

CHARTIERS INDUSTRIAL PARK

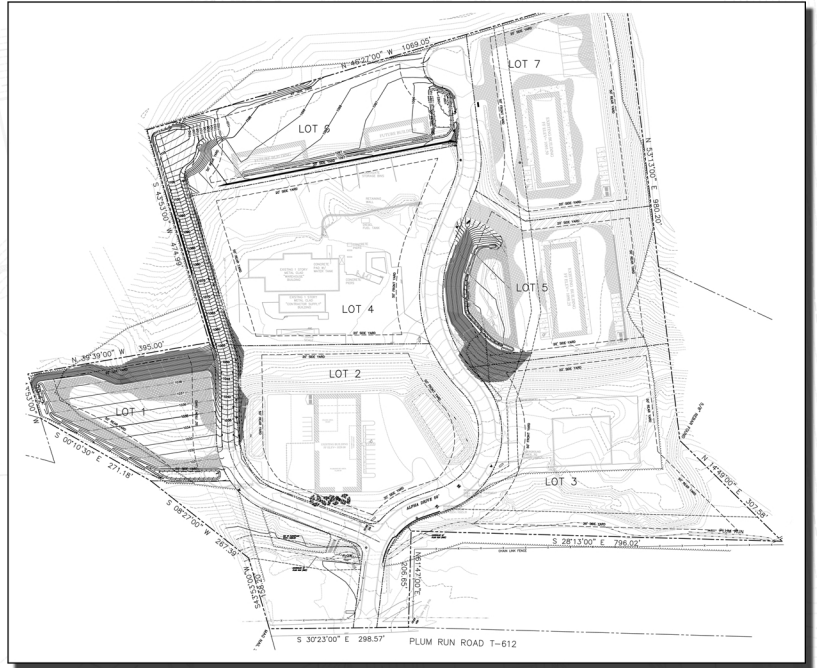
WASHINGTON COUNTY, PENNSYLVANIA



RED SWING WAS RETAINED BY WENDELL H. STONE CO. INC. (STONE & COMPANY) TO LEAD THE EFFORT IN PERFORMING A TWO-PHASE SITE LAYOUT DESIGN THAT WOULD REDEVELOP THEIR 28-ACRE PROPERTY IN CHARTIERS TOWNSHIP, PA., TO CREATE PAD-READY LOTS SUITABLE FOR MIXED-USE LIGHT INDUSTRIAL TENANTS.

PHASE I REQUIRED EXTENSIVE CUT-AND-FILL OPERATIONS ON A WOODED UPPER HILLSIDE TO CREATE TWO LOTS (Nos. 5 AND 7). THE BALANCED OF THE RESULTING CUT MATERIAL WAS THEN USED TO CREATE A THIRD PAD-READY LOT (No. 2) BY FILLING IN AND RAISING AN EXISTING SETTLEMENT POND TO GRADE

(APPROXIMATELY THREE TO FOUR FEET). OTHER SCOPE ITEMS INCLUDED DESIGNING ADDITIONAL ACCESS ROADS AND IDENTIFYING PROPOSED PROPERTY/RIGHT-OF-WAY LINES.



PHASE II INVOLVED ADDITIONAL CUT AND FILL OPERATIONS TO CONSTRUCT BUILDING PADS FOR TWO ADDITIONAL LOTS (Nos. 1 AND 6) AND DESIGNING CONNECTIONS TO ACCESS ROADS. ADDITIONAL PHASE II TASKS INCLUDED:

- DOUBLING THE SIZE OF AN EXISTING PARKING AREA TO ACCOMMODATE THE INCREASED USE OF LOT No. 5.
- EXTENDING A PORTION OF THE PHASE I ACCESS ROAD SYSTEM CONNECTING TO LOT No. 6.
- UPGRADES TO THE SITE STORMWATER MANAGEMENT SYSTEM.
- UTILITY LAYOUTS.
- DESIGN UPGRADES TO THE EXISTING SANITARY SEWER SYSTEM FOR FUTURE TIE-IN BY THE LOCAL MUNICIPALITY'S SEWER EXTENSION PROJECT.



KEY PERSONNEL:

MATTHEW SMITH, ROBERT MCCOLLIM

PROJECT DATES:

JUNE 2011 (PHASE I); MARCH 2012 (PHASE II)

CLIENT:

**VON FISHER,
SHALESTONE DEVELOPMENT GROUP
(412) 576-7364**

4154 OLD WILLIAM PENN HIGHWAY, SUITE 300 • MURRYSVILLE, PA 15668

P: 724.325.1215 F: 866.295.5226

WWW.REDSWINGGROUP.COM

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