

Summerwind Townhomes

Preliminary Townhouse Plan Development

CCD Freedom Corridor District

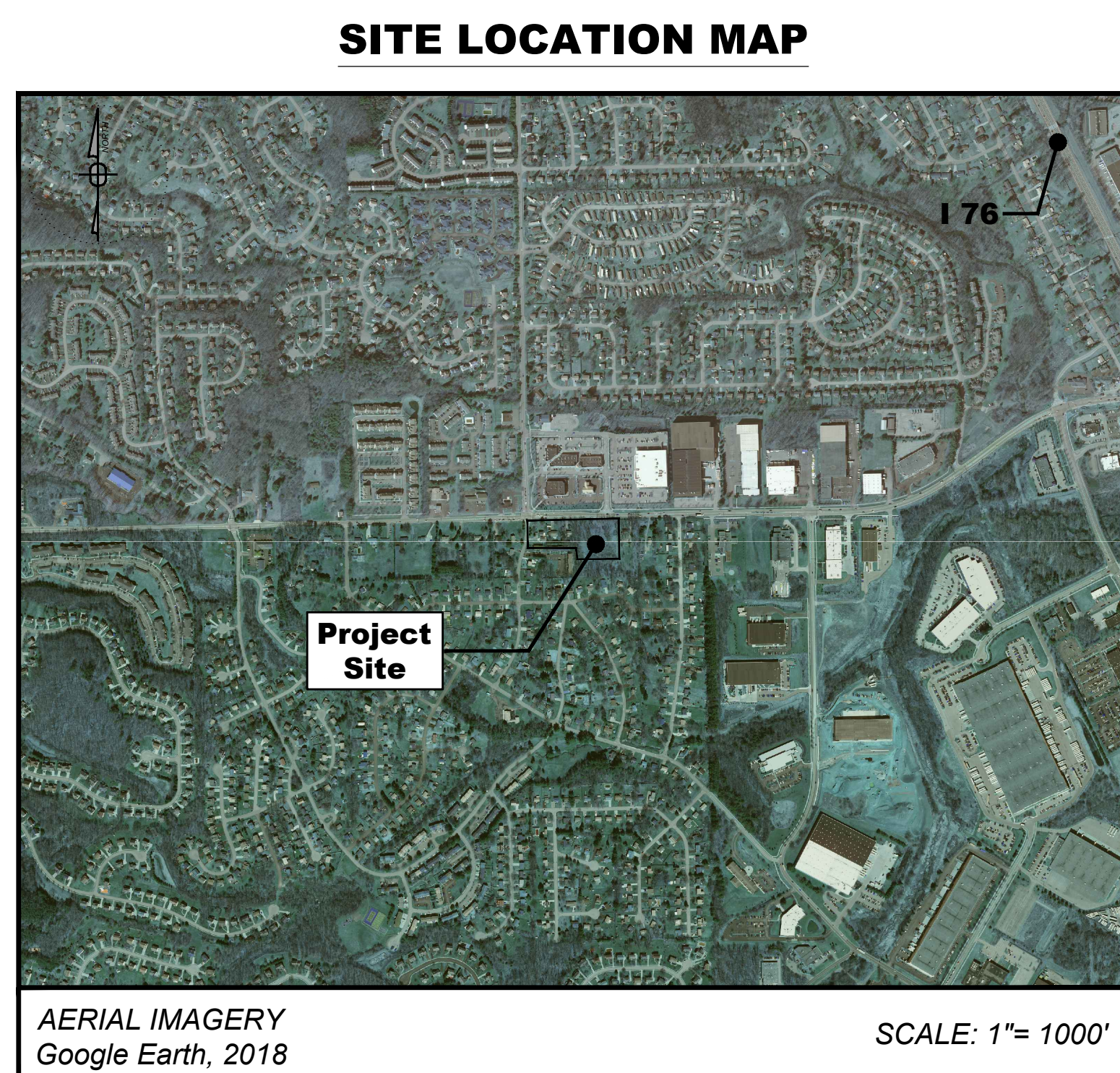
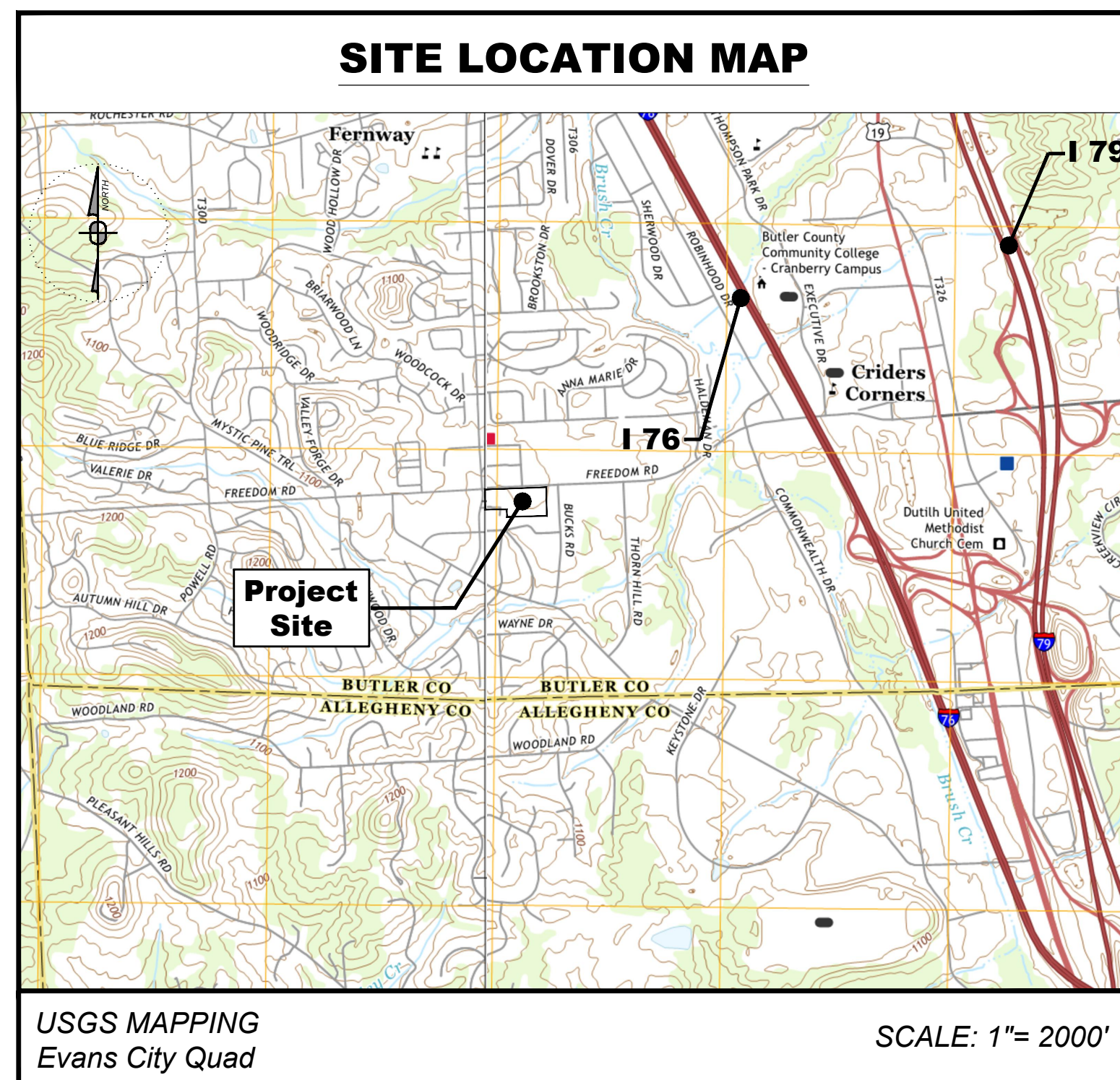
Cranberry Township, Butler County, Pennsylvania

Prepared For:

Freedom Road Management, LLC

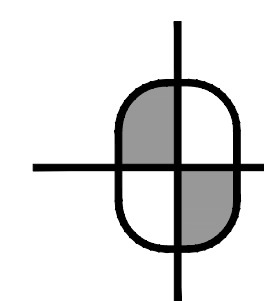
*Steven Koehler
290 Northgate Drive
Warrendale, PA 15086*

Preliminary Submittal Date: August 23, 2024

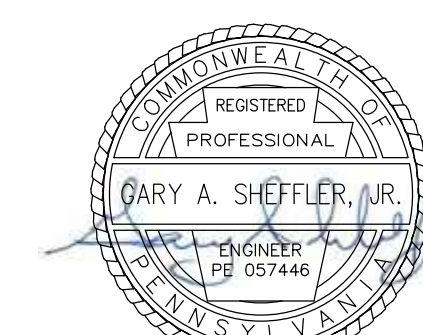


DRAWING SCHEDULE

SHEET NO.	DRAWING TITLE
C000	Title Sheet
C100	Existing Conditions Plan
C110	Slope Map
REC 1-2	Subdivision Plans
C200	Site Layout Plan
C205	Pavement Marking and Signage Plan
C210	Road Profiles
C300	Grading Plan
C400	Storm Sewer Plan
C410	Storm Sewer Profiles
C500	Sanitary Sewer Plan
C510	Sanitary Sewer Profiles
C600	Utility Plan
C700A-E	Site Details
C700F	General Notes
C800	Emergency Vehicle Routing Plan
C801	Vehicle Routing Plan
C900	Lighting Plan
C1000	Landscape Plan
C1100	Landscape Details
ES1-ES3	Erosion & Sedimentation Control Plans
ES4-ES7	Erosion & Sedimentation Control Details
PCSM1	Post Construction Stormwater Management Plan
PCSM2	Post Construction Stormwater Management Details



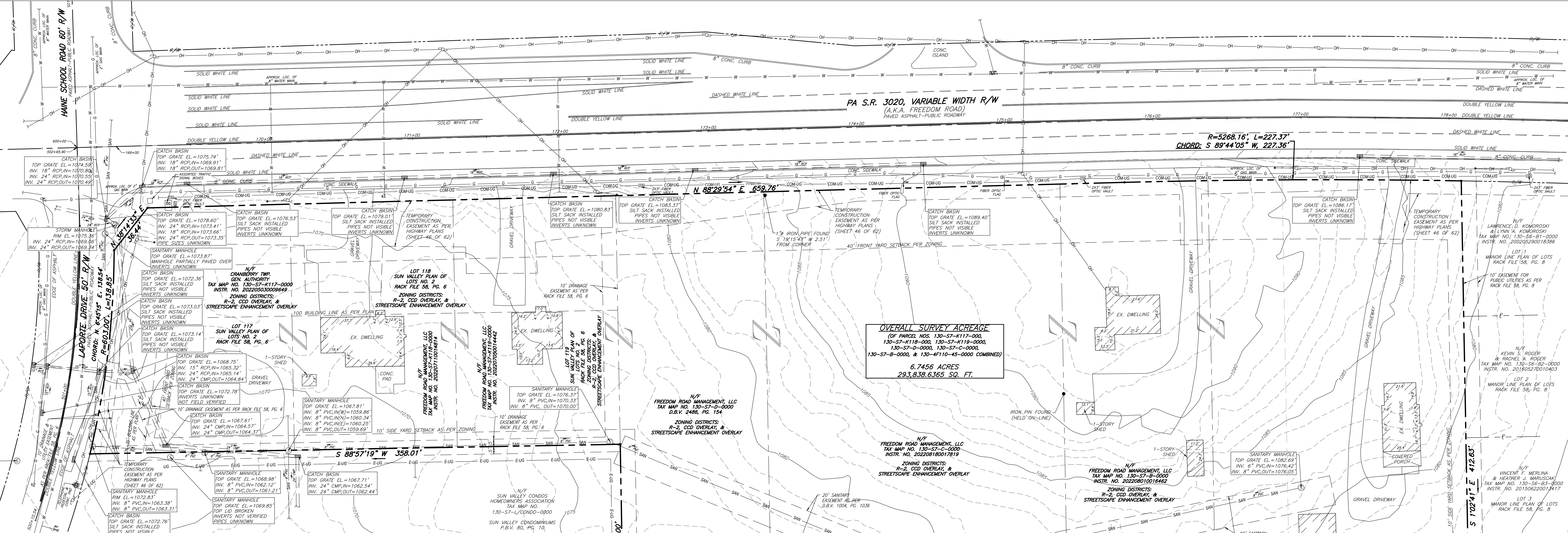
Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING



1712 Mt. Nebo Road
Sewickley, PA 15143

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

Project Utility Companies/Agencies					
Utility Service	Utility Provider	Address	Contact	Email	Telephone#
Sanitary Sewer	Cranberry Township	2525 Rochester Road, Suite 400 Cranberry Township, PA 16066	Joe Leavens	Joseph.leavens@cranberrytownship.org	724-776-4806
Public Water	Cranberry Township	2525 Rochester Road, Suite 400 Cranberry Township, PA 16066	Joe Leavens	Joseph.leavens@cranberrytownship.org	727-776-4806
Electric Service	Penn Power	920 N. Cedar St New Castle, PA 16102	Dan Stewart	danstewart@firstenergycorp.com	724-453-3433
Natural Gas	Peoples Natural Gas	375 N. Shore Dr. Pittsburgh, PA 15212	Timothy Vitullo	Timothy.Vitullo@peoples-gas.com	878-645-6892
Telephone Service	Armstrong	531 Perry Way Zelienople, PA 16063	Mike Cratty	mcratty@agoc.com	724-452-5695
Cable Television	Armstrong	531 Perry Way Zelienople, PA 16063	Mike Cratty	mcratty@agoc.com	724-452-5695

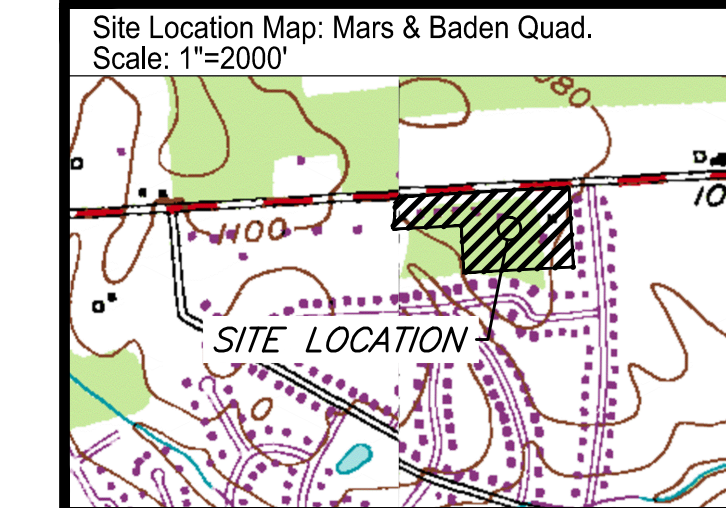


General Notes:

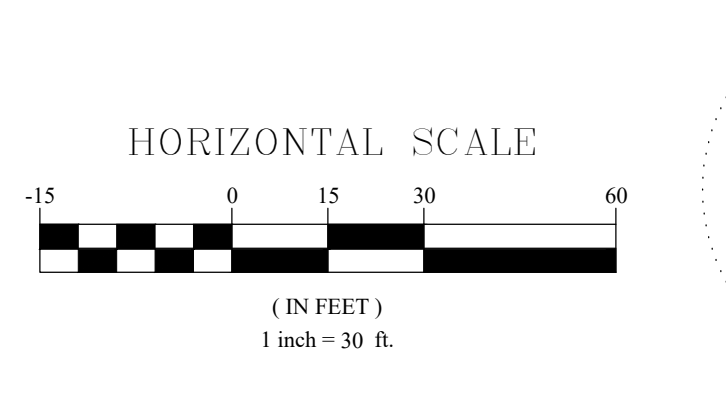
1. MERIDIAN SHOWN HEREON IS BASED ON THE CENTERLINE BEARINGS FOR PENNSYLVANIA STATE ROUTE 3020 (FREEDOM ROAD) AS SHOWN ON HIGHWAY RIGHT-OF-WAY PLANS RECEIVED FROM THE PENNSYLVANIA DEPT. OF TRANSPORTATION. ENGINEERING DISTRICT 10-0 OFFICE PLANS INCLUDE SHEET NOS. 46, 48 & 49 OF 62 OF ROUTE 3020, SECTION 297. INTERIOR ANGLES FOR THE EXISTING PROPERTIES SHOWN HEREON ARE BASED UPON DEEDS OF RECORD.
2. THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MARKINGS PROVIDED BY THE UTILITY COMPANIES AND EXISTING DRAWINGS OBTAINED FROM THE UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. ALL UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY ALL CONSTRUCTION PROJECTS.
3. VERTICAL CONTROL IS NAVD 88 PER GPS OBSERVATIONS & SUPPLEMENTED WITH LIDAR CONTOUR TOPOGRAPHY DATA FROM THE PENNSYLVANIA SPATIAL DATA ACCESS (PASDA) WEBSITE.
4. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PREMISES LIES WITHIN FLOOD ZONE X, OTHER AREAS, AS SHOWN ON FEMA FIRM MAP COMMUNITY PANEL NO. 42019C021D, BEARING AN EFFECTIVE DATE OF 08/2018. A PORTION OF THE SUBJECT PREMISE ALSO LIES WITHIN FEMA FIRM MAP COMMUNITY PANEL NO. 42019C020D, WHICH IS AN UNPRINTED FLOOD ZONE X. OTHER AREAS DEVOTED AREAS OF 0.25% ANNUAL CHANCE FLOOD, AND AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE.
5. PER THE DATE OF THE FIELD SURVEY THERE WAS A ROAD CONSTRUCTION PROJECT OCCURRING WITHIN THE RIGHT-OF-WAY OF FREEDOM ROAD. THE ROAD WAS BEING WIDENED, UTILITIES RELOCATED, AND PAVED. THE CONSTRUCTION HAS NOT YET COMPLETED AND THEREFORE THE SITE TOPOGRAPHY IS ONLY SHOWN TO THE SOUTHERLY RIGHT-OF-WAY OF FREEDOM ROAD AND THERE MAY BE UTILITIES THAT WERE NOT YET INSTALLED, UNCONSTRUCTED OR REMOVED PER THE CONSTRUCTION EFFORT.

ZONING INFORMATION:	
THE SUBJECT PREMISES LIES WITHIN THE R-2 ZONING DISTRICT, THE CCD CORRIDOR OVERLAY AREA OF FREEDOM ROAD, & WITHIN THE STREETSCAPE ENHANCEMENT OVERLAY OF FREEDOM ROAD.	
THE SETBACK AND BULK RESTRICTIONS FOR EACH ARE LISTED BELOW:	
ZONING DISTRICT:	R-2: SINGLE FAMILY RESIDENTIAL
MIN. NET LOT AREA:	34 ACRE WITH PUBLIC SEWER
MIN. LOT WIDTH:	85 FEET AT FRONT SETBACK LINE
MIN. FRONT YARD:	25 FEET AT THE FRONT LOT LINE
MIN. SIDE YARD:	40 FEET PRINCIPLE STRUCTURE
MIN. REAR YARD:	10 FEET PRINCIPLE STRUCTURE
MAX. BUILDING HEIGHT:	35 FEET
MIN. LOT COVERAGE:	15% INCLUDING ACCESSORY STRUCTURES
ZONING DISTRICT:	CCD FREEDOM CORRIDOR
DWELLING UNITS PER GROSS ACRE (MAX):	10, 17
MIN. CCD OPEN SPACE:	10%
MAX. IMPERVIOUS AREA:	10% MORE THAN UNDERLYING
MAX. BUILDING HEIGHT:	5 STORIES
MIN. BUILDING HEIGHT:	2 STORIES OR 20 FEET
ZONING DISTRICT:	STREETSCAPE ENHANCEMENT OVERLAY
THE STREETSCAPE ENHANCEMENT OVERLAY DISTRICT APPLIES TO THE DEVELOPMENT OF PROPERTIES ABUTTING CERTAIN ARTERIAL AND COLLECTOR STREETS FOR ANY NEW LAND DEVELOPMENT PROJECTS.	
ZONING INFORMATION WAS OBTAINED FROM:	
CRANBERRY TOWNSHIP WEB: https://www.cranberrytownship.org/597/Building-Zoning-Codes CODE ADMINISTRATOR: TIMOTHY FORD 2525 ROCHESTER ROAD, SUITE 400 CRANBERRY TOWNSHIP, PA 16066-6499 PHONE: (724) 776-4806, EXT. 1168	

LEGEND:	
GUY WIRE	GW-GW-GW-GW
FENCE LINE	---
U/G ELECTRIC	E-U-G
U/G COMM	COM-UG
GUIDERAIL	---
TREELINE	---
PROPERTY ADJOINER	---
SUBJECT PROPERTY	---
PROPERTY EASEMENT	---
ROAD CENTERLINE	---
ROAD LEGAL R/W	---
MAJOR CONTOUR	1400
MINOR CONTOUR	---
OVERHEAD LINES	OH-OH
GAS UTILITY	G-G
SANITARY UTILITY	SAN-SAN
STORM UTILITY	---
WATER UTILITY	W-W
ELECTRIC UTILITY	E-E
COMM UTILITY	COM
FIBER OPTIC	FO



CABLE TV MARKER	FIBER-OPTIC MARKER	MAIL BOX	TELEPHONE MARKER
CATCH BASIN	FIRE HYDRANT	MANHOLE UNKNOWN	TELEPHONE PEDESTAL
COMMUNICATION VAULT	GAS MARKER	MONUMENT	CONIFEROUS TREE
CABLE TV PEDESTAL	GAS METER	GENERAL POST	DECIDUOUS TREES
ELECTRIC MARKER	GAS VALVE	SANITARY CLEAN OUT	UTILITY POLE
ELECTRIC METER	GUY ANCHOR	SANITARY MANHOLE	WATER MARKER
ELECTRIC PEDESTAL	GUY POLE	DOUBLE POST SIGN	WATER METER
		SINGLE POST SIGN	



OWNER / DEVELOPER:
FREEDOM ROAD MANAGEMENT, LLC
STEVEN KOEHLER, MANAGER
290 NORTHGATE DRIVE
WARRENDALE, PA 15086

DATE	REVISION	DATE	SCALE
04/05/2024	Initial NPDES Submission	4/05/2024	1" = 30'
8/23/2024	Preliminary Submittal		

DRAWN BY: JRG CHECKED BY: GAS

DRAWING NO. C100

EXISTING CONDITIONS PLAN
SUMMERWIND TOWNHOMES
SITUATE IN
CRANBERRY TOWNSHIP, BUTLER COUNTY, PA
MADE FOR
FREEDOM ROAD MANAGEMENT, LLC

135 TECHNOLOGY DRIVE, SUITE 501 — CANONSBURG, PA 15317

Owners' Adoption

By resolution approved on the _____ day of _____, 2024, General Manager of the Freedom Road Management, LLC a Pennsylvania Limited Liability Company, owners of the land shown on the Summerwind Townhomes Planned Residential Development adopted this plan as its plan of lots and irrevocably dedicated all streets and other property identified for dedication on the plan to the public. Hereto covenants and agrees to and by these presents does release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Cranberry, their successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public streets or property and the physical grading thereof to any grades that may be established. This adoption and dedication shall be binding upon the corporation and upon its successors and assigns.

Freedom Road Management, LLC a Pennsylvania Limited Liability Company

By: _____, an irrevocable trust, Member

Acknowledgment of Corporate Adoption and Dedication

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared _____, General Manager of Freedom Road Management, LLC a Pennsylvania Limited Liability Company who stated that he is authorized to execute the above adoption, dedication and plan on behalf of the corporation and was present at the meeting at which the action of the corporation was taken to adopt the plan and dedicate public property contained therein to the public.

Witness my hand and notarial seal this _____ day of _____, 2018.

Notary Public

Certification of Title and Concurrence of Mortgagee

We hereby certify that the title to the property contained in the Summerwind Townhomes Planned Residential Development is in the name of Freedom Road Management, LLC a Pennsylvania Limited Liability Company and is recorded in Instrument No. and _____, 2022/07/10/014814, 2022/07/20/014442, 2022/08/18/017819, 2022/08/01/016462, 2022/07/10/014817 and D.B.V. 2486, PG. 154.

Freedom Road Management, LLC a Pennsylvania Limited Liability Company

By: _____, an irrevocable trust, Member

Washington Financial Bank, mortgagee of the property contained in the Summerwind Townhomes Planned Residential Development consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Signature of Witness William M. Harker - Vice President

Cranberry Township Board of Supervisors

The Board of Supervisors of the Township of Cranberry, hereby gives notice that in approving this plan for recording, the Township of Cranberry has not accepted dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

The Township of Cranberry agrees not to issue building permits until the "Planning Module for Land Development" has been approved in accordance with the regulations in the Pennsylvania Department of Environmental Protection.

Approved by the Board of Supervisors of the Township of Cranberry by Ordinance/Resolution No. _____ effective this _____ day of _____.

Secretary Chairman, Board of Supervisors

Cranberry Township - Township Manager

I, _____, Township Manager for the Township of Cranberry, certify that the conditions for final approval outlined in Ordinance/Resolution No. _____ have been met in accordance with Section 22-305 and 22-307 of the Township of Cranberry Code or Ordinances of _____.

Township Manager

Cranberry Township Municipal Engineer

I, _____, a Registered Professional Engineer, the Township Engineer of the Township of Cranberry, do hereby certify that this Subdivision Plan meets all the engineering and design requirements of the Township Subdivision and Zoning Ordinance except as departures have been authorized by the approval authority.

Date Signature Registration #

Surveyor's Certification

I certify that, to the best of my knowledge, that the survey and plan shown hereon correctly represents the lots, lands, streets and highways as surveyed and plotted by me.

Date J. Todd Henwood, PLS Registration # SU-075612

Butler County Planning Commission

Reviewed by the Butler County Planning Commission on this _____ day of _____.

Secretary Chairman, Butler County Planning Commission

Proof of Recording

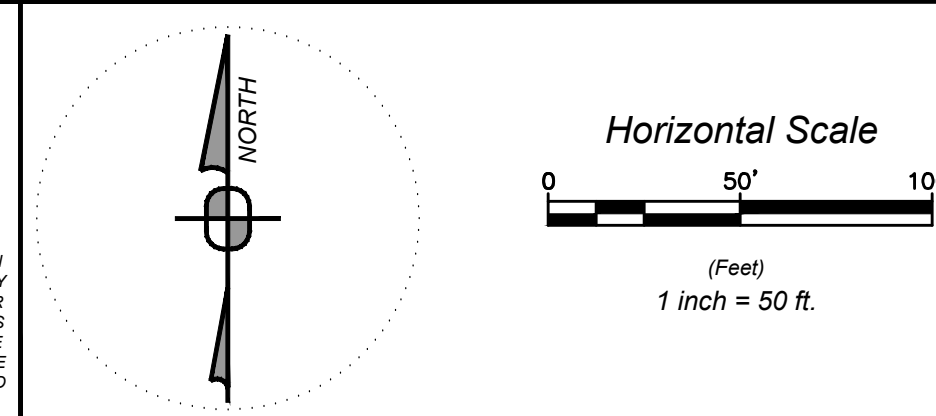
Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume _____, Page(s) _____.

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

Recorder of Deeds

REGISTERED SURVEYOR TOWNSHIP OF CRANBERRY ENGINEER TOWNSHIP OF CRANBERRY BOARD OF SUPERVISORS BUTLER COUNTY PLANNING COMMISSION BUTLER COUNTY RECORDER OF DEEDS

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



POCS SER. #: DESIGN - 20222920611 DIG -

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

Table with columns: Date, Revision Description, By, Professional Seal, Prepared By.

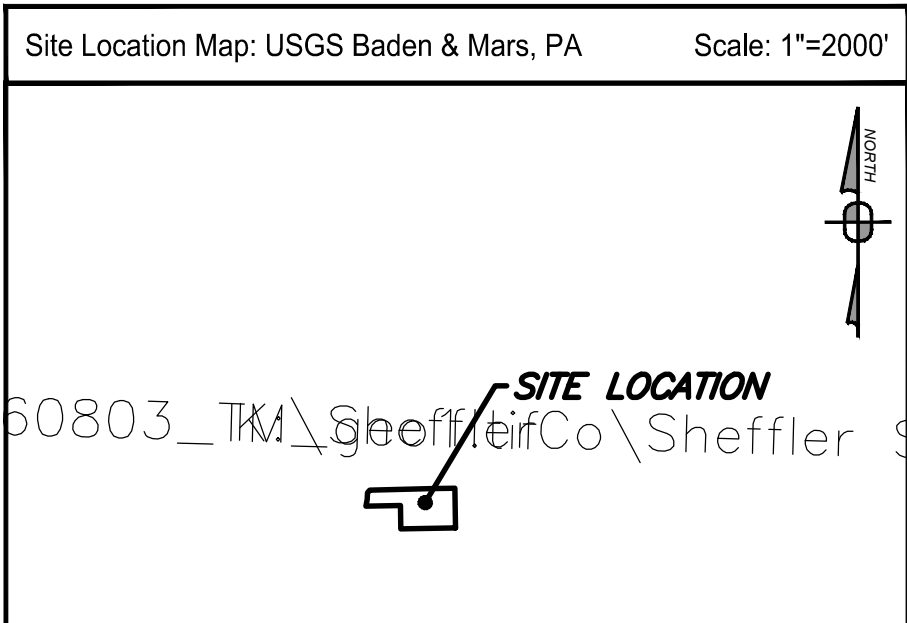
Sheffler & Company, Inc. ENGINEERING • SURVEYING 1712 Mount Nebo Road Sewickley, PA 15143 Office Phone: 412-219-4509 Email: Info@Sheffler.Co.com

Summerwind Townhomes Planned Residential Development Prepared For: Freedom Road Management, LLC Site In: Cranberry Township, Butler County, PA

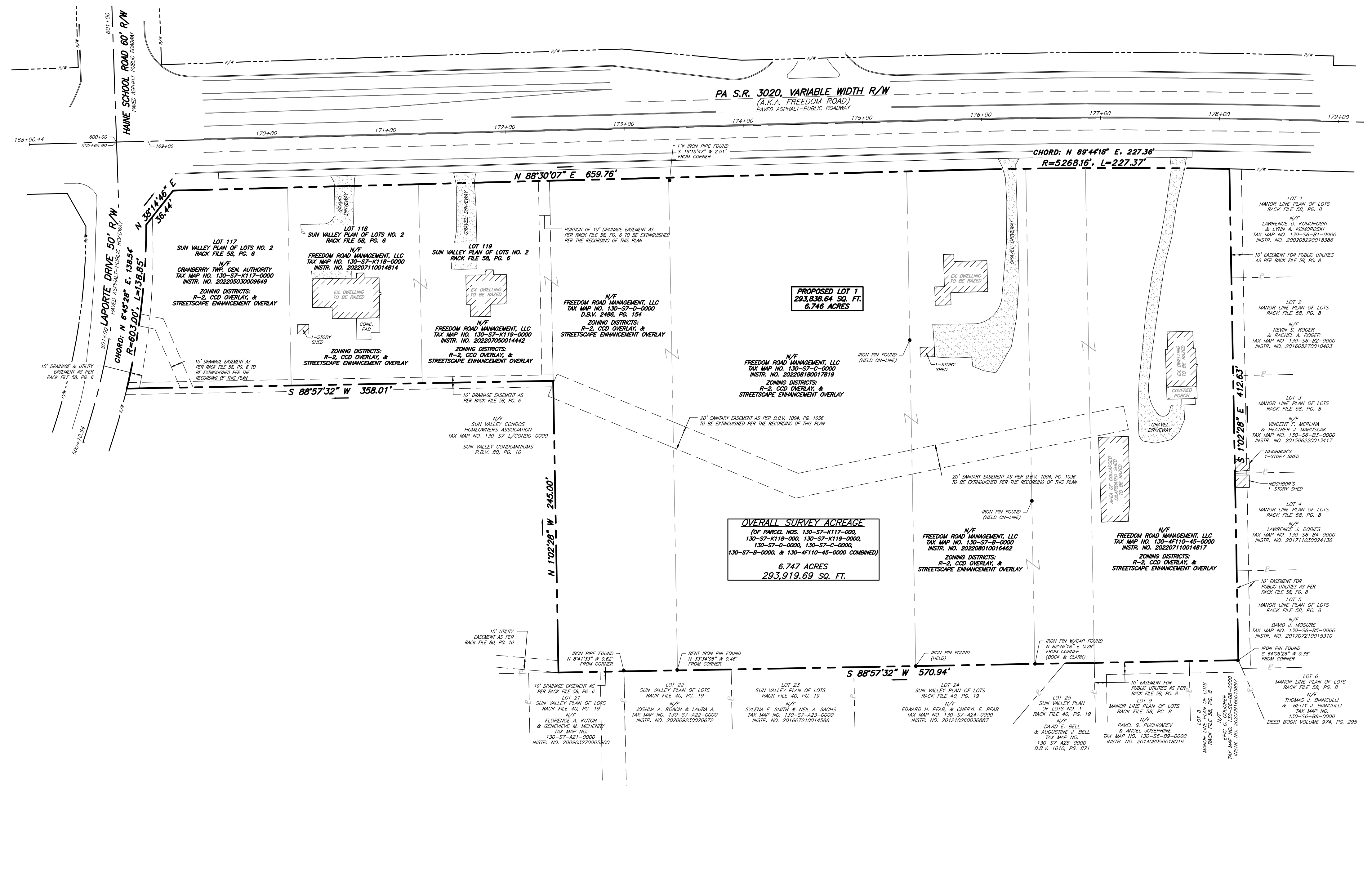
Table with columns: Drawing Scale, Date Issued, Project Job#, CADD#, Drawing By, Drawn By, Field Book #.

REC 1

AREA TABULATION: EXISTING TAX PARCELS: 130-S7-K117-000 0.469 ACRES... EXISTING TOTAL LOT AREA: 6.747 ACRES... PROPOSED PARCELS: PROPOSED LOT NO. 1 6.747 ACRES (293,919.69 SQ. FT.)



K:\ShefflerCo\Sheffler Support Files\Sheffler CADD Support Files\USGS Map of Pennsylvania\Baden & Mars, PA\20160803_TKM_ShefflerCo\Sheffler Support Files\Summerwind Townhomes Planned Residential Development\Summerwind Townhomes Planned Residential Development.dwg



GENERAL NOTES: 1. THE PURPOSE OF THIS PLAN TO CONSOLIDATE THE EXISTING PROPERTY (TAX MAP 130-S7-K117-000) OWNED BY CRANBERRY TWP GEN AUTH... 2. BASIS OF BEARING: PENNSYLVANIA COORDINATE SYSTEM OF 1983, SOUTH ZONE... 3. THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION... 4. THE SUBJECT PREMISES LIES WITHIN FLOOD ZONE X, AS SHOWN ON FEMA FIRM MAP COMMUNITY PANEL NO. 0551D... 5. REFERENCE: THE SUN VALLEY PLAN OF LOTS RECORDED IN RACK FILE 40, PG. 19...

ZONING INFORMATION: THE SUBJECT PREMISES LIES WITHIN THE R-2 DISTRICT ZONING DISTRICT: R-2 - SINGLE FAMILY RESIDENTIAL DISTRICT (WHERE THERE IS NO PUBLIC SANITARY SEWER) MIN. LOT AREA: 1 ACRE... MIN. LOT WIDTH: 100 FEET (AT THE FRONT YARD SETBACK LINE) 25 FEET (AT THE FRONT LOT LINE) (WHERE THERE IS PUBLIC SANITARY SEWER) MIN. LOT AREA: 3/4 ACRE... MIN. LOT WIDTH: 85 FEET (AT THE FRONT YARD SETBACK LINE) 25 FEET (AT THE FRONT LOT LINE) MIN. FRONT YARD: 40 FEET MIN. SIDE YARD: 10 FEET MIN. REAR YARD: 25 FEET MAX. BUILDING HEIGHT: 35 FEET MAX. LOT COVERAGE: 15% (INCLUDING ACCESSORY STRUCTURES) MINIMUM YARD REQUIREMENTS FOR ACCESSORY STRUCTURES: ACCESSORY STRUCTURE OR BUILDING SETBACKS SHALL BE 10 FEET FROM ANY PROPERTY LINE AND PROVIDED THAT NO ACCESSORY STRUCTURE OR BUILDING IS PERMITTED WITHIN ANY FRONT YARD. PRIVATE GARAGES AND ACCESSORY BUILDINGS IN EXCESS OF 200 SQUARE FEET OF BUILDING AREA MUST COMPLY WITH THE YARD REQUIREMENTS FOR PRINCIPAL STRUCTURES STATED ABOVE. ZONING INFORMATION WAS OBTAINED FROM: CRANBERRY TOWNSHIP ZONING ORDINANCE INFO: AUGUST 03, 2023 ZONING MAP: JUNE 12, 2023 CODE ADMINISTRATOR: TIMOTHY FORD 2526 ROCHESTER ROAD SUITE 400 CRANBERRY TOWNSHIP, PA 16066-6499 PHONE: (724) 776-4806 NOTE: ZONING INFORMATION SHOWN SHOULD BE VERIFIED WITH MUNICIPALITY PRIOR TO CONSTRUCTION.

PRELIMINARY

NOTE: MONUMENTS SHALL BE PLACED IN ACCORDANCE WITH CRANBERRY TOWNSHIP STANDARD DETAIL SD-18 AND SHOWN ON AS-BUILT DRAWINGS. MONUMENTS SHALL BE ACCOMPANIED BY A LETTER OF CERTIFICATION FROM A PROFESSIONAL LAND SURVEYOR.

ALL EASEMENTS SHOWN HERE ON ARE PUBLIC UNLESS OTHERWISE NOTED.

HAINES SCHOOL ROAD 60' R/W
PAVED ASPHALT - PUBLIC ROADWAY

LAPORTE DRIVE 50' R/W
PAVED ASPHALT - PUBLIC ROADWAY

PA S.R. 3020, VARIABLE WIDTH R/W
(A.K.A. FREEDOM ROAD)
PAVED ASPHALT - PUBLIC ROADWAY

CHORD: N 89°44'18" E, 227.36'
R=5268.16', L=227.37'

N 88°30'07" E 659.76'

CHORD: N 6°45'28" E, 138.54'
R=603.00', L=138.54'

PARCEL OS-2
52,967.8 SQ.FT.
1.22 ACRES

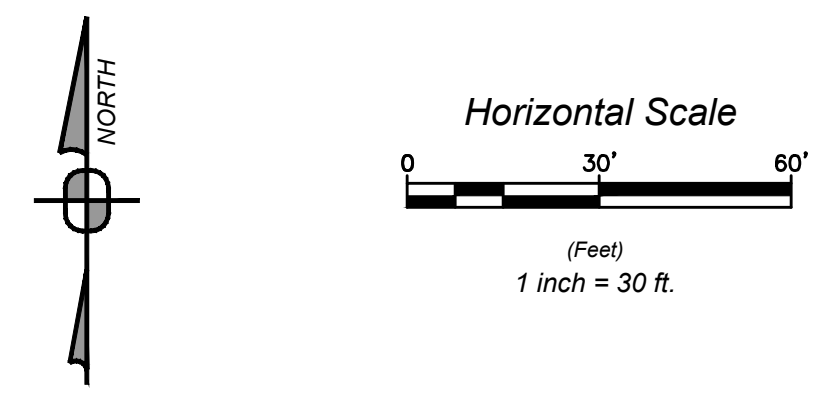
PARCEL OS-3
52,967.8 SQ.FT.
1.22 ACRES

PARCEL OS-3
52,967.8 SQ.FT.
1.22 ACRES

PARCEL OS-3
52,967.8 SQ.FT.
1.22 ACRES

PRELIMINARY

811 Know what's below.
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POCS SER. #: DESIGN - 20222920611
DIG -



Date:	Revision Description:	By:	Professional Seal
2024-08-23	Preliminary Submittal	JAP	

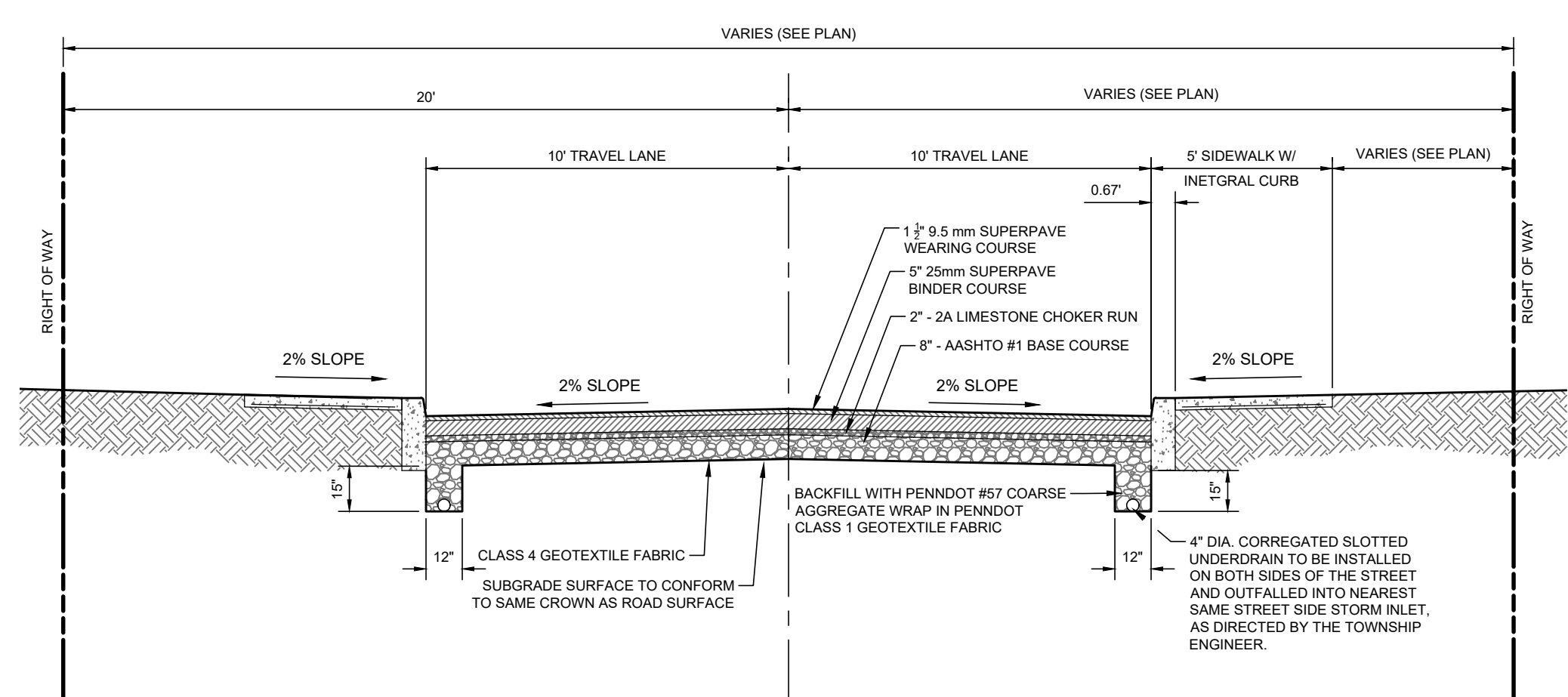
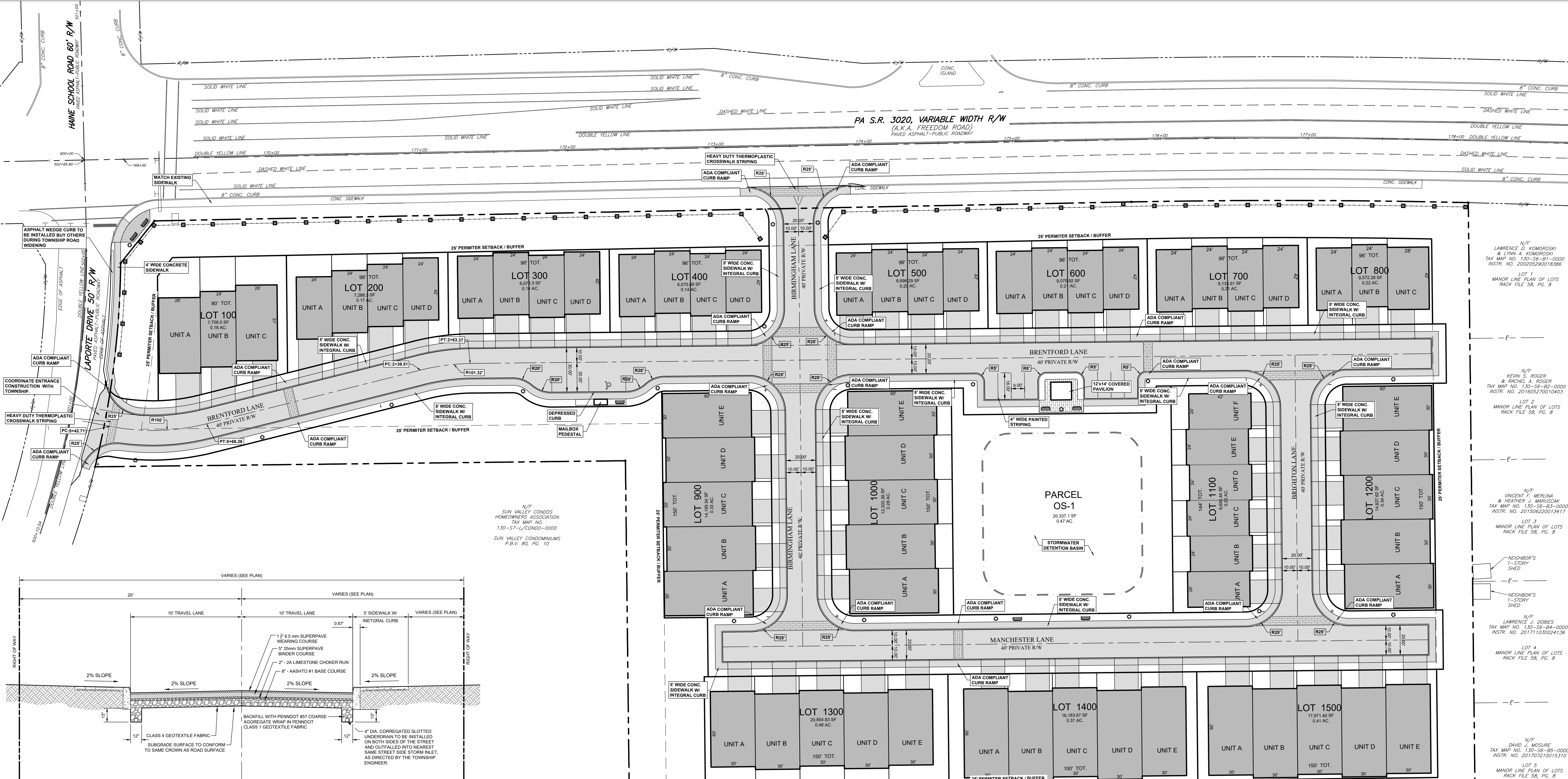
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Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Summerwind Townhomes
Planned Residential Development
Prepared For:
Freedom Road Management, LLC
Situate In:
Cranberry Township, Butler County, PA

Being a Consolidation and Subdivision Plan of Butler County
Tax Map Nos. 130-S7-K117-000, 130-S7-K118-000,
130-S7-K119-000, 130-S7-D-000, 130-S7-C-000,
130-S7-B-000, and 130-4F110-45-000

DRAWING SCALE: 1" = 30'	DRAWN BY: JAP
DATE ISSUED: July 19th, 2024	REVIEWED BY: JTH
PROJECT JOB#: 4293	FIELD BOOK #: 4293
CADD#: 4293 - Freedom Road Property - Recording Plan.dwg	

Freedom Road Management, LLC
Steven Kohler, Manager
290 Northgate Drive
Warrendale, PA 15086
Phone: 724-591-8241
Sheet No.
REC 2

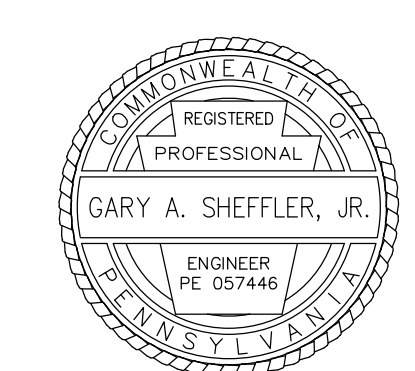
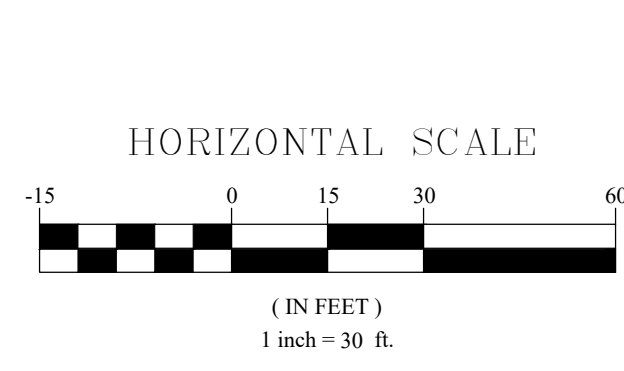


Site Plan Legend

- PROPOSED BOUNDARY LINE RIGHT-OF-WAYS
- ADJOINING PROPERTY LINES
- PROPOSED CURBS
- PROPOSED ROADWAY CENTERLINES
- ASPHALT/PAVED ROADS/DRIVES
- LIGHT STANDARD

SITE DATA
 TOTAL SITE AREA = 6.74 ACRES
 TOTAL UNITS = 65
 DENSITY = 9.6 DU/AC.
 TOTAL OPEN SPACE PROVIDED = 1.93 AC.

NOTE:
 TOWNHOMES SHALL COMPLY WITH THE FACADE STANDARDS SET FORTH IN THE TOWNSHIP ZONING ORDINANCE SECTION §27-1208



OWNER / DEVELOPER:
 FREEDOM ROAD MANAGEMENT, LLC
 STEVEN KOEHLER, MANAGER
 290 NORTHGATE DRIVE
 WARRENDALE, PA 15086

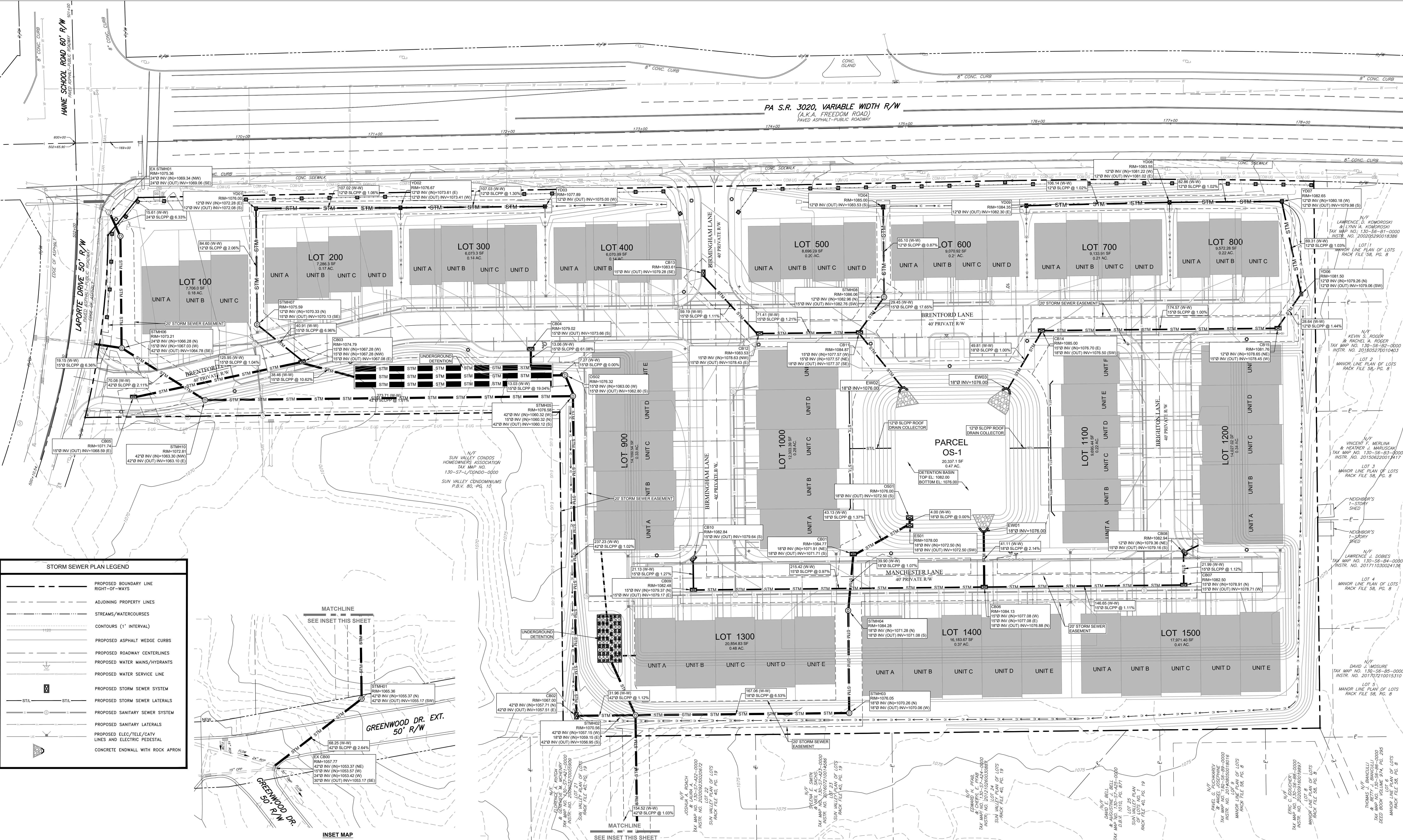
DATE	REVISION	DATE	SCALE
04/05/2024	Initial NPDES Submission	4/05/2024	1" = 30'
8/23/2024	Preliminary Submittal		

SITE LAYOUT PLAN
SUMMERWIND TOWNHOMES
 SITUATE IN
 CRANBERRY TOWNSHIP, BUTLER COUNTY, PA
 MADE FOR
FREEDOM ROAD MANAGEMENT, LLC



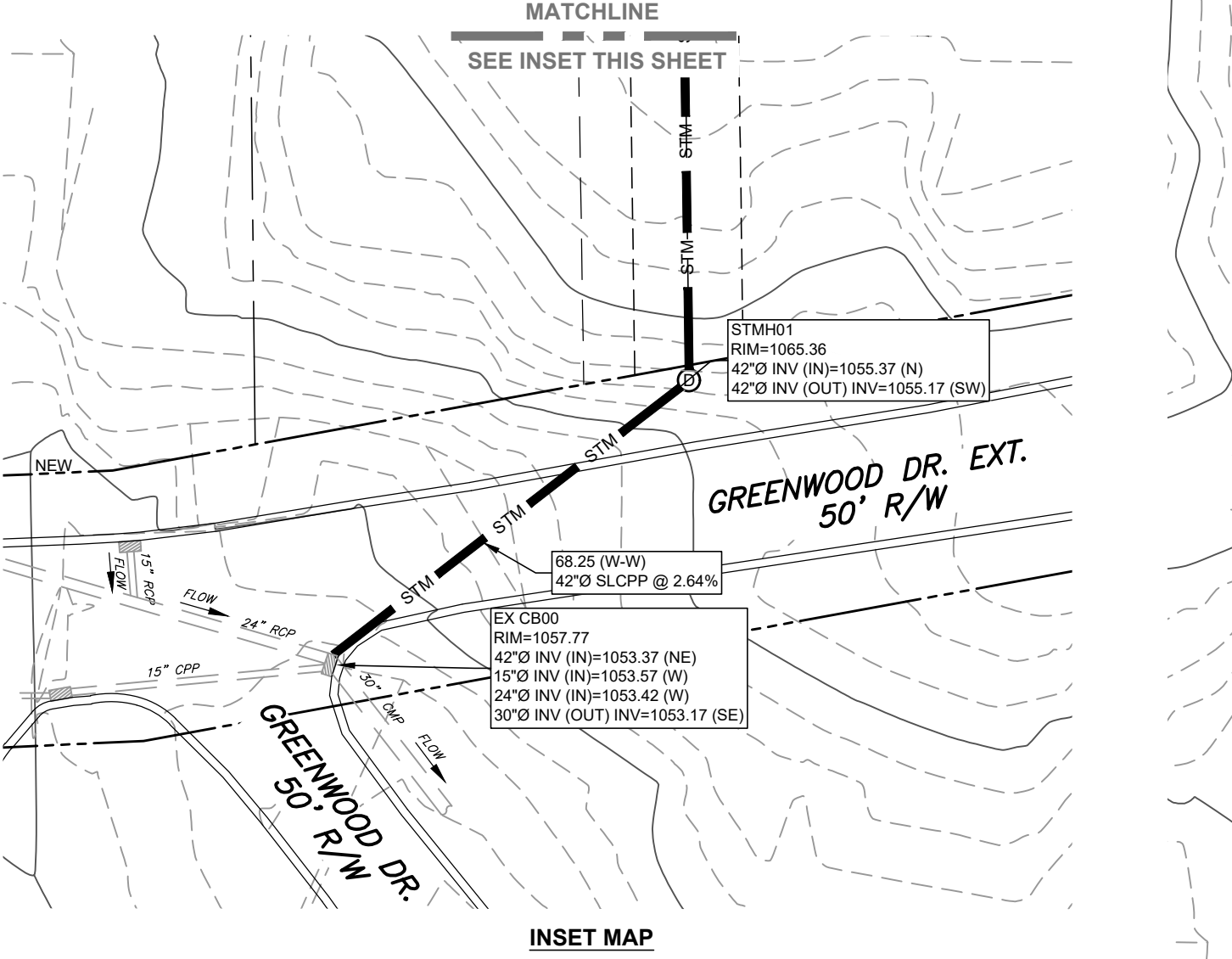
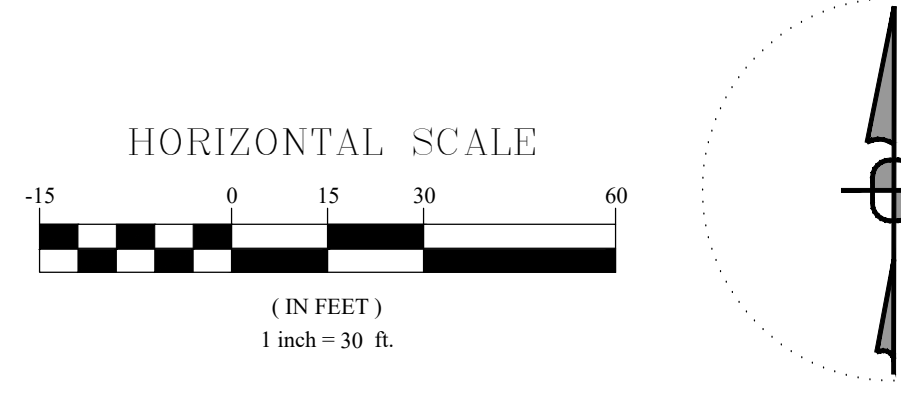
135 TECHNOLOGY DRIVE, SUITE 501 — CANONSBURG, PA 15317

- N/F LAWRENCE D. KOMOROSKI & LYNN A. KOMOROSKI
TAX MAP NO. 130-56-B1-0000
INSTR. NO. 20030529018386
LOT 1
MANOR LINE PLAN OF LOTS
RACK FILE 58, PG. 8
- N/F KEVIN S. ROGER & RACHEL A. ROGER
TAX MAP NO. 130-56-B2-0000
INSTR. NO. 201605270010403
LOT 2
MANOR LINE PLAN OF LOTS
RACK FILE 58, PG. 8
- N/F VINCENT F. MERLINA & HEATHER J. MARUSCAK
TAX MAP NO. 130-56-B3-0000
INSTR. NO. 201506220013417
LOT 3
MANOR LINE PLAN OF LOTS
RACK FILE 58, PG. 8
- N/F NEIGHBOR'S 1-STORY SHED
- N/F NEIGHBOR'S 1-STORY SHED
- N/F LAWRENCE J. DOBIES
TAX MAP NO. 130-56-B4-0000
INSTR. NO. 201711030024136
LOT 4
MANOR LINE PLAN OF LOTS
RACK FILE 58, PG. 8
- N/F DAVID J. MOSURE
TAX MAP NO. 130-56-B5-0000
INSTR. NO. 20170210015310
LOT 5
MANOR LINE PLAN OF LOTS
RACK FILE 58, PG. 8
- N/F FLORENCE A. HUTCH & MICHELE M. HUTCH
TAX MAP NO. 130-56-B6-0000
INSTR. NO. 200603270008000
SUN VALLEY PLAN OF LOTS
RACK FILE 40, PG. 19
- N/F JOSUW N/F BOUCH & LAURA A. BOUCH
TAX MAP NO. 130-56-B7-0000
INSTR. NO. 200303230026576
LOT 22
SUN VALLEY PLAN OF LOTS
RACK FILE 40, PG. 19
- N/F STEVEN E. SMITH & CHELLE E. PRAB
TAX MAP NO. 130-57-A3-0000
INSTR. NO. 201607100146866
SUN VALLEY PLAN OF LOTS
RACK FILE 40, PG. 19
- N/F EDWARD N. PRAB & CHELLE E. PRAB
TAX MAP NO. 130-57-A4-0000
INSTR. NO. 201408020018018
SUN VALLEY PLAN OF LOTS
RACK FILE 40, PG. 19
- N/F DAVID E. BELL & AUGUSTINE J. BELL
TAX MAP NO. 130-56-B8-0000
INSTR. NO. 200609160019897
SUN VALLEY PLAN OF LOTS
RACK FILE 40, PG. 19
- N/F PAMELA G. VINCIGHERA & ANGEL JOSEPHINE
TAX MAP NO. 130-56-B9-0000
INSTR. NO. 201408020018018
MANOR LINE PLAN OF LOTS
RACK FILE 58, PG. 8
- N/F ERIC J. WILKINSON
TAX MAP NO. 130-56-B9-0000
INSTR. NO. 200609160019897
MANOR LINE PLAN OF LOTS
RACK FILE 58, PG. 8
- N/F THOMAS J. MANCILLI
TAX MAP NO. 130-56-B9-0000
DEED BOOK VOLUME 974, PG. 295
MANOR LINE PLAN OF LOTS
RACK FILE 58, PG. 8



STORM SEWER PLAN LEGEND

	PROPOSED BOUNDARY LINE
	RIGHT-OF-WAYS
	ADJOINING PROPERTY LINES
	STREAMS/WATERCOURSES
	CONTOURS (1' INTERVAL)
	PROPOSED ASPHALT WEDGE CURBS
	PROPOSED ROADWAY CENTERLINES
	PROPOSED WATER MAINS/HYDRANTS
	PROPOSED WATER SERVICE LINE
	PROPOSED STORM SEWER SYSTEM
	PROPOSED STORM SEWER LATERALS
	PROPOSED SANITARY SEWER SYSTEM
	PROPOSED SANITARY SEWER LATERALS
	PROPOSED ELEC/TELE/CATV LINES AND ELECTRIC PESTAL
	CONCRETE ENDWALL WITH ROCK APRON



OWNER / DEVELOPER:
 FREEDOM ROAD MANAGEMENT, LLC
 STEVEN KOEHLER, MANAGER
 290 NORTHGATE DRIVE
 WARRENDALE, PA 15086

DATE	REVISION	DATE	SCALE
04/05/2024	Initial NPDES Submission	4/05/2024	1" = 30'
8/23/2024	Preliminary Submittal		

DRAWN BY: JRG CHECKED BY: GAS
DRAWING NO. C400

STORM SEWER PLAN
 SUMMERWIND TOWNHOMES
 SITUATE IN
 CRANBERRY TOWNSHIP, BUTLER COUNTY, PA
 MADE FOR
FREEDOM ROAD MANAGEMENT, LLC

JMS ENGINEERING
 135 TECHNOLOGY DRIVE, SUITE 501 — CANONSBURG, PA 15117

LOT 100
 N/V
 LAWRENCE D. KOMOROSKI & LYNN A. KOMOROSKI
 TAX MAP NO. 130-56-B1-0000
 INSTR. NO. 2003052901018386
 MANOR LINE PLAN OF LOTS
 RACK FILE 58, PG. 8

LOT 200
 N/V
 KEVIN S. ROGER & RACHEL A. ROGER
 TAX MAP NO. 130-56-B1-0000
 INSTR. NO. 2016052701010403
 MANOR LINE PLAN OF LOTS
 RACK FILE 58, PG. 8

LOT 300
 N/V
 VINCENT F. MERLINA & HEATHER J. MARUSCA
 TAX MAP NO. 130-56-B1-0000
 INSTR. NO. 20150622013417
 MANOR LINE PLAN OF LOTS
 RACK FILE 58, PG. 8

LOT 400
 N/V
 DAVID J. MASURE
 TAX MAP NO. 130-56-B5-0000
 INSTR. NO. 2017110300241136
 MANOR LINE PLAN OF LOTS
 RACK FILE 58, PG. 8

LOT 500
 N/V
 THOMAS J. MANCILLI
 TAX MAP NO. 130-56-B5-0000
 DEED BOOK VOLUME 974, PG. 295
 MANOR LINE PLAN OF LOTS
 RACK FILE 58, PG. 8

LOT 600
 N/V
 ERIC C. WILSON
 TAX MAP NO. 130-56-B5-0000
 INSTR. NO. 20090916010987
 MANOR LINE PLAN OF LOTS
 RACK FILE 58, PG. 8

LOT 700
 N/V
 PAMEL G. FENIMORE & ANGEL JOSEPHINE
 TAX MAP NO. 2014080201010101
 MANOR LINE PLAN OF LOTS
 RACK FILE 58, PG. 8

LOT 800
 N/V
 DAVID E. BELL & AUGUSTINE J. BELL
 TAX MAP NO. 1010, PG. 871-0000
 B.B.A. 1010, PG. 871
 MANOR LINE PLAN OF LOTS
 RACK FILE 58, PG. 8

LOT 900
 N/V
 THOMAS J. MANCILLI
 TAX MAP NO. 130-56-B5-0000
 DEED BOOK VOLUME 974, PG. 295
 MANOR LINE PLAN OF LOTS
 RACK FILE 58, PG. 8

LOT 1000
 N/V
 THOMAS J. MANCILLI
 TAX MAP NO. 130-56-B5-0000
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 MANOR LINE PLAN OF LOTS
 RACK FILE 58, PG. 8

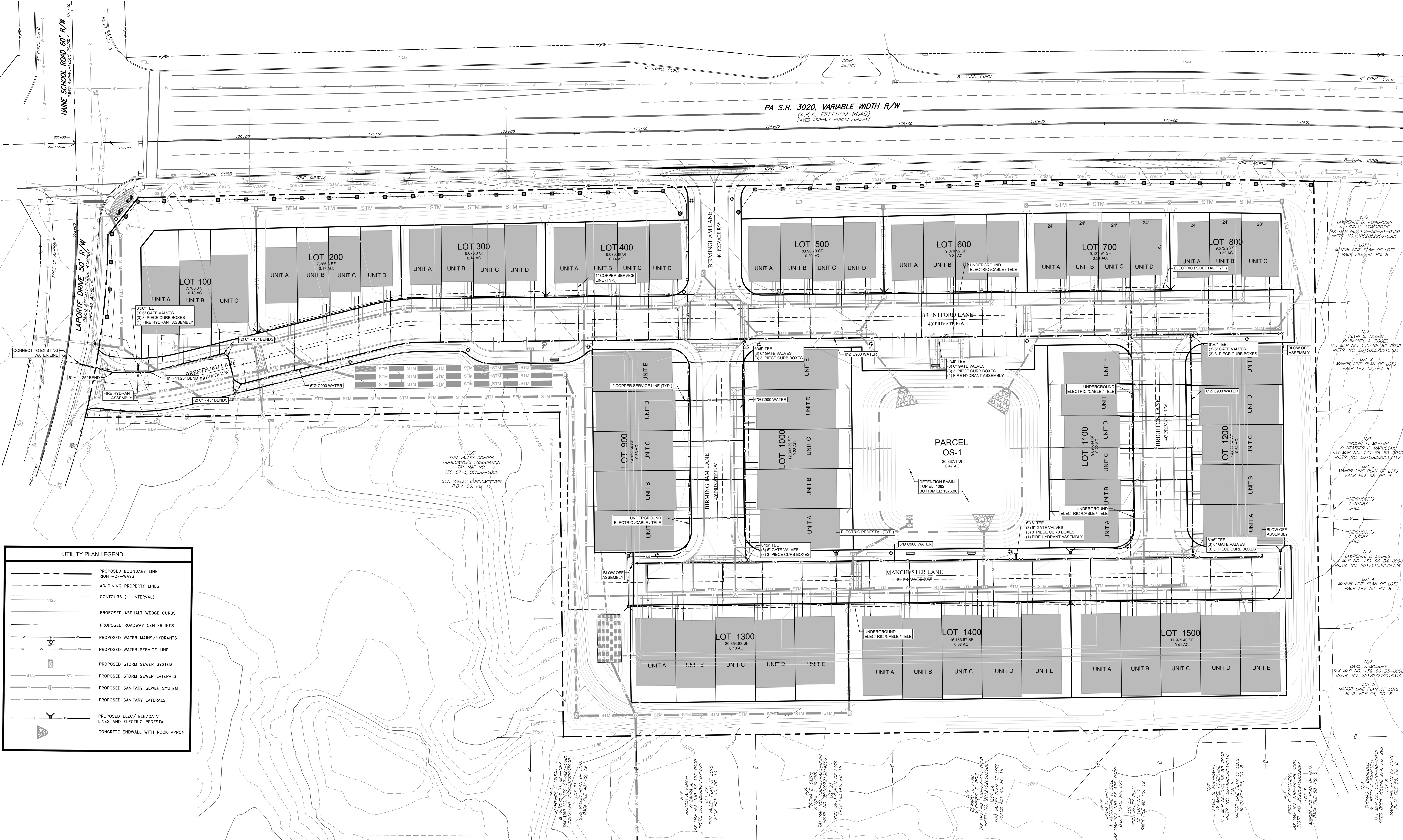
LOT 1100
 N/V
 THOMAS J. MANCILLI
 TAX MAP NO. 130-56-B5-0000
 DEED BOOK VOLUME 974, PG. 295
 MANOR LINE PLAN OF LOTS
 RACK FILE 58, PG. 8

LOT 1200
 N/V
 THOMAS J. MANCILLI
 TAX MAP NO. 130-56-B5-0000
 DEED BOOK VOLUME 974, PG. 295
 MANOR LINE PLAN OF LOTS
 RACK FILE 58, PG. 8

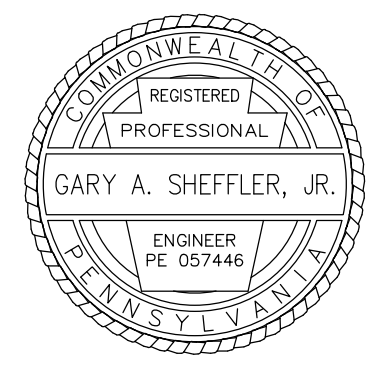
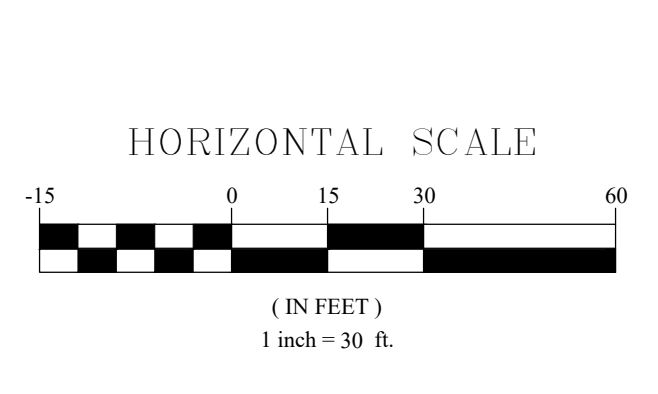
LOT 1300
 N/V
 THOMAS J. MANCILLI
 TAX MAP NO. 130-56-B5-0000
 DEED BOOK VOLUME 974, PG. 295
 MANOR LINE PLAN OF LOTS
 RACK FILE 58, PG. 8

LOT 1400
 N/V
 THOMAS J. MANCILLI
 TAX MAP NO. 130-56-B5-0000
 DEED BOOK VOLUME 974, PG. 295
 MANOR LINE PLAN OF LOTS
 RACK FILE 58, PG. 8

LOT 1500
 N/V
 THOMAS J. MANCILLI
 TAX MAP NO. 130-56-B5-0000
 DEED BOOK VOLUME 974, PG. 295
 MANOR LINE PLAN OF LOTS
 RACK FILE 58, PG. 8



UTILITY PLAN LEGEND	
	PROPOSED BOUNDARY LINE
	RIGHT-OF-WAYS
	ADJOINING PROPERTY LINES
	CONTOURS (1' INTERVAL)
	PROPOSED ASPHALT WEDGE CURBS
	PROPOSED ROADWAY CENTERLINES
	PROPOSED WATER MAINS/HYDRANTS
	PROPOSED WATER SERVICE LINE
	PROPOSED STORM SEWER SYSTEM
	PROPOSED STORM SEWER LATERALS
	PROPOSED SANITARY SEWER SYSTEM
	PROPOSED SANITARY LATERALS
	PROPOSED ELEC/TELE/CATV LINES AND ELECTRIC PEDESTAL
	CONCRETE ENDWALL WITH ROCK APRON



OWNER / DEVELOPER:
 FREEDOM ROAD MANAGEMENT, LLC
 STEVEN KOEHLER, MANAGER
 290 NORTHGATE DRIVE
 WARRENDALE, PA 15086

DATE	REVISION	DATE	SCALE
04/05/2024	Initial NPDES Submission	4/05/2024	1" = 30'
8/23/2024	Preliminary Submittal		

DRAWN BY: JRG CHECKED BY: GAS

UTILITY PLAN
 SUMMERWIND TOWNHOMES
 SITUATE IN
 CRANBERRY TOWNSHIP, BUTLER COUNTY, PA
 MADE FOR
 FREEDOM ROAD MANAGEMENT, LLC

135 TECHNOLOGY DRIVE, SUITE 501 — CANONSBURG, PA 15317

N/E LAWRENCE D. KOMOROSKI & LYNN A. KOMOROSKI
 TAX MAP NO. 130-56-B1-0000
 INSTR. NO. 20080529018386
 LOT 11
 MAJOR LINE PLAN OF LOTS
 RACK FILE 58, PG. 8

N/E KEVIN S. ROGER & RACHEL A. ROGER
 TAX MAP NO. 130-56-B2-0000
 INSTR. NO. 20180527010403
 LOT 2
 MAJOR LINE PLAN OF LOTS
 RACK FILE 58, PG. 8

N/E VINCENT F. MERLINA & HEATHER J. MARUSCAK
 TAX MAP NO. 130-56-B3-0000
 INSTR. NO. 20150622013417
 LOT 3
 MAJOR LINE PLAN OF LOTS
 RACK FILE 58, PG. 8

NEIGHBOR'S 1-STORY SHED

NEIGHBOR'S 1-STORY SHED

N/E LAWRENCE J. DOBIES
 TAX MAP NO. 130-56-B4-0000
 INSTR. NO. 201711030024136
 LOT 4
 MAJOR LINE PLAN OF LOTS
 RACK FILE 58, PG. 8

N/E DAVID J. MOJURE
 TAX MAP NO. 130-56-B5-0000
 INSTR. NO. 20172210015310
 LOT 5
 MAJOR LINE PLAN OF LOTS
 RACK FILE 58, PG. 8

N/E THOMAS J. MANCILLI
 DEED BOOK VOLUME 974, PG. 295
 MAJOR LINE PLAN OF LOTS
 RACK FILE 58, PG. 8

N/E FLORENCE A. HUTCH & LORRAINE A. HUTCH
 TAX MAP NO. 130-56-B6-0000
 INSTR. NO. 20080527005000
 LOT 22
 MAJOR LINE PLAN OF LOTS
 RACK FILE 40, PG. 19

N/E JOSHUA W. BOYCH & LAURA A. BOYCH
 TAX MAP NO. 130-56-B7-0000
 INSTR. NO. 2020030202020676
 LOT 23
 MAJOR LINE PLAN OF LOTS
 RACK FILE 40, PG. 19

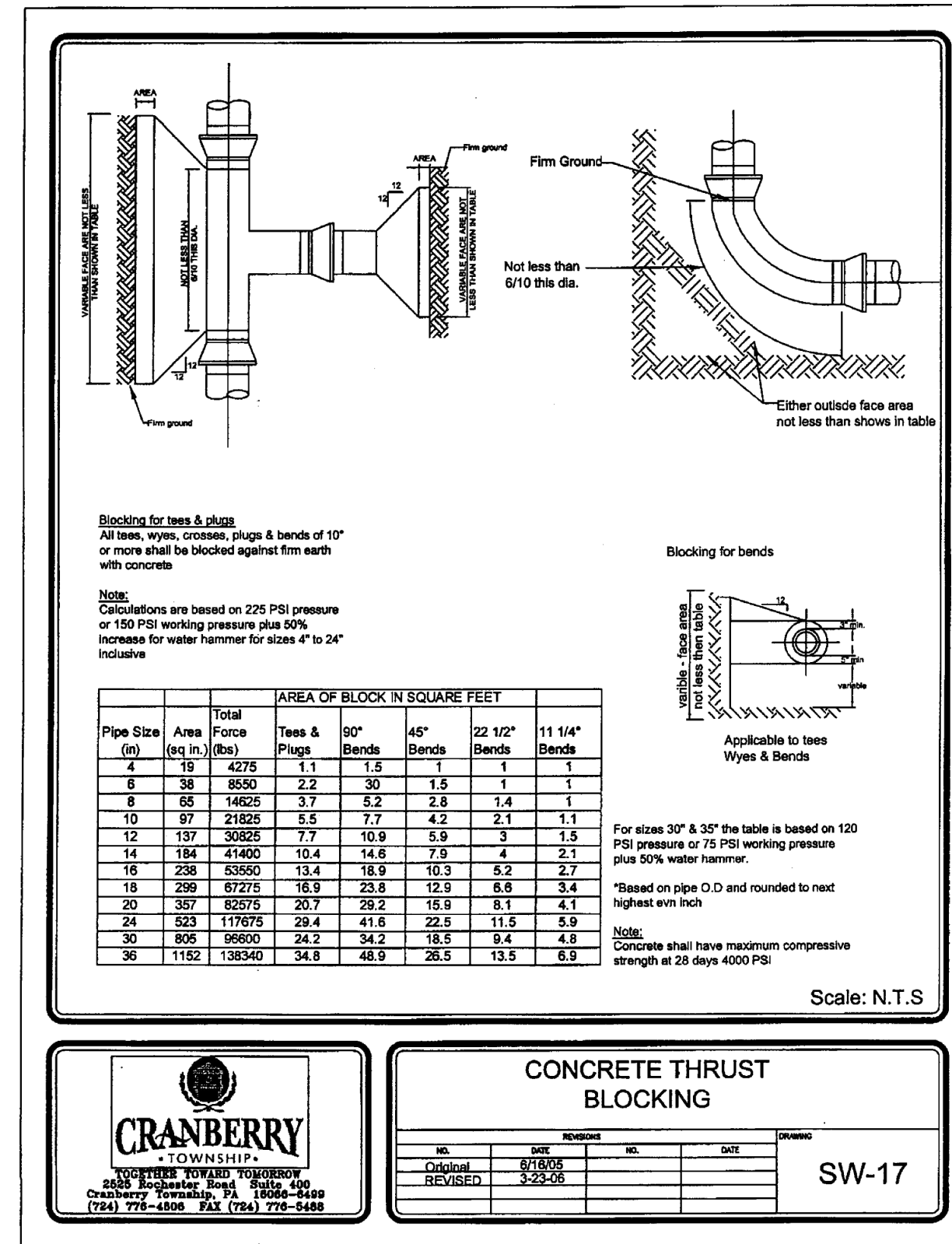
N/E STEVEN E. SMITH
 TAX MAP NO. 130-56-B8-0000
 INSTR. NO. 201807210014686
 LOT 24
 MAJOR LINE PLAN OF LOTS
 RACK FILE 40, PG. 19

N/E EDWARD H. PRAB & ANGEL JOSEPHINE PRAB
 TAX MAP NO. 130-56-B9-0000
 INSTR. NO. 2012020002000000
 LOT 25
 MAJOR LINE PLAN OF LOTS
 RACK FILE 40, PG. 19

N/E DAVID E. BELL & AUGUSTINE J. BELL
 TAX MAP NO. 130-56-B9-0000
 D.B.A. 1010, PG. 871
 LOT 25
 MAJOR LINE PLAN OF LOTS
 RACK FILE 40, PG. 19

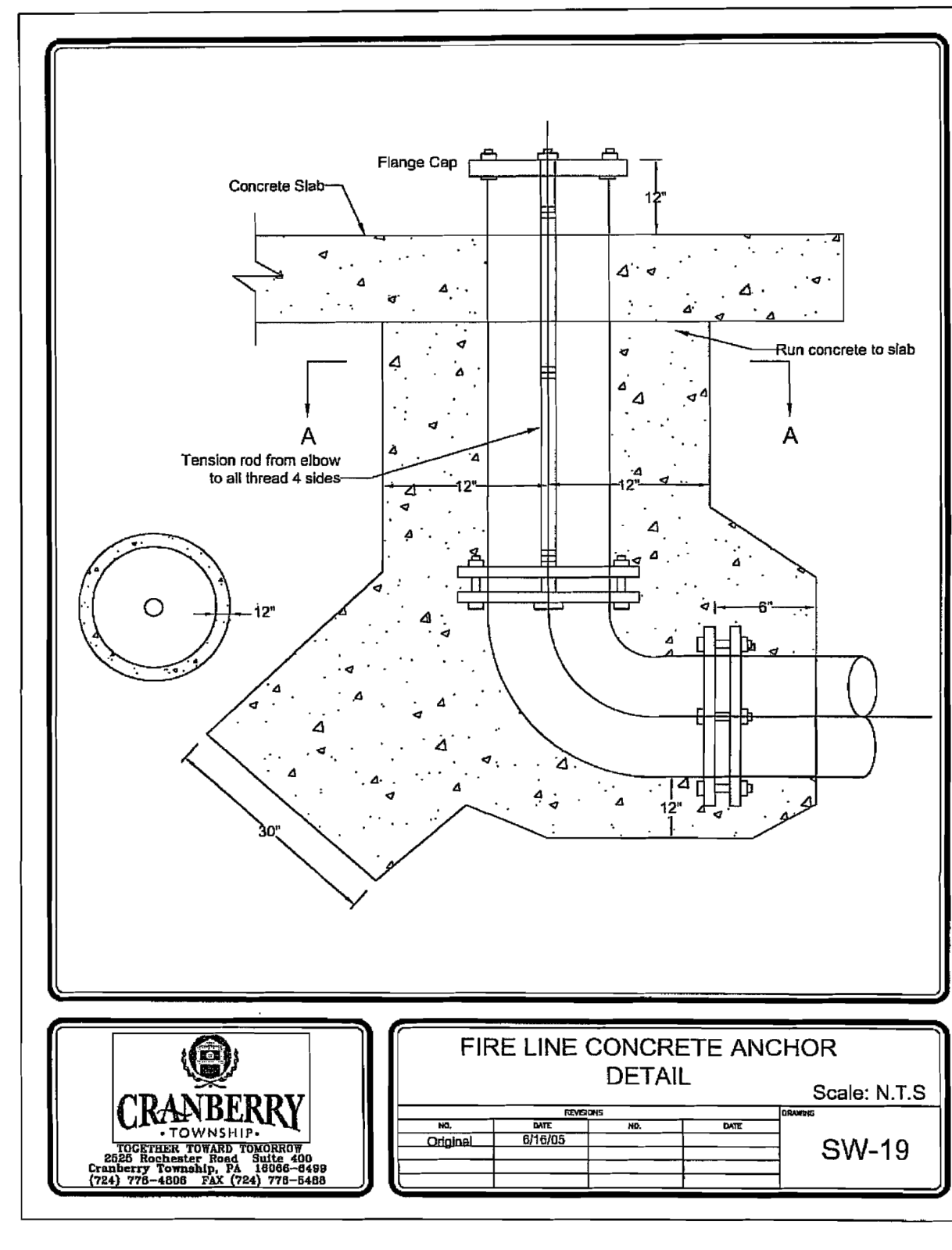
N/E PAMEL G. FEINBERG & ANSEL JOSEPHINE PRAB
 TAX MAP NO. 130-56-B9-0000
 INSTR. NO. 20140802018018
 LOT 9
 MAJOR LINE PLAN OF LOTS
 RACK FILE 58, PG. 8

N/E ERIC C. WILKINSON
 TAX MAP NO. 130-56-B9-0000
 INSTR. NO. 202009160019897
 MAJOR LINE PLAN OF LOTS
 RACK FILE 58, PG. 8



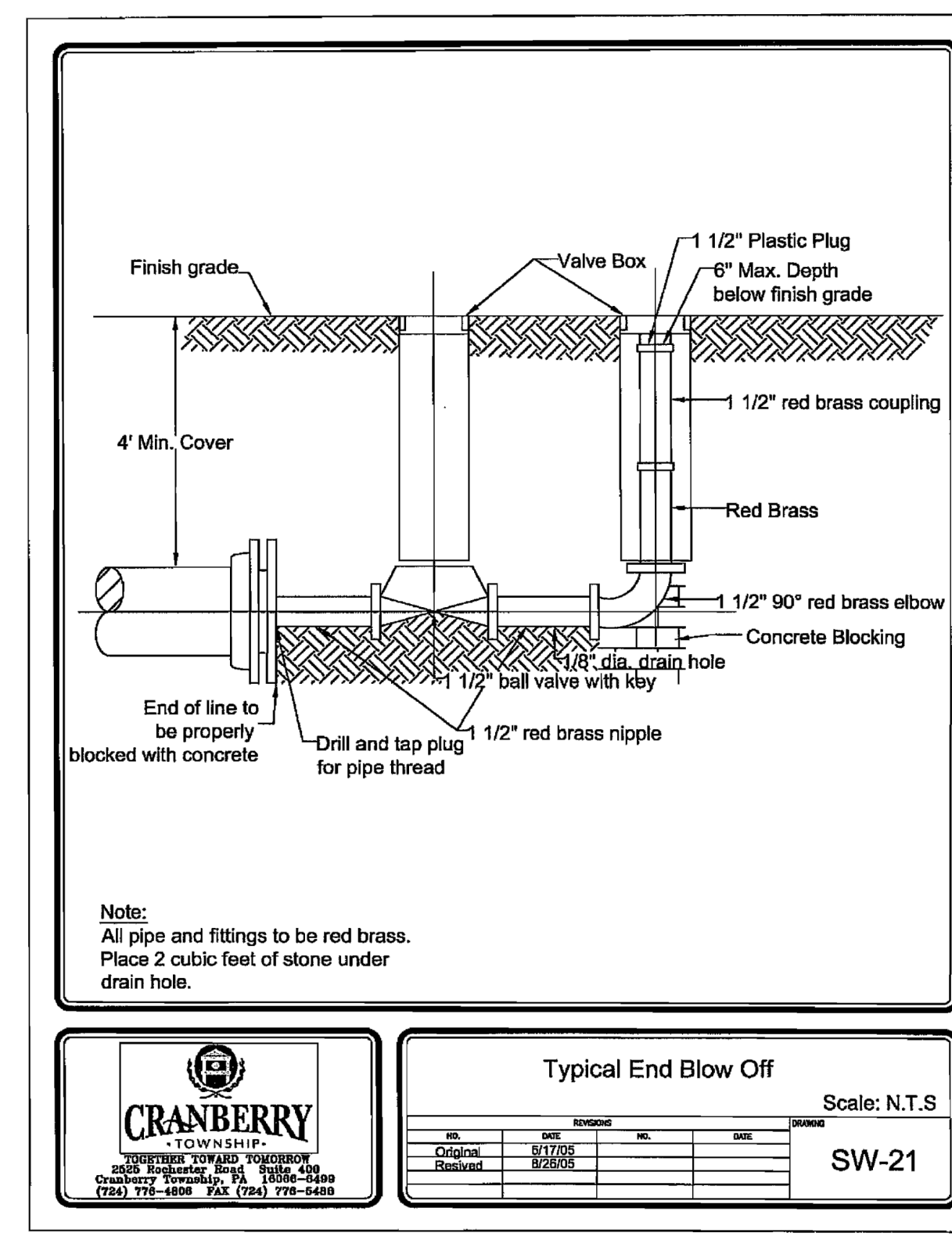
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12/15/2016



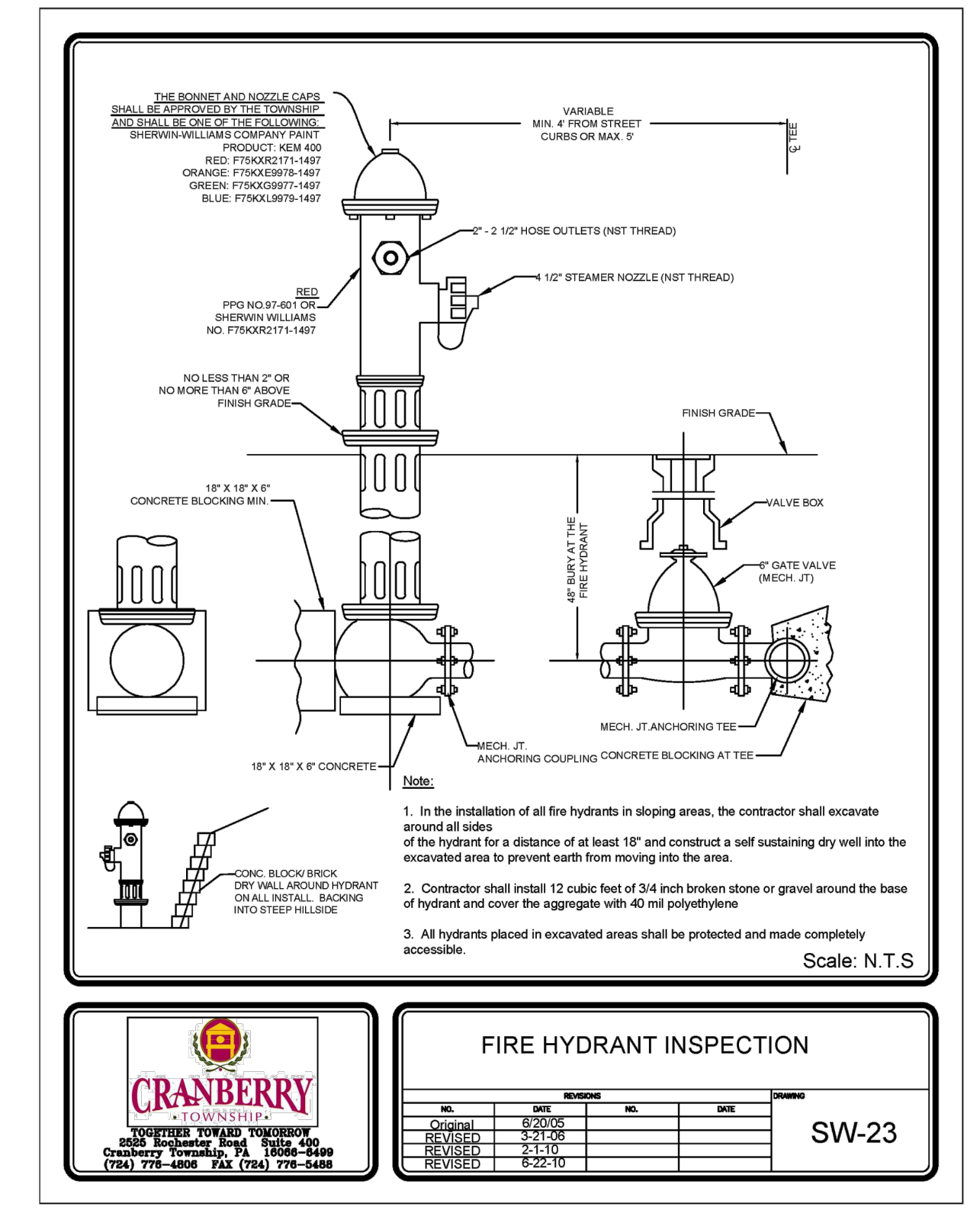
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12/15/2016



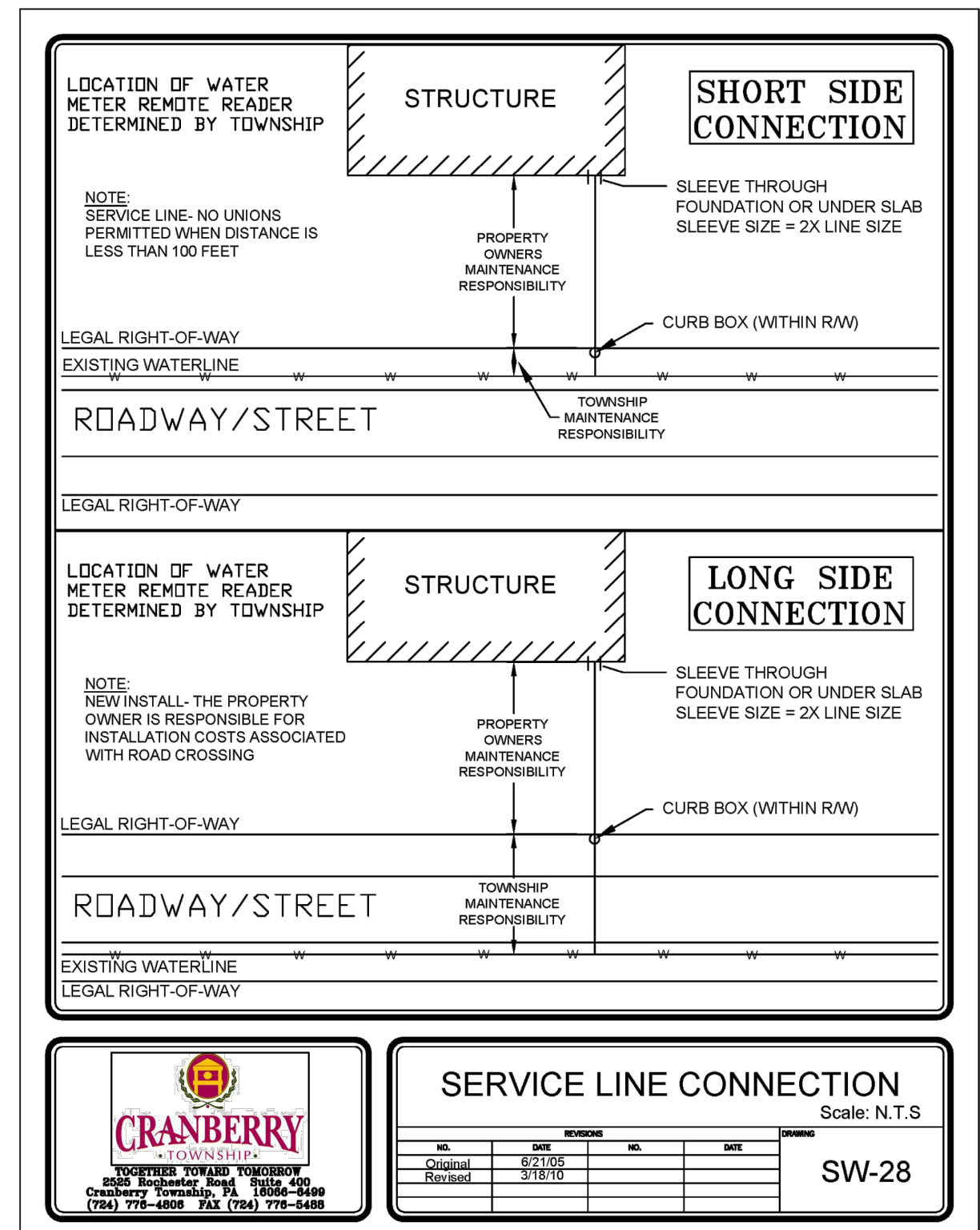
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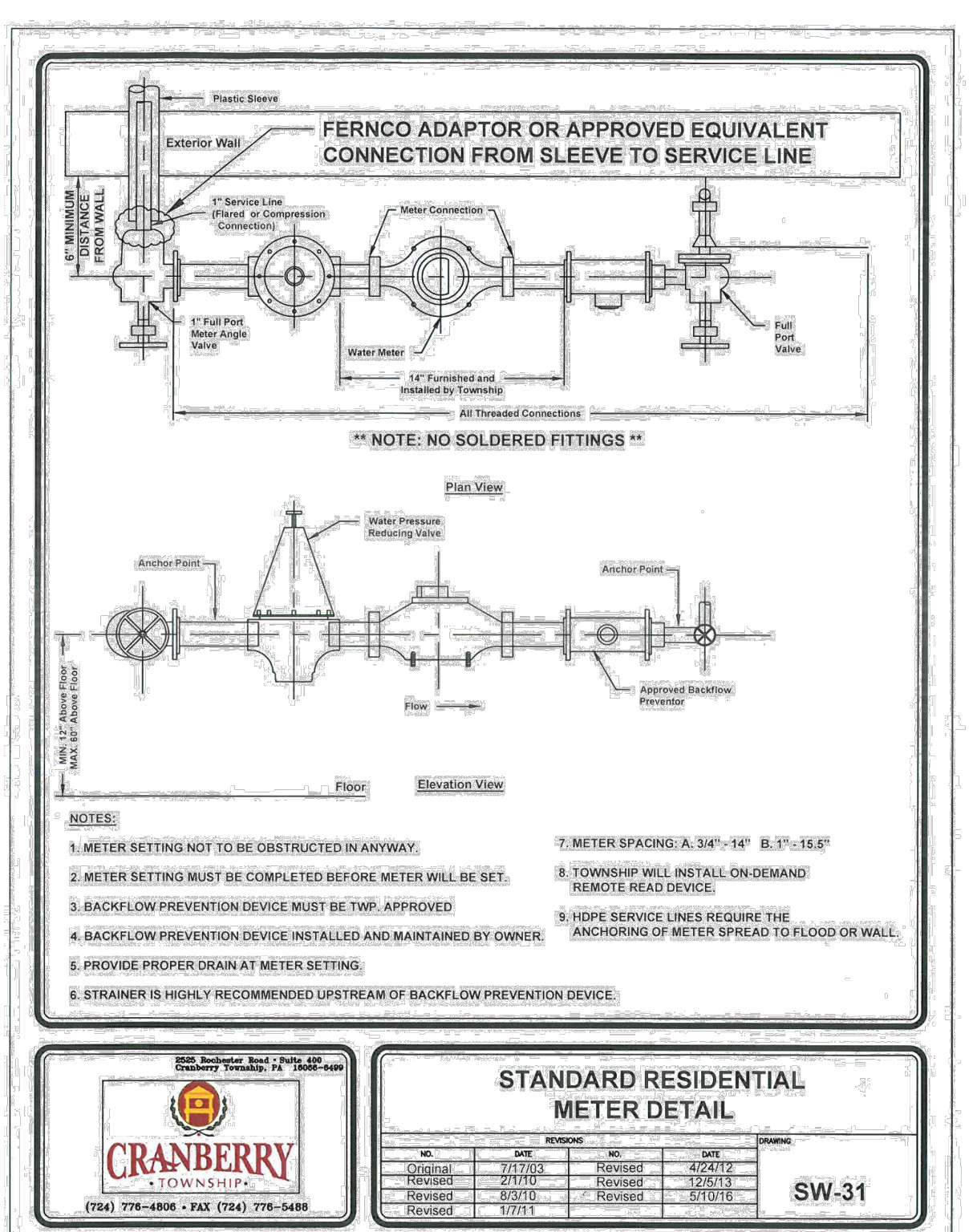
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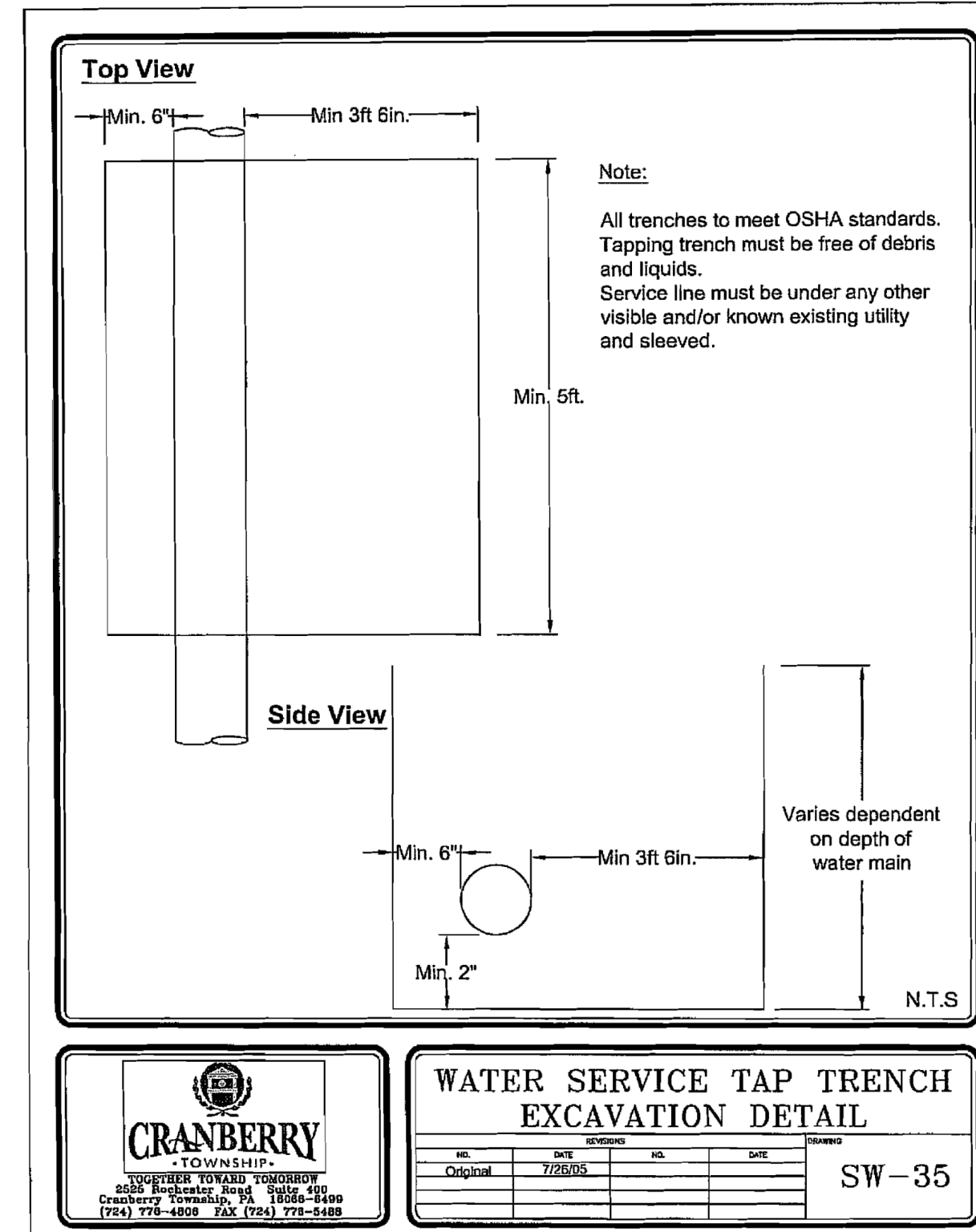
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12/15/2016



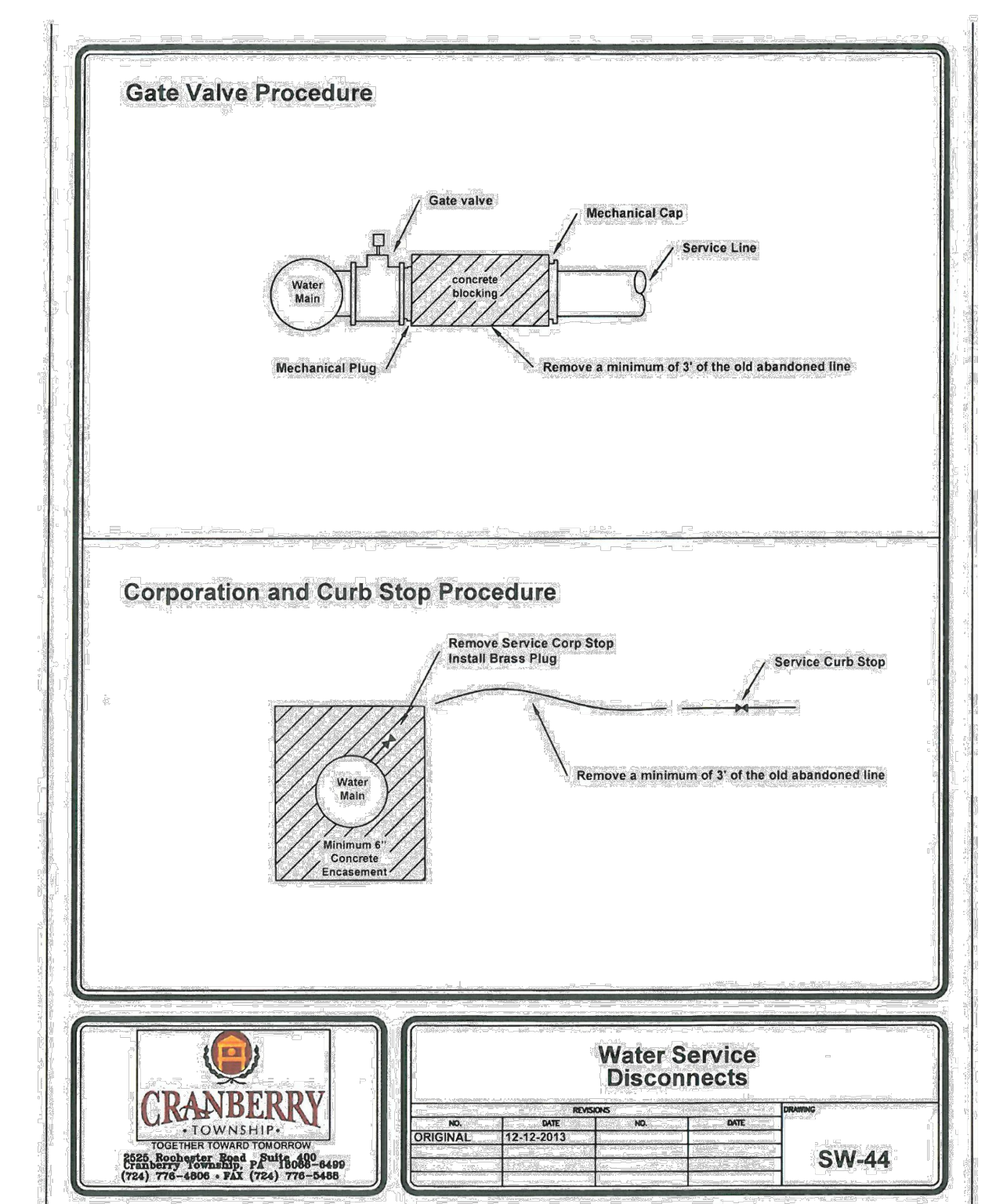
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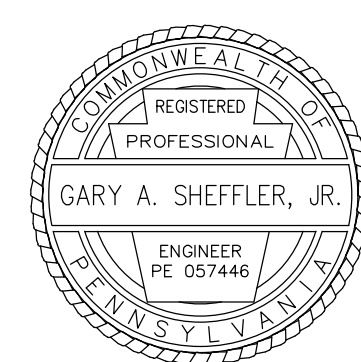
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12/15/2016



17 Attachment 1:105

12/15/2016



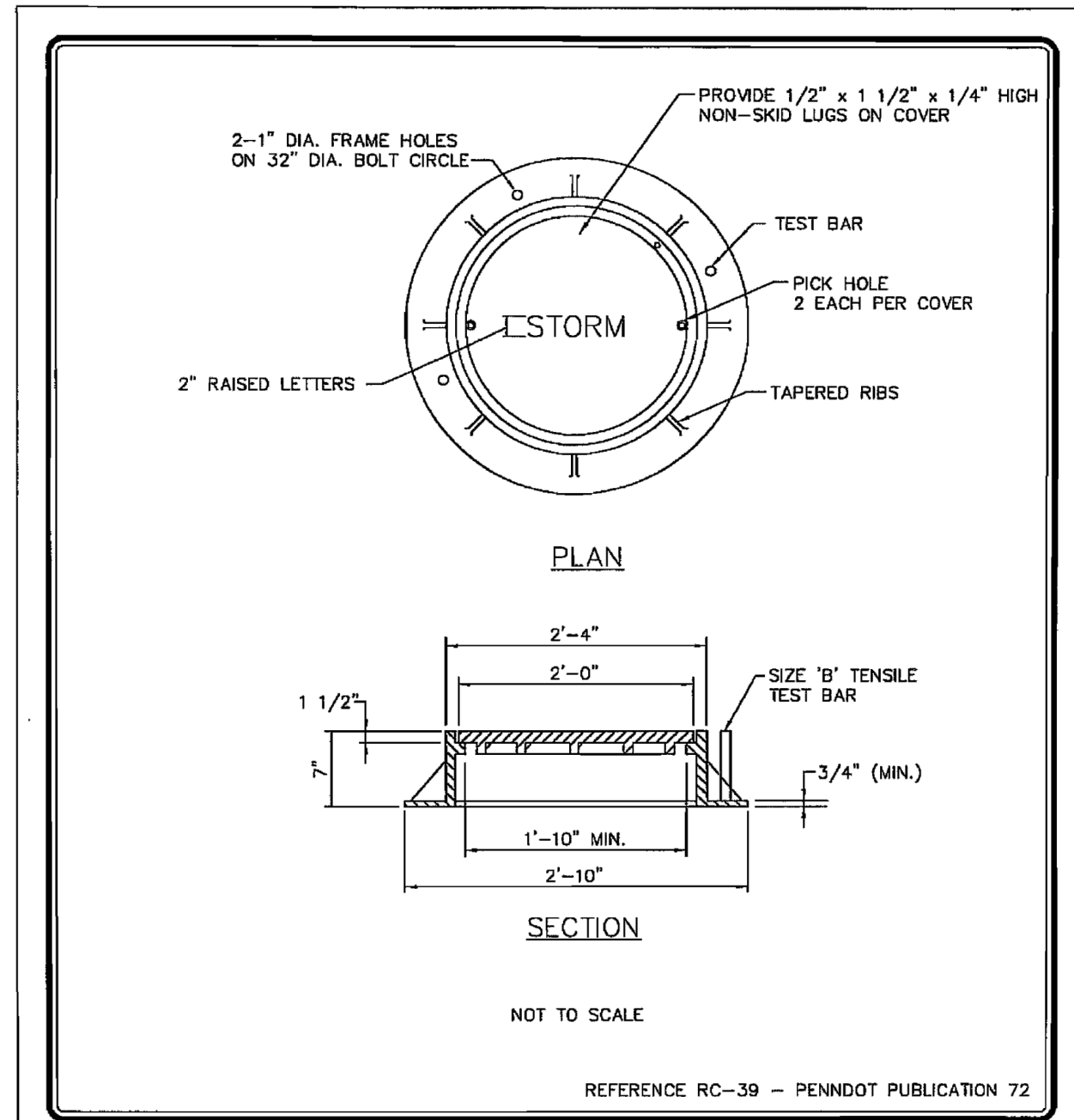
OWNER / DEVELOPER:
FREEDOM ROAD MANAGEMENT, LLC
STEVEN KOEHLER, MANAGER
290 NORTHGATE DRIVE
WARRENDALE, PA 15086

DATE	REVISION	DATE	SCALE
04/05/2024	Initial NPDES Submission	4/05/2024	AS SHOWN
8/23/2024	Preliminary Submittal		
DRAWN BY JRG		CHECKED BY GAS	
DRAWING NO. C700B			

UTILITY DETAILS
SUMMERWIND TOWNHOMES
SITUATE IN
CRANBERRY TOWNSHIP, BUTLER COUNTY, PA
MADE FOR
FREEDOM ROAD MANAGEMENT, LLC



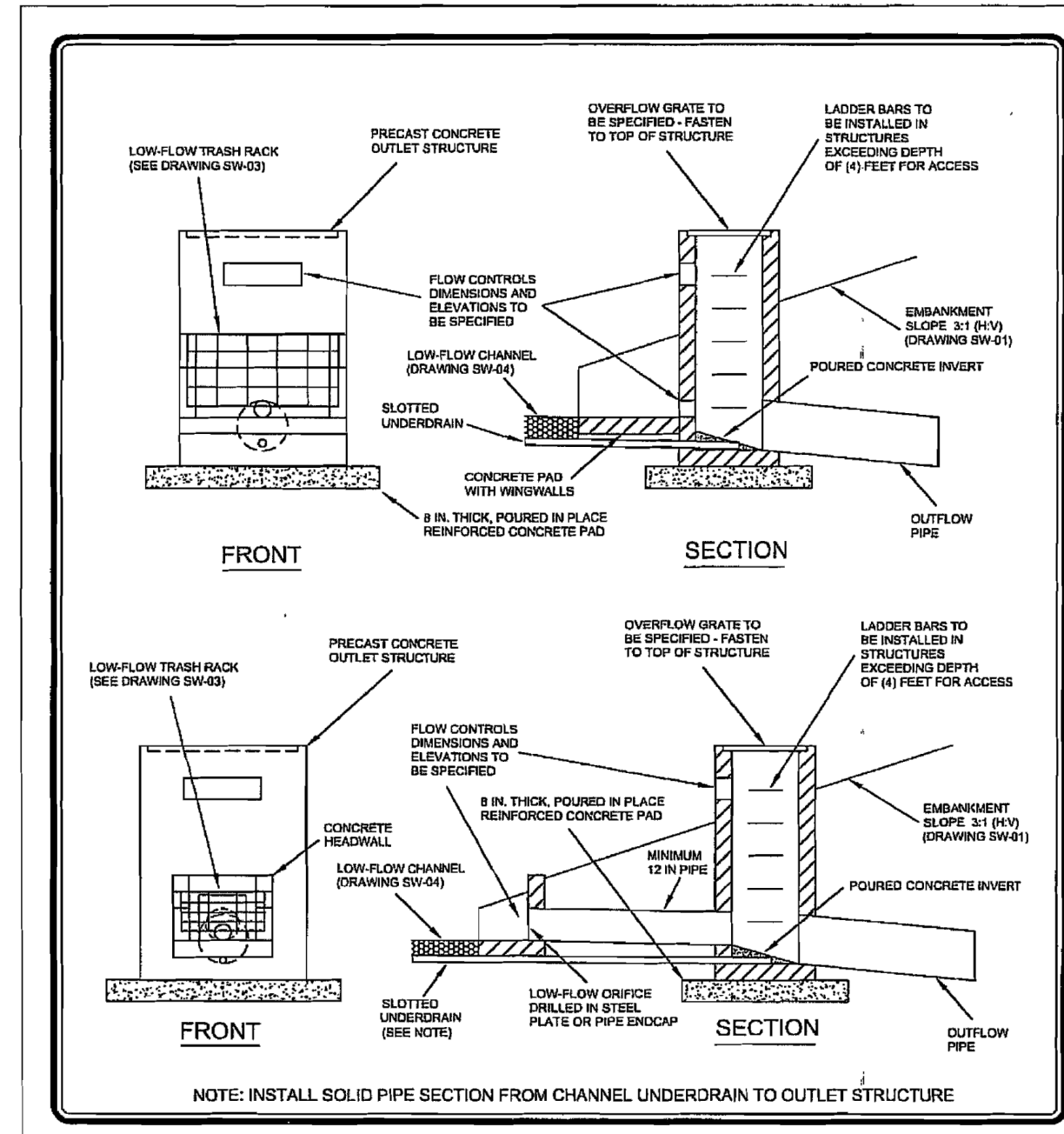
135 TECHNOLOGY DRIVE, SUITE 501 — CANONSBURG, PA 15317



REFERENCE RC-39 - PENNDOT PUBLICATION 72

NO.	DATE	REVISION	BY	CHKD.	APP'D.
1	AUGUST 1983				
2	JULY 1984				
3	JULY 1984				

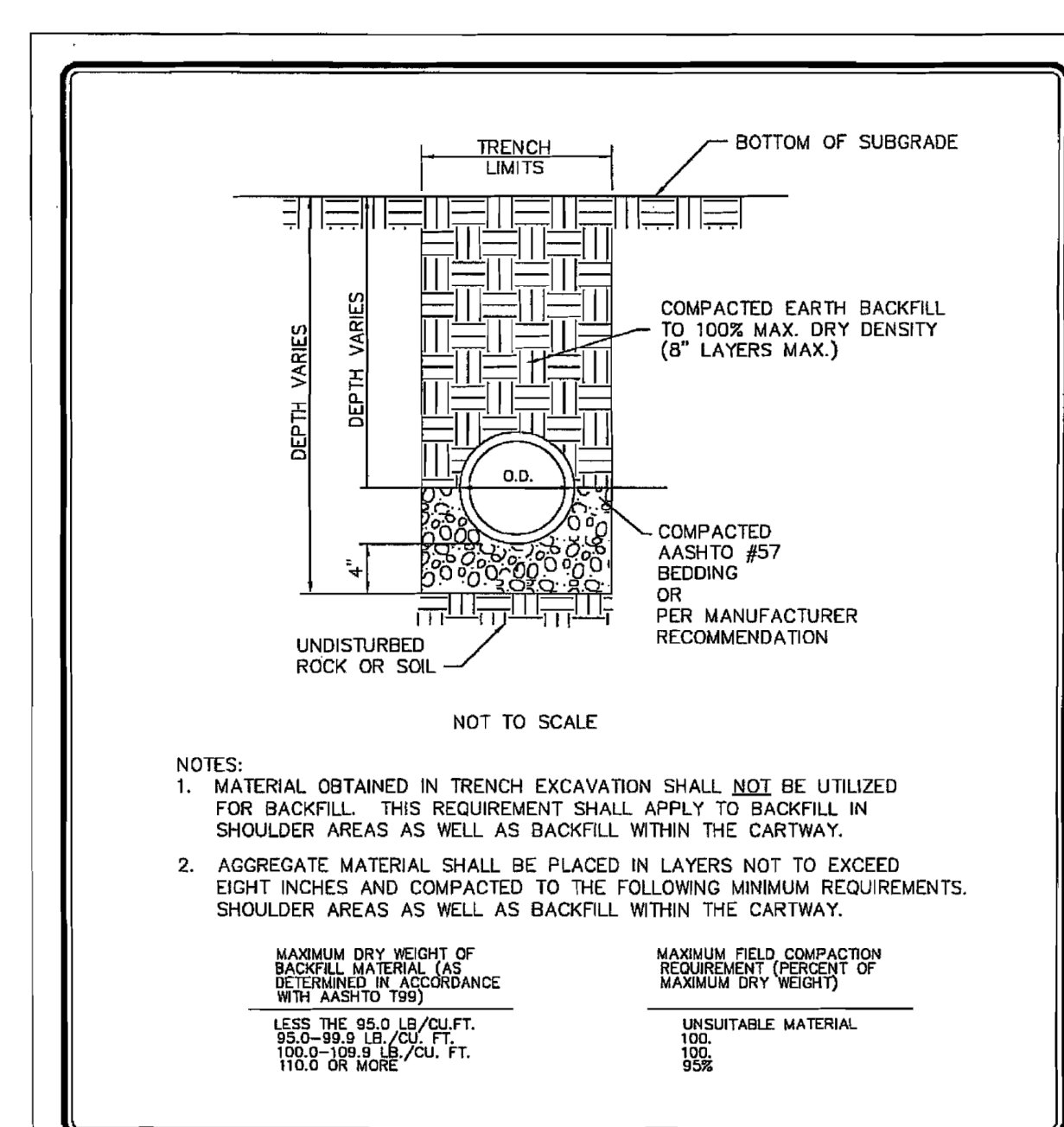
SS-07



NOTE: INSTALL SOLID PIPE SECTION FROM CHANNEL UNDERDRAIN TO OUTLET STRUCTURE.

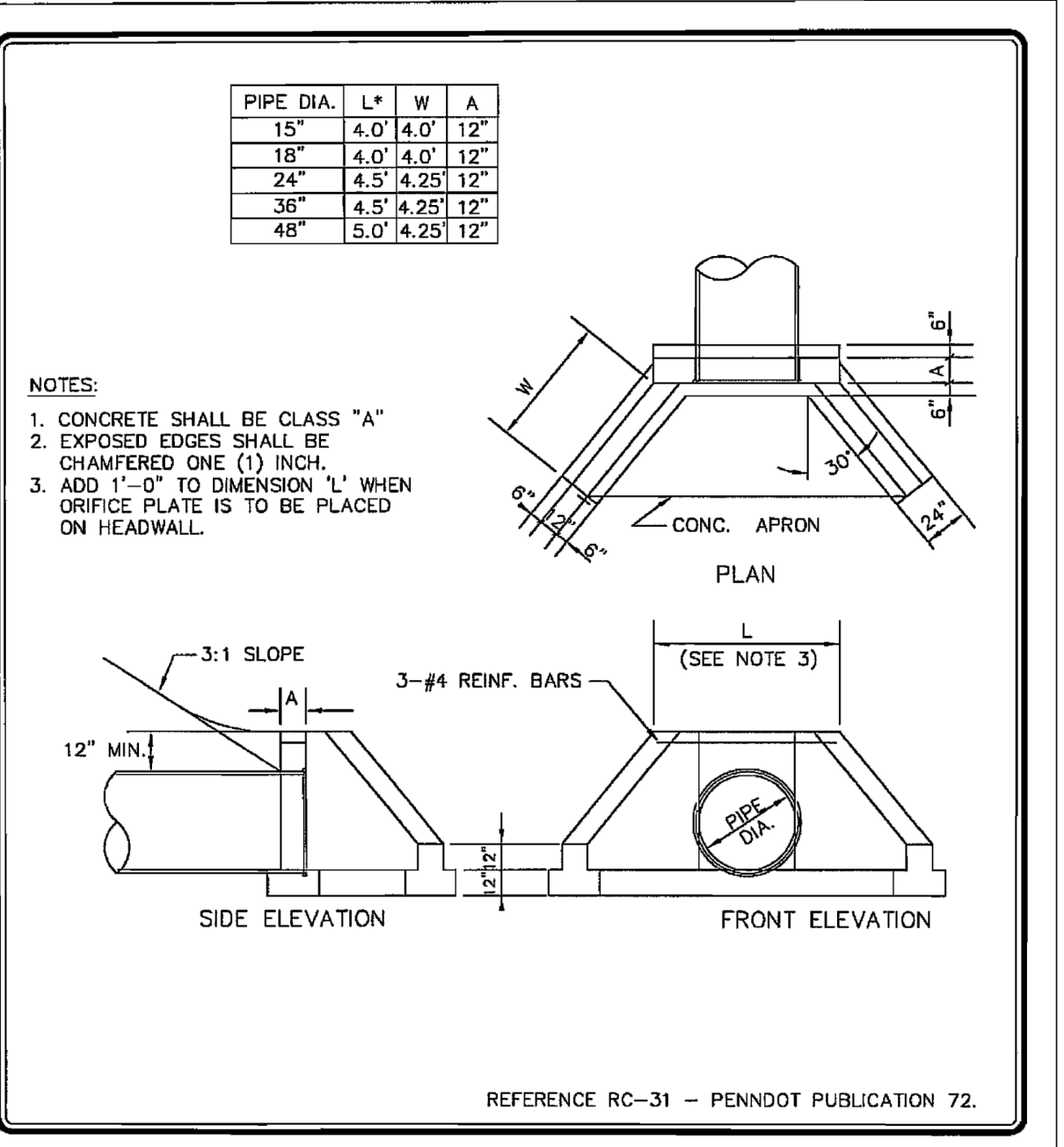
NO.	DATE	REVISION	BY	CHKD.	APP'D.
1	17/03/2002				
2	08/20/2002				
3	08/12/2002				
4	MAY 2004				

SS-17



NO.	DATE	REVISION	BY	CHKD.	APP'D.
1	APRIL 1982				
2	APRIL 1982				
3	MAY 1981				
4	MAY 1981				

SS-01



NO.	DATE	REVISION	BY	CHKD.	APP'D.
1	JULY 1983				
2	NOVEMBER 1983				
3	NOVEMBER 1983				
4	MAY 2004				

SS-02

17 Attachment 1:64.3

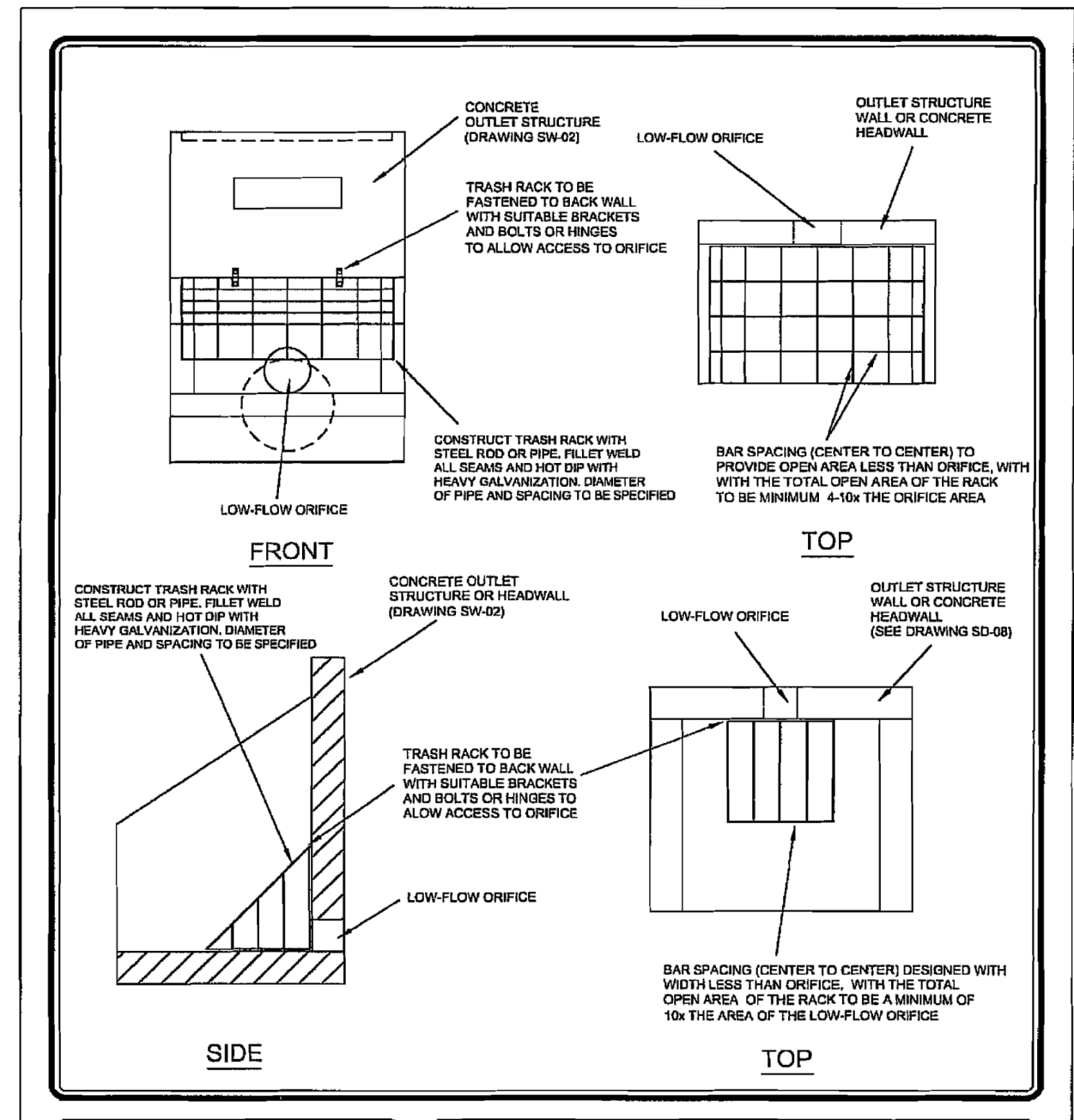
6/24/2014

17 Attachment 1:74

6/24/2014

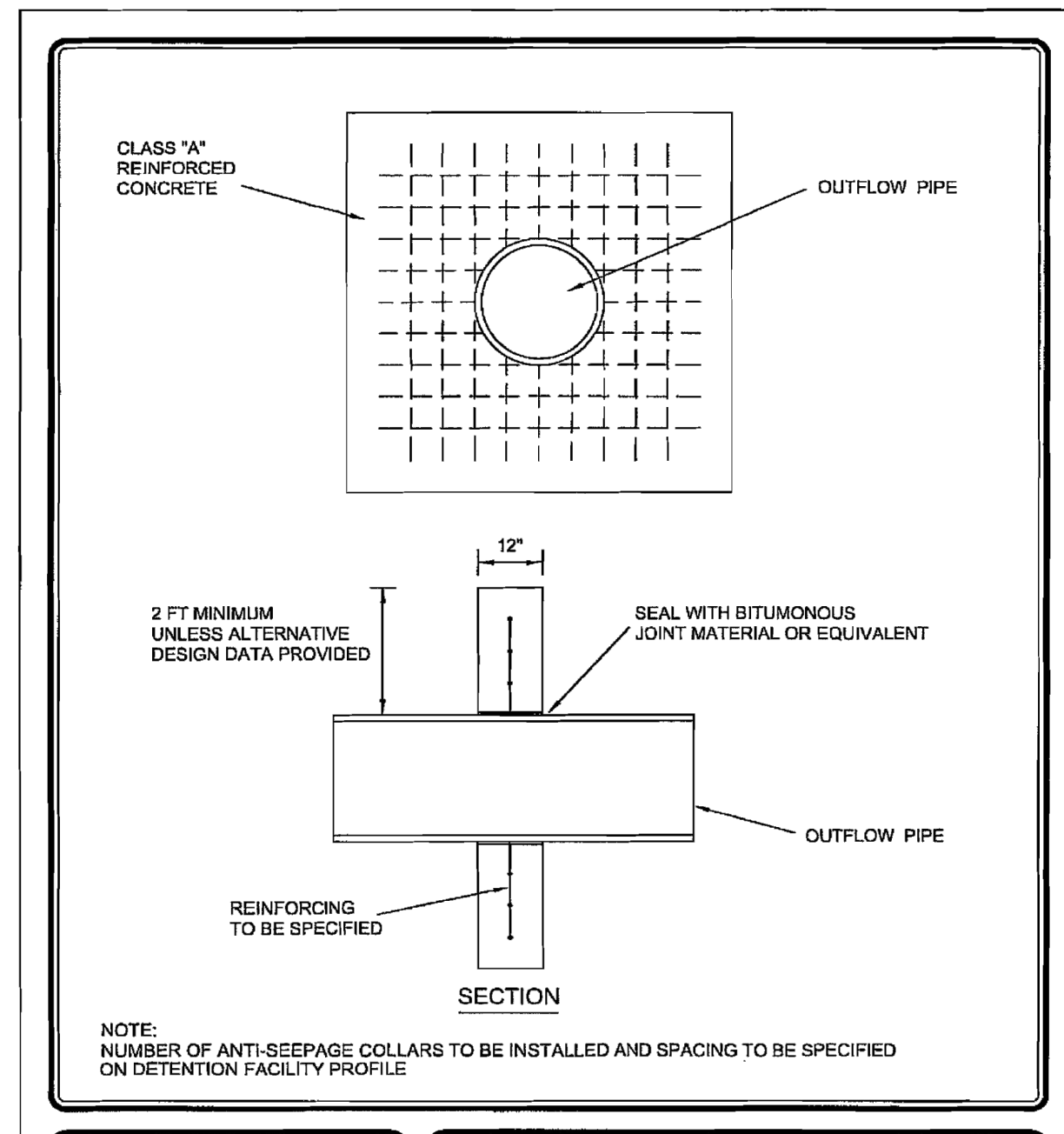
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6/24/2014



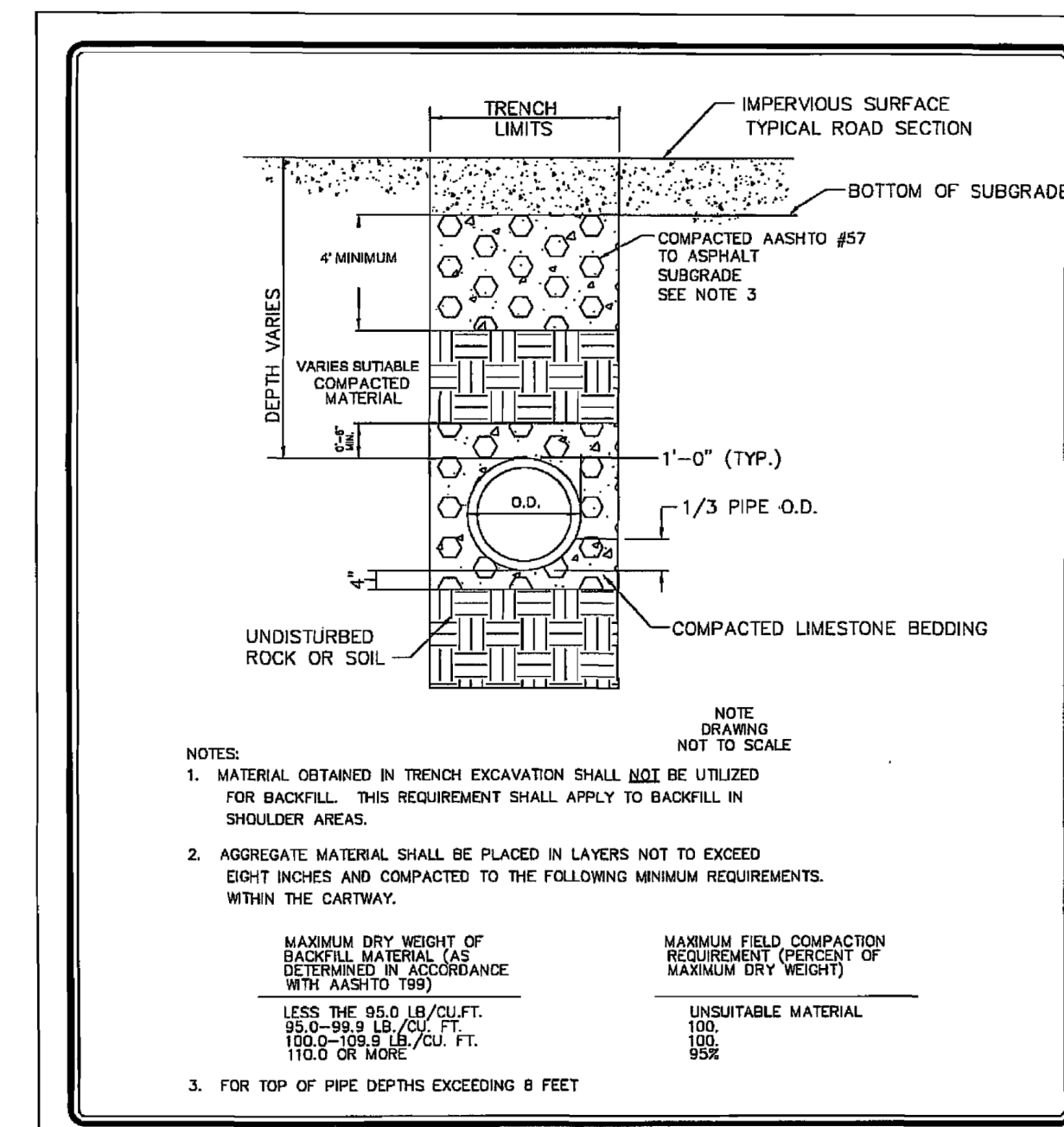
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2	MAY 2004				

SS-18



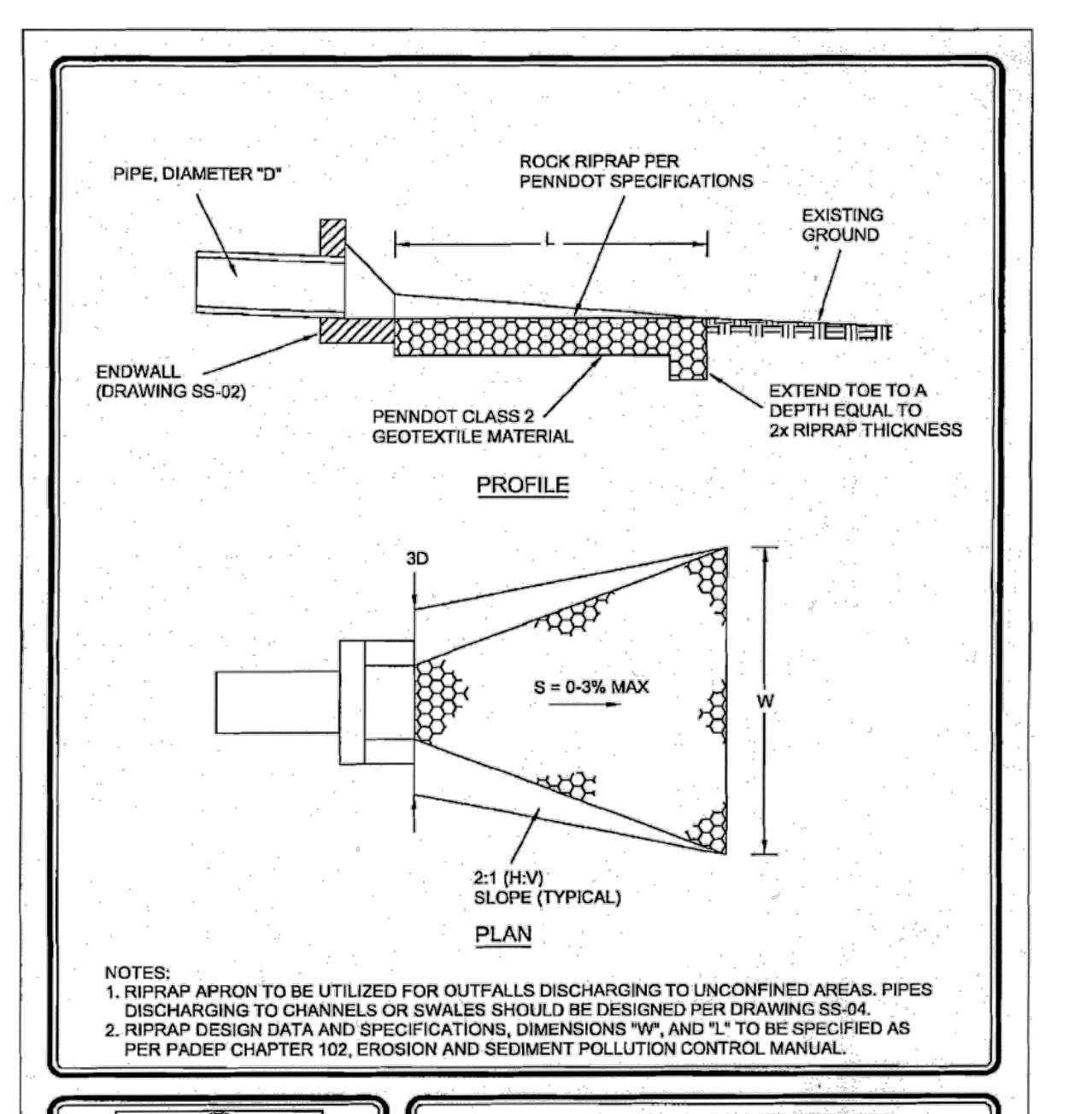
NO.	DATE	REVISION	BY	CHKD.	APP'D.
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2	MAY 2004				

SS-20



NO.	DATE	REVISION	BY	CHKD.	APP'D.
1	FEBRUARY 1983				
2	APRIL 2004				

SS-01B



NO.	DATE	REVISION	BY	CHKD.	APP'D.
1	2004				
2	JANUARY 2001				
3	MAY 2004				

SS-22

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6/24/2014

17 Attachment 1:77

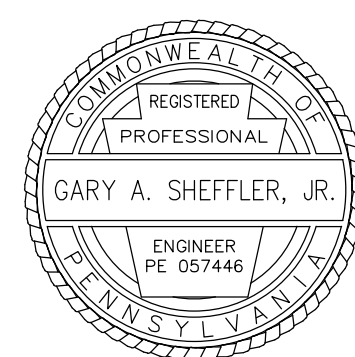
6/24/2014

17 Attachment 1:56

6/24/2014

17 Attachment 1:80

6/24/2014



OWNER / DEVELOPER:
 FREEDOM ROAD MANAGEMENT, LLC
 STEVEN KOEHLER, MANAGER
 290 NORTHGATE DRIVE
 WARRENDALE, PA 15086

DATE	REVISION	DATE	SCALE
04/05/2024	Initial NPDES Submission	4/05/2024	AS SHOWN
8/23/2024	Preliminary Submittal		

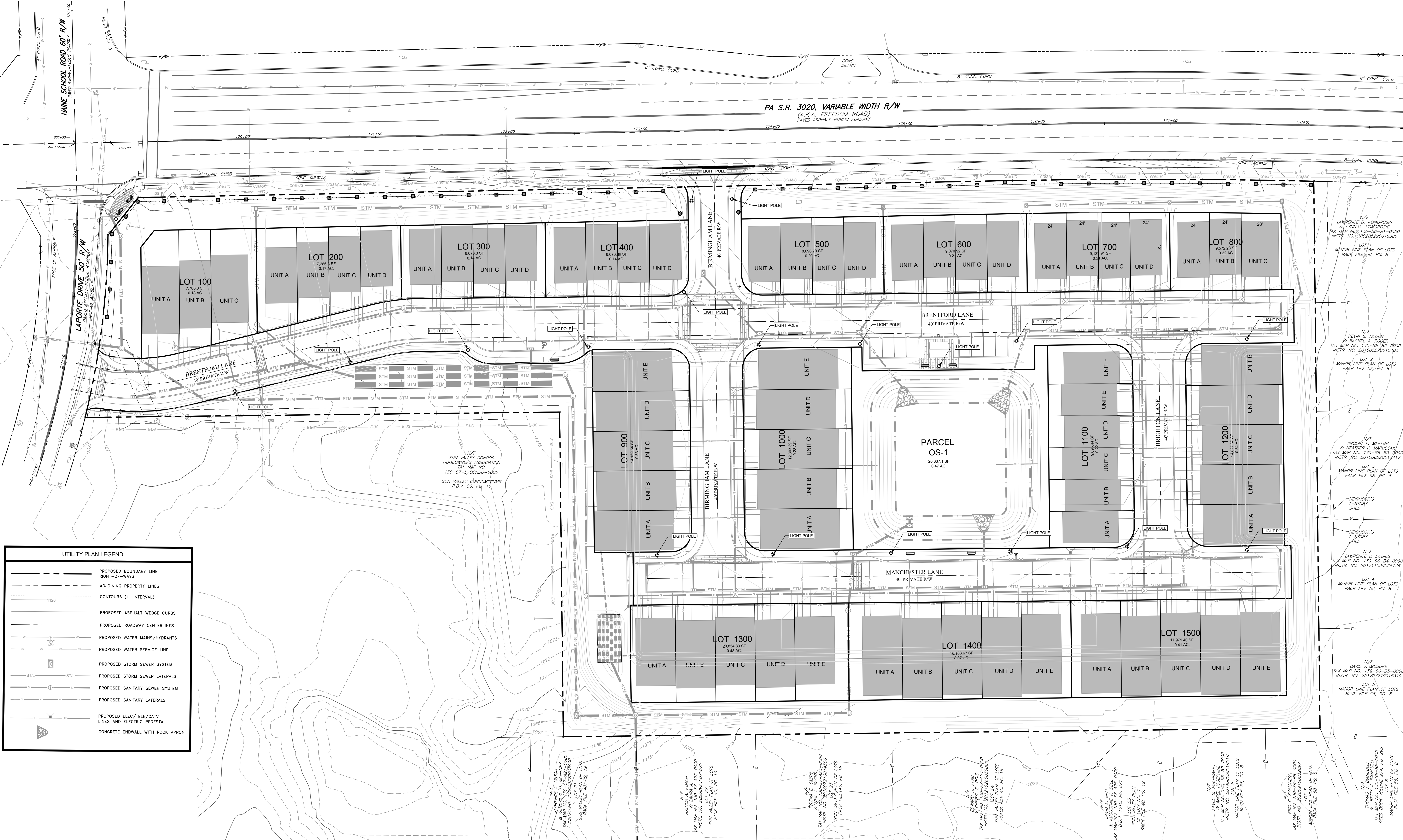
DRAWN BY: JRG CHECKED BY: GAS

DRAWING NO. C700E

UTILITY DETAILS
 SUMMERWIND TOWNHOMES
 SITUATE IN
 CRANBERRY TOWNSHIP, BUTLER COUNTY, PA
 MADE FOR
 FREEDOM ROAD MANAGEMENT, LLC

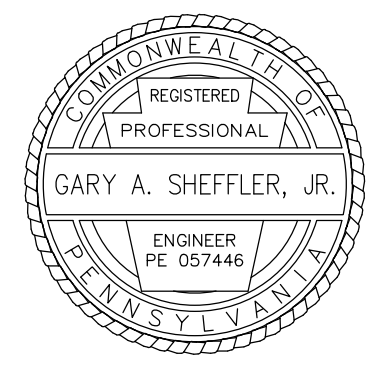
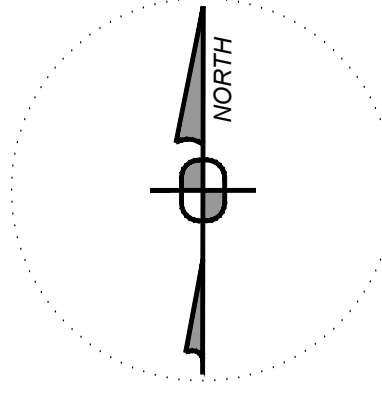
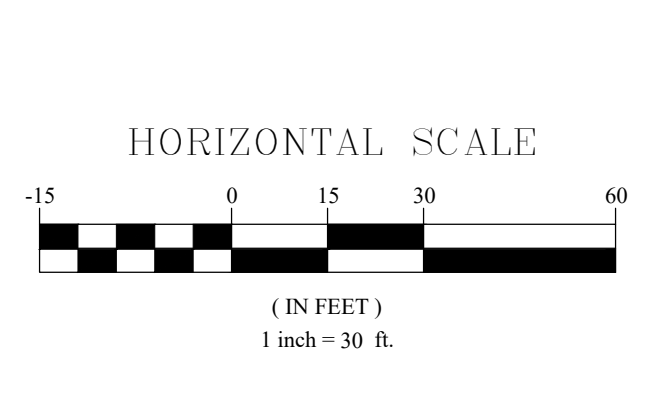


135 TECHNOLOGY DRIVE, SUITE 501 — CANONSBURG, PA 15317



UTILITY PLAN LEGEND

	PROPOSED BOUNDARY LINE RIGHT-OF-WAYS
	ADJOINING PROPERTY LINES
	CONTOURS (1' INTERVAL)
	PROPOSED ASPHALT WEDGE CURBS
	PROPOSED ROADWAY CENTERLINES
	PROPOSED WATER MAINS/HYDRANTS
	PROPOSED WATER SERVICE LINE
	PROPOSED STORM SEWER SYSTEM
	PROPOSED STORM SEWER LATERALS
	PROPOSED SANITARY SEWER SYSTEM
	PROPOSED SANITARY LATERALS
	PROPOSED ELEC/TELE/CATV LINES AND ELECTRIC PEDESTAL
	CONCRETE ENDWALL WITH ROCK APRON



OWNER / DEVELOPER:
FREEDOM ROAD MANAGEMENT, LLC
 STEVEN KOEHLER, MANAGER
 290 NORTHGATE DRIVE
 WARRENDALE, PA 15086

DATE	REVISION	DATE	SCALE
04/05/2024	Initial NPDES Submission	4/05/2024	1" = 30'
8/23/2024	Preliminary Submittal		

DRAWN BY: JRG CHECKED BY: GAS

DRAWING NO. C900

LIGHTING PLAN
SUMMERWIND TOWNHOMES
 SITUATE IN
 CRANBERRY TOWNSHIP, BUTLER COUNTY, PA
 MADE FOR
FREEDOM ROAD MANAGEMENT, LLC



N/F LAWRENCE D. KOMOROSKI & LYNN A. KOMOROSKI
 TAX MAP NO. 130-56-B1-0000
 INSTR. NO. 20080529018386
 LOT 11
 MAJOR LINE PLAN OF LOTS
 RACK FILE 58, PG. 8

N/F KEVIN S. ROGER & RACHEL A. ROGER
 TAX MAP NO. 130-56-B2-0000
 INSTR. NO. 20180527010403
 LOT 2
 MAJOR LINE PLAN OF LOTS
 RACK FILE 58, PG. 8

N/F VINCENT F. MERLINA & HEATHER J. MARUSCAK
 TAX MAP NO. 130-56-B3-0000
 INSTR. NO. 20150622013417
 LOT 3
 MAJOR LINE PLAN OF LOTS
 RACK FILE 58, PG. 8

NEIGHBOR'S 1-STORY SHED

NEIGHBOR'S 1-STORY SHED

N/F LAWRENCE J. DOBIES
 TAX MAP NO. 130-56-B4-0000
 INSTR. NO. 201711030024136
 LOT 4
 MAJOR LINE PLAN OF LOTS
 RACK FILE 58, PG. 8

N/F DAVID J. MASURE
 TAX MAP NO. 130-56-B5-0000
 INSTR. NO. 20170210015310
 LOT 5
 MAJOR LINE PLAN OF LOTS
 RACK FILE 58, PG. 8

N/F FLORENCE A. HUTCH & JAMES W. HUTCH
 TAX MAP NO. 130-56-B6-0000
 INSTR. NO. 20080220050900
 LOT 22
 MAJOR LINE PLAN OF LOTS
 RACK FILE 40, PG. 19

N/F JOSHUA W. BOYCH & LAURA A. BOYCH
 TAX MAP NO. 130-56-B7-0000
 INSTR. NO. 2020030202020576
 LOT 23
 MAJOR LINE PLAN OF LOTS
 RACK FILE 40, PG. 19

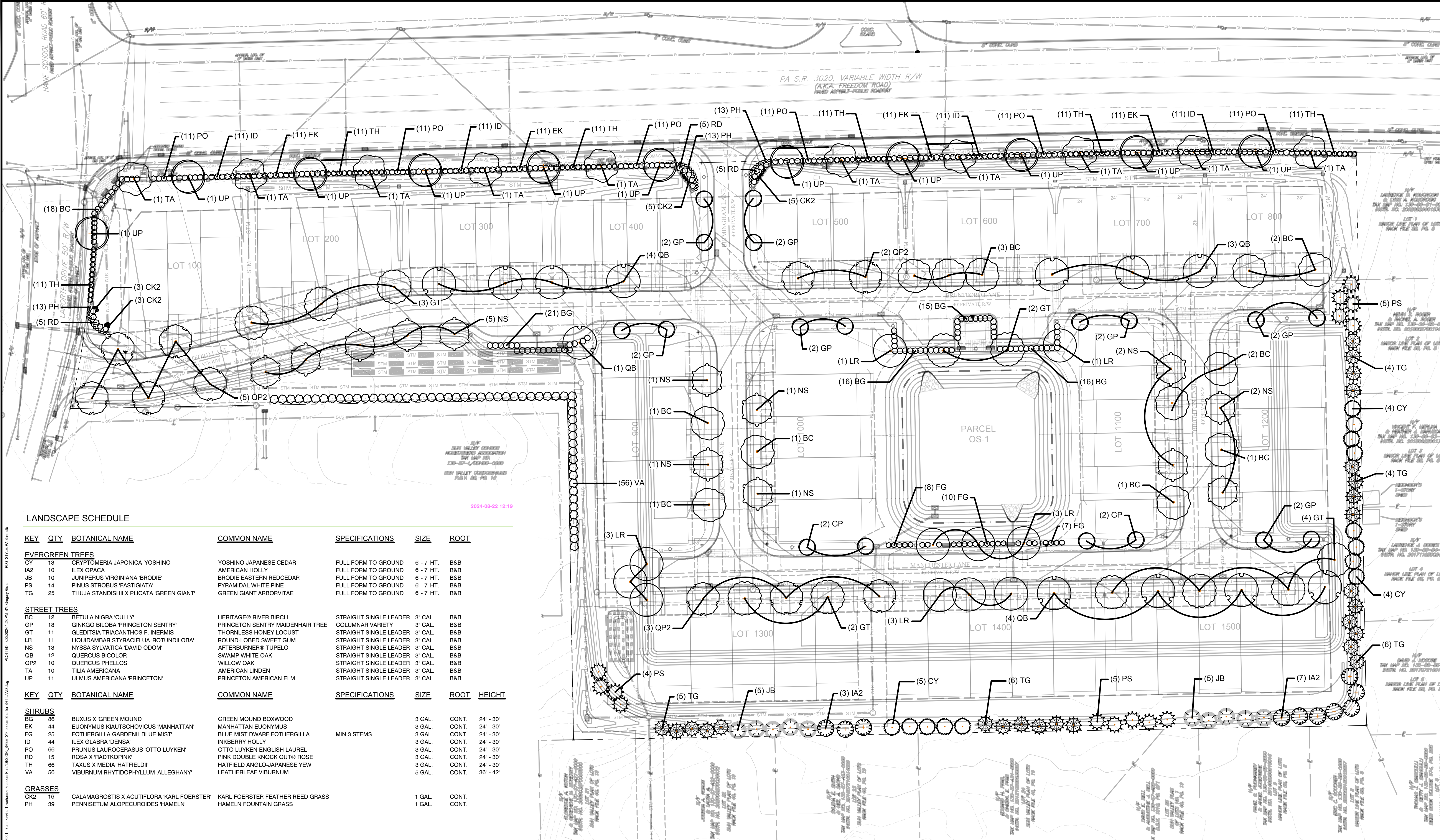
N/F STEVEN E. SMITH & CHEFEL E. PRAB
 TAX MAP NO. 130-56-B8-0000
 INSTR. NO. 201807210014686
 LOT 24
 MAJOR LINE PLAN OF LOTS
 RACK FILE 40, PG. 19

N/F EDWARD W. PRAB & ANGEL JOSEPHINE PRAB
 TAX MAP NO. 130-56-B9-0000
 INSTR. NO. 20120200000800
 LOT 25
 MAJOR LINE PLAN OF LOTS
 RACK FILE 40, PG. 19

N/F DAVID E. BELL & AUGUSTINE J. BELL
 TAX MAP NO. 130-56-B10-0000
 INSTR. NO. 20120200000800
 LOT 26
 MAJOR LINE PLAN OF LOTS
 RACK FILE 40, PG. 19

N/F PAMEL G. VINCIGHERY & ANSEL JOSEPHINE PRAB
 TAX MAP NO. 130-56-B11-0000
 INSTR. NO. 20140802018018
 LOT 27
 MAJOR LINE PLAN OF LOTS
 RACK FILE 58, PG. 8

N/F THOMAS J. MANCILLI
 TAX MAP NO. 130-56-B12-0000
 DEED BOOK VOLUME 974, PG. 295
 MAJOR LINE PLAN OF LOTS
 RACK FILE 58, PG. 8



LANDSCAPE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	SIZE	ROOT	HEIGHT
EVERGREEN TREES							
CY	13	CRYPTOMERIA JAPONICA 'YOSHINO'	YOSHINO JAPANESE CEDAR	FULL FORM TO GROUND	6' - 7' HT.	B&B	
IA2	10	ILEX OPACA	AMERICAN HOLLY	FULL FORM TO GROUND	6' - 7' HT.	B&B	
JB	10	JUNIPERUS VIRGINIANA 'BRODIE'	BRODIE EASTERN REDCEDAR	FULL FORM TO GROUND	6' - 7' HT.	B&B	
PS	14	PINUS STROBUS 'FASTIGIATA'	PYRAMIDAL WHITE PINE	FULL FORM TO GROUND	6' - 7' HT.	B&B	
TG	25	THUJA STANDISHII X PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	FULL FORM TO GROUND	6' - 7' HT.	B&B	
STREET TREES							
BC	12	BETULA NIGRA 'CULLY'	HERITAGE® RIVER BIRCH	STRAIGHT SINGLE LEADER	3" CAL.	B&B	
GP	18	GINKGO BILOBA 'PRINCETON SENTRY'	COLUMNAR VARIETY	3" CAL.	B&B		
GT	11	GLEDITSIA TRIACANTHOS F. INERMIS	THORNLESS HONEY LOCUST	STRAIGHT SINGLE LEADER	3" CAL.	B&B	
LR	11	LIQUIDAMBAR STYRACIFLUA ROTUNDILOBA'	ROUND-LOBED SWEET GUM	STRAIGHT SINGLE LEADER	3" CAL.	B&B	
NS	13	NYSSA SYLVATICA 'DAVID ODOM'	AFTERBURNER® TUPELO	STRAIGHT SINGLE LEADER	3" CAL.	B&B	
QB	12	QUERCUS BICOLOR	SWAMP WHITE OAK	STRAIGHT SINGLE LEADER	3" CAL.	B&B	
QP2	10	QUERCUS PHELLOS	WILLOW OAK	STRAIGHT SINGLE LEADER	3" CAL.	B&B	
TA	10	TILIA AMERICANA	AMERICAN LINDEN	STRAIGHT SINGLE LEADER	3" CAL.	B&B	
UP	11	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	STRAIGHT SINGLE LEADER	3" CAL.	B&B	
SHRUBS							
BG	86	BUXUS X 'GREEN MOUND'	GREEN MOUND BOXWOOD		3 GAL.	CONT.	24" - 30"
EK	44	EUONYMUS KIAUTSCHOVICUS 'MANHATTAN'	MANHATTAN EUONYMUS		3 GAL.	CONT.	24" - 30"
FG	25	FOTHERGILLA GARDENII 'BLUE MIST'	BLUE MIST DWARF FOTHERGILLA	MIN 3 STEMS	3 GAL.	CONT.	24" - 30"
ID	44	ILEX GLABRA 'DENSEA'	INKBERRY HOLLY		3 GAL.	CONT.	24" - 30"
PO	66	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN ENGLISH LAUREL		3 GAL.	CONT.	24" - 30"
RD	15	ROSA X 'RADTKOPINK'	PINK DOUBLE KNOCK OUT® ROSE		3 GAL.	CONT.	24" - 30"
TH	66	TAXUS X MEDIA 'HATFIELDII'	HATFIELD ANGLO-JAPANESE YEW		3 GAL.	CONT.	24" - 30"
VA	56	VIBURNUM RHYTIDOPHYLLUM 'ALLEGHANY'	LEATHERLEAF VIBURNUM		5 GAL.	CONT.	36" - 42"
GRASSES							
CK2	16	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS		1 GAL.	CONT.	
PH	39	PENNISETUM ALOPECUROIDES 'HADELN'	HADELN FOUNTAIN GRASS		1 GAL.	CONT.	

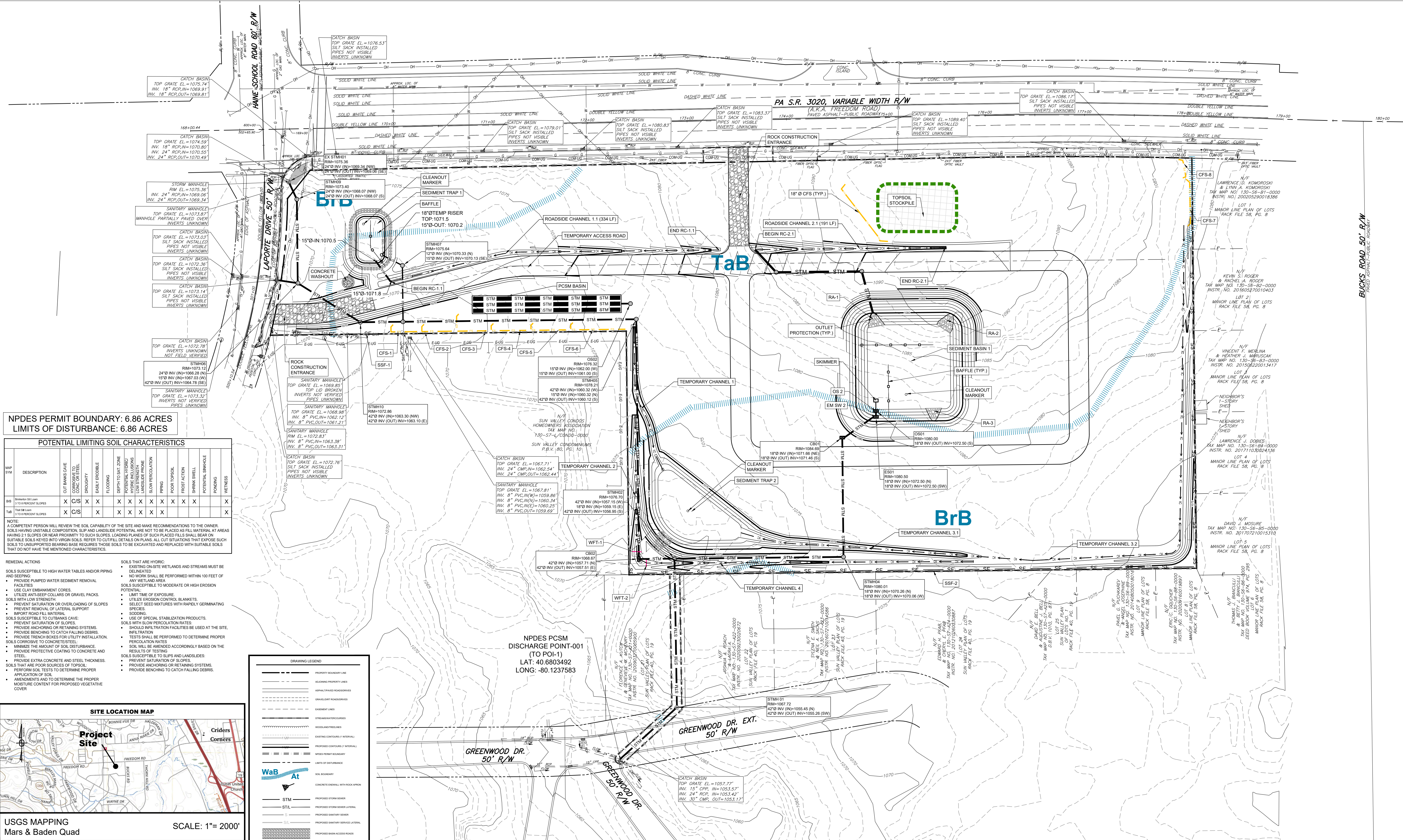
DRAFT - NOT FOR CONSTRUCTION

Date:	Revision Description:	By:	Professional Seal:	Prepared By:
B/27/2024	Adjust landscaping per lot 1100 revisions	GBR		

Summerwind Townhomes
 Freedom Road (S.R. 3020) & LaPorte Drive
 Prepared For:
 Freedom Road Management, LLC
 Situate In:
 Cranberry Township, Butler County, PA

LANDSCAPE PLAN
 DRAWING SCALE: 1"=30'
 DATE ISSUED: July 26, 2024
 PROJECT JOB#: 4293
 CADD#:
 DRAWN BY: GBR
 REVIEWED BY: GBR
 FIELD BOOK #: 4293
 Sheet No. C1000

Freedom Road Management, LLC
 Attn: Steven Koehler
 290 Northgate Drive
 Warrendale, PA 15085



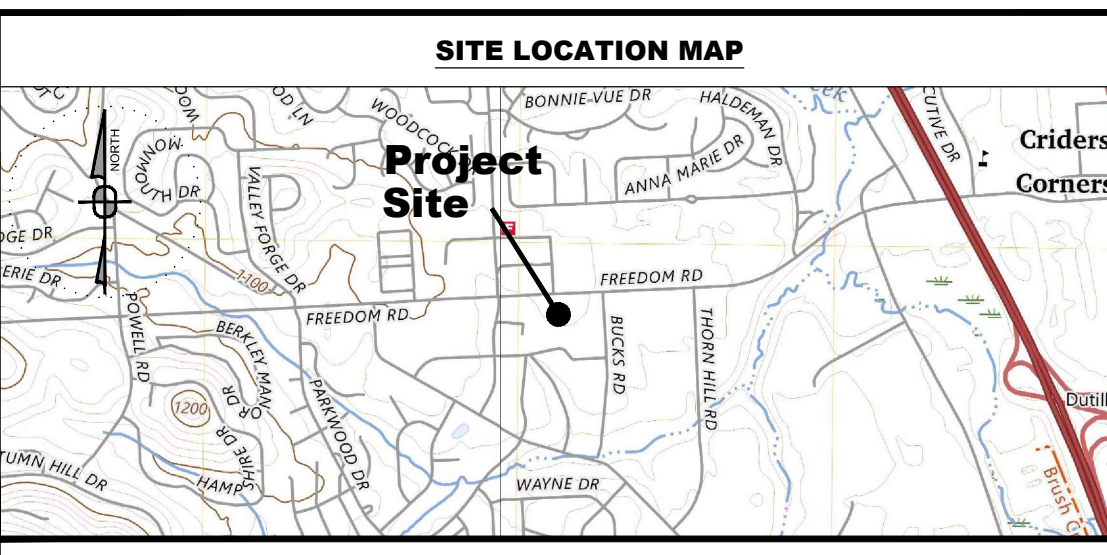
NPDES PERMIT BOUNDARY: 6.86 ACRES
LIMITS OF DISTURBANCE: 6.86 ACRES

POTENTIAL LIMITING SOIL CHARACTERISTICS

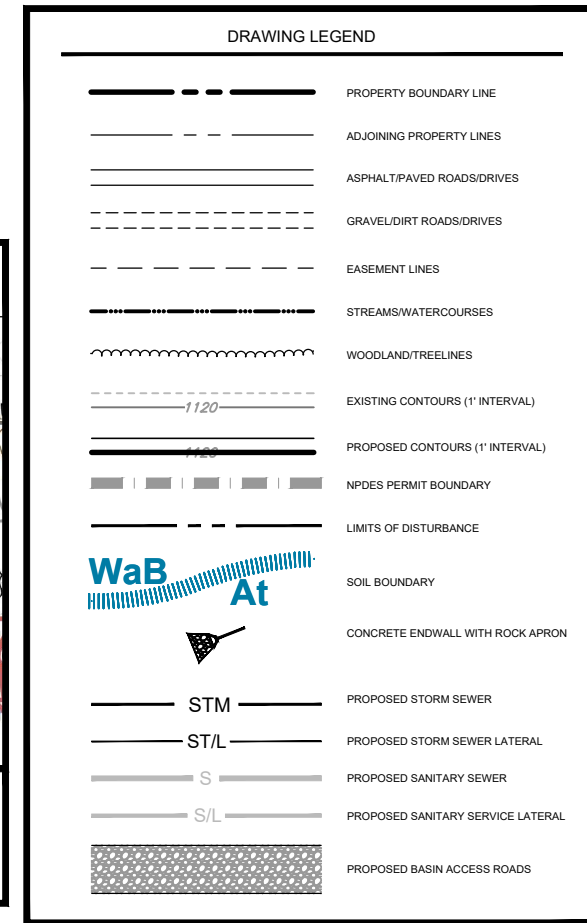
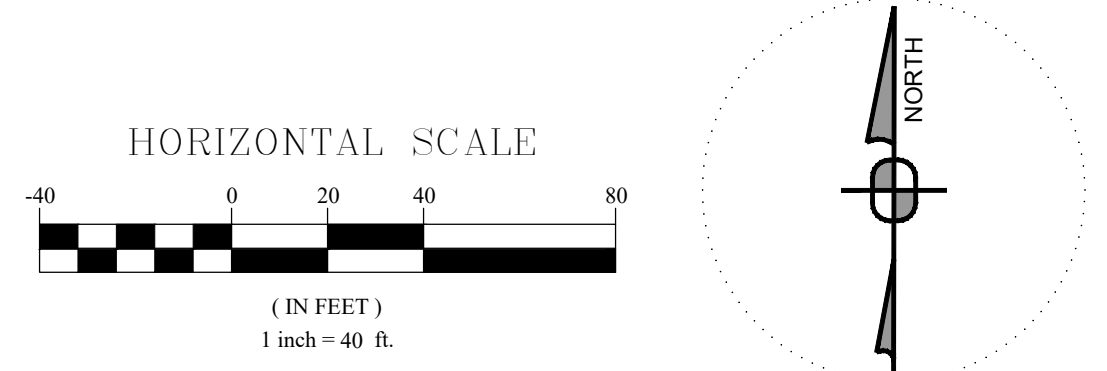
MAP	DESCRIPTION	CUT BANKS CAVE	CORROSION TO CONC. OR STEEL	DROUGHTY	EASILY ERODIBLE	FLOODING	DEPTH TO SAT. ZONE	POTENTIAL HYDROLYZABLE ORGANICS	HYDROLYZABLE ORGANICS	LANDSLIDE PRONE	SLOW PERCOLATION	PIPING	POOR TOPSOIL	FROST ACTION	SHRINK SWELL	POTENTIAL SINKHOLE	WETNESS
B8	Shallow Silty Loam	X	C/S	X	X	X	X	X	X	X	X	X	X	X	X	X	X
TaB	Thin Silty Loam	X	C/S	X	X	X	X	X	X	X	X	X	X	X	X	X	X

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

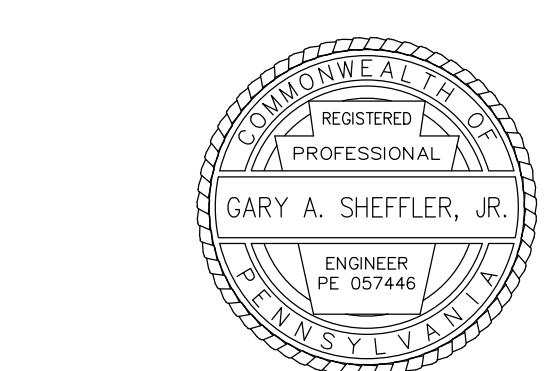
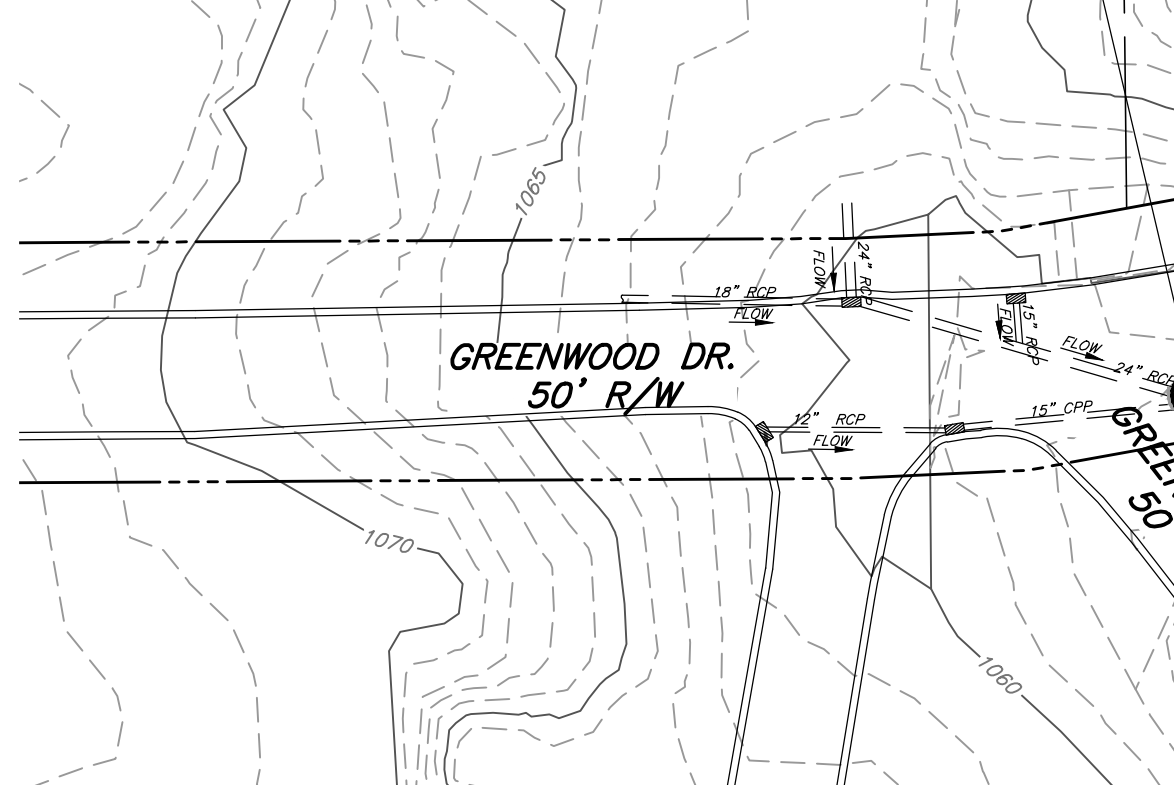
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 - PREVENT SATURATION OF SLOPES.
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 - INFILTRATION
 - PROVIDE TRENCH BOXES FOR UTILITY INSTALLATION.
 - SOILS CORROSIVE TO CONCRETE/STEEL.
 - MINIMIZE THE AMOUNT OF SOIL DISTURBANCE.
 - PROVIDE PROTECTIVE COATING TO CONCRETE AND STEEL.
 - PROVIDE EXTRA CONCRETE AND STEEL THICKNESS.
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USGS MAPPING
 Mars & Baden Quad



NPDES PCSM DISCHARGE POINT-001 (TO POL-1)
 LAT: 40.6803492
 LONG: -80.1237583



OWNER / DEVELOPER:
 FREEDOM ROAD MANAGEMENT, LLC
 STEVEN KOEHLER, MANAGER
 290 NORTHGATE DRIVE
 WARRENDALE, PA 15086

DATE	REVISION	DATE	SCALE
04/05/2024	Initial NPDES Submission	4/05/2024	1" = 40'
06/27/2024	Revised Per BCCD Comments		

DRAWN BY: JRG CHECKED BY: GAS

DRAWING NO. ES1

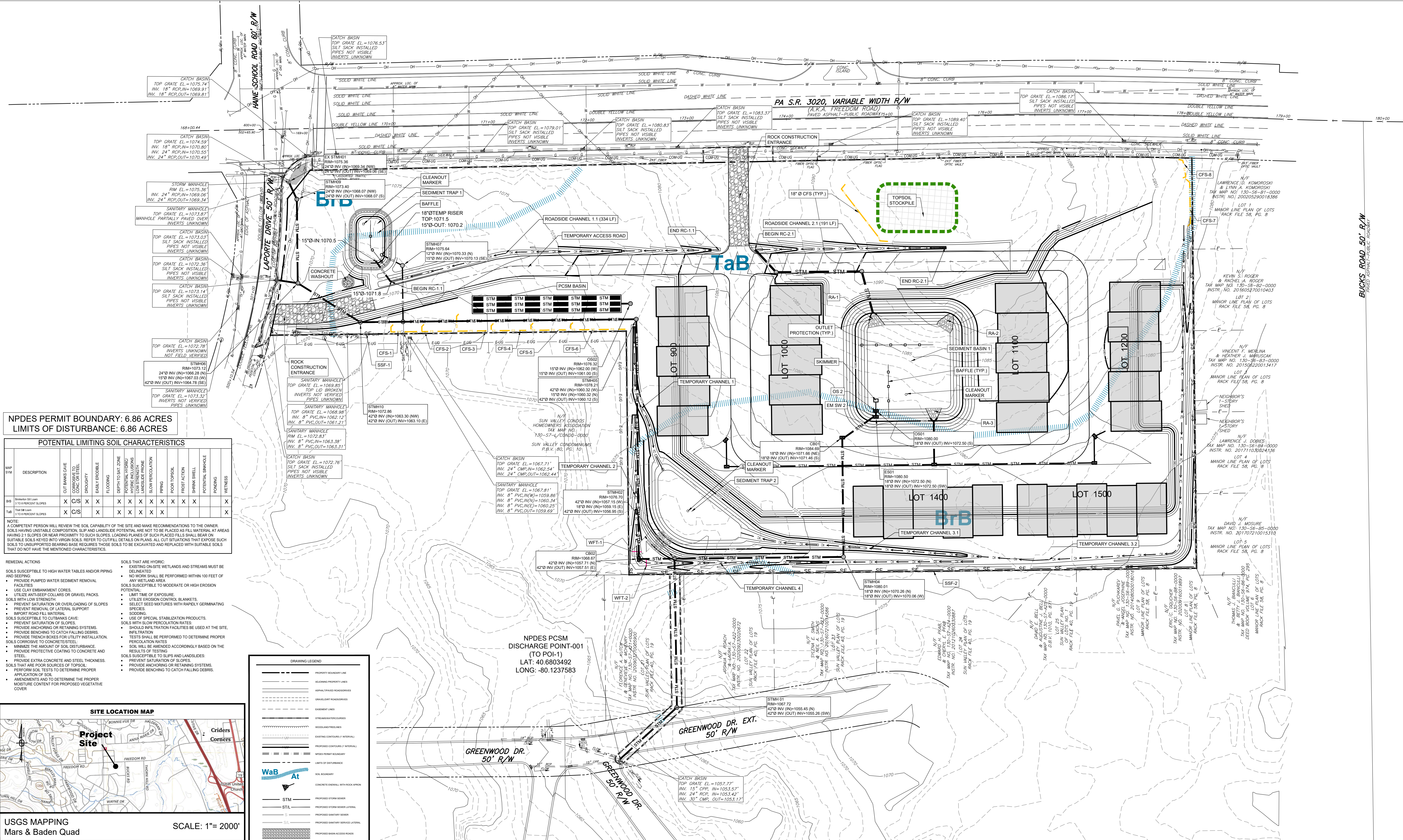
EROSION & SEDIMENTATION CONTROL PLAN

SUMMERWIND TOWNHOMES

SITUATE IN
 CRANBERRY TOWNSHIP, BUTLER COUNTY, PA

MADE FOR
FREEDOM ROAD MANAGEMENT, LLC





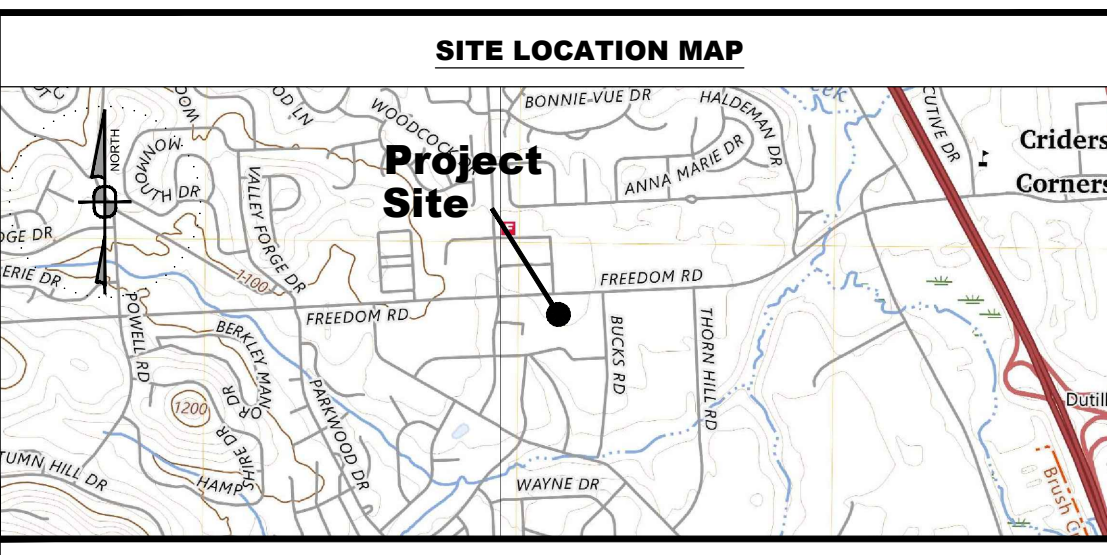
NPDES PERMIT BOUNDARY: 6.86 ACRES
LIMITS OF DISTURBANCE: 6.86 ACRES

POTENTIAL LIMITING SOIL CHARACTERISTICS

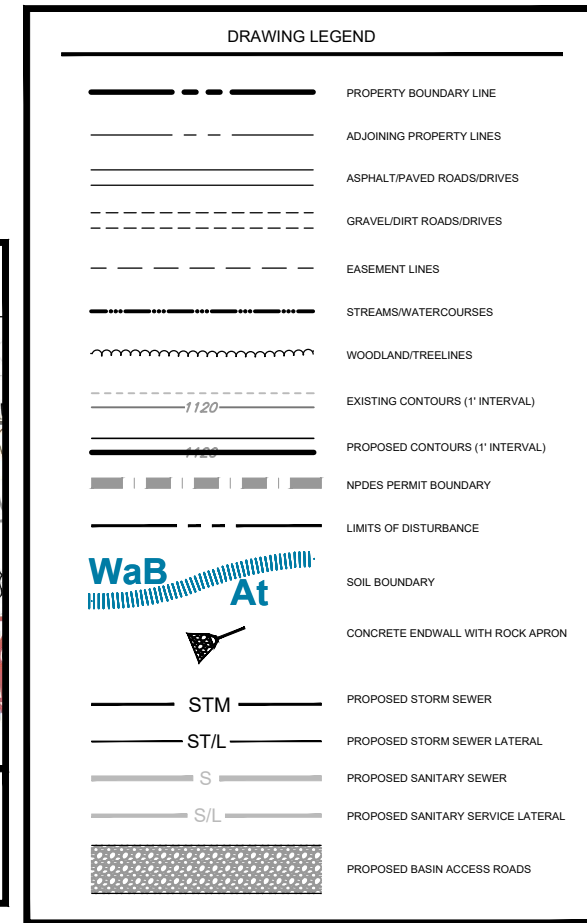
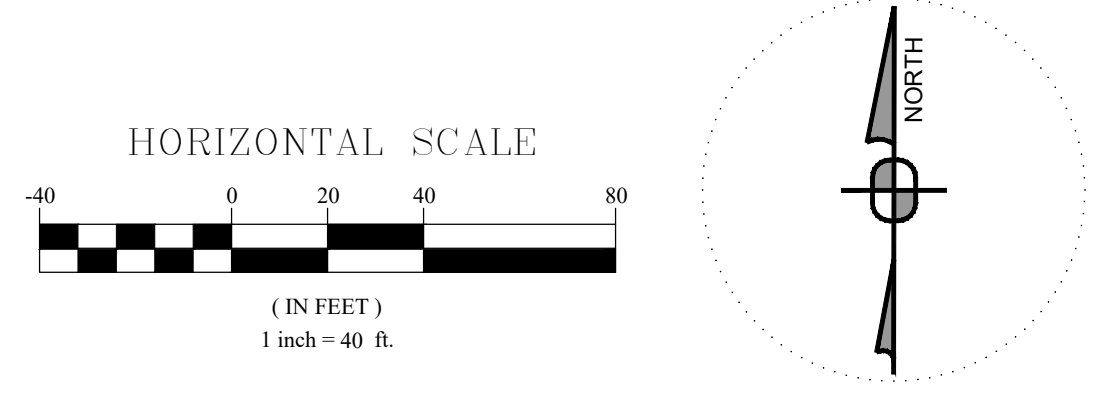
MAP SYM	DESCRIPTION	CUT BANKS CAVE	CORROSION TO CONC OR STEEL	DROUGHTY	EASILY ERODIBLE	FLOODING	DEPTH TO SAT. ZONE	POTENTIAL HYDROLYZABLE NITROGEN	HYDROLYZABLE PHOSPHORUS	LANDSLIDE PRONE	LOW PERMEATION	PIPING	POOR TOPSOIL	PROX. ACTION	SPRING SWELL	POTENTIAL SHIMMERS	PONDING	WETNESS
BB	Shallow Soil Layer	X	C/S	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
TaB	Thin Soil Layer	X	C/S	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

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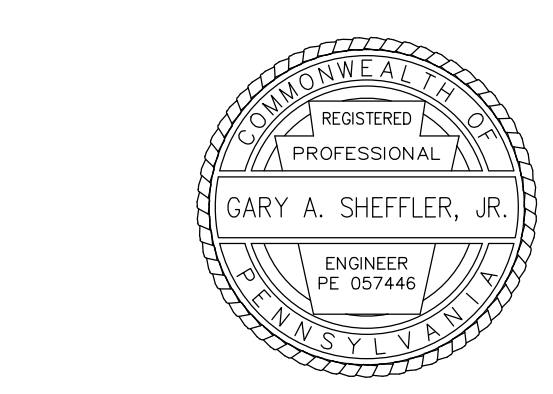
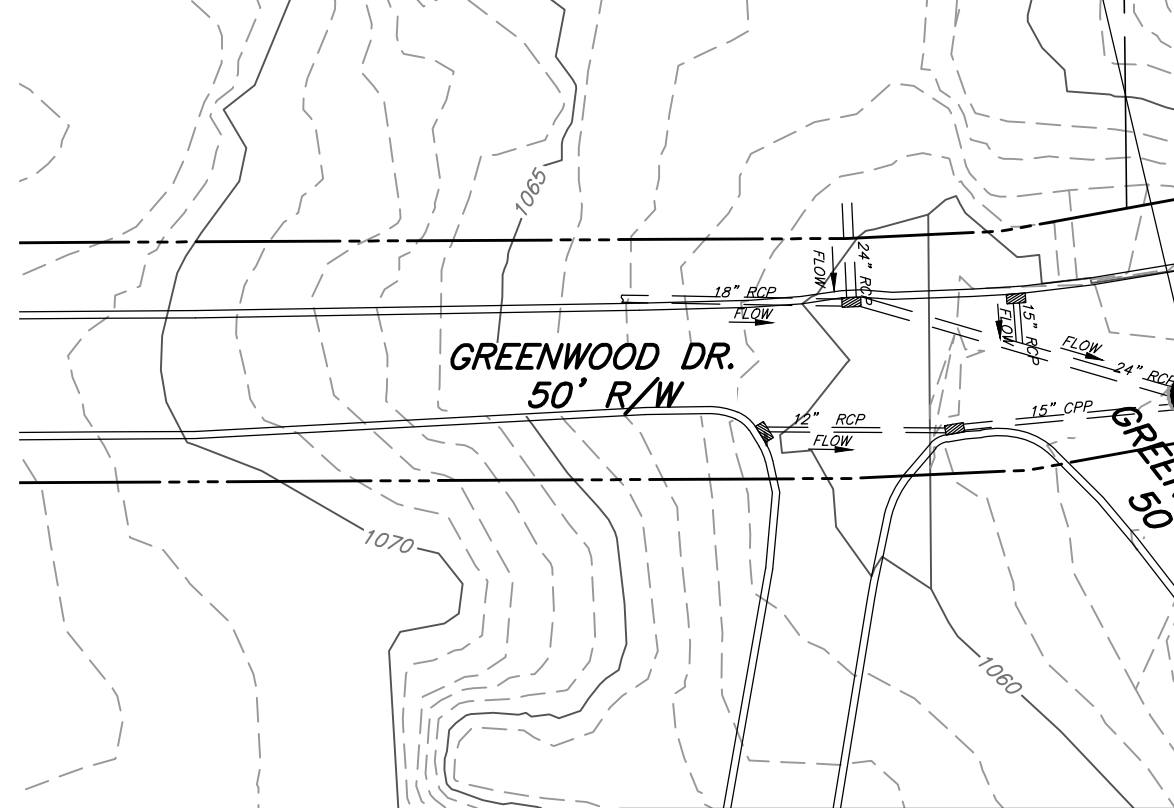
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USGS MAPPING
Mars & Baden Quad
SCALE: 1" = 2000'



NPDES PCSM DISCHARGE POINT-001 (TO POL-1)
LAT: 40.6803492
LONG: -80.1237583



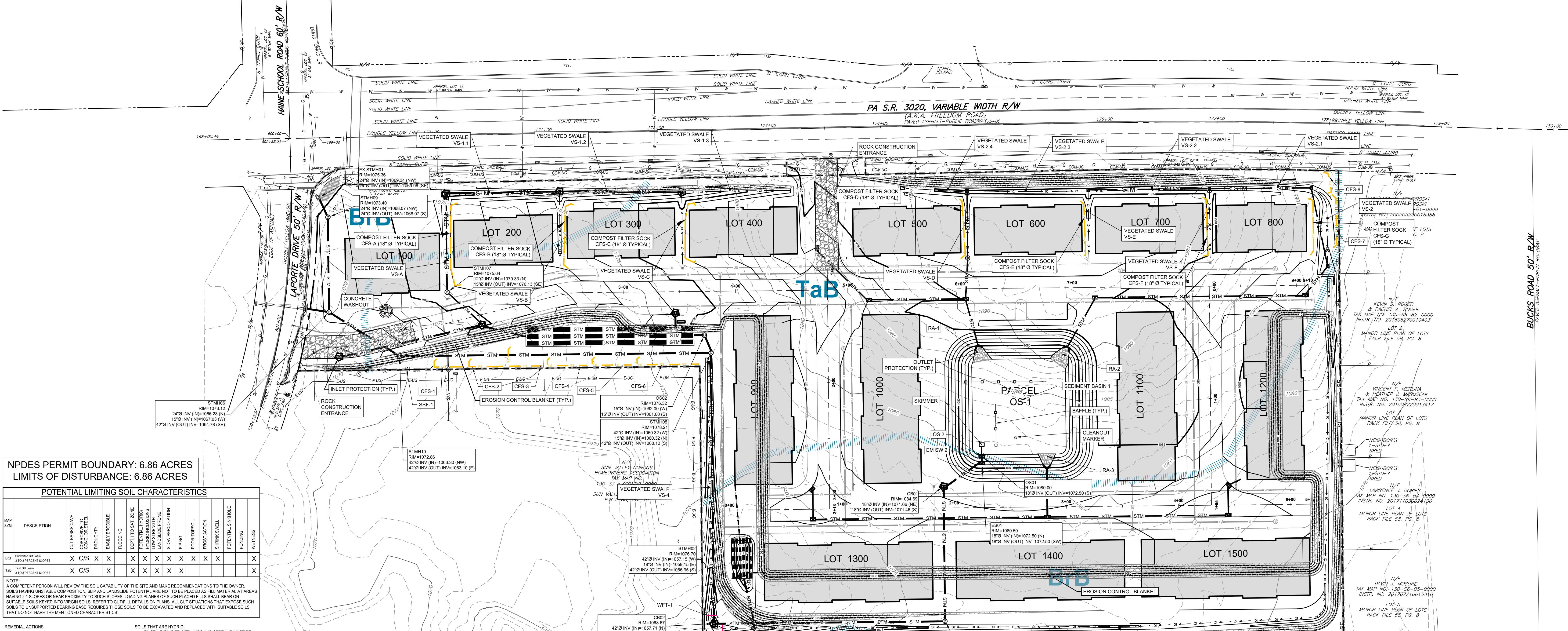
OWNER / DEVELOPER:
FREEDOM ROAD MANAGEMENT, LLC
STEVEN KOEHLER, MANAGER
290 NORTHGATE DRIVE
WARRENDALE, PA 15086

DATE	REVISION	DATE	SCALE
04/05/2024	Initial NPDES Submission	4/05/2024	1" = 40'
06/27/2024	Revised Per BCCD Comments		

DRAWN BY: JRG
CHECKED BY: GAS
DRAWING NO. ES2

EROSION & SEDIMENTATION CONTROL PLAN
SUMMERWIND TOWNHOMES
SITUATE IN
CRANBERRY TOWNSHIP, BUTLER COUNTY, PA
MADE FOR
FREEDOM ROAD MANAGEMENT, LLC





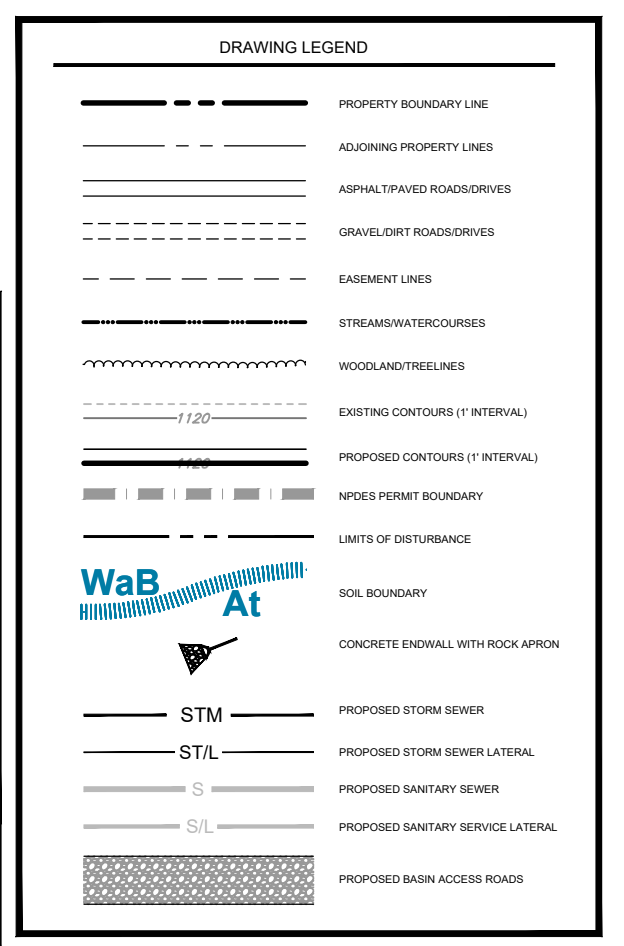
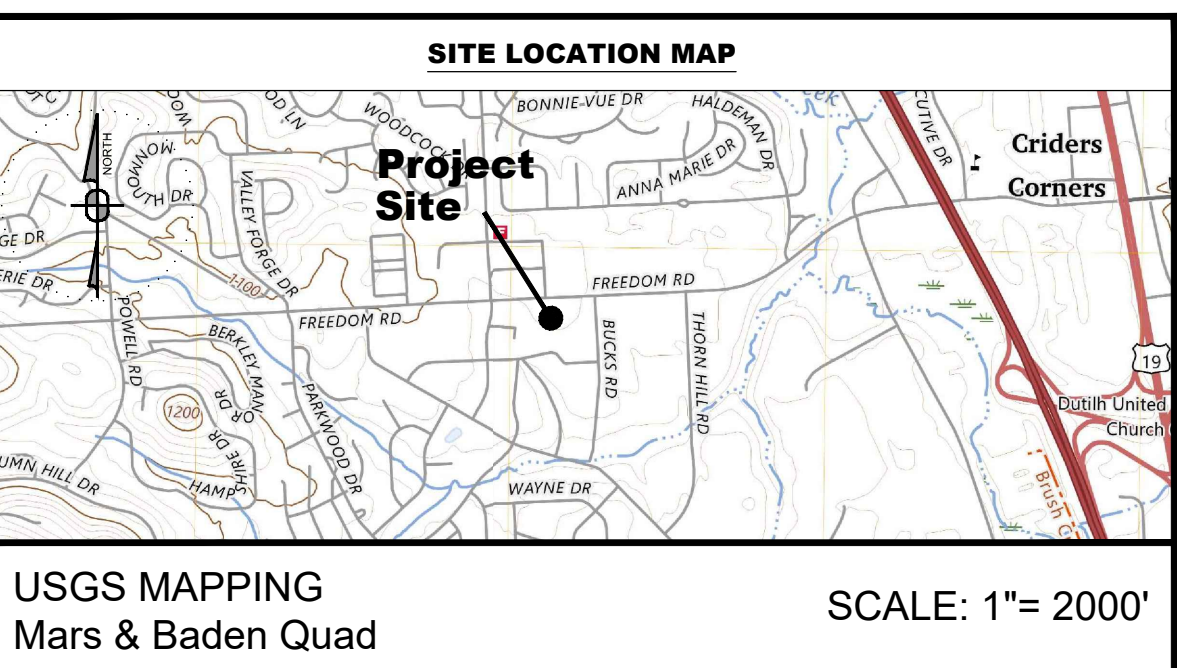
NPDES PERMIT BOUNDARY: 6.86 ACRES
LIMITS OF DISTURBANCE: 6.86 ACRES

POTENTIAL LIMITING SOIL CHARACTERISTICS

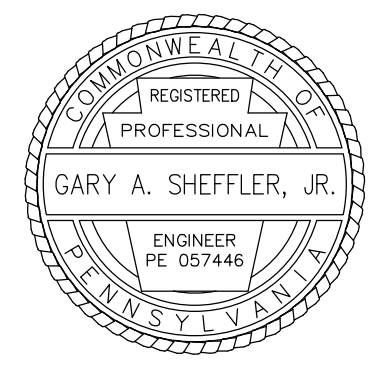
MAP SYM	DESCRIPTION	CUT BANKS CAVE	CONSPICUOUS TOPOGRAPHY	BRACKISH	EASILY ERODIBLE	FLOODING	DEPTH TO SAT. ZONE	POTENTIAL HYDROPHOBICITY	LOW PERMEABILITY	LANDSLIDE PRONE	SLOW PERCOLATION	PIPING	POOR TOPSOIL	FROST ACTION	SHRINK SWELL	POTENTIAL SINKHOLE	PONDING	WETNESS	
B8	Shallow Soil 3 TO 4 PERCENT SLOPES	X	C/S	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Tab	Shallow Soil 3 TO 4 PERCENT SLOPES	X	C/S	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

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NPDES PCSM
DISCHARGE POINT-001
(TO POI-1)
LAT: 40.6803492
LONG: -80.1237583



OWNER / DEVELOPER:
FREEDOM ROAD MANAGEMENT, LLC
STEVEN KOEHLER, MANAGER
290 NORTHGATE DRIVE
WARRENDALE, PA 15086

DATE	REVISION	DATE	SCALE
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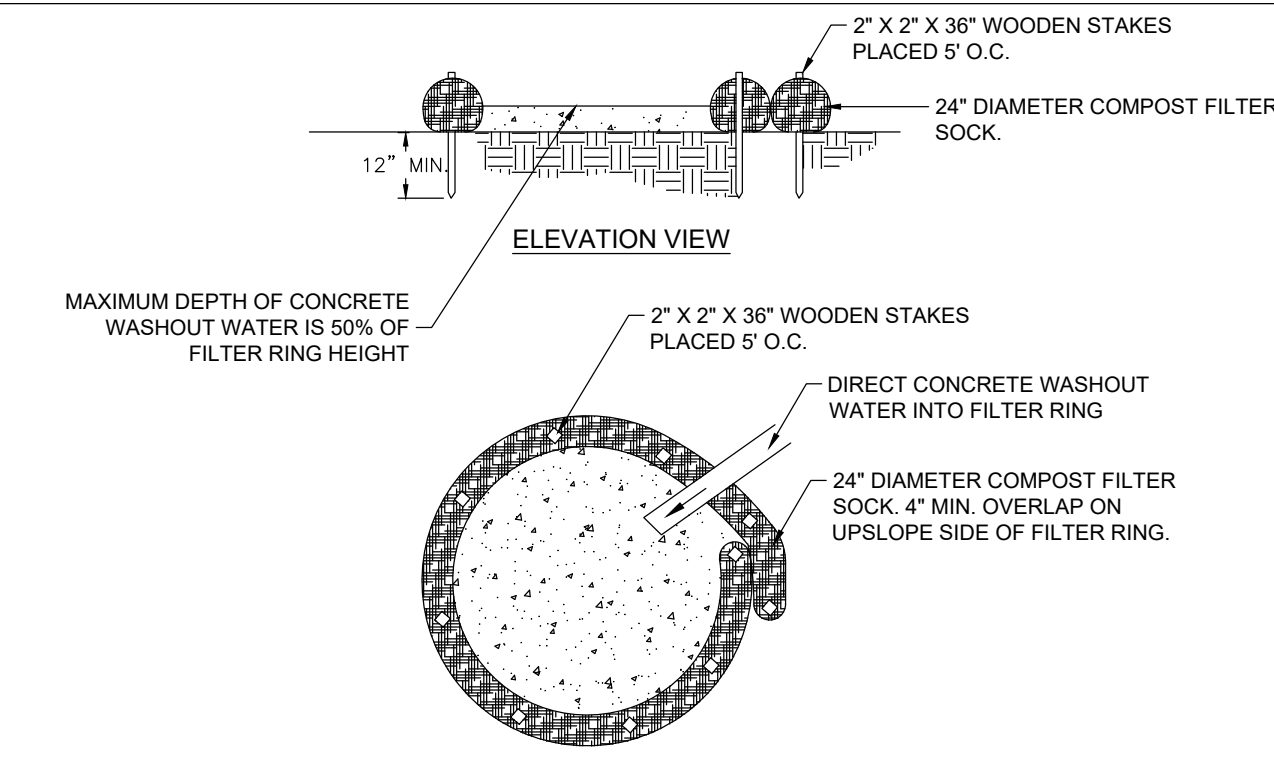
DRAWN BY: JRG CHECKED BY: GAS

DRAWING NO. ES3

EROSION & SEDIMENTATION CONTROL PLAN
SUMMERWIND TOWNHOMES
SITUATE IN
CRANBERRY TOWNSHIP, BUTLER COUNTY, PA
MADE FOR
FREEDOM ROAD MANAGEMENT, LLC

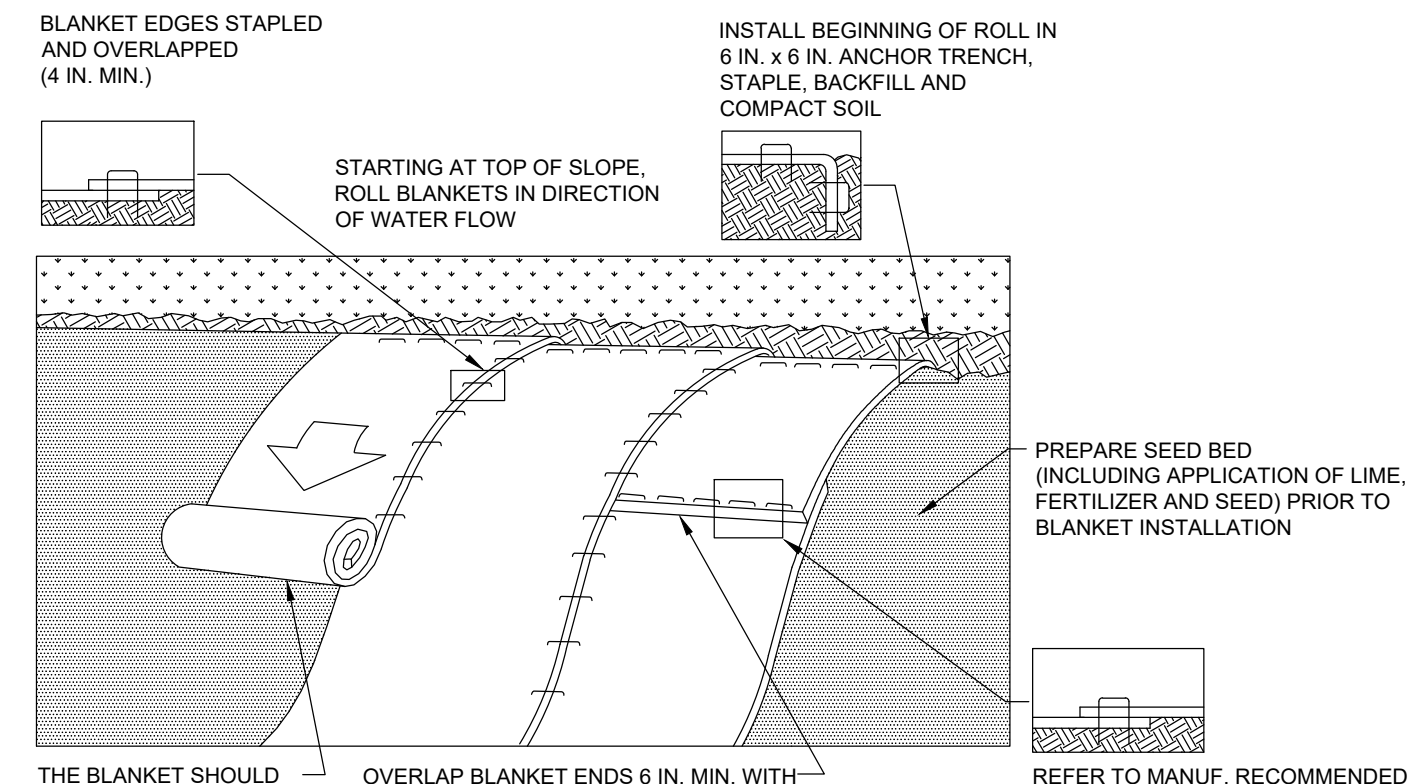


135 TECHNOLOGY DRIVE, SUITE 501 — CANONSBURG, PA 15317



NOTES:
1. INSTALL ON FLAT GRADE FOR OPTIMAL PERFORMANCE.
2. 16" DIAMETER FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.
3. A SUITABLE IMPERVIOUS GEOMEMBRANE LINER SHALL BE PLACED AT THE LOCATION PRIOR TO THE INSTALLING THE SOCKS.

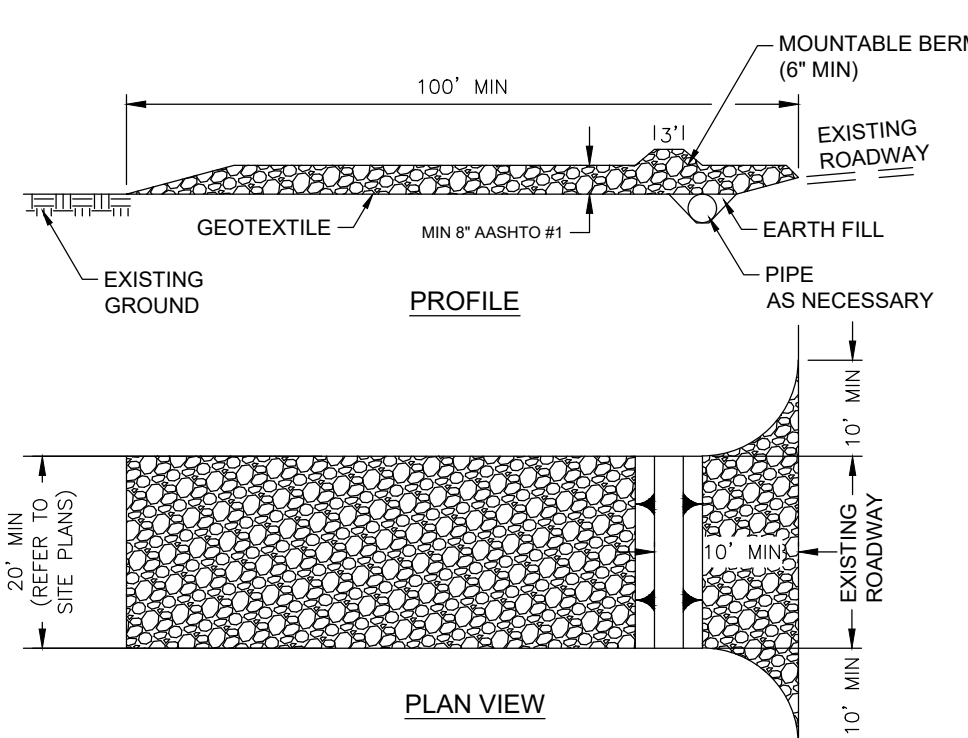
1	ES5	CONCRETE WASHOUT AREA
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SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.
PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.
SLOPE SURFACE SHALL BE FREE 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.

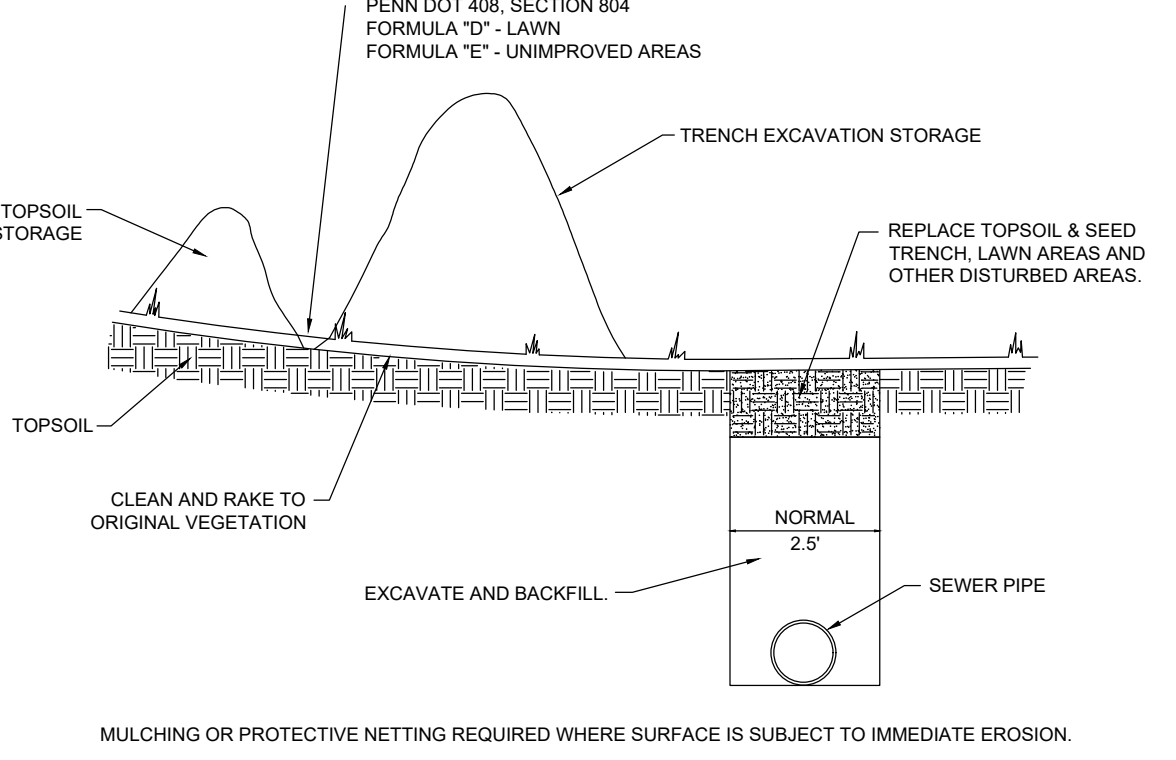
BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.

5	ES5	EROSION CONTROL BLANKET
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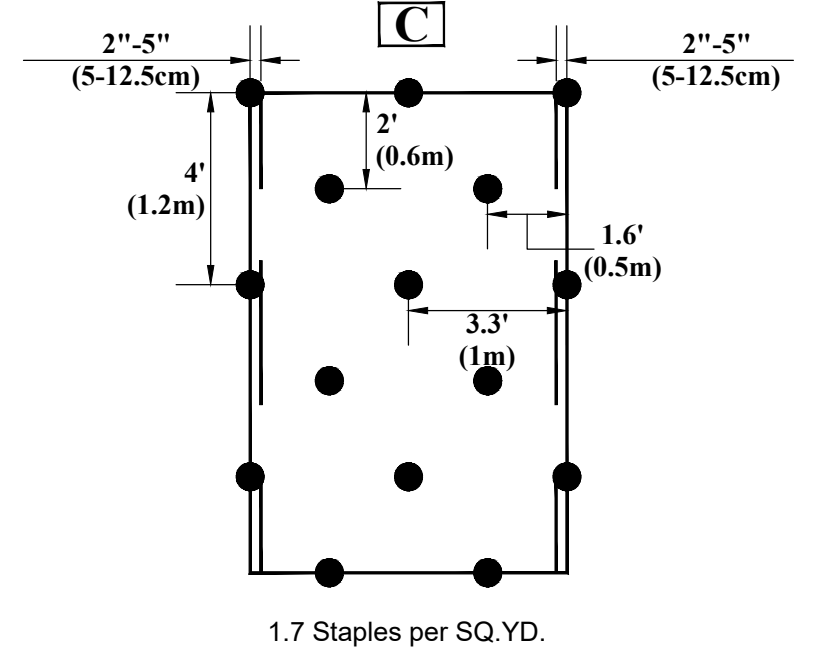


NOTES:
1. TOPSOIL SHALL BE REMOVED PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE.
2. EXTEND ROCK OVER WIDTH OF ENTRANCE.
3. RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
4. MOUNTABLE BERM SHOULD BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED. PIPE TO BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.
5. REFER TO SITE PLANS FOR SIZE AND LOCATION. WHERE APPLICABLE, REFER TO HOP PLANS FOR SIZE AND LOCATION ON STATE ROADWAYS.

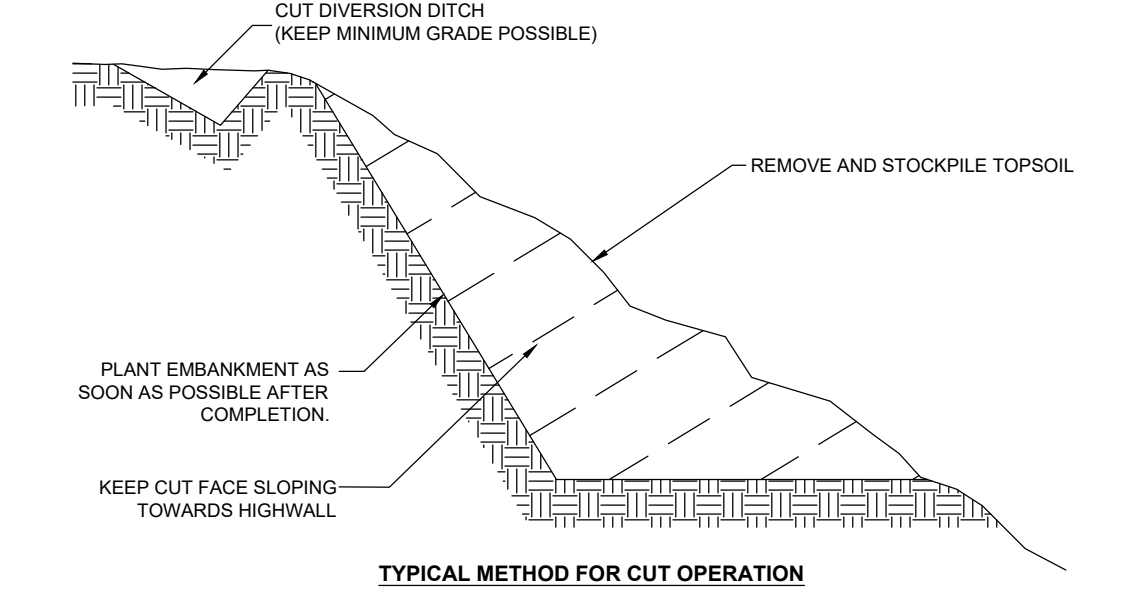
6	ES5	ROCK CONSTRUCTION ENTRANCE
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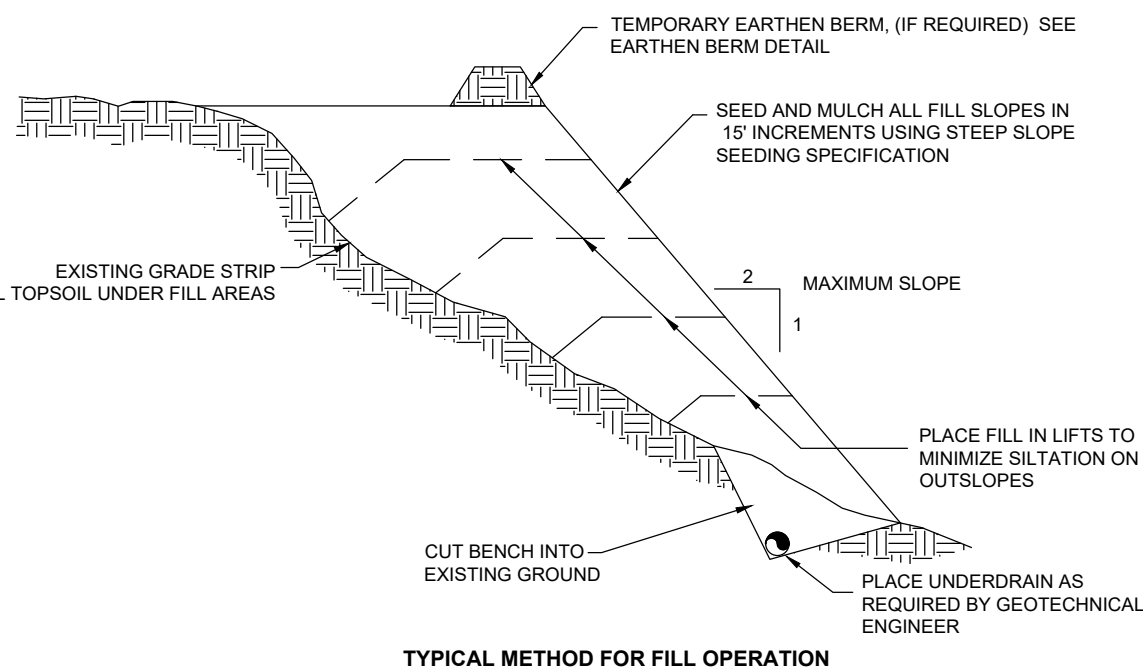
2	ES5	EROSION CONTROL FOR SEWER TRENCHES
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3	ES5	STAPLE PATTERN
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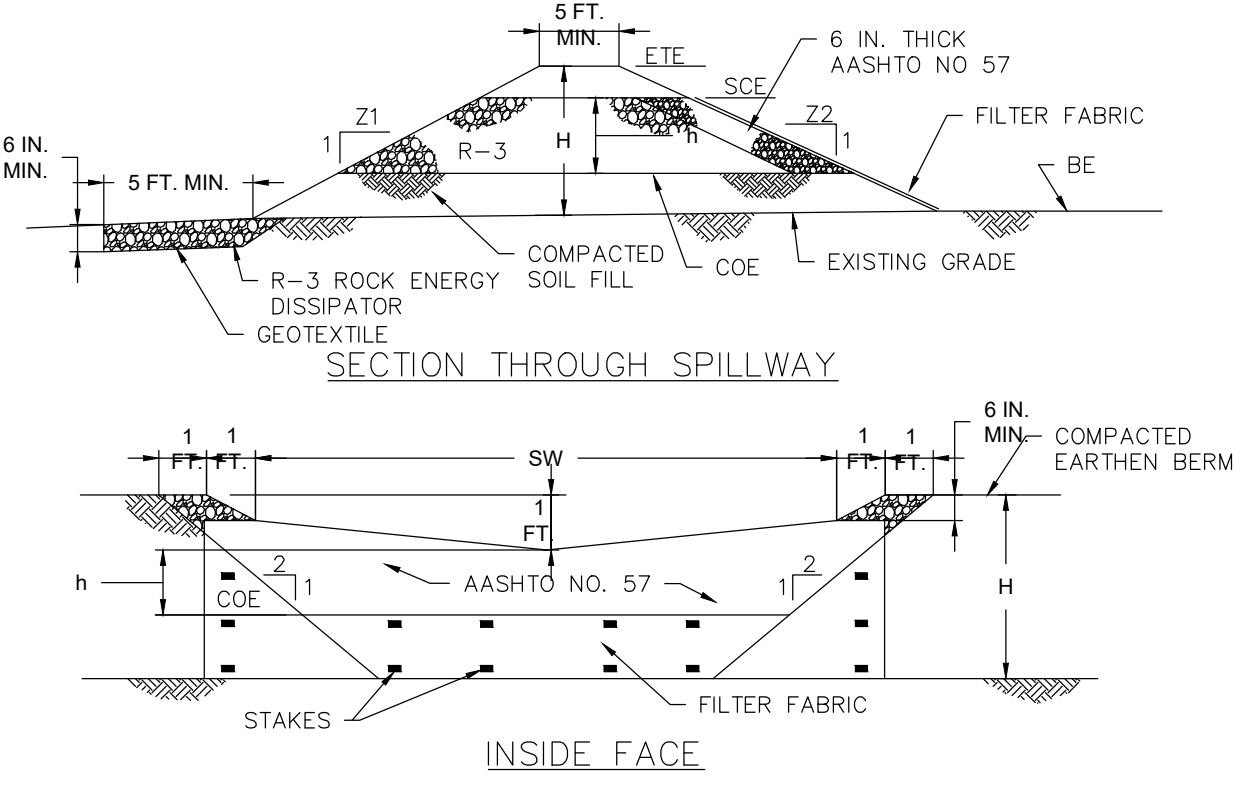
TYPICAL METHOD FOR CUT OPERATION



TYPICAL METHOD FOR FILL OPERATION

NOTE:
1. REFER TO GEOTECHNICAL REPORT FOR RECOMMENDATIONS. RECOMMENDATIONS IN THE REPORT WILL SUPERCEDE THESE DETAILS.

4	ES5	TYPICAL METHOD FOR CUT OR FILL OPERATION
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SECTION THROUGH SPILLWAY

TRAP NO.	Z1 (FT)	Z2 (FT)	H (FT)	h (FT)	EMBANK TOP ELEV. ETE (FT)	SPILLWAY TOP CREST ELEV. SCE (FT)	CLEAN OUT ELEV. COE (FT)	BOTTOM ELEV. BE (FT)	SPILLWAY WIDTH SW (FT)
1	3	2	2	1	1075	1074	1073	1072	10

NOTES:
EMBANKMENT OUTLET SHALL BE COMPOSED ENTIRELY OF ROCK ABOVE CLEAN OUT ELEVATION (COE); MAIN BODY R-3 OR LARGER -- R-4 TO BE USED FOR DRAINAGE AREAS GREATER THAN 3.0 ACRES. INSIDE FACE AASHTO #7 STONE OR SMALLER & 6 IN. THICK LAYER OF COMPOST, COMPOST SOOK, OR CLEAN SAND SHALL BE INSTALLED ON TOP OF THE AASHTO #7 STONE AND SECURELY ANCHORED IN HD WATERHEADS. 24 IN. DIAMETER COMPOST SOCKS SHALL BE USED IN PLACE OF FILTER FABRIC AND AASHTO #7 STONE IN EV WATERHEADS.
FILL MATERIAL FOR THE EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS. THE EMBANKMENT SHALL BE COMPACTED IN LAYERED LIFTS OF NOT MORE THAN 9 IN. THE MAXIMUM ROCK SIZE SHALL BE NO GREATER THAN 6 IN.
UPON COMPLETION, THE EMBANKMENT SHALL BE SEED, MULCHED, AND BLANKETED OR OTHERWISE STABILIZED ACCORDING TO THE SPECIFICATIONS OF THE E&S PLAN DRAWINGS.
ALL SEDIMENT TRAPS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT.
ACCESS FOR SEDIMENT REMOVAL AND OTHER REQUIRED MAINTENANCE ACTIVITIES SHALL BE PROVIDED.

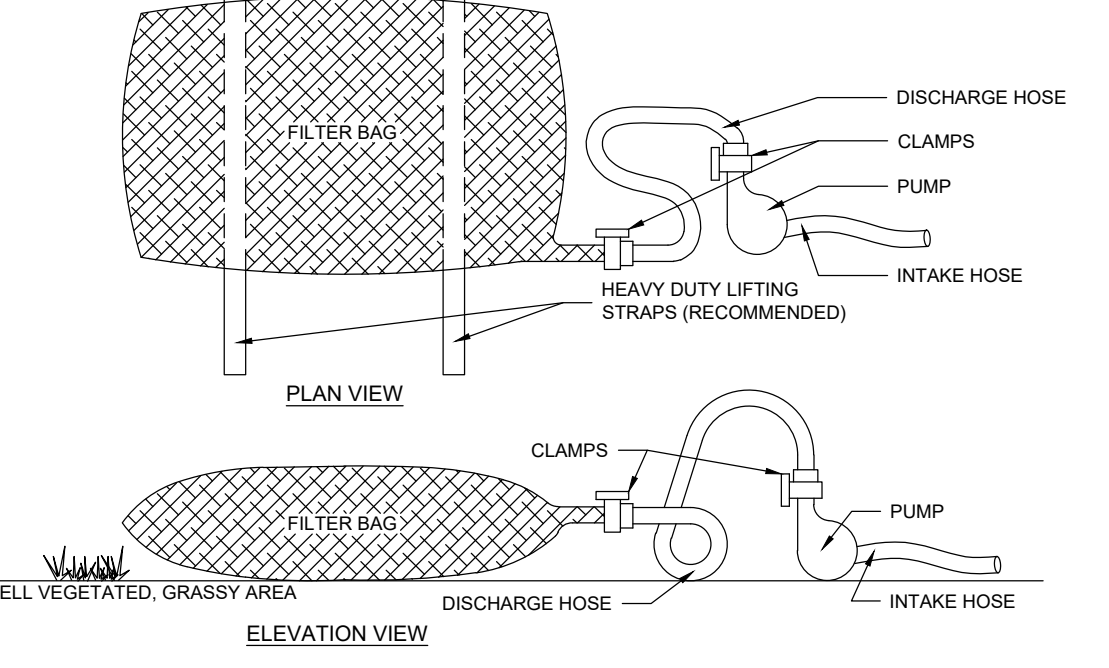
A CLEAN OUT STAKE SHALL BE PLACED NEAR THE CENTER OF EACH TRAP. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED THE CLEAN OUT ELEVATION ON THE STAKE AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS. DISPOSE OF MATERIALS REMOVED FROM THE TRAP IN THE MANNER DESCRIBED IN THE E&S PLAN.
CHECK EMBANKMENTS, SPILLWAYS, AND OUTLETS FOR EROSION, PIPING AND SETTLEMENT. CLOGGED OR DAMAGED SPILLWAYS AND/OR EMBANKMENTS SHALL BE IMMEDIATELY RESTORED TO THE DESIGN SPECIFICATIONS.
DISPLACED RIPRAP WITHIN THE OUTLET PROTECTION SHALL BE REPLACED IMMEDIATELY.
ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISTURBED AREAS INSIDE THE TRAP SHALL BE STABILIZED BEFORE CONVERSION TO A STORMWATER MANAGEMENT FACILITY. TO ASSIST IN REMOVING SEDIMENT, WHICH MAY BE SATURATED, A DEVICE SUCH AS IS SHOWN IN STANDARD CONSTRUCTION DETAIL #7-18 MAY BE USED TO DENATURE THE SEDIMENT PRIOR TO ITS REMOVAL.

7	ES5	BARREL/RISER SEDIMENT TRAP DETAIL
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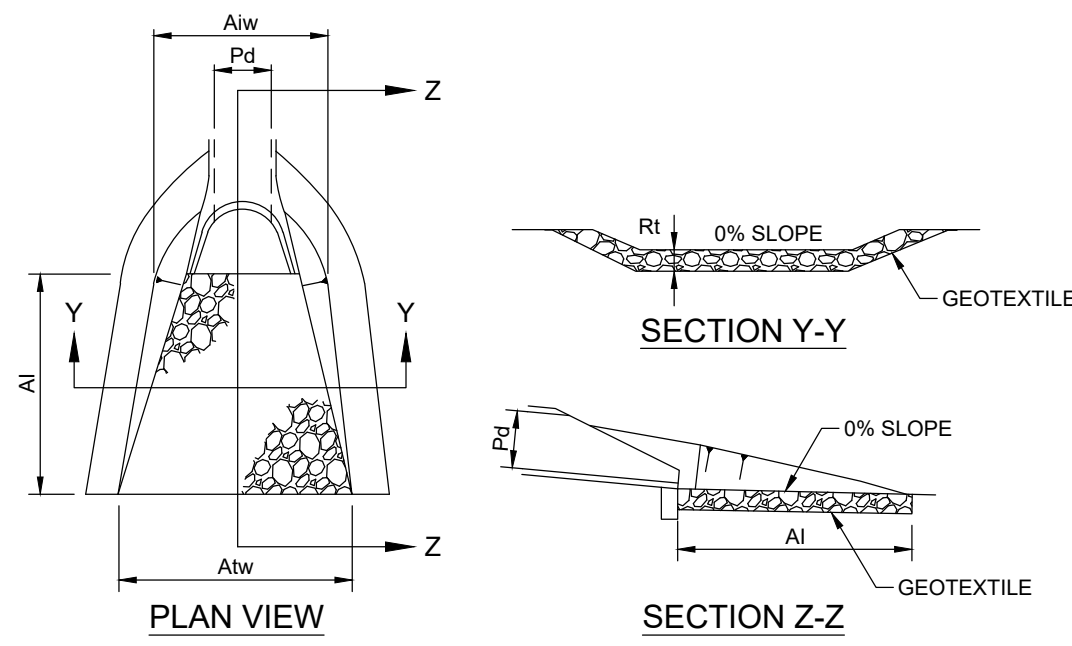
8	ES5	BARREL/RISER SEDIMENT TRAP DETAIL
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9	ES5	PUMPED WATER FILTER BAG
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5	ES5	TYPICAL TOP OF SLOPE BERM STABILIZATION
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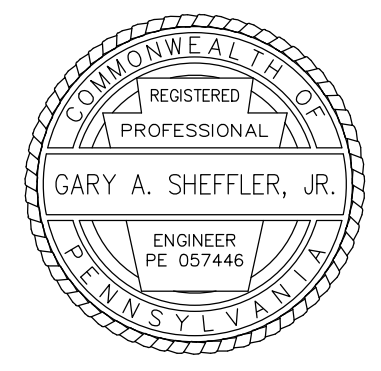
NOTES:
1. LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS MAY BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:
PROPERTY TEST METHOD MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH ASTM D-4842 205 lb
GRAB TENSILE ASTM D-4832 205 lb
PUNCTURE ASTM D-4833 110 lb
MILLEN BURST ASTM D-3786 3500 psi
UV RESISTANCE ASTM D-4355 70%
AOS % RETAINED ASTM D-4751 90 Sews
2. A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES MUST BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY HAVE BECOME 1/2 FULL. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. IT IS RECOMMENDED THAT BAGS BE PLACED ON STRAPS TO FACILITATE REMOVAL.
3. 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.
4. NO DOWN SLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHOULD BE INSTALLED BELOW BAGS LOCATED WITHIN 50' OF RECEIVING STREAM OR WHERE GRASSY AREA IS NOT AVAILABLE. A COMPOST BERM OR COMPOST FILTER SOCK SHALL BE PLACED BELOW ANY BAG DISCHARGING TO A SPECIAL PROTECTION SURFACE WATER.
5. 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.
6. THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHOULD BE FLOATING AND SCREENED.
7. FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.



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.

10	ES5	RIPRAP APRON AT PIPE OUTLET WITH FLARED END SECTION
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OWNER / DEVELOPER:
FREEDOM ROAD MANAGEMENT, LLC
STEVEN KOEHLER, MANAGER
290 NORTHGATE DRIVE
WARRENDALE, PA 15086



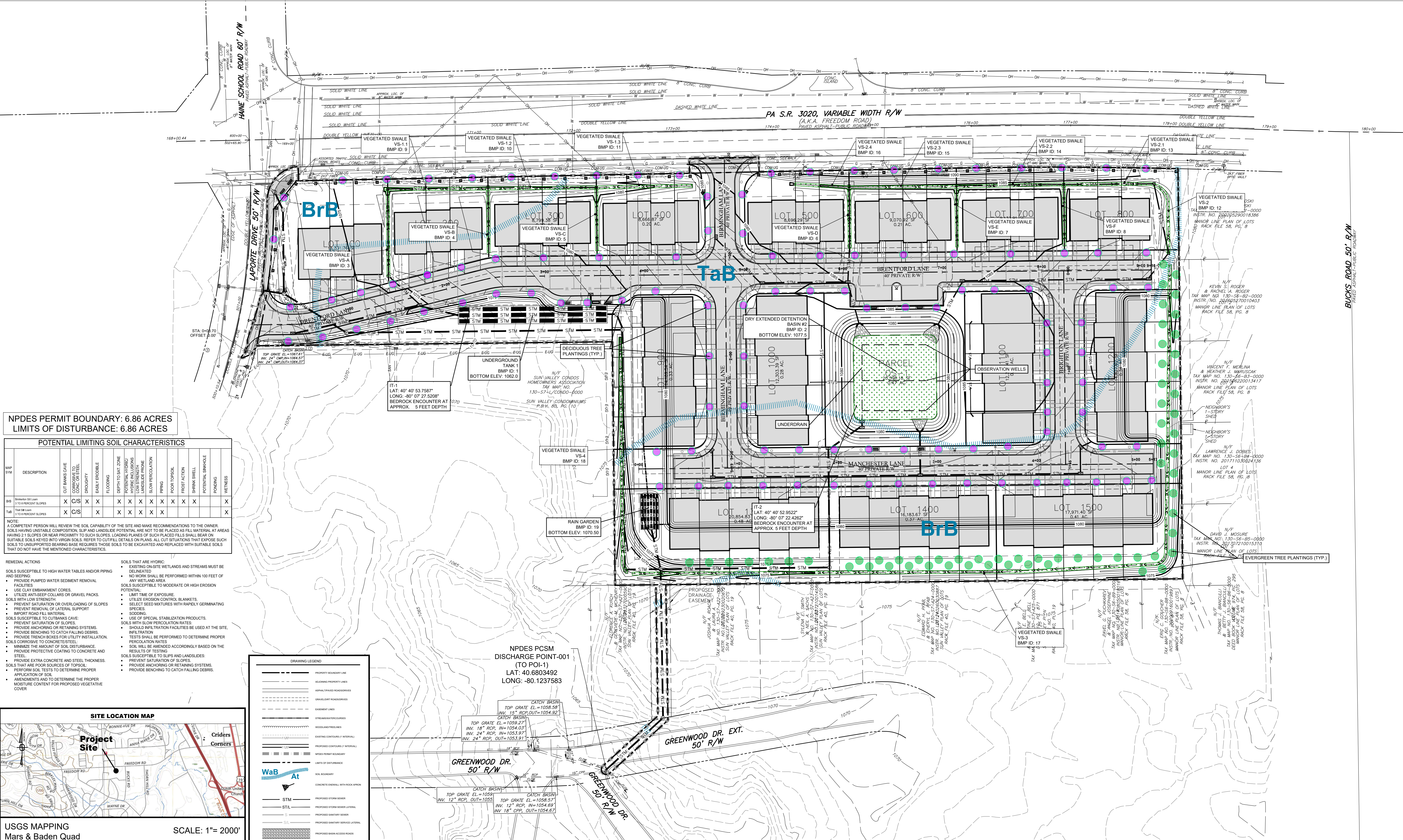
DATE	REVISION	DATE	SCALE
04/05/2024	Initial NPDES Submission	4/05/2024	
06/27/2024	Revised Per BCCD Comments		
		DRAWN BY JRG	CHECKED BY GAS

DRAWING NO. ES5

EROSION & SEDIMENTATION CONTROL PLAN
SUMMERWIND TOWNHOMES
SITUATE IN
CRANBERRY TOWNSHIP, BUTLER COUNTY, PA
MADE FOR
FREEDOM ROAD MANAGEMENT, LLC



135 TECHNOLOGY DRIVE, SUITE 501 - CANONSBURG, PA 15317



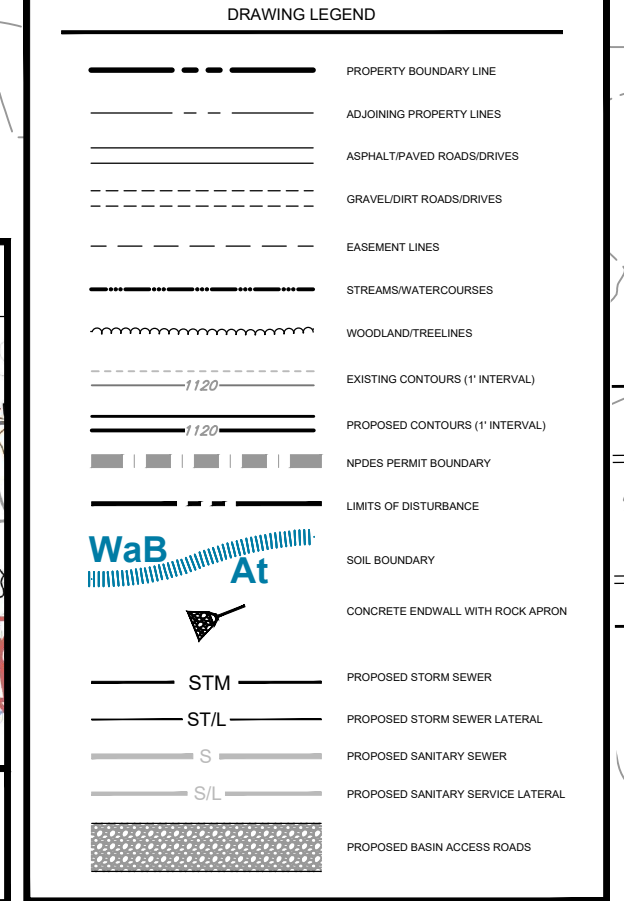
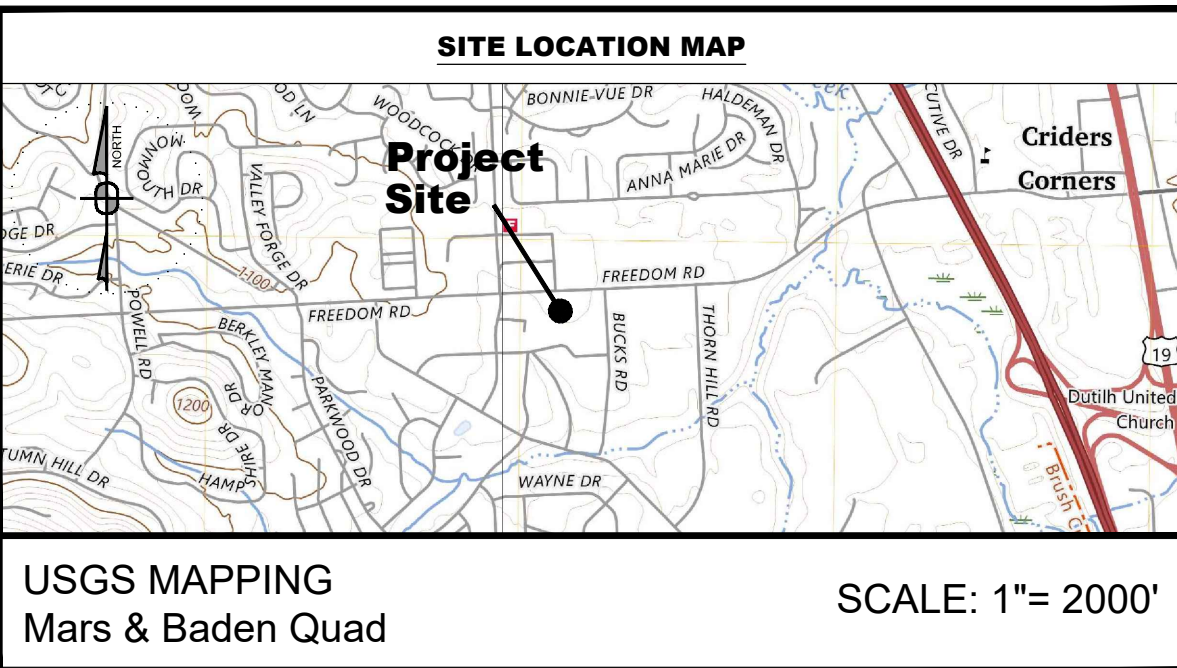
NPDES PERMIT BOUNDARY: 6.86 ACRES
LIMITS OF DISTURBANCE: 6.86 ACRES

POTENTIAL LIMITING SOIL CHARACTERISTICS

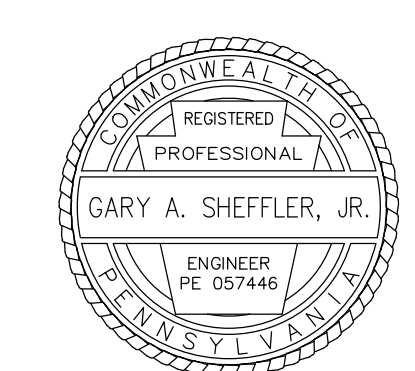
MAP	SYM	DESCRIPTION	CUT BANKS CAVE	CORROSION TO CONC. OR STEEL	DRIFTY	EASILY ERODIBLE	FLOODING	DEPTH TO SAT. ZONE	POTENTIAL HYDROLYZABLE ORGANICS	HYDROLYZABLE ORGANICS	LANDSLIDE PRONE	SLOW PERCOLATION	PIPING	FROST TORSION	FROST ACTION	SPRING SWELL	POTENTIAL SHRINKAGE	PONDING	WETNESS
B8	Shallow Br Ls		X	C/S	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
TaB	TaB Ls	1:10 PERCENT SLOPES	X	C/S	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

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

- REMEDIAL ACTIONS**
- SOILS SUSCEPTIBLE TO HIGH WATER TABLES AND/OR PIPING AND SEEPING:
 - PROVIDE PUMPED WATER SEDIMENT REMOVAL FACILITIES
 - USE CLAY EMBANKMENT CORES.
 - UTILIZE ANTI-SEEP COLLARS OR GRAVEL PACKS.
 - PREVENT SATURATION OR OVERLOADING OF SLOPES
 - PREVENT REMOVAL OF LATERAL SUPPORT
 - IMPORT ROAD FILL MATERIAL
 - SOILS SUSCEPTIBLE TO CUTBANKS CAVE:
 - PREVENT SATURATION OF SLOPES.
 - PROVIDE ANCHORING OR RETAINING SYSTEMS.
 - PROVIDE BENCHING TO CATCH FALLING DEBRIS.
 - PROVIDE TRENCH BOXES FOR UTILITY INSTALLATION
 - SOILS CORROSIVE TO CONCRETE/STEEL:
 - MINIMIZE THE AMOUNT OF SOIL DISTURBANCE
 - PROVIDE PROTECTIVE COATING TO CONCRETE AND STEEL.
 - PROVIDE EXTRA CONCRETE AND STEEL THICKNESS
 - SOILS THAT ARE POOR SOURCES OF TOPSOIL:
 - PERFORM SOIL TESTS TO DETERMINE PROPER APPLICATION OF SOIL
 - AMENDMENTS AND TO DETERMINE THE PROPER MOISTURE CONTENT FOR PROPOSED VEGETATIVE COVER
 - SOILS THAT ARE HYDRIC:
 - EXISTING ON-SITE WETLANDS AND STREAMS MUST BE DELINEATED
 - NO WORK SHALL BE PERFORMED WITHIN 100 FEET OF ANY WETLAND AREA
 - SOILS SUSCEPTIBLE TO MODERATE OR HIGH EROSION POTENTIAL:
 - LIMIT TIME OF EXPOSURE.
 - UTILIZE EROSION CONTROL BLANKETS.
 - SELECT SEED MIXTURES WITH RAPIDLY GERMINATING SPECIES.
 - SODDING.
 - USE OF SPECIAL STABILIZATION PRODUCTS.
 - SOILS WITH SLOW PERCOLATION RATES:
 - SHOULD INFILTRATION FACILITIES BE USED AT THE SITE.
 - INFILTRATION
 - TESTS SHALL BE PERFORMED TO DETERMINE PROPER PERCOLATION RATES
 - SOIL WILL BE AMENDED ACCORDINGLY BASED ON THE RESULTS OF TESTING
 - SOILS SUSCEPTIBLE TO SLIPS AND LANDSLIDES:
 - PREVENT SATURATION OF SLOPES
 - PROVIDE ANCHORING OR RETAINING SYSTEMS.
 - PROVIDE BENCHING TO CATCH FALLING DEBRIS.



NPDES PCSM
DISCHARGE POINT-001
(TO POI-1)
LAT: 40.6803492
LONG: -80.1237583



OWNER / DEVELOPER:
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STEVEN KOEHLER, MANAGER
290 NORTHGATE DRIVE
WARRENDALE, PA 15086

DATE	REVISION	DATE	SCALE
04/05/2024	Initial NPDES Submission	4/05/2024	1" = 40'

DRAWN BY: JRG CHECKED BY: GAS

DRAWING NO. PCSM1

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
SUMMERWIND TOWNHOMES
SITUATE IN
CRANBERRY TOWNSHIP, BUTLER COUNTY, PA
MADE FOR
FREEDOM ROAD MANAGEMENT, LLC



