010

NOTES: 1. FOR STRUCTURAL STEEL GRATE NOTES, SEE RC-45M, SHEET 7
FOR ADDITIONAL NOTES, SEE RC-45M, SHEET 1.



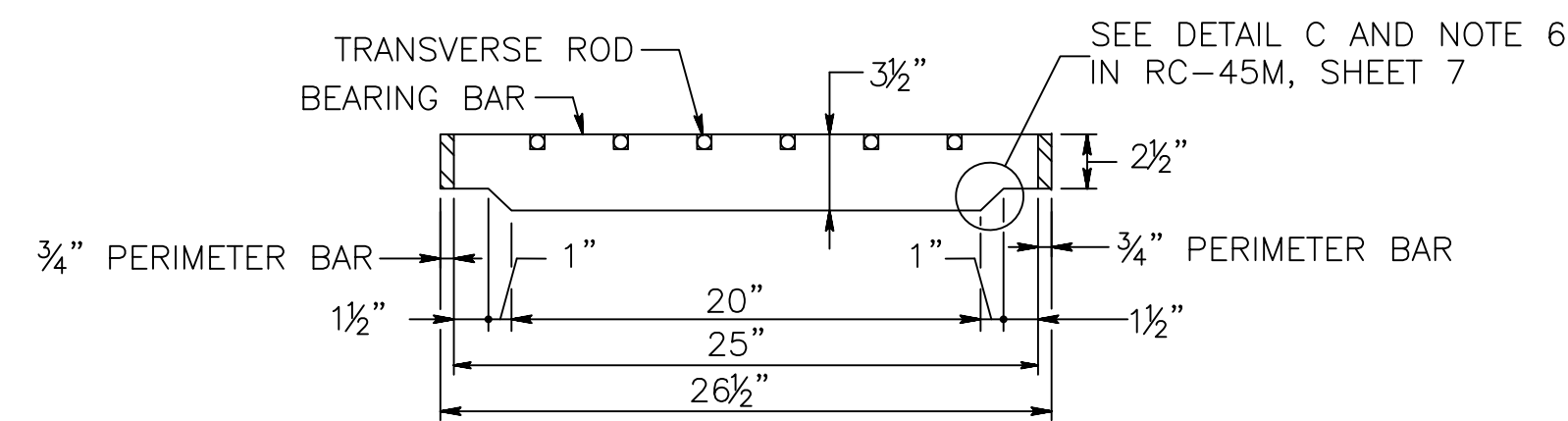
SECTION C-C
RC-45M
JUNE 1, 2010



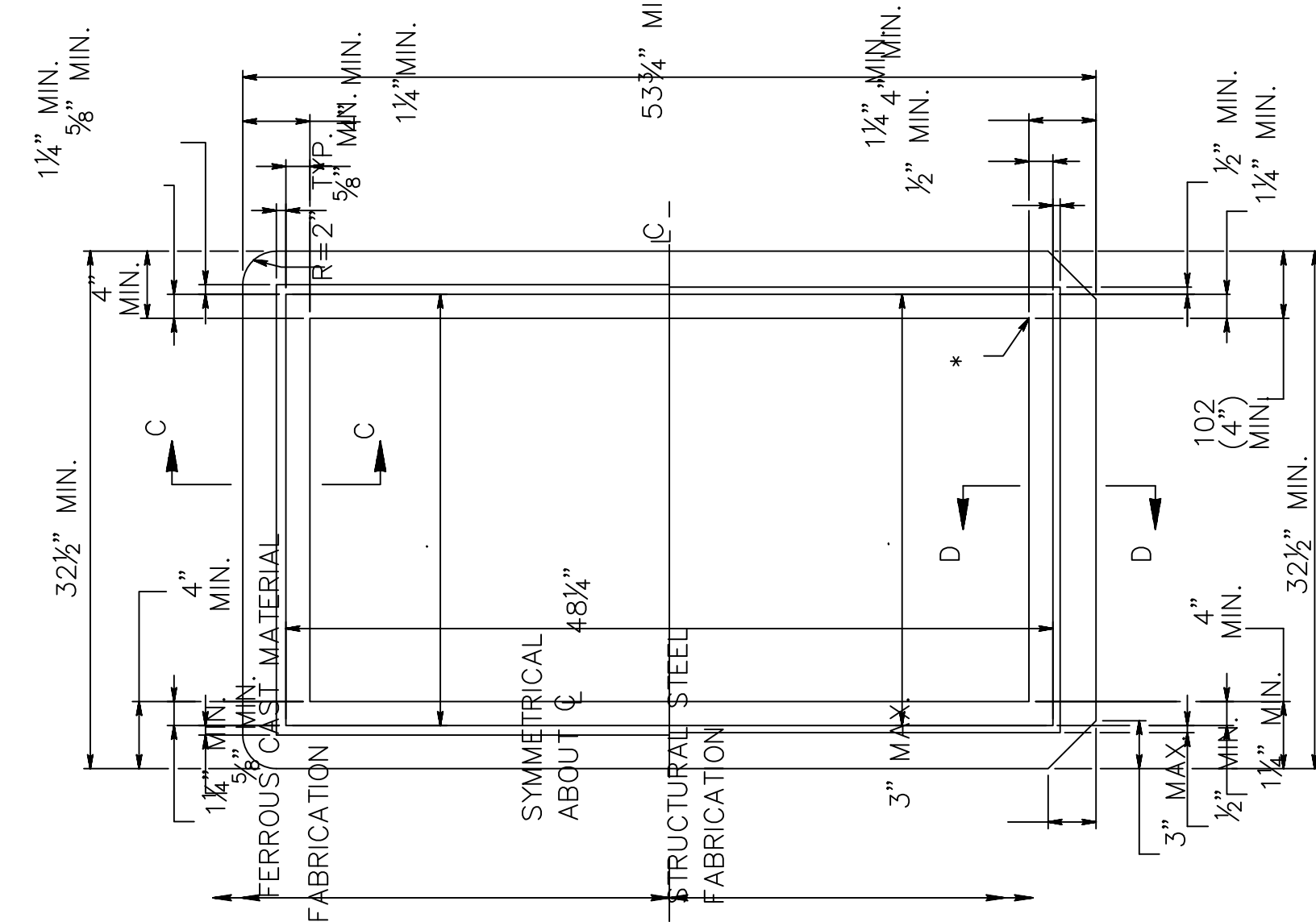
DETAIL D
RC-45M
JUNE 1, 2010

DETAIL E
RC-45M
JUNE 1, 2010

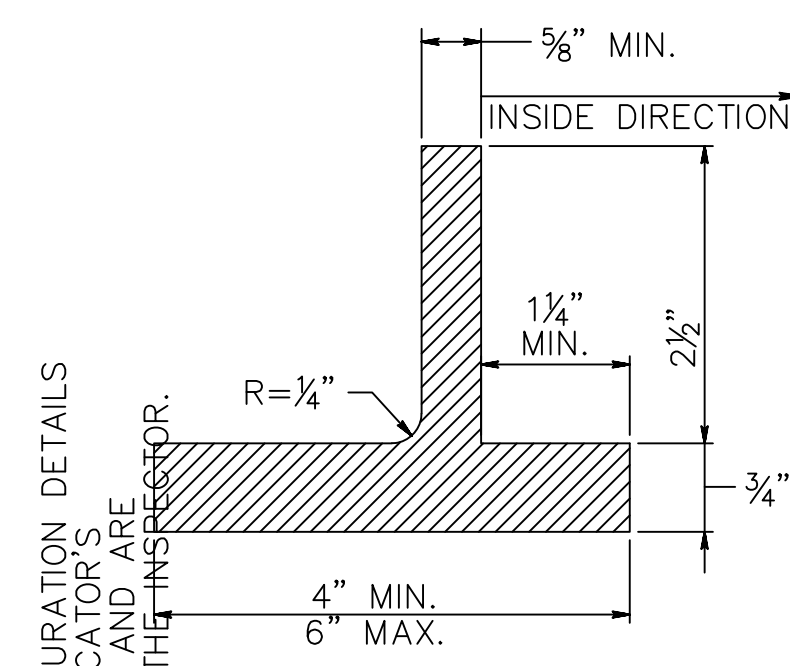
NOTES: 1. FOR STRUCTURAL STEEL GRATE NOTES, SEE RC-45M, SHEET 7
FOR ADDITIONAL NOTES, SEE RC-45M, SHEET 1.



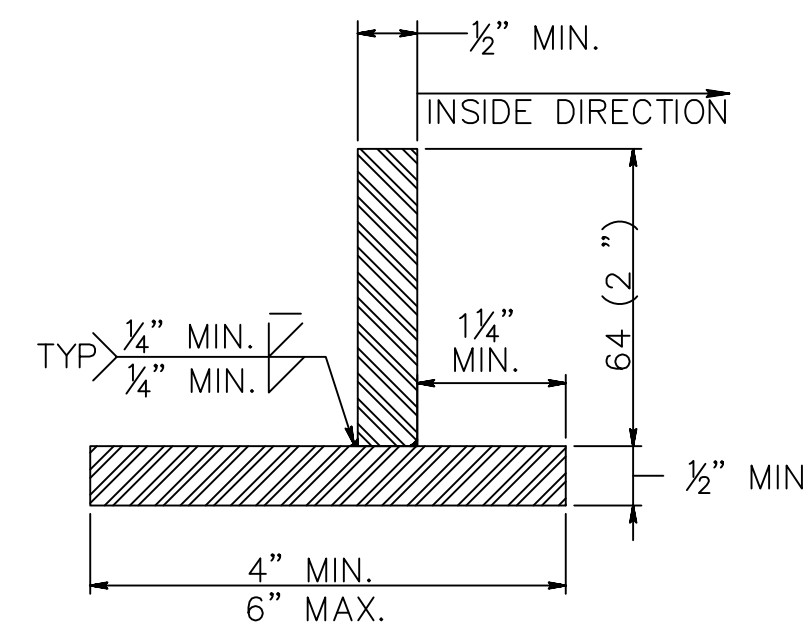
SECTION D-D
RC-45M
JUNE 1, 2010



TYPE M FRAME
RC-45M
JUNE 1, 2010

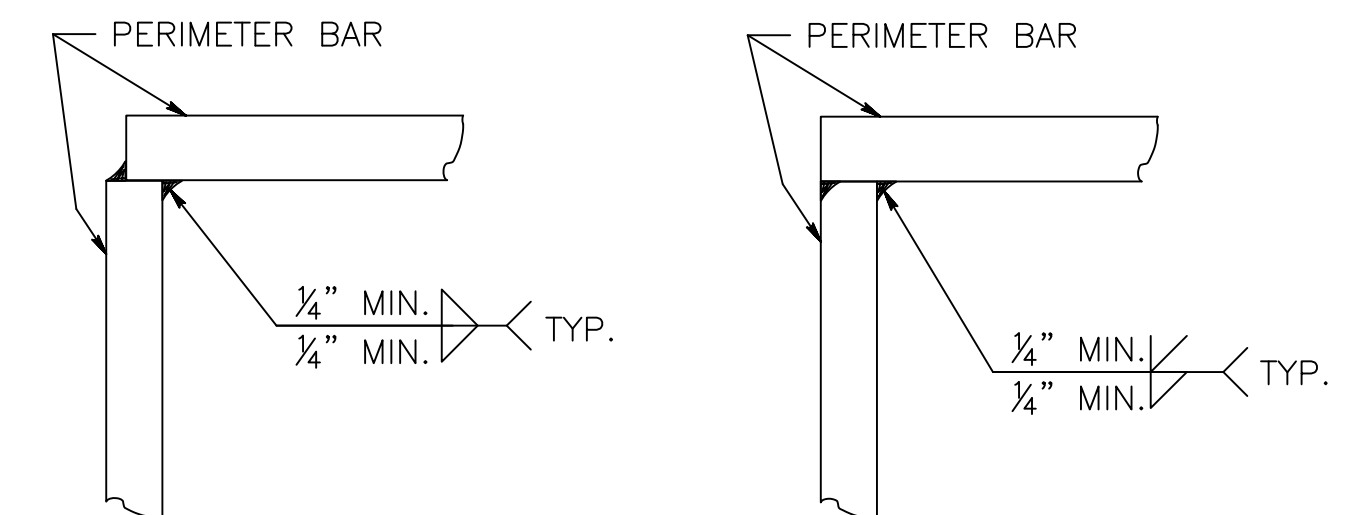


SECTION C-C (FERROUS CAST MATERIAL)
RC-45M
JUNE 1, 2010



SECTION D-D (STRUCTURAL STEEL)
RC-45M
JUNE 1, 2010

NOTES: 1. FOR INLET FRAME NOTES, SEE RC-45M, SHEET 15.
2. FOR ADDITIONAL NOTES, SEE RC-45M, SHEET 1.



TYPICAL CORNER DETAILS
RC-45M
JUNE 1, 2010

NOTES: 1. FOR STRUCTURAL STEEL GRATE NOTES, SEE RC-45M, SHEET 7
FOR ADDITIONAL NOTES, SEE RC-45M, SHEET 1.

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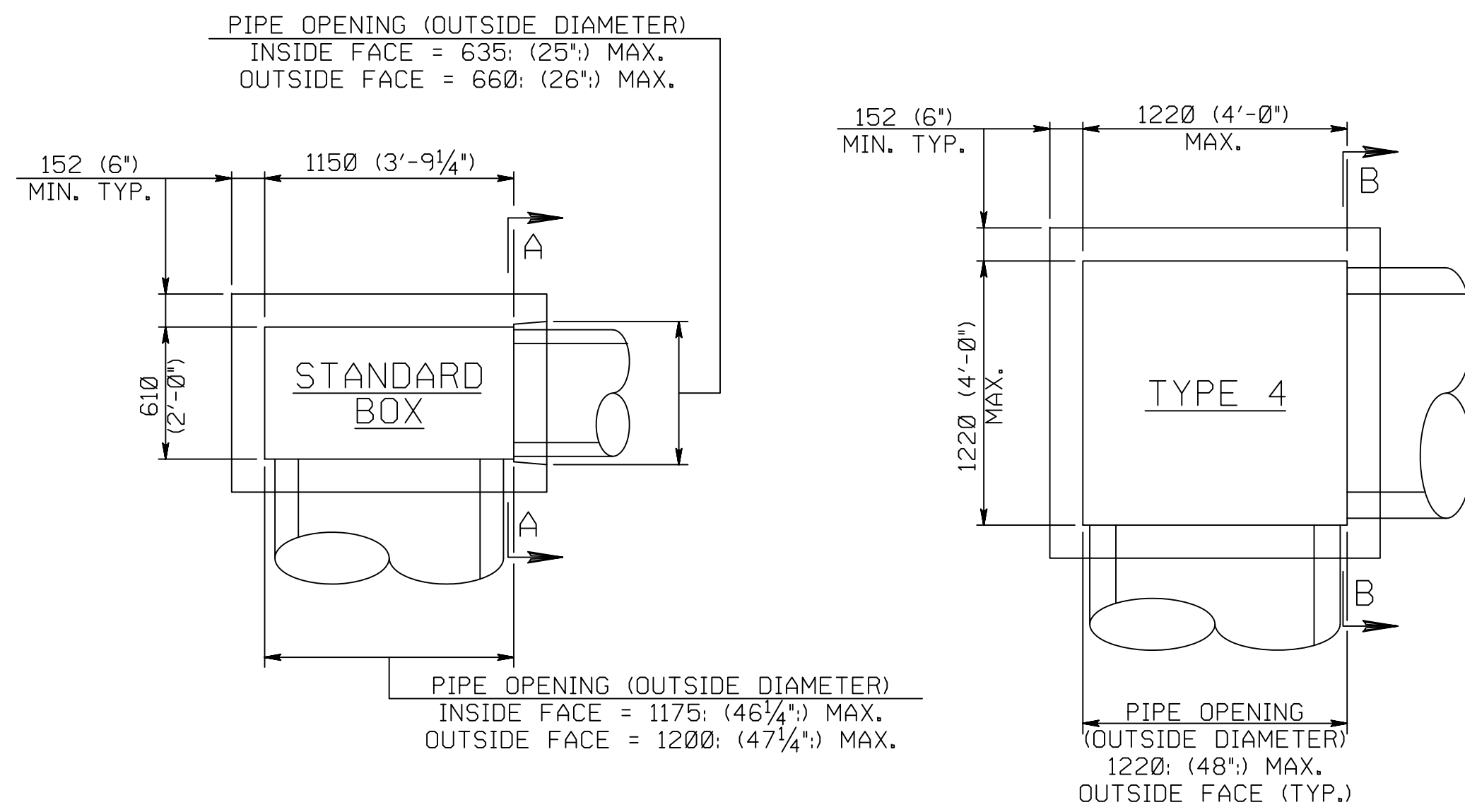
WAYNE ECONOMIC DEVELOPMENT CORPORATION
STERLING BUSINESS & TECHNOLOGY PARK
PRELIMINARY/FINAL LAND DEVELOPMENT
LOT 2
STERLING TOWNSHIP, WAYNE COUNTY, PENNSYLVANIA

CONSTRUCTION DETAILS

Reilly
ASSOCIATES, INC.
ENGINEERING / ENVIRONMENTAL / SURVEYING

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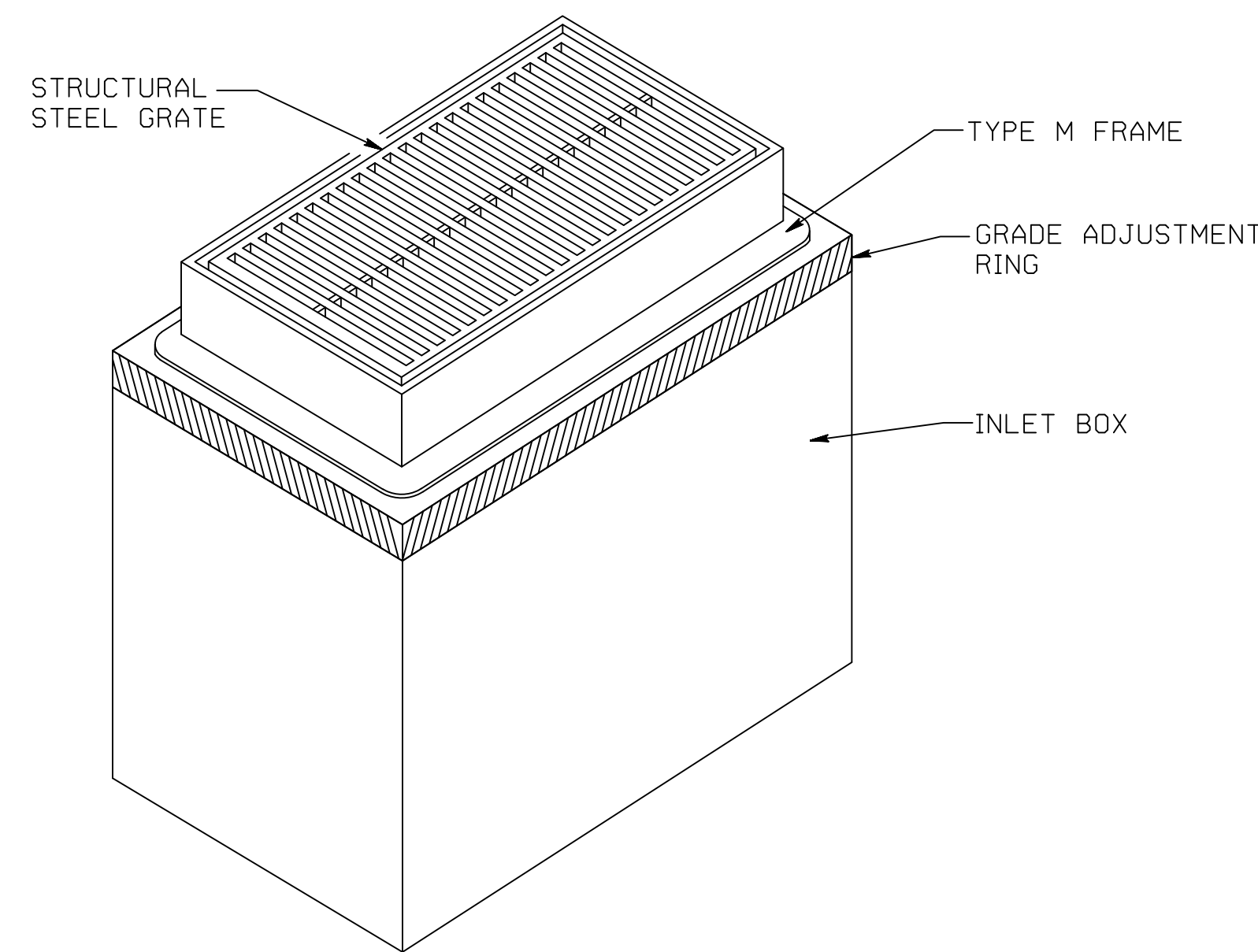
Drawn By: CJC
Checked By: CJC
Approved By: TJR
Date: 2010-05-28
Scale: NTS
Project No. 03010.13
Sheet No. 8



PLAN - INLET BOXES

STORM INLET BOX DETAILS
NOT TO SCALE

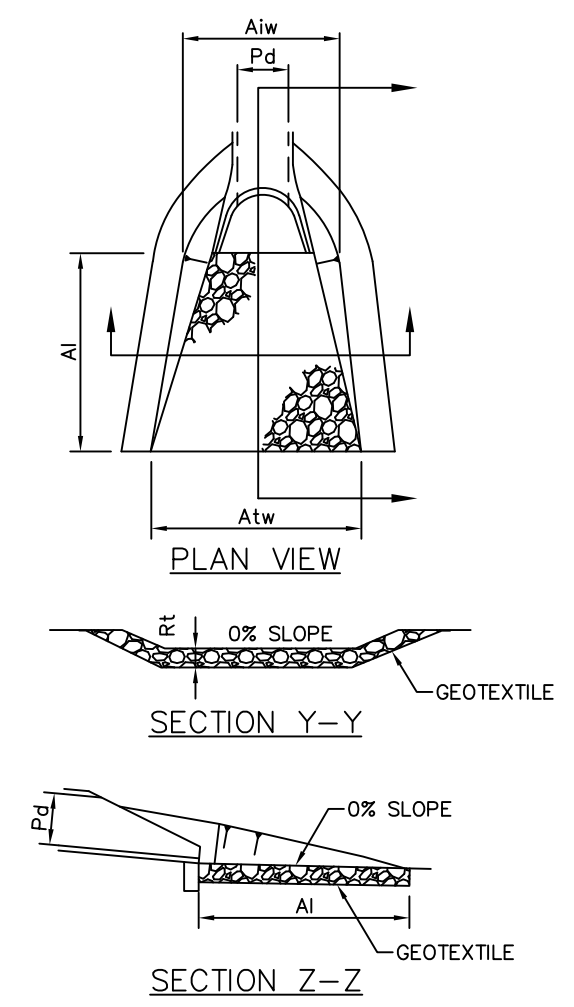
REFER TO RC-46M FOR ADDITIONAL DETAILS AND NOTES



INLET BOX WITH TYPE M FRAME

STORM INLET BOX DETAILS
NOT TO SCALE

REFER TO RC-46M FOR ADDITIONAL DETAILS AND NOTES



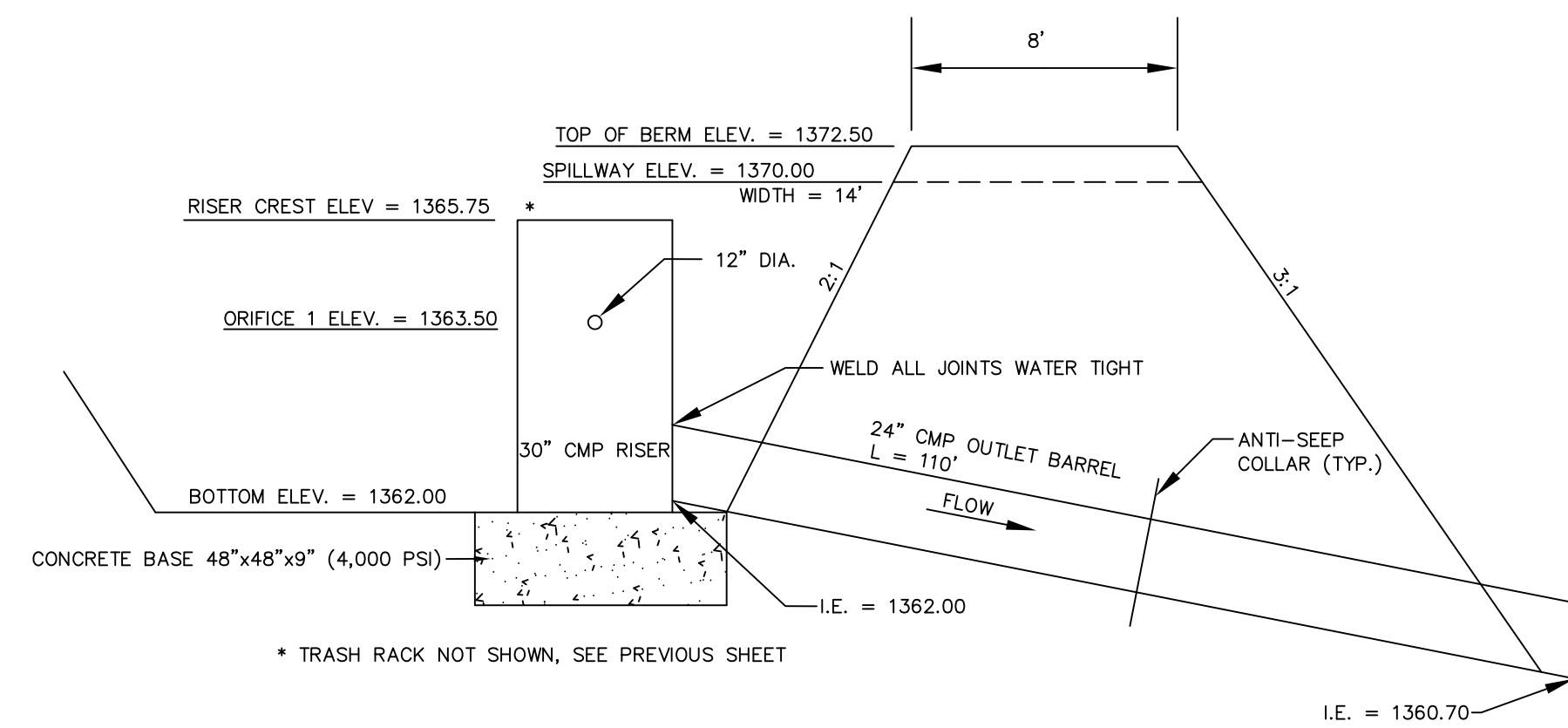
OUTLET NO.	PIPE DIA Pd (IN)	RIPRAP			APRON	
		SIZE R-	THICK. Rt (IN)	LENGTH Al (FT)	INITIAL WIDTH Alw (FT)	TERMINAL WIDTH Alw (FT)
RA-1	24	4	18	24	6	15.6
RA-2	18	4	18	9	4.5	13.5

NOTES:

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

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

STANDARD CONSTRUCTION DETAIL #9-1 RIPRAP APRON AT PIPE OUTLET
NOT TO SCALE



DETENTION BASIN NO. 3 DETAIL
NOT TO SCALE

PERMANENT DETENTION BASIN INFORMATION TABLE

BASIN NO.	Z1 (FT)	Z2 (FT)	PERMANENT RISER			ORFICE 1		ORFICE 2		ORFICE 3		BARREL				EMBANKMENT			EMERGENCY SPILLWAY				CONCRETE BASE					
			DIA (IN)	MAT'L	CREST ELEV (FT)	NO. OPENINGS	DIA (IN)	NO. OPENINGS	DIA (IN)	NO. OPENINGS	DIA (IN)	DIA (IN)	MAT'L	LENGTH (FT)	INLET ELEV (FT)	OUTLET ELEV (FT)	TOP ELEV (FT)	TOP WIDTH (FT)	BOTTOM ELEV (FT)	CREST ELEV (FT)	SPILLWAY WIDTH (FT)	Z3 (FT)	Z4 (FT)	SPILLWAY LINING	LENGTH (IN)	WIDTH (IN)	THICKNESS (IN)	
3	2	3	30	CMP	1365.75	1	12.0					24	CMP	110	1362.00	1360.70	1372.50	8	1362.00	1370.00	14	3	3	R-4	48	48	9	

THESE PLANS WERE DEVELOPED FOR PURPOSES OF OBTAINING LAND DEVELOPMENT AND PERMIT APPROVALS. IT IS THE INTENT THAT THE LAND DEVELOPMENT BE CONSTRUCTED AS SHOWN ON THIS PLAN AND ADDITIONAL INFORMATION SUCH AS PROJECT SPECIFICATIONS AND OTHER RELATED DETAILS ARE REQUIRED TO IMPLEMENT THE PROJECT.

NO.	REVISIONS	DATE	APP'D

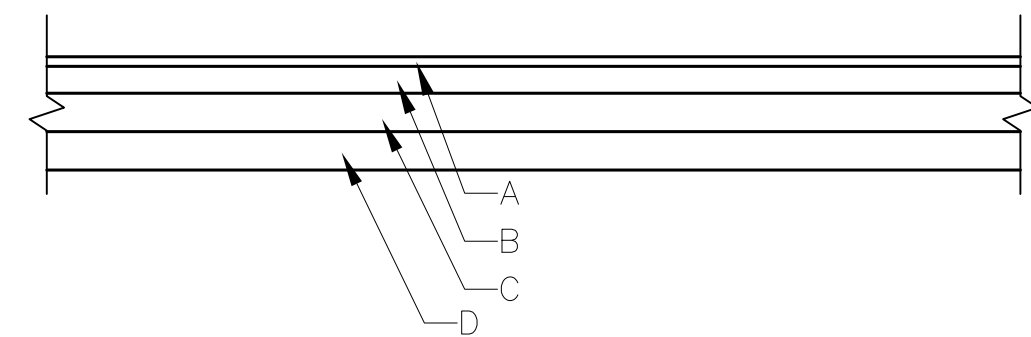
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WAYNE ECONOMIC DEVELOPMENT CORPORATION
STERLING BUSINESS & TECHNOLOGY PARK
 PRELIMINARY/FINAL LAND DEVELOPMENT
 LOT 2
 STERLING TOWNSHIP, WAYNE COUNTY, PENNSYLVANIA

CONSTRUCTION DETAILS

Drawn By: CJC
 Checked By: CJC
 Approved By: TJR
 Date: 2019-05-28
 Scale: NTS
 Project No. 03010.13
 Sheet No. 9

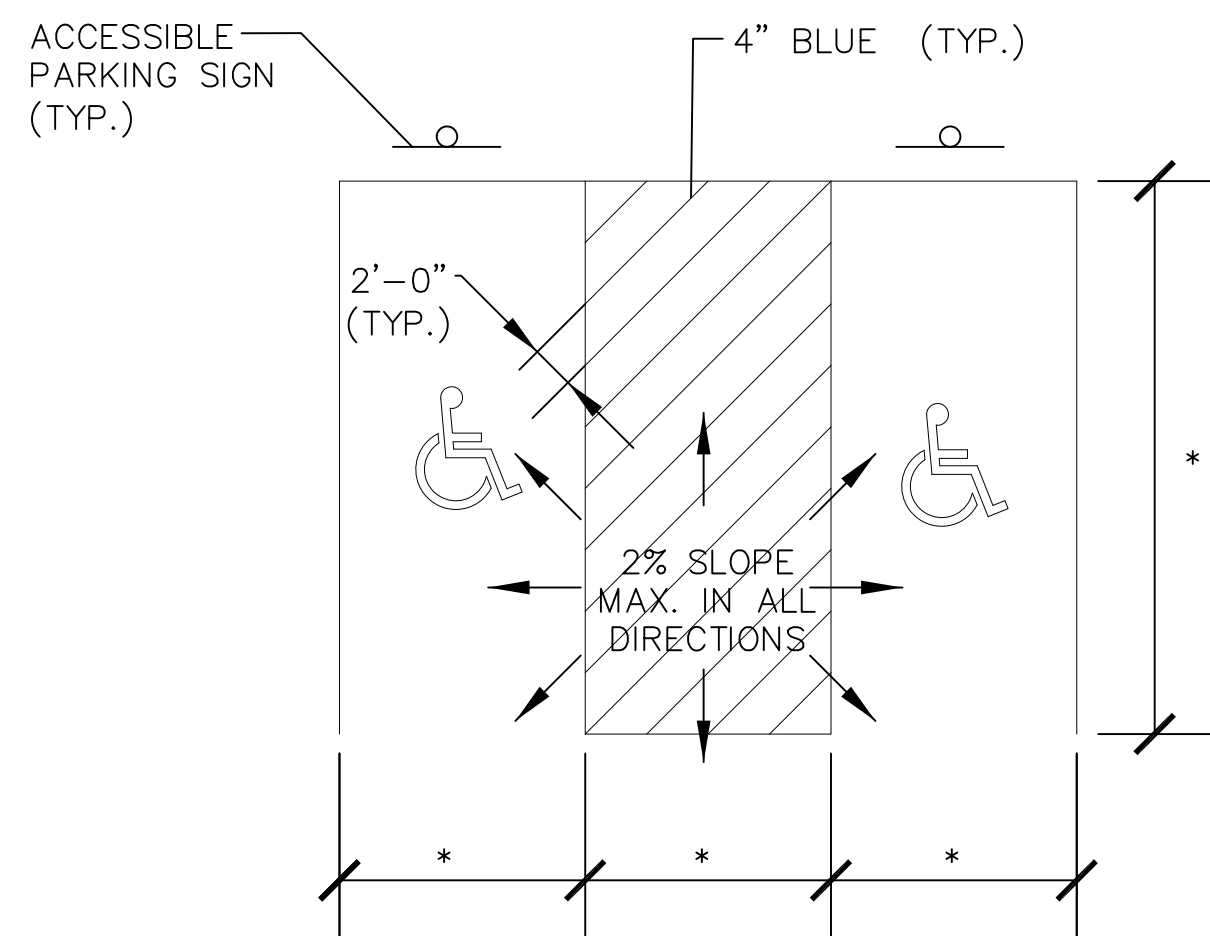
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LIGHT DUTY BITUMINOUS PAVEMENT

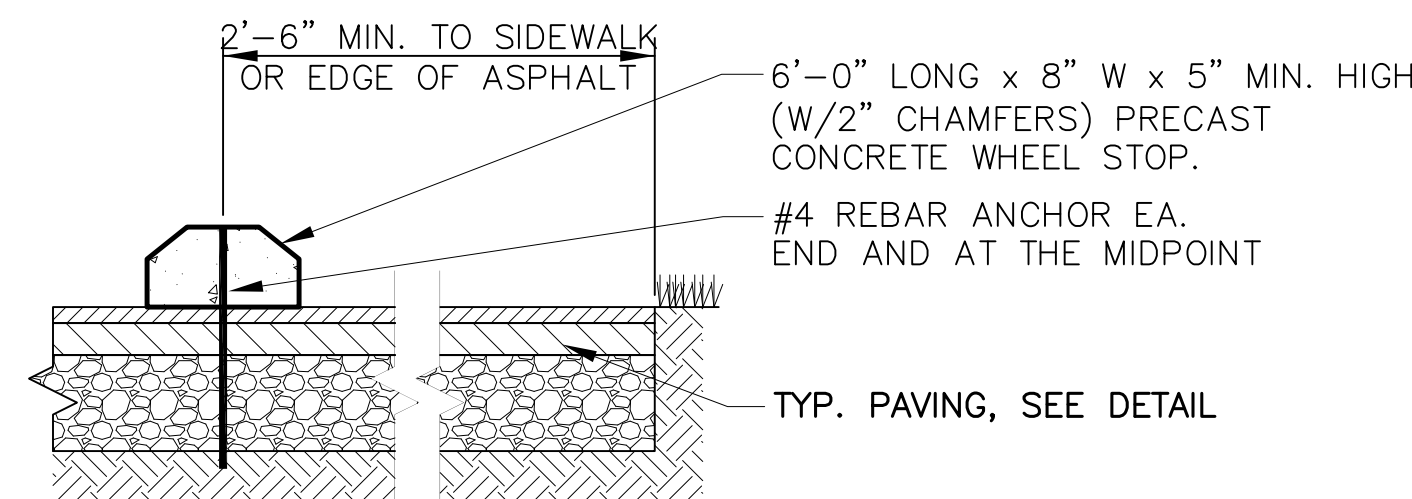
A	SUPERPAVE ASPHALT MIXTURE DESIGN, HMA WEARING COURSE, PG 64-22, 0.3 < 3.0 MILLION ESALS, 9.5 MM MIX, 1 1/2" DEPTH, SRL-L
B	SUPERPAVE ASPHALT MIXTURE DESIGN, HMA BASE COURSE, PG 64-22, 0.3 < 3.0 MILLION ESALS, 25 MM MIX, 4" DEPTH
C	SUBBASE 6" DEPTH (NO. 2A)

TYPICAL PAVEMENT SECTIONS
NOT TO SCALE

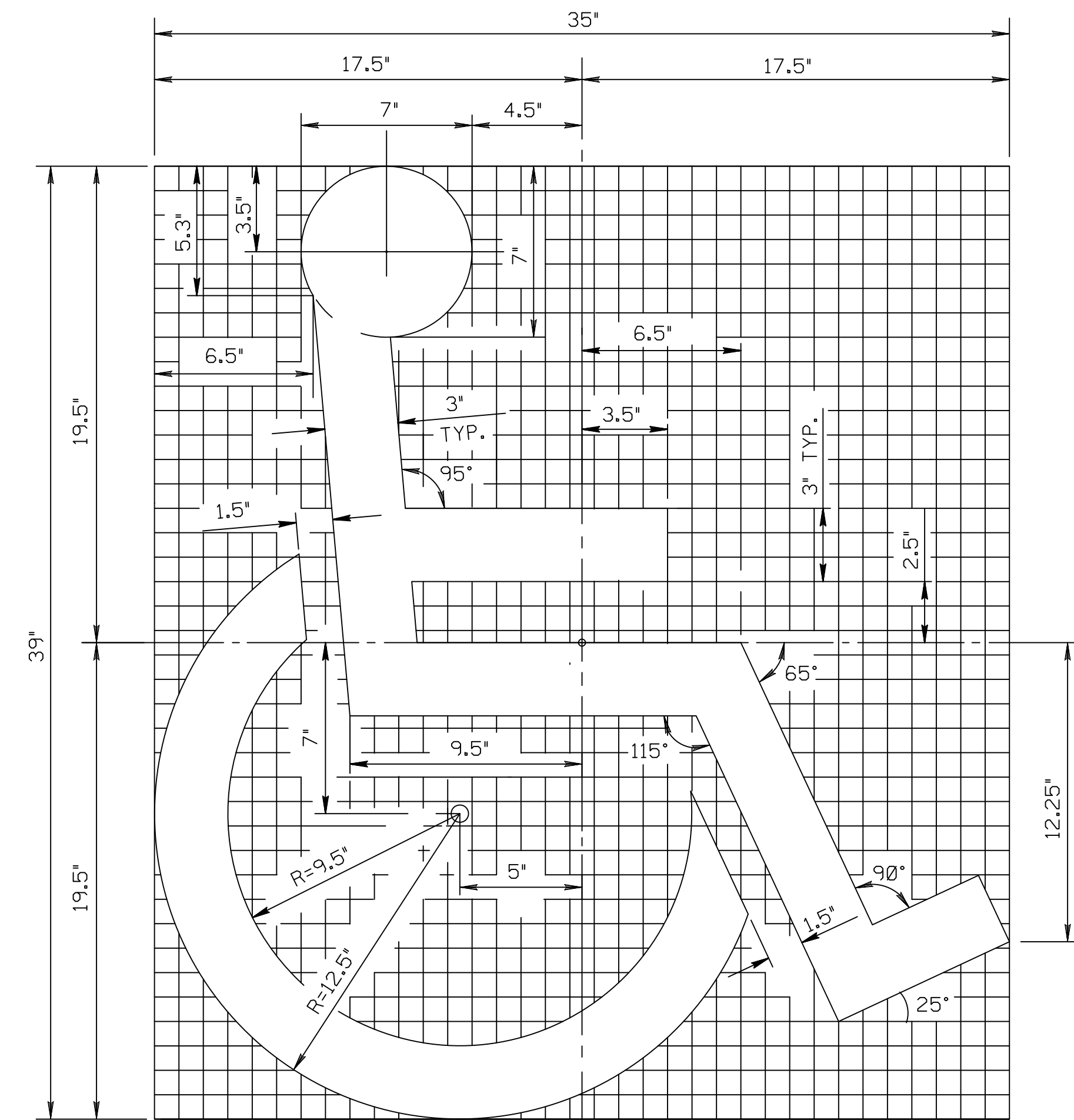


ACCESSIBLE PARKING SPACE DETAIL
NOT TO SCALE

* REFER TO PLAN DRAWING FOR DIMENSIONS



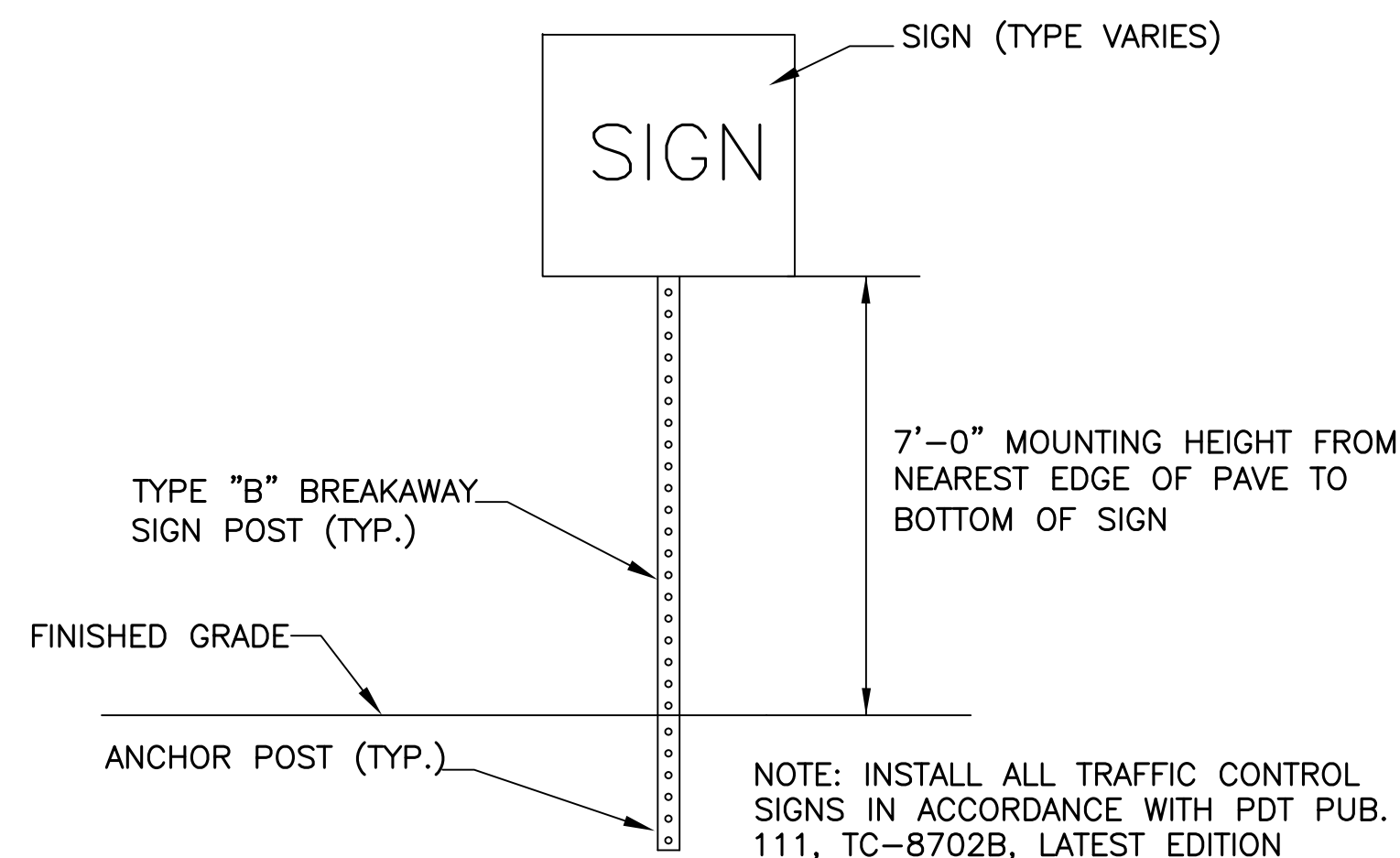
PRECAST CONCRETE WHEEL STOP
NOT TO SCALE



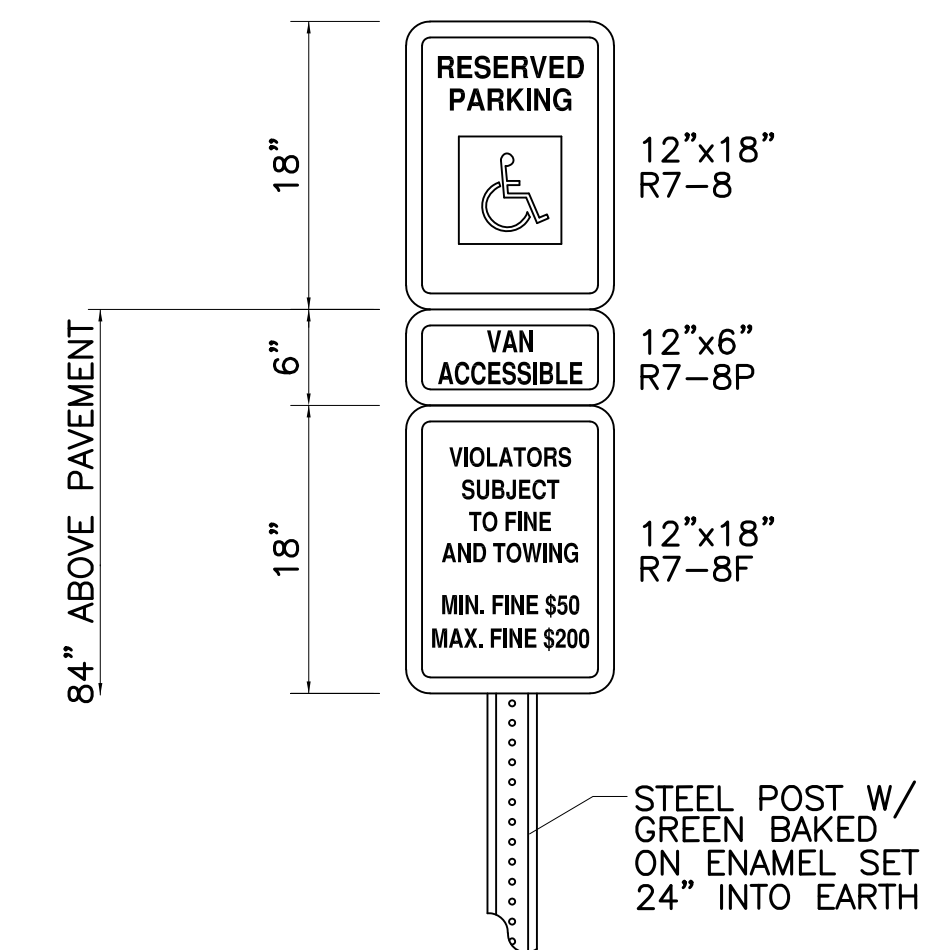
ENGLISH UNITS (INCHES)
(EACH GRID EQUALS 1" x 1")

HANDICAPPED MARKING
NOT TO SCALE

REFER TO TC-8600 FOR ADDITIONAL DETAILS AND NOTES



TYPICAL TRAFFIC SIGN INSTALLATION DETAIL
NOT TO SCALE



ACCESSIBLE SIGN DETAIL
NOT TO SCALE

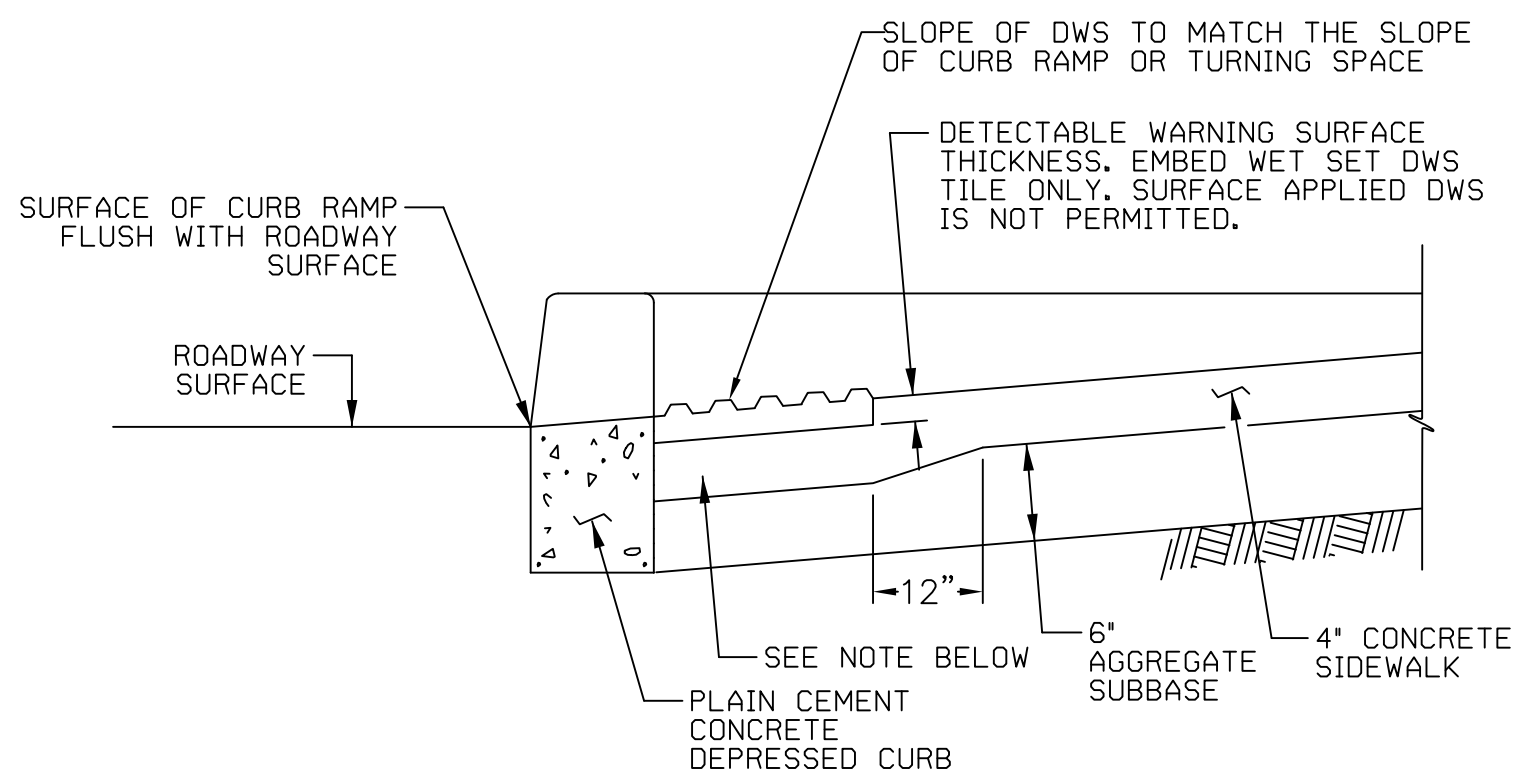
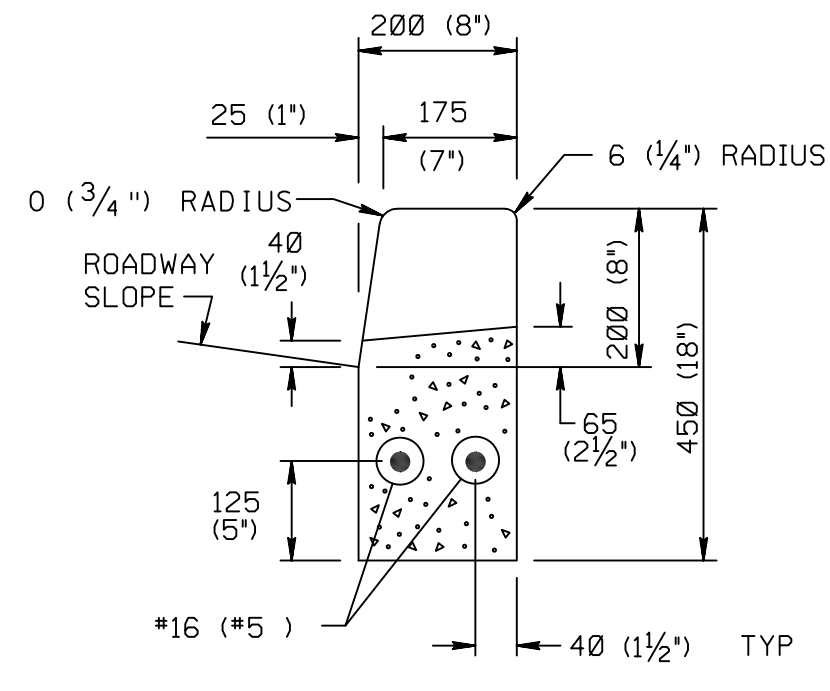
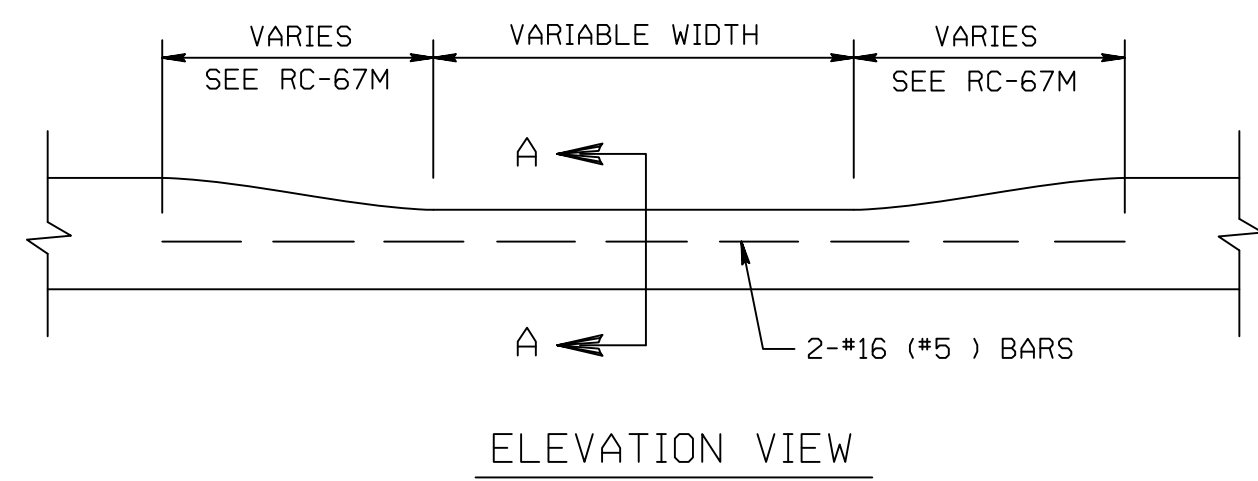
THESE PLANS WERE DEVELOPED FOR PURPOSES OF OBTAINING LAND DEVELOPMENT AND PERMIT APPROVALS. IT IS THE INTENT THAT THE LAND DEVELOPMENT BE CONSTRUCTED AS SHOWN ON THIS PLAN AND ADDITIONAL INFORMATION SUCH AS PROJECT SPECIFICATIONS AND OTHER RELATED DETAILS ARE REQUIRED TO IMPLEMENT THE PROJECT.

NO.	REVISIONS	DATE	APP'D

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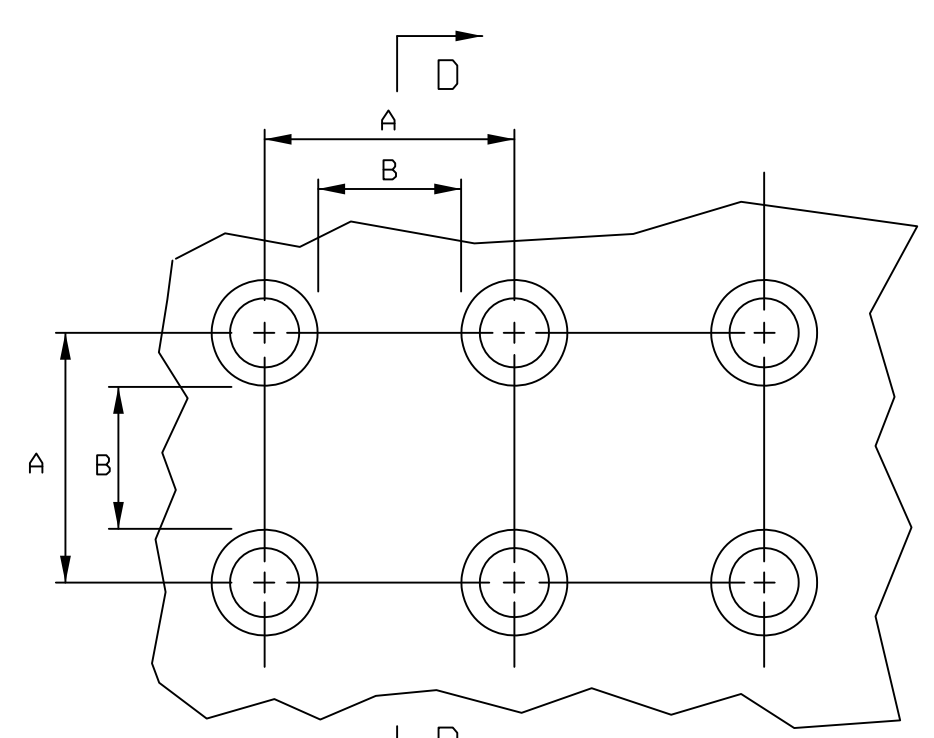
WAYNE ECONOMIC DEVELOPMENT CORPORATION		Drawn By:	CJC
STERLING BUSINESS & TECHNOLOGY PARK PRELIMINARY/FINAL LAND DEVELOPMENT LOT 2		Checked By:	CJC
STERLING TOWNSHIP, WAYNE COUNTY, PENNSYLVANIA		Approved By:	TJR
CONSTRUCTION DETAILS		Date:	2019-05-28
		Scale:	NTS
		Project No.:	03010.13
		Sheet No.:	10

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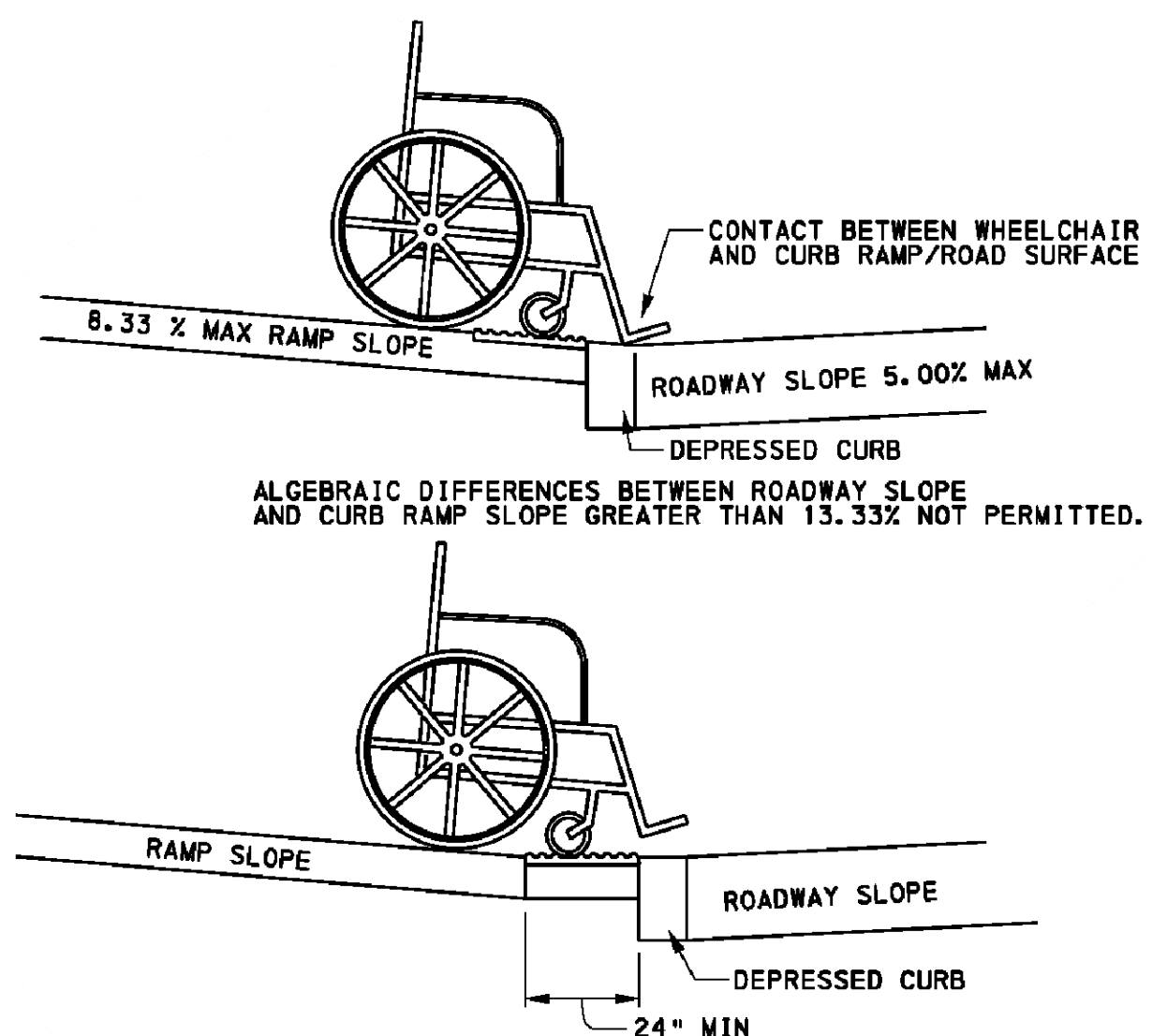
NOTES:
CONSTRUCT NOTCH AS SHOWN TO PROVIDE FULL THICKNESS SIDEWALK UNDER DETECTABLE WARNING SURFACE.
OPTIONAL: CONSTRUCT 2" MAX CONCRETE BORDER AROUND DWS TO PROVIDE PROPER INSTALLATION. SEE PEDESTRIAN PUSHBUTTON ACCESS AREAS DETAIL ON SHEET 14, FOR PLAN VIEW DETAILS.

DETECTABLE WARNING SURFACE EMBEDDING DETAIL
NOT TO SCALE



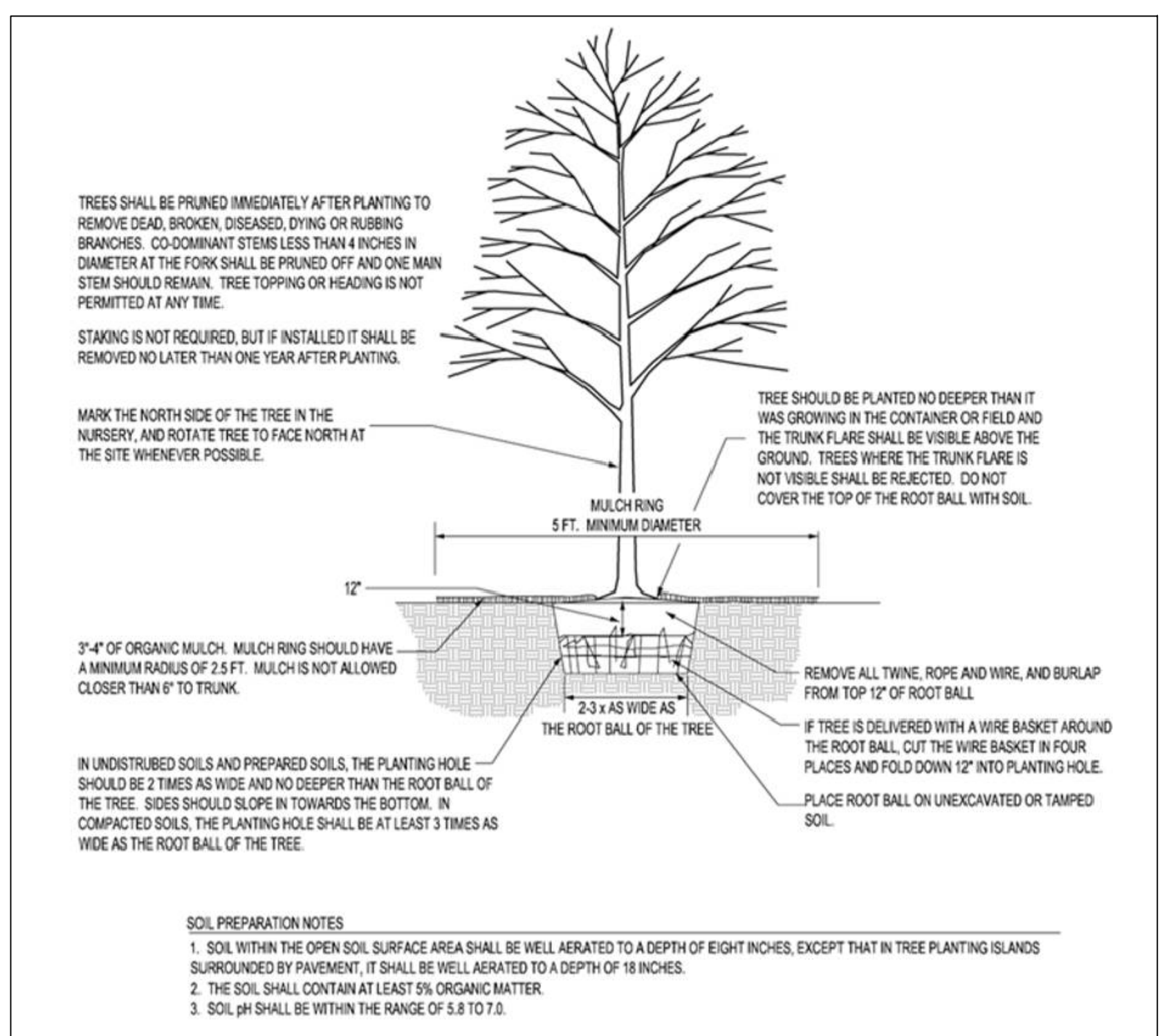
TRUNCATED DOME DIMENSIONS		
DIM	MIN mm (inch)	MAX mm (inch)
A	1.6"	2.4"
B	0.65"	1.5"
C	(13)	(13)
D	0.9"	1.4"

DETECTABLE WARNING SURFACE (DWS) TRUNCATED DOME DETAILS

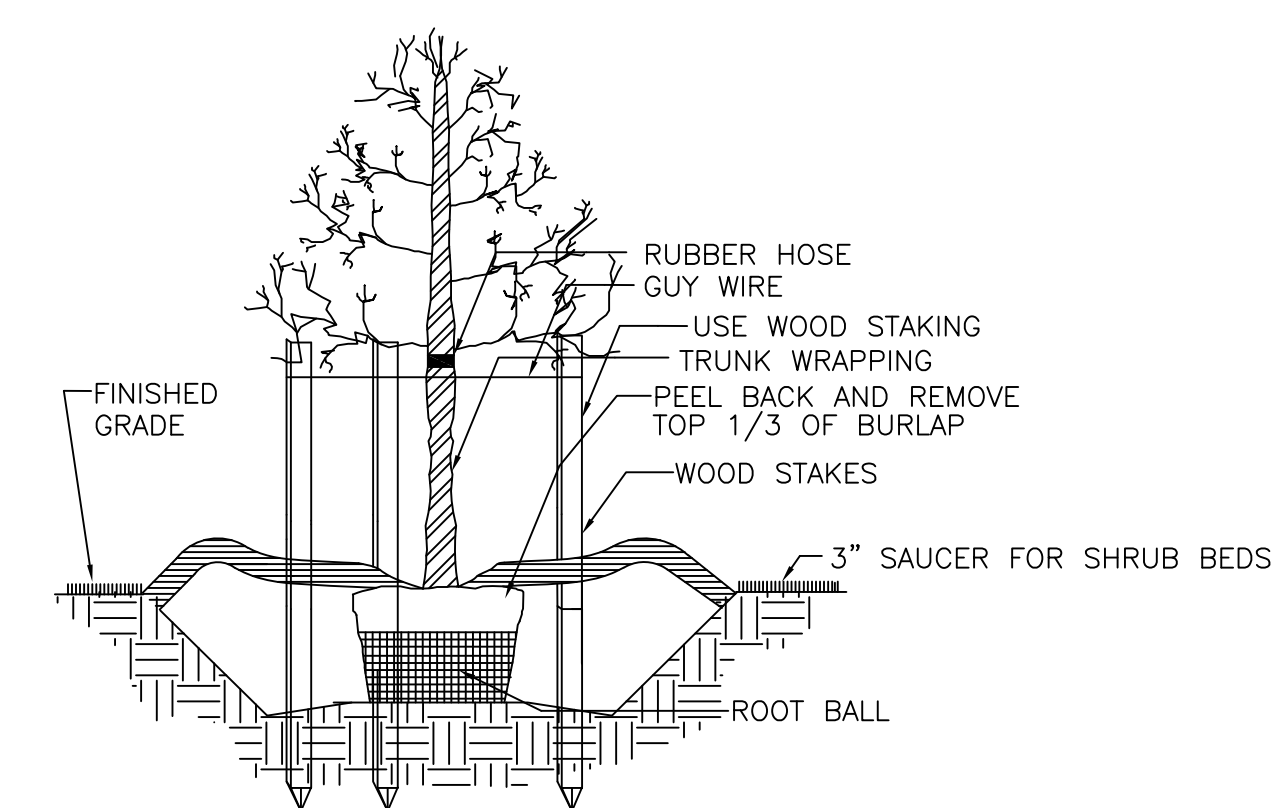


CHANGE OF GRADE LIMITATIONS

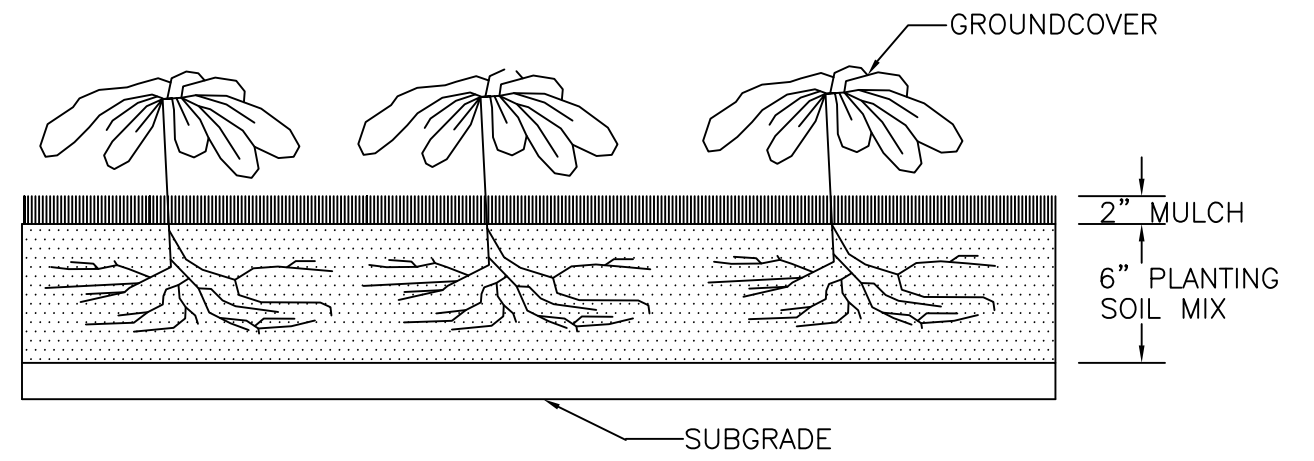
RC-67M JUNE 10, 2013
SHEET 8 OF 14



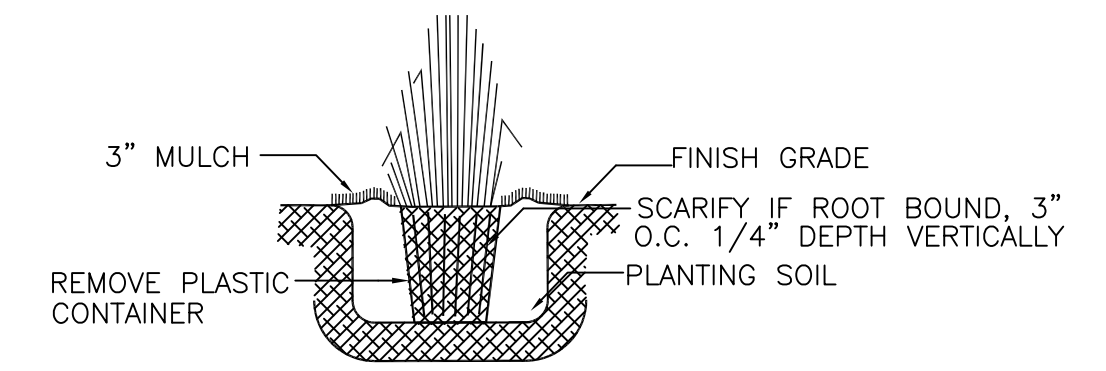
TREE PLANTING DETAIL - B&B OR CONTAINER GROWN TREES
NOT TO SCALE



TREE INSTALLATION DETAIL
NOT TO SCALE



GROUND COVER / PERENNIAL DETAIL
NOT TO SCALE



SHRUB DETAIL
NOT TO SCALE

1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 630 FOR PLAIN CEMENT CONCRETE CURB AND DEPRESSED CURB, SECTION 640 FOR PLAIN CEMENT CONCRETE GUTTER AND SECTION 641 FOR PLAIN CEMENT CONCRETE CURB GUTTER.
2. SPACE CONTRACTION JOINTS IN UNIFORM LENGTHS OR SECTIONS.
3. PLACE 20 (3/4") THICK PREMOLED EXPANSION JOINT FILLER MATERIAL AT STRUCTURES AND AT THE END OF THE WORK DAY, CUT MATERIAL TO CONFORM TO AREA ADJACENT TO CURB OR TO CONFORM TO CROSS SECTIONAL AREA OF CURB.
4. SEE RC-50M FOR PLAIN CEMENT CONCRETE CURB SLOPED TOP TREATMENT AT END OF STRUCTURES.
5. WHERE CURBS ARE INSTALLED ADJACENT TO PARKING LANES A 150 (6") HIGH CURB CAN BE UTILIZED WITH APPROVAL FROM THE LOCAL MUNICIPALITY.
6. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. U.S. CUSTOMARY UNITS IN () PARENTHESES.

DEPRESSED CURB FOR DRIVEWAYS

NOT TO SCALE

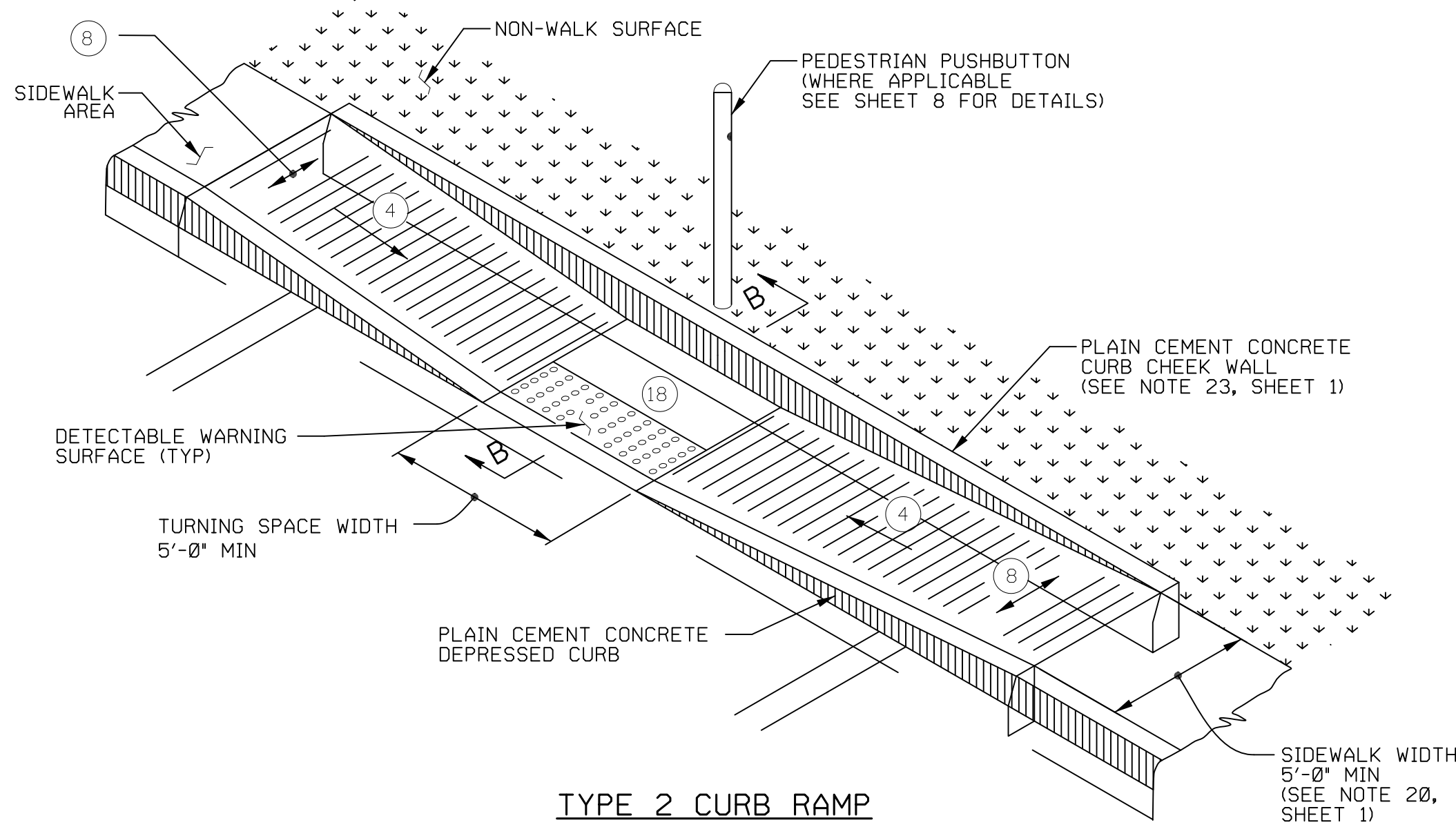
RC-64M JUNE 1, 2010
SHEET 1 OF 1

NOTE: CURB REVEAL SHALL MATCH EXISTING CURB REVEAL.

NOTES

1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTIONS 308, 408, 630, 676, 681 AND 691.
2. 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.
3. CONSTRUCT CURB RAMP WITH A MINIMUM 4'-0" X 4'-0" CLEAR SPACE BEYOND THE CURB FACE, WITHIN THE WIDTH OF THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE. SEE SHEET 7 FOR DETAILS.
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 SIDE FLARES.
6. MODIFY CONSTRUCTION DETAILS TO ADAPT DIMENSIONS TO EXISTING CURB HEIGHTS WHERE THE CURB IS LESS THAN THE STANDARD 8" HEIGHT.
7. CURB RAMP AND SIDE FLARE LENGTHS ARE VARIABLE AND BASED ON CURB HEIGHT AND THE SIDEWALK SLOPE.
8. TO AVOID CHASING GRADE INDEFINITELY WHEN TRAVERSING THE HEIGHT OF CURB, RAMP LENGTH NOT TO EXCEED 15'-0". ADJUST RAMP SLOPE AS NEEDED TO PROVIDE ACCESS TO THE MAXIMUM EXTENT FEASIBLE.
9. NON-WALK AREA IS AN OBSTRUCTED OR CROSS-NON-PAVED AREA ADJACENT TO THE PEDESTRIAN ACCESS ROUTE THAT IS NOT USED BY THE PEDESTRIAN FOR ACCESS.
10. THE DETAILS DEPICT PEDESTRIAN PUSHBUTTON POLES TO ILLUSTRATE THE RECOMMENDED PLACEMENT OF PEDESTRIAN PUSHBUTTONS TO THE MAXIMUM EXTENT FEASIBLE. INSTALL PEDESTRIAN PUSHBUTTON STUB POLES, WHERE APPLICABLE, SO AS NOT TO CREATE PEDESTRIAN OBSTRUCTIONS.
11. SEE TC-8883 FOR ADDITIONAL PEDESTRIAN PUSHBUTTON DETAILS NOT SHOWN.
12. ALIGN DETECTABLE WARNING SURFACE TRUNCATED DOMES ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF THE RAMP AND PERPENDICULAR TO CURB. SEE SHEET 9 FOR INSTALLATIONS ALONG CURVED SURFACES.
13. PROVIDE DETECTABLE WARNING SURFACES (DWS) 24" MINIMUM (IN THE DIRECTION OF PEDESTRIAN TRAVEL) ACROSS FULL WIDTH OF RAMP AT THE GRADE BREAK NEAR STREET EDGE. PROVIDE DWS THAT CONTRAST VISUALLY WITH ADJACENT WALKWAY SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT FOR THE FULL WIDTH OF RAMP.
14. FOR NEW CONSTRUCTION, DO NOT EXCEED 2.00% CROSS SLOPE ON THE CURB RAMP OR PEDESTRIAN ACCESS ROUTE.
15. FOR NEW CONSTRUCTION AND ALTERATIONS, CONSTRUCT CURB RAMP AND FLARE SLOPES WITH THE FLATEST SLOPE POSSIBLE. THE SLOPES INDICATED IN THE DETAILS SHOW THE MAX SLOPE ALLOWABLE. SLOPES THAT EXCEED THOSE INDICATED IN THE DETAILS, OR CONTRACT DOCUMENTS AS APPLICABLE, WILL NOT BE ACCEPTED AND WILL BE RECONSTRUCTED.
16. CONSTRUCT SIDEWALKS AT A LONGITUDINAL SLOPE NOT TO EXCEED 5.00%. FOR ROADWAY PROFILE SLOPES THAT EXCEED 5.00%, CONSTRUCT PARALLEL SIDEWALKS ADJACENT TO ROADWAY AT A LONGITUDINAL SLOPE NOT TO EXCEED ROADWAY PROFILE SLOPE.
17. THE CHANGE IN GRADE AT THE BOTTOM OF THE CURB RAMP AND ADJOINING ROAD SURFACE IS NOT TO EXCEED AN ALGEBRAIC DIFFERENCE OF 13.33%. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF CURB RAMP, TURNING SPACES OR BLEND TRANSITION IS NOT TO EXCEED 5.00%. SEE SHEET 8 FOR DETAILS.
18. THE CONSTRUCTION STANDARDS DEPICTED ARE MOST APPROPRIATE FOR NEW CONSTRUCTION. ALL CONSTRUCTION MUST MEET THE STANDARDS CONTAINED HEREIN UNLESS OTHERWISE NOTED OR DIRECTED.
19. ALL SLOPES ARE MEASURED WITH RESPECT TO A LEVEL PLANE. THEREFORE, THE LENGTH OF RAMP IS NOT SOLELY DEPENDANT ON THE HEIGHT OF CURB. FOR EXAMPLE, A 5" CURB DOES NOT NECESSARILY MEAN A RAMP LENGTH OF 6'-0" FOR A 12% SLOPE.
20. SIDEWALK WIDTH MAY BE REDUCED TO 4'-0", WHEN PASSING AREAS 5'-0" X 5'-0" ARE PROVIDED EVERY 200'.
21. THE TRAVEL LANE IS DEFINED BY THE OUTSIDE EDGE OF THE WHITE PAVEMENT MARKING LINE, IF A WHITE PAVEMENT MARKING LINE DOES NOT EXIST, THE TRAVEL LANE IS DEFINED BY THE CONTRACT DOCUMENTS.
22. CONSTRUCT DEPRESSED CURB FOR CURB RAMP FLUSH TO ADJACENT ROADWAY. GRADE EDGE OF ROAD ELEVATIONS AT THE FLOW LINE TO ENSURE POSITIVE DRAINAGE AND PREVENT PONDING. FOR LEVEL TURNING SPACES BEHIND DEPRESSED CURB, ADJUST SLOPES TO PROVIDE POSITIVE DRAINAGE. AT THE JOINT BETWEEN DEPRESSED CURB AND ROADWAYS, REMOVE EXCESS JOINT SEALER AND COVER THE SEALED AREA WITH A LIGHT APPLICATION OF DRY SAND.
23. CHECK WALLS ARE PERMITTED WHEN ADJACENT TO NON-WALK AREAS OR ELEVATION DIFFERENCES CANNOT BE ACCOMMODATED BY FLARES OR GRADING. GRADE GRASS AREAS OR OTHER NON-WALK AREAS AT 30 OR FLATTER. DO NOT INSTALL CHECK WALLS THAT INTERSECT THE PEDESTRIAN PATH.
24. CONSTRUCT TOP OF PLAIN CEMENT CONCRETE DEPRESSED CURB TO BE FLUSH WITH ADJACENT SURFACES (RAMP, SIDEWALKS, FLARES).
25. FOR CURB RAMP THAT LEAD TO A SINGLE CROSSWALK, THE RAMP (EXCLUDING FLARES) TO BE FULLY INSIDE OF MARKED CROSSWALK LINES. SEE SHEET 7 FOR DETAILS.
26. A 4'-0" MAXIMUM DIGITAL DISPLAY LEVEL WILL BE USED TO VERIFY THE SLOPES OF CURB RAMP AND SIDEWALKS.
27. INSTALL DUMMY JOINTS WHERE RAMP, TURNING SPACES, FLARES, AND SIDEWALKS ABUT.
28. CONSTRUCT DEPRESSED CURB SLOPE TO MATCH ROADWAY PROFILE AND HAVE A FLUSH CONNECTION. TRANSITION CURB FROM PROFILE TO ROADWAY PROFILE AS GRADUALLY AS POSSIBLE. DO NOT EXCEED 3.00% PER 1'-0" CROSS SLOPE RATE OF CHANGE WHEN TRANSITIONING TO ROADWAY PROFILE.
29. DO NOT SCORE OR MAKE GROOVES ON SLOPED SURFACES. LINES SHOWN ON DETAILS ARE FOR ILLUSTRATION ONLY. SEE NOTE 5.

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DEPRESSED CURB FOR CURB RAMP

NOT TO SCALE
RC-67M JUNE 10, 2013
SHEET 1 OF 14

- NOTES:
22. CONSTRUCT DEPRESSED CURB FOR CURB RAMP FLUSH TO ADJACENT ROADWAY. GRADE EDGE OF ROAD ELEVATIONS AT THE FLOW LINE TO ENSURE POSITIVE DRAINAGE AND PREVENT PONDING. FOR LEVEL TURNING SPACES BEHIND DEPRESSED CURB, ADJUST SLOPES TO PROVIDE POSITIVE DRAINAGE. AT THE JOINT BETWEEN DEPRESSED CURB AND ROADWAYS, REMOVE EXCESS JOINT SEALER AND COVER THE SEALED AREA WITH A LIGHT APPLICATION OF DRY SAND.

ADD. NOTE: CURB REVEAL SHALL MATCH EXISTING CURB REVEAL.

NO.	REVISIONS	DATE	APP'D

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PRELIMINARY/FINAL LAND DEVELOPMENT
LOT 2
STERLING TOWNSHIP, WAYNE COUNTY, PENNSYLVANIA

CONSTRUCTION DETAILS

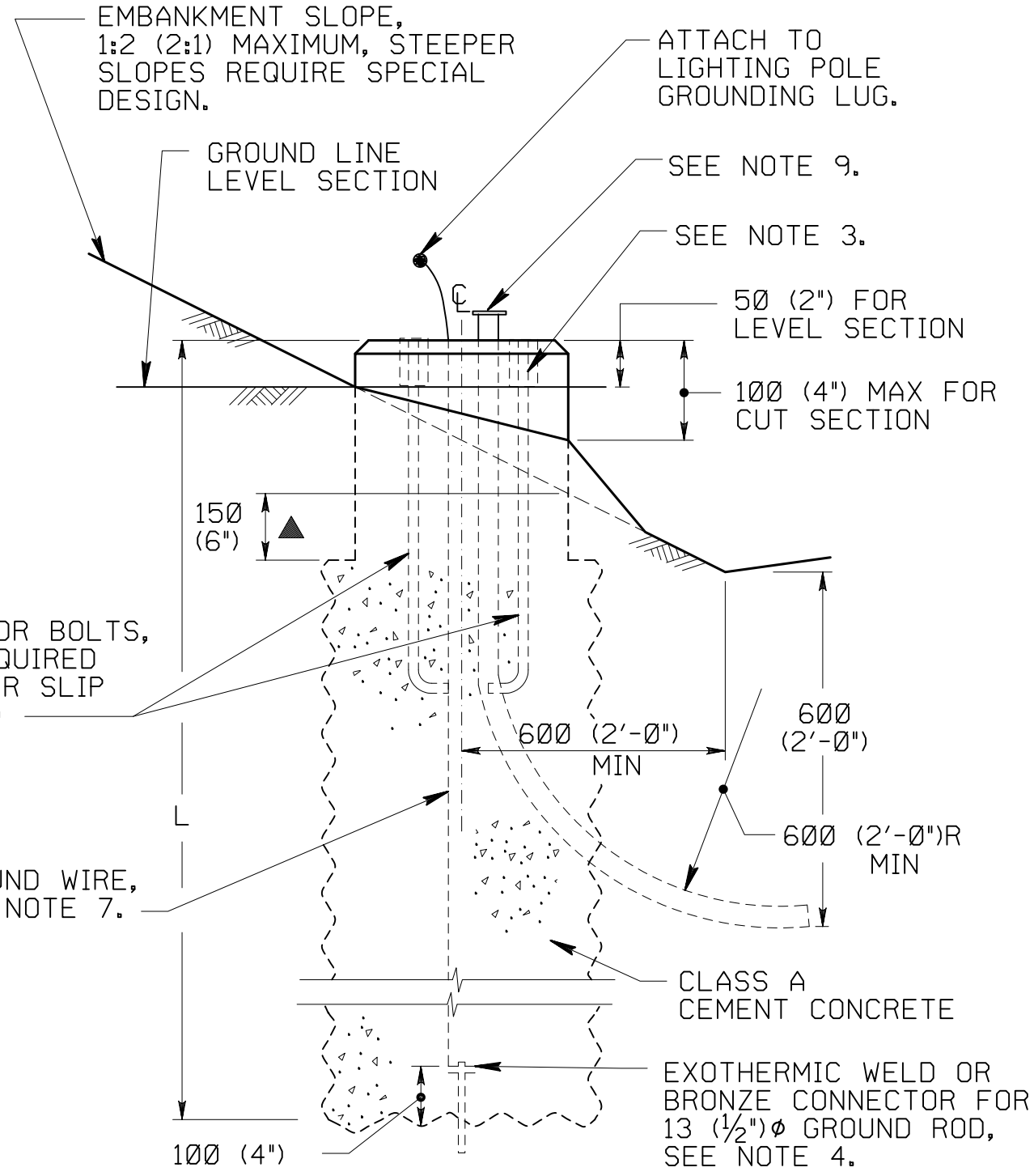
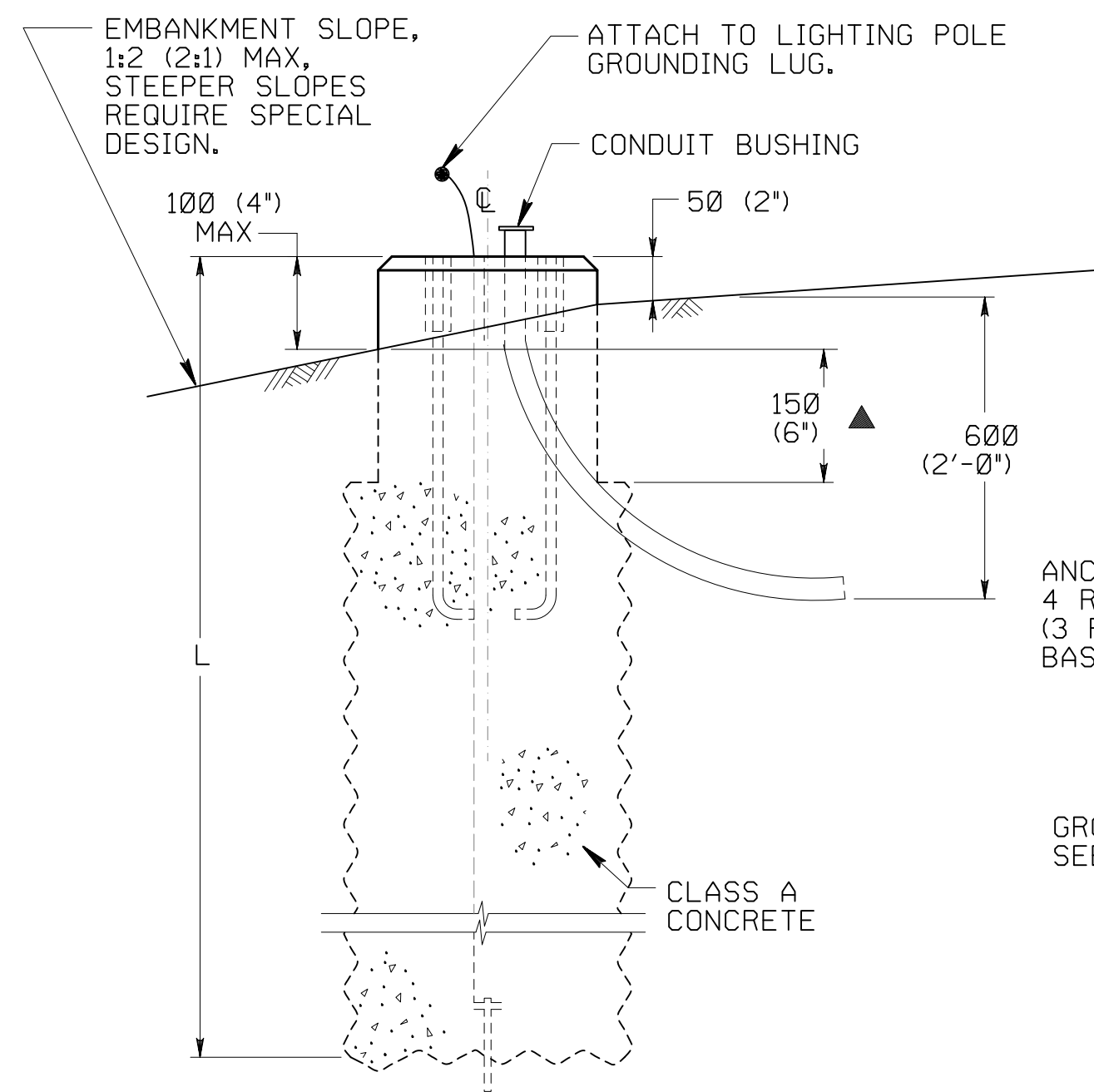
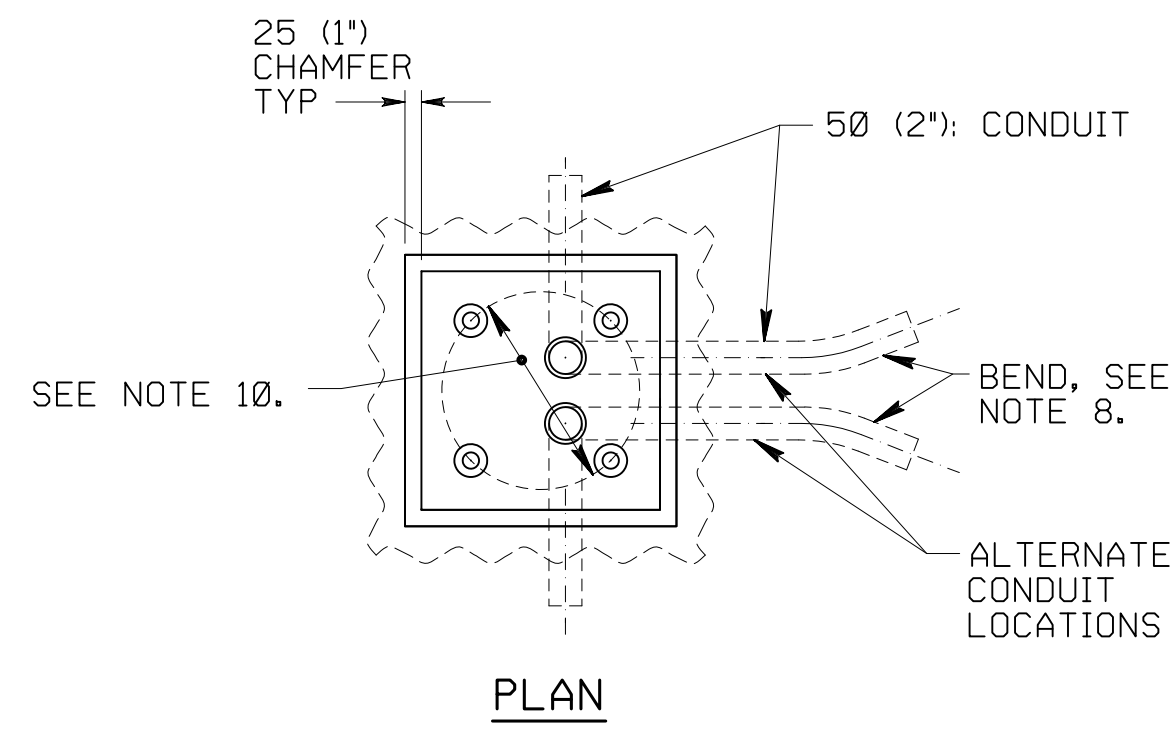
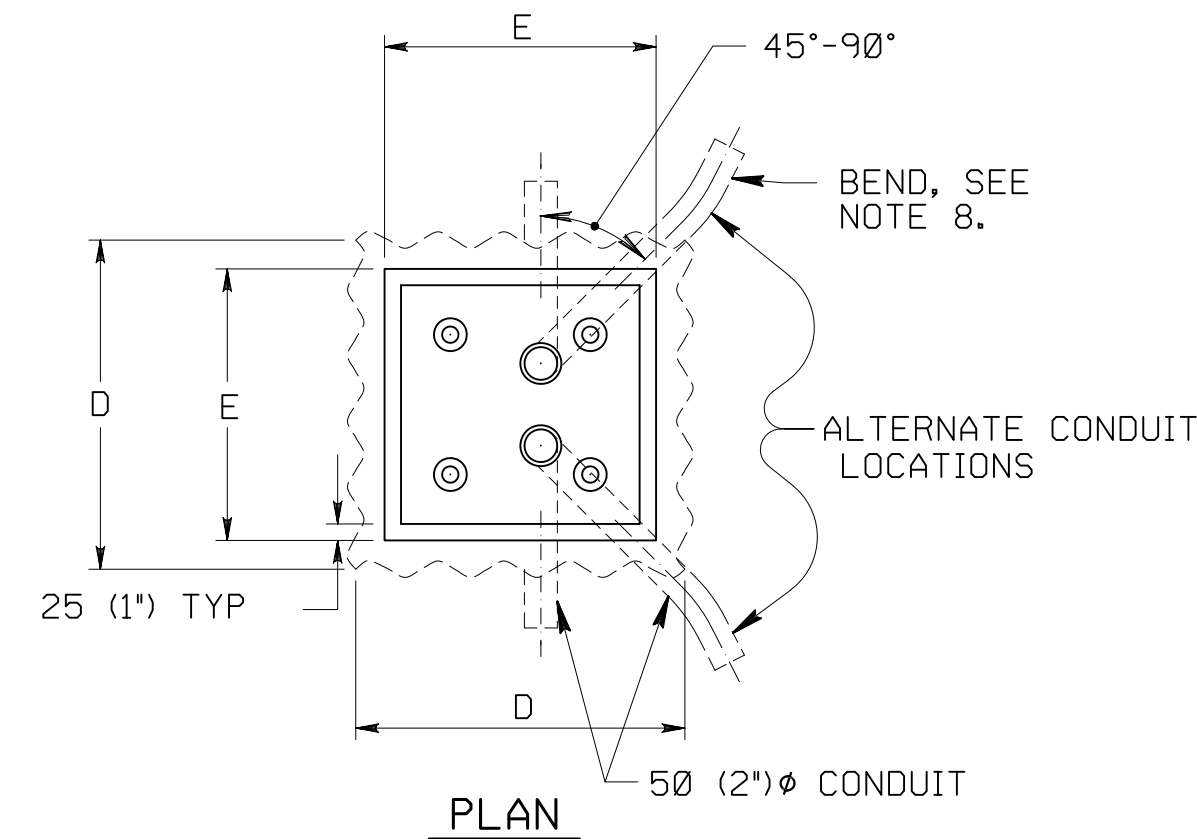
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▲ FORM 150 (6") BELOW GROUND LEVEL. BELOW THIS POINT, PLACE CONCRETE AGAINST NATURAL GROUND.

† DESIGNED FOR 9.1 m (30'-0") MAXIMUM ARM LENGTH. SEE TABLE A FOR FOUNDATION DIMENSIONS.

SEE TYPE A POLE BASE FOUNDATION DETAILS FOR ADDITIONAL TYPE S POLE BASE FOUNDATION REQUIREMENTS.

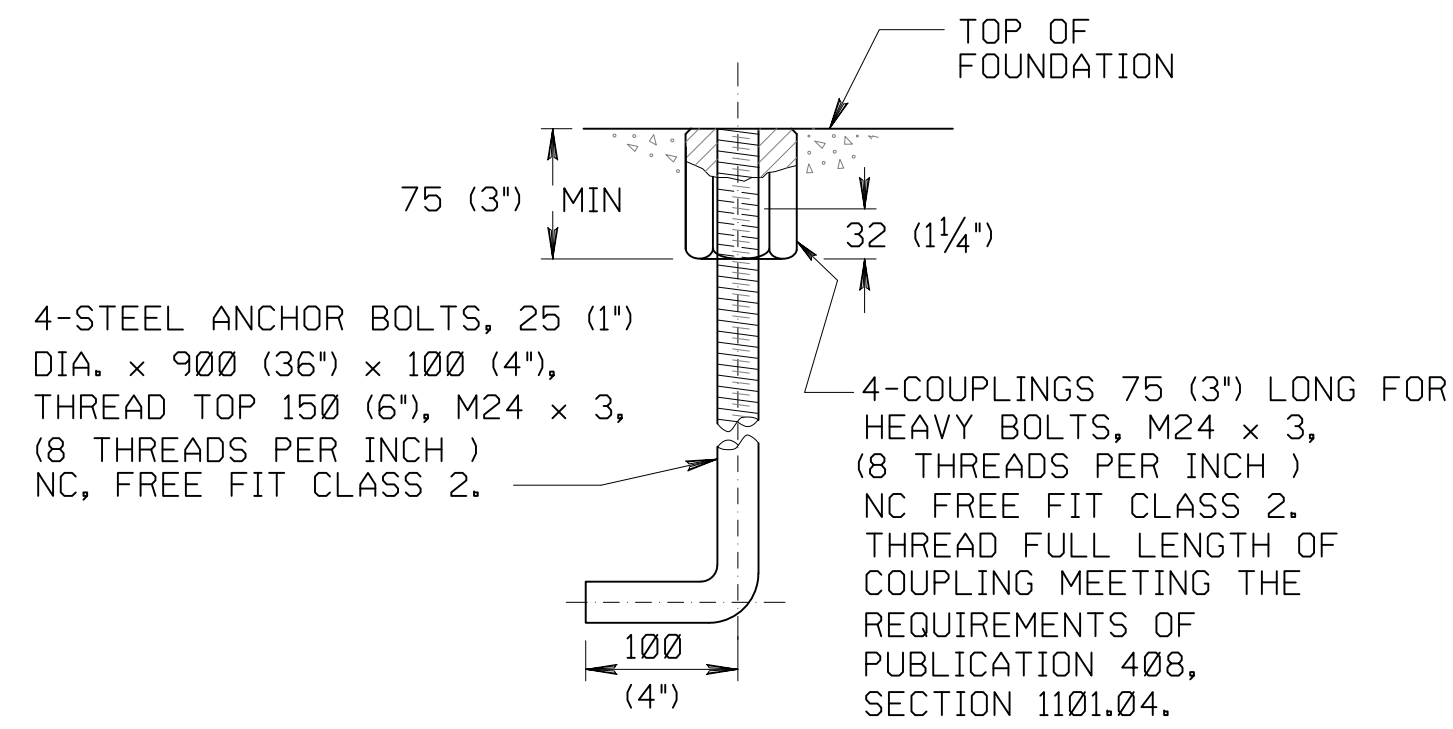


DETAIL FOR TYPE A POLE BASE FOR FILL SECTION

DETAIL FOR TYPE A POLE BASE FOR CUT OR LEVEL SECTION

TYPE FC FOUNDATION†

SEE NOTE 12.



DETAIL OF ANCHOR BOLT

NOTES

1. PROVIDE MATERIALS AND CONSTRUCT AS SPECIFIED IN PUBLICATION 408, SECTIONS 910 AND 1101.
2. LEVEL TOP OF FORMS IN BOTH DIRECTIONS.
3. GALVANIZE ALL ANCHORAGE HARDWARE, STEEL FLAT OR SPRING LOCK WASHERS AND TOP 300 (12") OF ANCHOR BOLTS.
4. GROUND ROD 13 (1/2") Ø x 2.4 m (8'-0") MINIMUM, COPPER CLAD STEEL WITH 25 Ω MAXIMUM RESISTANCE TO EARTH GROUND.
5. DELETED.
6. DELETED.
7. PROVIDE 750 (30") OF 21.15 mm² (#4) GROUND WIRE COILED ABOVE FOUNDATION, WIRE EXTENDS THROUGH CENTER OF FOUNDATION.
8. MINIMUM BEND RADIUS TO BE TWELVE TIMES CONDUIT DIAMETER, UNLESS OTHERWISE SPECIFIED.
9. TOP OF CONDUIT BUSHING NOT TO BE HIGHER THAN 25 (1") FROM THE TOP OF THE FOUNDATION.
10. THE LIGHTING POLE MANUFACTURER PROVIDES TEMPLATE FOR SETTING ANCHOR BOLTS FOR TYPE "A" OR TYPE "S" LIGHTING POLES, AND ALL HARDWARE.
11. USE 3-CONDUIT ACCESS WHERE PLAN CIRCUITS INDICATE BRANCH TAP INSIDE POLE BASE. POSITION CONDUITS IN FOUNDATION TO AVOID UNNECESSARY BENDS. PROVIDE ONE, TWO OR THREE CONDUITS AS REQUIRED.
12. IN AND ADJACENT TO PARKING AREAS EXTEND TOP OF FOUNDATION TO 2'-0" ABOVE FINISHED GRADE.
13. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. U.S. CUSTOMARY UNITS IN () PARENTHESES.

TABLE A FOUNDATION DIMENSIONS

MOUNTING HEIGHT	D x D	E x E	AUGER DIAMETER	L
UP TO 9.1 m (UP TO 30')	610 x 610 (2'-0" x 2'-0")	510 x 510 (1'-8" x 1'-8")	710 (2'-4")	1800 (6'-0")
10.7 m (35')	760 x 760 (2'-6" x 2'-6")	660 x 660 (2'-2" x 2'-2")	865 (2'-10")	1800 (6'-0")
12.2 m (40')	760 x 760 (2'-6" x 2'-6")	660 x 660 (2'-2" x 2'-2")	865 (2'-10")	2000 (6'-6")
13.7 m (45')	760 x 760 (2'-6" x 2'-6")	660 x 660 (2'-2" x 2'-2")	865 (2'-10")	2100 (7'-0")
15.2 m (50')	760 x 760 (2'-6" x 2'-6")	660 x 660 (2'-2" x 2'-2")	865 (2'-10")	2300 (7'-6")

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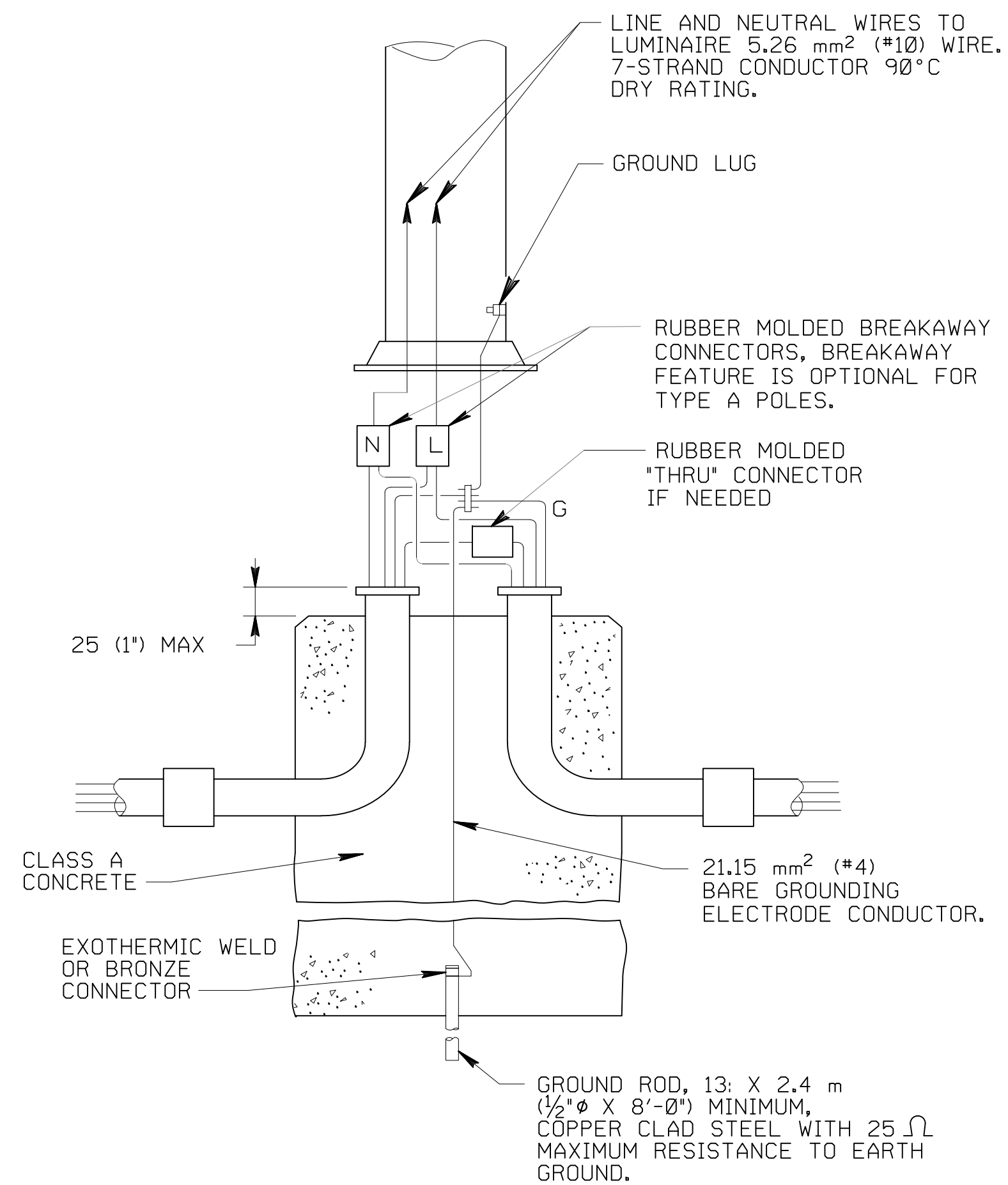
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CONSTRUCTION DETAILS

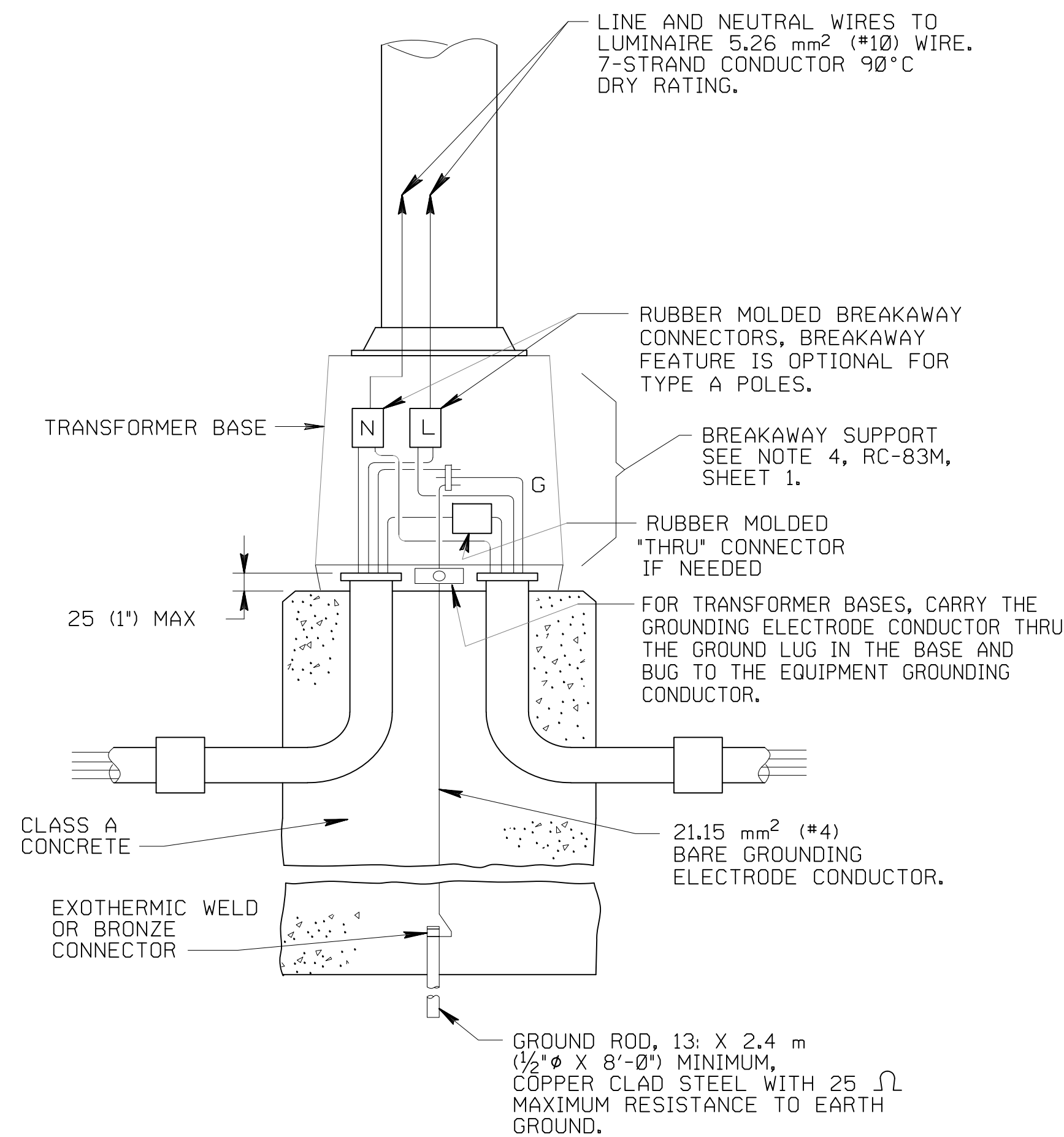


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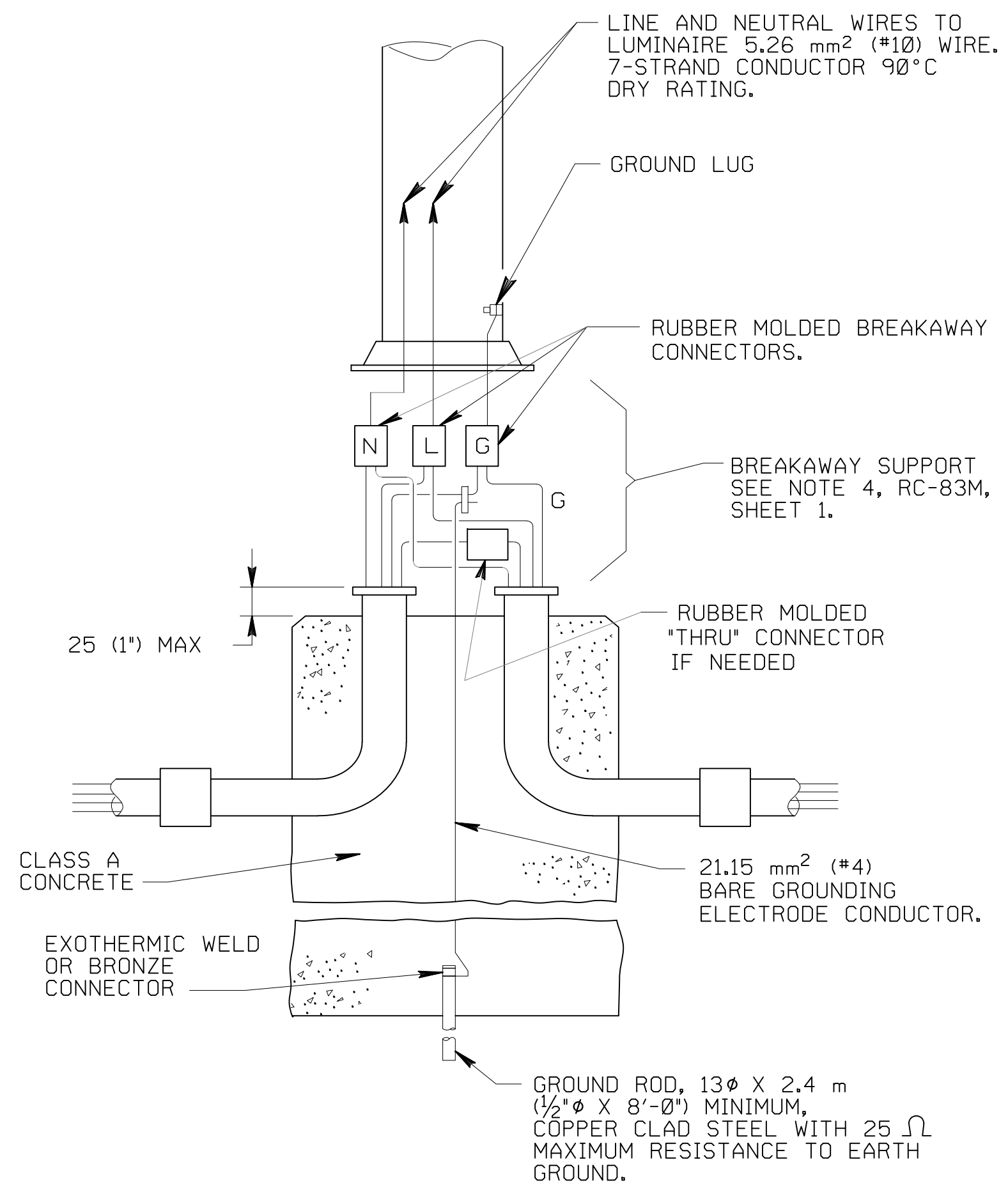
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Sheet No. 12



TYPE A

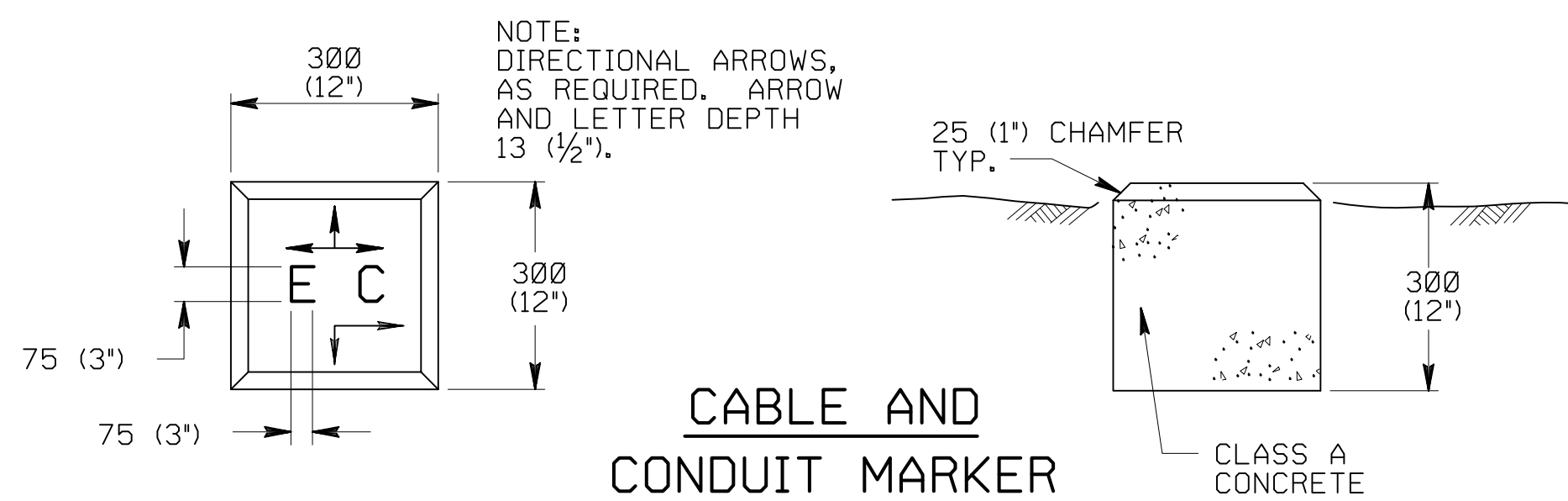


TRANSFORMER BASE



BREAKAWAY
OTHER THAN TRANSFORMER BASE

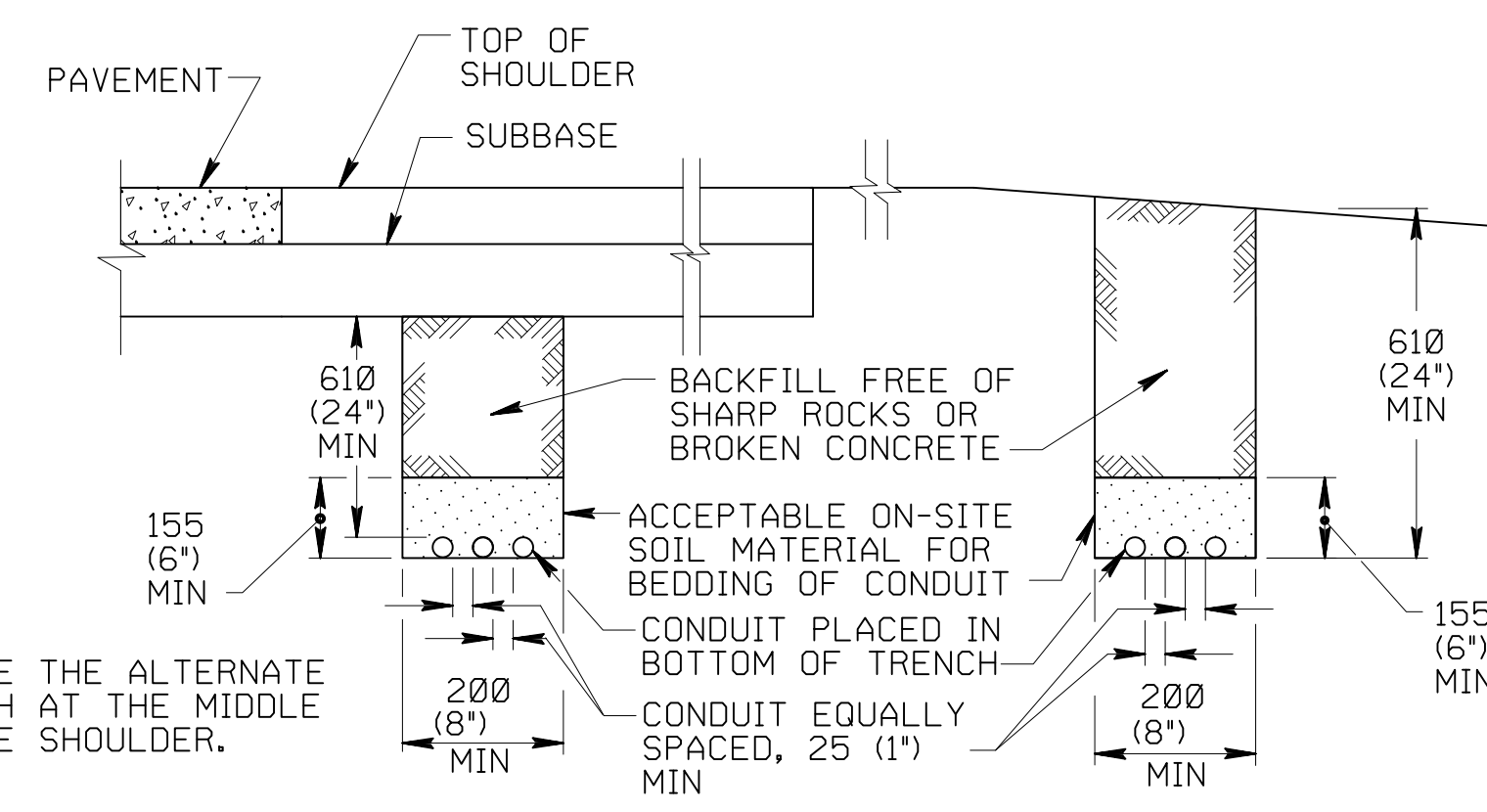
WIRING DETAILS



CABLE AND CONDUIT MARKER

NOTES

1. PROVIDE MATERIALS AND CONSTRUCT AS SPECIFIED IN PUBLICATION 408, SECTIONS 910 AND 1101.
2. PROVIDE METERED ELECTRIC SERVICE.
3. MAKE SPLICES WITH PRE-MOLDED, DISCONNECTABLE CONNECTOR KITS. PROVIDE SPLICES WITH FUSES FOR TAPS TO LUMINAIRES FOR CONVENTIONAL LIGHTING. CONNECT THE GROUNDING ELECTRODE CONDUCTOR TO THE EQUIPMENT GROUNDING CONDUCTOR WITH A SPLIT BOLT CONNECTOR AND COAT WITH CORROSION INHIBITOR.
4. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. U.S. CUSTOMARY UNITS IN () PARENTHESES.



ALTERNATE TREATMENT PREFERRED TREATMENT

UNDERGROUND CABLE AND CONDUIT

NOTES FOR UNDERGROUND
CABLE AND CONDUIT

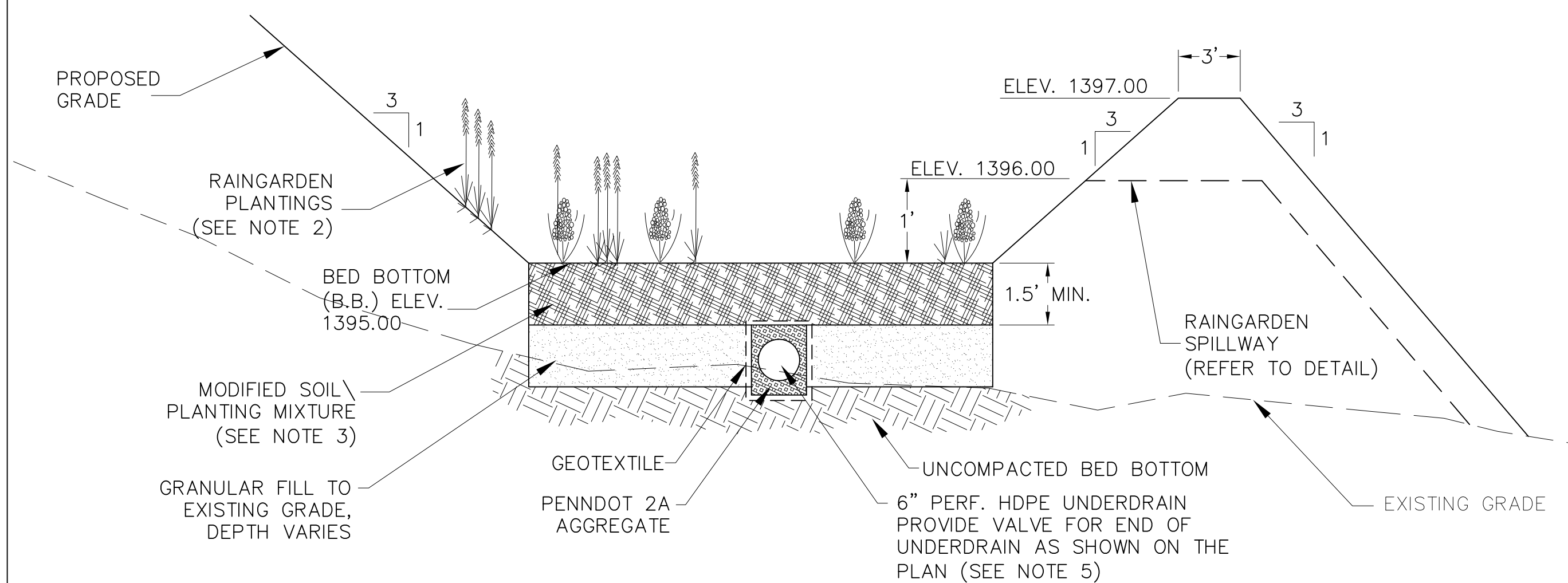
- TRENCH ALONG THE GENERAL LINE SHOWN ON THE PLANS.
- DO NOT TRENCH IN GUIDE RAIL LINE.
- LOCATE UNDERGROUND CABLE AND CONDUIT WITH TEMPORARY PLASTIC MARKERS OR OTHER APPROVED METHODS WHERE THERE IS A POSSIBILITY OF DISTURBANCE BY GUIDE RAIL ERECTION OR SIMILAR CONSTRUCTION. VERIFY GUIDE RAIL LOCATIONS SHOWN ON THE LIGHTING PLANS.
- HAVE ALTERNATE TRENCH LINE, OTHER THAN AS SHOWN ON THE PLANS, APPROVED BY THE ENGINEER. IN NO CASE APPROVE AN ALTERNATE TRENCH LINE WHICH RESULTS IN INCREASING THE CIRCUIT LENGTH MORE THAN 5%.
- INSTALL CONDUIT TO PERMIT DRAINAGE TOWARDS NEAREST EARTH JUNCTION BOX AS APPLICABLE.
- PROVIDE PERMANENT MARKING TAPE IN THE LAST LIFT FOR THE ENTIRE TRENCH LENGTH.

THESE PLANS WERE DEVELOPED FOR PURPOSES OF OBTAINING LAND DEVELOPMENT AND PERMIT APPROVALS. IT IS THE INTENT THAT THE LAND DEVELOPMENT BE CONSTRUCTED AS SHOWN ON THIS PLAN AND ADDITIONAL INFORMATION SUCH AS PROJECT SPECIFICATIONS AND OTHER RELATED DETAILS ARE REQUIRED TO IMPLEMENT THE PROJECT.

NO.	REVISIONS	DATE	APP'D

DRAWN: CHK'D: APPROVED:

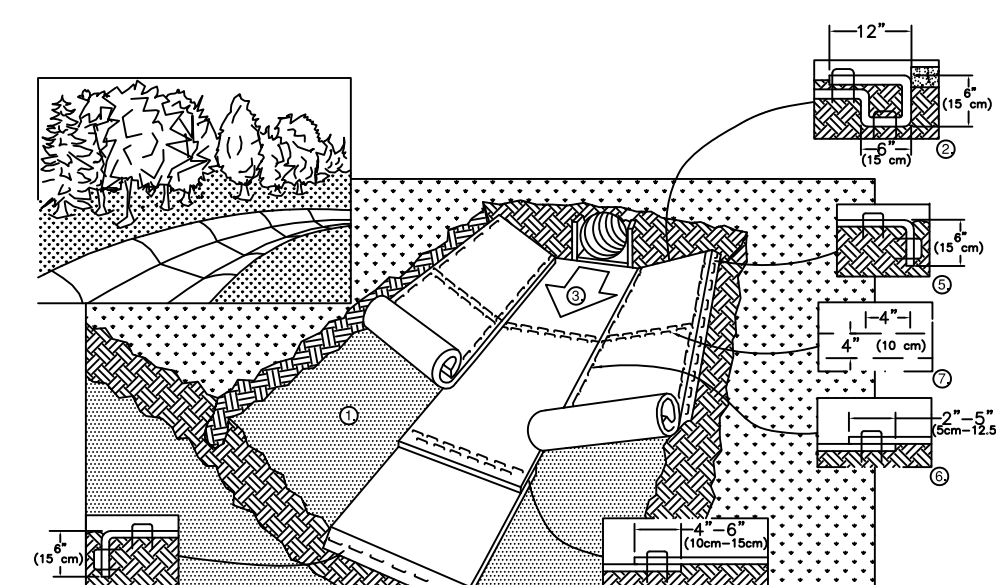
WAYNE ECONOMIC DEVELOPMENT CORPORATION		Drawn By: CJC
STERLING BUSINESS & TECHNOLOGY PARK PRELIMINARY/FINAL LAND DEVELOPMENT LOT 2		Checked By: CJC
STERLING TOWNSHIP, WAYNE COUNTY, PENNSYLVANIA		Approved By: TJR
CONSTRUCTION DETAILS		Date: 2019-05-28
		Scale: NTS
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NOTES:

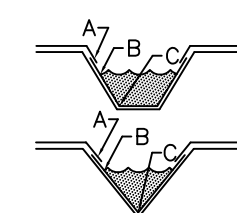
- RAIN GARDEN PLANTINGS ARE TO CONSIST OF FLOODPLAIN SPECIES NATIVE TO THE AREA. FINAL RAIN GARDEN PLANTINGS ARE SHOWN ON THE LANDSCAPE PLAN.
- MODIFIED SOIL / PLANTING MIX SHALL CONSIST OF 5-80% COMPOST AND 20-95% TOPSOIL ACCORDINGLY. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2.
- RAIN GARDEN BED BOTTOM SHALL BE COVERED WITH A 2"-3" LAYER OF SHREDDED HARDWOOD MULCH (MINIMUM AGE 6 MONTHS), OR COMPOST MULCH AS EVENLY AS POSSIBLE. DO NOT APPLY MULCH IN AREAS WHERE GROUND COVER IS TO BE GRASS OR WHERE COVER WILL BE ESTABLISHED BY SEEDING.
- EROSION CONTROL BLANKETS (NAG S150 OR APPROVED EQUAL) SHALL BE INSTALLED ON ALL AREAS AS INDICATED ON THE EROSION AND SEDIMENT CONTROL PLAN.
- PROVIDE VALVE ON UNDERDRAIN AT LOCATION SHOWN ON PLAN. VALVE SHALL REMAIN CLOSED AT ALL TIMES. VALVE SHALL ONLY BE OPENED DURING PERIODS OF EMERGENCY MAINTENANCE OR EMERGENCY DRAINING IS REQUIRED.

RAIN GARDEN RG-1
NOT TO SCALE



NOTES:

- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
- BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
- ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
- PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4"-6" (10cm-15cm) OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10cm) APART AND 4" (10cm) ON CENTER TO SECURE BLANKETS.
- FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
- ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 2"-5" (5cm-12.5cm) (DEPENDING ON BLANKET TYPE) AND STAPLED. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE BLANKET BEING OVERLAPPED.
- IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT (9m-12m) INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10cm) APART AND 4" (10cm) ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
- THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.



CRITICAL POINTS
A. OVERLAPS AND SEAMS
B. PROJECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES

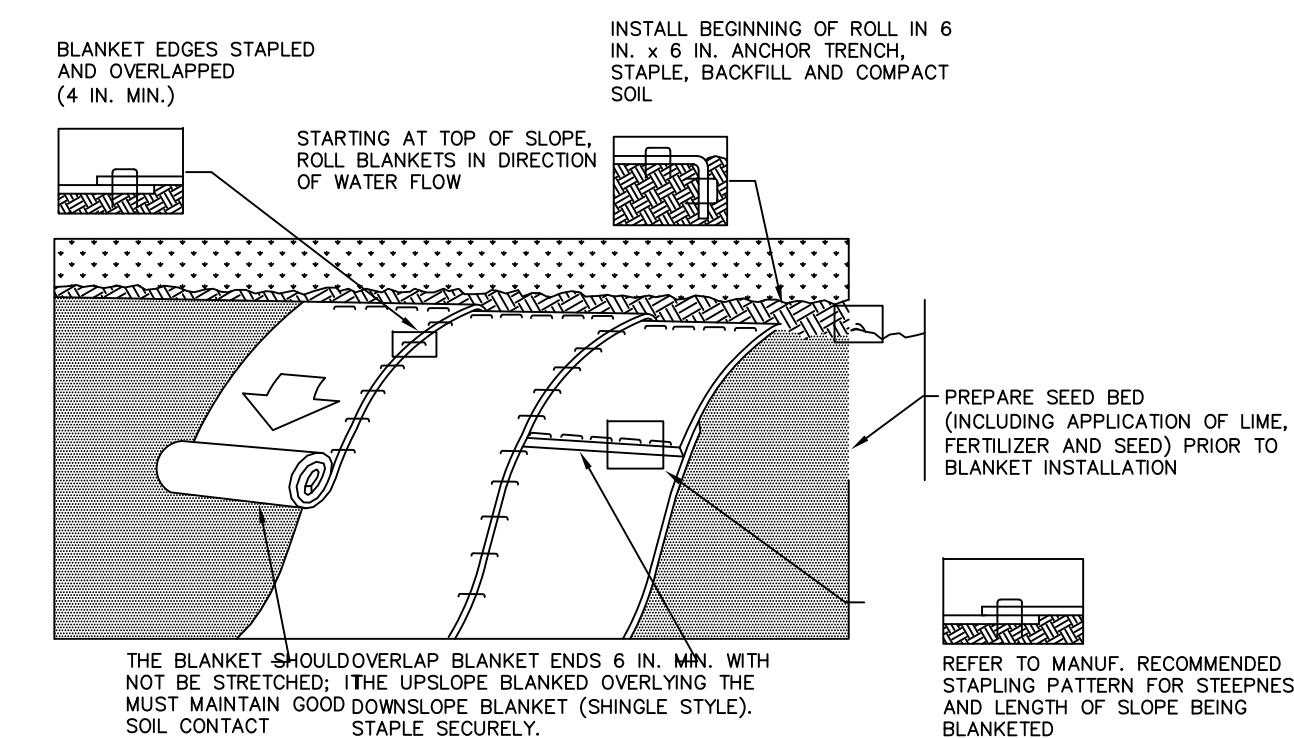
NOTE:

- HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.
- IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 cm) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

14649 HIGHWAY 41 NORTH, EVANSVILLE, INDIANA 47725
USA 1-800-772-2040 CANADA 1-800-448-2040
www.nogreen.com

SWALE LINING SHALL BE AS INDICATED IN STANDARD CONSTRUCTION DETAIL #6-1 VEGETATED CHANNEL

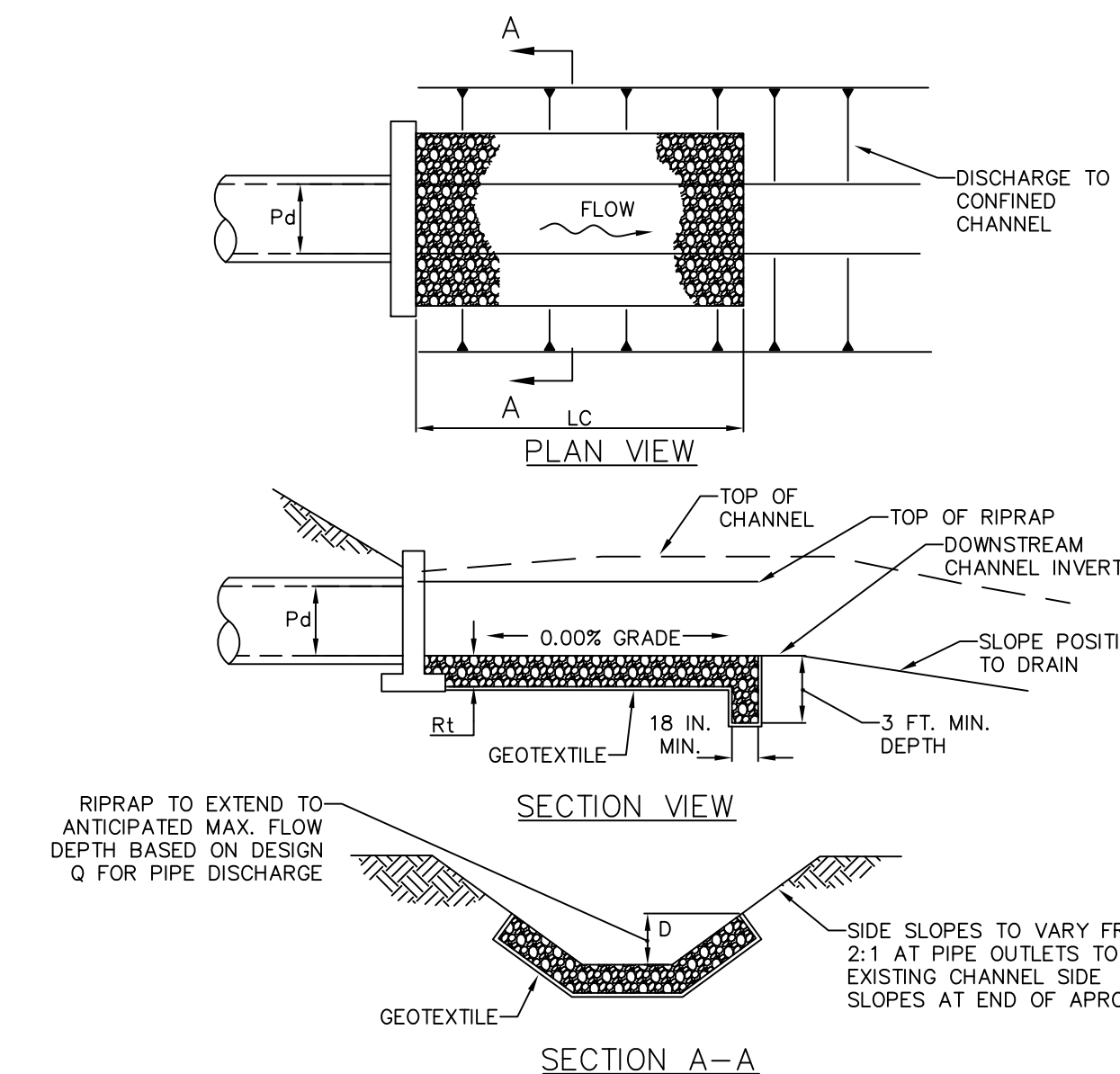
CHANNEL LINING INSTALLATION DETAIL
NOT TO SCALE



NOTES:

- SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.
- PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.
- SLOPE SURFACE SHALL BE FREE OF ROCKS, CLOUDS, 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 SHALL BE NAG S150.
STANDARD CONSTRUCTION DETAIL #11-1
EROSION CONTROL BLANKET INSTALLATION
NOT TO SCALE

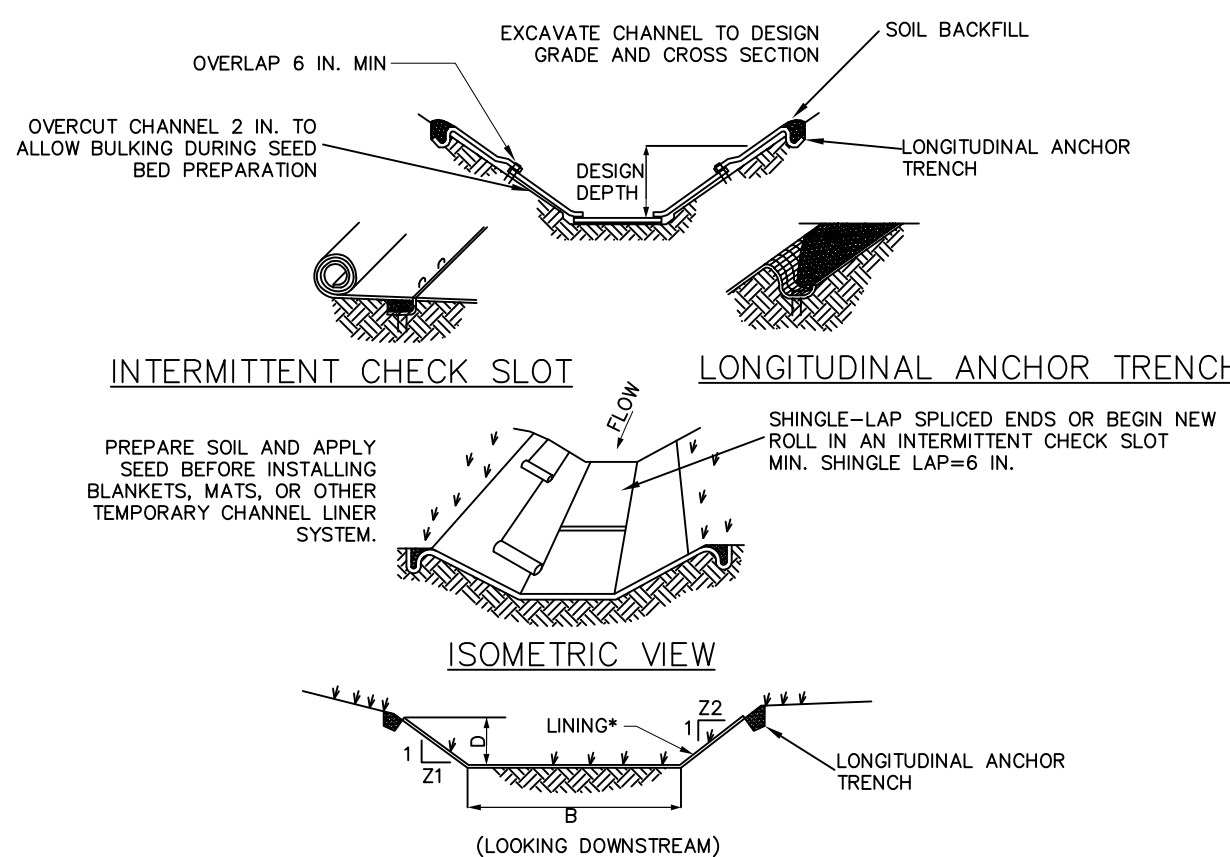


OUTLET NO.	PIPE DIA Pd (N)	RIPRAP			APRON			SIDE SLOPES H:V
		SIZE R--	THICK. Rt (IN)	LENGTH Lc (FT)	INITIAL BOTTOM WIDTH (AT ENDWALL) (FT)	END WIDTH (FT)	END TOP WIDTH (AT ENDWALL) (FT)	
RA-1	18	6	30	14.0	4.50	4.50	7.50	2:1/3:1

NOTES:

- ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.
- ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

STANDARD CONSTRUCTION DETAIL #9-3
RIPRAP APRON AT PIPE OUTLET TO AN EXISTING CHANNEL
NOT TO SCALE



* SEE MANUFACTURER'S LINING INSTALLATION DETAIL FOR STAPLE PATTERNS, VEGETATIVE STABILIZATION FOR SOIL AMENDMENTS, SEED MIXTURES AND MULCHING INFORMATION

SWALE ID	STATIONS	BOTTOM WIDTH B (FT)	MIN. DEPTH D (FT)	TOP WIDTH AT D W (FT)	Z1 (FT)	Z2 (FT)	LINING*
SWALE 1	ENTIRE LENGTH	2	14	12	3	3	GRASS W/ NAG S150
SWALE 2	ENTIRE LENGTH	0	1.25	7.50	3	3	GRASS W/ NAG S150

NOTES:

- ANCHOR TRENCHES SHALL BE INSTALLED AT BEGINNING AND END OF CHANNEL IN THE SAME MANNER AS LONGITUDINAL ANCHOR TRENCHES.
- CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION.
- SEDIMENT DEPOSITS SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS SOIL CONDITIONS PERMIT ACCESS TO CHANNEL WITHOUT FURTHER DAMAGE. DAMAGED LINING SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS OF DISCOVERY.
- REFER TO E&S PLAN NARRATIVE FOR MORE INFORMATION ON EAST COAST EROSION BLANKETS ECS-1 LINING. USE THIS PRODUCT OR APPROVED EQUAL.
- NO MORE THAN ON 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.

STANDARD CONSTRUCTION DETAIL #6-1
VEGETATED CHANNEL
NOT TO SCALE

NOTES:

- ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.
- ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

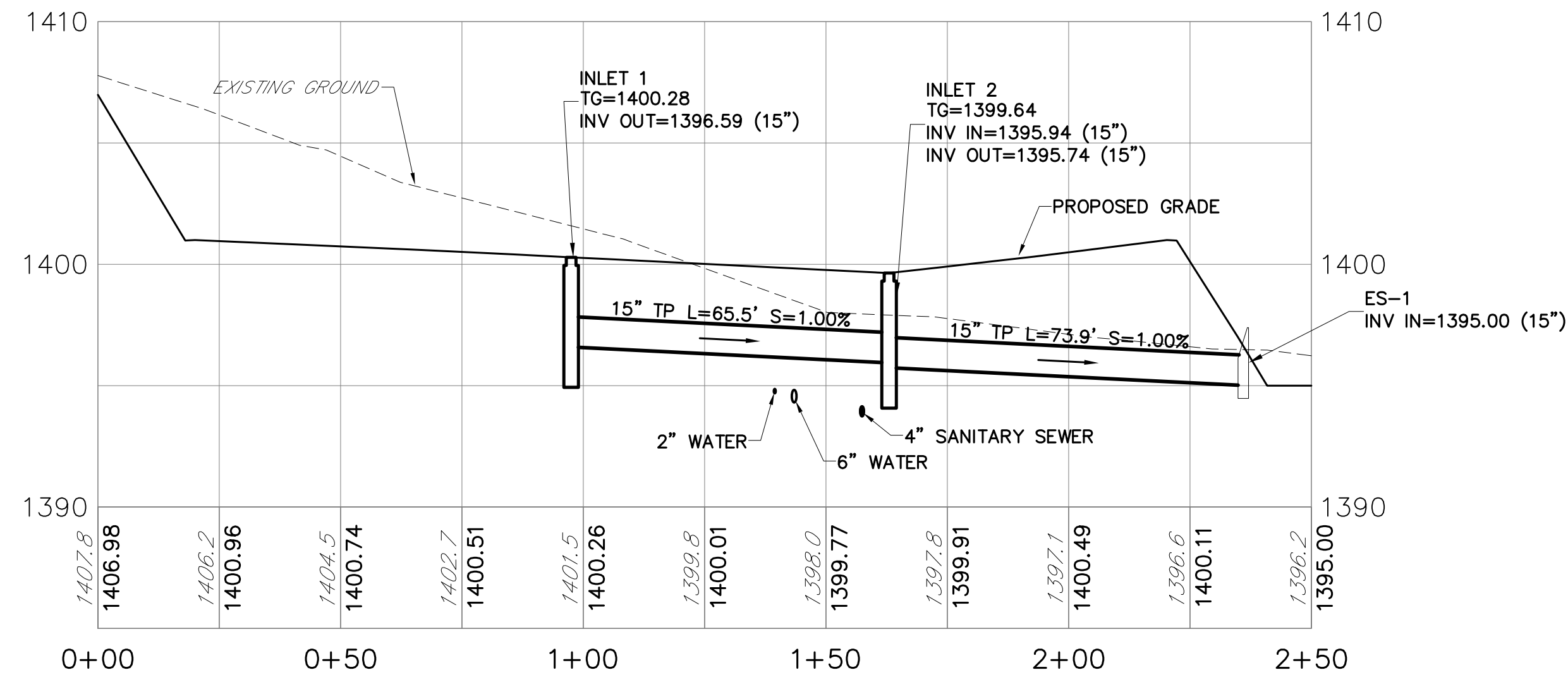
STANDARD CONSTRUCTION DETAIL #9-1 RIP
RAP APRON AT PIPE OUTLET
NOT TO SCALE

OUTLET NO.	PIPE DIA Pd (N)	RIPRAP			APRON	
		SIZE R--	THICK. Rt (IN)	LENGTH Lc (FT)	INITIAL WIDTH Ai (FT)	TERMINAL WIDTH Atw (FT)
RA-2	15	3	12	10	3.75	6.0
RA-3	15	3	12	8	3.75	7.0

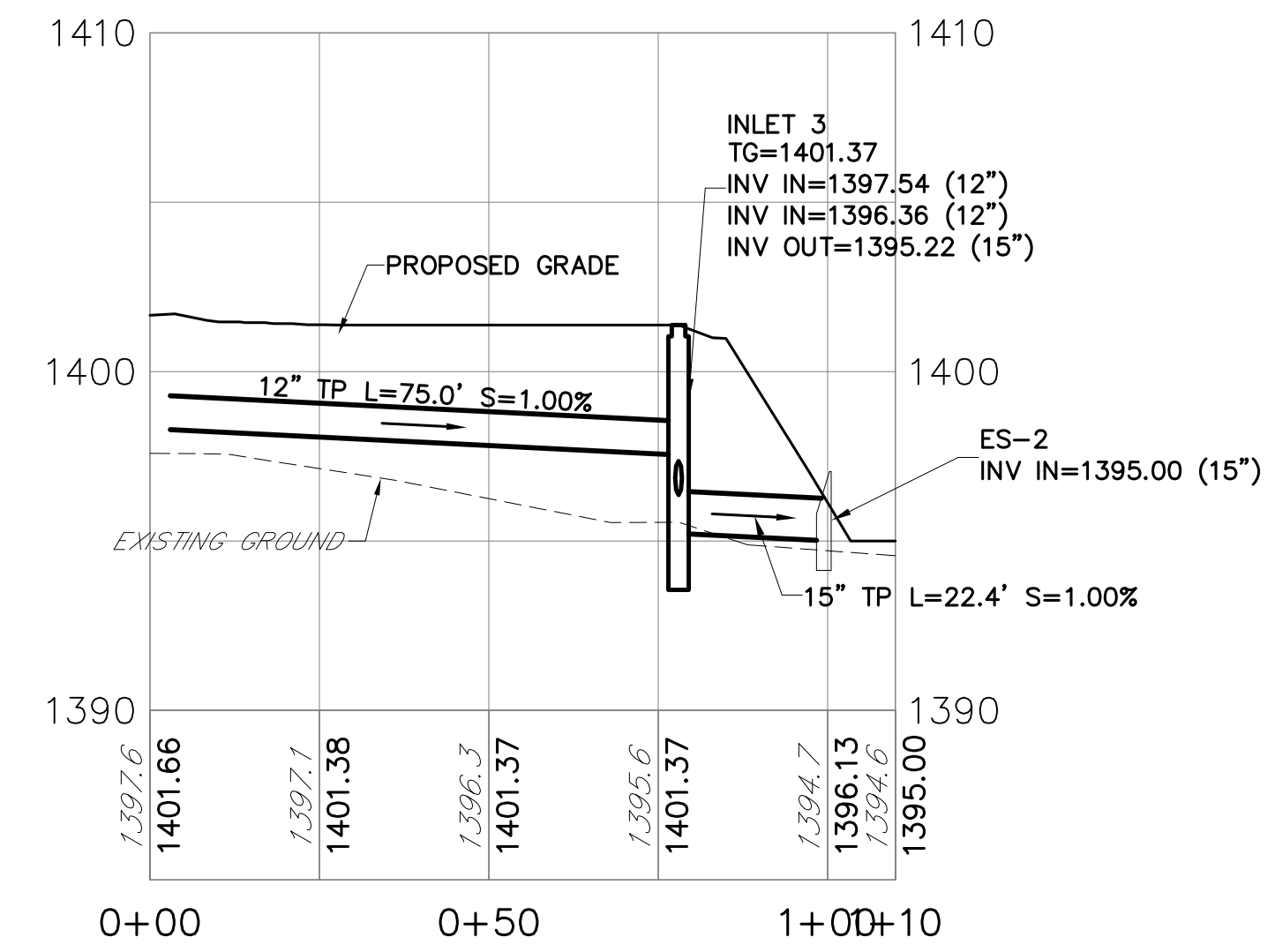
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NO.	REVISIONS	DATE	APP'D

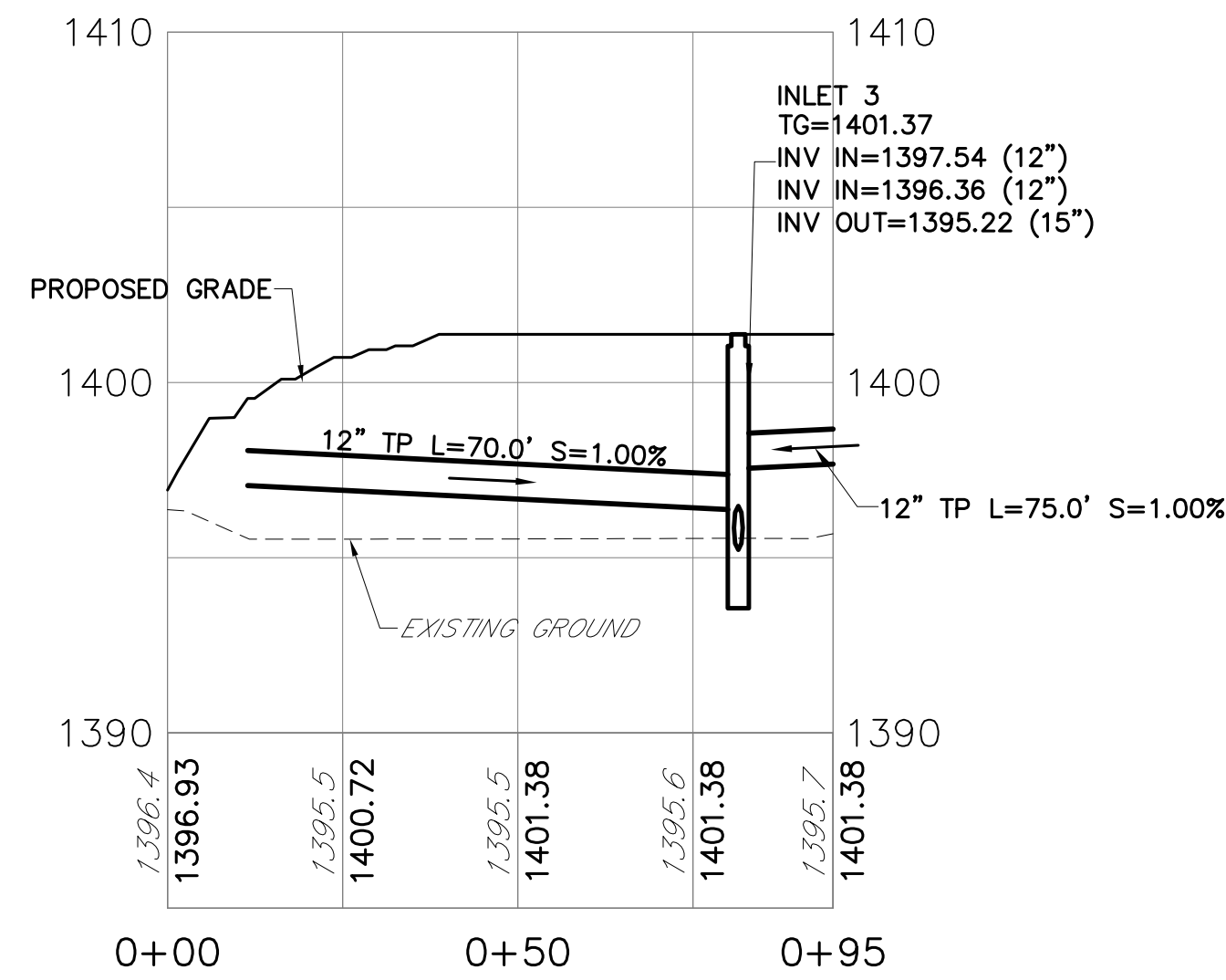
WAYNE ECONOMIC DEVELOPMENT CORPORATION		Drawn By: CJC
STERLING BUSINESS & TECHNOLOGY PARK PRELIMINARY/FINAL LAND DEVELOPMENT LOT 2		Checked By: CJC
STERLING TOWNSHIP, WAYNE COUNTY, PENNSYLVANIA		Approved By: TJR
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		Scale: NTS
49 South Main Street Suite 200 Pittston, PA 18640 Tel: 570.654.2475 Fax: 570.654.6880 www.reillyengineering.com		Project No. 03010.13
		Sheet No. 14



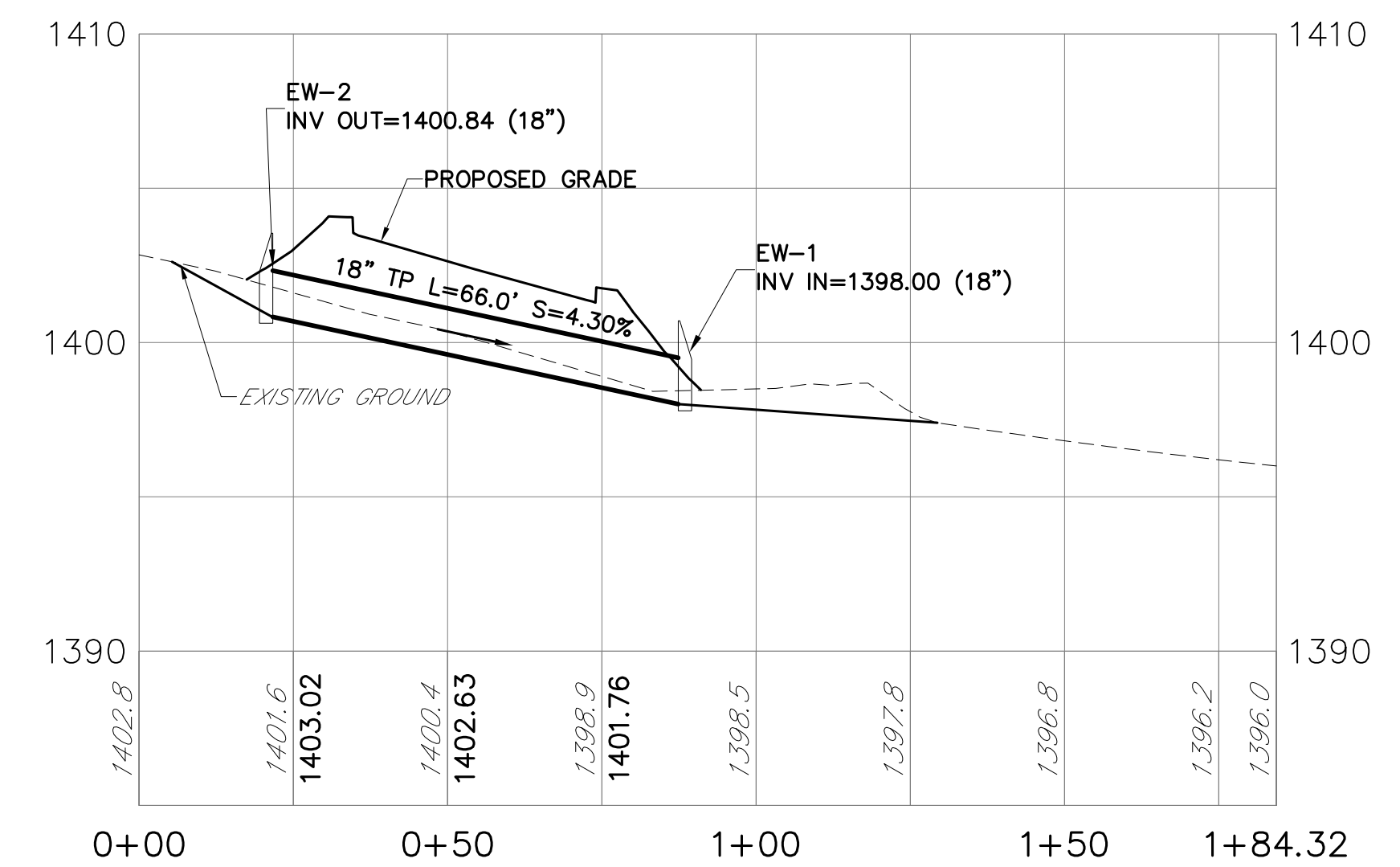
STORM RUN-1 PROFILE



STORM RUN-2 PROFILE

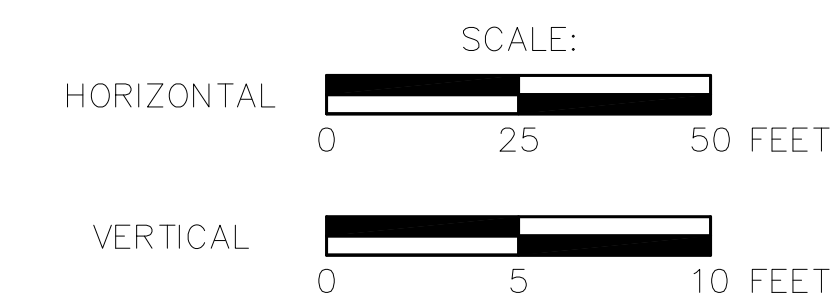


STORM RUN-3 PROFILE



STORM RUN-4 PROFILE

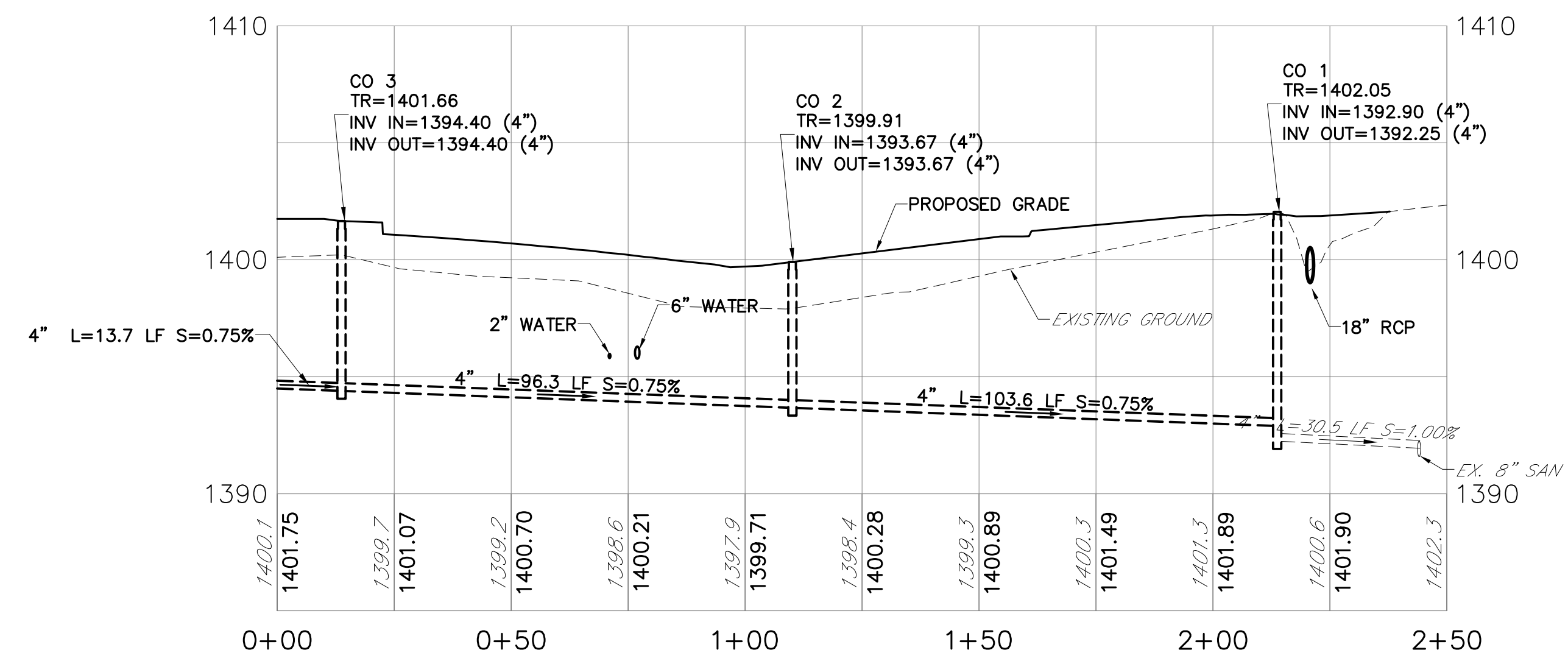
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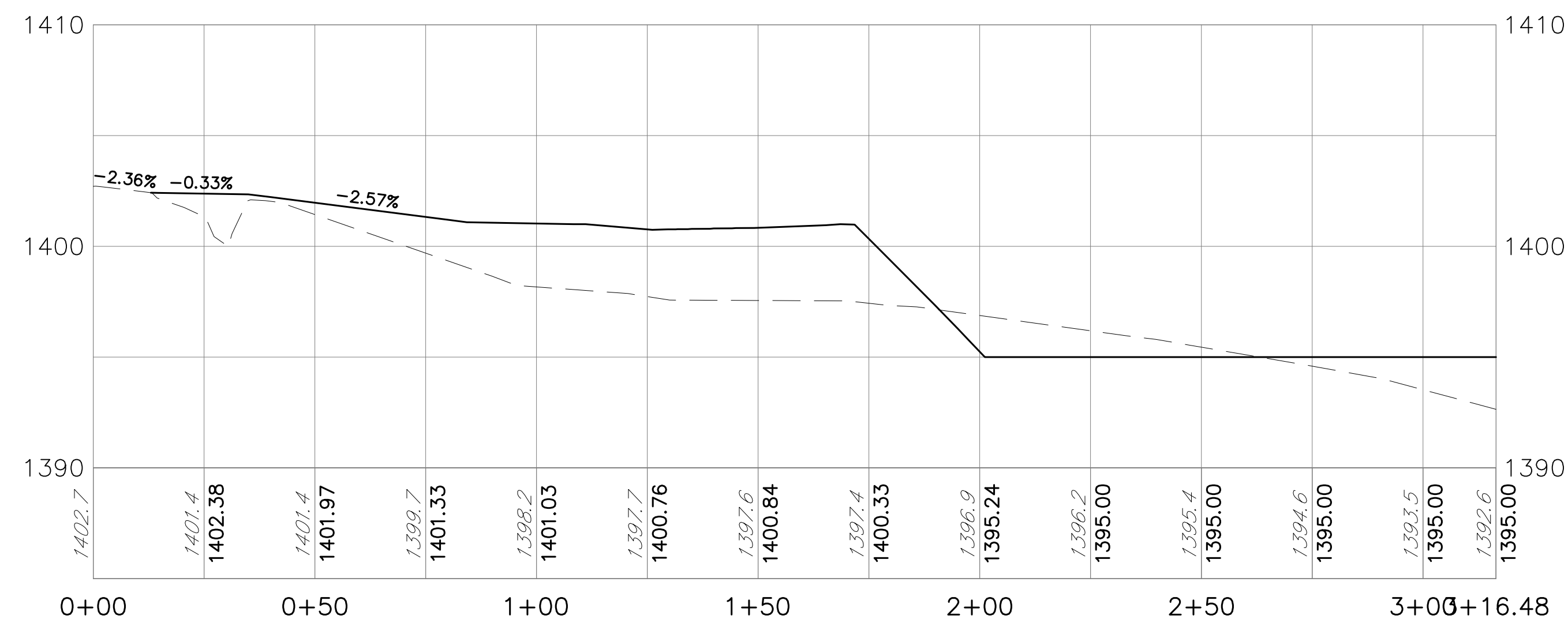
NO.	REVISIONS	DATE	APP'D

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WAYNE ECONOMIC DEVELOPMENT CORPORATION		Drawn By: CJC
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STERLING TOWNSHIP, WAYNE COUNTY, PENNSYLVANIA		Approved By: TJR
<p align="center">PROFILES</p>		Date: 2019-05-28
		Scale: NTS
<p align="center">Reilly</p> <small>ASSOCIATES, INC. SINCE 1999</small> <small>ENGINEERING / ENVIRONMENTAL / SURVEYING</small>		Project No. 05010.13
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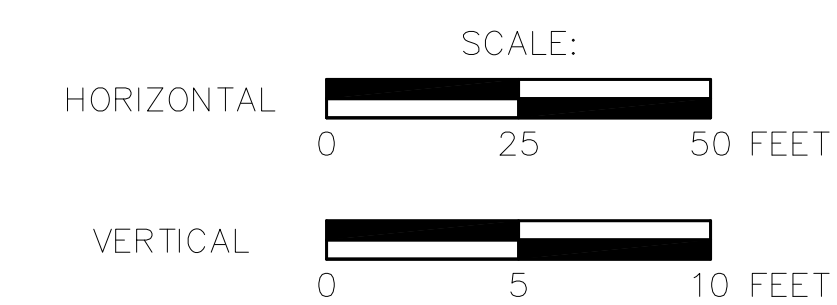


SANITARY SEWER PROFILE



DRIVEWAY CONSTR B

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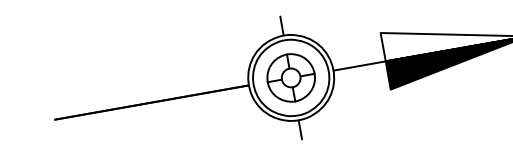
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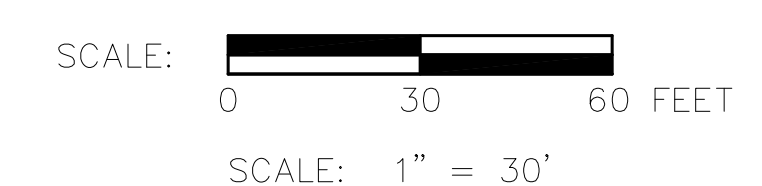
LANDSCAPE NOTES

- ALL DISTURBED OR DAMAGED AREAS SHALL BE REPAIRED AND REFINISHED WITH MATERIALS TO MATCH EXISTING ADJACENT SURFACES.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF WORK. LOCATIONS OF EXISTING AERIAL OR SUB-SURFACE UTILITY LINES INDICATED ARE APPROXIMATE AND NEITHER THE OWNER NOT ENGINEER GUARANTEES THE ACCURACY OF COMPLETENESS OF THESE LOCATIONS. IF THERE ARE ANY CONFLICTS DUE TO THE EXISTING OR AS-BUILT CONDITIONS THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR FIELD ADJUSTMENT APPROVAL.
- CONTRACTOR SHALL NOTIFY PA ONE-CALL BY CALLING 1-800-242-1776. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DISTURBING ALL EXISTING UTILITY LINES WHETHER MAPPED, MARKED OR ENCOUNTERED DURING CONSTRUCTION.
- ALL PLANT MATERIAL SHALL HAVE A NORMAL HABIT OF GROWTH, AND SHALL BE SOUND, HEALTHY, VIGOROUS AND FREE OF DISEASE, INSECTS, INSECT EGGS AND LARVAE.
- ALL PLANTING SHALL BE PERFORMED IN CONFORMANCE WITH GOOD NURSERY AND LANDSCAPE PRACTICES AND TO OTHER STANDARDS THAT ARE ESTABLISHED BY THE TOWNSHIP.
- REQUIREMENTS FOR MEASUREMENT, BRANCHING, GRADING, QUALITY AND BURLAPPING OF ALL SHRUBBERY SHALL FOLLOW THE CODE OF STANDARDS RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSEYMEN, INC. IN THE AMERICAN STANDARD NURSERY STOCK, ANSIZ60.1-2004, AS AMENDED.
- ALL DISTURBED AREAS NOT LANDSCAPED, PAVED OR BUILT UPON SHALL BE SEEDED, FERTILIZED AND MULCHED IN ACCORDANCE WITH PENNDOT FORMULA B MIX UNLESS OTHERWISE NOTED. REFER TO SEEDING SCHEDULE AND EROSION AND SEDIMENTATION CONTROL PLAN FOR OTHER REQUIREMENTS.
- DECIDUOUS TREES THAT OVERHANG PEDESTRIAN OR VEHICULAR ROUTES SHALL BE MAINTAINED TO A HEIGHT OF 8' FREE OF BRANCHES AND FOLIAGE.
- CONTRACTOR TO PROVIDE CLEANUP, PROTECTION AND MAINTENANCE OF LANDSCAPED AREA UNTIL OWNER INSPECTION AND ACCEPTANCE.
- QUANTITIES SHOWN ON THE PLAN SHALL GOVERN IF TOTALS DO NOT AGREE WITH PLANTING SCHEDULE QUANTITIES.
- PLANTS SHALL BE MAINTAINED AND WARRANTED TO BE LIVING AND IN HEALTHY CONDITION FOR AT LEAST 12 MONTHS. ANY REQUIRED PLANT MATERIAL THAT IS DEAD AND DYING MUST BE REPLACED BY OWNER WITHIN 3 MONTHS.
- THE CONTRACTOR SHALL NOT UNDER ANY CIRCUMSTANCES DISCHARGE ANY SOIL, FILL OR DEBRIS INTO ANY PART OF ANY WETLANDS, STORMWATER BASINS OR ADJACENT WORK AREAS THAT ARE NOT BEING DISTURBED BY CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE ONLY THOSE PLANT SPECIES IDENTIFIED ON THE LANDSCAPE PLAN. THE DESIGNER SHALL BE CONSULTED IF SUBSTITUTIONS ARE NECESSARY.
- THE PLANTING SHALL BE DONE BY HAND AND THE APPROPRIATE TIME OF YEAR FOR THE MATERIAL.
- NURSERY STOCK SHALL MEET THE FOLLOWING REQUIREMENTS:
 - GROWN IN A CERTIFIED NURSERY FOR A PERIOD OF AT LEAST TWO FULL GROWING SEASONS
 - FREE FROM MECHANICAL INJURIES, CUTBACK LEADERS, BROKEN BRANCHES, DECAY AND OTHER DEFECTS
 - FREE FROM DISEASE AND INJURIOUS INSECTS
 - TYPICAL OF SPECIES OR VARIETY INDICATED
 - EACH BUNDLE OR EACH PLANT IF NOT BUNDLED, SHALL BE LABELED WITH THE PLANT COMMON NAME AND SIZE
- ALL PLANT MATERIALS DELIVERED TO THE SITE SHALL BE PLANTED WITHIN 24 HOURS UNLESS OTHERWISE APPROVED.
- WHILE AWAITING PLANTING, THE PLANT MATERIAL SHALL BE STORED IN THE SHADE AND PROTECTED FROM WEATHER UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR SHALL INSPECT PLANTS ON A WEEKLY BASIS AND SHALL PERFORM MAINTENANCE OPERATIONS INCLUDING WATERING, PRUNING, SPRAYING, AND REPLACEMENT OF IMPAIRED OR DEAD PLANTS FOR A TIME OF ONE YEAR.
- SITE PREPARATION OF THE AREA TO RECEIVE RAINGARDEN SEEDING MIX SHALL BE PER SUPPLIER INSTRUCTIONS. SOIL PH SHALL BE VERIFIED TO ENSURE SUITABILITY OF SEED MIX SELECTED. IF ALTERNATE SEED MIXTURE IS REQUIRED, DESIGNER SHALL BE CONSULTED BEFORE SUBSTITUTION IS MADE.
- SEE CONSTRUCTION DETAIL SHEETS FOR LANDSCAPE DETAILS.

PLANT LIST - WEDCO - LOT 2							
RAINGARDENS	SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DIA AT MATURITY	COMMENTS
TREES	NS	3	Nyssa sylvatica	Black Tupelo	3" Cal-12 tall min.	40'	Rounded shape, shade and ornamental tree, salt tolerant, B&B
	QB	1	Quercus bicolor	Swamp White Oak	3" Cal-12 tall min.	60'	Rounded shape, shade tree, salt tolerant, B&B
SHRUBS	CR	5	Comus racemosa	Grass Dogwood	5-6"	10'	Container
	CS	9	Comus sericea	Redstart dogwood	36"	8'	Red Tang deciduous shrub/Container
PARKING LOT / STREET / BUFFER TREES	CC	3	Cercis canadensis	Eastern Redbud	3-30"	30'	Single stem B&B
	GI	3	Gleditsia triacanthos 'terrestris'	Thornless Honeylocust	3" Cal-12 tall min.	60'	Rounded shape, shade tree, salt tolerant, B&B
	PK	3	Pinus strobus	White Pine	5-6"	40'	Evergreen tree, B&B
	QR	2	Quercus rubra	Northern Red Oak	3" Cal-12 tall min.	60'	Rounded shape, shade tree, salt tolerant, plant 40" O.C., B&B
	UP	5	Ulmus parvifolia	Lacinate Elm	3" Cal-12 tall min.	60'	Rounded shape, shade tree, salt tolerant, B&B



- LEGEND**
- EXISTING WOODED AREA
 - EXISTING CURB
 - EXISTING GAS LINE/GAS VALVE
 - EXISTING WATER LINE/VALVE
 - EXISTING SANITARY LINE/SANITARY MANHOLE
 - EXISTING OVERHEAD ELECTRIC TELEPHONE/CABLE UTILITY POLE
 - EXISTING STORM LINE/STORM INLET
 - RIGHT-OF-WAY
 - PROPERTY LINE
 - SETBACK LINE
 - PAVEMENT MARKING COLOR/SIZE
 - PROPOSED SIDEWALK
 - PROPOSED STORMWATER PIPE/INLET
 - PROPOSED WATER SERVICE
 - PROPOSED SANITARY LATERAL AND CLEANOUT
 - PROPOSED ELECTRIC/TELEPHONE/CABLE
 - PROPOSED NATURAL GAS SERVICE
 - PROPOSED CURB



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