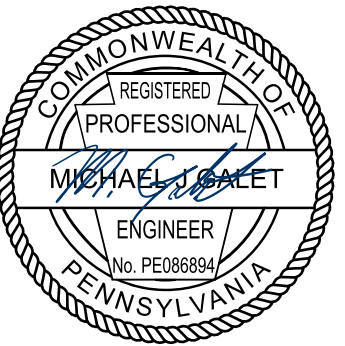


PRELIMINARY/FINAL LAND DEVELOPEMENT WATERDAM GALLEY MULTIFAMILY

WATERDAM AND GALLEY ROAD
PETERS TOWNSHIP, PA 15317

PREPARED FOR:

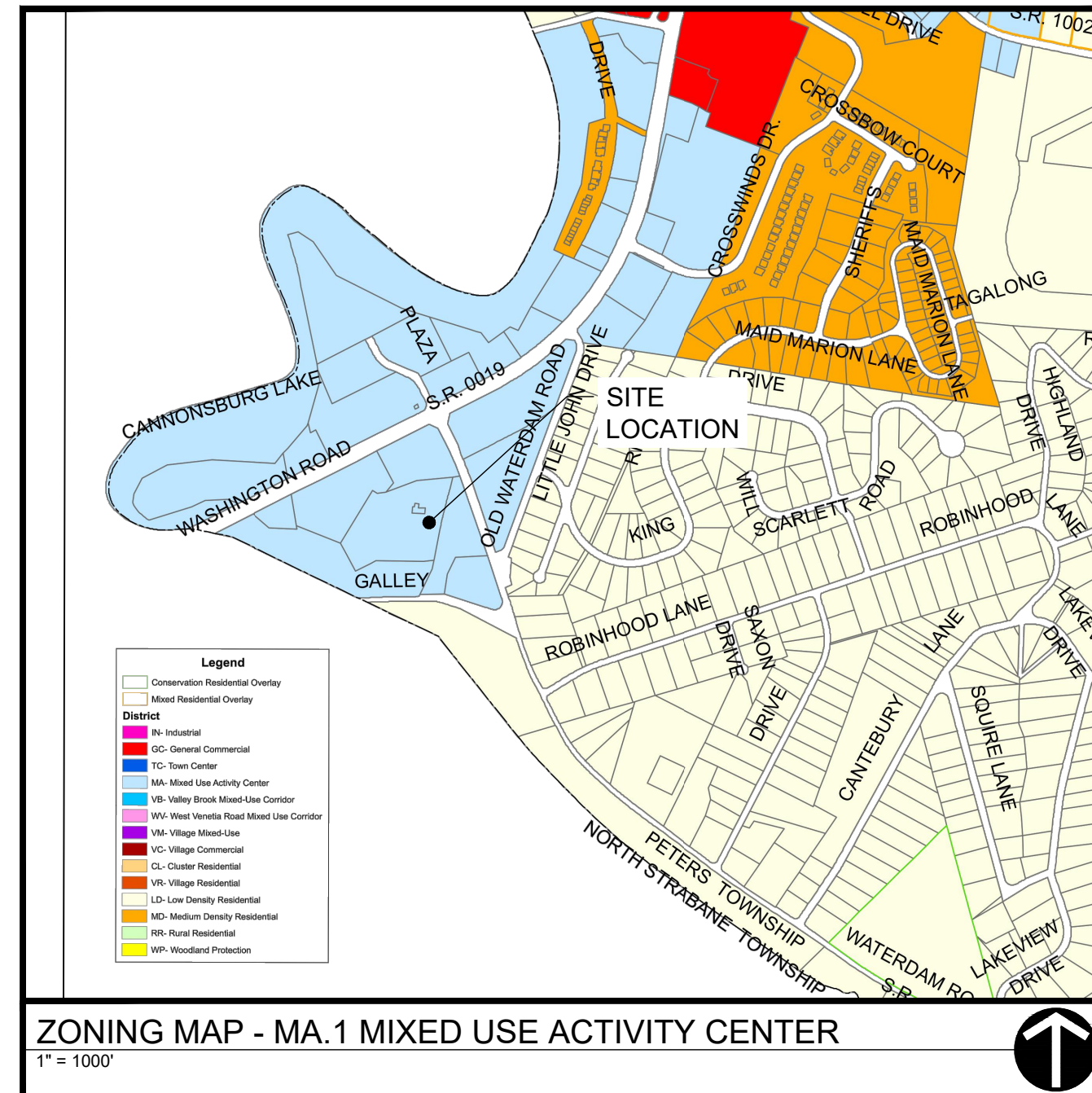
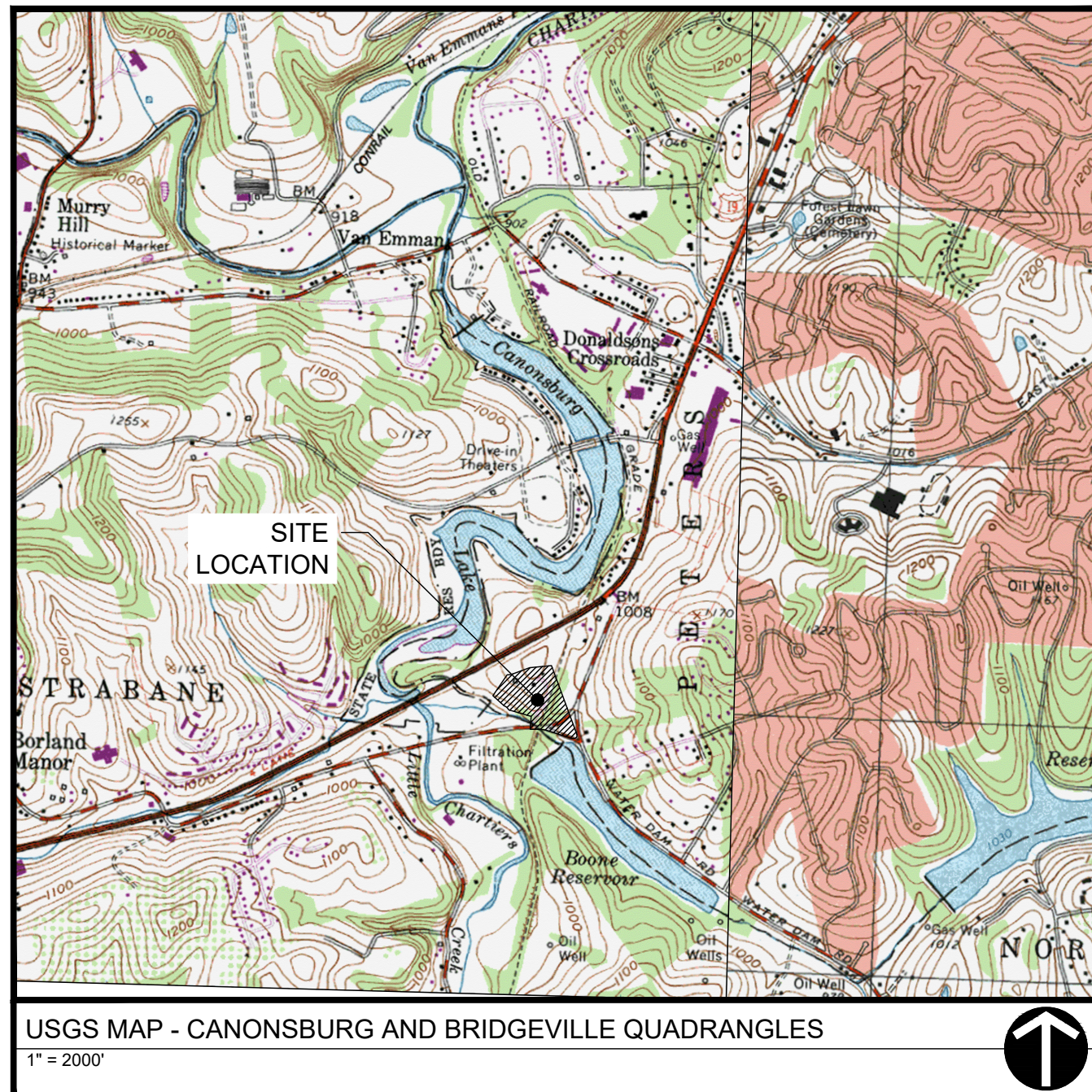
AL NEYER, LLC
11 STANWIX STREET, SUITE 1050
PITTSBURGH, PA 15222



LIST OF UTILITIES	
ELECTRIC SERVICE WEST PENN POWER 105 COMMERCE BLVD LAWRENCE, PA 15055 DAN PROCH, DISTRIBUTION TECHNICIAN PHONE: 724-743-2028 EMAIL: DAPROCH@FIRSTENERGYCORP.COM	
GAS SERVICE PEOPLES NATURAL GAS COMPANY 375 NORTH SHORE DRIVE PITTSBURGH, PA 15212 BRANDON DATZ, KEY ACCOUNT SPECIALIST PHONE: 412-415-9556 EMAIL: BUILDERS_DEVELOPERS@PEOPLES-GAS.COM	
COMMUNICATION SERVICE COMCAST 15 SUMMIT PARK DRIVE PITTSBURGH, PA 15275 DONALD JONES PHONE: 412-209-8969 EMAIL: DONALD_JONES@COMCAST.COM	
SEWER AND WATER SERVICE PENNSYLVANIA AMERICAN WATER 300 GALLEY ROAD MCMURRAY, PA 15317 TIFFANY REED PHONE: 724-873-3664 EMAIL: TIFFANY.REED@AMWATER.COM	



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ZONING REQUIREMENTS		
SITE ZONING: MA.1 - MIXED USE ACTIVITY CENTER		
USES: FIVE (5) MULTIFAMILY DWELLINGS (MAXIMUM 36 UNITS/STRUCTURE) APPROVED BY RIGHT		
TOWNSHIP STANDARD	REQUIRED	PROVIDED
FLOOR AREA RATIO	1" (GROSS BUILDING AREA/GROSS SITE AREA)	67,154 SF/519,235 SF = 0.12
BUILDING HEIGHT	51 FT MAX, 4 STORIES MAX	37 FT - 3 STORIES
LOT AREA	21,780 SF (MIN.)	519,235 SF (11.92 AC)
SETBACKS		
FRONT YARD	20 FT (MIN.)	91 FT
REAR YARD	25 FT (MIN.)	N/A
SIDE YARD	0 FT (MIN.)	> 25 FT
PARKING		
MULTIFAMILY	1.5 SPACE PER DWELLING UNIT: 180 UNITS * 1.5 = 270 SPACES	270 SPACES
ADA ACCESSIBLE	201-300 TOTAL NUMBER OF PARKING SPACES PROVIDED = 7 SPACES (1 VAN ACCESSIBLE)	10 SPACES
LOADING	N/A	N/A
* FLOOR TO AREA RATIO VARIANCE REQUESTED PENDING TOWNSHIP CODE TEXT AMENDMENT APPROVAL TO REDUCE RATIO TO .85		

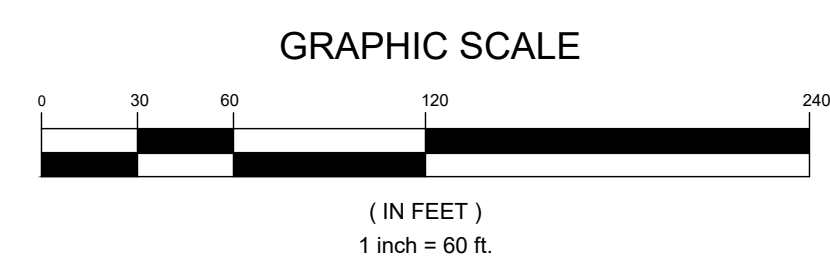
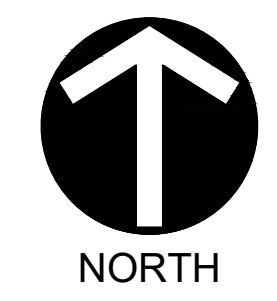
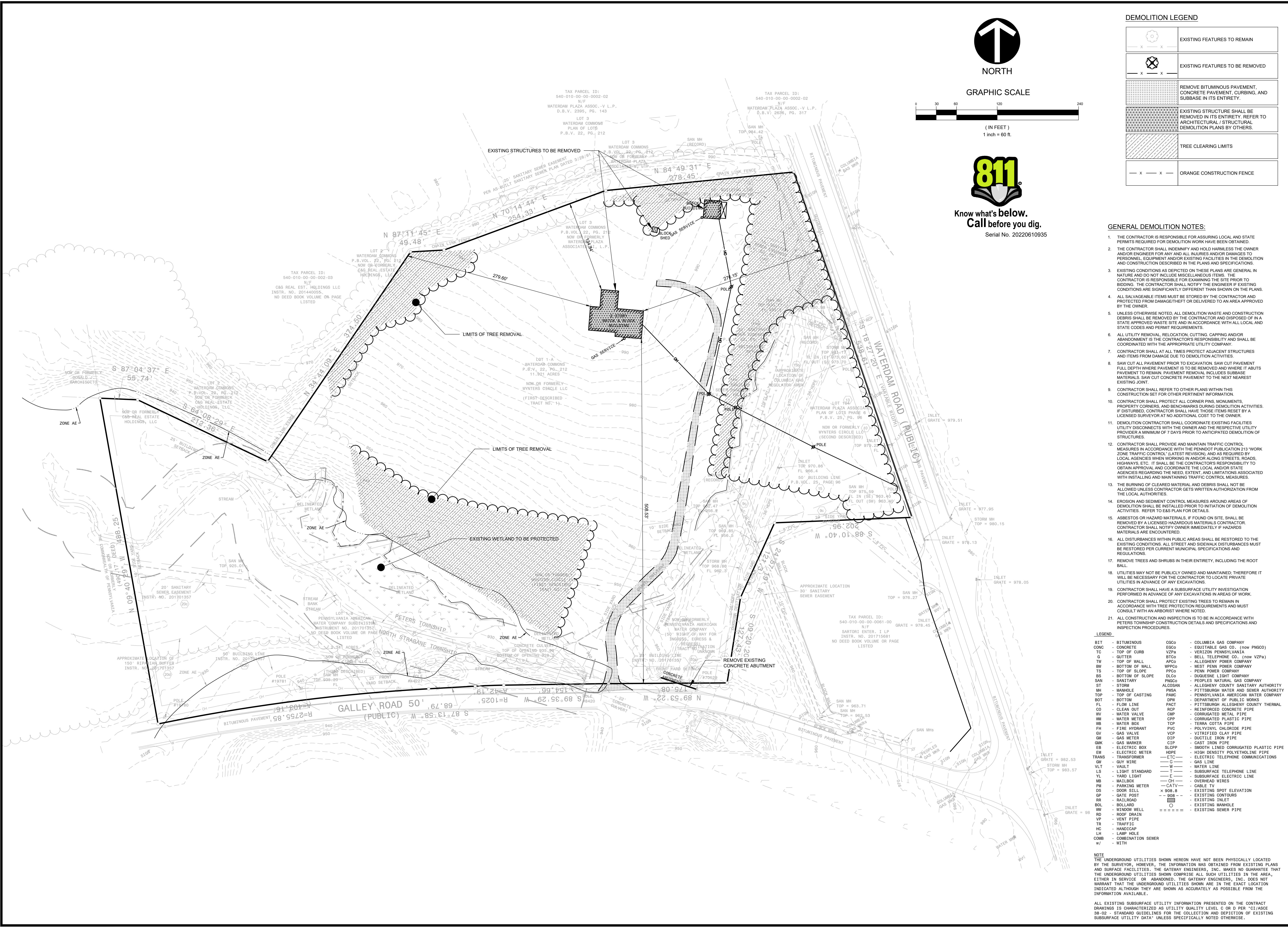
SHEET INDEX	
NO.	TITLE
C000	COVER SHEET
C060	EXISTING CONDITIONS AND DEMOLITION PLAN
C100	OVERALL SITE PLAN
C101	SITE PLAN
C200	GRADING PLAN
C201	SITE SECTIONS
C202	SITE SECTIONS
C203	SITE SECTIONS
C210	DRIVEWAY PROFILES
C300	UTILITY PLAN
C400	E&S PLAN
C401	E&S DETAILS
C402	E&S DETAILS
C403	E&S DETAILS
C500	PCSM PLAN
C501	PCSM DETAILS
C502	PCSM DETAILS
C503	PCSM DETAILS
C504	PCSM DETAILS
C505	PCSM DETAILS
C506	STORM AND SANITARY SEWER PROFILES
C507	STORM AND SANITARY SEWER PROFILES
C508	STORM AND SANITARY SEWER PROFILES
C509	STORM AND SANITARY SEWER PROFILES
C600	CONSTRUCTION DETAILS
C601	CONSTRUCTION DETAILS
L100	LANDSCAPE PLAN
L101	LANDSCAPE DETAILS
L102	SIGHT DISTANCES
L200	LIGHTING PLAN

WATERDAM GALLEY MULTIFAMILY
WATERDAM AND GALLEY ROAD
PETERS TOWNSHIP, PA 15317
PREPARED FOR:
AL NEYER, LLC
11 STANWIX STREET, SUITE 1050
PITTSBURGH, PA 15222

COVER SHEET
Project Number: C-41658-0007
Drawing Scale: N.T.S.
Date Issued: APRIL 2023
Index Number:
Drawn By: JTB
Checked By: MJG
Project Manager: MJG

C000

P:\In & File\Projects\0100041688\Waterdam Galley Multifamily\007\0100041688\Waterdam Galley Multifamily\007\0100041688\Existing Conditions and Demolition Plan.dwg
Plot Date: 2/22/2023 2:22 PM
Save Date: 2/22/2023 2:21 PM



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DEMOLITION LEGEND	
	EXISTING FEATURES TO REMAIN
	EXISTING FEATURES TO BE REMOVED
	REMOVE BITUMINOUS PAVEMENT, CONCRETE PAVEMENT, CURBING, AND SUBBASE IN ITS ENTIRETY.
	EXISTING STRUCTURE SHALL BE REMOVED IN ITS ENTIRETY. REFER TO ARCHITECTURAL / STRUCTURAL DEMOLITION PLANS BY OTHERS.
	TREE CLEARING LIMITS
	ORANGE CONSTRUCTION FENCE

- GENERAL DEMOLITION NOTES:**
- THE CONTRACTOR IS RESPONSIBLE FOR ASSURING LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK HAVE BEEN OBTAINED.
 - THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND/OR ENGINEER FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES IN THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
 - EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL IN NATURE AND DO NOT INCLUDE MISCELLANEOUS ITEMS. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING THE SITE PRIOR TO BIDDING. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF EXISTING CONDITIONS ARE SIGNIFICANTLY DIFFERENT THAN SHOWN ON THE PLANS.
 - ALL SALVAGEABLE ITEMS MUST BE STORED BY THE CONTRACTOR AND PROTECTED FROM DAMAGE/THEFT OR DELIVERED TO AN AREA APPROVED BY THE OWNER.
 - UNLESS OTHERWISE NOTED, ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
 - ALL UTILITY REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
 - CONTRACTOR SHALL AT ALL TIMES PROTECT ADJACENT STRUCTURES AND ITEMS FROM DAMAGE DUE TO DEMOLITION ACTIVITIES.
 - CONTRACTOR SHALL PROTECT ALL OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
 - CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS, AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE THESE ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
 - DEMOLITION CONTRACTOR SHALL COORDINATE EXISTING FACILITIES UTILITY DISCONNECTS WITH THE OWNER AND THE RESPECTIVE UTILITY PROVIDER A MINIMUM OF 7 DAYS PRIOR TO ANTICIPATED DEMOLITION OF STRUCTURES.
 - CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH THE PENNSYLVANIA 213 WORK ZONE TRAFFIC CONTROL (LATEST REVISION), AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE THE LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT, AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
 - THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR GETS WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.
 - EROSION AND SEDIMENT CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE INSTALLED PRIOR TO INITIATION OF DEMOLITION ACTIVITIES. REFER TO EAS PLAN FOR DETAILS.
 - ASBESTOS OR HAZARDOUS MATERIALS IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
 - ALL DISTURBANCES WITHIN PUBLIC AREAS SHALL BE RESTORED TO THE EXISTING CONDITIONS. ALL STREET AND SIDEWALK DISTURBANCES MUST BE RESTORED PER CURRENT MUNICIPAL SPECIFICATIONS AND REGULATIONS.
 - REMOVE TREES AND SHRUBS IN THEIR ENTIRETY, INCLUDING THE ROOT BALL.
 - UTILITIES MAY NOT BE PUBLICLY OWNED AND MAINTAINED. THEREFORE IT WILL BE NECESSARY FOR THE CONTRACTOR TO LOCATE PRIVATE UTILITIES IN ADVANCE OF ANY EXCAVATIONS.
 - CONTRACTOR SHALL HAVE A SUBSURFACE UTILITY INVESTIGATION PERFORMED IN ADVANCE OF ANY EXCAVATIONS IN AREAS OF WORK.
 - CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN IN ACCORDANCE WITH TREE PROTECTION REQUIREMENTS AND MUST CONSULT WITH AN ARBORIST WHERE NOTED.
 - ALL CONSTRUCTION AND INSPECTION IS TO BE IN ACCORDANCE WITH PETERS TOWNSHIP CONSTRUCTION DETAILS AND SPECIFICATIONS AND INSPECTION PROCEDURES.

LEGEND			
BIT	- BITUMINOUS	CGCO	- COLUMBIA GAS COMPANY
CONC	- CONCRETE	CGO	- CREDITABLE GAS CO. (now PINGCO)
TC	- TOP OF CURB	VZPA	- VERIZON PENNSYLVANIA
G	- GUTTER	BTGO	- BELL TELEPHONE CO. (now VZPA)
APCO	- TOP OF WALL	APCO	- ALLEGHENY POWER COMPANY
BW	- BOTTOM OF WALL	WPCCO	- WEST PENN POWER COMPANY
TS	- TOP OF SLOPE	PPCO	- PENN POWER COMPANY
BS	- BOTTOM OF SLOPE	DLOCO	- DUKES LIGHT COMPANY
SAN	- SANITARY	PNGCO	- PEOPLES NATURAL GAS COMPANY
ST	- STORM	ALCOBAN	- ALLEGHENY COUNTY SANITARY AUTHORITY
MH	- MANHOLE	PWSA	- PITTSBURGH WATER AND SEWER AUTHORITY
TOP	- TOP OF CASTING	PAWC	- PENNSYLVANIA AMERICAN WATER COMPANY
BOT	- BOTTOM OF PUBLIC WORKS	DPW	- DEPARTMENT OF PUBLIC WORKS
FL	- FLOW LINE	PACT	- PITTSBURGH ALLEGHENY COUNTY THERMAL
CO	- CLEAN OUT	RCP	- REINFORCED CONCRETE PIPE
WV	- WATER VALVE	OMP	- CORRUGATED METAL PIPE
WM	- WATER METER	CPP	- CORRUGATED PLASTIC PIPE
WB	- WATER BOX	TP	- TERRA COTTA PIPE
FH	- FIRE HYDRANT	PVC	- POLYVINYL CHLORIDE PIPE
GV	- GAS VALVE	VCP	- VITRIFIED CLAY PIPE
GI	- GAS METER	DIP	- DUCTILE IRON PIPE
GAK	- GAS MARKER	CIP	- CAST IRON PIPE
EB	- ELECTRIC BOX	SLCPPP	- SMOOTH LINED CORRUGATED PLASTIC PIPE
EM	- ELECTRIC METER	HDP	- HIGH DENSITY POLYETHYLENE PIPE
TRANS	- TRANSFORMER	ETC	- ELECTRIC TELEPHONE COMMUNICATIONS
GW	- GUY WIRE	W	- WATER LINE
WT	- WALT	T	- T
LS	- LIGHT STANDARD	W	- WATER LINE
WLT	- WIRE LIGHT	W	- WATER LINE
LS	- LIGHT STANDARD	T	- T
MB	- MAILBOX	OH	- OVERHEAD WIRES
PM	- PARKING METER	CATV	- CABLE TV
GS	- GATE POST	X BOB	- EXISTING SPOT ELEVATION
GP	- GATE POST	BOB	- EXISTING CONTOURS
RR	- RAILROAD	BOB	- EXISTING INLET
BOL	- BOLLARD	BOB	- EXISTING MANHOLE
WW	- WINDOW WELL	BOB	- EXISTING MANHOLE
ND	- ROOF DRAIN	BOB	- EXISTING PIPE
VP	- VENT PIPE		
TR	- TRAFFIC		
HC	- HANDICAP		
LH	- LAMP HOLE		
W	- WITH		
COMB	- COMBINATION SEWER		

NOTE
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE NOT BEEN PHYSICALLY LOCATED BY THE SURVEYOR, HOWEVER, THE INFORMATION WAS OBTAINED FROM EXISTING PLANS AND SURFACE FACILITIES. THE GATEWAY ENGINEERS, INC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE GATEWAY ENGINEERS, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE SHOWN AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

ALL EXISTING SUBSURFACE UTILITY INFORMATION PRESENTED ON THE CONTRACT DRAWINGS IS CHARACTERIZED AS UTILITY QUALITY LEVEL C OR D PER "CI/ASCE 38-02" STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA" UNLESS SPECIFICALLY NOTED OTHERWISE.

GATEWAY
The Gateway Engineers, Inc.
Full-Service Civil Engineering & Surveying
Pittsburgh, PA
gatewayengineers.com
855-634-9284

REVISION RECORD	
Date	Description
2022-05-16	01 PRELIMINARY LAND DEVELOPMENT SUBMISSION
2022-06-30	02 WCCD INCOMPLETENESS COMMENTS
2023-04-07	03 60% DESIGN PLAN SET
2023-04-17	04 PRELIMINARY LAND DEVELOPMENT SUBMISSION SET
2023-05-25	05 TOWNSHIP RESUBMISSION
	06
	07
	08

WATERDAM GALLEY MULTIFAMILY
WATERDAM AND GALLEY ROAD
PETERS TOWNSHIP, PA 15317

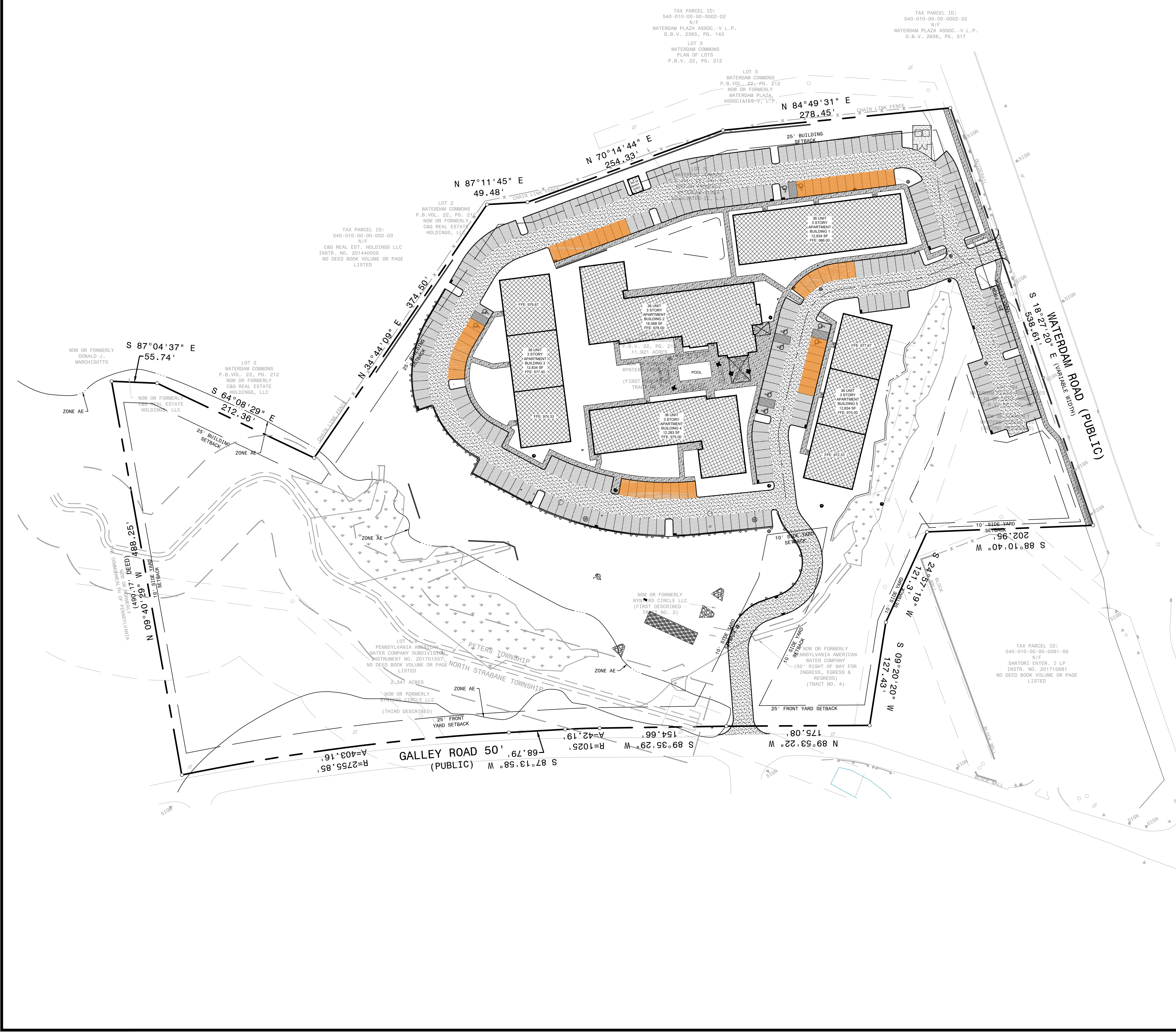
AL NEYER, LLC
11 STANNIX STREET, SUITE 1050
PITTSBURGH, PA 15222

EXISTING CONDITIONS AND DEMOLITION PLAN

Project Number: C-1658-0007
Drawing Scale: 1" = 50'
Date Issued: APRIL 2023
Index Number: _____
Drawn By: JTB
Checked By: MJG
Project Manager: MJG

C060

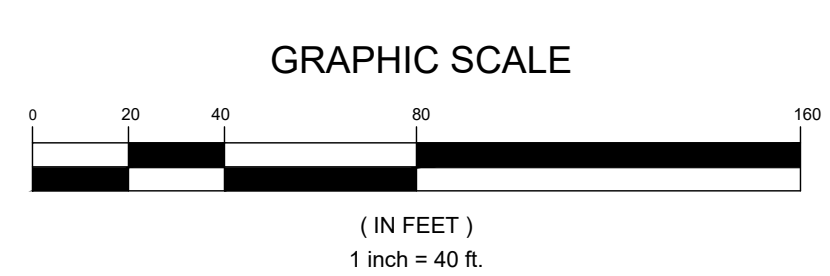
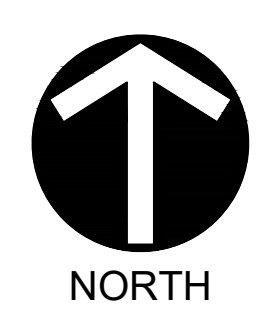
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 Plot Date: 2/22/2023 2:22 PM, Notebook: Revise, E:11, Save Date: 2/22/2023 1:42 PM



SITE LEGEND

	1	PROPOSED CONCRETE SIDEWALK
	2	PROPOSED 8\"/>
	3	PROPOSED STANDARD DUTY BITUMINOUS PAVEMENT
	4	PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT
	5	PROPOSED PAVEMENT PATCH
	7	PROPOSED CONCRETE WHEEL STOP
	11	PROPOSED ADA SYMBOL
		PROPOSED SIGN
		PROPOSED LIGHT POLE

- SITE PLAN NOTES:**
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF UTILITY ENTRANCES, BUILDING DIMENSIONS, ROOF LEADERS, EXIT DOORS, EXIT RAMPS AND PORCHES.
 - ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB OR EDGE OF SIDEWALK UNLESS NOTED OTHERWISE.
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 - LABELED DIMENSIONS OVERRIDE SCALED DIMENSIONS.
 - ALL NEW MATERIALS AND CONSTRUCTION METHODS MUST MEET PADOT PUBLICATION 408 STANDARDS.
 - CONTRACTOR TO WORK AROUND EXISTING UTILITIES. IF ADJUSTMENTS ARE NECESSARY, WORK WILL BE CONSIDERED INCIDENTAL.
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 - THE GATEWAY ENGINEERS, INC. IS NOT RESPONSIBLE TO INSPECT PROJECT SITES TO ENSURE COMPLIANCE WITH OCCUPATIONAL SAFETY HEALTH ADMINISTRATION (OSHA) STANDARDS.
 - TACK COAT SHALL BE REQUIRED IF PAVING LIFTS ARE NOT COMPLETED WITHIN 5 DAYS OF EACH OTHER. TACK COAT VERTICAL SURFACES ALONG SAW CUT LIMITS.
 - ALL NON-LANDSCAPED ISLANDS SHALL BE PAINTED WITH STRIPES 4\"/>
 - WITHIN THE LIMITS OF THE PROPOSED DRIVEWAYS THE CONTRACTOR SHALL SAW CUT AND REMOVE THE EXISTING PAVEMENT AND THE EXISTING CURB AND SHOULDER. THE CURB SECTION OF THE PROPOSED DRIVEWAYS SHALL BE DEPRESSED ACROSS THE LIMITS OF EACH DRIVEWAY. THE PROPOSED CURB SHALL MATCH INTO THE EXISTING PAVEMENT AT ALL DRIVEWAY LOCATIONS. THE CONTRACTOR SHALL CLEAN CONTACT SURFACES OF ALL EXISTING PAVEMENTS BEFORE PLACEMENT OF PROPOSED ADJACENT PAVEMENT. ALL JOINTS SHALL BE SEALED WITH A 4-INCH STRIP OF PG 64-22.
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 Full-Service Civil Engineering & Surveying
 Pittsburgh, PA
 gatewayengineers.com
 855-634-9284



REVISION RECORD

Date	No.	Description
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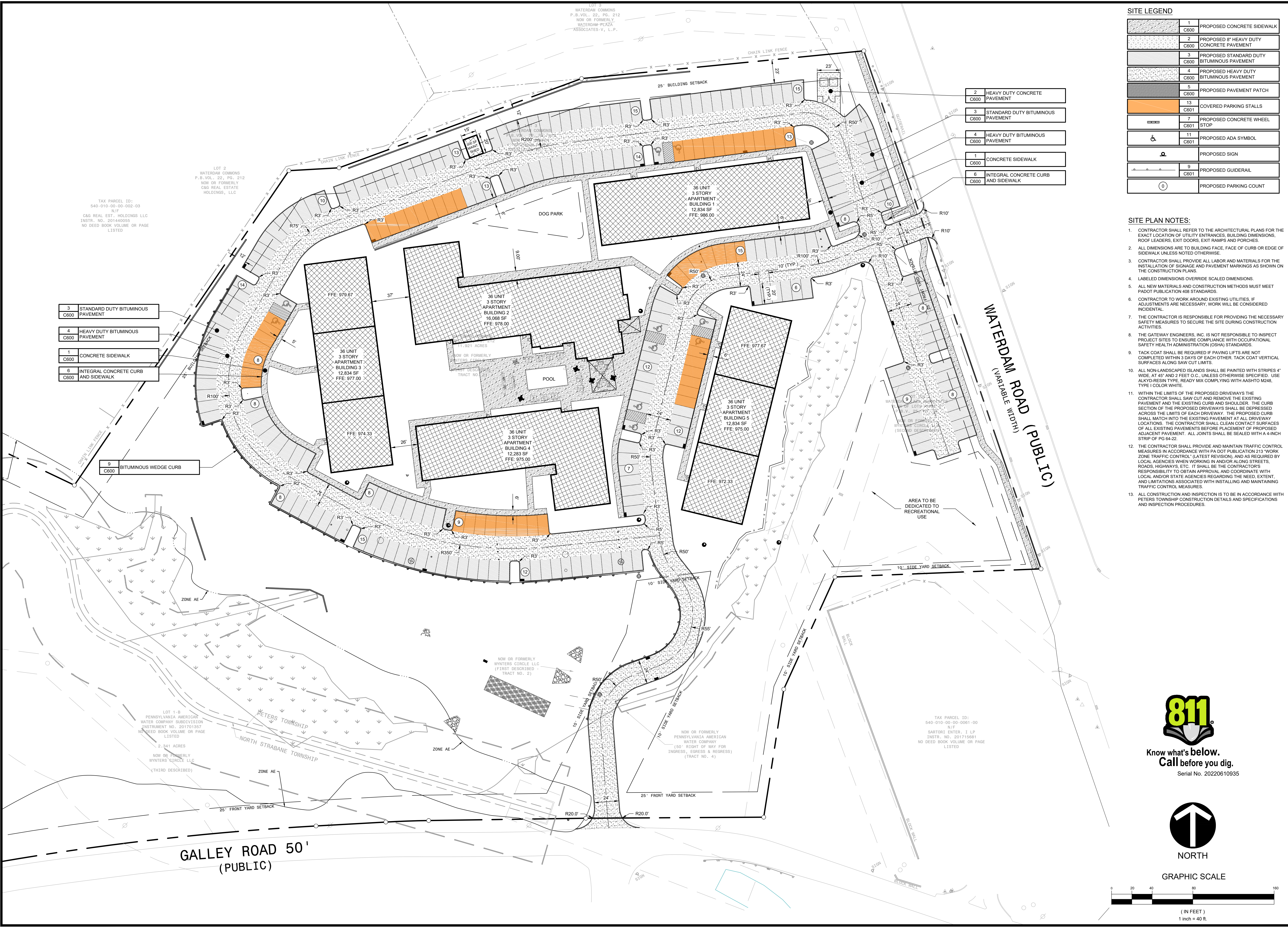
WATERDAM GALLEY MULTIFAMILY
 WATERDAM AND GALLEY ROAD
 PETERS TOWNSHIP, PA 15317
 PREPARED FOR:
AL NEYER, LLC
 11 STANWIX STREET, SUITE 1050
 PITTSBURGH, PA 15222

OVERALL SITE PLAN

Project Number: C-41658-0007
 Drawing Scale: 1" = 40'
 Date Issued: APRIL 2023
 Index Number: _____
 Drawn By: JTB
 Checked By: MJG
 Project Manager: MJG

C100

P:\m & Filenames\Projects\100041658 Waterdam Galley Multifamily\100041658 Waterdam Galley Multifamily\100 - Site Plan.dwg
 Plot Date: 2/22/2023 3:22 PM Nicholas Kewer, E.I.T. Save Date: 2/22/2023 1:42 PM



3	STANDARD DUTY BITUMINOUS PAVEMENT C600
4	HEAVY DUTY BITUMINOUS PAVEMENT C600
1	CONCRETE SIDEWALK C600
6	INTEGRAL CONCRETE CURB AND SIDEWALK C600

9	BITUMINOUS WEDGE CURB C600
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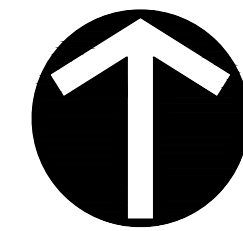
2	HEAVY DUTY CONCRETE PAVEMENT C600
3	STANDARD DUTY BITUMINOUS PAVEMENT C600
4	HEAVY DUTY BITUMINOUS PAVEMENT C600
1	CONCRETE SIDEWALK C600
6	INTEGRAL CONCRETE CURB AND SIDEWALK C600

SITE LEGEND	
1	PROPOSED CONCRETE SIDEWALK C600
2	PROPOSED 8" HEAVY DUTY CONCRETE PAVEMENT C600
3	PROPOSED STANDARD DUTY BITUMINOUS PAVEMENT C600
4	PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT C600
5	PROPOSED PAVEMENT PATCH C600
13	COVERED PARKING STALLS C601
7	PROPOSED CONCRETE WHEEL STOP C601
11	PROPOSED ADA SYMBOL C601
PROPOSED SIGN	
9	PROPOSED GUIDERAIL C601
0	PROPOSED PARKING COUNT

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 - TACK COAT SHALL BE REQUIRED IF PAVING LIFTS ARE NOT COMPLETED WITHIN 5 DAYS OF EACH OTHER. TACK COAT VERTICAL SURFACES ALONG SAW CUT LIMITS.
 - ALL NON-LANDSCAPED ISLANDS SHALL BE PAINTED WITH STRIPES 4" WIDE, AT 45° AND 2 FEET O.C. UNLESS OTHERWISE SPECIFIED. USE ALKYD-RESIN TYPE, READY MIX COMPLYING WITH AASHTO M248, TYPE I COLOR WHITE.
 - WITHIN THE LIMITS OF THE PROPOSED DRIVEWAYS THE CONTRACTOR SHALL SAW CUT AND REMOVE THE EXISTING PAVEMENT AND THE EXISTING CURB AND SHOULDER. THE CURB SECTION OF THE PROPOSED DRIVEWAYS SHALL BE DEPRESSED ACROSS THE LIMITS OF EACH DRIVEWAY. THE PROPOSED CURB SHALL MATCH INTO THE EXISTING PAVEMENT AT ALL DRIVEWAY LOCATIONS. THE CONTRACTOR SHALL CLEAN CONTACT SURFACES OF ALL EXISTING PAVEMENTS BEFORE PLACEMENT OF PROPOSED ADJACENT PAVEMENT. ALL JOINTS SHALL BE SEALED WITH A 4-INCH STRIP OF PG 64-22.
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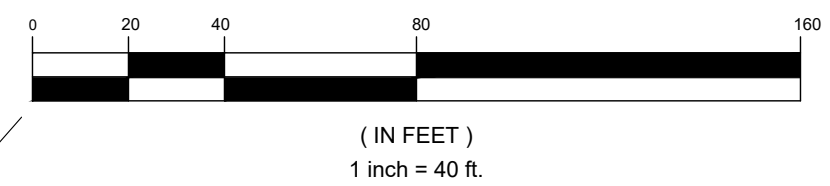


**Know what's below.
 Call before you dig.**
 Serial No. 20220610935

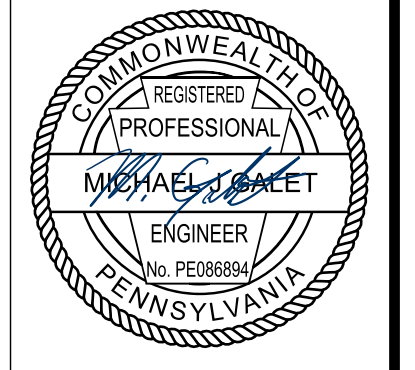


NORTH

GRAPHIC SCALE



GATEWAY
 The Gateway Engineers, Inc.
 Full-Service Civil Engineering & Surveying
 Pittsburgh, PA
 gatewayengineers.com
 855-634-9284

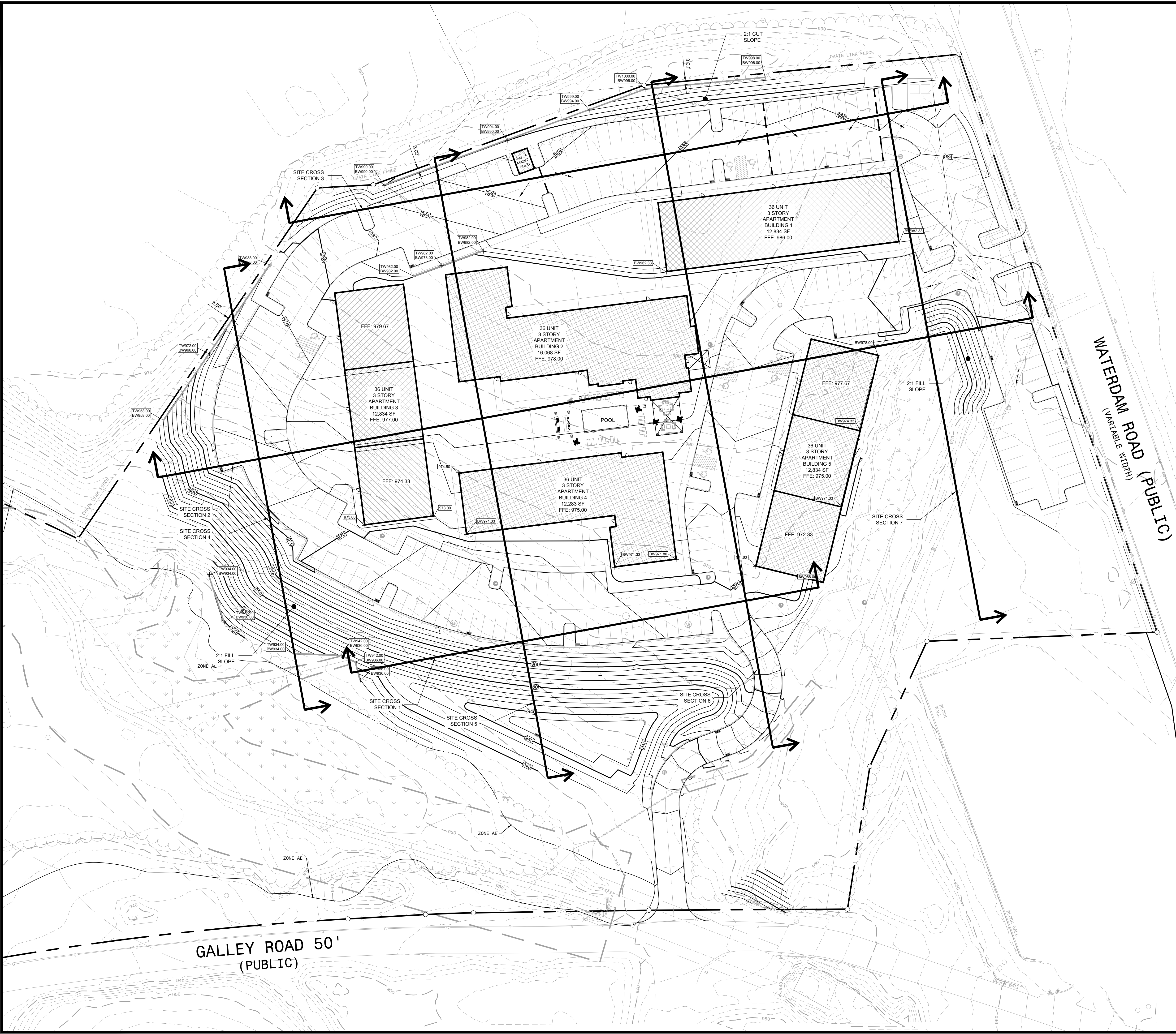


REVISION RECORD	
Date	No
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2022-06-30	02
2023-04-07	03
2023-04-17	04
2023-05-25	05
	06
	07
	08

WATERDAM GALLEY MULTIFAMILY
 WATERDAM AND GALLEY ROAD
 PETERS TOWNSHIP, PA 15317
 PREPARED FOR:
AL NEYER, LLC
 11 STANWIX STREET, SUITE 1050
 PITTSBURGH, PA 15222

SITE PLAN
 Project Number: C-41658-0007
 Drawing Scale: 1" = 40'
 Date Issued: APRIL 2023
 Index Number:
 Drawn By: JTB
 Checked By: MJG
 Project Manager: MJG
C101

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GRADING LEGEND

X-[0000.00]	PROPOSED SPOT GRADE
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SPOT GRADE ABBREVIATIONS

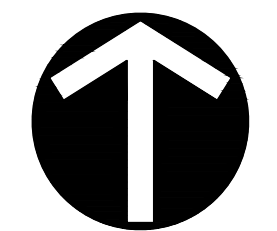
TC	TOP CURB
BC	BOTTOM CURB
TC/BC	TOP CURB/ BOTTOM CURB
TW	TOP WALL
BW	BOTTOM WALL
HP	HIGH POINT
LP	LOW POINT

- GRADING PLAN NOTES:**
- ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY THE GATEWAY ENGINEERS, INC. THE CURRENT REQUIREMENTS OF THE MUNICIPALITY AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.
 - CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT PREPARED BY GATEWAY ENGINEERS DATED FEBRUARY 28, 2020 PRIOR TO INITIATION OF ANY EARTHWORK ACTIVITY.
 - THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
 - BEFORE EXCAVATIONS, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY PENNSYLVANIA ONE CALL SYSTEMS, INC. AT 8-1-1. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
 - ALL SLOPES SHALL BE 2:1 (HORIZONTAL: VERTICAL) MAXIMUM UNLESS NOTED OTHERWISE.
 - ALL AREAS NOT PAVED SHALL BE TOP SOILED, SEEDED, MULCHED OR LANDSCAPED UNLESS OTHERWISE NOTED IN THE CONSTRUCTION DRAWINGS, SITE SPECIFICATIONS OR INSTRUCTED BY THE OWNER.
 - SPOT ELEVATIONS ARE LOCATED AT THE TOP OF PAVEMENT.
 - THE CONTRACTOR SHALL REMOVE ANY EXCESS TOPSOIL OFFSITE TO A PA DEP APPROVED WASTE SITE, OR SPREAD UNIFORMLY ON SITE. THE ACQUISITION OF AN APPROVED WASTE SITE IS THE CONTRACTOR'S RESPONSIBILITY.
 - THE CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS, AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
 - AN AS-BUILT DRAWING OF THE STORMWATER MANAGEMENT FACILITY PREPARED AND SEALED BY A PROFESSIONAL LAND SURVEYOR IS REQUIRED TO BE SUBMITTED TO THE PROJECT ENGINEER.
 - ALL CONSTRUCTION AND INSPECTION IS TO BE IN ACCORDANCE WITH PETERS TOWNSHIP CONSTRUCTION DETAILS AND SPECIFICATIONS AND INSPECTION PROCEDURES.



Know what's below.
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Serial No. 20220610935



NORTH

GRAPHIC SCALE

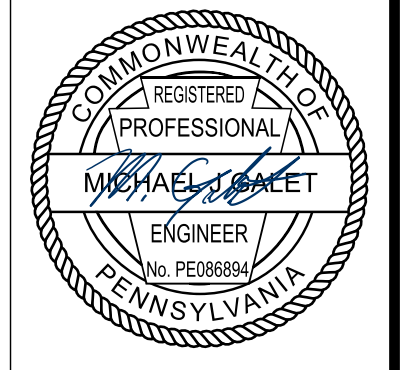


(IN FEET)
1 inch = 40 ft.

Total Earthwork	
Cut:	46,670
Fill:	39,120
Net:	4,364

NOTE: EXCESS MATERIAL TO BE HAULED OFF TO DEP APPROVED SPOIL SITE. REQUIRED PERMIT AND LOCATION SHALL BE PROVIDED TO THE TOWNSHIP PRIOR TO ANY EARTHWORK ACTIVITIES ON SITE.

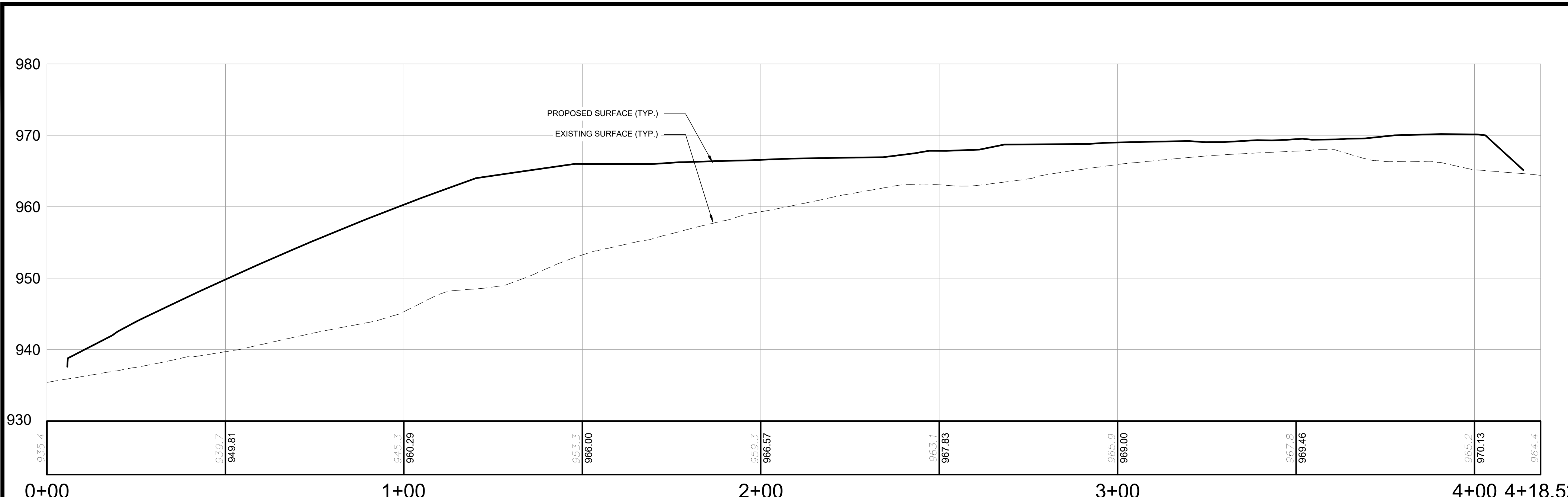
GATEWAY
The Gateway Engineers, Inc.
Full-Service Civil Engineering & Surveying
Pittsburgh, PA
gatewayengineers.com
855-634-9284



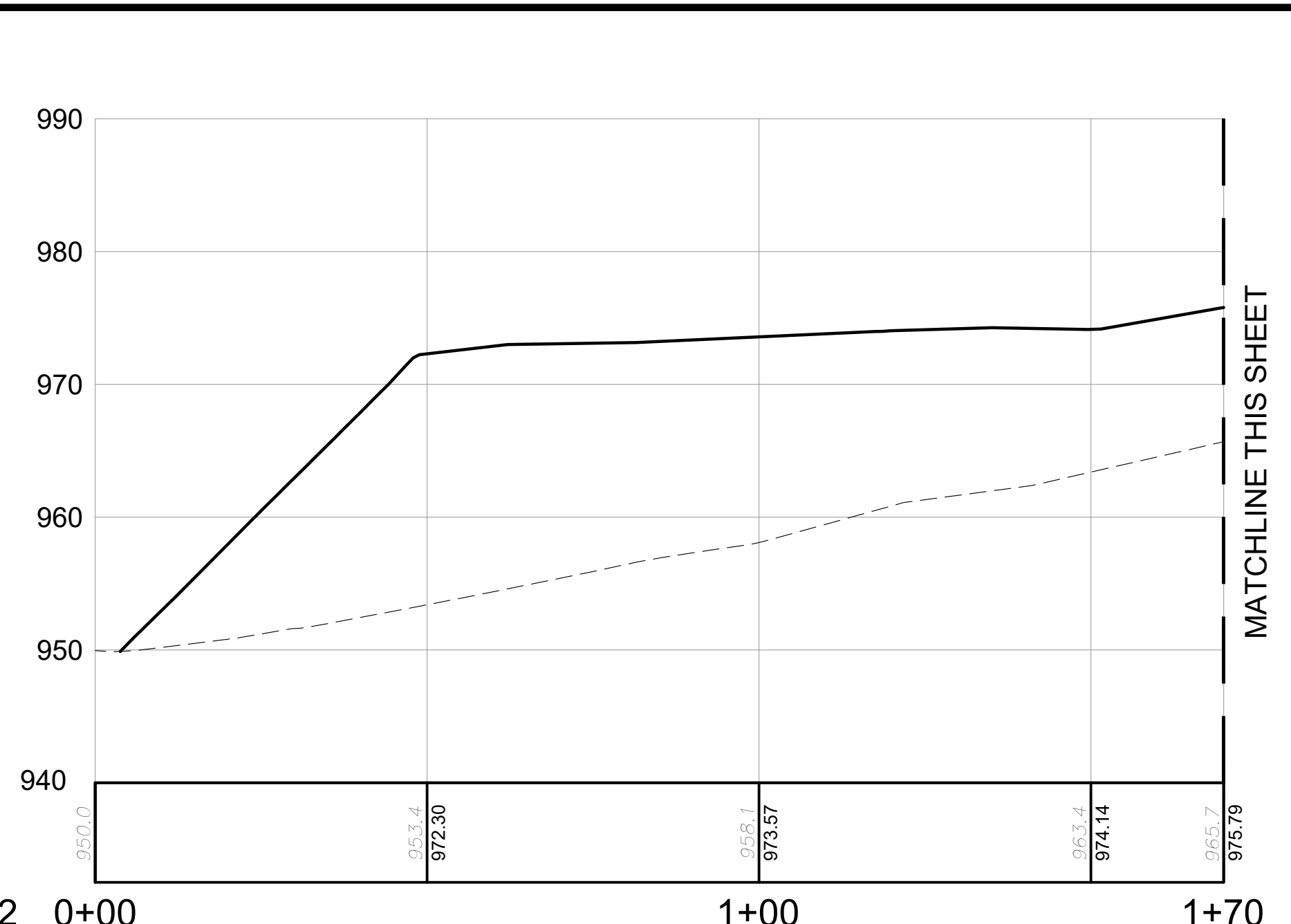
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Date	No
2022-05-16	01
2022-06-30	02
2023-04-07	03
2023-04-17	04
2023-05-25	05
	06
	07
	08

WATERDAM GALLEY MULTIFAMILY
WATERDAM AND GALLEY ROAD
PETERS TOWNSHIP, PA 15317
PREPARED FOR:
AL NEYER, LLC
11 STANWIX STREET, SUITE 1050
PITTSBURGH, PA 15222

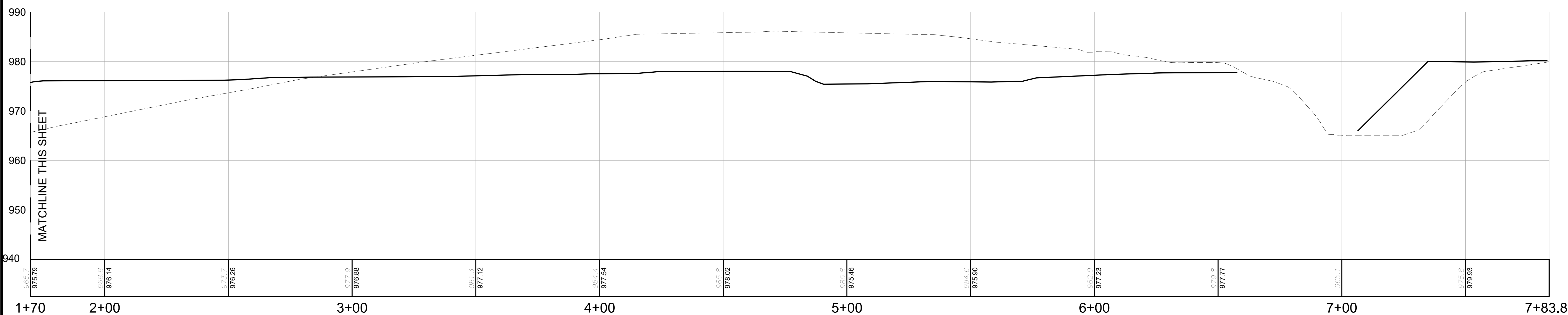
GRADING PLAN
Project Number: C-41658-0007
Drawing Scale: 1" = 40'
Date Issued: APRIL 2023
Index Number:
Drawn By: JTB
Checked By: MJG
Project Manager: MJG
C200



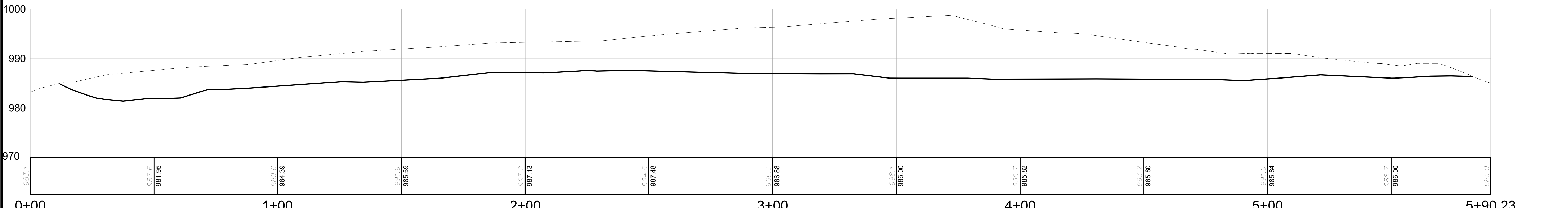
SITE CROSS SECTION 1 PROFILE
 HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 10'



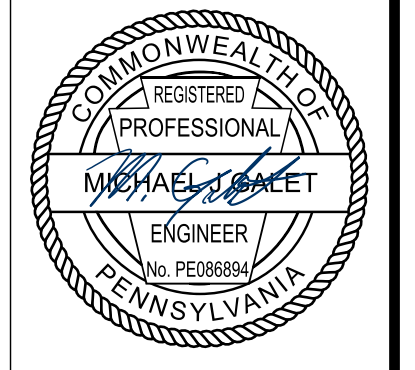
SITE CROSS SECTION 2 PROFILE
 HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 10'



SITE CROSS SECTION 2 PROFILE
 HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 10'



SITE CROSS SECTION 3 PROFILE
 HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 10'



Date	No	REVISION RECORD
2022-05-16	01	PRELIMINARY LAND DEVELOPMENT SUBMISSION
2022-06-30	02	WCDD INCOMPLETENESS COMMENTS
2023-04-07	03	60% DESIGN PLAN SET
2023-04-17	04	PRELIMINARY LAND DEVELOPMENT SUBMISSION SET
2023-05-25	05	TOWNSHIP RESUBMISSION
-	06	-
-	07	-
-	08	-

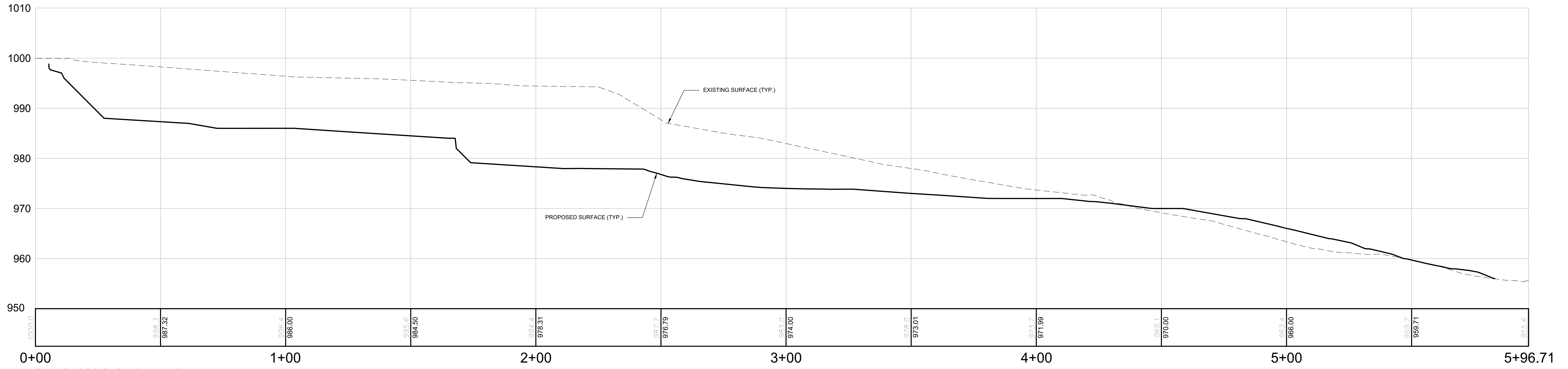
WATERDAM GALLEY MULTIFAMILY
 WATERDAM AND GALLEY ROAD
 PETERS TOWNSHIP, PA 15317
 PREPARED FOR:
AL NEYER, LLC
 11 STANWIX STREET, SUITE 1050
 PITTSBURGH, PA 15222

SITE SECTIONS
 Project Number: C-41658-0007
 Drawing Scale: ViewportScale
 Date Issued: APRIL 2023
 Index Number:
 Drawn By: JTB
 Checked By: MJG
 Project Manager: MJG

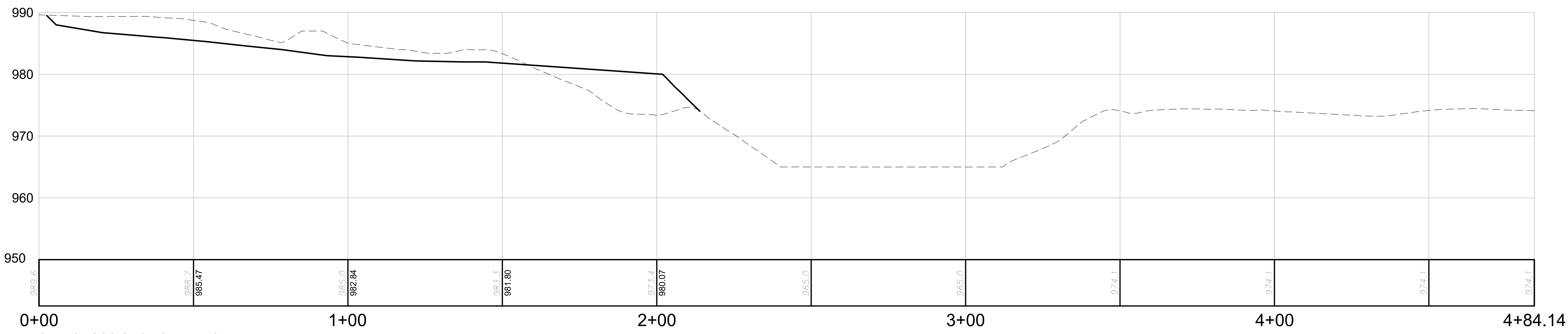
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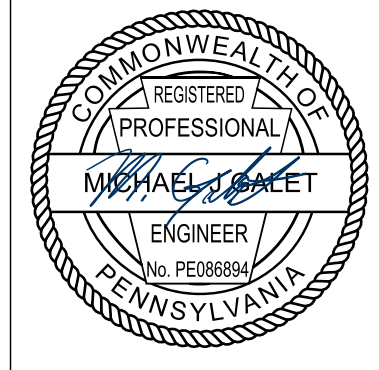
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 Save Date: 5/22/2023 1:41 PM



SITE CROSS SECTION 6 PROFILE
 HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 10'



SITE CROSS SECTION 7 PROFILE
 HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 10'

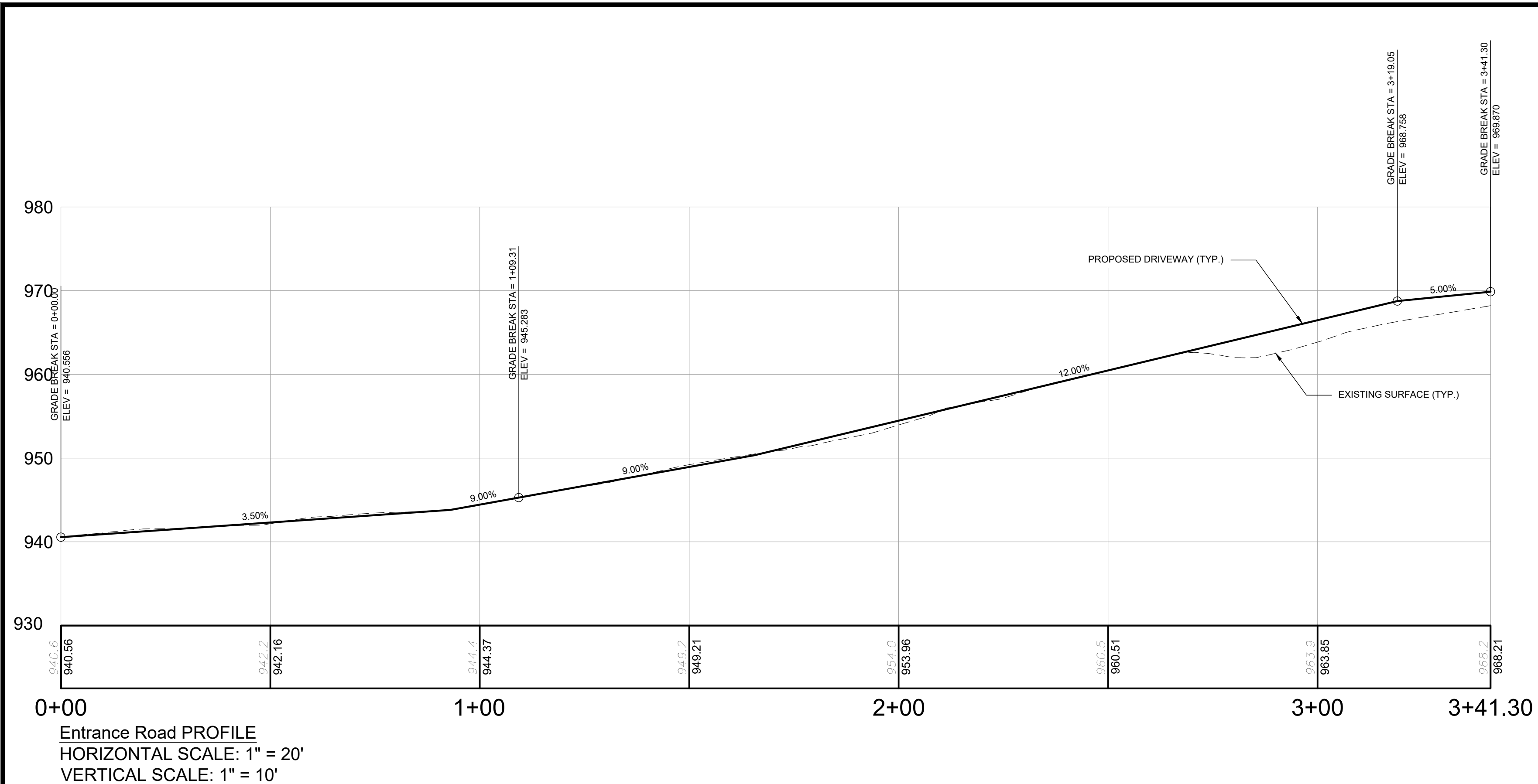


REVISION RECORD	
No.	Date
01	2022-05-16
02	2022-06-30
03	2023-04-07
04	2023-04-17
05	2023-06-25
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07	-
08	-

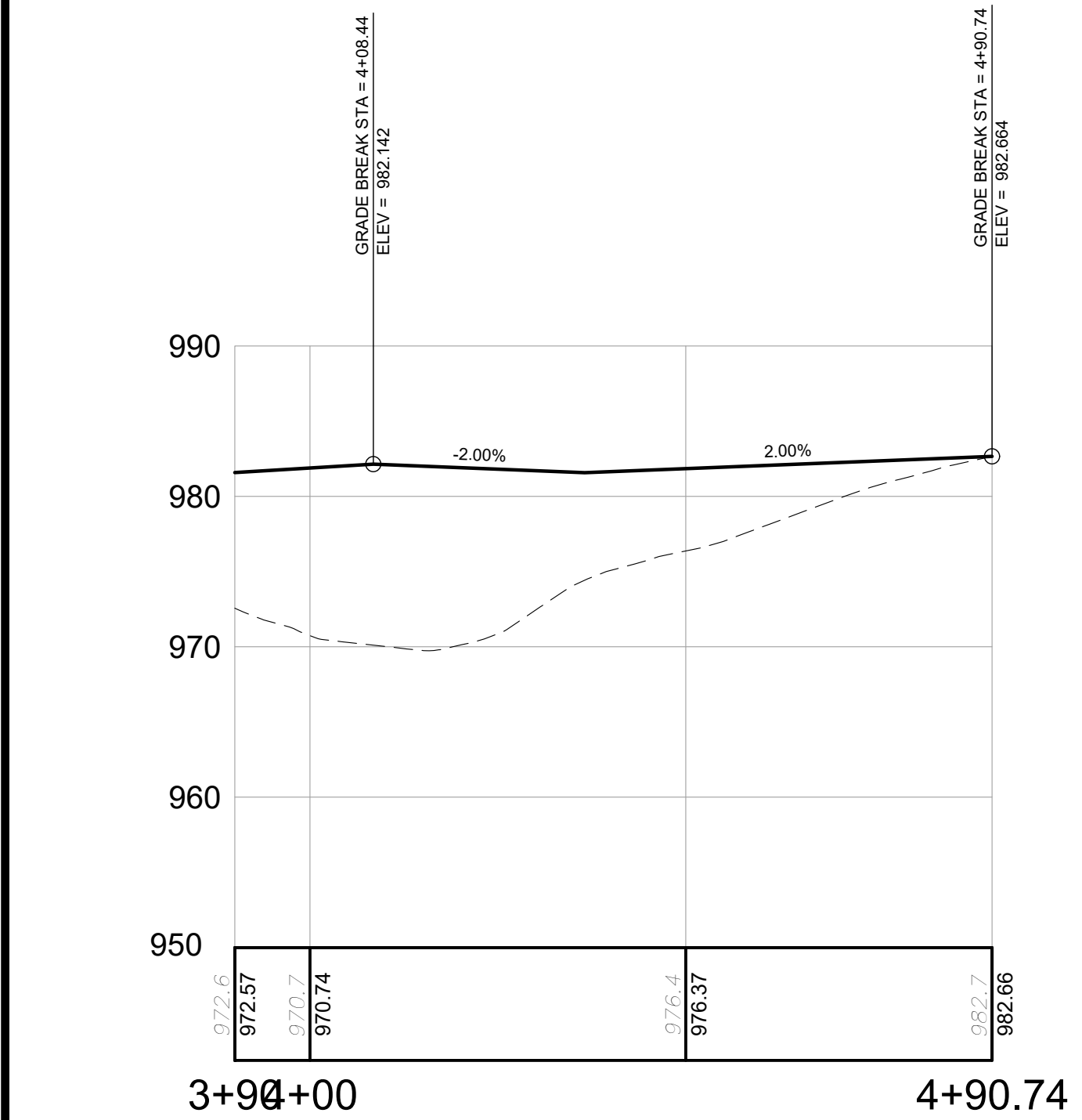
WATERDAM GALLEY MULTIFAMILY
 WATERDAM AND GALLEY ROAD
 PETERS TOWNSHIP, PA 15317
 PREPARED FOR:
AL NEYER, LLC
 11 STANWIX STREET, SUITE 1050
 PITTSBURGH, PA 15222

SITE SECTIONS
 Project Number: C-41658-0007
 Drawing Scale: Viewport/Scale
 Date Issued: APRIL 2023
 Index Number:
 Drawn By: JTB
 Checked By: MJG
 Project Manager: MJG
 Serial No. 20220610935
C203

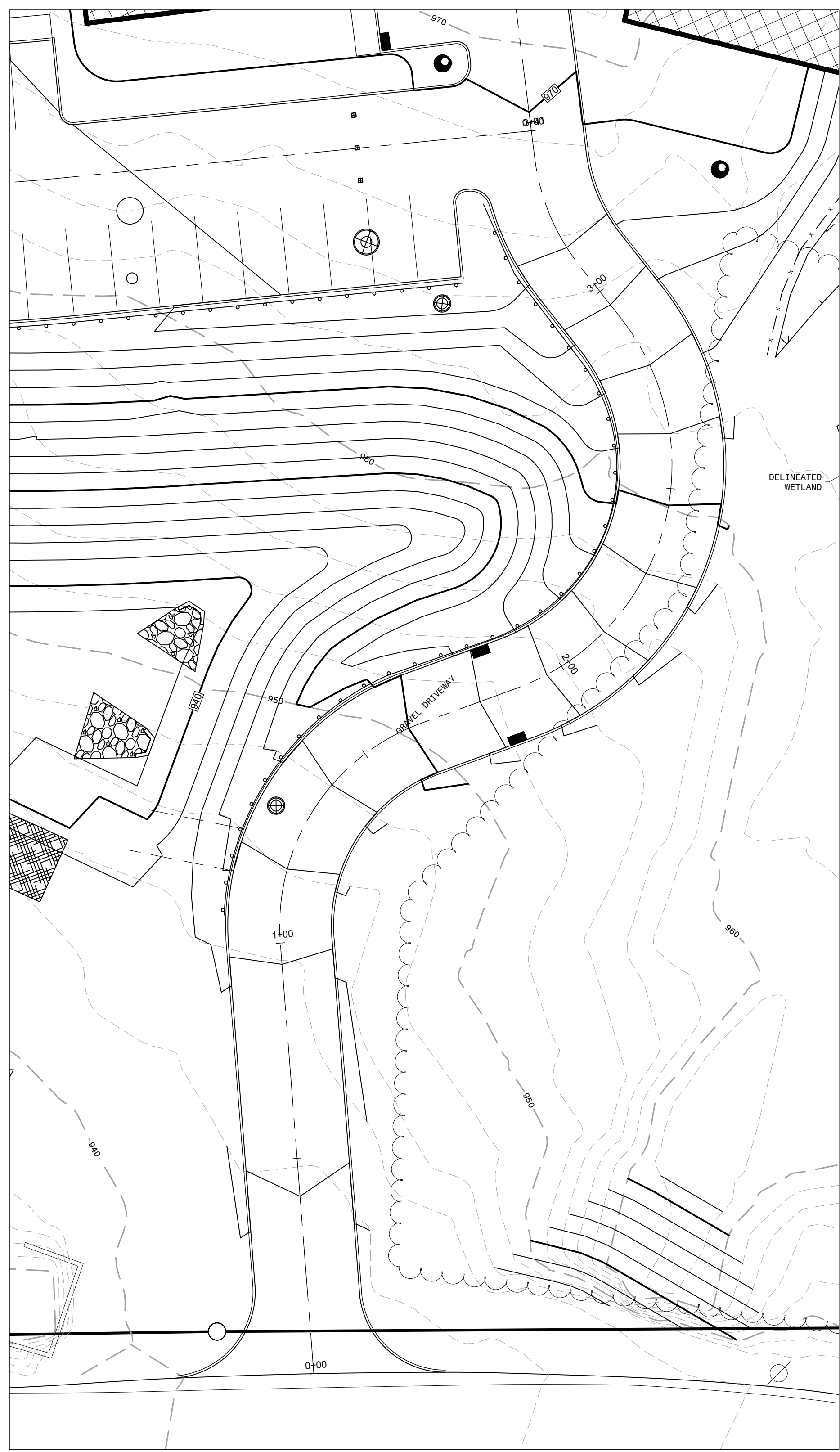
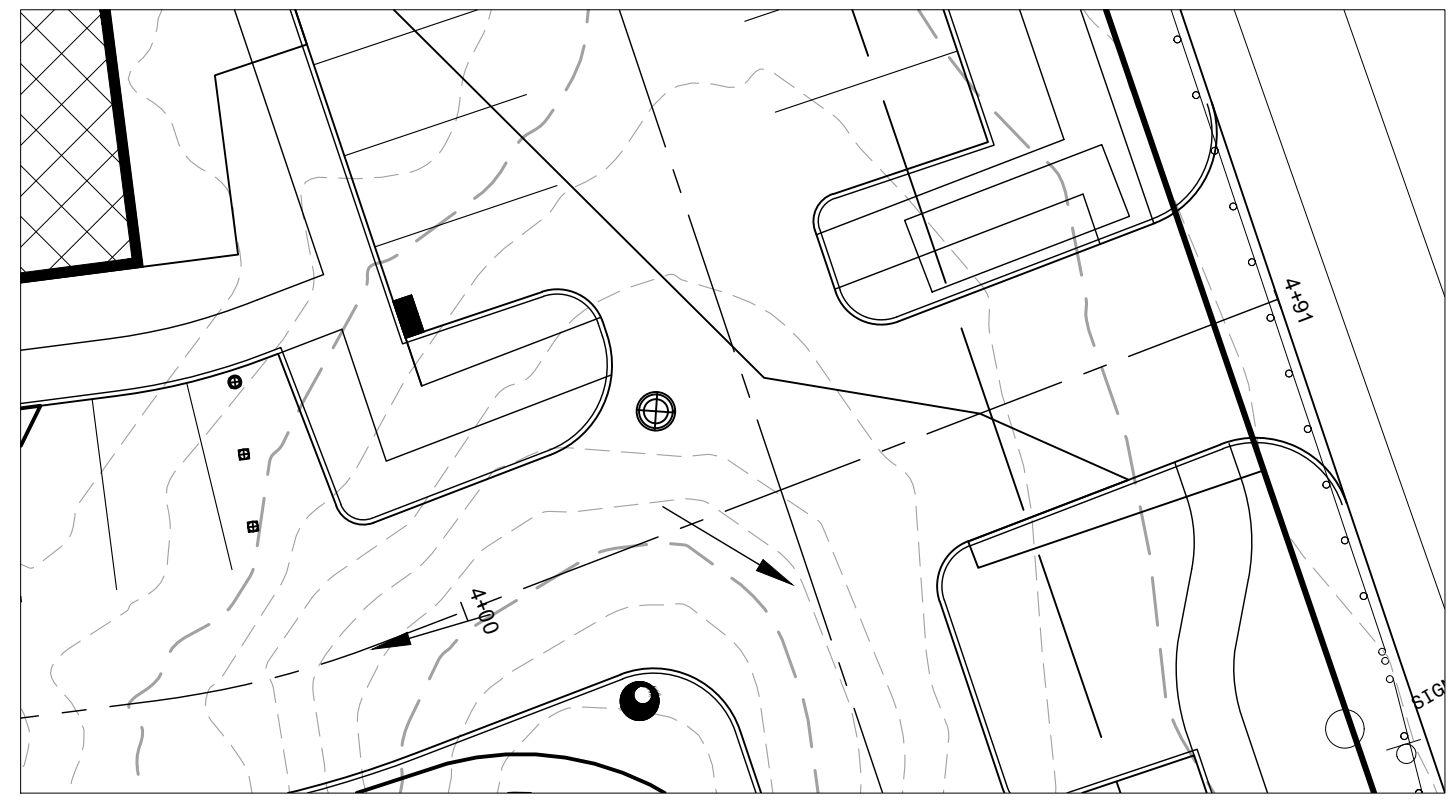




Entrance Road PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 10'



PARKING AISLE PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 10'



Date	No	REVISION RECORD
2022-05-16	01	PRELIMINARY LAND DEVELOPMENT SUBMISSION
2022-06-30	02	WCCD INCOMPLETE COMMENTS
2023-04-07	03	60% DESIGN PLAN SET
2023-04-17	04	PRELIMINAL LAND DEVELOPMENT SUBMISSION SET
2023-05-25	05	TOWNSHIP RESUBMISSION
-	06	-
-	07	-
-	08	-

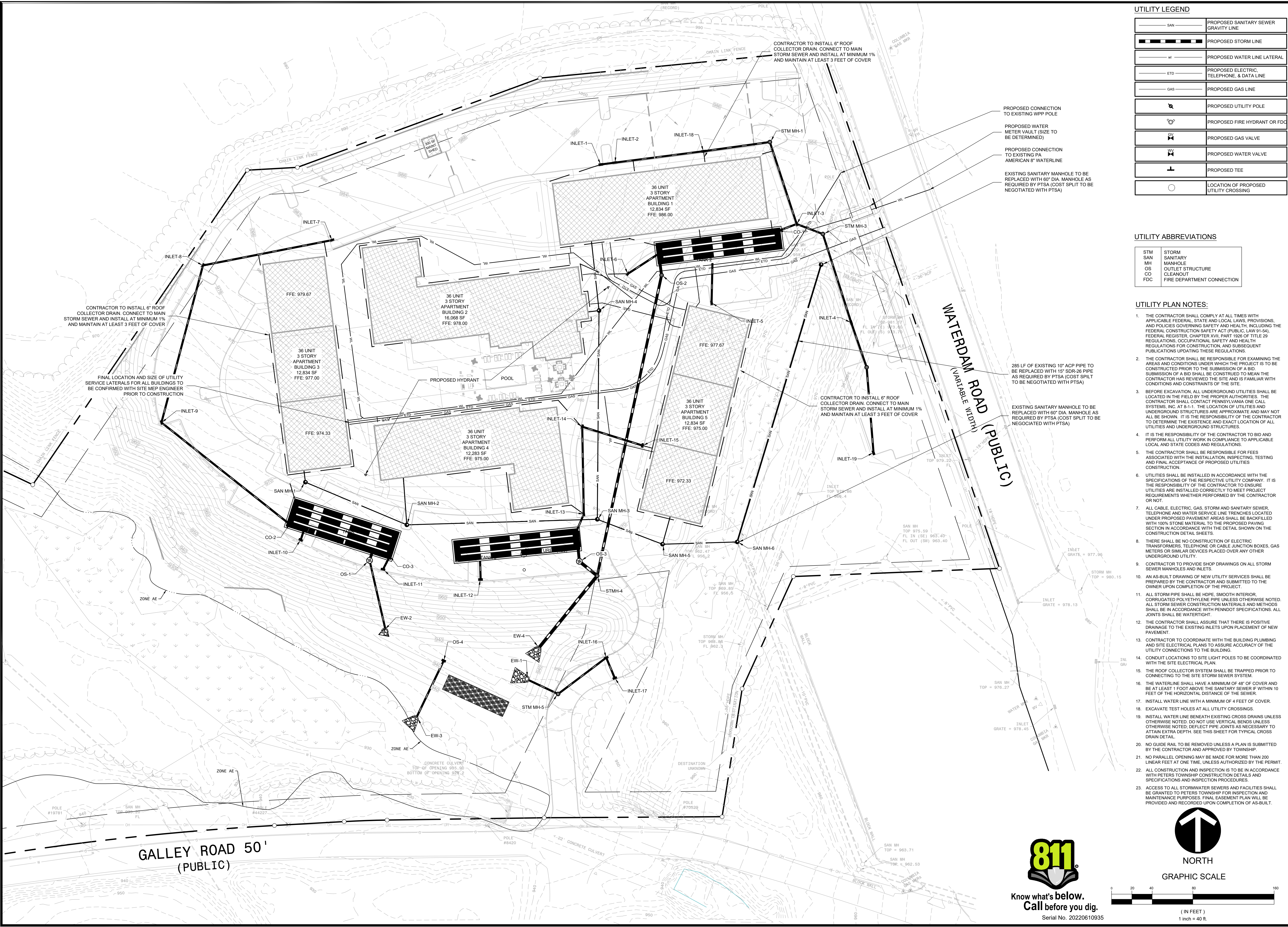
WATERDAM GALLEY MULTIFAMILY
WATERDAM AND GALLEY ROAD
PETERS TOWNSHIP, PA 15317
PREPARED FOR:
AL NEYER, LLC
11 STANWIX STREET, SUITE 1050
PITTSBURGH, PA 15222

DRIVEWAY PROFILES
Project Number: C-41658-0007
Drawing Scale: AS NOTED
Date Issued: APRIL 2023
Index Number:
Drawn By: JTB
Checked By: MJG
Project Manager: MJG
Serial No. 20220610935
C210



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Plot Date: 2/22/2023 2:23 PM
Save Date: 2/22/2023 2:18 PM

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 Plot Date: 2/22/2023 3:24 PM Nicolaus Revener, E.T. Save Date: 2/22/2023 1:12 PM



UTILITY LEGEND

	PROPOSED SANITARY SEWER GRAVITY LINE
	PROPOSED STORM LINE
	PROPOSED WATER LINE LATERAL
	PROPOSED ELECTRIC, TELEPHONE, & DATA LINE
	PROPOSED GAS LINE
	PROPOSED UTILITY POLE
	PROPOSED FIRE HYDRANT OR FDC
	PROPOSED GAS VALVE
	PROPOSED WATER VALVE
	PROPOSED TEE
	LOCATION OF PROPOSED UTILITY CROSSING

UTILITY ABBREVIATIONS

STM	STORM
SAN	SANITARY
MH	MANHOLE
OS	OUTLET STRUCTURE
CO	CLEANOUT
FDC	FIRE DEPARTMENT CONNECTION

- UTILITY PLAN NOTES:**
- THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES COVERING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
 - BEFORE EXCAVATION ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL CONTACT PENNSYLVANIA ONE CALL SYSTEMS, INC. AT 8-1-1. THE LOCATION OF UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BID AND PERFORM ALL UTILITY WORK IN COMPLIANCE TO APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR FEES ASSOCIATED WITH THE INSTALLATION, INSPECTING, TESTING AND FINAL ACCEPTANCE OF PROPOSED UTILITIES CONSTRUCTION.
 - UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE RESPECTIVE UTILITY COMPANY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE UTILITIES ARE INSTALLED CORRECTLY TO MEET PROJECT REQUIREMENTS WHETHER PERFORMED BY THE CONTRACTOR OR NOT.
 - ALL CABLE, ELECTRIC, GAS, STORM AND SANITARY SEWER, TELEPHONE AND WATER SERVICE LINE TRENCHES LOCATED UNDER PROPOSED PAVEMENT AREAS SHALL BE BACKFILLED WITH 100% STONE MATERIAL TO THE PROPOSED PAVING SECTION IN ACCORDANCE WITH THE DETAIL SHOWN ON THE CONSTRUCTION DETAIL SHEETS.
 - THERE SHALL BE NO CONSTRUCTION OF ELECTRIC TRANSFORMERS, TELEPHONE OR CABLE JUNCTION BOXES, GAS METERS OR SIMILAR DEVICES PLACED OVER ANY OTHER UNDERGROUND UTILITY.
 - CONTRACTOR TO PROVIDE SHOP DRAWINGS ON ALL STORM SEWER MANHOLES AND INLETS.
 - AN AS-BUILT DRAWING OF NEW UTILITY SERVICES SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER UPON COMPLETION OF THE PROJECT.
 - ALL STORM PIPE SHALL BE HDPE, SMOOTH INTERIOR, CORRUGATED POLYETHYLENE PIPE UNLESS OTHERWISE NOTED. ALL STORM SEWER CONSTRUCTION MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH PENNDOT SPECIFICATIONS. ALL JOINTS SHALL BE WATER TIGHT.
 - THE CONTRACTOR SHALL ASSURE THAT THERE IS POSITIVE DRAINAGE TO THE EXISTING INLETS UPON PLACEMENT OF NEW PAVEMENT.
 - CONTRACTOR TO COORDINATE WITH THE BUILDING PLUMBING AND SITE ELECTRICAL PLANS TO ASSURE ACCURACY OF THE UTILITY CONNECTIONS TO THE BUILDING.
 - CONDUIT LOCATIONS TO SITE LIGHT POLES TO BE COORDINATED WITH THE SITE ELECTRICAL PLAN.
 - THE ROOF COLLECTOR SYSTEM SHALL BE TRAPPED PRIOR TO CONNECTING TO THE SITE STORM SEWER SYSTEM.
 - THE WATERLINE SHALL HAVE A MINIMUM OF 48" OF COVER AND BE AT LEAST 1 FOOT ABOVE THE SANITARY SEWER IF WITHIN 10 FEET OF THE HORIZONTAL DISTANCE OF THE SEWER.
 - INSTALL WATER LINE WITH A MINIMUM OF 4 FEET OF COVER.
 - EXCAVATE TEST HOLES AT ALL UTILITY CROSSINGS.
 - INSTALL WATER LINE BENEATH EXISTING CROSS DRAINS UNLESS OTHERWISE NOTED. DO NOT USE VERTICAL BENDS UNLESS OTHERWISE NOTED. DEFLECT PIPE JOINTS AS NECESSARY TO ATTAIN EXTRA DEPTH. SEE THIS SHEET FOR TYPICAL CROSS DRAIN DETAIL.
 - NO GUIDE RAIL TO BE REMOVED UNLESS A PLAN IS SUBMITTED BY THE CONTRACTOR AND APPROVED BY TOWNSHIP.
 - NO PARALLEL OPENING MAY BE MADE FOR MORE THAN 200 LINEAR FEET AT ONE TIME, UNLESS AUTHORIZED BY THE PERMIT.
 - ALL CONSTRUCTION AND INSPECTION IS TO BE IN ACCORDANCE WITH PETERS TOWNSHIP CONSTRUCTION DETAILS AND SPECIFICATIONS AND INSPECTION PROCEDURES.
 - ACCESS TO ALL STORMWATER SEWERS AND FACILITIES SHALL BE GRANTED TO PETERS TOWNSHIP FOR INSPECTION AND MAINTENANCE PURPOSES. FINAL EASEMENT PLAN WILL BE PROVIDED AND RECORDED UPON COMPLETION OF AS-BUILT.

GATEWAY
 The Gateway Engineers, Inc.
 Full-Service Civil Engineering & Surveying
 Pittsburgh, PA
 gatewayengineers.com
 855-634-9284

PROFESSIONAL ENGINEER
 MICHAEL SOKET
 No. PE38894
 PA038894

REVISION RECORD

Date	No	Description
2022-05-16	01	PRELIMINARY LAND DEVELOPMENT SUBMISSION
2022-06-30	02	WCCD INCOMPLETENESS COMMENTS
2023-04-07	03	60% DESIGN PLAN SET
2023-04-17	04	PRELIMINARY LAND DEVELOPMENT SUBMISSION SET
2023-05-25	05	TOWNSHIP RESUBMISSION
	06	
	07	
	08	

WATERDAM GALLEY MULTIFAMILY
 WATERDAM AND GALLEY ROAD
 PETERS TOWNSHIP, PA 15317

PREPARED FOR:
AL NEYER, LLC
 11 STANWIX STREET, SUITE 1050
 PITTSBURGH, PA 15222

UTILITY PLAN

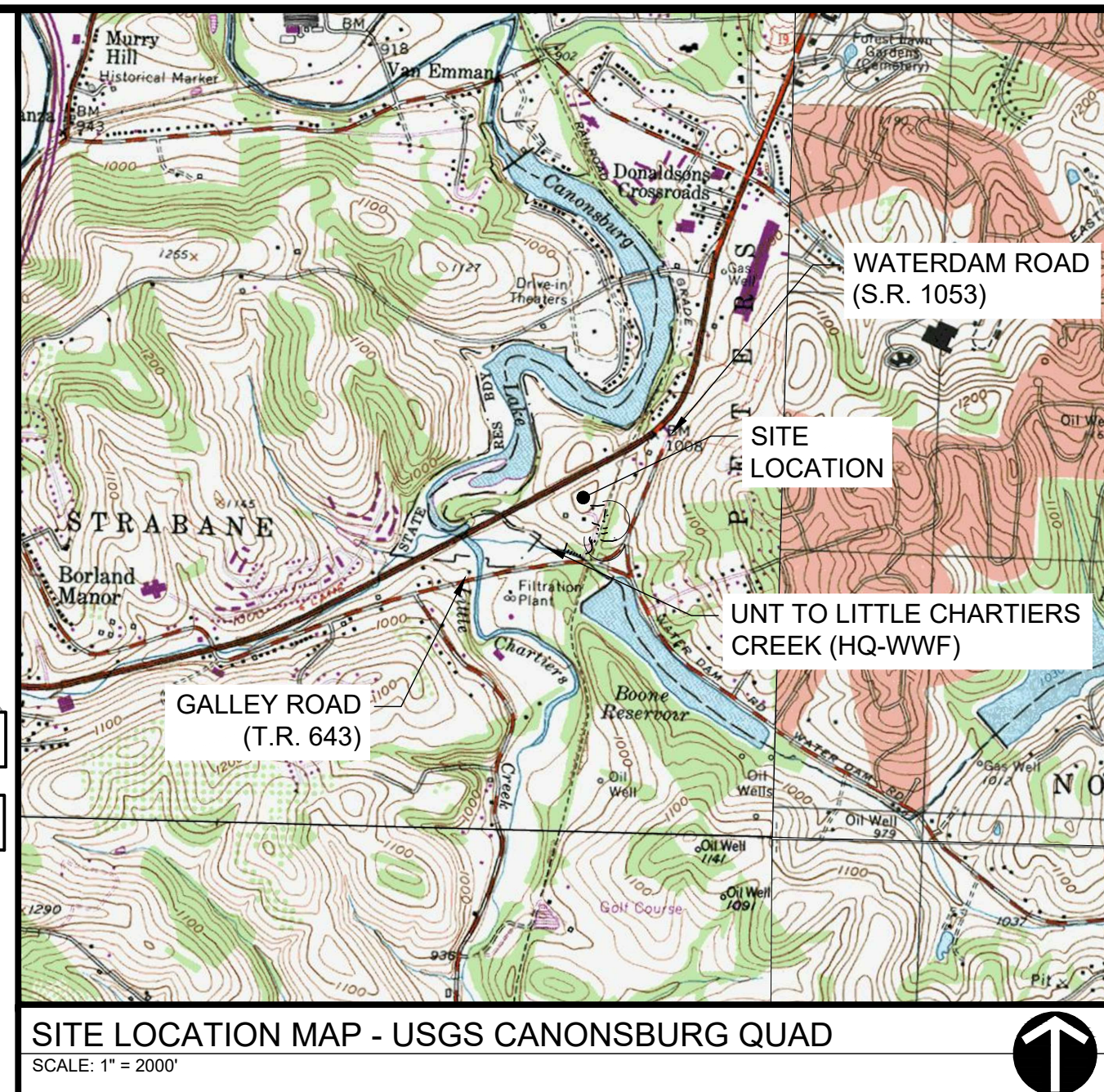
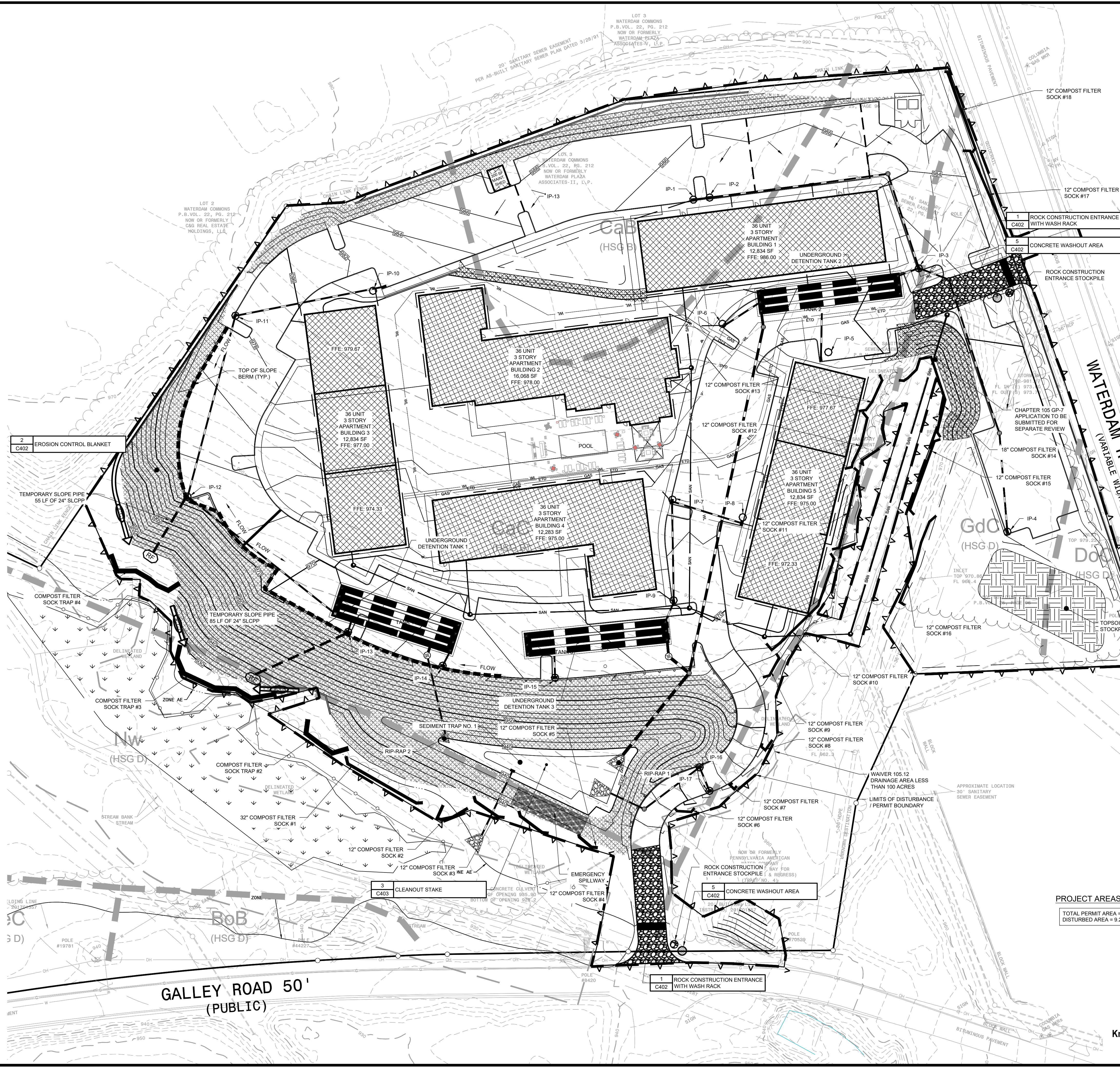
Project Number: C-14558-0007
 Drawing Scale: 1" = 40'
 Date Issued: APRIL 2023
 Index Number:
 Drawn By: JTB
 Checked By: MJG
 Project Manager: MJG

C300

811
 Know what's below.
 Call before you dig.
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NORTH
 GRAPHIC SCALE
 (IN FEET)
 1 inch = 40 ft.

THIS PLAN IS FOR EROSION AND SEDIMENT CONTROL PURPOSES ONLY



EROSION AND SEDIMENT CONTROL LEGEND

	1	ROCK CONSTRUCTION ENTRANCE
	1	INTERCEPTOR / DIVERSION CHANNEL
	2	EROSION CONTROL BLANKET
	3	CLEANOUT STAKE
	5	CONCRETE WASHOUT AREA
	5	INLET PROTECTION
	7	COMPOST FILTER SOCK
	0	ROCK FILTER
	9	PUMPED WATER FILTER BAG
	9	EMERGENCY SPILLWAY
	11	ROCK RIP RAP APRON
	11	ORANGE CONSTRUCTION FENCE
	12	TOPSOIL STOCKPILE
	12	POND ACCESS ROAD
	14	SOIL BOUNDARIES
	14	LIMITS OF DISTURBANCE
	14	PERMIT BOUNDARY
	14	TOP OF SLOPE BERM
	14	ROCK CONSTRUCTION ENTRANCE MAINTENANCE STOCKPILE

- EROSION AND SEDIMENT CONTROL NOTES:**
- THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF THE BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
 - BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY PENNSYLVANIA ONE CALL SYSTEMS, INC AT 1-800-242-1776. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
 - CONTRACTOR TO PROVIDE SHOP DRAWINGS ON ALL STORM SEWER MANHOLES, INLETS, AND DETENTION SYSTEMS.
 - AN AS-BUILT DRAWING OF NEW UTILITY SERVICES SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER UPON COMPLETION OF THE PROJECT.
 - ALL STORM PIPE SHALL BE HDPE, SMOOTH INTERIOR, CORRUGATED POLYETHYLENE PIPE UNLESS OTHERWISE NOTED. ALL STORM SEWER CONSTRUCTION MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH PENNDOT SPECIFICATIONS. ALL JOINTS SHALL BE WATERTIGHT.
 - CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
 - THE CONTRACTOR SHALL ASSURE THAT THERE IS POSITIVE DRAINAGE TO THE INLETS UPON PLACEMENT OF NEW PAVEMENT.
 - ALL CONSTRUCTION AND INSPECTION IS TO BE IN ACCORDANCE WITH PETERS TOWNSHIP CONSTRUCTION DETAILS AND SPECIFICATIONS AND INSPECTION PROCEDURES.

PROJECT AREAS
 TOTAL PERMIT AREA = 9.2 ACRES
 DISTURBED AREA = 9.2 ACRES

811 NORTH
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GRAPHIC SCALE
 0 20 40 80 160
 (IN FEET)
 1 inch = 40 ft.

GATEWAY
 The Gateway Engineers, Inc.
 Full-Service Civil Engineering & Surveying
 Pittsburgh, PA
 gatewayengineers.com
 855-634-9284

COMMONWEALTH OF PENNSYLVANIA
 REGISTERED PROFESSIONAL ENGINEER
 MICHAEL SOKET
 No. PE088994
 Exp. 06/30/2025

REVISION RECORD

Date	No.	Description
2022-05-16	01	PRELIMINARY LAND DEVELOPMENT SUBMISSION
2022-06-30	02	WCCD INCOMPLETENESS COMMENTS
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	06	
	07	
	08	

WATERDAM GALLEY MULTIFAMILY
 WATERDAM AND GALLEY ROAD
 PETERS TOWNSHIP, PA 15317

PREPARED FOR:
AL NEYER, LLC
 11 STANWIX STREET, SUITE 1050
 PITTSBURGH, PA 15222

E&S PLAN

Project Number: C-41658-0007
 Drawing Scale: 1" = 40'
 Date Issued: APRIL 2023
 Index Number:
 Drawn By: JTB
 Checked By: MJG
 Project Manager: MJG

C400

CONSTRUCTION STAGING AND SEQUENCE

THE WATERDAM GALLEY PROJECT WILL CONSIST OF CONSTRUCTION OF 3 FOUR-STORY APARTMENT BUILDINGS, A BRAND NEW ROAD THAT CONNECTS TO WATERDAM ROAD AND GALLEY ROAD, UNDERGROUND UTILITY INSTALLATION, ONE UNDERGROUND TANK TO DETAIN STORMWATER, TWO PARKING LOTS, AND TEMPORARY E&S BMPs. ALL E&S BMPs SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED E&S/PM PLAN AND THE DEP LATEST VERSION OF THE EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL.

(A) CONSTRUCTION STAGING

- NOTE FOR ALL DISTURBED AREAS: AS SOON AS SLOPES AND OTHER DISTURBED AREAS REACH FINAL GRADE THEY MUST BE STABILIZED. UPON COMPLETION OR TEMPORARY CESSATION OF EARTH DISTURBANCE ACTIVITY, OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED.

- EACH OF THE EROSION CONTROL FACILITIES ESTABLISHES A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER WITH A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND SEDIMENTATION IS ESTABLISHED, REMOVE THE PARTICULAR CONTROL MEASURES.

- WHEN CLEANING EXCESS SEDIMENT FROM THE E&S CONTROL FACILITIES, PLACE SEDIMENTS IN GRASS AREAS WHICH DO NOT RECEIVE CONCENTRATED STORM FLOWS AND ARE CONTROLLED BY BMPs (WITHIN LIMITS OF DISTURBANCE). THEN SEED OVER AREA USING SEEDING SPECIFICATIONS.

- UPON COMPLETION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY, THE SITE SHALL BE IMMEDIATELY SEED PER THE PERMANENT OR TEMPORARY SEEDING SPECIFICATIONS DEPENDING ON THE SITUATION. DISTURBED AREAS WHICH ARE AT FINAL GRADE AND WILL NOT BE FURTHER DISTURBED SHALL BE SEED PER THE PERMANENT SEEDING SPECIFICATIONS. DISTURBED AREAS LEFT IDLE FOR MORE THAN 4 DAYS SHOULD BE TEMPORARILY SEED AND MULCHED. EROSION AND SEDIMENT CONTROL BMPs SHALL BE IMPLEMENTED AND MAINTAINED UNTIL THE PERMANENT STABILIZATION IS COMPLETED. FOR AN EARTH DISTURBANCE TO BE CONSIDERED PERMANENTLY STABILIZED, THE DISTURBED AREA SHALL BE COVERED WITH ONE OF THE FOLLOWING: A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER WITH A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND SEDIMENTATION, OR AN ACCEPTABLE BMP WHICH PERMANENTLY MINIMIZES ACCELERATED EROSION AND SEDIMENTATION.

(B) CONSTRUCTION SEQUENCE

A GENERALIZED CONSTRUCTION SEQUENCE IS PROVIDED BELOW. THE CONSTRUCTION SEQUENCE IS INTENDED TO PROVIDE A GENERAL COURSE OF ACTION IN ORDER TO CONFORM TO THE APPLICABLE REGULATORY AGENCY REQUIREMENTS FOR TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENT POLLUTION CONTROL. ALL NECESSARY PARTS FOR PROPER AND COMPLETE EXECUTION OF WORK PERTAINING TO THIS PLAN, WHETHER SPECIFICALLY MENTIONED OR NOT, ARE TO BE PERFORMED BY THE CONTRACTOR. IT IS NOT INTENDED THAT THE DRAWINGS AND THIS SCHEDULE SHOW EVERY DETAILED PIECE OF MATERIAL OR EQUIPMENT. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS LISTED IN THIS SECTION. THE CONTRACTOR MAY BE REQUIRED TO ALTER CONTROLS BASED ON EFFECTIVENESS OF CONTROLS OR DIFFERING CONDITIONS ENCOUNTERED.

- IMMEDIATELY STABILIZE DISTURBED AREAS UPON COMPLETION OR TEMPORARY CESSATION OF EARTH DISTURBANCE ACTIVITY.
- ALL DISTURBED AREAS WHICH ARE AT FINAL GRADE AND WILL NOT BE FURTHER DISTURBED SHALL BE SEED PER THE PERMANENT SEEDING SPECIFICATIONS.
- CONTACT THE WASHINGTON COUNTY CONSERVATION DISTRICT FOR A PRE-CONSTRUCTION MEETING PRIOR TO ANY EARTHWORK.
- THE PROJECT AREA IS TRIBUTARY TO THOMS RUN, WHICH IS AN IMPAIRED STREAM FOR NUTRIENTS, SILTATION AND SUSPENDED SOLIDS. THEREFORE, ALL PROPOSED E&S BMPs MUST MEET ANTIDEGRADATION BEST AVAILABLE COMBINATION OF TECHNOLOGIES (ABACT) REQUIREMENTS.

- STAKE OUT LIMIT OF DISTURBANCE FOR GRADING OPERATIONS. IN ADDITION, ORANGE CONSTRUCTION FENCE SHALL BE PLACED AROUND ANY AND ALL ENVIRONMENTAL FEATURES TO BE PROTECTED ON THE SITE.
- GRADE IN AND INSTALL ROCK CONSTRUCTION ENTRANCES OFF GALLEY ROAD AND WATERDAM ROAD AS SHOWN ON THE PLAN DRAWINGS, IN ACCORDANCE WITH THE CONSTRUCTION DETAIL.
- CLEAR AND GRUB AREAS FOR INSTALLATION OF COMPOST FILTER SOCKS AND COMPOST FILTER SOCK TRAPS #2-4 IN THE LOCATIONS SHOWN ON THE PLAN DRAWINGS, AND IN ACCORDANCE WITH THE CONSTRUCTION DETAILS.
- INSTALL TEMPORARY INTERCEPTOR CHANNELS ICT-1, ICT-2, AND ICT-3 IN THE LOCATIONS SHOWN ON THE PLAN DRAWINGS, AND IN ACCORDANCE WITH THE CONSTRUCTION DETAILS. FLOW SHOULD BE DIRECTED TOWARD THE COMPOST FILTER SOCK TRAPS #2-4.
- TEMPORARY INTERCEPTOR CHANNELS ARE TO BE INSPECTED AND MAINTAINED AT THE END OF EACH DAY TO ENSURE POSITIVE DRAINAGE TO THE COMPOST FILTER SOCK TRAPS #2-4.
- BEGIN GRADING OPERATIONS TO INSTALL STABILIZED ACCESS DRIVE TO THE PROPOSED SEDIMENT TRAP 1. THE ACCESS ROAD SHOULD GENERALLY FOLLOW THE ALIGNMENT OF THE PROPOSED STREET AND THE PROPOSED PERMANENT MAINTENANCE ACCESS DRIVE SHOWN ON THE PLAN. THE ACCESS ROAD SHALL BE STABILIZED WITH A VEGETATIVE OR GRAVELED SURFACE.
- DURING GRADING ACTIVITIES, SHOULD ANY SOIL CONDITIONS BE ENCOUNTERED AS DESCRIBED ON THE SOILS LIMITATIONS AND RESOLUTIONS DETAIL, CONTRACTOR SHALL CONTACT THE SITE ENGINEER AND FOLLOW ALL APPLICABLE RESOLUTIONS.
- STRIP TOPSOIL FOR THE LIMITS OF GRADING OPERATIONS OF SEDIMENT TRAP NO. 1 AND STOCKPILE IN THE LOCATIONS SHOWN ON THE PLAN. IMMEDIATELY INSTALL COMPOST FILTER SOCK BELOW TOPSOIL STOCKPILE AREAS. THE TOPSOIL STOCKPILE AREA MUST BE SEED IMMEDIATELY PER THE TEMPORARY SEEDING SPECIFICATIONS.

- ENSURE AREA IS FREE OF ALL TREE ROOTS, ROCKS AND BOULDERS.
- BEGIN CONSTRUCTION OF TEMPORARY SEDIMENT TRAP NO. 1. CRITICAL STAGE: A LICENSED PROFESSIONAL OR DESIGNER SHALL BE ON-SITE TO OVERSEE THE INSTALLATION OF THE SEDIMENT BASIN FACILITIES INCLUDING THE TEMPORARY RISER, PERMANENT OUTLET CONTROL STRUCTURE, OUTLET PIPE AND OUTLET PROTECTION, EMERGENCY SPILLWAY, UNDERDRAIN, AND ASSOCIATED GRADING. NOTICE MUST BE GIVEN AT LEAST THREE DAYS PRIOR TO CONSTRUCTION. COMPLETE CONSTRUCTION OF THE TRAP PRIOR TO ANY EARTH MOVING ACTIVITIES TRIBUTARY TO IT.
- ENSURE AREA IS FREE OF ALL TREE ROOTS, ROCKS AND BOULDERS.
- BEGIN EXCAVATION TO THE DESIRED BOTTOM OF TRAP ELEVATION. DO NOT COMPACT TRAP BOTTOM. CONSTRUCTION VEHICLES SHOULD NOT BE PARKED BOTTOM OF THE EXCAVATION OF THE TRAP. SOIL SHOULD BE STORED ON-SITE AS EMBANKMENT MATERIAL. GEOTECHNICAL ENGINEER SHOULD VERIFY SOIL CAPABILITIES. EMBANKMENT SHOULD BE CONSTRUCTED PER GEOTECHNICAL RECOMMENDATIONS.
- CONSTRUCT THE SURROUNDING EMBANKMENTS.
- INSTALL EMERGENCY SPILLWAY.
- INSTALL CLEANOUT MARKER.
- COMPLETE CONSTRUCTION OF THE TEMPORARY SEDIMENT TRAP NO. 1 AND COMPLETE SEEDING AND MULCHING OF ALL INTERIOR AND EXTERIOR BASIN SLOPES.

- BEGIN ROUGH GRADING OPERATIONS FOR THE SITE. DURING GRADING OPERATIONS, ALL PROPOSED CUT AND/OR FILL SLOPES SHALL BE PLACED IN REGULAR, VERTICAL INCREMENTS, ENSURE POSITIVE DRAINAGE TO THE PROPOSED EROSION AND SEDIMENT CONTROL BMPs. THE FILL SLOPES SHALL BE GRADED DOWN FROM THE TOP OF EACH SLOPE AT THE END OF EACH DAY SO THAT RUNOFF IS DIRECTED AWAY FROM THE OUT SLOPES. AS SLOPE AREAS ARE BROUGHT TO FINAL GRADE, INSTALL EROSION CONTROL BLANKETING ON CUT AND FILL SLOPES, AS INDICATED ON THE PLAN AND IN ACCORDANCE WITH THE CONSTRUCTION DETAIL. INSTALL TOP OF SLOPE BERMS AS NEEDED TO PROTECT THE OUT SLOPES, AS SOON AS THE PROPOSED CUT AND/OR FILL SLOPES ARE BROUGHT TO FINAL GRADE, IMMEDIATELY SEED AND MULCH IN REGULAR 15' TO 20' VERTICAL INCREMENTS TO PROMOTE EARLY STABILIZATION.
- GRADE IN THE TOP OF SLOPE BERM AS SHOWN ON THE PLANS, INSTALL THE TEMPORARY SLOPE PIPE AND ROCK FILTERS DISCHARGING TO THE COMPOST FILTER SOCK TRAPS. CONTRACTOR SHALL ENSURE THAT THE BERMS ARE GRADING SO THAT RUNOFF FROM THE SITE IS DIRECTED TO THE APPOINTED LOW POINTS DICTATED BY THE LOCATION OF THE SLOPE PIPE.
- BEGIN CLEARING AND GRUBBING THE REMAINDER OF THE SITE. STRIP TOPSOIL AND STOCKPILE IN THE LOCATION SHOWN ON THE PLAN. IMMEDIATELY INSTALL COMPOST FILTER SOCKS BELOW THE TOPSOIL STOCKPILE AREA. THE TOPSOIL STOCKPILE MUST BE SEED IMMEDIATELY PER THE TEMPORARY SEEDING SPECIFICATIONS.

- CONCURRENT WITH ROUGH GRADING OPERATIONS, BEGIN INSTALLATION OF THE PROPOSED UNDERGROUND UTILITIES, INCLUDING STORM SEWER INSTALLATION, IN CONJUNCTION WITH THE GRADING OPERATIONS. REFER TO THE UTILITY LINE INSTALLATION REQUIREMENTS BELOW AS EACH INLET AND YARD DRAIN IS CONSTRUCTED. IMMEDIATELY INSTALL FILTER BAG INLET PROTECTIONS, AS SITE IS BROUGHT TO FINAL GRADE, INSTALL TOP OF SLOPE EARTHEN BERM TO DIRECT RUNOFF TO INSTALLED STORM SEWER AND ASSOCIATED STRUCTURES.
- INSTALL THE SITE SERVICE UTILITIES (SEWER, GAS, WATER, AND ELECTRIC). REFER TO THE UTILITY LINE INSTALLATION REQUIREMENTS BELOW.
- PREPARE AREAS FOR PAVING AND SITE FURNISHINGS AND INSTALL IN ACCORDANCE WITH THE DETAILS AND SPECIFICATIONS. INSTALL THE CONCRETE WASHOUT AREA AS SHOWN ON THE PLAN, IN ACCORDANCE WITH THE CONSTRUCTION DETAIL, PRIOR TO ANY CONCRETE POURS, INCLUDING NEW CURBS, SIDEWALK, AND BUILDING FOUNDATIONS.
- AS STEEP SLOPE AREAS ARE BROUGHT TO FINAL GRADE, INSTALL EROSION CONTROL BLANKETING OR APPLY SLOPE STABILIZATION SPRAY EMULSION IN REGULAR 15' VERTICAL INCREMENTS, AS SOON AS THE PROPOSED SLOPES ARE BROUGHT TO FINAL GRADE, IMMEDIATELY SEED AND MULCH TO PROMOTE EARLY STABILIZATION.
- BEGIN FINE GRADING OPERATIONS IN PREPARATION OF SITE PAVING. INSTALL A CONCRETE WASHOUT AREA PRIOR TO ANY CONCRETE POURS.
- BEGIN PAVING OPERATIONS. INSTALLATION OF SITE FURNISHINGS, CONSTRUCTION OF SIDEWALKS, AND LANDSCAPING. INSTALL IN ACCORDANCE WITH THE DETAILS AND SPECIFICATIONS.
- REMOVE ROCK CONSTRUCTION ENTRANCES AS PAVING IS COMPLETED.
- BEGIN DEVELOPMENT OF RESIDENTIAL HOMES ON THE GRADED LOTS. INSTALL ON-LOT E&S BMPs AS NEEDED IN ACCORDANCE WITH THE CONSTRUCTION DETAILS.
- REPLACE TOPSOIL ON NON-PAVED AREAS FOR SEEDING. SEED AND MULCH ALL DISTURBED AREAS, USING THE SPECIFIED SEEDING REQUIREMENTS. ALL DISTURBED AREAS MUST BE TEMPORARILY STABILIZED IF REMAINING IDLE OR ANTICIPATED TO REMAIN IDLE FOR MORE THAN 15,000 SQUARE FEET OF DISTURBED AREA MAY REACH FINAL GRADE BEFORE INITIATING SEEDING AND MULCHING OPERATIONS.
- RESEED ALL DISTURBED AREAS IF MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER IS NOT ESTABLISHED AFTER 30 DAYS.
- ONCE STORM SEWER HAS BEEN INSTALLED AND SITE HAS BEEN PROPERLY SEED, THE TOP OF SLOPE BERM AND TEMPORARY SLOPE PIPE MAY BE REMOVED AND THESE AREAS MAY BE PAVED.
- WHEN A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER WITH A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND SEDIMENTATION IS ESTABLISHED, TEMPORARY E&S BMPs, INCLUDING ICT #1-3, COMPOST FILTER SOCK, COMPOST FILTER SOCK SEDIMENT TRAPS #2-4, AND INLET PROTECTION, MAY BE REMOVED. REGRADE AREAS AS NECESSARY AND SEED AND MULCH FOR STABILIZATION.
- CONVERT THE SEDIMENT TRAP (CRITICAL STAGE: A LICENSED PROFESSIONAL OR DESIGNER SHALL BE ON-SITE TO OVERSEE AND VERIFY SEDIMENT REMOVAL, THE REMOVAL OF THE TEMPORARY RISER, RISERS AND TRASH RACKS, AND THE INSTALLATION OF PERMANENT ORIFICES). BASIN CONVERSION SHOULD BE RESTRICTED TO THE GROWING SEASON.
 - FLUSH ANY ACCUMULATED SEDIMENT IN THE CONTRIBUTING STORM SEWER SYSTEM.
 - DEWATER THE BASIN AS NECESSARY USING PUMPED WATER FILTER BAG.
 - REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM THE FACILITY. DISPOSE OF ANY ACCUMULATED SEDIMENT BY SPREADING OVER UNPAVED AREAS ON THE SITE AND RESEEDING.
 - REMOVE TEMPORARY RISER AND STUB FROM PERMANENT OUTLET CONTROL STRUCTURE AND INSTALL 1/8" STEEL PLATE OVER THE OPENING LEFT IN THE BOX.
 - REMOVE BLOCKING PLATE OVER CIRCULAR ORIFICES THAT WERE SEALED DURING THE CONSTRUCTION PHASE AND INSTALL TRASH RACKS OVER THE ORIFICES IN ACCORDANCE WITH THE PLAN DETAILS.
 - REMOVE CLEANOUT STAKE AND ANTI-VORTEX DEVICE ON THE PERMANENT OUTLET CONTROL STRUCTURE.
 - SEED AND MULCH THE TOP LAYER OF THE BASIN BOTTOM AND ALL DISTURBED AREAS ASSOCIATED WITH THE CONVERSION.
- INSPECT AND REPAIR AS NEEDED THE RIPRAP OUTLET APRONS AT BASIN INFLOWS AND OUTFALLS, IN ACCORDANCE WITH THE DETAIL PROVIDED ON THE PLAN.
- RESEED ALL DISTURBED AREAS IF MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER IS NOT ESTABLISHED AFTER 30 DAYS.
- ANY UNDEVELOPED LOTS THAT REMAIN AFTER PERMANENT STABILIZATION HAS BEEN ACHIEVED SHALL INSTALL ON-LOT E&S BMP CONTROLS IN ACCORDANCE WITH THE CONSTRUCTION DETAILS AT THE TIME OF THEIR DEVELOPMENT.
- AFTER THE SITE HAS BEEN STABILIZED PER THE CONDITIONS DESCRIBED ABOVE, IMPLEMENT THE PCSM PLAN.

1	C403	CONSTRUCTION SEQUENCE
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MAINTENANCE SCHEDULE

CONTROL MEASURE	INSPECT	PROBLEMS TO LOOK FOR	POSSIBLE REMEDIES
VEGETATION	WEEKLY AND AFTER EVERY RUNOFF EVENT	SEDIMENT AT TOE OF SLOPE RILLS AND GULLIES FORMING BARE SOIL PATCHES	CHECK FOR TOP-OF-SLOPE DIVERSION AND INSTALL IF NEEDED. FILL RILLS AND REGRADE GULLED SLOPES. RESEED, FERTILIZE, AND MULCH BARE AREAS.
ROCK CONSTRUCTION ENTRANCES WITH WASH RACKS	WEEKLY AND AFTER EVERY RUNOFF EVENT	SINK HOLES OR RUTS SEDIMENTS ON PUBLIC ROADWAY	ADD ROCK TO BRING TO SPECIFIED DIMENSIONS. SWEEP MATERIAL BACK TO PROJECT SITE. DO NOT WASH ROADWAY WITH WATER.
COMPOST FILTER SOCK	WEEKLY AND AFTER EVERY RUNOFF EVENT	UNDERCUTTING OF SOCK SOCK COLLAPSING	PYRAMID REPLACEMENT SOCK SECTIONS IN AREA OF FAILURE. CHECK STAKE SIZE AND SPACING. CHECK DRAINAGE AREA, SLOPE LENGTH AND GRADIENT BEHIND BARRIER. CORRECT ANY SUBSTANDARD CONDITION.
		TORN FABRIC	REPLACE WITH CONTINUOUS PIECE OF FILTER SOCK FROM POST TO POST. SECURELY ANCHOR WITH PROPER STAKES.
		RUNOFF ESCAPING AROUND BARRIER SEDIMENT LEVEL NEAR TOP OF SOCK	REMOVE SEDIMENT WHEN LEVEL REACHES HALF OF DEVICE HEIGHT.
SEDIMENT TRAPS	WEEKLY AND AFTER EVERY RUNOFF EVENT	SEDIMENT ACCUMULATION ABOVE DESIGNATED CLEANOUT LEVEL	REMOVE SEDIMENT AND DISPOSE ON SITE.
RIP-RAP APRONS	WEEKLY AND AFTER EVERY RUNOFF EVENT	APRON WASHED AWAY	REPLACE AS NECESSARY AND REPAIR WITH LARGER SIZE RIPRAP.
DIVERSION OR INTERCEPTOR CHANNELS & BENCHES	WEEKLY AND AFTER EVERY RUNOFF EVENT	GULLY ON SLOPE BELOW CHANNEL WHEEL TRACK, LOW POINT (WATER PONDED IN CHANNEL) SEDIMENT OR DEBRIS IN CHANNEL EROSION OF UNLINED CHANNEL SURFACE	REPAIR BREACHES. BUILD UP LOW POINTS WITH COMPACTED SOIL OR SANDRAGS OR REBUILD CHANNEL WITH POSITIVE DRAINAGE. REMOVE OBSTRUCTION. SEED AND MULCH CHANNEL AND ANCHOR WITH NETTING. OR LINE CHANNEL WITH CRUSHED ROCK. OR INSTALL CHECK DAMS. OR REALIGN CHANNEL ON GENTLE GRADIENT. OR DIVERT SOME OR ALL OF CHANNEL DRAINAGE TO A STABLE FACILITY. RESEED, MULCH, AND ANCHOR WITH NETTING. OR INSTALL CHECK DAMS. RESHAPE CHANNEL TO DESIGN SPECIFICATIONS AS PER THE PLAN. PROTECTIVE LINER WITH MORE DURABLE MATERIAL (I.E. LARGER RIPRAP). REBUILD/RAISE EMBANKMENT.
TOP OF SLOPE BERM	DAILY	FAILURE BUILDUP OF SEDIMENT	REGRADE AND STABILIZE BERM REMOVE SEDIMENT AND DISPOSE ON SITE.
INLET PROTECTION	WEEKLY AND AFTER EVERY RUNOFF EVENT	SEDIMENT ACCUMULATION SEDIMENT ACCUMULATED IN INLET FILTER BAG TO 1/2 RUNOFF ESCAPING AROUND BARRIER FILTER BAG TORN OR DAMAGED	REMOVE SEDIMENT AND DISPOSE ON SITE. CLEAN AND/OR REPLACE BAG. REBUILD BARRIER REPLACE BAG
CONCRETE WASHOUT FACILITY	DAILY	DAMAGED OR LEAKING WASHOUT ACCUMULATION OF MATERIALS (50% CAPACITY)	DEACTIVATED AND REPAIRED OR REPLACED AS NECESSARY. PLASTIC LINERS SHOULD BE REPLACED WITH EACH CLEANING.
BASIN TRASH RACKS/GRATES	2 TIMES A YEAR AND AFTER EVERY RUNOFF EVENT EXCEEDING 1 INCH	TRASH OR DEBRIS CLOGGING FACILITY ORIFICES INVASIVE UNDESIRABLE VEGETATIVE SPECIES	REMOVE AND DISPOSE OF DEBRIS. REMOVE AND DISPOSE OF DEBRIS.
STREET SWEEPING	ONCE EVERY 3 MONTHS	LARGE ACCUMULATIONS OF SEDIMENT/DEBRIS	REMOVE AND DISPOSE SEDIMENT AND DEBRIS.
PUMPED WATER FILTER BAG	WHEN IN USE	SEDIMENT ACCUMULATION IN BAG WHEN IT REACHES HALF FULL LEAKY DISCHARGE HOSE	REPLACE FILTER BAG AND DISPOSE OF DEP APPROVED LOCATION. SECURE CLAMP CONNECTING DISCHARGE HOSE AND FILTER BAG.
SLOPE BLANKET	WEEKLY AND AFTER EVERY RUNOFF EVENT	LOSS OF PROTECTIVE LINING TORN/PUNCHED FABRIC	RESHAPE AS NECESSARY AND REPAIR FABRIC. OVERLAP WITH CONTINUOUS PIECE OF MATTING. SECURELY ANCHOR WITH PROPER STAPLES.

- ALL MAINTENANCE INSPECTIONS SHALL BE LOGGED ONTO DEP FORM # 3800-FM-BQ02714, DATED 12/01/19, AND KEPT ON THE SITE AT ALL TIMES.
- ALL REPAIRS AND CLEAN UP OF TEMPORARY BMPs ARE TO BE COMPLETED WITHIN 24 HOURS OF DISCOVERY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL TEMPORARY CONTROL MEASURES DURING CONSTRUCTION.
- ALL DEVICES SHOULD BE INSPECTED WEEKLY AND AFTER EVERY RUNOFF EVENT. IF DURING THESE INSPECTIONS, ANY DEVICE IS FOUND TO BE CLOGGED, DAMAGED, HALF-FULL OF SILT OR NOT FULLY OPERATIONAL, THE DEVICE(S) SHALL BE CLEANED OF ALL DEBRIS.
- AREAS DISTURBED DURING MAINTENANCE ACTIVITIES SHALL BE RE-STABILIZED.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPs SHALL BE STABILIZED IMMEDIATELY.

RECYCLING / DISPOSAL OF WASTES

- UPON COMPLETION OF THE PROJECT, RECYCLING OR DISPOSAL OF ALL TEMPORARY EROSION CONTROL MATERIALS SHALL BE THE RESPONSIBILITY OF THE EARTHMOVING CONTRACTOR.
- CONSTRUCTION WASTE INCLUDING, BUT IS NOT LIMITED TO, EXCESS SOIL MATERIALS, SILT REMOVED FROM EROSION CONTROL FACILITIES, EXCESS BUILDING MATERIALS, CONCRETE WASH WATER, SANITARY WASTES, AND OBSOLETE EROSION CONTROL MATERIALS (SILT FENCE, SILT SACKS, ETC.). OBSOLETE EROSION CONTROL MATERIALS AND EXCESS BUILDING MATERIALS MUST BE DISPOSED OF AT A DEP APPROVED SITE.
- SILT REMOVED FROM SEDIMENT CONTROL FACILITIES SHALL BE SPREAD ON THE TOPSOIL STOCKPILE, OR IN LAWN OR LANDSCAPE AREAS.
- OBSOLETE EROSION CONTROL MATERIALS AND EXCESS BUILDING MATERIALS MUST BE DISPOSED OF AT A DEP APPROVED SITE.
- THERE WERE NO KNOWN NATURALLY OCCURRING GEOLOGIC FORMATIONS OR SOIL CONDITIONS LOCATED ON THE SITE THAT HAVE THE POTENTIAL TO CAUSE POLLUTION DURING CONSTRUCTION, IF SUCH CONDITIONS ARE ENCOUNTERED, STOP WORK AND CONTACT THE GEOGRAPHICAL ENGINEER AND/OR DEP.
- GEOLOGICAL ROCK FORMATIONS OR SOIL CONDITIONS THAT ARE IDENTIFIED BY THE GEOTECHNICAL ENGINEER ON SITE AS HAVE THE POTENTIAL TO DEGRADE WATER QUALITY WILL BE ISOLATED IN PLACE OR WILL BE RELOCATED ON-SITE FOLLOWED BY APPROPRIATE CAPPING WITH AN IMPERVIOUS SURFACE SUCH AS PAVEMENT OR A BUILDING, OR WILL BE EXCAVATED AND REMOVED TO AN OFF-SITE DISPOSAL AREA APPROVED TO HANDLE HAZARDOUS WASTE. DEPENDING ON THE LEVEL OF CONTAMINATION, BLENDING OF SOIL MAY ACHIEVE ACCEPTABLE STANDARDS.

2	C403	MAINTENANCE SCHEDULE
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STANDARD EROSION AND SEDIMENT CONTROL PLAN NOTES

- ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
- AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
- AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
- AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
- CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPs SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
- AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAP(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
- IMMEDIATELY UPON DISCOVERING UNFORESSEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
- ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- ALL OFF-SITE WASTE AND BOROOW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
- ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, UNDER UNDISTURBED VEGETATED AREAS.
- VEHICLES AND EQUIPMENT MAY NEITHER ENTER DIRECTLY NOR EXIT DIRECTLY FROM THE PROJECT SITE ONTO PUBLIC ROADS.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADEING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- A LOG SHOWING DATES THAT E&S BMPs WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
- SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELLED, OR SWEEP INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
- ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
- AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES - 6 TO 12 INCHES ON COMPACTED SOILS - PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTLAYS SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES. REFER TO GEOTECHNICAL REPORT AND CROSS SECTIONS.
- ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
- FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPACT BEDROCK AND ROCK AREAS IN NEARLY UNDEVELOPED, SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARD OF THIS PLAN.
- IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
- PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
- E&S BMPs SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE ALLEGHENY COUNTY CONSERVATION DISTRICT OR THE DEPARTMENT.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE ALLEGHENY COUNTY CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPs.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPs SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.
- FAILURE TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPs MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW, THE CLEAN STREAMS LAW PROVISIONS FOR UP TO \$100,000 PER DAY IN CIVIL PENALTIES, UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.
- CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATERS OR GROUNDWATER SYSTEMS.
- ALL CHANNELS SHALL BE KEPT FREE OF OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FILL, ROCKS, LEAVES, WOODY DEBRIS, ACCUMULATED SEDIMENT, EXCESS VEGETATION, AND CONSTRUCTION MATERIAL WASTES.
- SEDIMENT BASINS AND/OR TRAPS SHALL BE KEPT FREE OF ALL CONSTRUCTION WASTE, WASH WATER, AND OTHER DEBRIS HAVING POTENTIAL TO CLOG THE BASIN/TRAP OUTLET STRUCTURES AND/OR POLLUTE THE SURFACE WATERS.
- SEDIMENT BASINS SHALL BE PROTECTED FROM UNAUTHORIZED ACCESS BY THIRD PARTIES.
- ANY DAMAGE THAT OCCURS IN THE WHOLE OR IN PART AS A RESULT OF BASIN OR TRAP DISCHARGE SHALL BE IMMEDIATELY REPAIRED BY THE PERMITTEE IN A PERMANENT MANNER SATISFACTORY TO THE MUNICIPALITY, LOCAL CONSERVATION DISTRICT, AND THE OWNER OF THE DAMAGED PROPERTY.
- UPON REQUEST, THE APPLICANT OR HIS CONTRACTOR SHALL PROVIDE AN AS-BUILT (RECORD DRAWING) FOR ANY SEDIMENT BASIN OR TRAP TO THE MUNICIPAL INSPECTOR, LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
- EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3H:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.
- FILL MATERIAL FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS. THE EMBANKMENT SHALL BE COMPACTED IN MAXIMUM 10' LAYERED LIFTS AT 90% DENSITY.

3	C403	STANDARD E&S NOTES
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TEMPORARY SEEDING SPECIFICATIONS:

TEMPORARY SEED MIXTURE	PROPORTION BY WEIGHT	MINIMUM PURITY	MINIMUM GERMINATION
LIMESTONE	100%	98%	90%
COMMERCIAL FERTILIZER			
MULCH			
SEED MIXTURE			
THREE (3) PERCENT REDTOP MAY BE ADDED TO THE LAWN MIXTURE ON SLOPE AREAS OR FOR LATE SPRING OR LATE FALL SEEDING.			
SEEDING RATE			
NOTES			

RAW, GROUND AGRICULTURAL LIMESTONE CONTAINING MORE THAN 90 PERCENT CALCIUM CARBONATES (ADJUST PH LEVELS TO 6.5 TO 7.0). APPLY AT A RATE OF 410 LBS / 1000 S.Y., UNLESS OTHERWISE INDICATED BY SOIL TESTS.

IN ABSENCE OF A SOIL TEST, USE 100 LBS / 1000 S.Y. OF 10-10-10 MIXED INTO SEED BED PRIOR TO SEEDING, OR IN A TANK WITH SEED WHEN HYDROSEEDING.

CLEAN OAT OR WHEAT STRAW SHALL BE FREE FROM MATURE SEED-BEARING STALKS OR ROOTS OF PROHIBITED OR NOXIOUS WEEDS AS DEFINED BY THE PENNSYLVANIA SEED ACT 1947. APPLY AT A RATE OF 3 TONS/AC (139 LBS/1000 SF). PRECAUTION SHALL BE TAKEN TO STABILIZE THE MULCH UNTIL THE VEGETATIVE COVER IS ESTABLISHED.

SEED MIXTURE SHALL BEAR A GUARANTEED STATEMENT OF ANALYSIS AND SHALL BE COMPOSED OF THE FOLLOWING VARIETIES AND MIXED IN THE PROPORTIONS SPECIFIED.

TEMPORARY SEED MIXTURE SHALL BE APPLIED AT THE RATE OF TEN (10) POUNDS PER ONE THOUSAND (1,000) SQUARE YARDS.

ALL AREAS TO BE SEED SHALL BE LOOSENEED TO A DEPTH OF AT LEAST TWO INCHES BY MECHANICAL MEANS, OR AS APPROVED BY THE LANDSCAPE ARCHITECT.

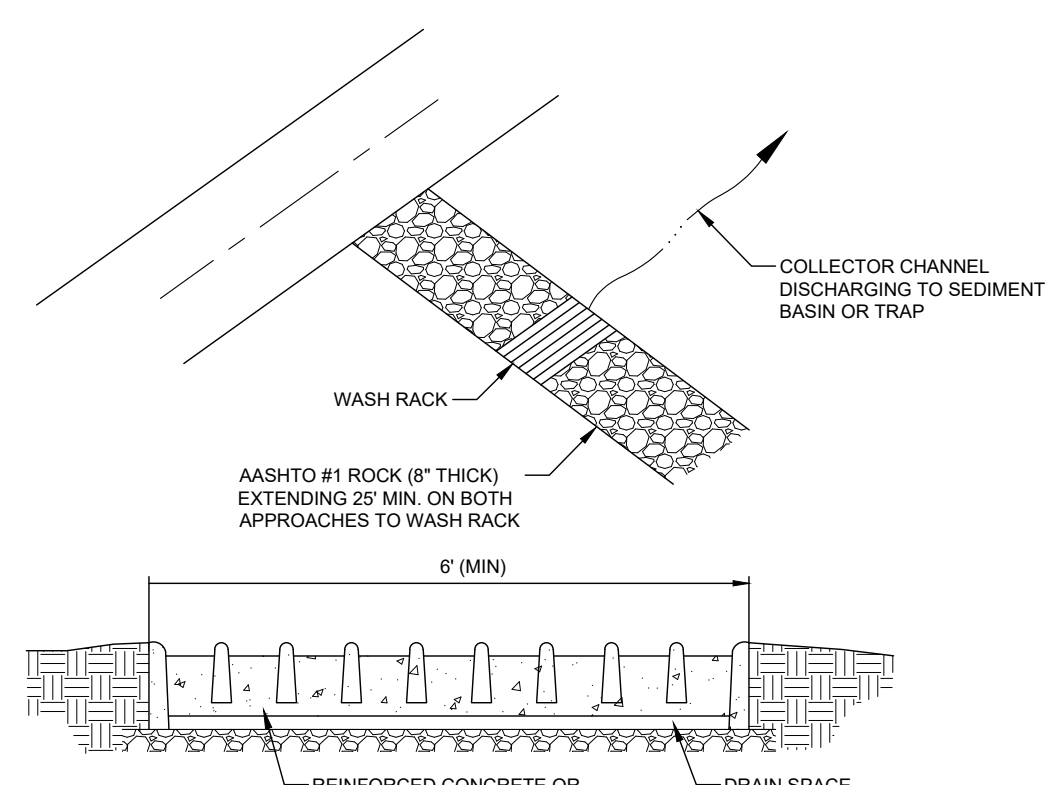
MULCH SEEDED AREAS IMMEDIATELY AFTER SEEDING.

SEED ALL DISTURBED AREAS WITH THE TEMPORARY SEED MIXTURE EXCEPT THOSE AREAS SHOWN TO BE SEED WITH STEEP SLOPE MIXTURE, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

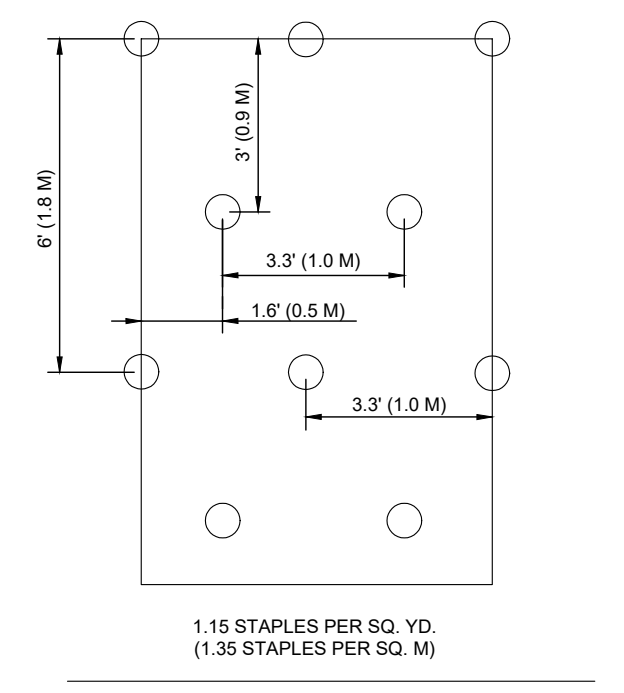
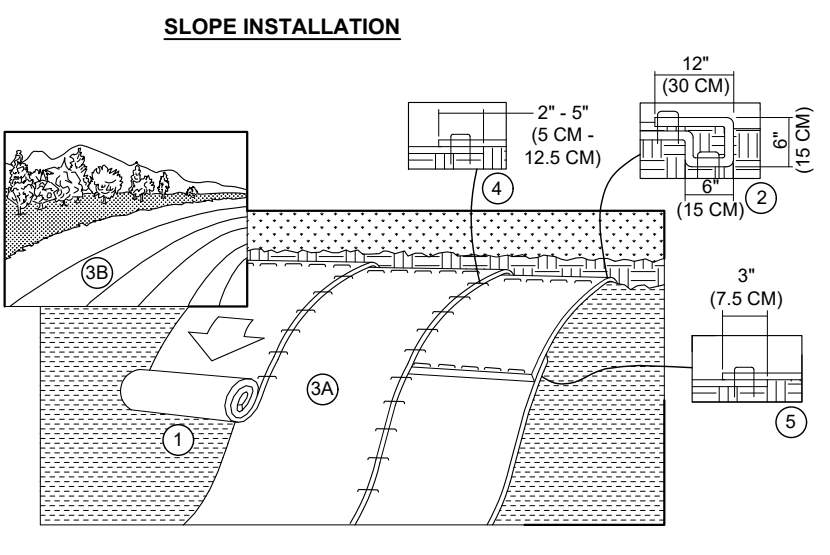
HYDROSEEDING WITH TACIFIER MAY BE USED IN LIEU OF MULCH.

PERMANENT SEEDING SPECIFICATIONS:

TOPSOIL	4" MIN. TOPSOIL SHALL BE REQUIRED ON ALL DISTURBED AREAS AFTER SITE HAS BEEN RECLAIMED/RESTORED.																
LIMESTONE	RAW, GROUND AGRICULTURAL LIMESTONE CONTAINING MORE THAN 90 PERCENT CALCIUM CARBONATES (ADJUST PH LEVELS TO 6.5 TO 7.0). APPLY AT A RATE OF 2,480 LBS / 1000 S.Y., UNLESS OTHERWISE INDICATED BY SOIL TESTS.																
COMMERCIAL FERTILIZER	IN ABSENCE OF A SOIL TEST, USE 210 LBS / 1000 S.Y. OF 10-10-20 MIXED INTO SEED BED PRIOR TO SEEDING, OR IN A TANK WITH SEED WHEN HYDROSEEDING.																
INOCULANT	INOCULANT FOR TREATING LEGUMINOUS SEEDS SHALL BE A STANDARD COMMERCIAL PRODUCT CONSISTING OF A SUITABLE CARRIER CONTAINING A CULTURE OF NITROGEN FIXING BACTERIA SPECIFIC FOR SEEDS TO BE INOCULATED. INOCULANT SHALL NOT BE USED LATER THAN DATE INDICATED ON THE CONTAINER.																
MULCH	CLEAN OAT OR WHEAT STRAW SHALL BE FREE FROM MATURE SEED-BEARING STALKS OR ROOTS OF PROHIBITED OR NOXIOUS WEEDS AS DEFINED BY THE PENNSYLVANIA SEED ACT 1947. APPLY AT A RATE OF 3 TONS/AC (139 LBS/1000 SF). PRECAUTION SHALL BE TAKEN TO STABILIZE THE MULCH UNTIL THE VEGETATIVE COVER IS ESTABLISHED.																
SEED MIXTURE	SEED MIXTURE SHALL BEAR A GUARANTEED STATEMENT OF ANALYSIS AND SHALL BE COMPOSED OF THE FOLLOWING VARIETIES AND MIXED IN THE PROPORTIONS SPECIFIED.																
PERMANENT SEEDING MIXTURE (PENNDOT FORMULA B)	<table border="1"> <thead> <tr> <th>PERMANENT SEEDING MIXTURE (PENNDOT FORMULA B)</th> <th>PROPORTION BY WEIGHT</th> <th>MINIMUM PURITY</th> <th>MINIMUM GERMINATION</th> </tr> </thead> <tbody> <tr> <td>PERENNIAL RYEGRASS MIXTURE (LOLUM PERENNE) - A COMBINATION OF IMPROVED CERTIFIED VARIETIES WITH NO ONE VARIETY EXCEEDING 50% OF THE TOTAL RYEGRASS COMPONENT.</td> <td>20%</td> <td>98%</td> <td>90%</td> </tr> <tr> <td>CREEPING RED FESCUE OR CHEWINGS FESCUE</td> <td>30%</td> <td>98%</td> <td>85%</td> </tr> <tr> <td>KENTUCKY BLUEGRASS MIXTURE (POA PRATENSIS) - A COMBINATION OF IMPROVED CERTIFIED VARIETIES WITH NO ONE VARIETY EXCEEDING 25% OF THE TOTAL BLUEGRASS COMPONENT.</td> <td>50%</td> <td>98%</td> <td>80%</td> </tr> </tbody> </table>	PERMANENT SEEDING MIXTURE (PENNDOT FORMULA B)	PROPORTION BY WEIGHT	MINIMUM PURITY	MINIMUM GERMINATION	PERENNIAL RYEGRASS MIXTURE (LOLUM PERENNE) - A COMBINATION OF IMPROVED CERTIFIED VARIETIES WITH NO ONE VARIETY EXCEEDING 50% OF THE TOTAL RYEGRASS COMPONENT.	20%	98%	90%	CREEPING RED FESCUE OR CHEWINGS FESCUE	30%	98%	85%	KENTUCKY BLUEGRASS MIXTURE (POA PRATENSIS) - A COMBINATION OF IMPROVED CERTIFIED VARIETIES WITH NO ONE VARIETY EXCEEDING 25% OF THE TOTAL BLUEGRASS COMPONENT.	50%	98%	80%
PERMANENT SEEDING MIXTURE (PENNDOT FORMULA B)	PROPORTION BY WEIGHT	MINIMUM PURITY	MINIMUM GERMINATION														
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SEEDING RATE	PERMANENT SEEDING SHALL BE APPLIED AT A RATE OF 21 POUNDS PER 1,000 SQUARE FEET.																
PREPARATION OF SEEDING	HYDROSEEDING WITH TACIFIER MAY BE USED IN LIEU OF MULCH.																
	GRADE AS NECESSARY TO BRING SUBGRADE TO A TRUE, SMOOTH SLOPE PARALLEL TO AND SIX INCHES BELOW FINISHED GRADE. PLACE TOPSOIL OVER SPECIFIED AREAS TO A DEPTH SUFFICIENTLY GREATER THAN SIX (6) OR EIGHT (8) INCHES SO THAT AFTER SETTLEMENT AND LIGHT ROLLING, THE COMPLETE WORK WILL CONFORM TO LINES, GRADES AND ELEVATIONS SHOWN.																
	FERTILIZER AND AGRICULTURAL LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL BY ROTOTILLING OR OTHER METHOD TO A MINIMUM DEPTH OF FOUR (4) INCHES. THE ENTIRE SURFACE SHALL THEN BE																

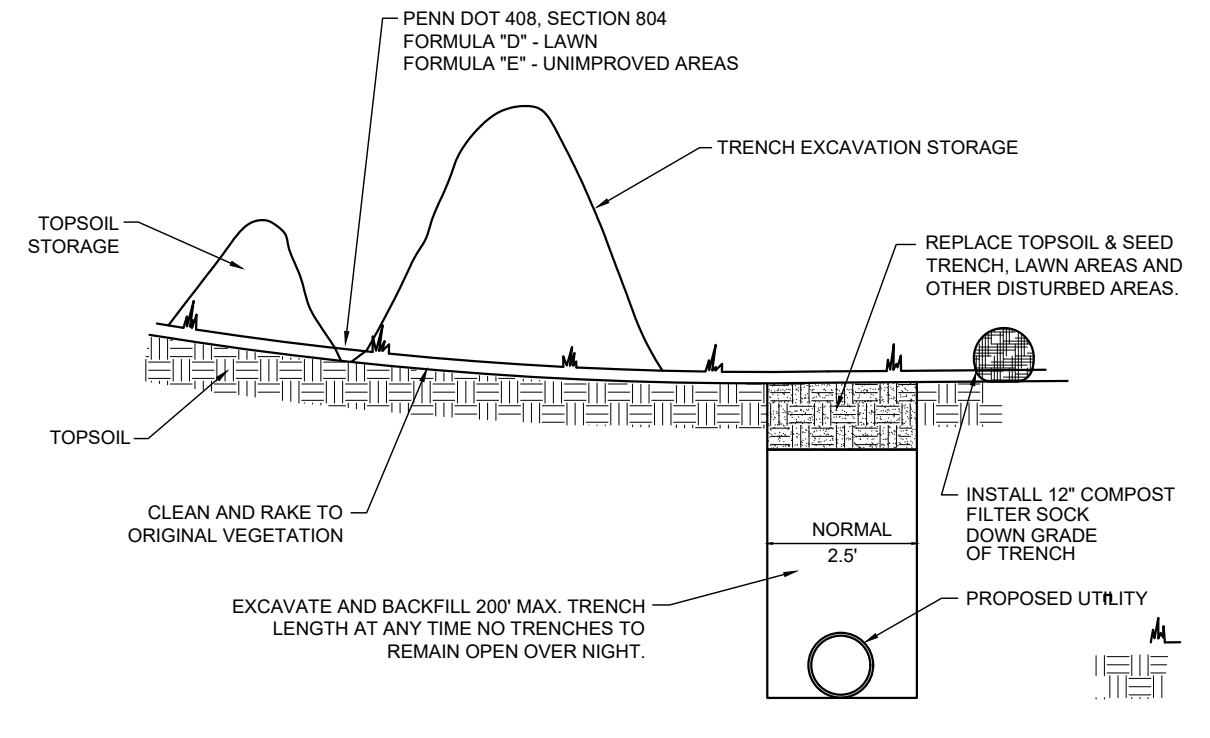


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3
C402 **STAPLE PATTERN 'B' - SLOPE INSTALLATION**

- CONTRACTOR SHALL USE **SC150 LINING BY NA GREEN** OR AN APPROVED EQUAL ON ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1).
- PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPs), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER AND SEED.
NOTE: WHEN USING CELL-TO-SEED DO NOT SEED PREPARED AREA. CELL-TO-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING RECPs IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) OR RECPs EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECPs WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECPs BACK OVER SEED AND COMPACTED SOIL. SECURE RECPs OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECPs.
- ROLL THE RECPs (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECPs WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECPs MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
- THE EDGES OF PARALLELS RECPs MUST BE STARTED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON THE RECPs TYPE.
- CONSECUTIVE RECPs SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECPs WIDTH.
NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECPs.



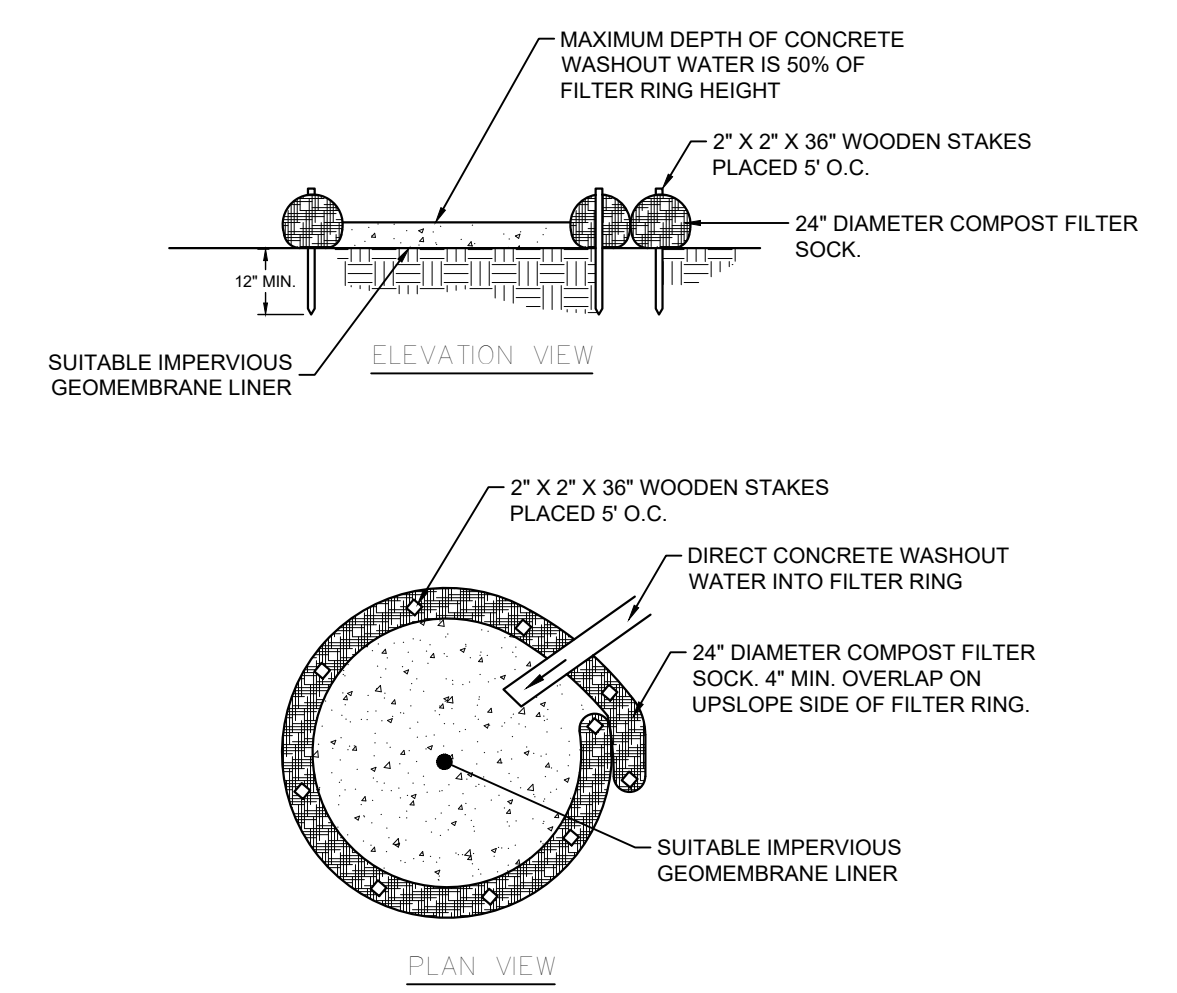
4
C402 **EROSION CONTROL FOR UTILITY TRENCHES**

- NOTES:**
- COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST 8' UP SLOPE AT 45° TO THE MAIN SOCK ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY SOCK SHALL NOT EXCEED THAT SHOWN ON FIGURE 4.2. SEE TABLE BELOW.
 - TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.
 - ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
 - SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
 - BIODEGRADABLE FILTER SOCK SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
 - UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.
 - SILT SOCK FABRIC MATERIAL SHALL BE MULTI-FILAMENT POLYPROPYLENE (MFPF), MINIMUM FUNCTIONAL LONGEVITY 1 YEAR.
 - COMPOST SHALL MEET THE FOLLOWING STANDARDS:

ORGANIC MATTER CONTENT	80% - 100% (DRY WEIGHT BASIS)
ORGANIC PORTION	FIBROUS AND ELONGATED
PH	4.5 - 9.0
MOISTURE CONTENT	35% - 55%
PARTICLE SIZE	98% PASS THROUGH #1 SCREEN
SOLUBLE SALT CONCENTRATION	50.0% MAXIMUM

9. SLOPE LENGTH TABLE FROM FIGURE 4.2 PADEP RMP MANUAL:

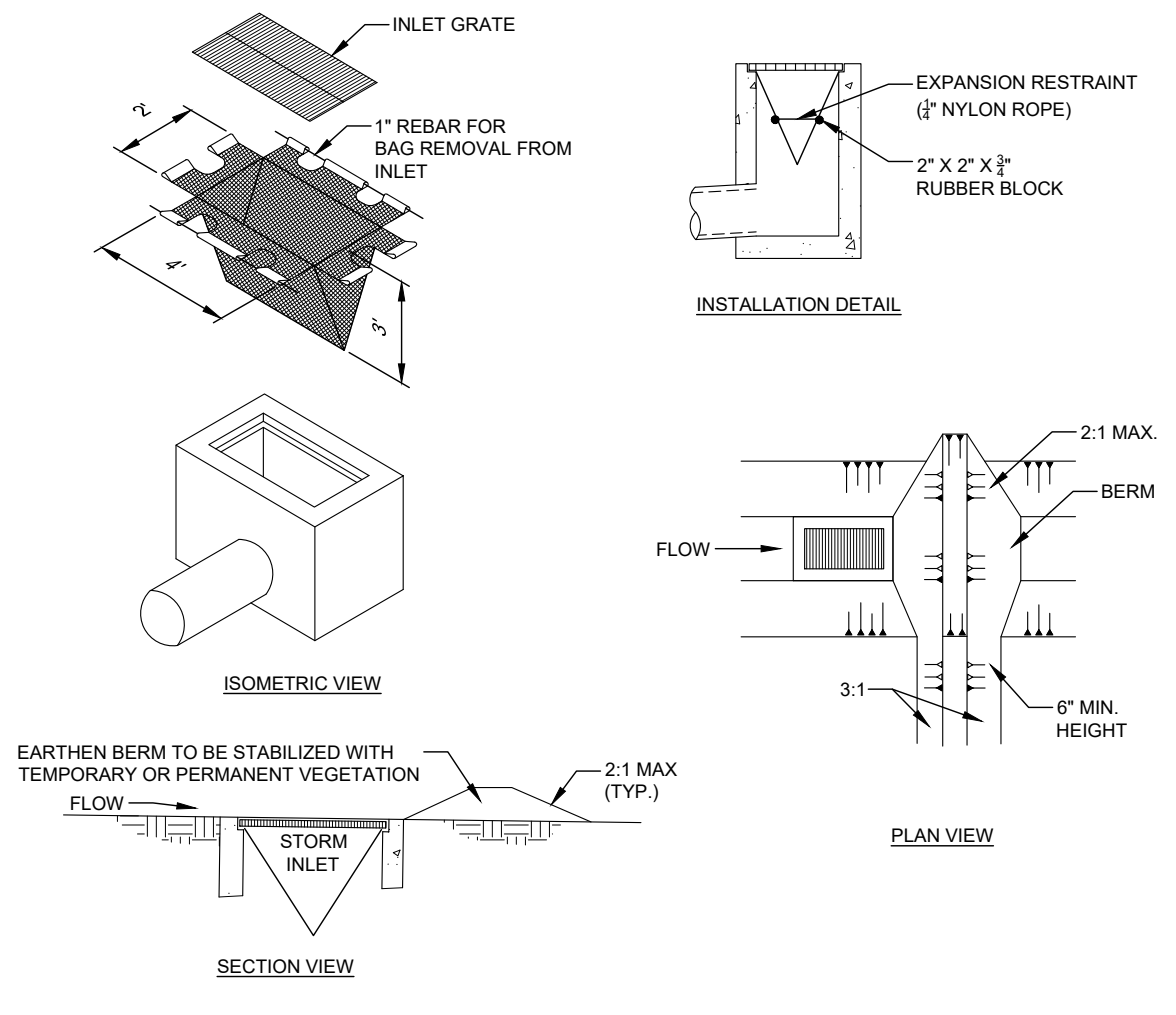
SILT SOCK DIAMETER	3:1 SLOPE	2:1 SLOPE
12"	40'	25'
18"	70'	35'
24"	90'	50'
32"	110'	65'



5
C402 **CONCRETE WASHOUT AREA**

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

1
C402 **ROCK CONSTRUCTION ENTRANCE WITH WASH RACK**

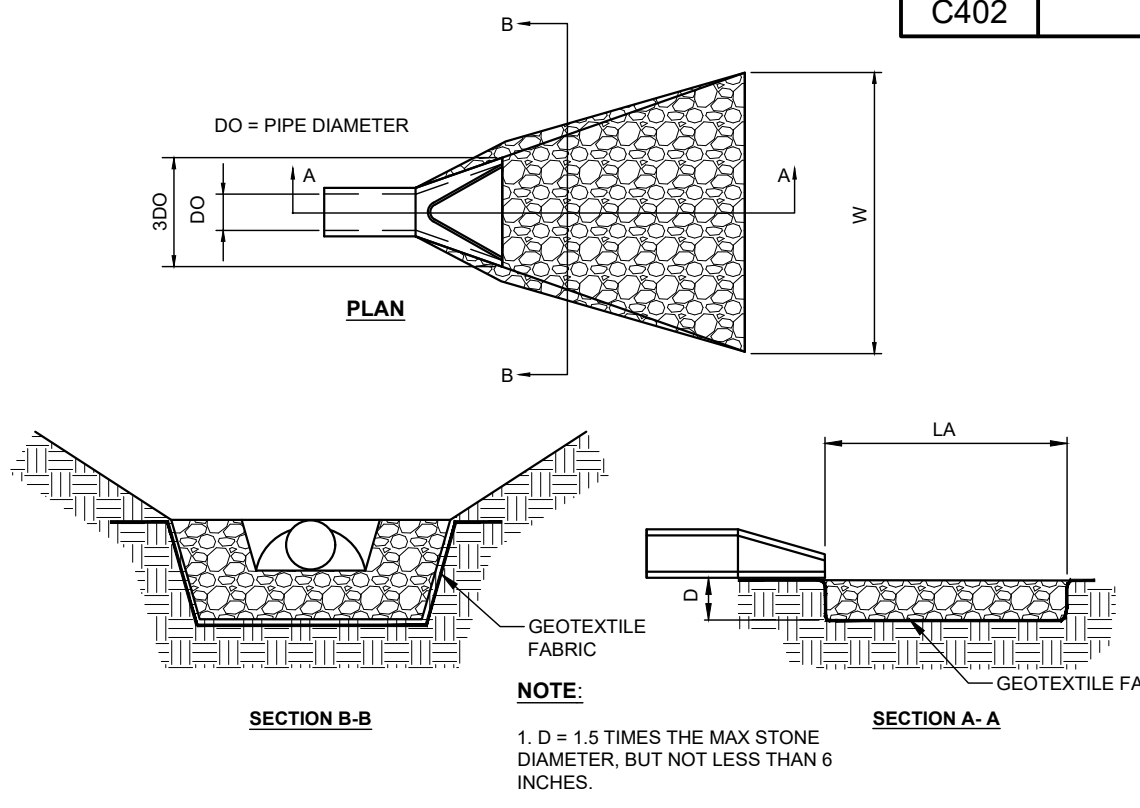


6
C402 **INLET PROTECTION**

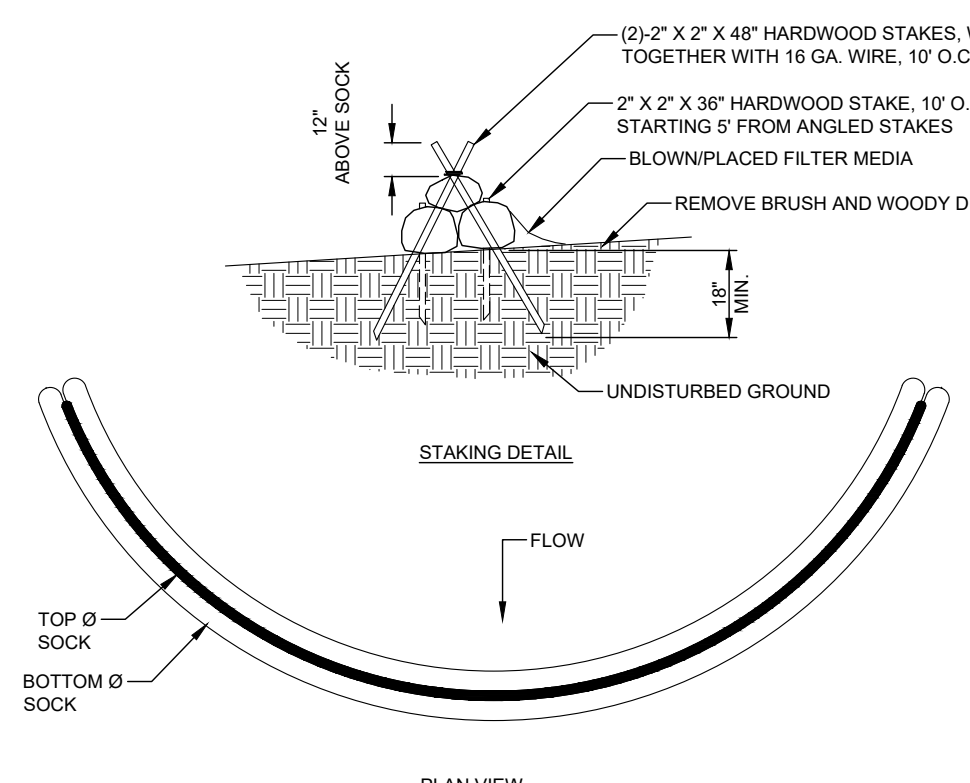
- NOTES:**
- MAXIMUM DRAINAGE AREA = 1/2 ACRE.
 - INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.
 - ROLLED EARTHEN BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENTLY.
 - AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS., A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.
 - INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE REPLACED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.
 - DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

	1	18	Northwest	4.7	300
	2	24	Northwest	5.2	330
	3	24	Northwest	5.7	350
	4	32	Northwest	6.2	370
	5	32	Northwest	6.2	390
	6	32	Northwest	7.3	410
	7	32	Northwest	7.2	410
	8	32	West	8.0	460
	9	32	West	8.3	480
	10	18	South of detention basin	16.0	50
	11	18	South of detention basin	32.0	25
	12	18	South of detention basin	30.0	12
	13	18	South of detention basin	40.0	10
	14	18	Northeast of Galley Rd.	11.1	180
	15	32	Northeast of Galley Rd.	8.3	430
	16	24	Southeast	15.7	190
	17	32	East	11.7	230
	18	18	East	13.1	160
	19	32	East	8.2	330
	20	24	Northeast	6.9	260
	21	24	Northeast	8.5	200

7
C402 **COMPOST FILTER SOCK**



NO.	PIPE DIA. (IN)	WATER COND. (MH) (MIN)	MIN. FIB. FOR PPF (PPS)	Q (PPS)	V (PPS)	IP* (PPS)	R (IN)	A (IN)	Alt (IN)	Area (SQ FT)	
1	15	Min	0.002	0.000	0.273	0.14	0.4	18	12.00	3.75	15.75
2	15	Min	0.002	0.000	1.43	1.17	0.4	18	8.00	3.75	11.75
3	15	Min	0.002	0.000	6.00	4.89	0.4	18	8.00	3.75	11.75
4	15	Min	0.002	0.000	21.00	12.79	0.6	13	18.00	3.75	21.75



8
C402 **ROCK FILTER OUTLET (SPECIAL PROTECTION WATERSHEDS)**

- NOTES:**
- A ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A COMPOST FILTER SOCK HAS OCCURRED DUE TO CONCENTRATED FLOW.
 - SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.

- DESIGN NOTES:**
- COMPOST SOCK SEDIMENT TRAP SHALL BE SIZED TO PROVIDE 2000 CUBIC FEET OF STORAGE CAPACITY FOR EACH ACRE TRIBUTARY TO THE TRAP.
 - MINIMUM BASE WIDTH IS EQUAL TO THE HEIGHT.
 - SEDIMENT ACCUMULATION SHALL NOT EXCEED 1/3 THE TOTAL HEIGHT OF THE TRAP.
 - SOCKS SHALL BE OF LARGER DIAMETER AT THE BASE OF THE TRAP AND DECREASE IN DIAMETER FOR SUCCESSIVE LAYERS AS SHOWN IN THE PLAN VIEW.
 - ENDS OF THE TRAP SHALL BE A MINIMUM OF 1 FOOT HIGHER IN ELEVATION THAN THE MID-SECTION, WHICH SHALL BE LOCATED AT THE POINT OF DISCHARGE.

NOTES:

SOCK MATERIAL SHALL MEET THE STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

COMPOST SOCK SEDIMENT TRAPS SHALL NOT EXCEED THREE SOCKS IN HEIGHT AND SHALL BE STACKED IN PYRAMIDAL FORM AS SHOWN ABOVE. MINIMUM TRAP HEIGHT IS ONE 24" DIAMETER SOCK. ADDITIONAL STORAGE MAY BE PROVIDED BY MEANS OF AN EXCAVATED SHOWN 12" DEEP EXTENDING 1 TO 3 FEET UP-SLOPE OF THE SOCKS ALONG THE LOWER SIDE OF THE TRAP.

COMPOST SOCK SEDIMENT TRAPS SHALL PROVIDE 2,000 CUBIC FEET STORAGE CAPACITY WITH 12" FREEBOARD FOR EACH TRIBUTARY DRAINAGE ACRE. (SEE MANUFACTURER FOR ANTICIPATED SETBACKS).

THE MAXIMUM TRIBUTARY DRAINAGE AREA IS 5.0 ACRES. SINCE COMPOST SOCKS ARE "FLOW-THROUGH," NO SPILLWAY IS REQUIRED.

COMPOST SOCK SEDIMENT TRAPS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/3 THE HEIGHT OF THE SOCKS.

PHOTODEGRADABLE AND BIODEGRADABLE SOCKS SHALL NOT BE USED FOR MORE THAN 1 YEAR.

9
C402 **PUMPED WATER FILTER BAG**

- PROPERTY**
- | TEST METHOD | MINIMUM STANDARD |
|--------------------------|------------------|
| GRAIN TENSILE | ASTM D-4884 |
| AVG. WIDE WIDTH STRENGTH | 60 LB/IN |
| GRAIN BURST | 200 LB |
| PUNCTURE | ASTM D-4833 |
| MELLEN BURST | ASTM D-3788 |
| IMP. RESISTANCE | ASTM D-4155 |
| 50% RETAINED | ASTM D-4751 |
| | 80 SEIVE |
- A SUITABLE MEANS OF ACCESSING THE BAGS WITH MACHINERY REQUIRED FOR SPECIAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 10% FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL. UNUSABLE BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.
- BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PAYS SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 3% FOR SLOPES EXCEEDING 1% CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-PLUING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.
- NO DOWN-SLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN OR NEAR WATERBODIES, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.
- THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THE PUMPING.
- THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.
- FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

10
C402 **UTILITY TRENCH EXCAVATION**

- UTILITY LINE TRENCH EXCAVATION**
- A. GENERAL** - EXPOSED TRENCH EXCAVATIONS HAVE HIGH POTENTIAL FOR ACCELERATED EROSION AND SEDIMENT POLLUTION. SINCE THESE EXCAVATIONS ARE USUALLY LOCATED AT LOWER ELEVATIONS ALONG OR ACROSS EARTH DISTURBANCE SITED, OPEN TRENCHES SERVE TO CONCENTRATE SEDIMENT-LADEN RUNOFF AND CONVEY IT TO SITE BOUNDARIES OR WATERWAYS, THE MOST IMPORTANT EROSION AND SEDIMENT POLLUTION CONTROL CONSIDERATION FOR TRENCH CONSTRUCTION IS THE LIMITING AND SPECIFIC SCHEDULING OF WORK ACTIVITIES.
- B. CONSTRUCTION REQUIREMENTS** -
- LIMIT ADVANCE CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
 - WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, PLUG INSTALLATION AND BACKFILLING WILL BE SELF CONTAINED AND SEPARATE FROM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION OPERATIONS.
 - LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY.
 - TRENCH PLUGS WILL BE SPACED AND CONSTRUCTED TO THE SPECIFICATIONS OF THE DETAIL PROVIDED.
- i. AT ALL CROSSINGS OF WATERS OF THE COMMONWEALTH, TRENCH PLUGS WILL BE INSTALLED AT THE BANKS AFTER TRENCH EXCAVATION. THE PLUGS MAY BE TEMPORARILY REMOVED WHEN PLACING THE PIPE, BUT THEN REPLACED.**
- ii. CONSTRUCTION OF THE CROSSING WILL BE IN ACCORDANCE WITH THE MOST RECENT SPECIFICATIONS AS LISTED IN CHAPTER 102 (E&S MANUAL).**
- e. WATER, WHICH ACCUMULATED IN THE OPEN TRENCH, WILL BE COMPLETELY REMOVED BY USING A PUMPED WATER FILTER BAG AS DETAILED ON CONSTRUCTION PLANS, BEFORE PIPE PLACEMENT AND/OR BACKFILLING BEGINS.**
- 1. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS AND APPROPRIATE TEMPORARY EROSION AND SEDIMENT POLLUTION CONTROL MEASURES/FACILITIES WILL BE INSTALLED. SEEDING AND MULCHING OF ALL DISTURBED AREAS WILL BE DONE AT THE END OF EACH WEEK.**
- C. EXCEPTIONS** - IN CERTAIN CASES, TRENCHES CANNOT BE BACKFILLED UNTIL THE PIPE IS HYDROSTATICALLY TESTED, OR ANCHORS AND OTHER PERMANENT FEATURES ARE INSTALLED. IN THESE CASES, ALL OF THE REQUIREMENTS LISTED UNDER ITEM B WILL REMAIN IN EFFECT WITH THE FOLLOWING BEING AMENDED:
- DAILY BACKFILLING OF THE TRENCH MAY BE DELAYED FOR SIX DAYS. ALL PRESSURE TESTING AND THE COMPLETE BACKFILLING OF THE OPEN TRENCH MUST BE COMPLETED BY THE SEVENTH WORKING DAY.
 - IF DAILY BACKFILLING IS DELAYED, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS, APPROPRIATE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES/FACILITIES WILL BE INSTALLED, AND THE AREAS SEEDED AND MULCHED WITHIN THE NEXT TWO CALENDAR DAYS.

*EXTEND EROSION CONTROL BLANKETING TO BOTTOM OF SLOPE AFTER RIP RAP

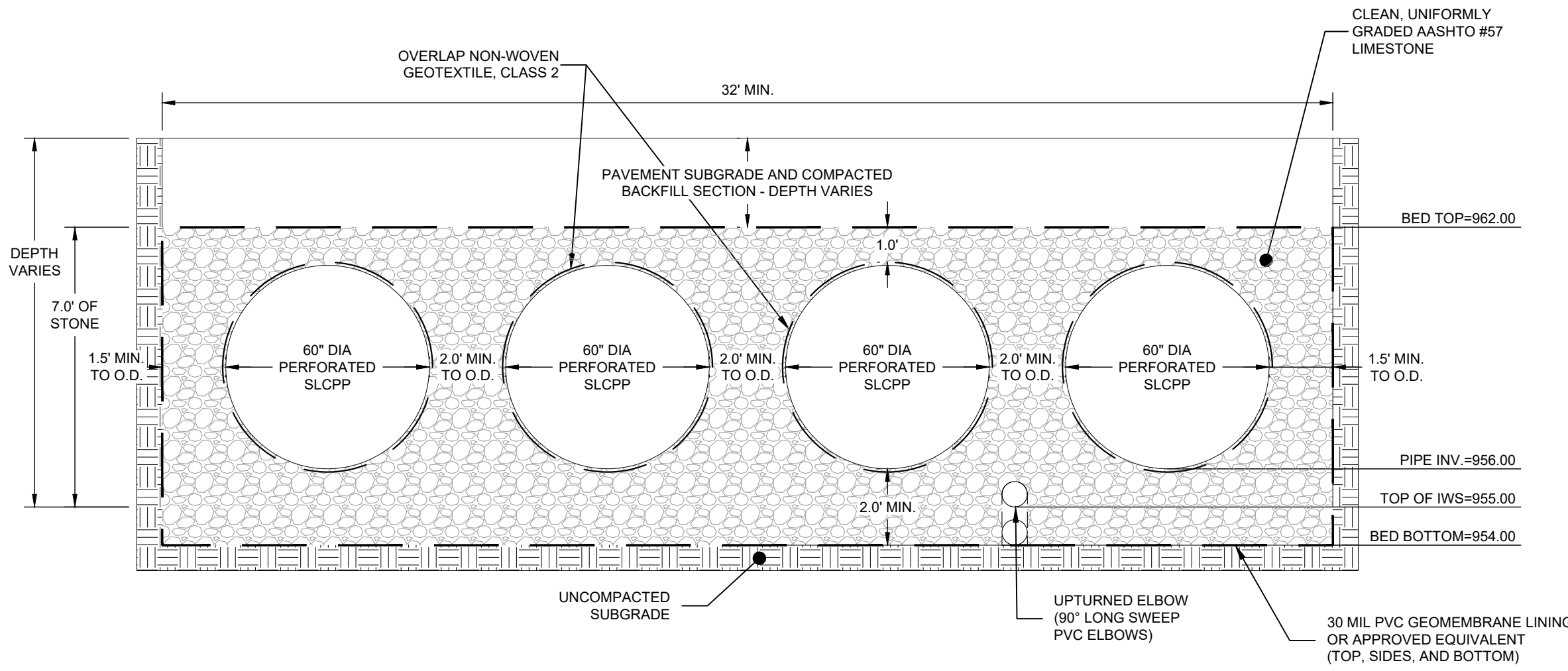
ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.

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

12
C402 **COMPOST FILTER SOCK SEDIMENT TRAP**

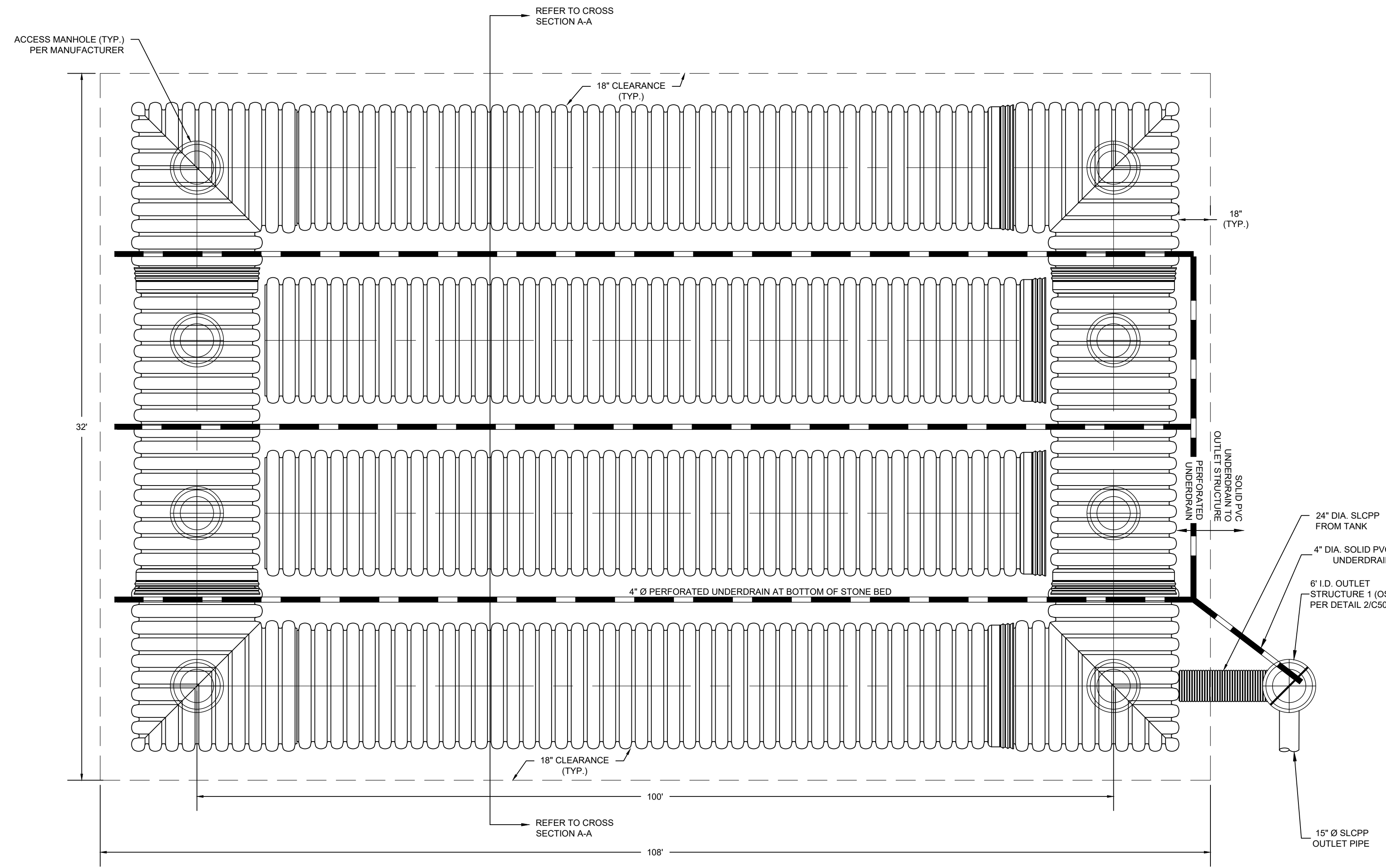
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Date	No.	Description
2022-05-16	01	PRELIMINARY LAND DEVELOPMENT SUBMISSION
2022-06-30	02	WCD INCOMPLETENESS COMMENTS
2023-04-07	03	60% PRELIMINAL PLAN SET
2023-04-17	04	PRELIMINAL LAND DEVELOPMENT SUBMISSION SET
2023-05-25	05	TOWNSHIP RESUBMISSION
	06	
	07	
	08	



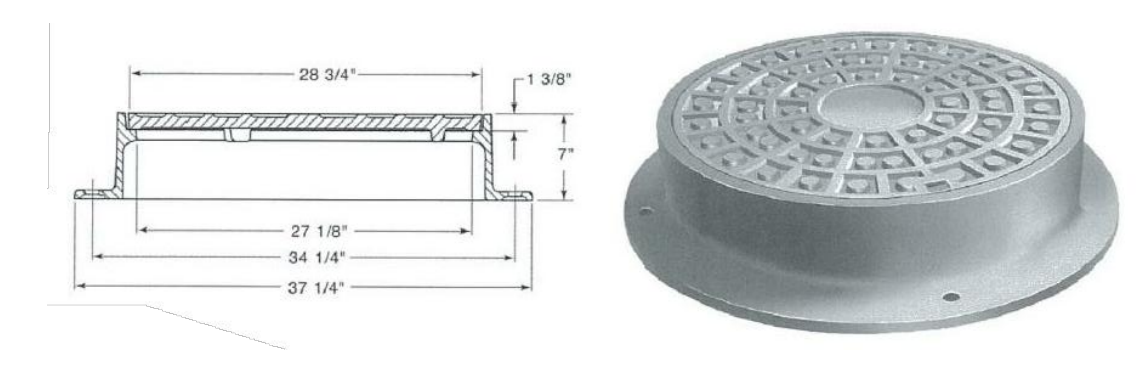
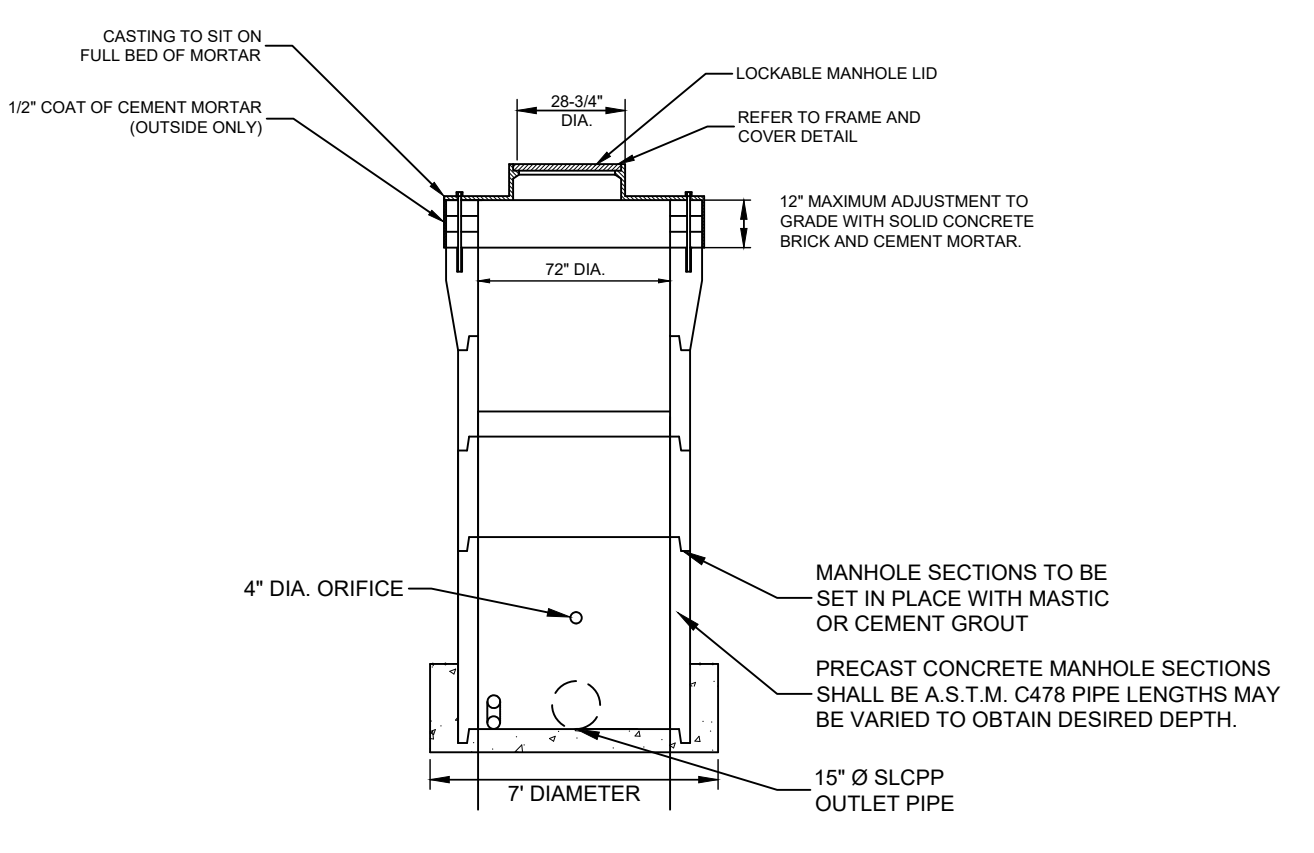
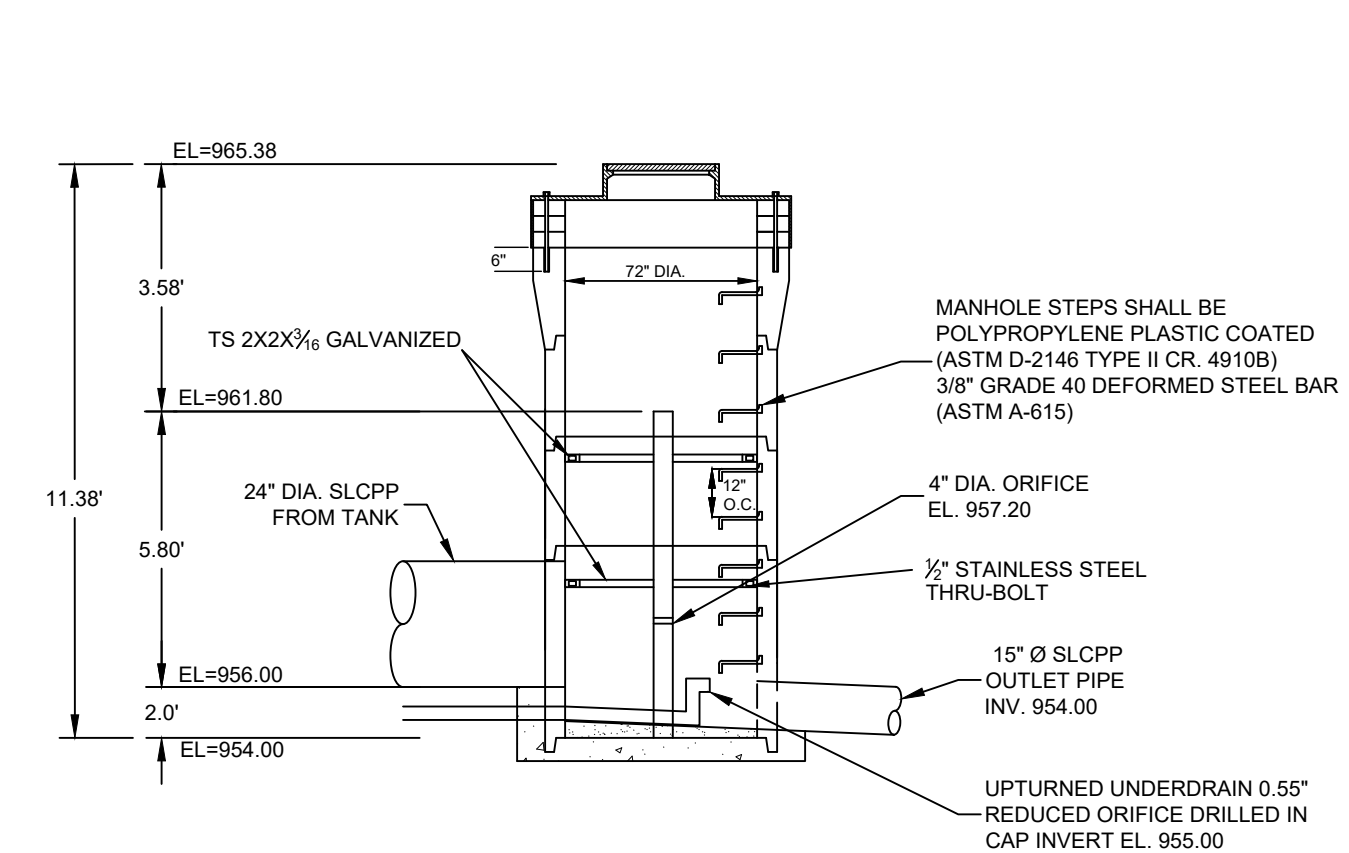
NOTES:
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 2. REFER TO PLANS FOR PIPE SIZE, TYPE, AND SLOPE.

CROSS SECTION A-A



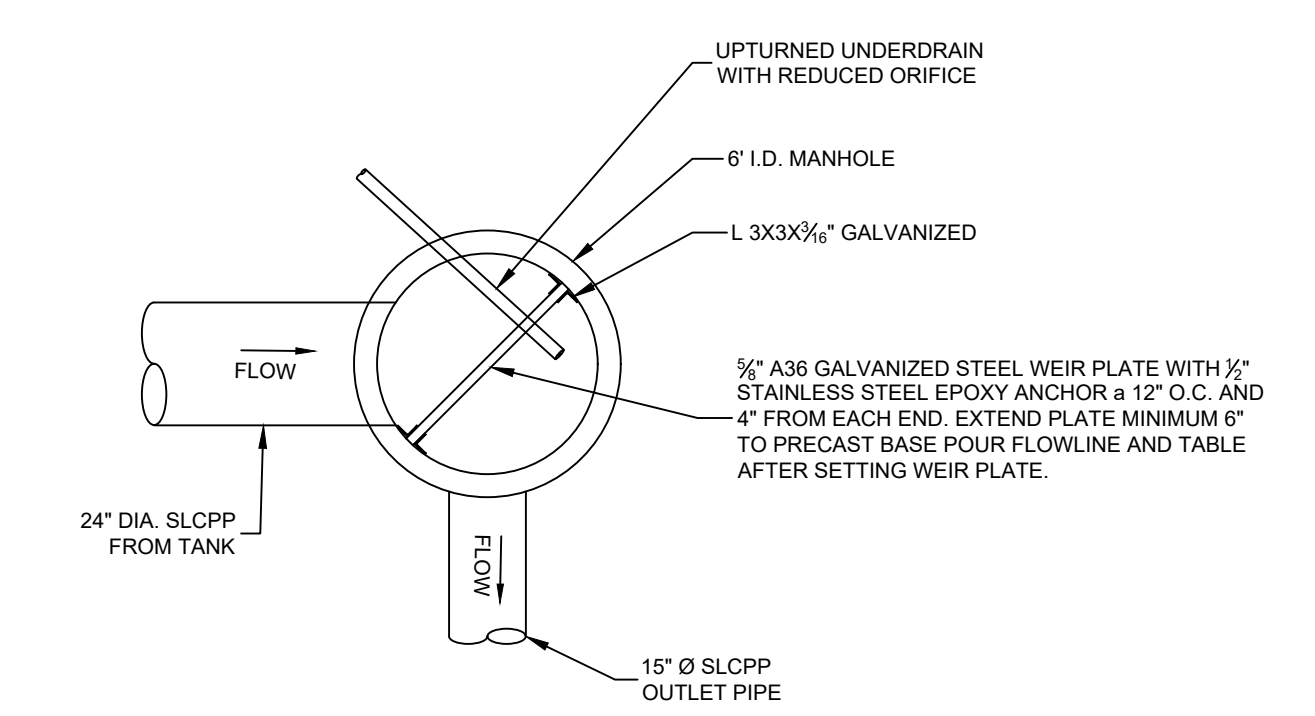
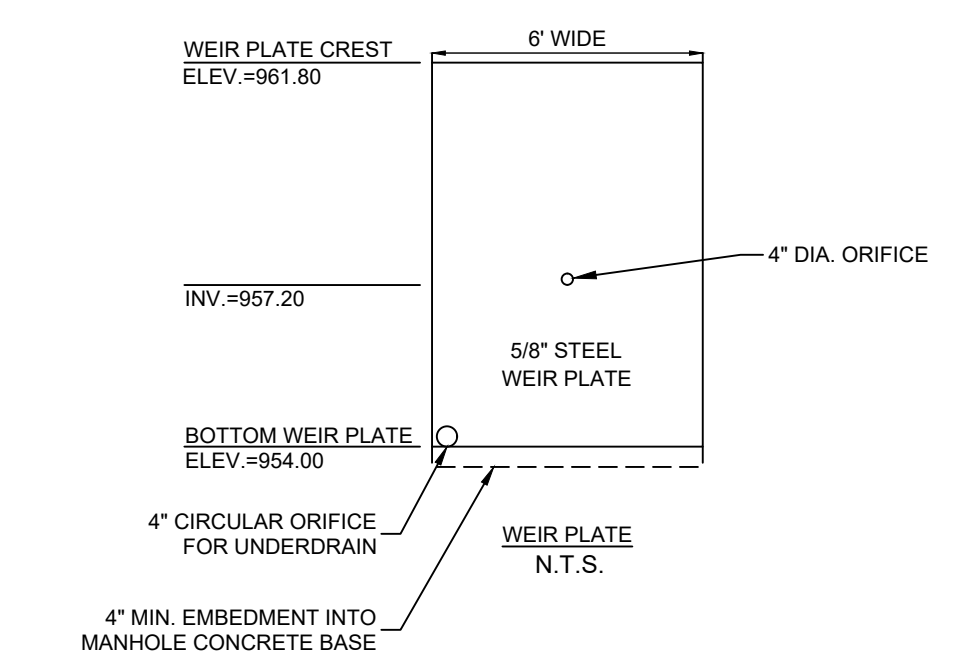
PLAN VIEW

1	UNDERGROUND TANK 1
C501	



EXCEPT AS NOTED, ALL MANHOLE FRAMES AND COVERS SHALL BE NEEHAH FOUNDRY FRAME AND COVER PATTERN NO. R-1753-A, AND LABELED "PRIVATE STORM".

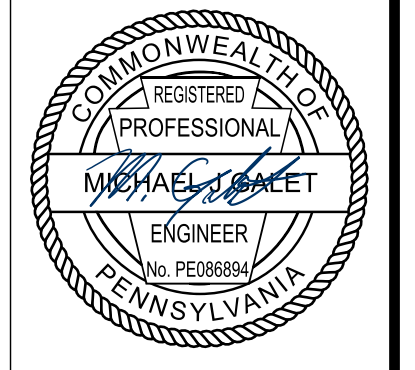
FRAME AND COVER



TOP VIEW OF WEIR

2	OUTLET STRUCTURE 1 (OS-1)
C501	

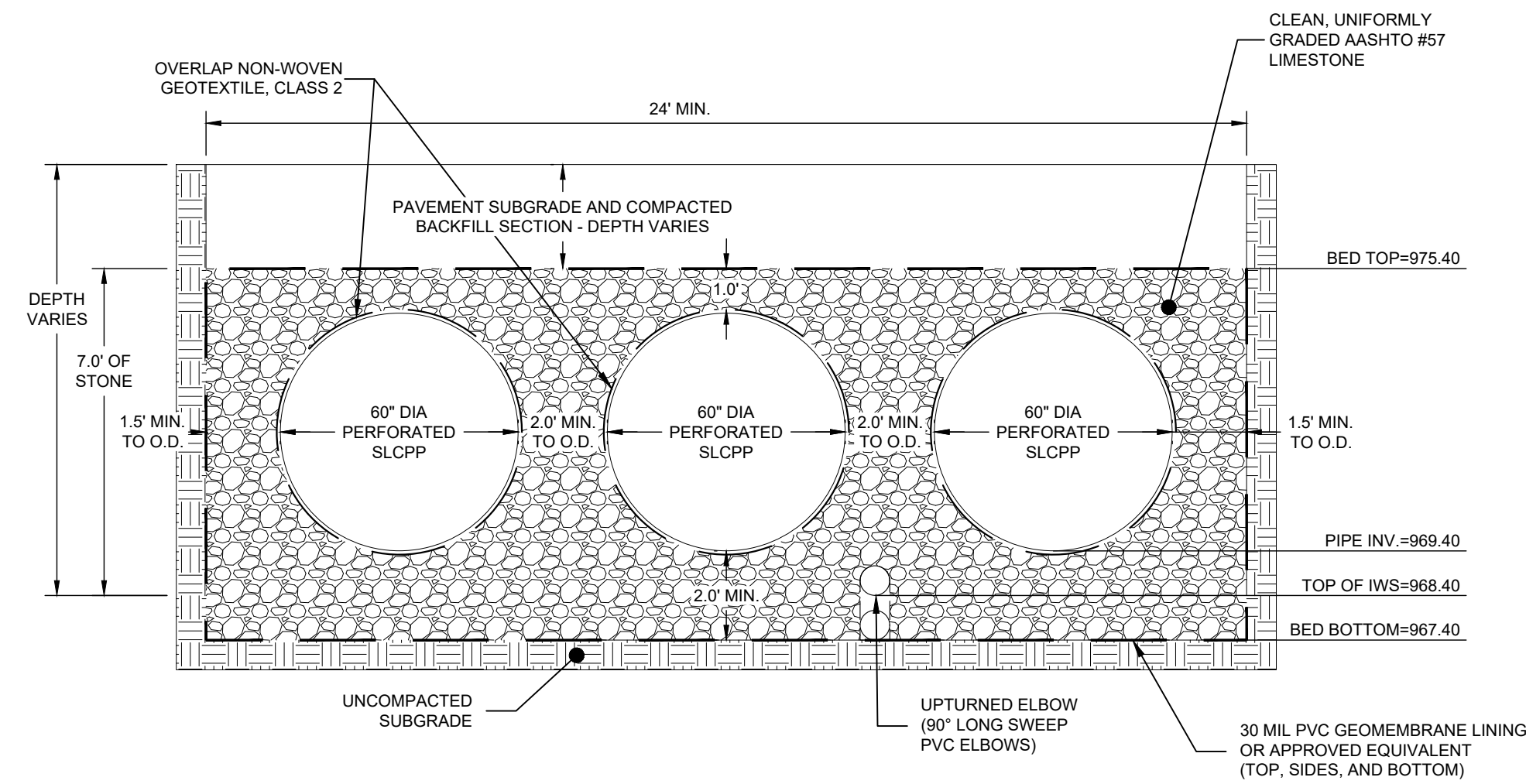
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No	Date	REVISION RECORD
01	2022-05-16	PRELIMINARY LAND DEVELOPMENT SUBMISSION
02	2022-06-30	WCCD INCOMPLETENESS COMMENTS
03	2023-04-07	60% DESIGN PLAN SET
04	2023-04-17	PRELIMINARY LAND DEVELOPMENT SUBMISSION SET
05	2023-05-25	TOWNSHIP RESUBMISSION
06		
07		
08		

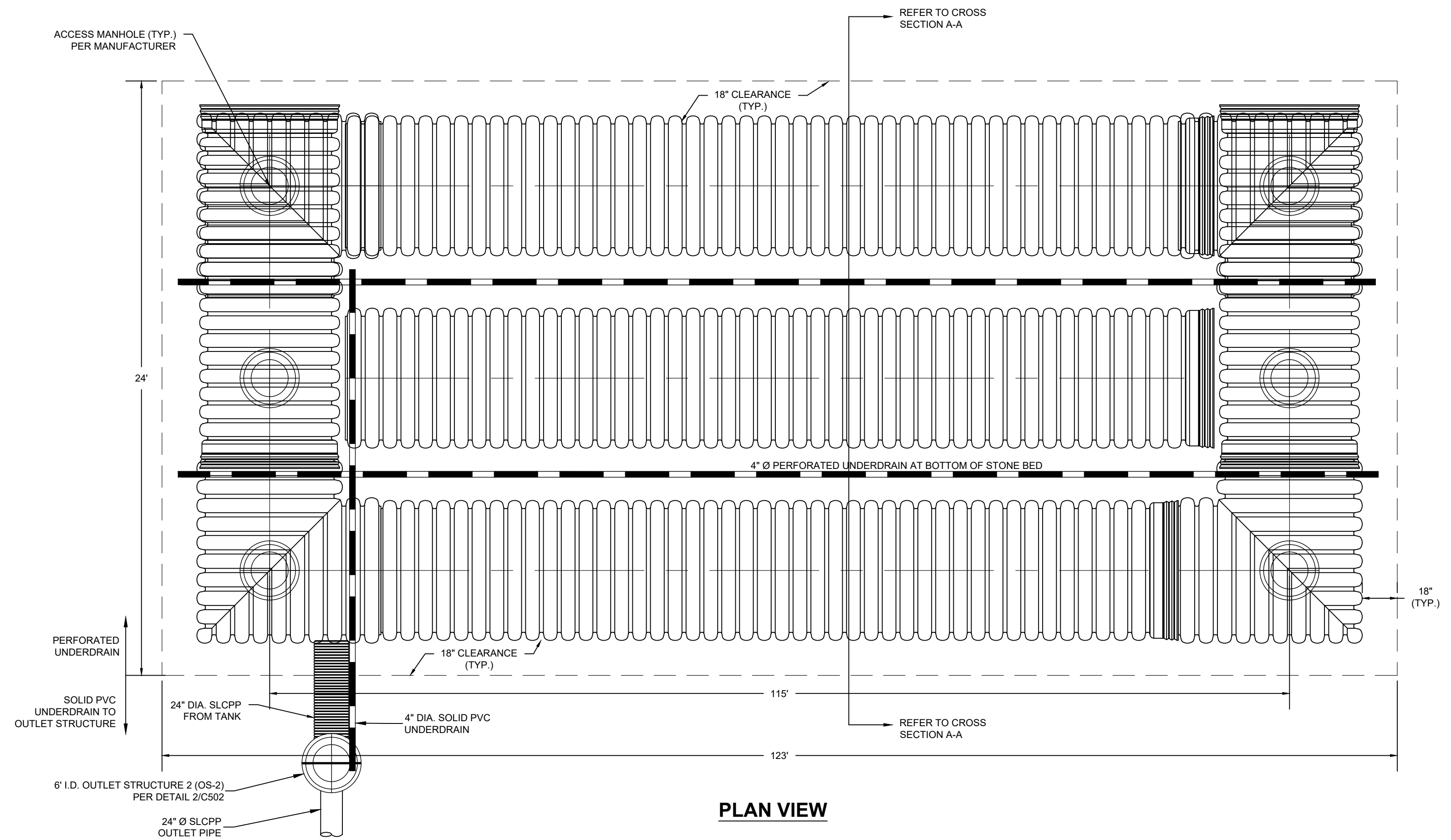
WATERDAM GALLEY MULTIFAMILY
 WATERDAM AND GALLEY ROAD
 PETERS TOWNSHIP, PA 15317
 PREPARED FOR:
AL NEYER, LLC
 11 STANWIX STREET, SUITE 1050
 PITTSBURGH, PA 15222

PCSM DETAILS
 Project Number: C-41658-0007
 Drawing Scale: N.T.S.
 Date Issued: APRIL 2023
 Index Number:
 Drawn By: JTB
 Checked By: MJG
 Project Manager: MJG
C501



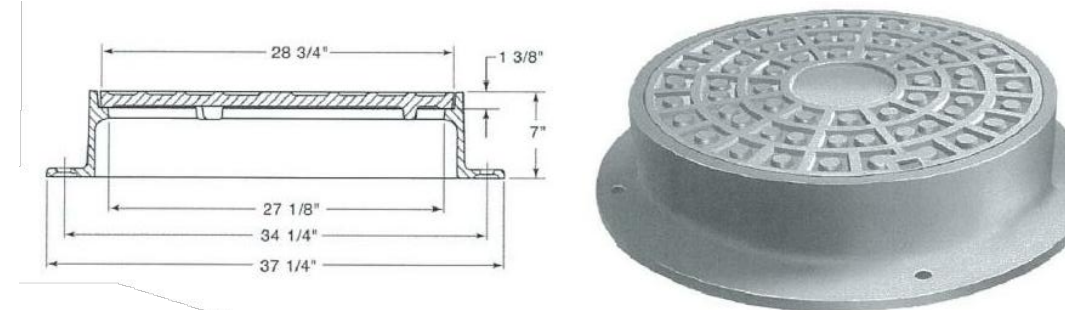
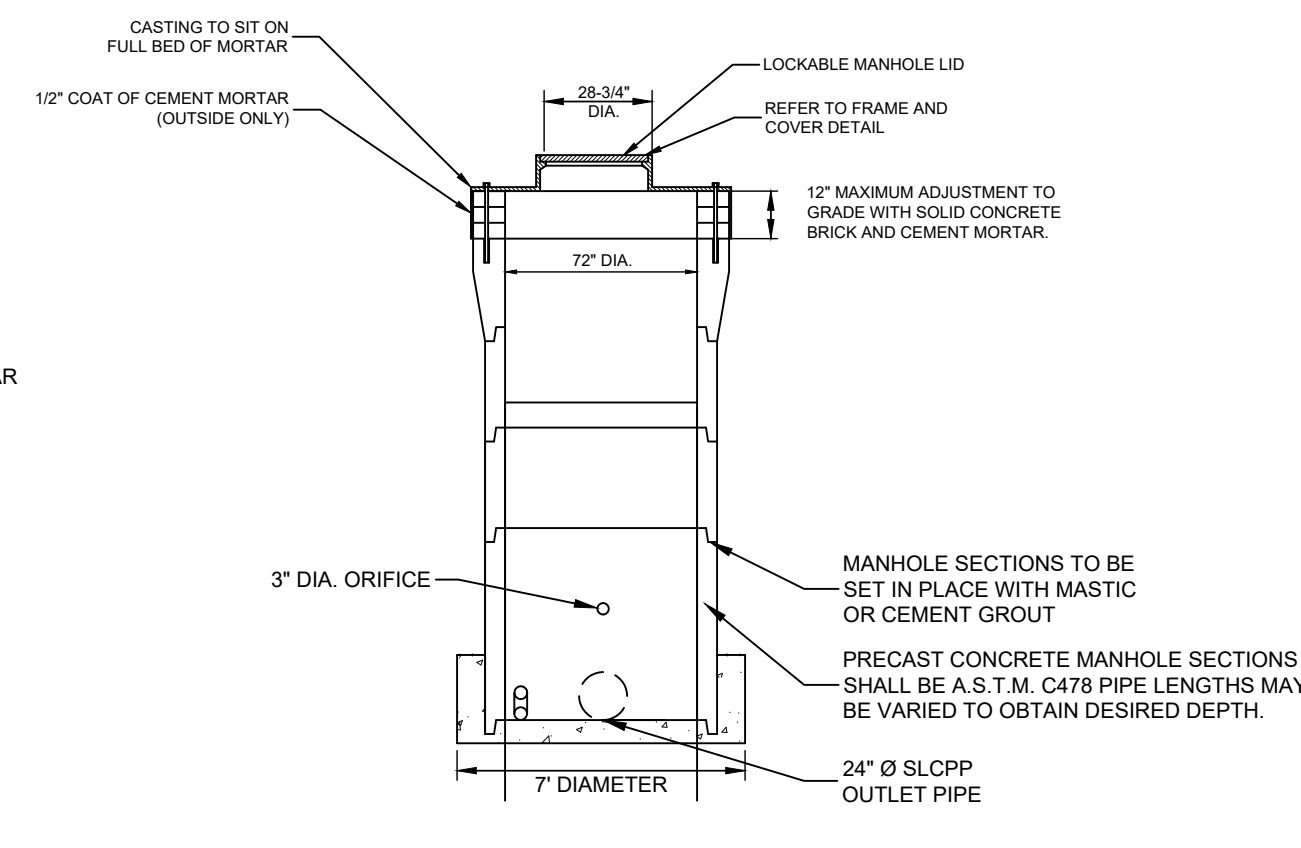
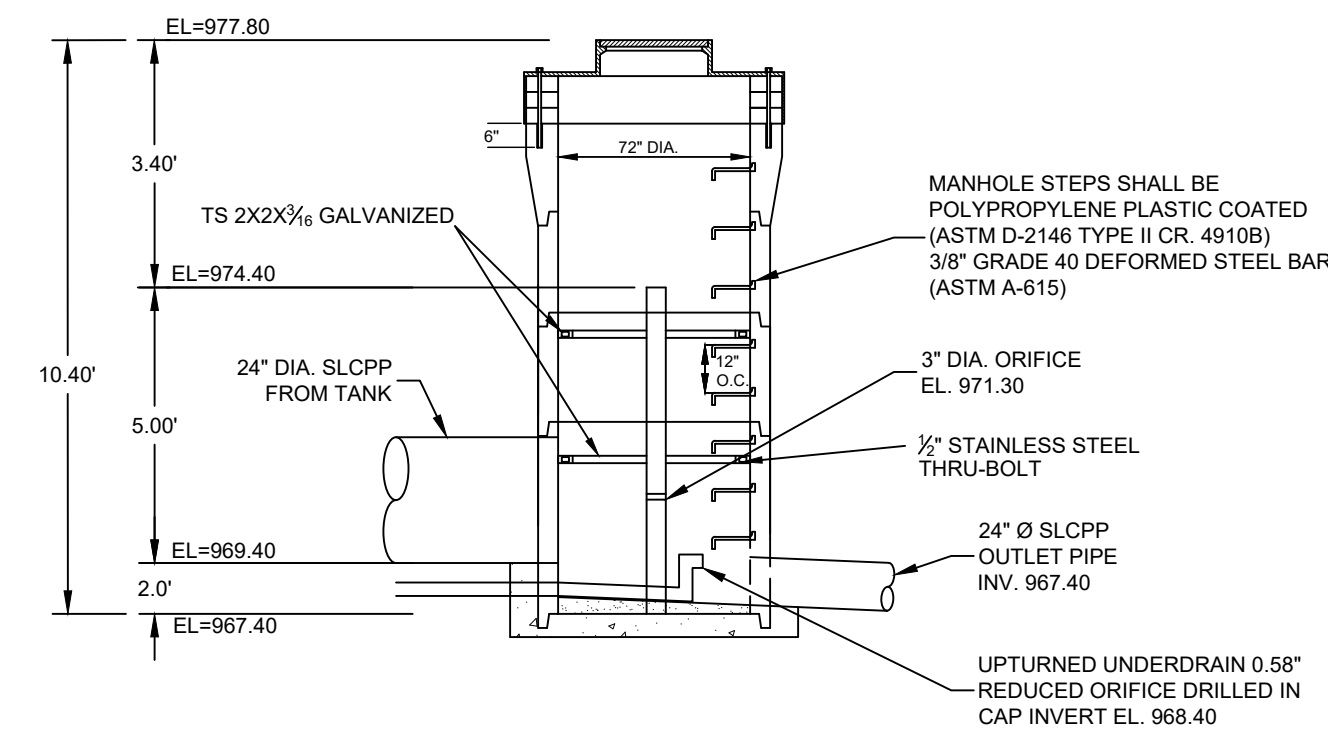
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CROSS SECTION A-A



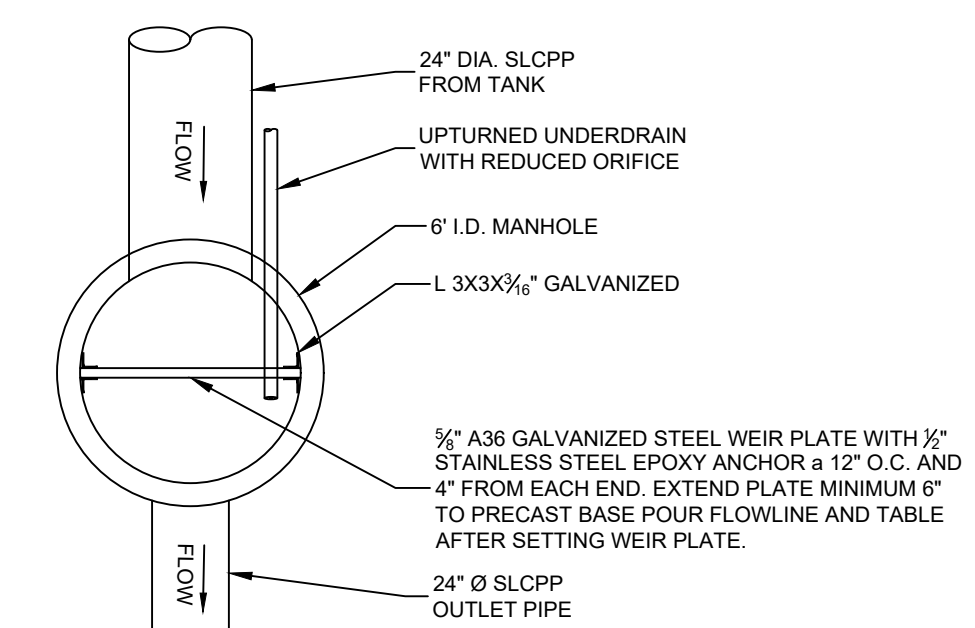
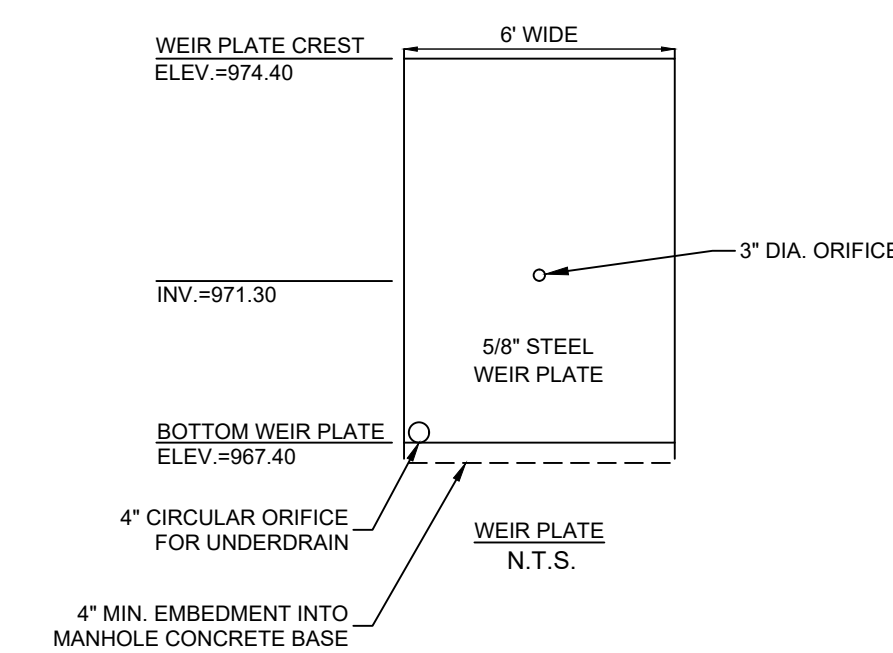
PLAN VIEW

1	UNDERGROUND TANK 2
C502	



EXCEPT AS NOTED, ALL MANHOLE FRAMES AND COVERS SHALL BE NEENAH FOUNDRY FRAME AND COVER PATTERN NO. R-1753-A, AND LABELED "PRIVATE STORM".

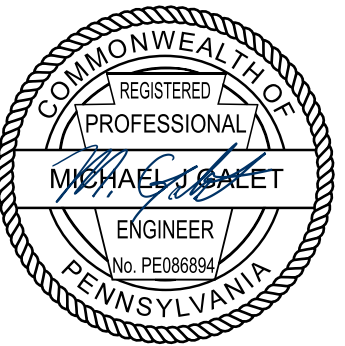
FRAME AND COVER



TOP VIEW OF WEIR

2	OUTLET STRUCTURE 2 (OS-2)
C502	

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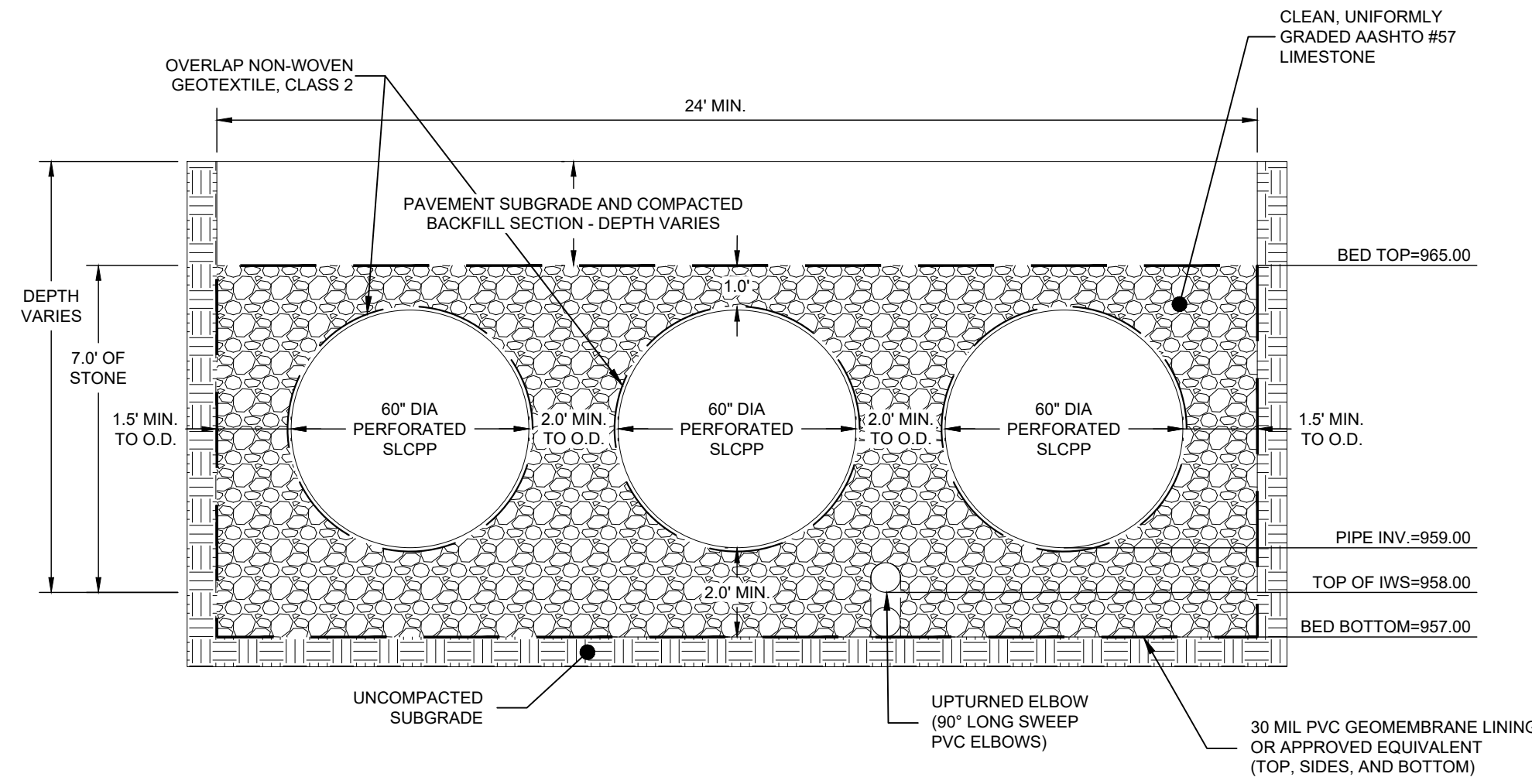
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02	2022-06-30	WCCD INCOMPLETENESS COMMENTS
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06		
07		
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WATERDAM GALLEY MULTIFAMILY
 WATERDAM AND GALLEY ROAD
 PETERS TOWNSHIP, PA 15317
 PREPARED FOR:
AL NEYER, LLC
 11 STANWIX STREET, SUITE 1050
 PITTSBURGH, PA 15222

PCSM DETAILS

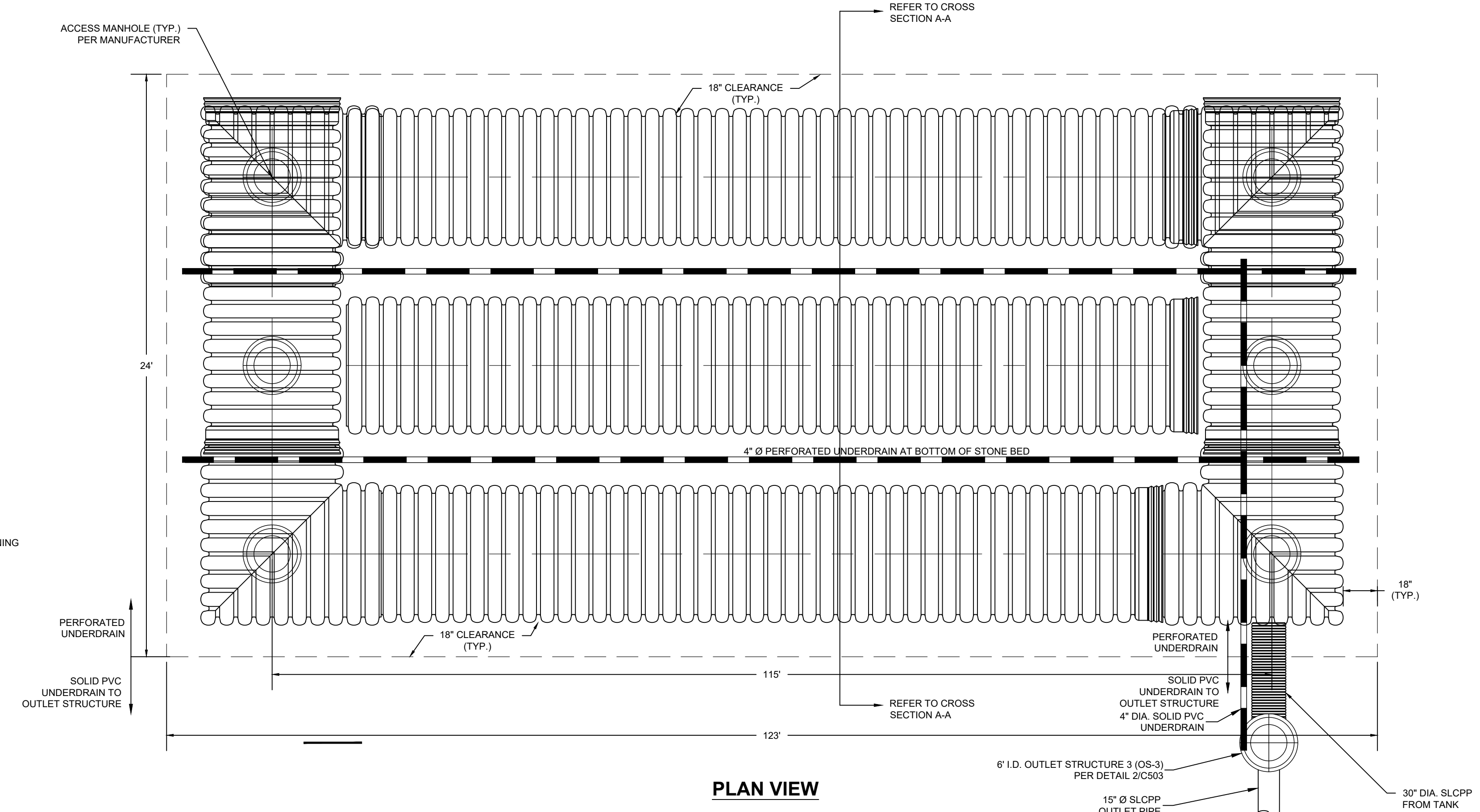
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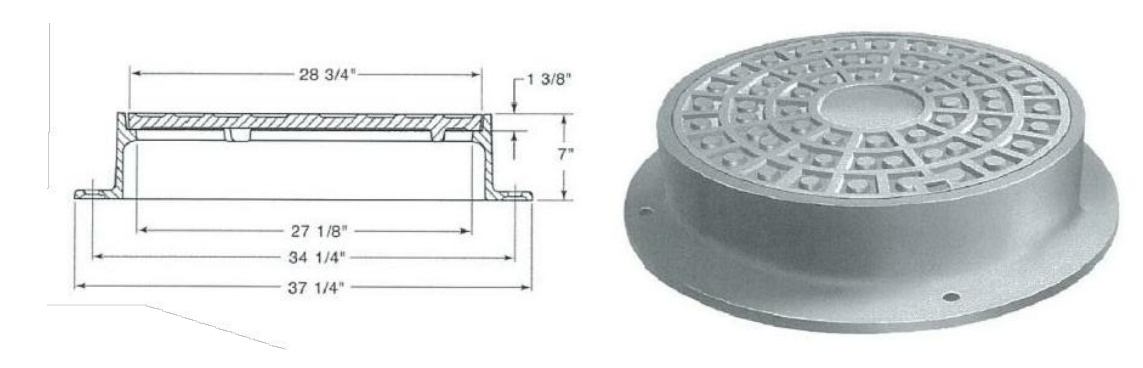
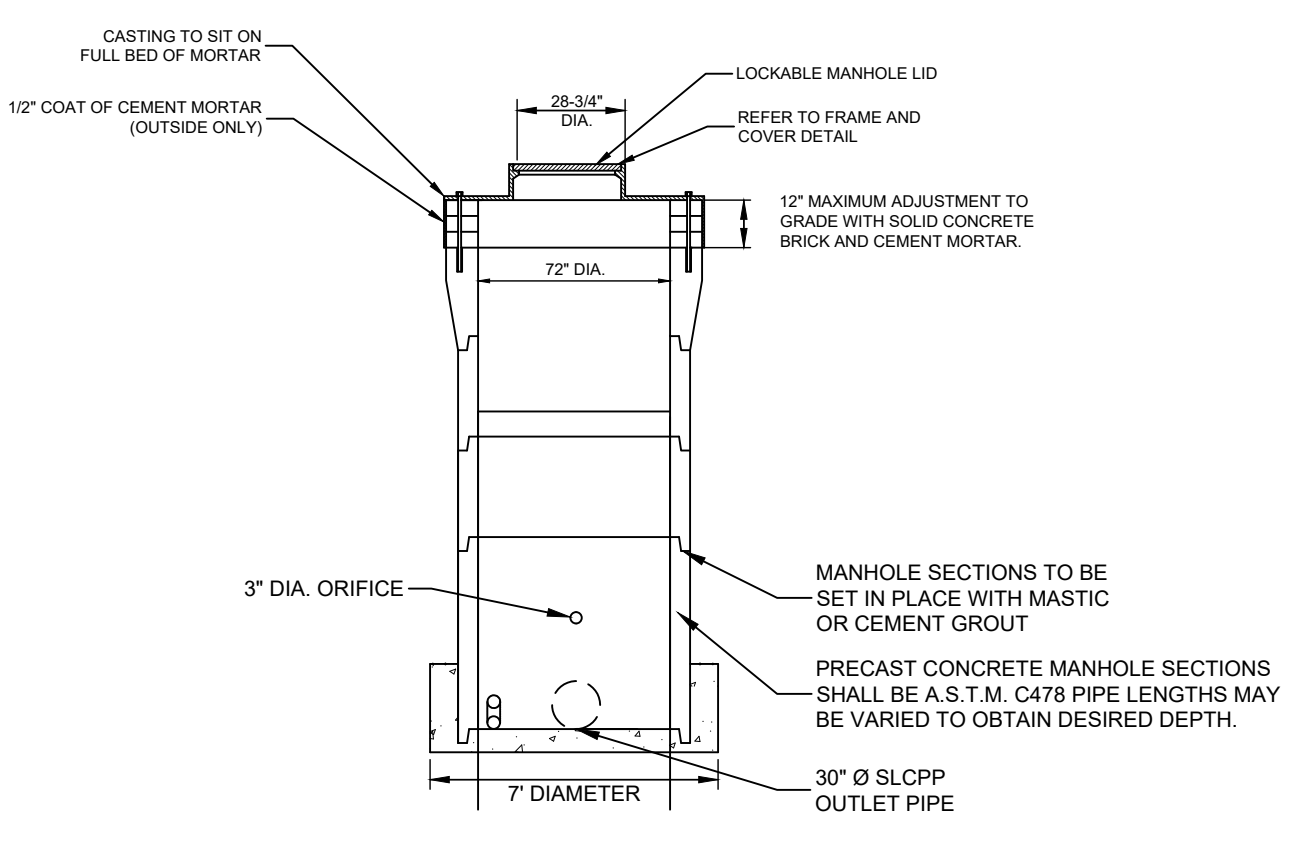
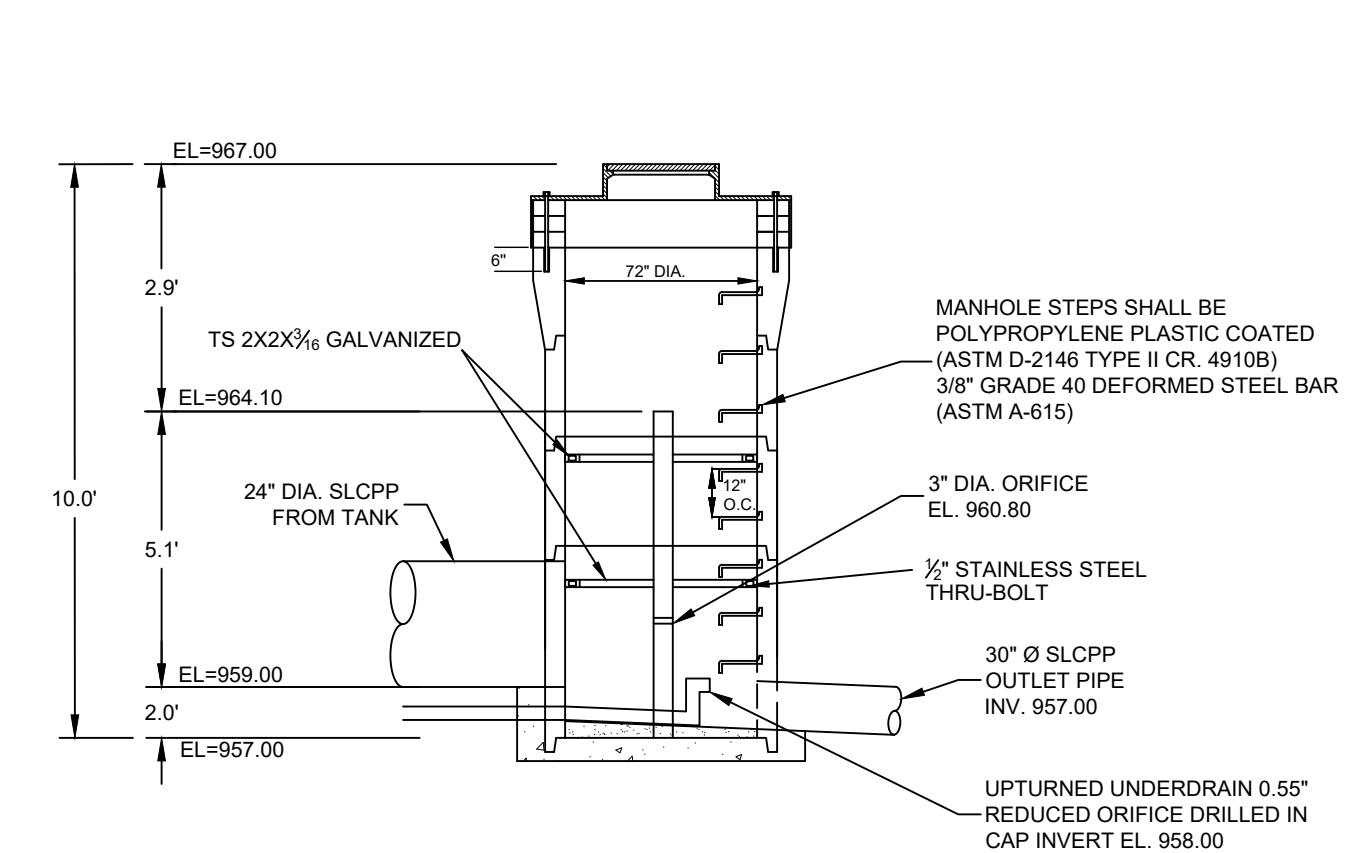
NOTES:
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 2. REFER TO PLANS FOR PIPE SIZE, TYPE, AND SLOPE.

CROSS SECTION A-A



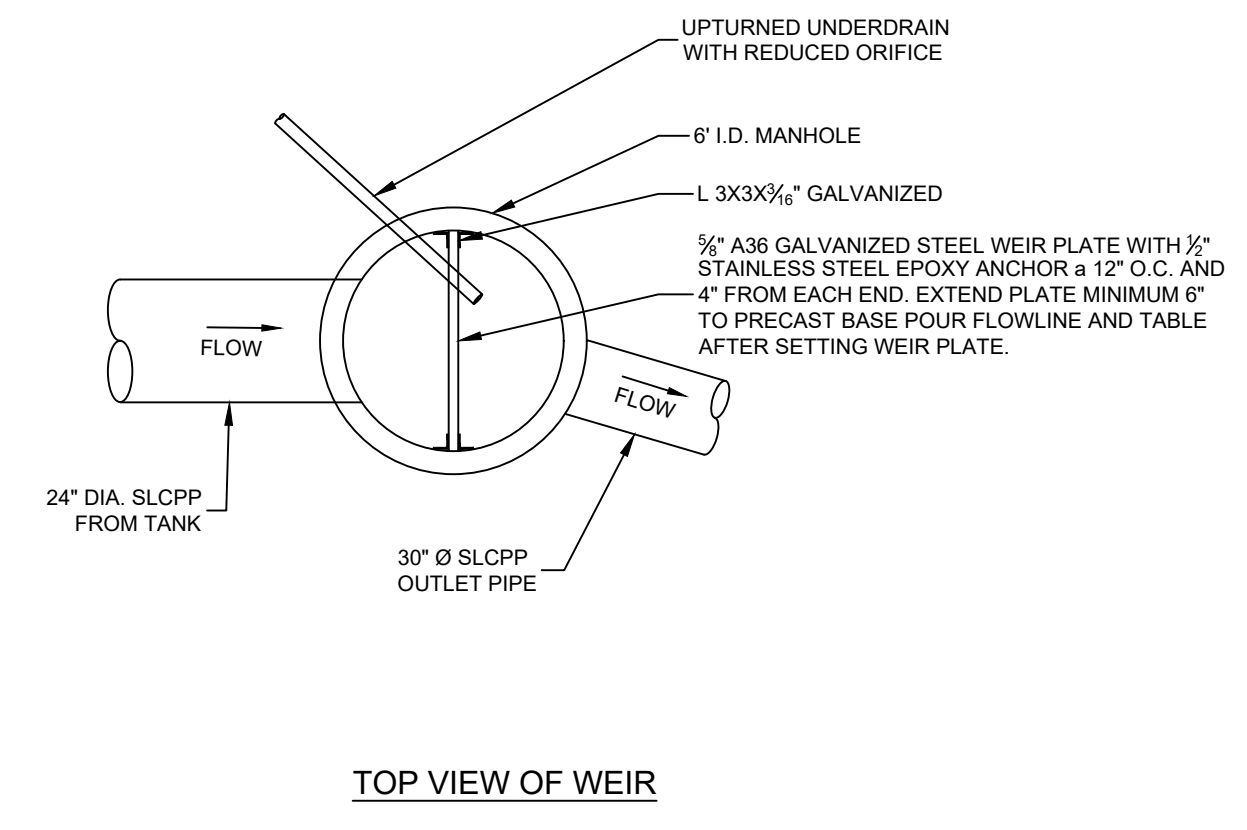
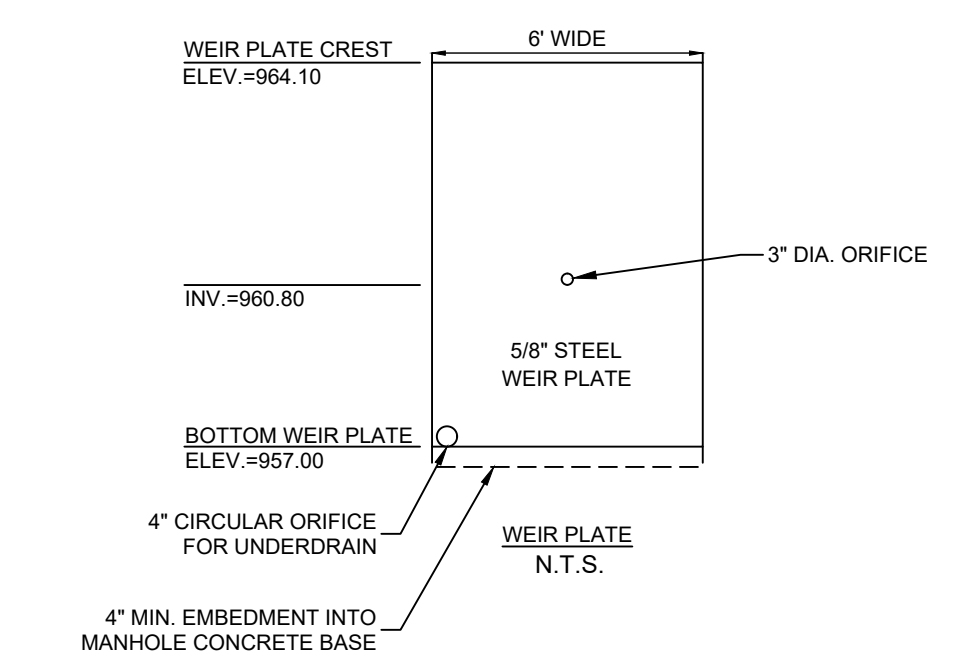
PLAN VIEW

1	UNDERGROUND TANK 3
C503	



EXCEPT AS NOTED, ALL MANHOLE FRAMES AND COVERS SHALL BE NEEHAH FOUNDRY FRAME AND COVER PATTERN NO. R-1753-A, AND LABELED "PRIVATE STORM".

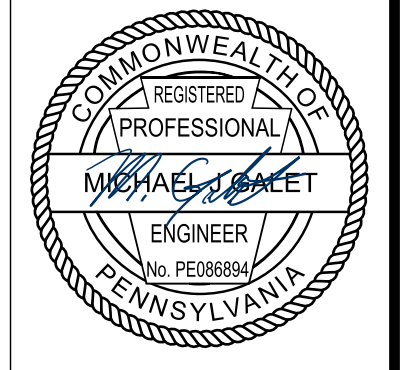
FRAME AND COVER



TOP VIEW OF WEIR

2	OUTLET STRUCTURE 3 (OS-3)
C503	

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07	-	-
08	-	-

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 WATERDAM AND GALLEY ROAD
 PETERS TOWNSHIP, PA 15317
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 11 STANWIX STREET, SUITE 1050
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 Project Manager: MJG
C503

STORMWATER MANAGEMENT SYSTEM
OPERATION AND MAINTENANCE SCHEDULE

OWNER AND RESPONSIBLE MAINTENANCE PARTY: AL NEYER, LLC

THE STORMWATER MANAGEMENT SYSTEM, WHICH INCLUDES CLEANOUTS, MANHOLES, WATER QUALITY INLETS, STORM SEWERS, A DRY EXTENDED DETENTION BASIN, (3) UNDERGROUND TANK MRCS, OUTLET STRUCTURES, AND RIPRAP APRONS SHOULD BE INSPECTED APRIL 15 AND NOVEMBER 15 OF EACH YEAR, PERIODICALLY, AND AFTER HEAVY RAINFALL EVENTS. THE STORMWATER MANAGEMENT SYSTEM IS A PRIVATELY OWNED SYSTEM AND IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO PERFORM THESE INSPECTIONS, MAKE ALL NECESSARY REPAIRS, AND KEEP A RECORD OF THE FINDINGS AND RESULTS OF THE INSPECTIONS AVAILABLE FOR REVIEW BY THE MUNICIPALITY.

THE FOLLOWING MAINTENANCE SHALL BE PERFORMED AS SOON AS PRACTICAL FOLLOWING AN INSPECTION:

CLEANOUTS - THE STRUCTURES SHALL BE MAINTAINED SO AS NOT TO ALLOW ANY SEDIMENT OR DEBRIS TO PREVENT THE FLOW OF WATER THROUGH THE STRUCTURES. ANY OBSTRUCTIONS PREVENTING THE STRUCTURE FROM FUNCTIONING PROPERLY MUST BE REMOVED.

MANHOLES / WATER QUALITY INLETS - THE MANHOLES AND WATER QUALITY INLET SUMP SHALL BE INSPECTED AND CLEANED AT A MINIMUM OF FOUR TIMES PER YEAR AND INSPECTED MONTHLY. ALL SEDIMENT, DEBRIS/TRASH SHALL BE PROPERLY HANDLED AND DISPOSED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL GUIDELINES AND REGULATIONS. INSPECT INLET HOOD/SNOOTS TO MAKE SURE NO SEDIMENT OR DEBRIS BUILD-UP HAS OCCURRED THAT MIGHT RESTRICT THE FLOW OF WATER INTO THE STORM SEWER PIPING.

STORM SEWER PIPES - ALL STORM SEWER PIPING SHOULD BE INSPECTED TO MAKE SURE NO SEDIMENT OR DEBRIS BUILD-UP HAS OCCURRED THAT MIGHT RESTRICT THE FLOW OF WATER THROUGH THEM. IF BUILD-UP HAS OCCURRED, THE PIPES SHOULD BE FLUSHED AND CLEANED.

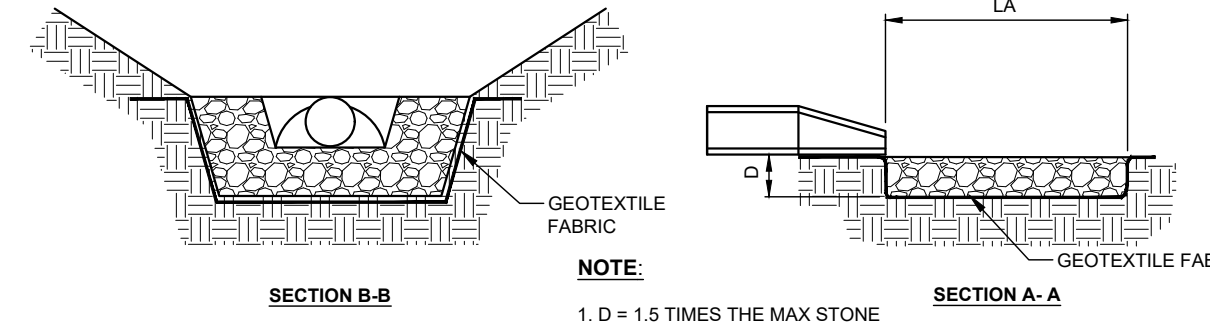
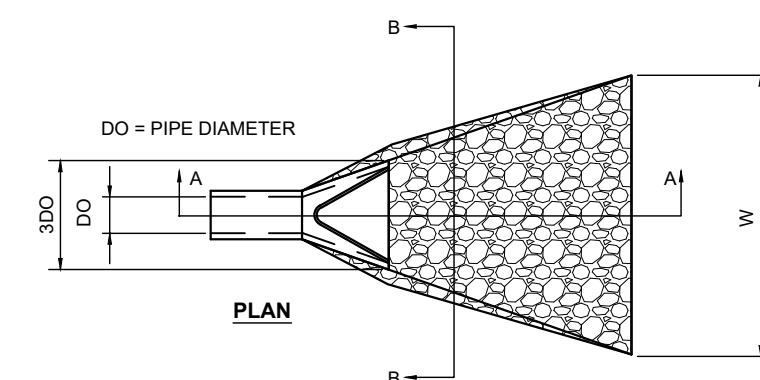
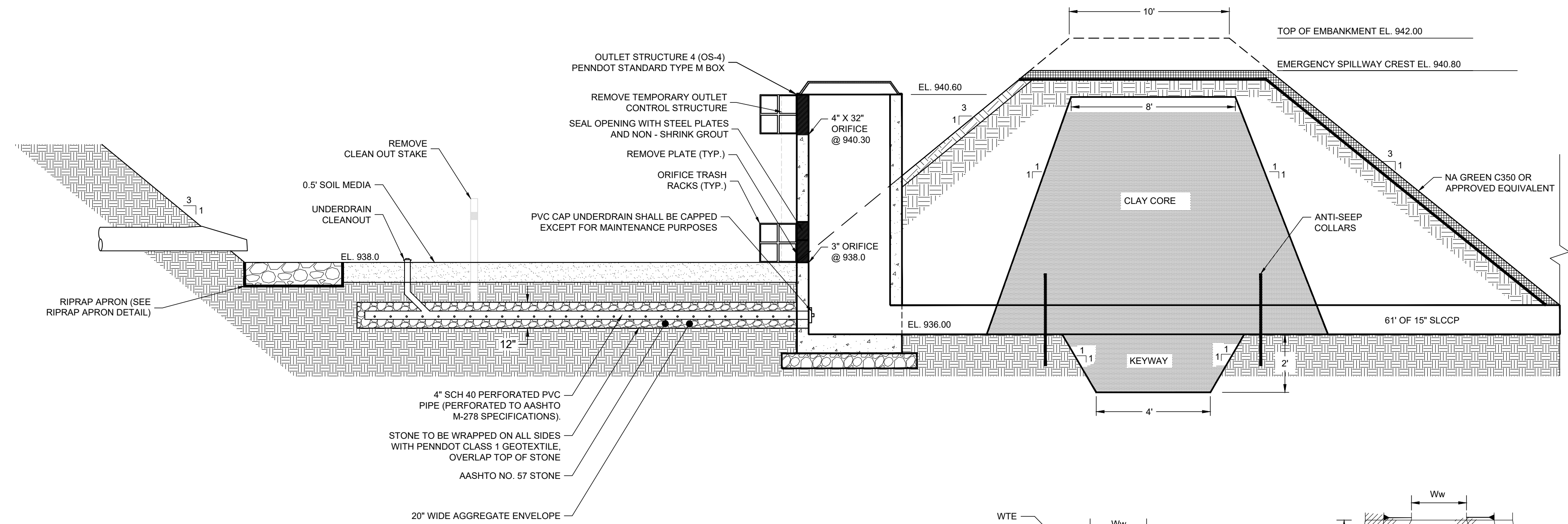
DRY EXTENDED DETENTION BASIN - THE DETENTION BASIN SHOULD BE INSPECTED TO MAKE SURE THERE IS NO BUILDUP OF DEBRIS OR SILT IN THE VESSELS. DISPOSE OF SEDIMENT, DEBRIS/TRASH, AND ANY OTHER WASTE MATERIAL REMOVED FROM THE SYSTEM. THE FACILITIES SHOULD BE INSPECTED AT LEAST 4 TIMES A YEAR, AS WELL AS AFTER EVERY STORM EXCEEDING 1 INCH.

UNDERGROUND TANK MRCS - IF ANY PARTS ARE FOUND DAMAGED OR WORKING INCORRECTLY DURING MAINTENANCE, SCHEDULE REPAIR OR REPLACE IMMEDIATELY AND REMOVE ANY DEBRIS. AFTER LARGE RAINFALL EVENTS, INSPECT FOR VISIBLE DAMAGE. CHECK INLET/OUTLET FOR ACCUMULATED SEDIMENT AND DEBRIS AND CLEAN, JET WASH AND VACUUM, IF NEEDED. ANNUAL MAINTENANCE INCLUDES INSPECTING SYSTEM FOR VISIBLE DAMAGE, JET WASH SYSTEM AND VACUUM, CLEAN SEDIMENT AND DEBRIS FROM OUTLET AND INSPECT BAFFLE TO MAKE SURE NOTHING IS PLUGGING ORIFICES.

OUTLET CONTROL STRUCTURE - THE OUTLET CONTROL STRUCTURE SHOULD BE INSPECTED TO MAKE SURE NO OBSTRUCTIONS ARE PREVENTING THE ORIFICE OPENING(S) FROM PASSING WATER INTO THE OUTLET PIPE. ANY OBSTRUCTION PREVENTING THE PRIMARY SPILLWAY FROM FUNCTIONING PROPERLY MUST BE REMOVED.

ROCK FILTERS/RIPRAP APRONS - INSPECT APRONS AFTER HIGH FLOWS FOR DAMAGE AND EVIDENCE OF SCOUR BENEATH THE RIP RAP. REPLACE DISPLACED RIPRAP WITHIN THE APRON IMMEDIATELY. INSPECT FILTERS FOR SEDIMENT ACCUMULATIONS AND REMOVE SEDIMENT WHEN IT HAS REACHED 1/2 THE HEIGHT OF THE OUTLET. DAMAGED PORTIONS OF THE ROCK FILTER SHALL BE REPLACED IMMEDIATELY.

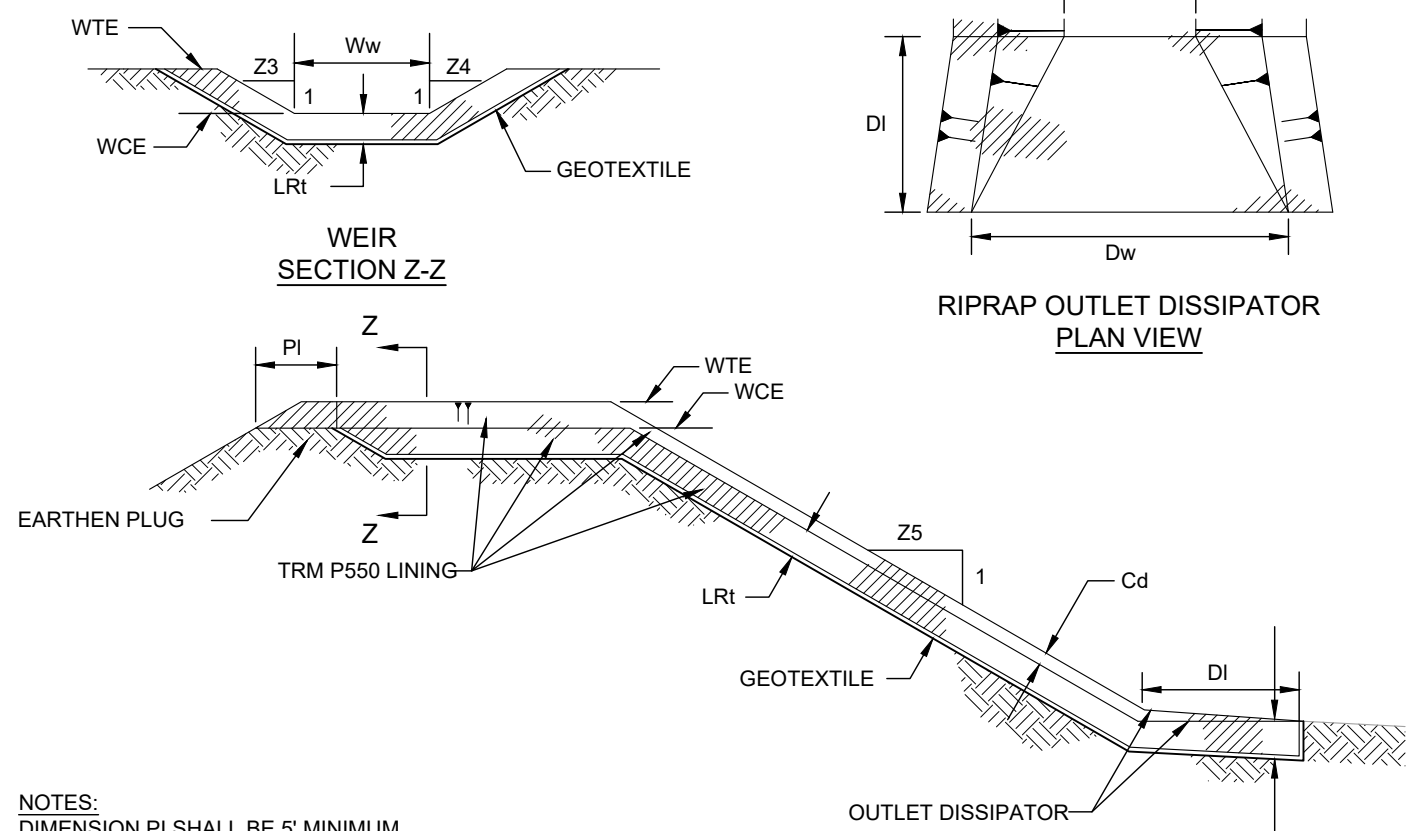
IN ADDITION TO THESE MEASURES, ALL MAINTENANCE REQUIREMENTS OF THE PETERS TOWNSHIP STORMWATER MANAGEMENT ORDINANCE MUST BE FOLLOWED.



NO.	PIPE DIA. Do (in)	TAIL WATER COND. (Max or Min)	MIN. "n" FOR PIPE (FT/FT)	PIPE SLOPE (FT/FT)	Q (CFS)	V* (FPS)	RIPRAP SIZE	Rt (in)	Al (ft)	Aiw (ft)	Atw (ft)
1	15	Min	0.012	0.020	10.23	8.34	R-4	18	12.00	3.75	15.75
2	15	Min	0.012	0.020	1.43	1.17	R-4	18	8.00	3.75	11.75
3	15	Min	0.012	0.020	6.00	4.89	R-4	18	8.00	3.75	11.75
4	15	Min	0.012	0.050	21.10	12.79	R-6	13	18.00	3.75	21.75

*EXTEND EROSION CONTROL BLANKETING TO BOTTOM OF SLOPE AFTER RIPRAP

4 RIPRAP APRON OUTLET PROTECTION
C504

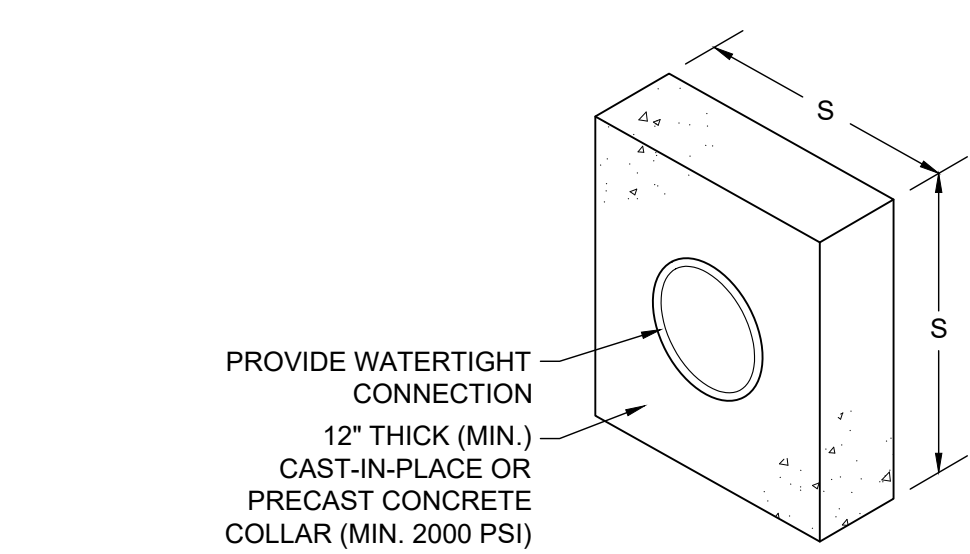


NOTES: DIMENSION PI SHALL BE 5' MINIMUM.

EMBANKMENT SECTION ALONG EMERGENCY SPILLWAY

BASIN NO.	WEIR			LINING	CHANNEL			DISSIPATOR		
	Z3 (FT)	Z4 (FT)	WTE (FT)		Z5 (FT)	DEPTH Cd (FT)	LENGTH Dl (FT)	WIDTH Dd (FT)	RIPRAP SIZE (R-)	RIPRAP THICK. DR (IN)
1	3	3	942.0	C350	3	1.20	5	50	-	-

6 EMERGENCY SPILLWAY WITH TRM
C504

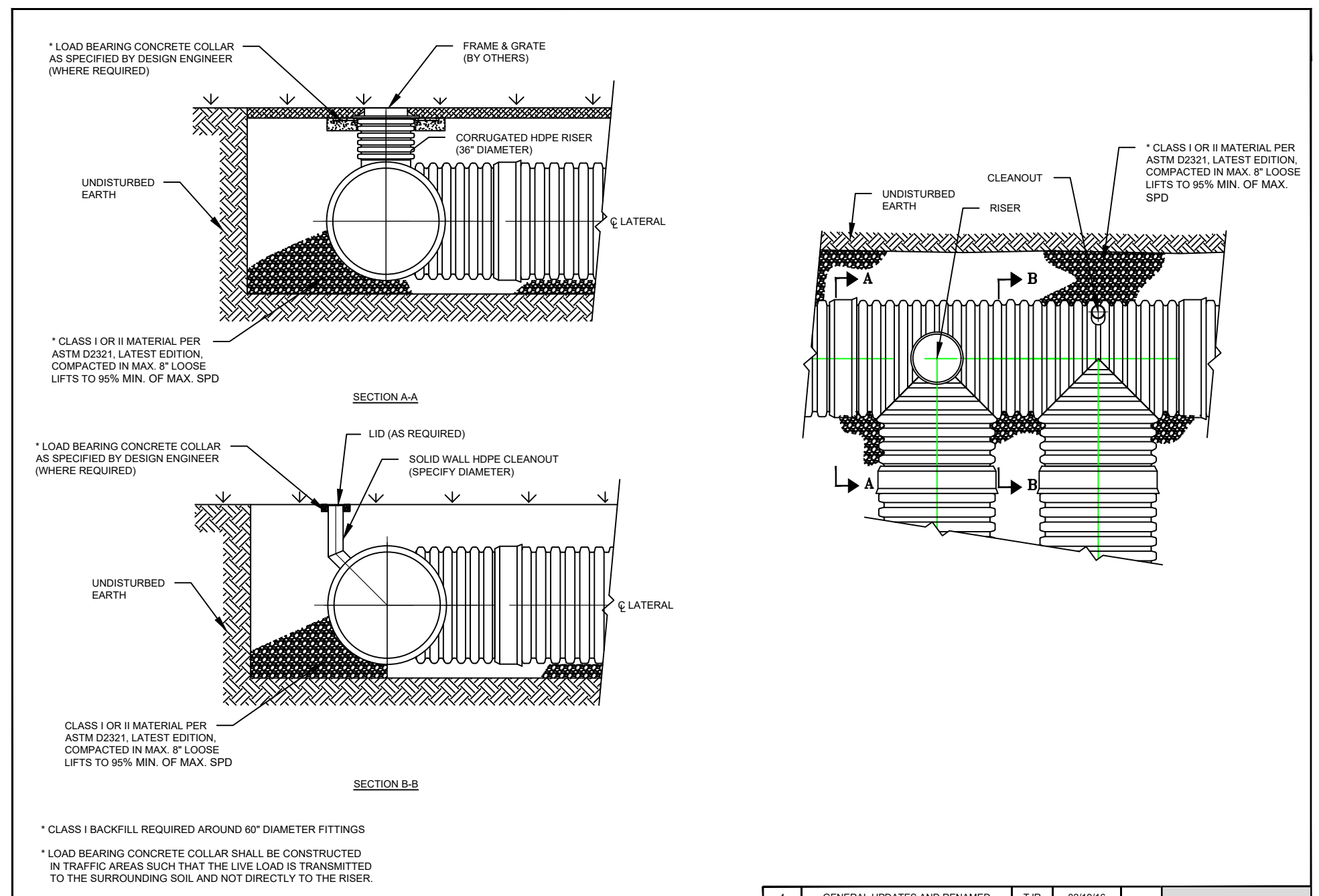


BASIN OR TRAP NO.	PIPE SIZE (IN)	S (FT)	NO. OF COLLARS	RISER TO FIRST COLLAR (FT)	COLLAR SPACING (FT)
1	15	4.0	2	10	10

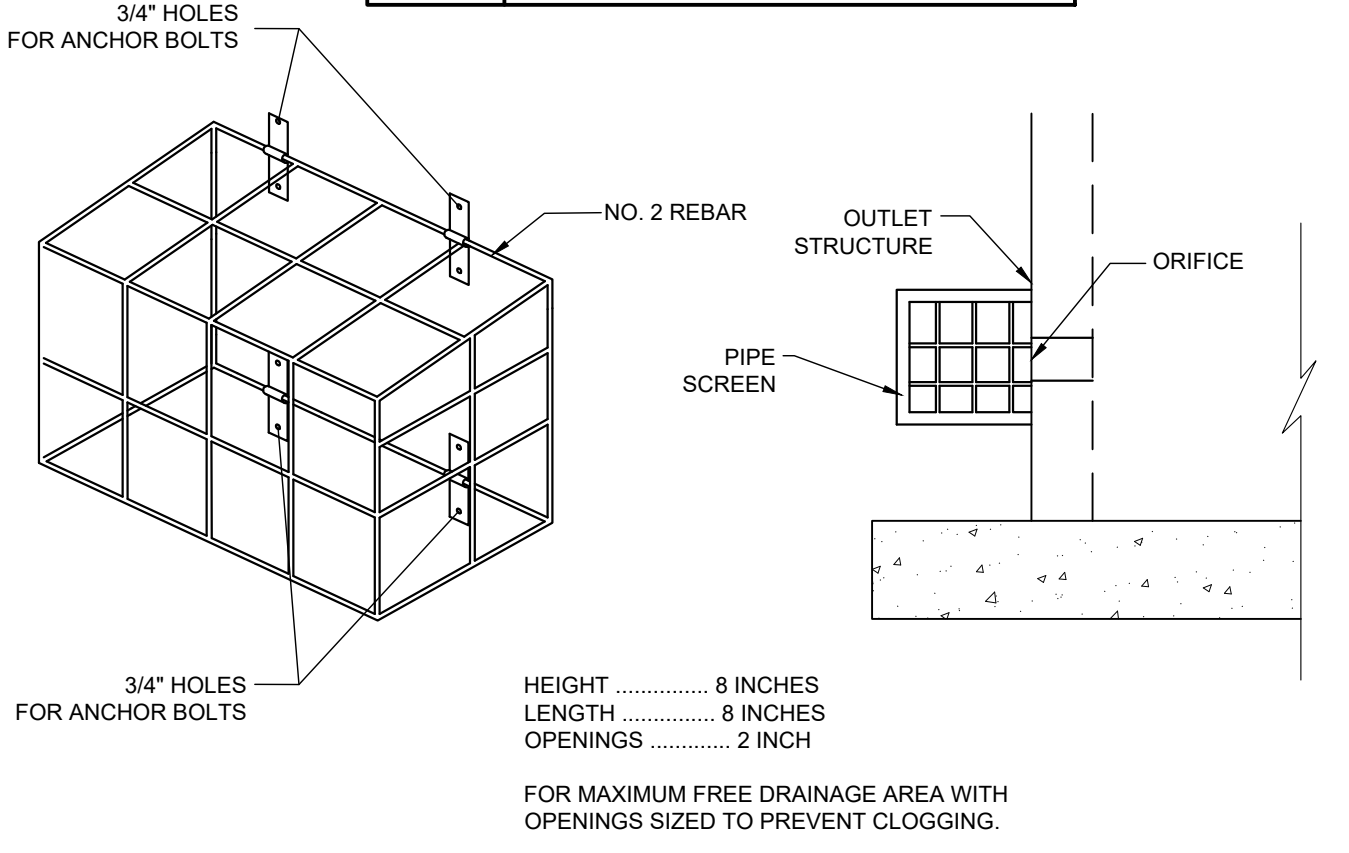
NOTES:
ALL COLLARS SHALL BE INSTALLED SO AS TO BE WATERTIGHT. COLLAR SIZE AND SPACING SHALL BE AS INDICATED WITHIN TABLE.

7 ANTI-SEEP COLLAR
C504

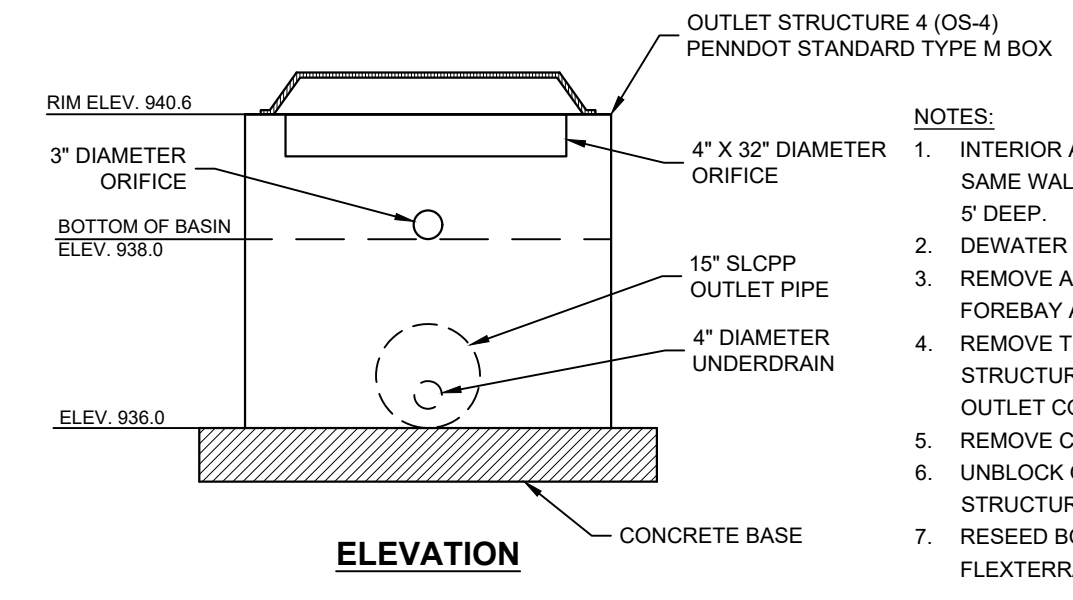
1 PCSM INSPECTION AND MAINTENANCE
C504



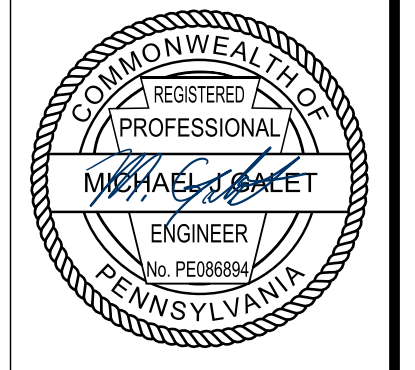
2 RISER AND CLEANOUT FOR TANK ACCESS AND INSPECTION (TYP.)
C504



3 ORIFICE REBAR TRASH RACK
C504



5 DETENTION BASIN 1 (SEDIMENT TRAP CONVERSION)
C504



No	Date	REVISION RECORD
01	2022-05-16	PRELIMINARY LAND DEVELOPMENT SUBMISSION
02	2022-06-30	WCCD INCOMPLETE COMMENTS
03	2023-04-07	60% PRELIMINARY LAND DEVELOPMENT SUBMISSION SET
04	2023-04-17	PRELIMINARY LAND DEVELOPMENT SUBMISSION SET
05	2023-05-25	TOWNSHIP RESUBMISSION
06		
07		
08		

WATERDAM GALLEY MULTIFAMILY
WATERDAM AND GALLEY ROAD
PETERS TOWNSHIP, PA 15317
PREPARED FOR:
AL NEYER, LLC
11 STANWIX STREET, SUITE 1050
PITTSBURGH, PA 15222

PCSM DETAILS
Project Number: C-41658-0007
Drawing Scale: N.T.S.
Date Issued: APRIL 2023
Index Number: _____
Drawn By: JTB
Checked By: MJG
Project Manager: MJG

SITE SOIL TYPES:				
SYMBOL	DESCRIPTION	SLOPE	LIMITATIONS	REMEDIAL ACTIONS
BbB	BROOKE SILTY CLAY LOAM	3-8%	CUTBANKS CAVE, CORROSIVE TO STEEL, LOW STRENGTH, LANDSIDE PRONE, SLOW PERCOLATION, POOR SOURCE OF TOPSOIL, FROST ACTION, SHRINK-SWELL	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. * MINIMIZE THE AMOUNT OF SOIL DISTURBANCE. * PROVIDE PROTECTIVE COATING TO CONCRETE AND STEEL. * PROVIDE EXTRA CONCRETE AND STEEL THICKNESS. SOILS SUSCEPTIBLE TO DROUGHTY CONDITIONS: * PROVIDE IRRIGATION. 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. * KEEP EXCAVATIONS AS SHALLOW AS PRACTICAL. * CONSTRUCT DURING DRY WEATHER. SOILS SUSCEPTIBLE TO MODERATE OR HIGH EROSION POTENTIAL: * LIMIT TIME OF EXPOSURE. * USE EROSION CONTROL BLANKETS AND INSTALL E6 BMP'S PRIOR TO DISTURBANCE. * SELECTION OF SEED MIXTURES WITH RAPIDLY GERMINATING SPECIES. * SOODING * USE OF SPECIAL STABILIZATION PRODUCTS (E.G. CELLULAR GRIDS, INTERLOCKING CONCRETE BLOCKS, ...) SOILS SUSCEPTIBLE TO SLIPS & LANDSLIDES: * PREVENT SATURATION OF SLOPES. * PROVIDE ANCHORING OR RETAINING SYSTEMS. * PROVIDE BENCHING TO CATCH FALLING DEBRIS. * SEE GEOTECHNICAL NOTE BELOW.
CbB CbC	CULLEOKA CHANNERY SILT LOAM	3-8% 8-15%	CUTBANKS CAVE, CORROSIVE TO CONCRETE, EASILY ERODIBLE, LOW STRENGTH, LANDSIDE PRONE, SLOW PERCOLATION, PIPING, POOR SOURCE OF TOPSOIL, FROST ACTION	SOILS THAT ARE POOR SOURCES OF TOPSOIL: * IMPORT TOPSOIL AS NEEDED. * PERFORM SOIL TESTS TO DETERMINE PROPER APPLICATION OF SOIL AMENDMENTS AND PROPER MOISTURE CONTENT FOR PROPER VEGETATIVE COVER. SOILS WITH LOW STRENGTH: * PREVENT SATURATION OF SLOPES. * PREVENT REMOVAL OF LATERAL SUPPORT. * IMPORT ROAD FILL MATERIAL. * SEE GEOTECHNICAL NOTE BELOW. SOILS WITH SLOW PERCOLATION RATES: * UTILIZE SOIL AMENDMENTS. * PROVIDE INFILTRATION TESTING TO DETERMINE PROPER PERCOLATION RATES. SOILS THAT ARE HYDROPHOBIC: * PERFORM INVESTIGATION OF ON-SITE SOILS. * DELINEATE ALL EXISTING WETLANDS AND STREAMS. * PROTECT SENSITIVE AREAS. * UTILIZE ANTI-SEEP COLLARS OR GRAVEL PACKS. SOILS WITH FROST ACTION: * REPLACE AND/OR MODIFY FROST-SUSCEPTIBLE SOILS. * PROVIDE PROPER SURFACE AND SUBSURFACE DRAINAGE. * MINIMIZE THE AMOUNT OF DISTURBANCE. * CONTROL DEPTH OF FROST PENETRATION. SOILS SUBJECT TO SHRINK / SWELL OR POTENTIAL SINKHOLES: * CONTACT GEOTECHNICAL ENGINEER IF ENCOUNTERED.
GbB GcC	GLENFORD SILT LOAM	3-8% 8-15%	CUTBANKS CAVE, CORROSIVE TO CONCRETE/STEEL, HIGH SEASONAL WATER TABLE, HYDRIC LOW STRENGTH, LANDSIDE PRONE, SLOW PERCOLATION, PIPING, FROST ACTION, SHRINK-SWELL	SOILS SUSCEPTIBLE TO SHRINK / SWELL OR POTENTIAL SINKHOLES: * CONTACT GEOTECHNICAL ENGINEER IF ENCOUNTERED.
GeC	GUERNSEY SILT LOAM	8-15%	CUTBANKS CAVE, CORROSIVE TO CONCRETE/STEEL, EASILY ERODIBLE, HIGH SEASONAL WATER TABLE, HYDRIC LOW STRENGTH, LANDSIDE PRONE, SLOW PERCOLATION, PIPING, POOR SOURCE OF TOPSOIL, FROST ACTION, SHRINK-SWELL, POTENTIAL SINKHOLE	
Nw	NEWARK SILT LOAM	0-3%	CUTBANKS CAVE, CORROSIVE TO STEEL, EASILY ERODIBLE, FLOODING, HIGH SEASONAL WATER TABLE, HYDRIC LOW STRENGTH, LANDSIDE PRONE, SLOW PERCOLATION, PIPING, POOR SOURCE OF TOPSOIL, FROST ACTION, SHRINK-SWELL, POTENTIAL SINKHOLE	

NOTE:
A GEOTECHNICAL ENGINEER WILL REVIEW THE SOIL CAPABILITY OF THE SITE AND MAKE RECOMMENDATIONS TO THE OWNER. SOILS HAVING UNSTABLE COMPOSITION, SLIP AND LANDSIDE 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 KEYS INTO VIRGIN SOILS. REFER TO CUTFILL 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.

1
C505 SITE SOILS

CONSTRUCTION STAGING AND SEQUENCE

THE WATERDAM GALLEY PROJECT WILL CONSIST OF CONSTRUCTION OF 3 FOUR-STORY APARTMENT BUILDINGS, A BRAND NEW ROAD THAT CONNECTS TO WATERDAM ROAD AND GALLEY ROAD, UNDERGROUND UTILITY INSTALLATION, ONE UNDERGROUND TANK TO DETAIN STORMWATER, TWO PARKING LOTS, AND INSTALLATION OF TEMPORARY E&S BMP'S. ALL E&S BMP'S SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED E&S/SWM PLAN AND THE DEP LATEST VERSION OF THE EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL.

(A) CONSTRUCTION STAGING

- NOTE FOR ALL DISTURBED AREAS: AS SOON AS SLOPES AND OTHER DISTURBED AREAS REACH FINAL GRADE THEY MUST BE STABILIZED. UPON COMPLETION OR TEMPORARY CESSATION OF EARTH DISTURBANCE ACTIVITY, OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED.
- ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE LIMITS OF DISTURBANCE AS NOTED ON THE DRAWING. AS THE DRAINAGE AREA TO EACH OF THE EROSION CONTROL FACILITIES ESTABLISHES A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER, WITH A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND SEDIMENTATION IS ESTABLISHED, REMOVE THE PARTICULAR CONTROL MEASURES.
- WHEN CLEANING EXCESS SEDIMENT FROM THE E&S CONTROL FACILITIES, PLACE SEDIMENTS IN GRASS AREAS WHICH DO NOT RECEIVE CONCENTRATED STORM FLOWS AND ARE CONTROLLED BY BMP'S (WITHIN LIMITS OF DISTURBANCE). THEN SEED OVER AREA USING SEEDING SPECIFICATIONS.
- UPON COMPLETION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY, THE SITE SHALL BE IMMEDIATELY SEEDED PER THE PERMANENT OR TEMPORARY SEEDING SPECIFICATIONS DEPENDING ON THE SITUATION. DISTURBED AREAS WHICH ARE AT FINAL GRADE AND WILL NOT BE FURTHER DISTURBED SHALL BE SEEDED PER THE PERMANENT SEEDING SPECIFICATIONS. DISTURBED AREAS LEFT IDE FOR MORE THAN 4 DAYS SHOULD BE TEMPORARILY SEEDED AND MULCHED. EROSION AND SEDIMENT CONTROL BMP'S SHALL BE IMPLEMENTED AND MAINTAINED UNTIL THE PERMANENT STABILIZATION IS COMPLETED. FOR AN EARTH DISTURBANCE TO BE CONSIDERED PERMANENTLY STABILIZED, THE DISTURBED AREA SHALL BE COVERED WITH ONE OF THE FOLLOWING: A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER, WITH A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND SEDIMENTATION, OR AN ACCEPTABLE BMP WHICH PERMANENTLY MINIMIZES ACCELERATED EROSION AND SEDIMENTATION.

(B) CONSTRUCTION SEQUENCE

A GENERALIZED CONSTRUCTION SEQUENCE IS PROVIDED BELOW. THE CONSTRUCTION SEQUENCE IS INTENDED TO PROVIDE A GENERAL COURSE OF ACTION IN ORDER TO CONFORM TO THE APPLICABLE REGULATORY AGENCY REQUIREMENTS FOR TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENT POLLUTION CONTROL. ALL NECESSARY PARTS FOR PROPER AND COMPLETE EXECUTION OF WORK PERTAINING TO THIS PLAN, WHETHER SPECIFICALLY MENTIONED OR NOT, ARE TO BE PERFORMED BY THE CONTRACTOR. IT IS NOT INTENDED THAT THE DRAWINGS AND THIS REPORT SHOW ANY SPECIFIC MATERIAL OR EQUIPMENT. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS LISTED IN THIS SECTION. THE CONTRACTOR MAY BE REQUIRED TO ALTER CONTROLS BASED ON EFFECTIVENESS OF CONTROLS OR DIFFERING CONDITIONS ENCOUNTERED.

- IMMEDIATELY STABILIZE DISTURBED AREAS UPON COMPLETION OR TEMPORARY CESSATION OF EARTH DISTURBANCE ACTIVITY.
- ALL DISTURBED AREAS WHICH ARE AT FINAL GRADE AND WILL NOT BE FURTHER DISTURBED SHALL BE SEEDED PER THE PERMANENT SEEDING SPECIFICATIONS.
- CONTACT THE WASHINGTON COUNTY CONSERVATION DISTRICT FOR A PRE-CONSTRUCTION MEETING PRIOR TO ANY EARTHWORK.
- THE PROJECT AREA IS TRIBUTARY TO THOMAS RUN, WHICH IS AN IMPAIRED STREAM FOR NUTRIENTS, SILTATION AND SUSPENDED SOLIDS. THEREFORE, ALL PROPOSED E&S BMP'S MUST MEET ANTIDegradation BEST AVAILABLE COMBINATION OF TECHNOLOGIES (ABACT) REQUIREMENTS.

- STAKE OUT LIMIT OF DISTURBANCE FOR GRADING OPERATIONS. IN ADDITION, ORANGE CONSTRUCTION FENCE SHALL BE PLACED AROUND ANY AND ALL ENVIRONMENTAL FEATURES TO BE PROTECTED ON THE SITE.
- GRADE IN AND INSTALL ROCK CONSTRUCTION ENTRANCES OFF GALLEY ROAD AND WATERDAM ROAD AS SHOWN ON THE PLAN DRAWINGS, IN ACCORDANCE WITH THE CONSTRUCTION DETAIL.
- CLEAR AND GRUB AREAS FOR INSTALLATION OF COMPOST FILTER SOCKS AND COMPOST FILTER SOCK TRAPS #2-4 IN THE LOCATIONS SHOWN ON THE PLAN DRAWINGS, AND IN ACCORDANCE WITH THE CONSTRUCTION DETAILS.
- INSTALL TEMPORARY INTERCEPTOR CHANNELS ICT-1, ICT-2, AND ICT-3 IN THE LOCATIONS SHOWN ON THE PLAN DRAWINGS, AND IN ACCORDANCE WITH THE CONSTRUCTION DETAILS. FLOW SHOULD BE DIRECTED TOWARD THE COMPOST FILTER SOCK TRAPS #2-4. TEMPORARY INTERCEPTOR CHANNELS ARE TO BE INSPECTED AND MAINTAINED AT THE END OF EACH DAY TO ENSURE PROPER DRAINAGE TO THE COMPOST FILTER SOCK TRAPS #2-4.
- BEGIN GRADING OPERATIONS TO INSTALL STABILIZED ACCESS DRIVE TO THE PROPOSED SEDIMENT TRAP 1. THE ACCESS ROAD SHOULD GENERALLY FOLLOW THE ALIGNMENT OF THE PROPOSED STREET AND THE PROPOSED PERMANENT MAINTENANCE ACCESS DRIVE SHOWN ON THE PLAN. THE ACCESS ROAD SHALL BE STABILIZED WITH A PERMANENT OR GRAVELLED SURFACE.
- DURING GRADING ACTIVITIES, SHOULD ANY SOIL CONDITIONS BE ENCOUNTERED AS DESCRIBED ON THE SOILS LIMITATIONS AND RESOLUTIONS FOLLOW, CONTRACTOR SHALL CONTACT THE SITE ENGINEER AND FOLLOW ALL APPLICABLE RESOLUTIONS.
- STRIP TOPSOIL FOR THE LIMITS OF GRADING OPERATIONS OF SEDIMENT TRAP NO. 1 AND STOCKPILE IN THE LOCATIONS SHOWN ON THE PLAN. IMMEDIATELY INSTALL COMPOST FILTER SOCK BELOW TOPSOIL STOCKPILE AREAS. THE TOPSOIL STOCKPILE AREA MUST BE SEEDED IMMEDIATELY PER THE TEMPORARY SEEDING SPECIFICATIONS.

- BEGIN CONSTRUCTION OF TEMPORARY SEDIMENT TRAP NO. 1. CRITICAL STAGE: A LICENSED PROFESSIONAL OR DESIGNEE SHALL BE ON-SITE TO OVERSEE THE INSTALLATION OF THE SEDIMENT BASIN FACILITIES INCLUDING THE TEMPORARY RISER, PERMANENT OUTLET CONTROL STRUCTURE, OUTLET PIPE AND OUTLET PROTECTION, EMERGENCY SPILLWAY, UNDERDRAIN, AND ASSOCIATED GRADING. NOTICE MUST BE GIVEN AT LEAST THREE DAYS PRIOR TO CONSTRUCTION. COMPLETE CONSTRUCTION OF THE TRAP PRIOR TO ANY EARTH MOVING ACTIVITIES TRIBUTARY TO IT.
- ENSURE AREA IS FREE OF ALL TREE ROOTS, ROCKS AND BouldERS.
- BEGIN EXCAVATION TO THE DESIRED BOTTOM OF TRAP ELEVATION. DO NOT COMPACT TRAP BOTTOM. CONSTRUCTION VEHICLES SHOULD NOT BE PARKED OR DRIVEN ON TRAP BOTTOM. VERIFY SOIL FROM THE EXCAVATION OF THE TRAP FOR SUITABILITY AS EMBANKMENT MATERIAL. GEOTECHNICAL ENGINEER SHOULD VERIFY SOIL CAPABILITIES. EMBANKMENT SHOULD BE CONSTRUCTED PER GEOTECHNICAL RECOMMENDATIONS.
- CONSTRUCT THE SURROUNDING EMBANKMENTS.
- INSTALL EMERGENCY SPILLWAY.
- INSTALL CLEANOUT MARKER.
- COMPLETE CONSTRUCTION OF THE TEMPORARY SEDIMENT TRAP NO. 1 AND COMPLETE SEEDING AND MULCHING OF ALL INTERIOR AND EXTERIOR BASIN SLOPES.

- WHEN ROUGH GRADING OPERATIONS FOR THE SITE DURING GRADING OPERATIONS, ALL PROPOSED CUT AND/OR FILL SLOPES SHALL BE PLACED IN REGULAR, VERTICAL INCREMENTS. ENSURE POSITIVE DRAINAGE TO THE PROPOSED EROSION AND SEDIMENT CONTROL BMP'S. THE FILL SLOPES SHALL BE GRADED BACK DOWN FROM THE TOP OF SLOPE AT THE END OF EACH DAY SO THAT RUNOFF IS DIRECTED AWAY FROM THE CUT SLOPES. AS SLOPE AREAS ARE BROUGHT TO FINAL GRADE, INSTALL EROSION CONTROL BLANKETING ON CUT AND FILL SLOPES, AS INDICATED ON THE PLAN AND IN ACCORDANCE WITH THE CONSTRUCTION DETAIL. INSTALL TOP OF SLOPE BERMS AS NEEDED TO PROTECT THE CUT SLOPES, AS SOON AS THE PROPOSED CUT AND/OR FILL SLOPES ARE BROUGHT TO FINAL GRADE, IMMEDIATELY SEED AND MULCH IN REGULAR 15' TO 25' VERTICAL INCREMENTS TO PROMOTE EARLY STABILIZATION.
- GRADE IN THE TOP OF SLOPE BERM AS SHOWN ON THE PLANS. INSTALL THE TEMPORARY SLOPE PIPE AND ROCK FILTERS DISCHARGING TO THE COMPOST FILTER SOCK TRAPS. CONTRACTOR SHALL ENSURE THAT THE BERMS ARE GRADING SO THAT RUNOFF FROM THE SITE IS DIRECTED TO THE APPROPRIATE LOW POINTS DICTATED BY THE LOCATION OF THE SLOPE PIPE.
- BEGIN CLEARING AND GRUBBING THE REMAINDER OF THE SITE. STRIP TOPSOIL AND STOCKPILE IN THE LOCATION SHOWN ON THE PLAN. IMMEDIATELY INSTALL COMPOST FILTER SOCKS BELOW THE TOPSOIL STOCKPILE AREA. THE TOPSOIL STOCKPILE MUST BE SEEDED IMMEDIATELY PER THE TEMPORARY SEEDING SPECIFICATIONS.

- CONCURRENT WITH ROUGH GRADING OPERATIONS, BEGIN INSTALLATION OF THE PROPOSED UNDERGROUND UTILITIES, INCLUDING STORM SEWER INSTALLATION, IN CONJUNCTION WITH THE GRADING OPERATIONS. REFER TO THE UTILITY LINE INSTALLATION REQUIREMENTS BELOW. AS EACH INLET AND YARD DRAIN IS CONSTRUCTED, IMMEDIATELY INSTALL FILTER BAG INLET PROTECTIONS. AS SITE IS BROUGHT TO FINAL GRADE, INSTALL TOP OF SLOPE EARTHEN BERM TO DIRECT RUNOFF TO INSTALLED STORM SEWER AND ASSOCIATED STRUCTURES.
- INSTALL THE SITE SERVICE UTILITIES (SEWER, GAS, WATER, AND ELECTRIC). REFER TO THE UTILITY LINE INSTALLATION REQUIREMENTS BELOW.

- PREPARE AREAS FOR PAVING AND SITE FURNISHINGS AND INSTALL IN ACCORDANCE WITH THE DETAILS AND SPECIFICATIONS. INSTALL THE CONCRETE WASHOUT AREA AS SHOWN ON THE PLAN, IN ACCORDANCE WITH THE CONSTRUCTION DETAIL, PRIOR TO ANY CONCRETE POURS, INCLUDING NEW CURB, SIDEWALK, AND BUILDING FOUNDATIONS.
- AS STEEP SLOPE AREAS ARE BROUGHT TO FINAL GRADE, INSTALL EROSION CONTROL BLANKETING OR APPLY SLOPE STABILIZATION SPRAY EMULSION IN REGULAR 15' VERTICAL INCREMENTS. AS SOON AS THE PROPOSED SLOPES ARE BROUGHT TO FINAL GRADE, IMMEDIATELY SEED AND MULCH TO PROMOTE EARLY STABILIZATION.
- BEGIN FINE GRADING OPERATIONS IN PREPARATION OF SITE PAVING. INSTALL A CONCRETE WASHOUT AREA PRIOR TO ANY CONCRETE POURS.
- BEGIN PAVING OPERATIONS. INSTALLATION OF SITE FURNISHINGS, CONSTRUCTION OF SIDEWALKS, AND LANDSCAPING. INSTALL IN ACCORDANCE WITH THE DETAILS AND SPECIFICATIONS.
- REMOVE ROCK CONSTRUCTION ENTRANCES AS PAVING IS COMPLETED.

- BEGIN DEVELOPMENT OF RESIDENTIAL HOMES ON THE GRADED LOTS. INSTALL ON-LOT E&S BMP'S AS NEEDED IN ACCORDANCE WITH THE CONSTRUCTION DETAILS.
- REPLACE TOPSOIL ON NON-PAVED AREAS FOR SEEDING. SEED AND MULCH ALL DISTURBED AREAS. USING THE SPECIFIED SEEDING REQUIREMENTS. ALL DISTURBED AREAS MUST BE TEMPORARILY STABILIZED IF REMAINING IDLE, OR ANTICIPATED TO REMAIN IDLE. NO MORE THAN 15,000 SQUARE FEET OF DISTURBED AREA MAY REACH FINAL GRADE BEFORE INITIATING SEEDING AND MULCHING OPERATIONS.
- RESEED ALL DISTURBED AREAS IF MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER IS NOT ESTABLISHED AFTER 30 DAYS.
- ONCE STORM SEWER HAS BEEN INSTALLED AND SITE HAS BEEN PROPERLY SEEDED, THE TOP OF SLOPE BERM AND TEMPORARY SLOPE PIPE MAY BE REMOVED AND THESE AREAS MAY BE PAVED.
- WHEN A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER WITH A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND SEDIMENTATION IS ESTABLISHED, TEMPORARY E&S BMP'S, INCLUDING ICT #1-3, COMPOST FILTER SOCK, COMPOST FILTER SOCK SEDIMENT TRAPS #2-4, AND INLET PROTECTION, MAY BE REMOVED. REGRADE AREAS AS NECESSARY AND SEED AND MULCH FOR STABILIZATION.
- CONVERT THE SEDIMENT TRAP (CRITICAL STAGE). A LICENSED PROFESSIONAL OR DESIGNEE SHALL BE ON-SITE TO OVERSEE AND VERIFY SEDIMENT REMOVAL, THE REMOVAL OF THE TEMPORARY PIPES, RISERS AND TRASH RACKS, AND THE INSTALLATION OF PERMANENT ORIFICES. BASIN CONVERSION SHOULD BE RESTRICTED TO THE GROWING SEASON.

- FLUSH ANY ACCUMULATED SEDIMENT IN THE CONTRIBUTING STORM SEWER SYSTEM.
- DEWATER THE BASIN AS NECESSARY USING PUMPED WATER FILTER BAG.
- REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM THE FACILITY. DISPOSE OF ANY ACCUMULATED SEDIMENT BY SPREADING OVER UNPAVED AREAS ON THE SITE AND RESEEDING.
- REMOVE TEMPORARY RISER AND STUB FROM PERMANENT OUTLET CONTROL STRUCTURE AND INSTALL 1/8" STEEL PLATE OVER THE OPENING LEFT IN THE BOX.
- REMOVE BLOCKING PLATE OVER CIRCULAR ORIFICES THAT WERE SEALED DURING THE CONSTRUCTION PHASE AND INSTALL TRASH RACKS OVER THE ORIFICES IN ACCORDANCE WITH THE PLAN DETAILS.
- REMOVE CLEANOUT STAKE AND ANTI-VORTEX DEVICE ON THE PERMANENT OUTLET CONTROL STRUCTURE.
- SEED AND MULCH THE TOP LAYER OF THE BASIN BOTTOM AND ALL DISTURBED AREAS ASSOCIATED WITH THE CONVERSION.

- INSPECT AND REPAIR AS NEEDED THE RIPRAP OUTLET APRONS AT BASIN INLETS AND OUTFALLS, IN ACCORDANCE WITH THE DETAIL PROVIDED ON THE PLAN.
- RESEED ALL DISTURBED AREAS IF MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER IS NOT ESTABLISHED AFTER 30 DAYS.
- ANY UNDEVELOPED LOTS THAT REMAIN AFTER PERMANENT STABILIZATION HAS BEEN ACHIEVED SHALL INSTALL ON-LOT E&S BMP CONTROLS IN ACCORDANCE WITH THE CONSTRUCTION DETAILS AT THE TIME OF THEIR DEVELOPMENT.
- AFTER THE SITE HAS BEEN STABILIZED PER THE CONDITIONS DESCRIBED ABOVE, IMPLEMENT THE PCSM PLAN.

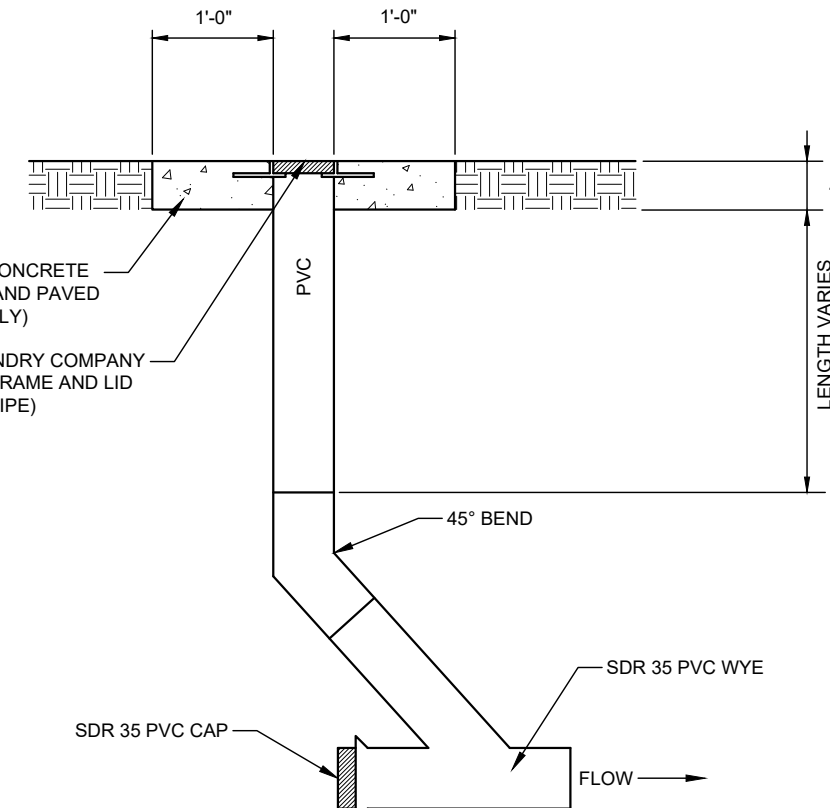
2
C505 RECYCLING AND WASTE DISPOSAL

- UPON COMPLETION OF THE PROJECT, RECYCLING OR DISPOSAL OF ALL MATERIALS WHICH COULD CAUSE POLLUTION SHALL BE THE RESPONSIBILITY OF THE EARTHMOVING CONTRACTOR.
- CONSTRUCTION WASTE INCLUDES, BUT IS NOT LIMITED TO, EXCESS SOIL MATERIALS, SILT REMOVED FROM EROSION CONTROL FACILITIES, EXCESS BUILDING MATERIALS, CONCRETE WASH WATER, SANITARY WASTES, AND OBSOLETE EROSION CONTROL MATERIALS (SILT FENCE, SILT SACKS, ETC.).
- SILT REMOVED FROM SEDIMENT CONTROL FACILITIES SHALL BE SPREAD ON THE TOPSOIL STOCKPILE, OR IN LAWN OR LANDSCAPE AREAS.
- OBSOLETE EROSION CONTROL MATERIALS AND EXCESS BUILDING MATERIALS MUST BE DISPOSED OF AT A DEP APPROVED SITE.
- THERE WERE NO KNOW NATURALLY OCCURRING GEOLOGIC FORMATIONS OR SOIL CONDITIONS LOCATED ON THE SITE THAT HAVE THE POTENTIAL TO CAUSE POLLUTION DURING CONSTRUCTION. IF SUCH CONDITIONS ARE ENCOUNTERED, STOP WORK AND CONTACT THE GEOGRAPHICAL ENGINEER AND/OR DEP.
- GEOLOGICAL ROCK FORMATIONS OR SOIL CONDITIONS THAT ARE IDENTIFIED BY THE GEOTECHNICAL ENGINEER ON SITE AS HAVE THE POTENTIAL TO DEGRADE WATER QUALITY WILL BE ISOLATED IN PLACE OR WILL BE RELOCATED ON-SITE FOLLOWED BY APPROPRIATE CAPPING WITH AN IMPERVIOUS SURFACE SUCH AS PAVEMENT OR A BUILDING. OR WILL BE EXCAVATED AND REMOVED TO AN OFF-SITE DISPOSAL AREA APPROVED TO HANDLE HAZARDOUS WASTE. DEPENDING ON THE LEVEL OF CONTAMINATION, BLENDING OF SOIL MAY ACHIEVE ACCEPTABLE STANDARDS.

3
C505 SEEDING SPECIFICATIONS

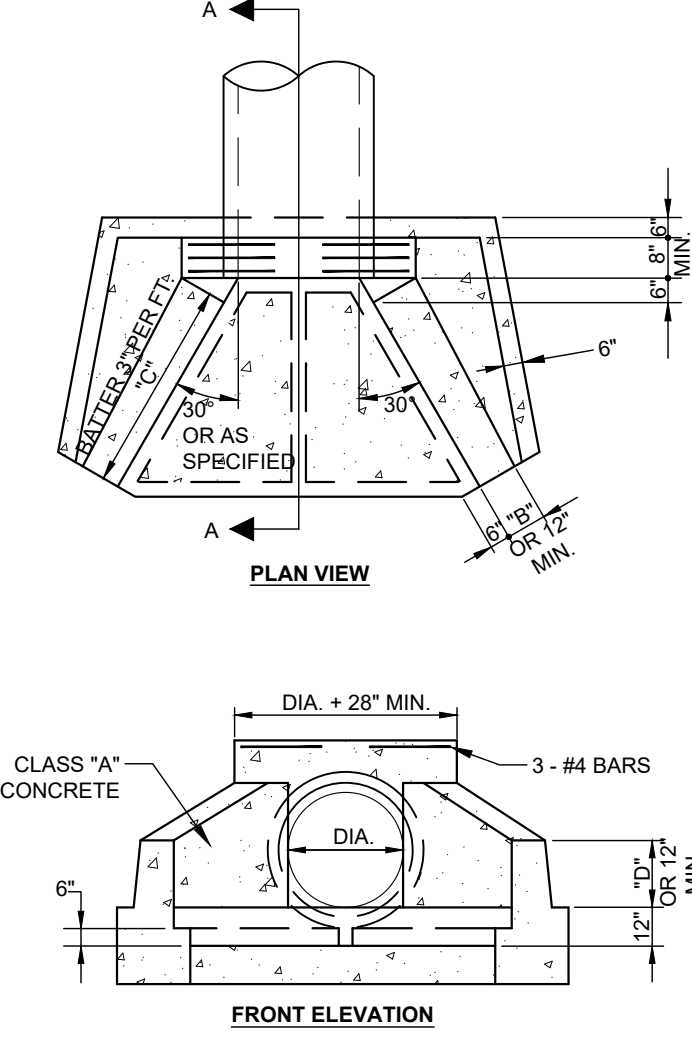
TOPSOIL	6" (MINIMUM) TOPSOIL SHALL BE REQUIRED ON ALL LAWN AREAS.		
LIMESTONE	RAW, GROUND AGRICULTURAL LIMESTONE CONTAINING MORE THAN 90 PERCENT CALCIUM CARBONATES (ADJUST PH LEVELS TO 6.5 TO 7.0). APPLY AT A RATE OF 6 TON/AC (240 LB/1,000 SF).		
COMMERCIAL FERTILIZER	IN THE ABSENCE OF A SOIL TEST, USE 1000 LB/AC OF 10-10-20 (25 LB/1000 SF) MIXED INTO SEEDBED PRIOR TO SEEDING, OR IN A TANK WITH SEED WHEN HYDROSEEDING.		
INOCULANT	INOCULANT FOR TREATING LEGUMINOUS SEEDS SHALL BE A STANDARD COMMERCIAL PRODUCT CONSISTING OF A SUITABLE CARRIER CONTAINING A CULTURE OF NITROGEN FIXING BACTERIA SPECIFIC FOR SEEDS TO BE INOCULATED. INOCULANT SHALL NOT BE USED LATER THAN DATE INDICATED ON THE CONTAINER.		
MULCH	CLEAN OAT OR WHEAT STRAW SHALL BE FREE FROM MATURE SEED-BEARING STALKS OR ROOTS OF PROHIBITED OR NOXIOUS WEEDS AS DEFINED BY THE PENNSYLVANIA SEED ACT 1947. APPLY AT A RATE OF 140 POUNDS 1,000 SQUARE FEET (3 TONS PER ACRE). PRECAUTIONS SHALL BE TAKEN TO STABILIZE MULCH UNTIL THE VEGETATIVE COVER IS ESTABLISHED.		
SEED MIXTURE	SEED MIXTURE SHALL BEAR A GUARANTEED STATEMENT OF ANALYSIS AND SHALL BE COMPOSED OF THE FOLLOWING VARIETIES AND MIXED IN PROPORTIONS SPECIFIED.		
FLAT AREA SEED MIXTURE	PROPORTION BY WEIGHT	MINIMUM PURITY	MINIMUM GERMINATION
SWITCHGRASS (PANICUM VIRGATUM)	70.0%	98%	85%
BIRDSFOOT TREFOIL MIXTURE (LOTUS CORNICULATUS) - A MIXTURE OF 1/2 VIKING AND 1/2 OF EITHER EMPIRE, NORCEN OR LEO	20.0%	98%	80%*
REDTOP (ARGROSTIS ALBA)	10.0%	92%	80%
* MINIMUM 20% HARDSEED AND 60% NORMAL SPROUTS.			
SEEDING RATE	PERMANENT SEEDING SHALL BE APPLIED AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET.		
PREPARATION OF SEEDING	GRADE AS NECESSARY TO BRING SUBGRADE TO A TRUE, SMOOTH SLOPE PARALLEL TO AND FOUR INCHES BELOW FINISH GRADE. PLACE TOPSOIL OVER SPECIFIED AREAS TO A DEPTH SUFFICIENTLY GREATER THAN SIX (6) INCHES SO THAT AFTER SETTLEMENT AND LIGHT ROLLING THE COMPLETE WORK WILL CONFORM TO LINES, GRADES AND ELEVATIONS SHOWN.		
TWO (2) INCHES. SEEDING SHALL BE DONE IN TWO SEPARATE OPERATIONS. THE SECOND SEEDING SHALL BE DONE IMMEDIATELY AFTER THE FIRST AND AT RIGHT ANGLES TO THE FIRST SEEDING AND LIGHTLY RAKED INTO THE SOIL. MULCH SEEDED AREAS IMMEDIATELY AFTER SEEDING.			

5
C505 PCSM SEQUENCE

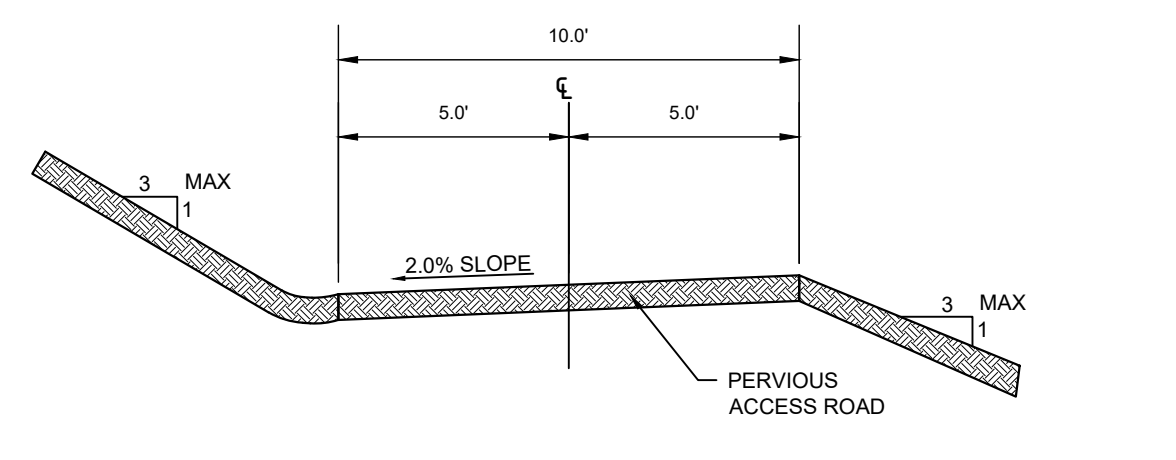
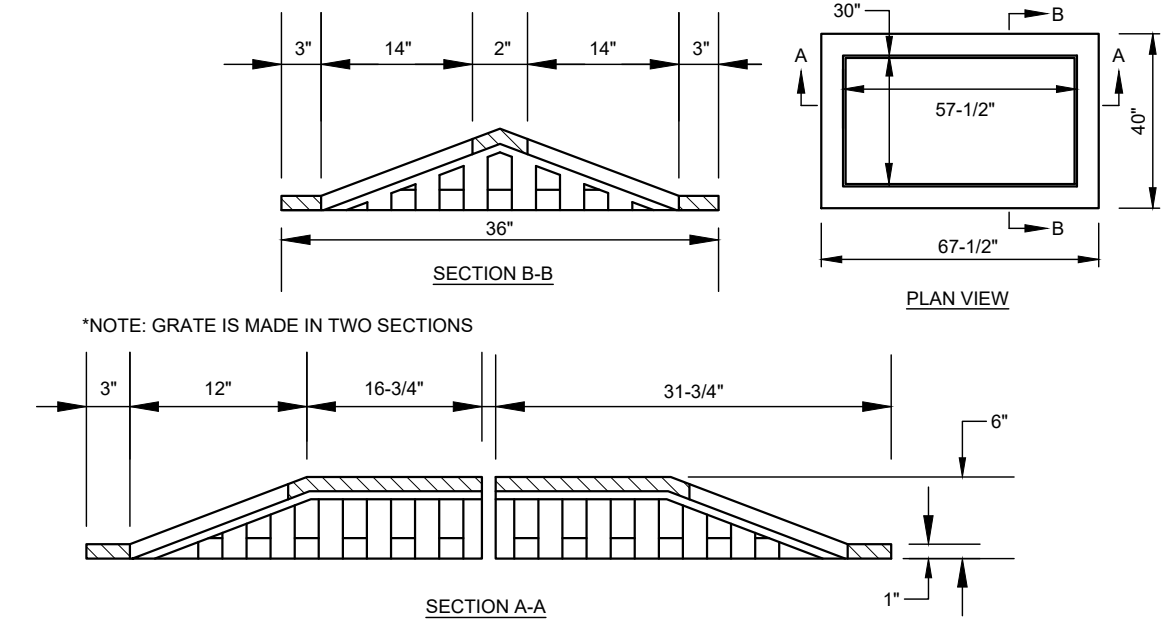
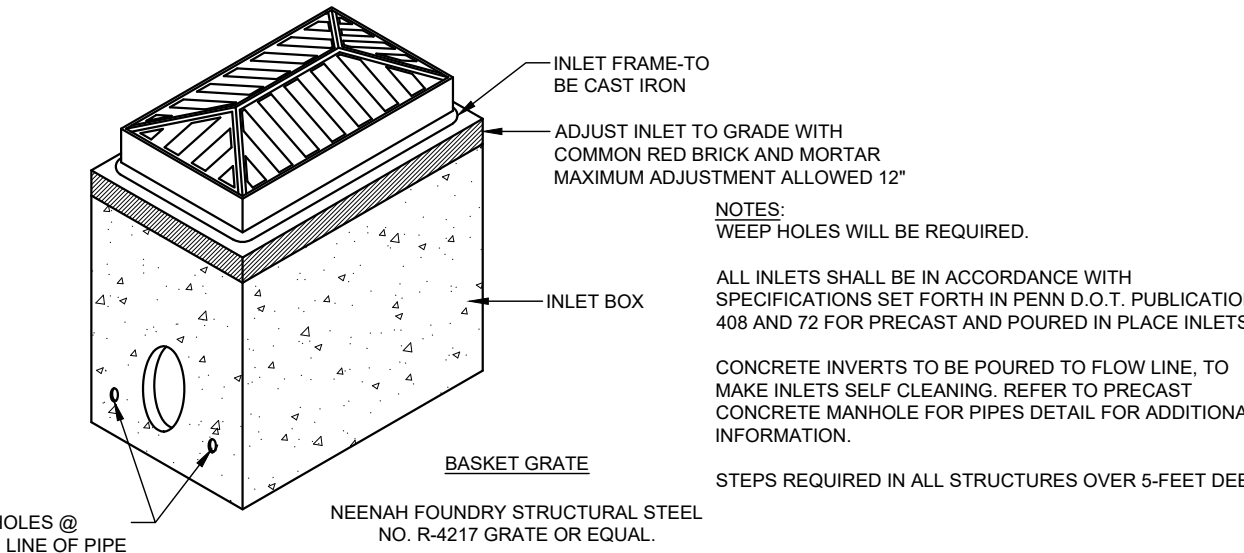


- NOTES:
- ALL ROOF/ BUILDING DRAINS MUST BE TRAPPED PRIOR TO TAPPING CONVEYANCE SYSTEM.
 - COORDINATE WITH PLUMBING DRAWINGS AND SPECIFICATIONS.

4
C505 CLEANOUT



7
C505 BASKET INLET FRAME AND GRATE

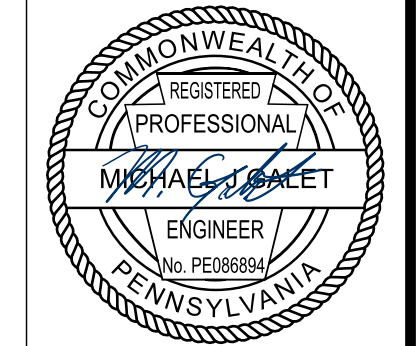


- NOTES:
- MAXIMUM GRADE ALONG ACCESS ROAD SHALL BE 15.0%.

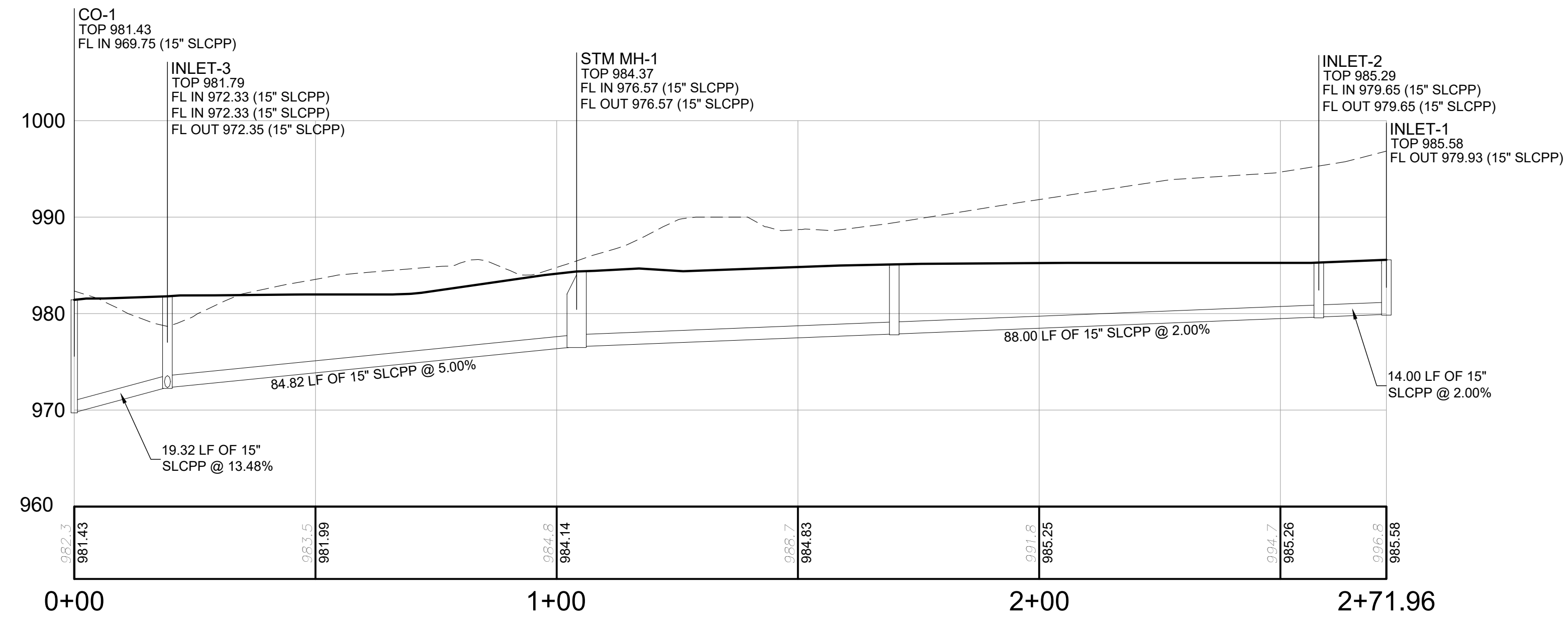
8
C505 MAINTENANCE ACCESS ROAD

PIPE DIAMETER	A	B	C	D	E	F
15"	2'-6"	9"	2'-0"	12"	1'-9"	9"
18"	2'-6"	9"	2'-0"	12"	2'-0"	9"
24"	3'-3"	9"	2'-0"	12"	2'-0"	9"
30"	4'-0"	12"	2'-6"	15"	3'-0"	12"
36"	4'-6"	12"	2'-6"	15"	3'-6"	12"
42"	5'-3"	15"	4'-3"	18"	4'-0"	15"
48"	5'-9"	15"	4'-9"	21"	4'-6"	15"
54"	6'-3"	15"	5'-3"	24"	5'-0"	15"
60"	7'-0"	15"	5'-9"	2'-3"	5'-6"	18"
66"	7'-6"	15"	7'-0"	2'-9"	6'-0"	18"
72"	8'-0"	18"	7'-0"	2'-6"	6'-6"	18"
84"	9'-0"	18"	8'-3"	2'-9"	7'-6"	18"

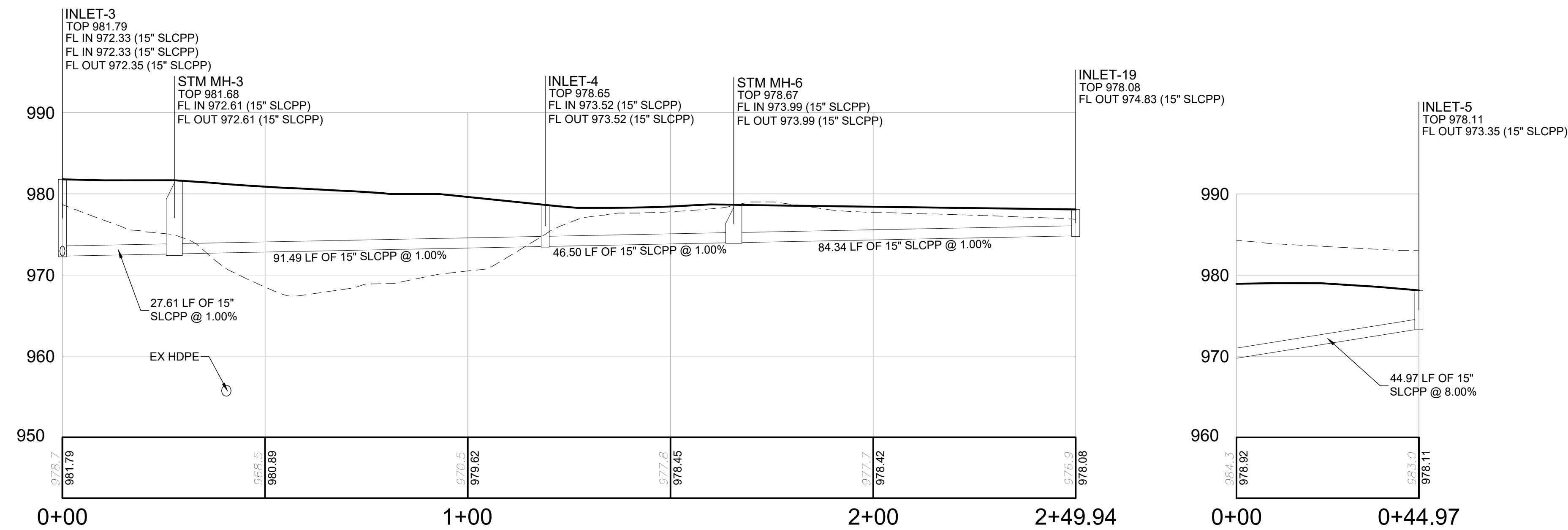
- NOTE:
- SHOP DRAWINGS FOR ALL PRECAST HEADWALLS/ENDWALLS OR CONCRETE END SECTIONS MUST BE SUBMITTED FOR APPROVAL.



Date	No	REVISION RECORD
2022-05-16	01	PRELIMINARY LAND DEVELOPMENT SUBMISSION
2022-06-30	02	WCDC INCOMPLETE COMMENTS
2023-04-07	03	60% DESIGN PLAN SET
2023-04-17	04	PRELIMINARY LAND DEVELOPMENT SUBMISSION SET
2023-05-25	05	TOWNSHIP RESUBMISSION
	06	
	07	
	08	

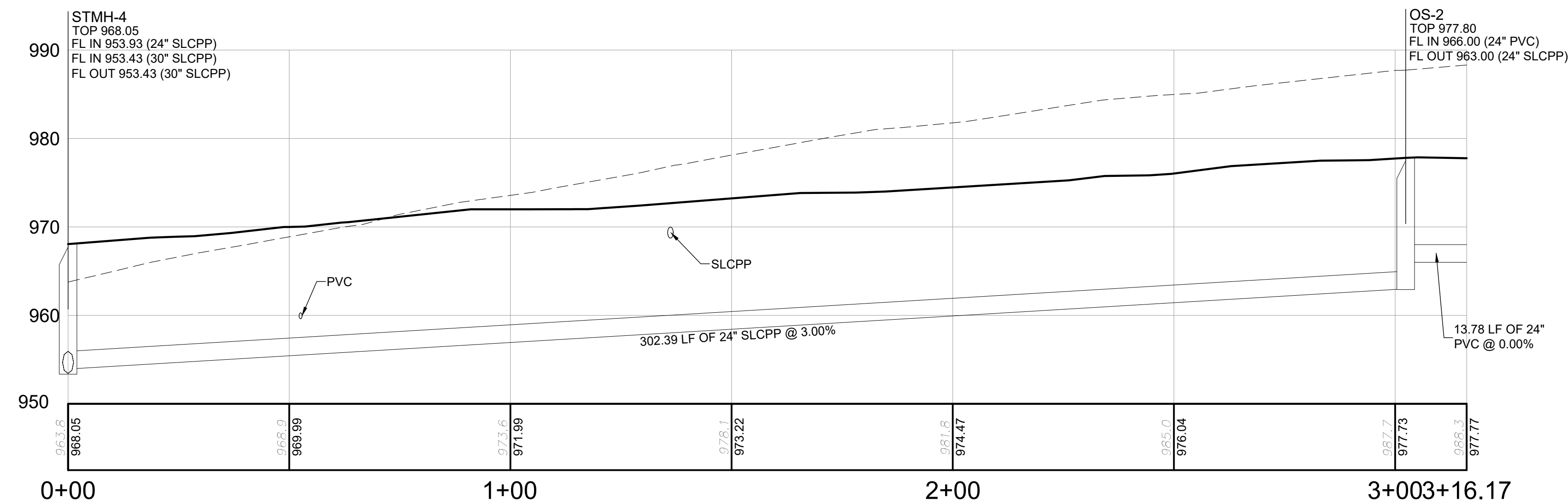
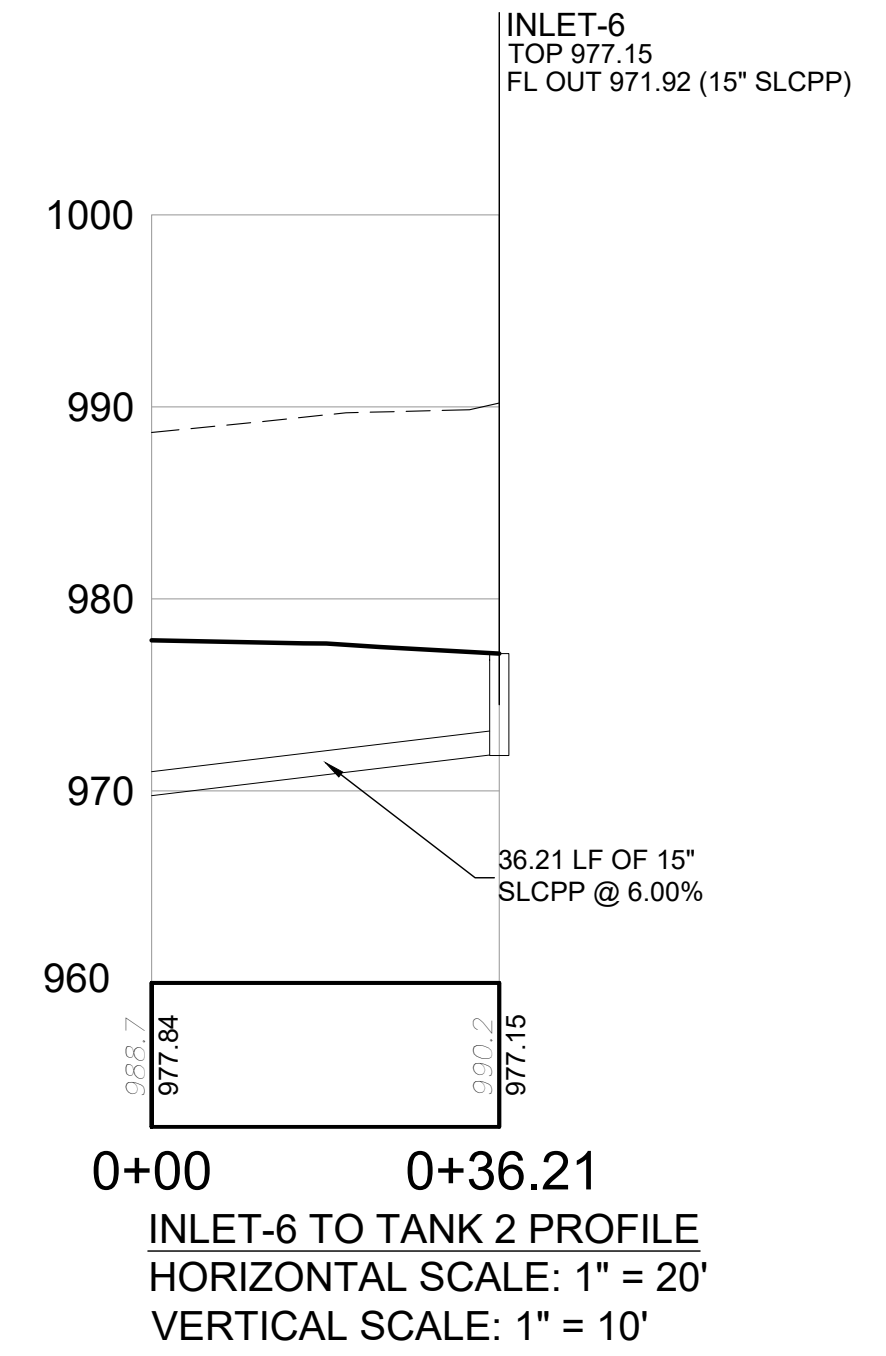


INLET-1 TO CO-1 PROFILE
 HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 10'



INLET-4 TO STM MH-2 PROFILE
 HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 10'

INLET-5 TO TANK 2 PROFILE
 HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 10'



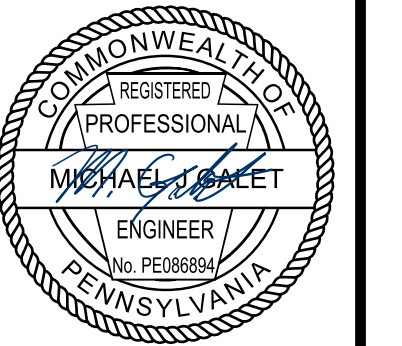
TANK 2 TO STMH-4 PROFILE
 HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 10'

PROFILE NOTES:

- THE LENGTHS (LF) SHOWN ON THIS PLAN ARE CENTERLINE STRUCTURE TO CENTERLINE STRUCTURE, AND DO NOT ACCOUNT FOR SLOPES OR DEFINE ACTUAL LENGTHS OF PIPE.

PROFILE STRUCTURE ABBREVIATIONS

STM	STORM
SAN	SANITARY
MH	MANHOLE
OS	OUTLET STRUCTURE
CO	CLEANOUT
HW	HEADWALL
EW	ENDWALL

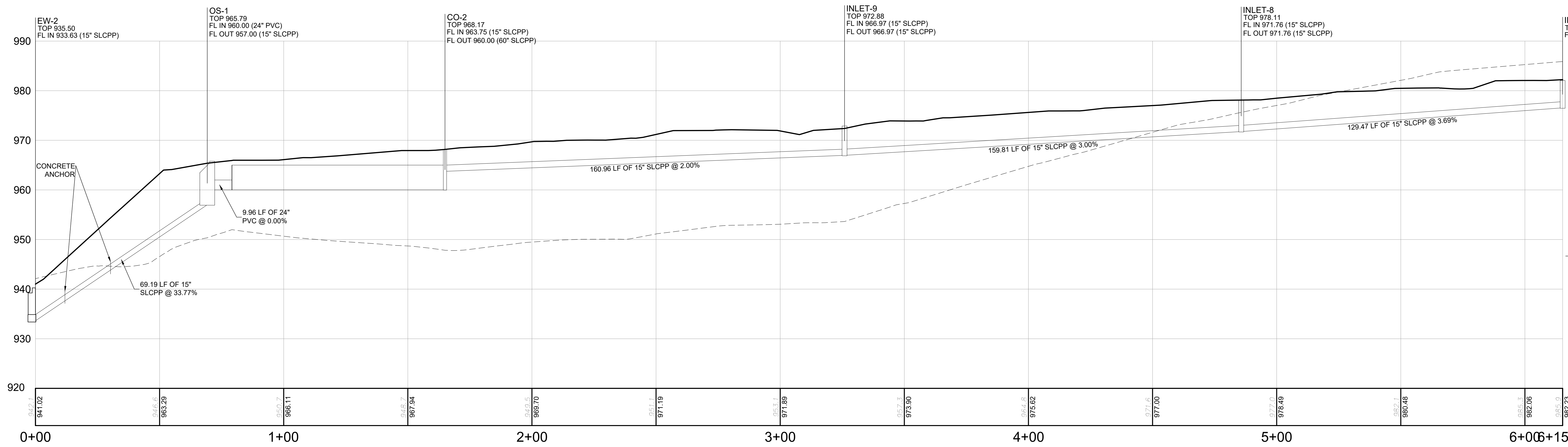


REVISION RECORD	
No.	Date
01	2022-05-16
02	2022-06-30
03	2022-04-07
04	2022-04-17
05	2022-06-25
06	
07	
08	

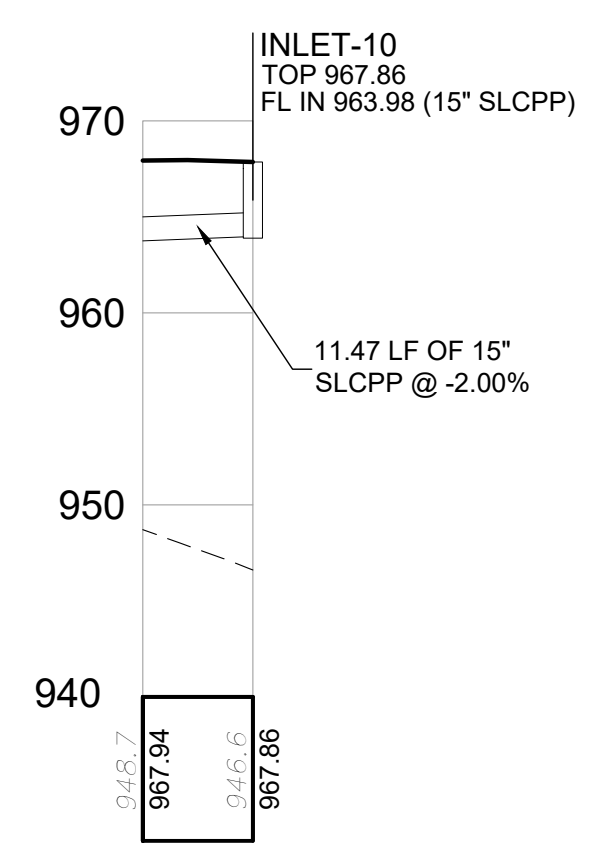
WATERDAM GALLEY MULTIFAMILY
 WATERDAM AND GALLEY ROAD
 WATERS TOWNSHIP, PA 15317
 PREPARED FOR:
AL NEYER, LLC
 11 STANWIX STREET, SUITE 1050
 PITTSBURGH, PA 15222

STORM AND SANITARY SEWER PROFILES
 Project Number: C-41658-0007
 Drawing Scale: 1" = 20'
 Date Issued: APRIL 2023
 Index Number:
 Drawn By: JTB
 Checked By: MJG
 Project Manager: MJG

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INLET-7 TO EW-2 PROFILE
 HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 10'

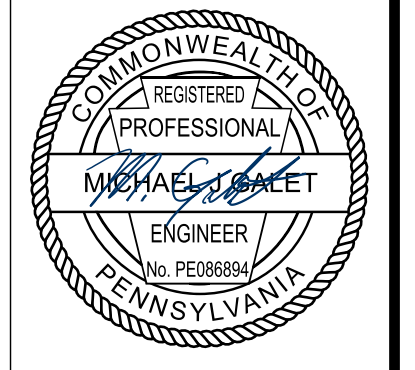


INLET 10 TO TANK 1 PROFILE
 HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 10'

PROFILE NOTES:
 1. THE LENGTHS (LF) SHOWN ON THIS PLAN ARE CENTERLINE STRUCTURE TO CENTERLINE STRUCTURE, AND DO NOT ACCOUNT FOR SLOPES OR DEFINE ACTUAL LENGTHS OF PIPE.

PROFILE STRUCTURE ABBREVIATIONS

STM	STORM
SAN	SANITARY
MH	MANHOLE
OS	OUTLET STRUCTURE
CO	CLEANOUT
HW	HEADWALL
EW	ENDWALL



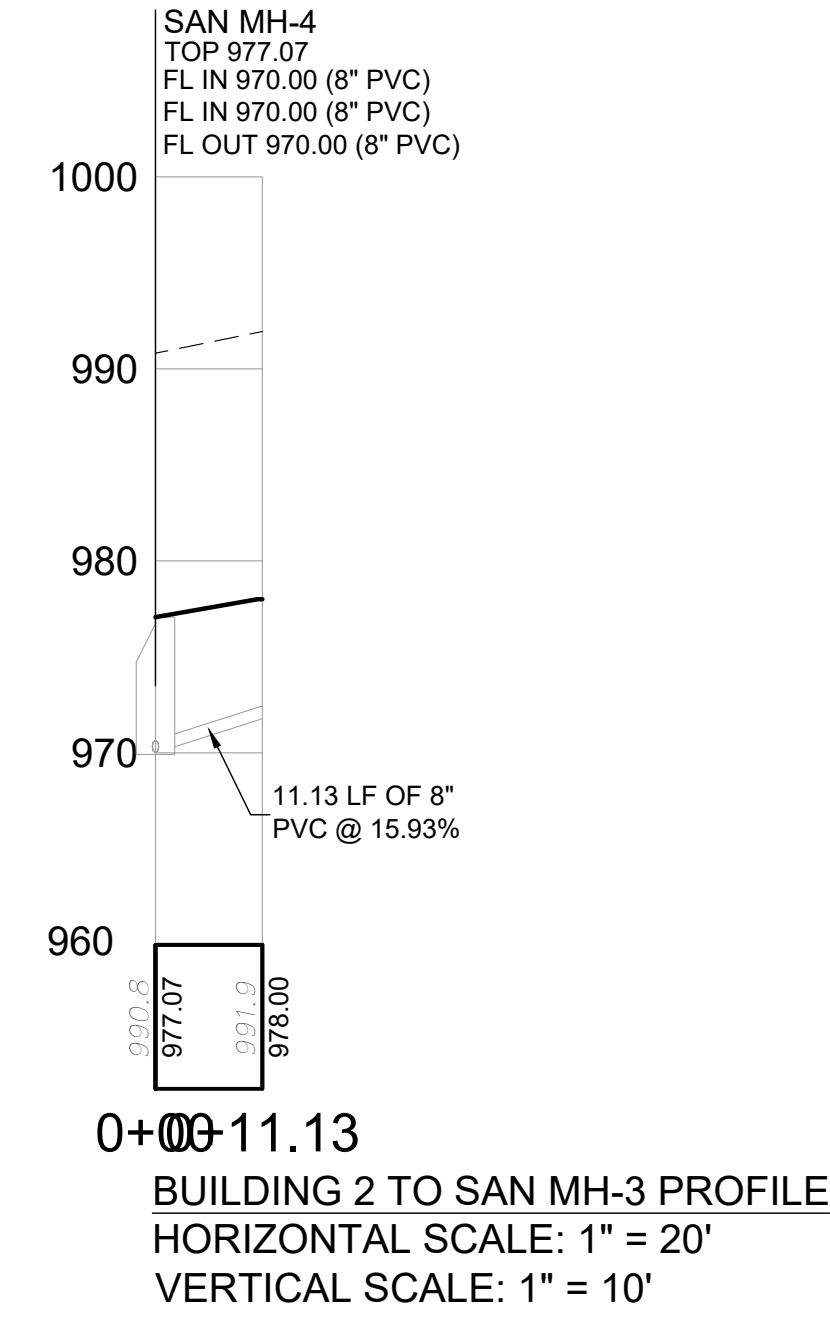
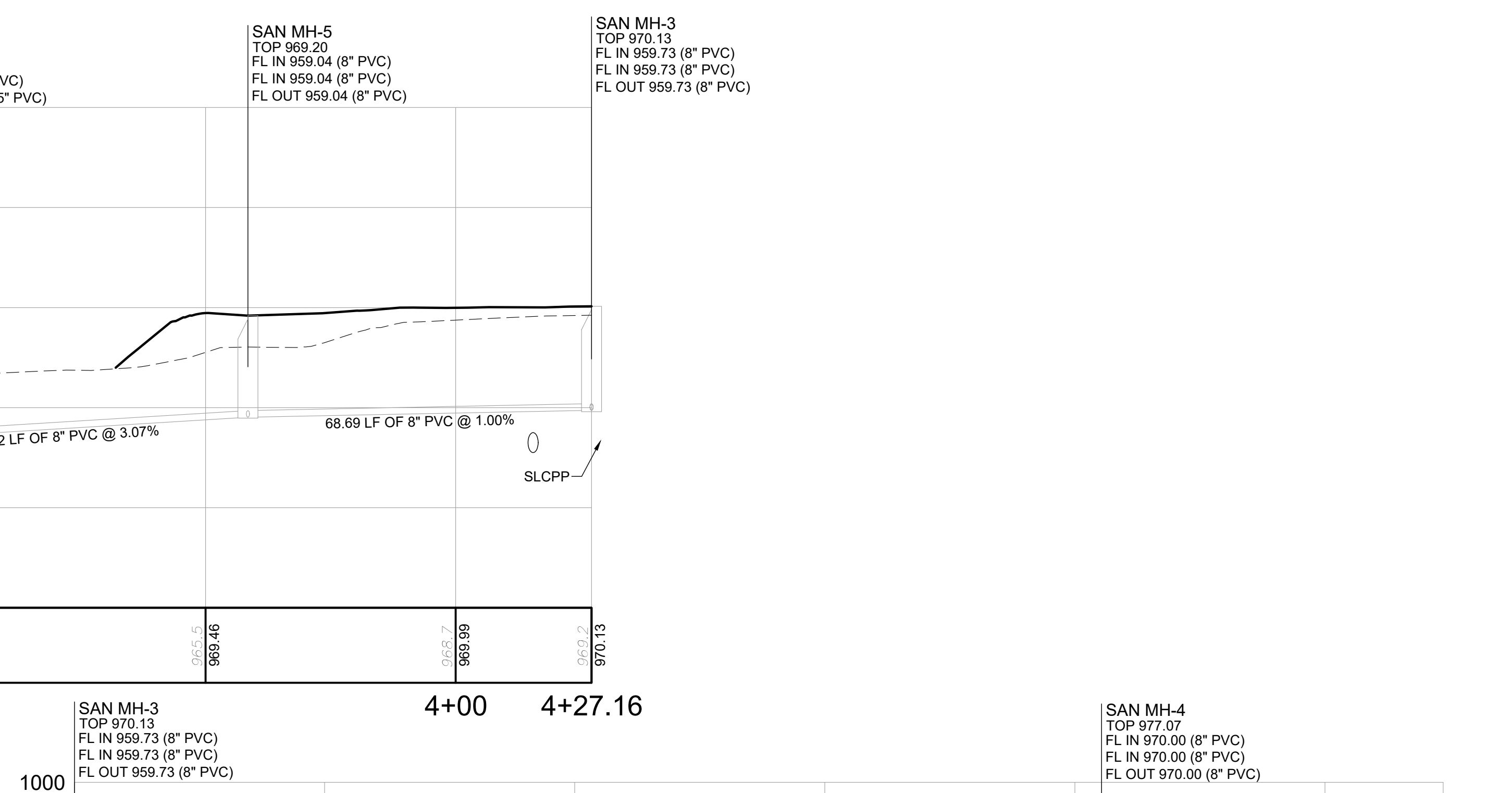
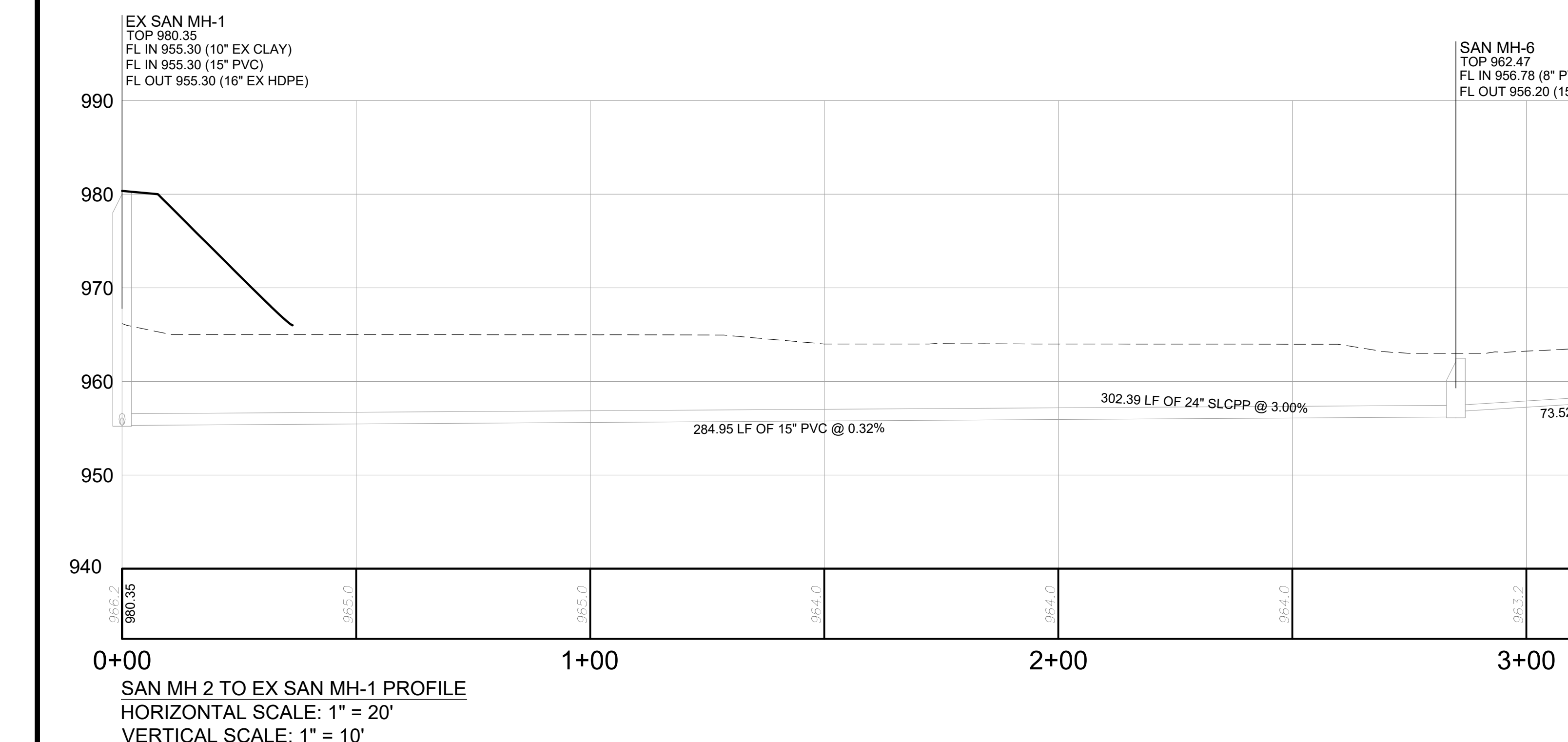
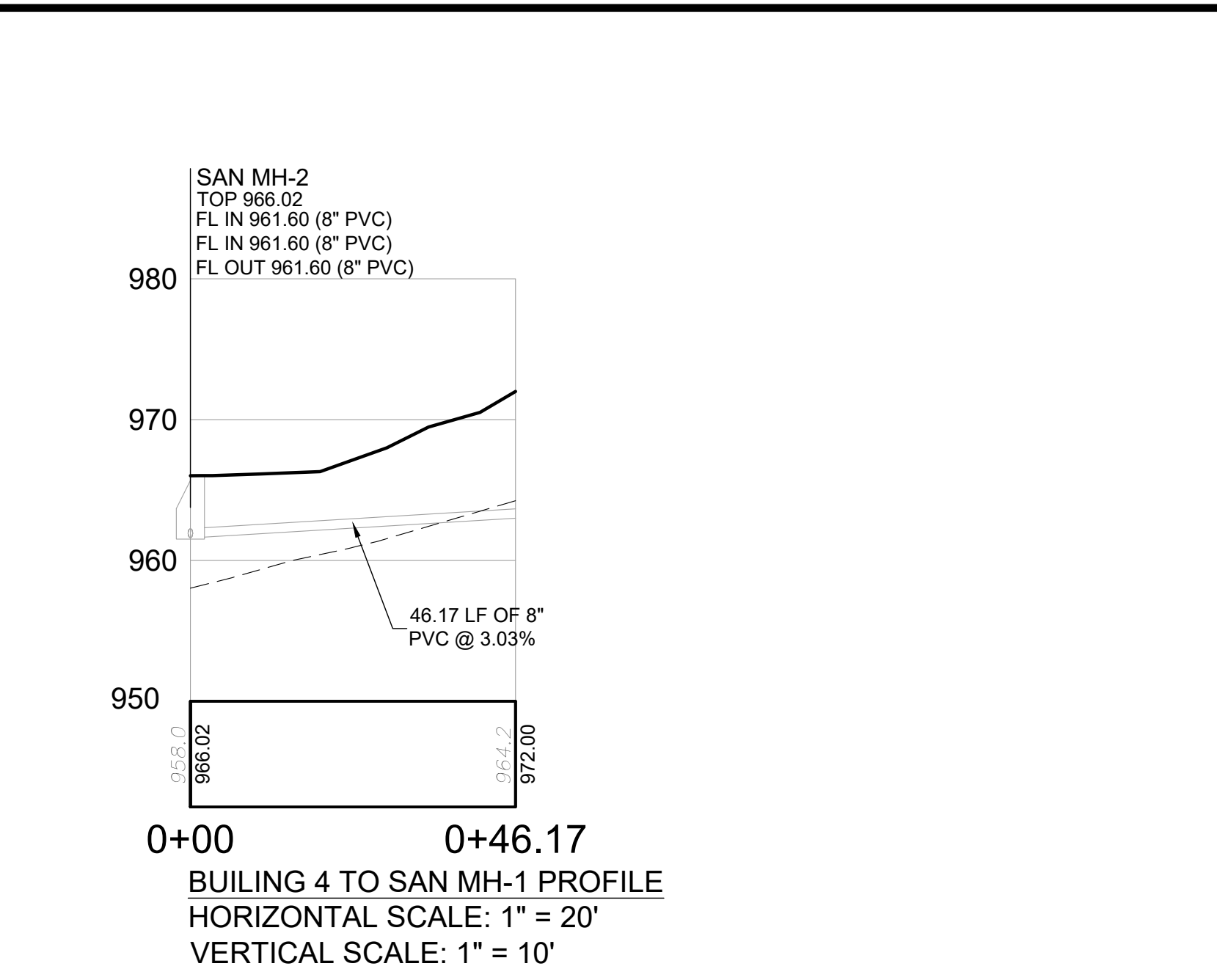
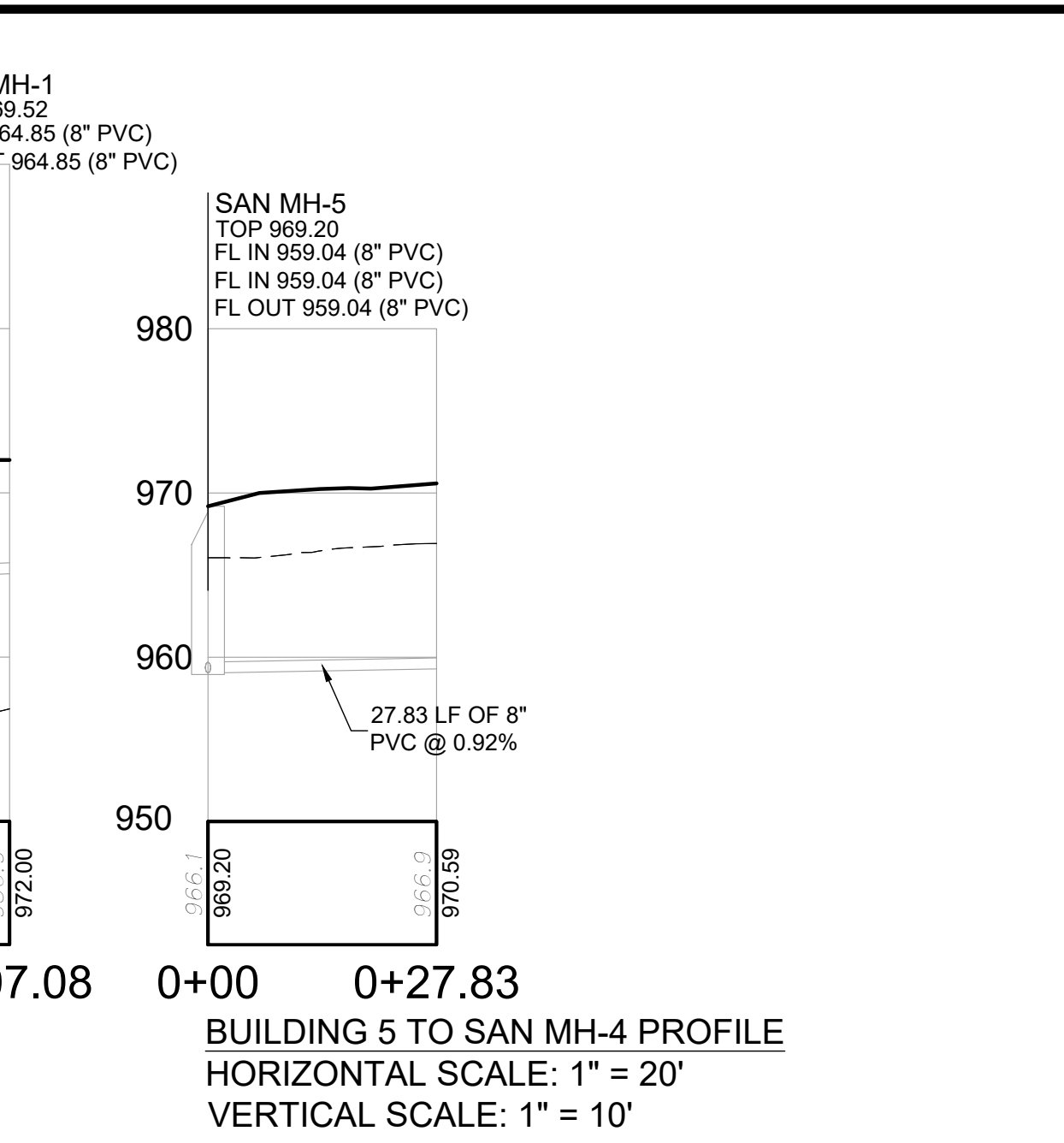
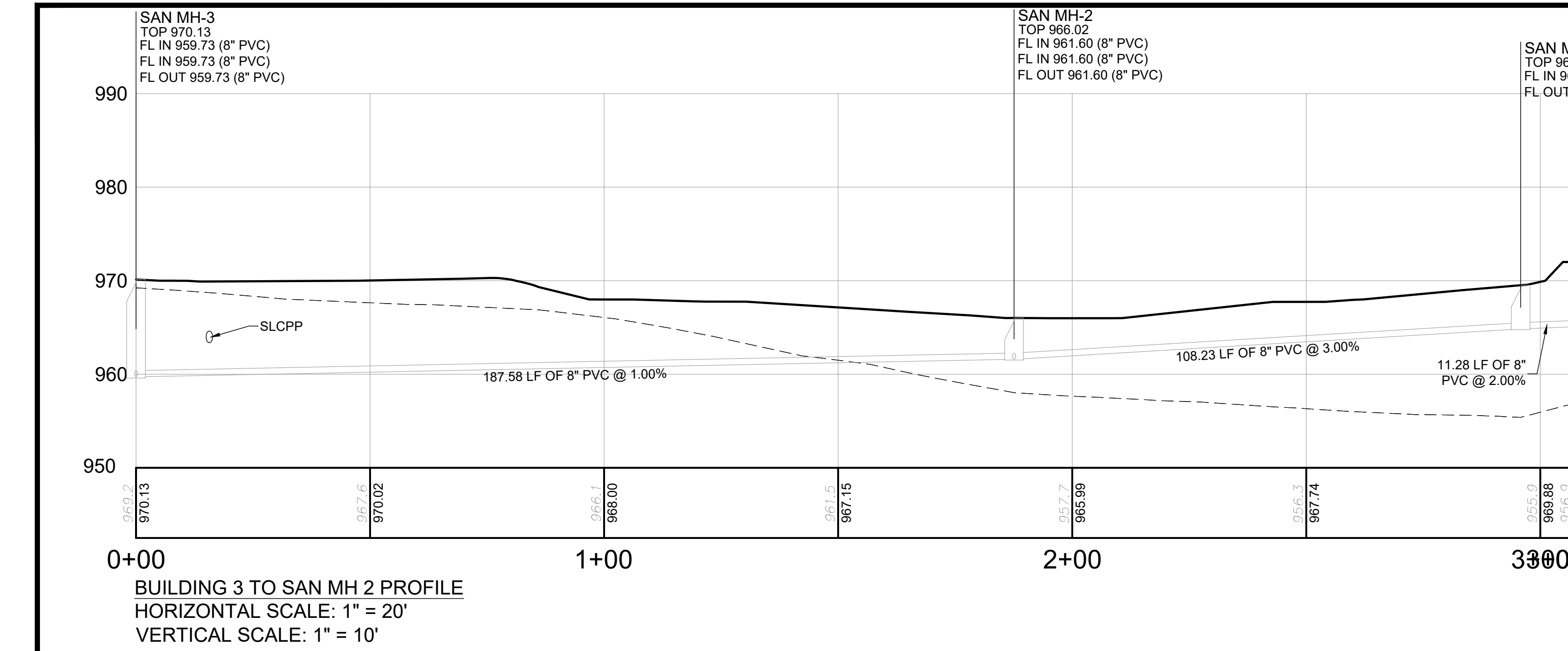
REVISION RECORD

No.	Date	Description
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05	2023-05-25	TOWNSHIP RESUBMISSION
06	-	-
07	-	-
08	-	-

WATERDAM GALLEY MULTIFAMILY
 WATERDAM AND GALLEY ROAD
 PETERS TOWNSHIP, PA 15317
 PREPARED FOR:
AL NEYER, LLC
 11 STANWIX STREET, SUITE 1050
 PITTSBURGH, PA 15222

STORM AND SANITARY SEWER PROFILES
 Project Number: C-41658-0007
 Drawing Scale: 1" = 20'
 Date Issued: APRIL 2023
 Index Number: _____
 Drawn By: JTB
 Checked By: MJG
 Project Manager: MJG

C508



PROFILE NOTES:

- THE LENGTHS (LF) SHOWN ON THIS PLAN ARE CENTERLINE STRUCTURE TO CENTERLINE STRUCTURE, AND DO NOT ACCOUNT FOR SLOPES OR DEFINE ACTUAL LENGTHS OF PIPE.

PROFILE STRUCTURE ABBREVIATIONS

STM	STORM
SAN	SANITARY
MH	MANHOLE
OS	OUTLET STRUCTURE
CO	CLEANOUT
HW	HEADWALL
EW	ENDWALL



No	Date	REVISION RECORD
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06		
07		
08		

WATERDAM GALLEY MULTIFAMILY
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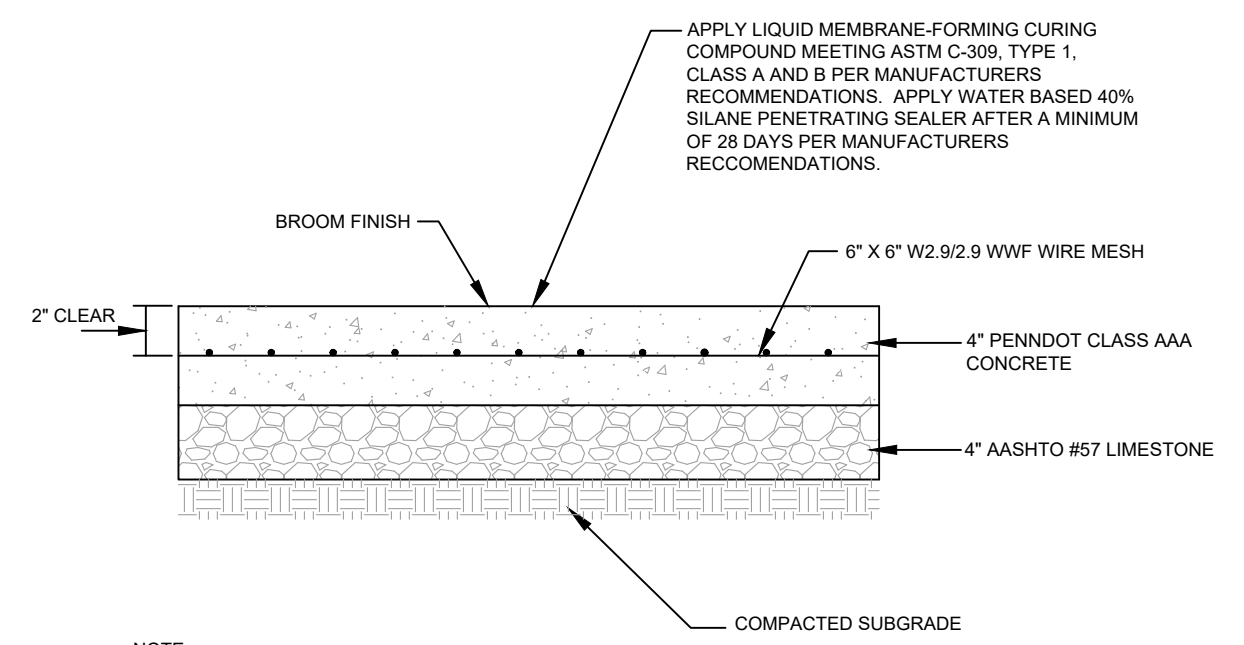
STORM AND SANITARY SEWER PROFILES

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 Drawing Scale: 1" = 20'
 Date Issued: APRIL 2023
 Index Number:
 Drawn By: JTB
 Checked By: MJG
 Project Manager: MJG

C509

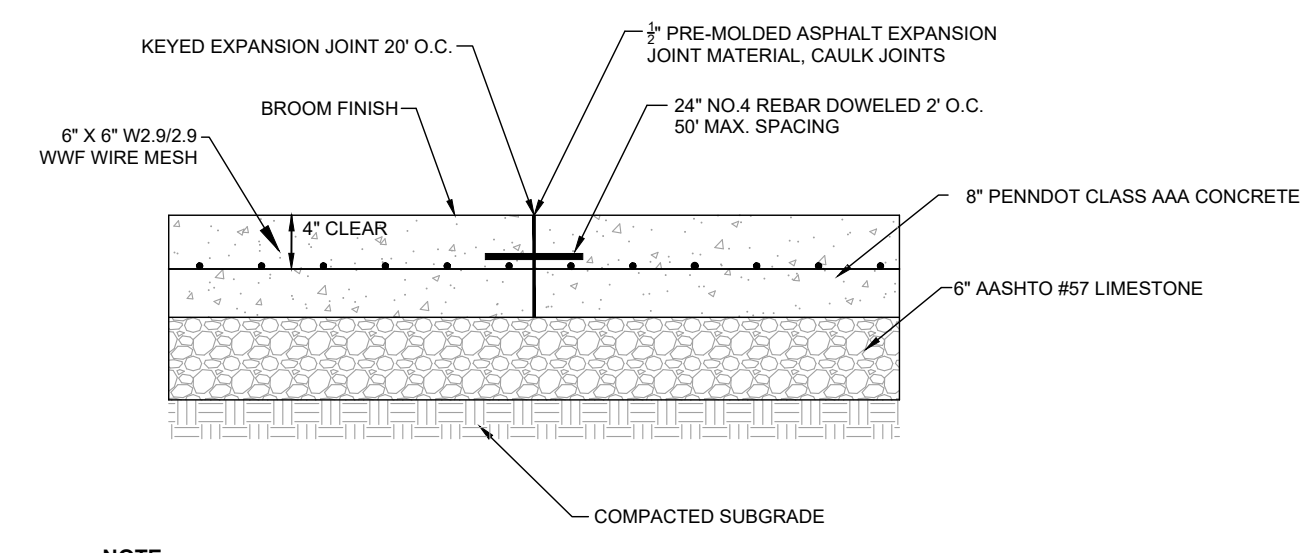
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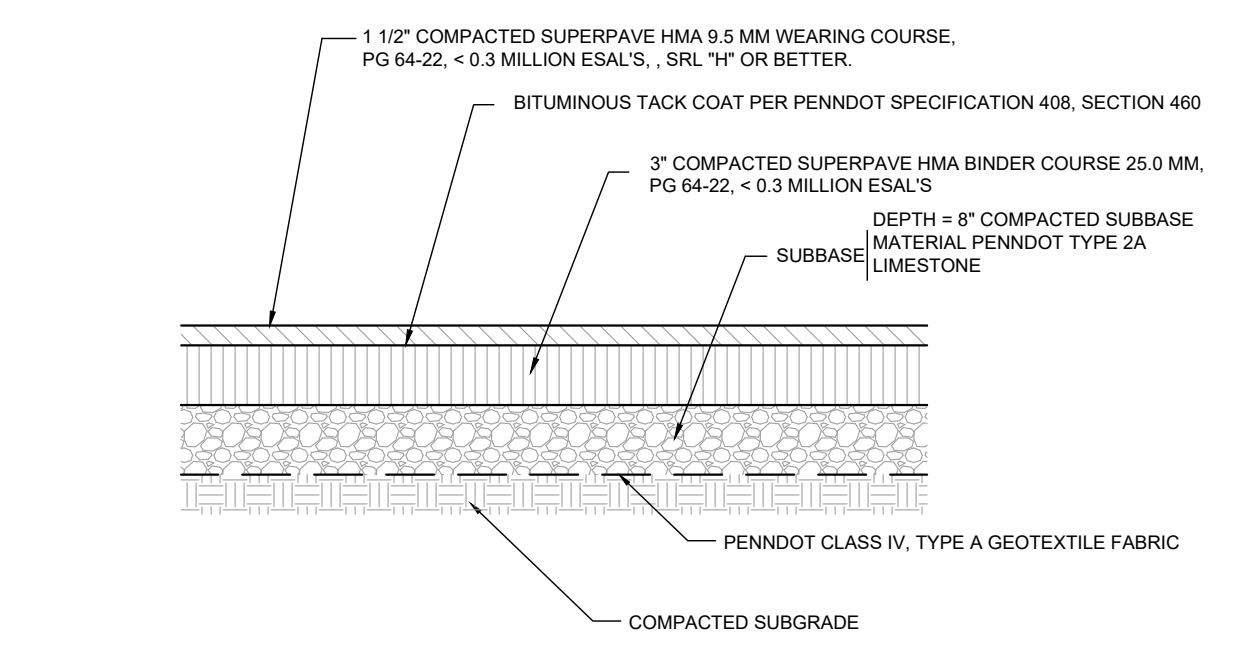
- NOTE:**
- SEE DETAIL 3 SHEET 600 FOR CONTRACTION/CONTROL JOINT INFORMATION TYPICAL ON ALL SITE CONCRETE.
 - CONTRACTOR SHALL REFER TO PLANS FOR PLACEMENT OF TOOLED JOINTS.
 - SEE SITE PLAN FOR WIDTH.
 - SLOPE TOWARDS CURB 1% MINIMUM, 2% MAXIMUM.

1
C600 CONCRETE SIDEWALK



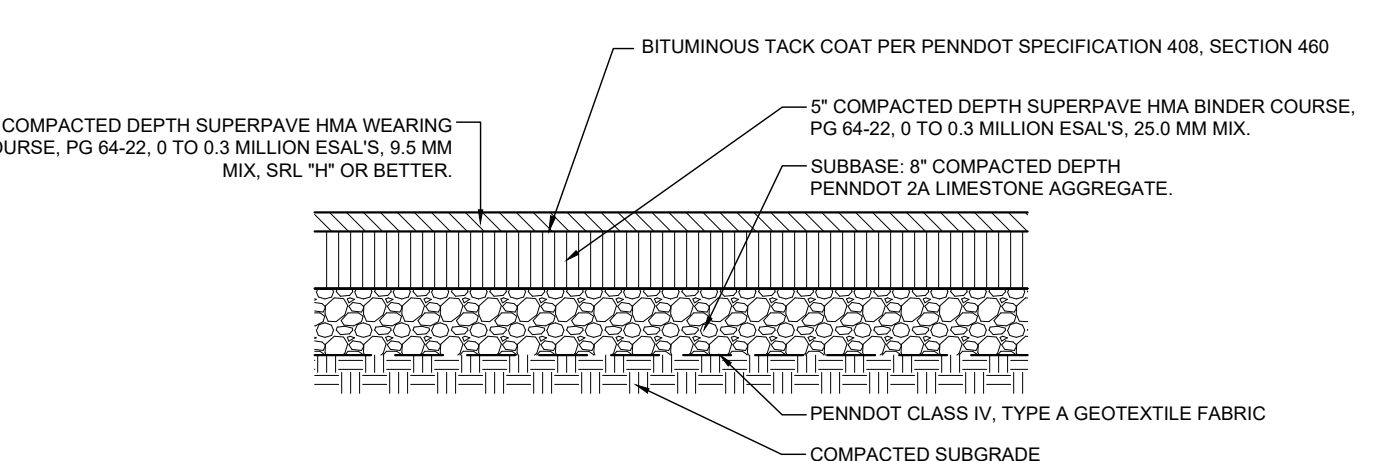
- NOTE:**
- CONTRACTOR SHALL PLACE A TOOLED JOINT AT EVERY 20' O.C. MINIMUM
 - APPLY LIQUID MEMBRANE-FORMING CURING COMPOUND MEETING ASTM C-309, TYPE 1, CLASS A AND B PER MANUFACTURERS RECOMMENDATIONS. APPLY WATER BASED 40% SILANE PENETRATING SEALER AFTER A MINIMUM OF 28 DAYS PER MANUFACTURERS RECOMMENDATIONS.

2
C600 8" CONCRETE PAVING



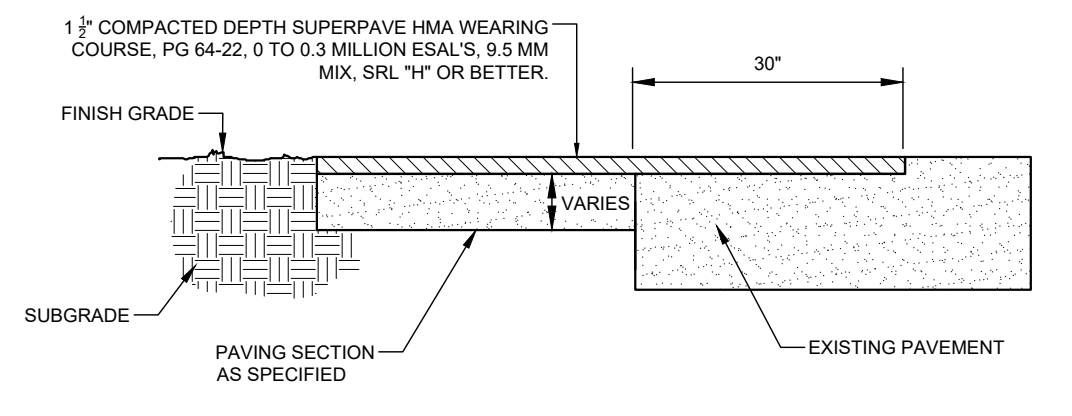
- NOTE:**
- ONCE THE FINAL WEARING COURSE OF BITUMINOUS PAVING IS PLACED, THE CONTRACTOR SHALL SEAL THE GUTTER LINE WITH PG 64-22 ASPHALT CEMENT BY OVERLAPPING 3" ONTO THE WEDGE CURB AND EXTENDING 9" ON TO THE CARTWAY IN ACCORDANCE WITH PENNDOT PUBLICATION 408.
 - SUBGRADE DRAINS MAY BE REQUIRED WHERE UNDERGROUND WATER IS ENCOUNTERED.
 - CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO PENNDOT PUBLICATION 408.

3
C600 STANDARD DUTY BITUMINOUS PAVEMENT

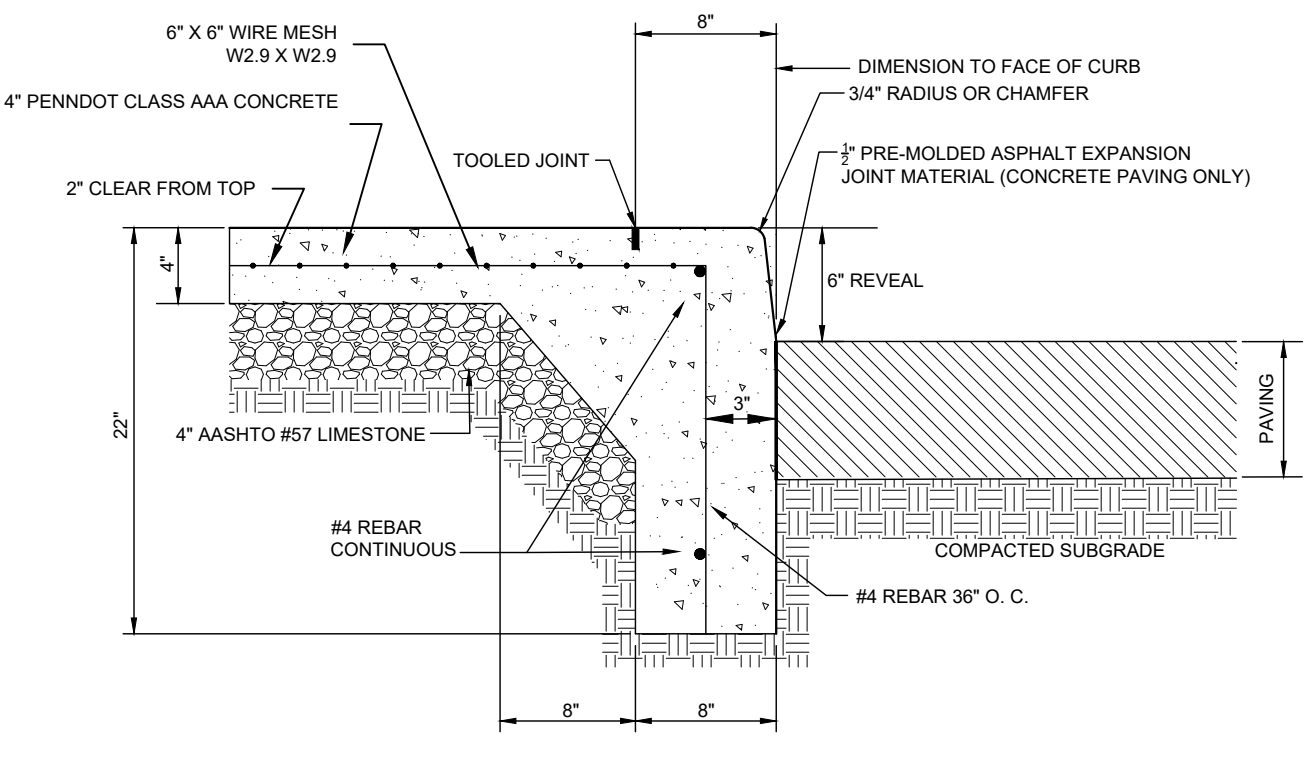


- NOTE:**
- THE CONTRACTOR SHALL SEAL THE GUTTER LINE WITH PG 64-22 ASPHALT CEMENT BY OVERLAPPING 3" ONTO THE WEDGE CURB AND EXTENDING 9" ONTO THE CARTWAY IN ACCORDANCE WITH PENNDOT PUBLICATION 408 AFTER THE COMPLETION OF THE FINAL WEARING COURSE.
 - SUBGRADE DRAINS MAY BE REQUIRED WHERE UNDERGROUND WATER IS ENCOUNTERED.
 - SUBGRADE SHALL BE COMPACTED TO VISUAL NON-MOVEMENT PRIOR TO PLACEMENT OF FABRIC AND SUBBASE.
 - SUBBASE SHALL BE COMPACTED TO 70% RELATIVE DENSITY PER ASTM D4253 AND ASTM D4254.
 - CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO PENNDOT PUBLICATION 408 UNLESS OTHERWISE INDICATED.

4
C600 HEAVY DUTY BITUMINOUS PAVEMENT

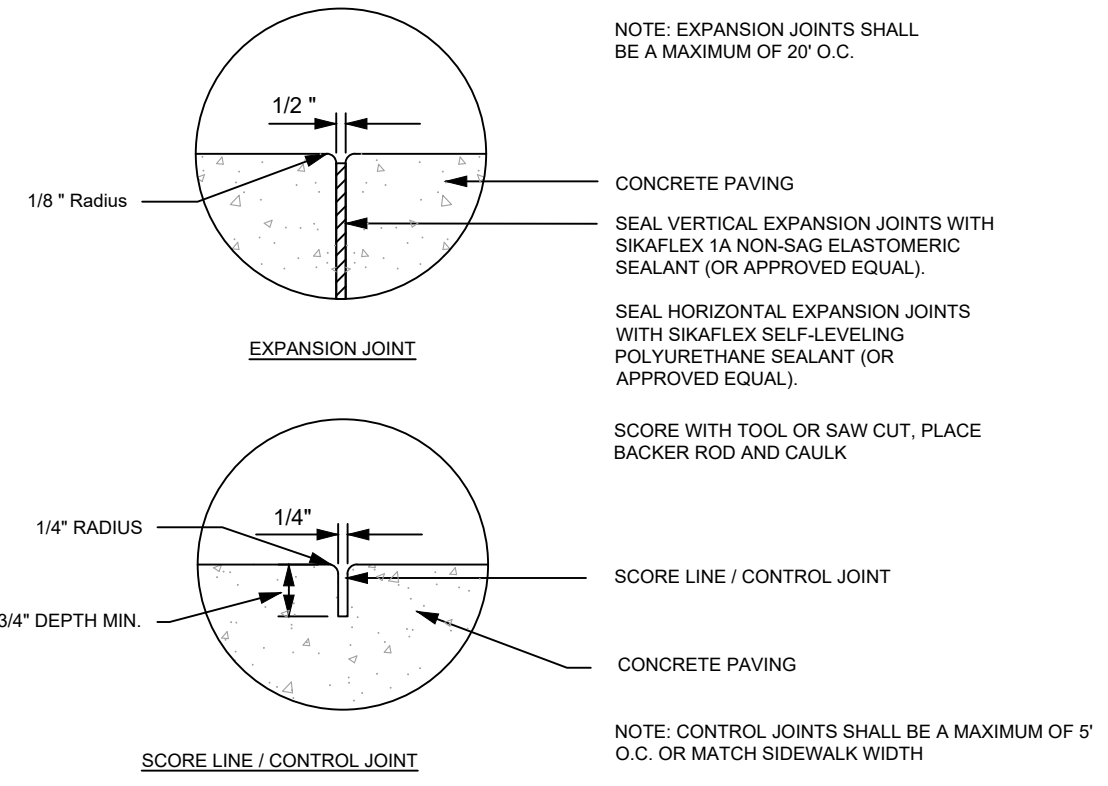


5
C600 PAVEMENT PATCH

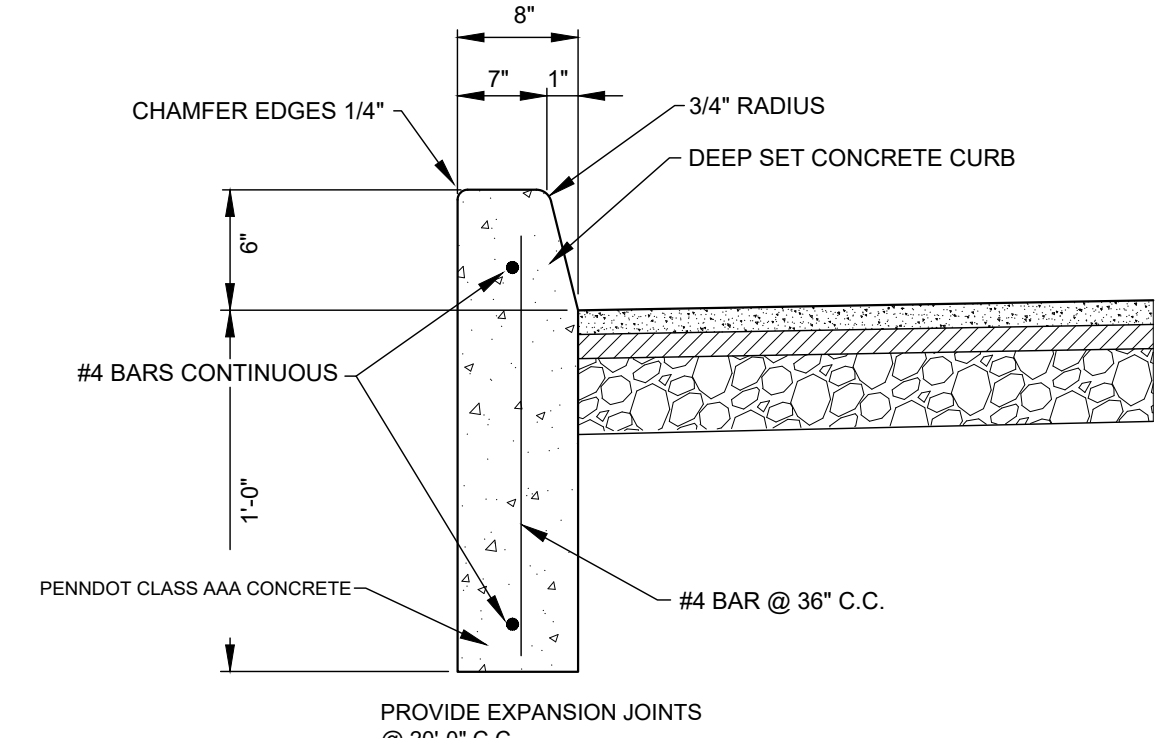


- NOTE:**
- ALL CURBS AND WALKS SHALL BE MONOLITHIC POURS, SCORE JOINTS IN VERTICAL CURB SURFACE TO ALIGN WITH WALKWAY JOINTS.
 - CONTRACTOR SHALL PLACE A TOOLED JOINT AS PER SITE PLAN.
 - NO "WILD POURS" OF CONCRETE CURB WILL BE ALLOWED.
 - APPLY LIQUID MEMBRANE-FORMING CURING COMPOUND MEETING ASTM C-309, TYPE 1, CLASS A AND B PER MANUFACTURERS RECOMMENDATIONS. APPLY WATER BASED 40% SILANE PENETRATING SEALER AFTER A MINIMUM OF 28 DAYS PER MANUFACTURERS RECOMMENDATIONS.

6
C600 INTEGRAL CONCRETE CURB AND SIDEWALK

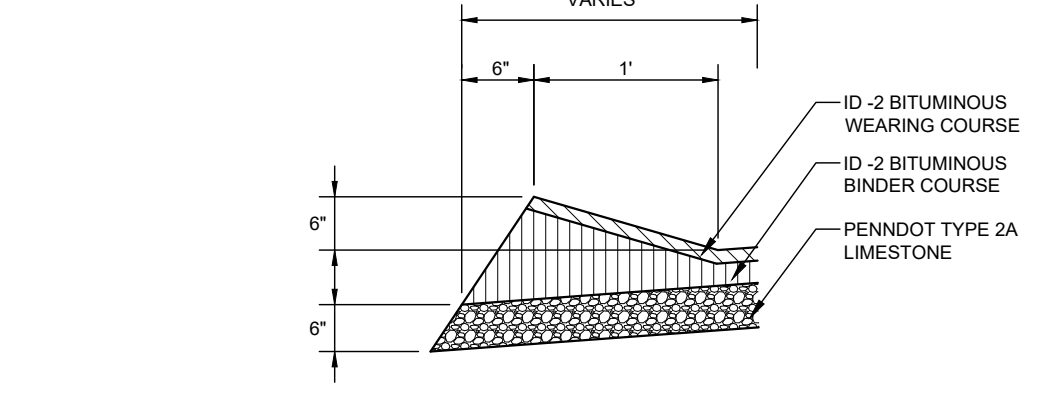


7
C600 CONCRETE EXPANSION/SCORE LINE/CONTROL JOINT



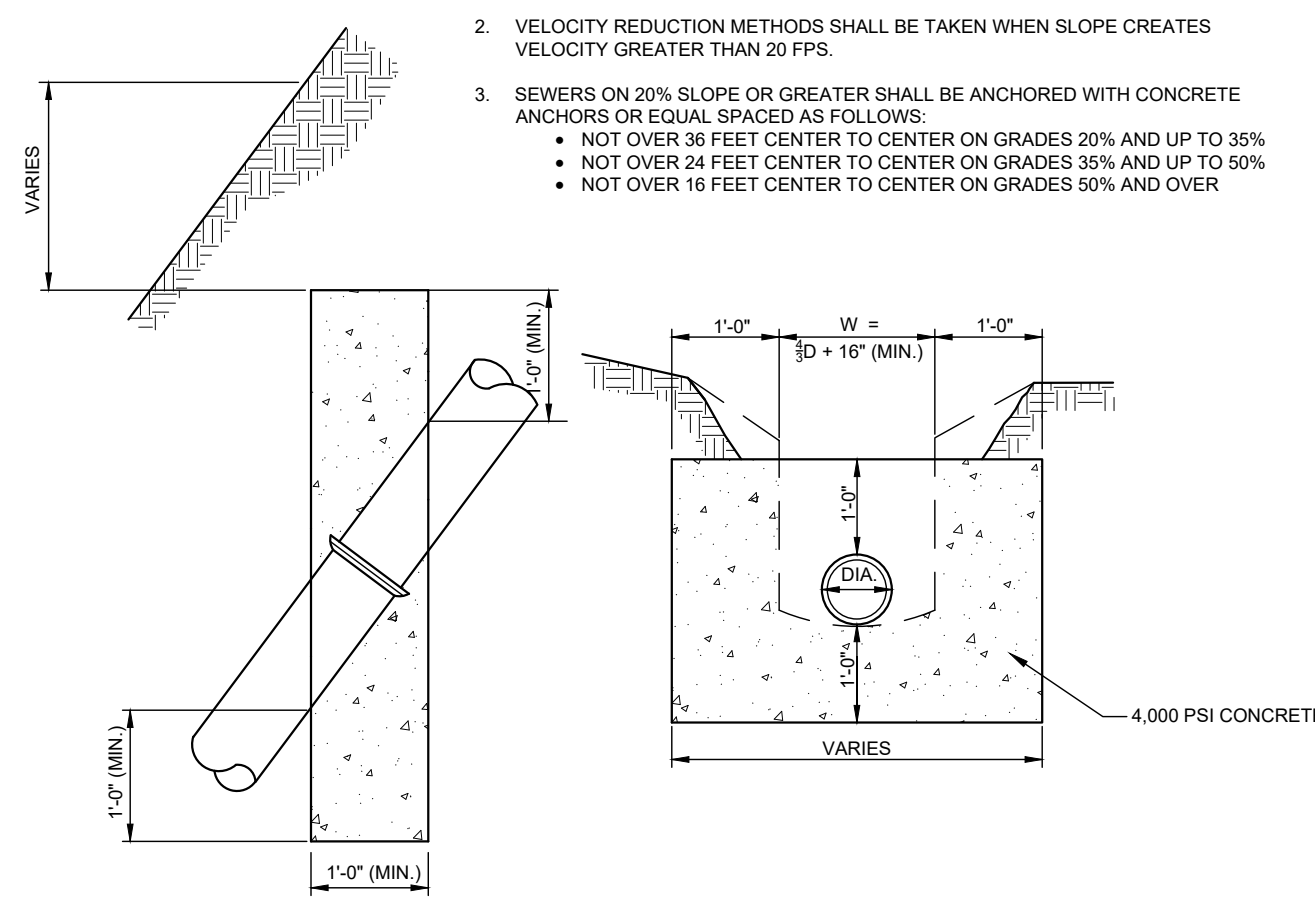
- NOTE:**
- SEAL ALL EXPANSION JOINTS WITH SIKAFLEX-1A OR EQUAL.
 - APPLY LIQUID MEMBRANE-FORMING CURING COMPOUND MEETING ASTM C-309, TYPE 1, CLASS A AND B PER MANUFACTURERS RECOMMENDATIONS. APPLY WATER BASED 40% SILANE PENETRATING SEALER AFTER A MINIMUM OF 28 DAYS PER MANUFACTURERS RECOMMENDATIONS.
 - PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PENNDOT PUBLICATION 408, SECTION 630 FOR PLAIN CEMENT CONCRETE CURB AND DEPRESSED CURB, SECTION 640 FOR PLAIN CONCRETE CURB GUTTER.

8
C600 DEEP SET CONCRETE CURB

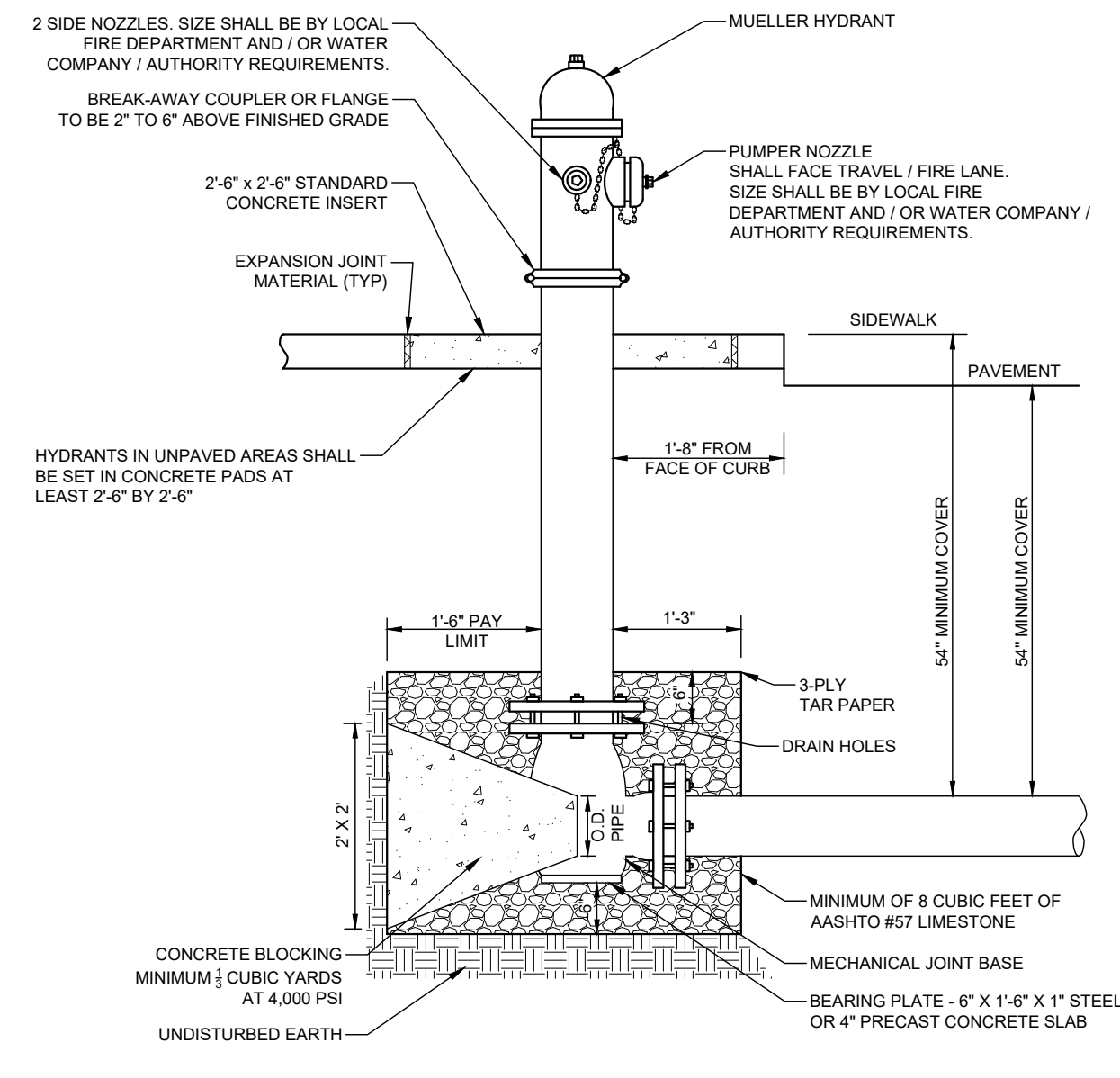


- NOTE:**
- ONCE THE FINAL WEARING COURSE OF BITUMINOUS PAVING IS PLACED, THE CONTRACTOR SHALL SEAL THE GUTTER LINE WITH AC20 ASPHALT CEMENT BY OVERLAPPING 3" ONTO THE WEDGE CURB AND THE EXTENDING 9" ONTO THE CARTWAY IN ACCORDANCE WITH PENN D.O.T. PUBLICATION 408.
 - SUBGRADE DRAINS MAY BE REQUIRED BY WHERE UNDERGROUND WATER IS ENCOUNTERED.
 - PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 630 FOR PLAIN CONCRETE CURB AND DEPRESSED CURB, SECTION 640 FOR PLAIN CONCRETE CURB AND PLAIN CONCRETE CURB GUTTER.

9
C600 BITUMINOUS WEDGE CURB

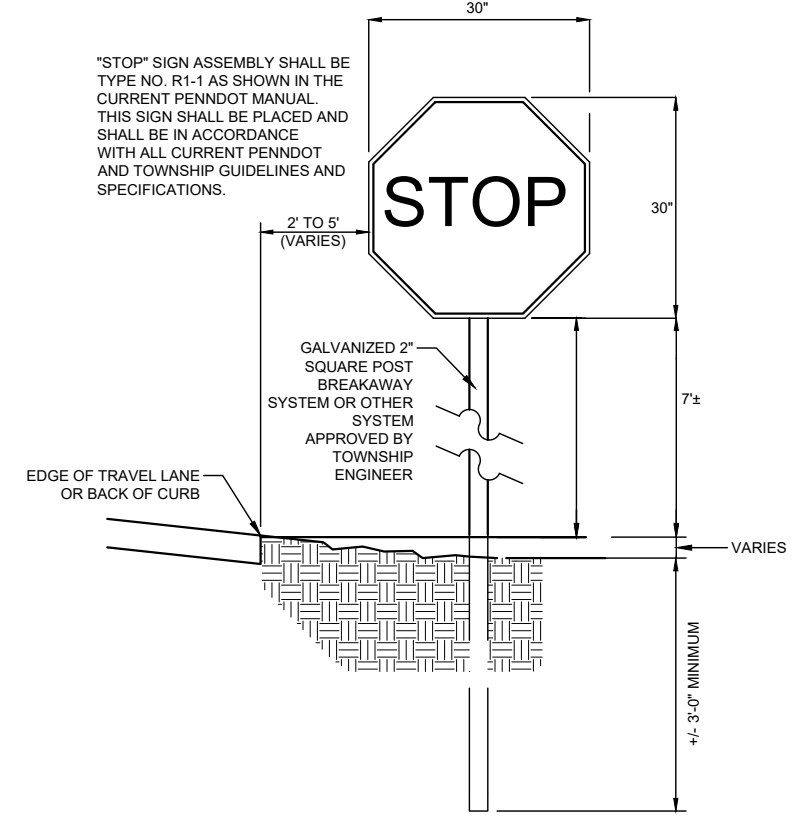


10
C600 CONCRETE PIPE ANCHORS

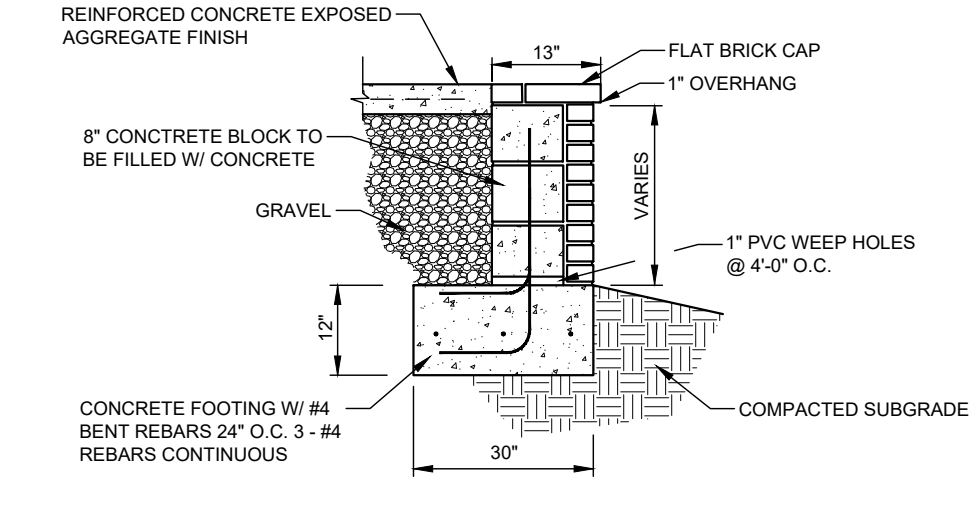


- NOTE:**
- CONTRACTOR SHALL VERIFY SIZE, TYPE AND COLOR OF HYDRANT WITH LOCAL FIRE DEPARTMENT AND / OR WATER COMPANY / AUTHORITY PRIOR TO ORDERING.
 - HYDRANT SHALL OPEN RIGHT OR LEFT.

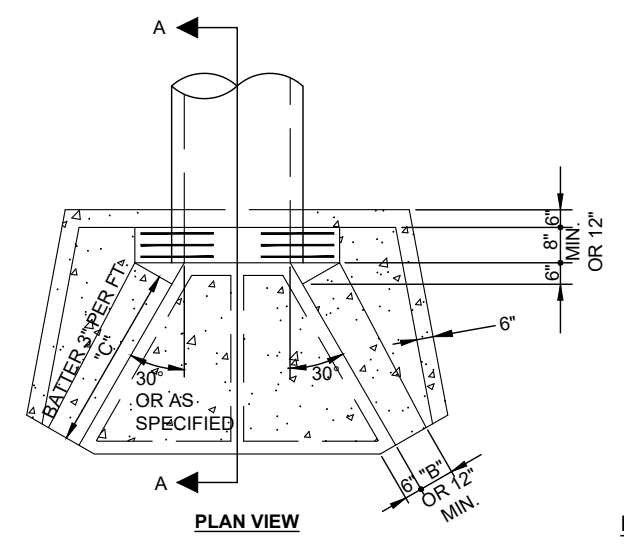
11
C600 FIRE HYDRANT INSTALLATION



12
C600 STOP SIGN

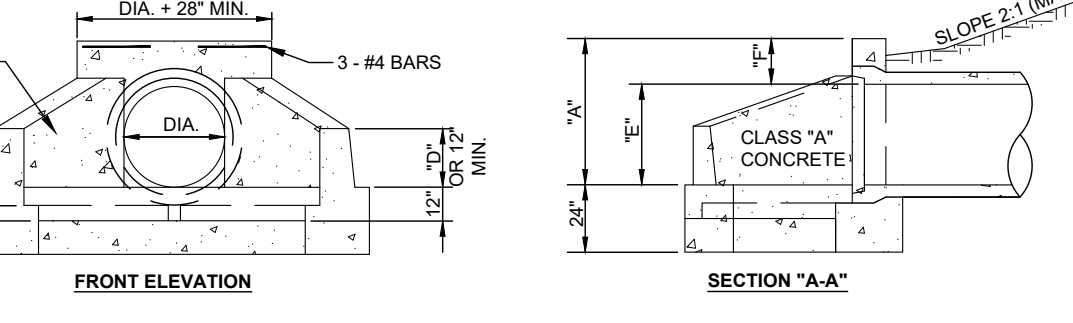


13
C600 BLOCK/BRICK RETAINING WALL

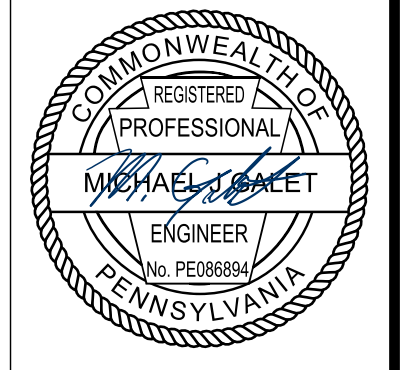


PIPE DIAMETER	A	B	C	D	E	F
12"	2'-6"	9"	2'-0"	12"	1'-9"	9"
18"	2'-6"	9"	2'-0"	12"	2'-0"	9"
24"	3'-3"	9"	2'-0"	12"	2'-6"	9"
30"	4'-0"	12"	2'-0"	15"	3'-0"	12"
36"	4'-6"	12"	2'-0"	15"	3'-6"	12"
42"	5'-3"	15"	4'-3"	18"	4'-0"	15"
48"	5'-9"	15"	4'-9"	21"	4'-6"	15"
54"	6'-3"	15"	5'-3"	24"	5'-0"	15"
60"	7'-0"	15"	5'-9"	2'-3"	5'-6"	18"
66"	7'-6"	15"	7'-0"	2'-6"	6'-0"	18"
72"	8'-0"	18"	7'-0"	2'-6"	6'-6"	18"
84"	9'-0"	18"	8'-3"	2'-9"	7'-6"	18"

- NOTE:**
- SHOP DRAWINGS FOR ALL PRECAST HEADWALLS/ENDWALLS OR CONCRETE END SECTIONS MUST BE SUBMITTED FOR APPROVAL.

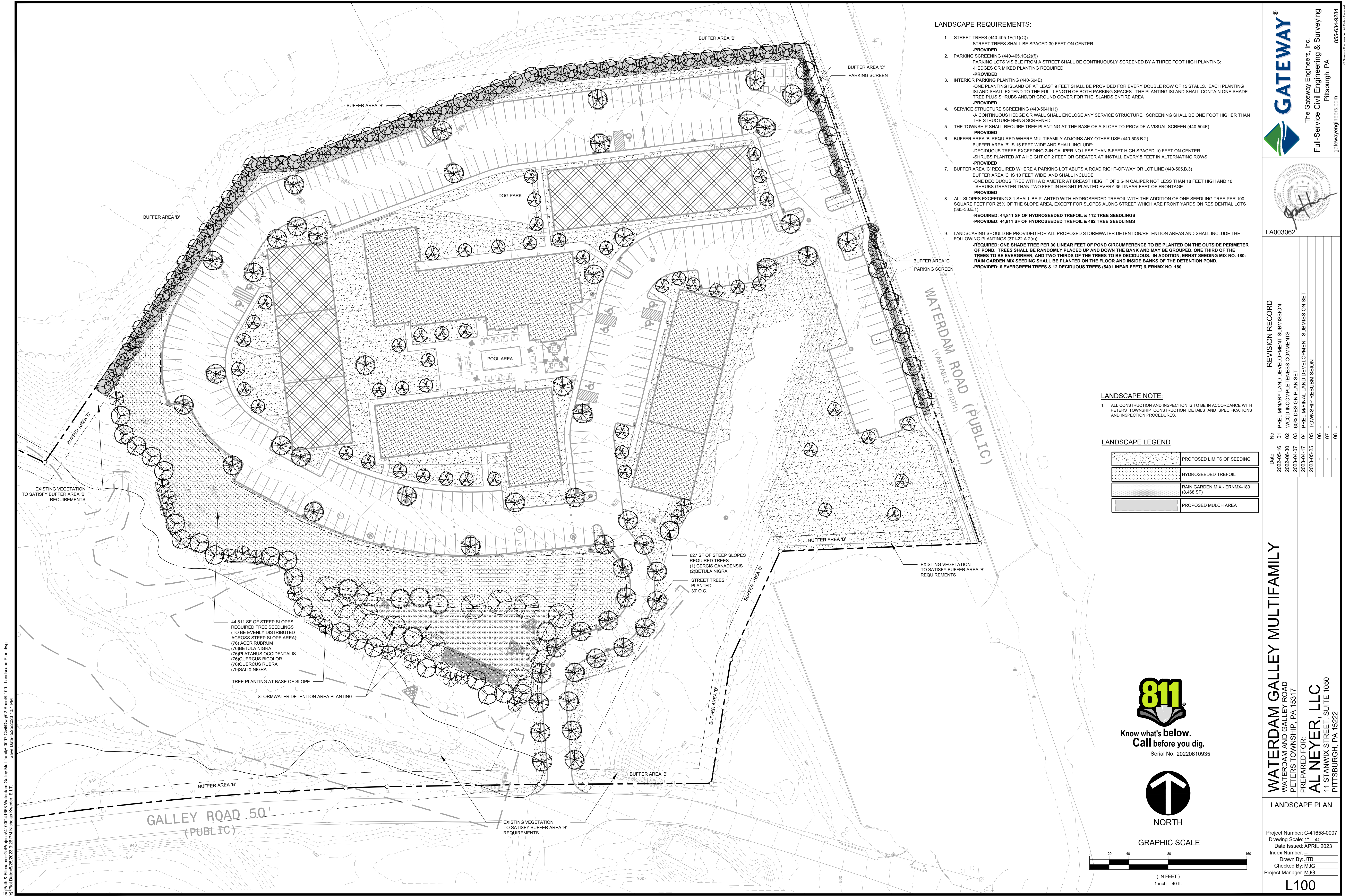


14
C600 ENDWALL OR HEADWALL



Date	No	REVISION RECORD
2022-05-16	01	PRELIMINARY LAND DEVELOPMENT SUBMISSION
2022-06-30	02	WCCD INCOMPLETENESS COMMENTS
2023-04-07	03	60% DESIGN PLAN SET
2023-04-17	04	PRELIMINARY LAND DEVELOPMENT SUBMISSION SET
2023-05-25	05	TOWNSHIP RESUBMISSION
	06	
	07	
	08	

WATERDAM GALLEY MULTIFAMILY
 WATERDAM AND GALLEY ROAD
 PETERS TOWNSHIP, PA 15317
 PREPARED FOR:
AL NEYER, LLC
 11 STANWIX STREET, SUITE 1050
 PITTSBURGH, PA 15222



LANDSCAPE REQUIREMENTS:

- STREET TREES (440-405.1F(1)(C))
STREET TREES SHALL BE SPACED 30 FEET ON CENTER
-PROVIDED
- PARKING SCREENING (440-405.1G(2)(f))
PARKING LOTS VISIBLE FROM A STREET SHALL BE CONTINUOUSLY SCREENED BY A THREE FOOT HIGH PLANTING. HEDGES OR MIXED PLANTING REQUIRED
-PROVIDED
- INTERIOR PARKING PLANTING (440-504E)
ONE PLANTING ISLAND OF AT LEAST 9 FEET SHALL BE PROVIDED FOR EVERY DOUBLE ROW OF 15 STALLS. EACH PLANTING ISLAND SHALL EXTEND TO THE FULL LENGTH OF BOTH PARKING SPACES. THE PLANTING ISLAND SHALL CONTAIN ONE SHADE TREE PLUS SHRUBS AND/OR GROUND COVER FOR THE ISLANDS ENTIRE AREA
-PROVIDED
- SERVICE STRUCTURE SCREENING (440-504H(1))
A CONTINUOUS HEDGE OR WALL SHALL ENCLOSE ANY SERVICE STRUCTURE. SCREENING SHALL BE ONE FOOT HIGHER THAN THE STRUCTURE BEING SCREENED
- THE TOWNSHIP SHALL REQUIRE TREE PLANTING AT THE BASE OF A SLOPE TO PROVIDE A VISUAL SCREEN (440-504F)
-PROVIDED
- BUFFER AREA 'B' REQUIRED WHERE MULTIFAMILY ADJOINS ANY OTHER USE (440-505.B.2)
BUFFER AREA 'B' IS 15 FEET WIDE AND SHALL INCLUDE:
-DECIDUOUS TREES EXCEEDING 2-IN CALIPER NO LESS THAN 8-FEET HIGH SPACED 10 FEET ON CENTER.
-SHRUBS PLANTED AT A HEIGHT OF 2 FEET OR GREATER AT INSTALL EVERY 5 FEET IN ALTERNATING ROWS
-PROVIDED
- BUFFER AREA 'C' REQUIRED WHERE A PARKING LOT ADJUTS A ROAD RIGHT-OF-WAY OR LOT LINE (440-505.B.3)
BUFFER AREA 'C' IS 10 FEET WIDE AND SHALL INCLUDE:
-ONE DECIDUOUS TREE WITH A DIAMETER AT BREAST HEIGHT OF 3.5-IN CALIPER NOT LESS THAN 18 FEET HIGH AND 10 SHRUBS GREATER THAN TWO FEET IN HEIGHT PLANTED EVERY 35 LINEAR FEET OF FRONTAGE.
-PROVIDED
- ALL SLOPES EXCEEDING 3:1 SHALL BE PLANTED WITH HYDROSEEDED TREFILO WITH THE ADDITION OF ONE SEEDLING TREE PER 100 SQUARE FEET FOR 25% OF THE SLOPE AREA, EXCEPT FOR SLOPES ALONG STREET WHICH ARE FRONT YARDS ON RESIDENTIAL LOTS (385-33.E.1)
-REQUIRED: 44,811 SF OF HYDROSEEDED TREFILO & 112 TREE SEEDLINGS
-PROVIDED: 44,811 SF OF HYDROSEEDED TREFILO & 462 TREE SEEDLINGS
- LANDSCAPING SHOULD BE PROVIDED FOR ALL PROPOSED STORMWATER DETENTION/RETENTION AREAS AND SHALL INCLUDE THE FOLLOWING PLANTINGS (371-22.A.2(a)):
-REQUIRED: ONE SHADE TREE PER 30 LINEAR FEET OF POND CIRCUMFERENCE TO BE PLANTED ON THE OUTSIDE PERIMETER OF POND. TREES SHALL BE RANDOMLY PLACED UP AND DOWN THE BANK AND MAY BE GROUPED. ONE THIRD OF THE TREES TO BE EVERGREEN AND TWO-THIRDS OF THE TREES TO BE DECIDUOUS. IN ADDITION, ERNST SEEDING MIX NO. 180: RAIN GARDEN MIX SEEDING SHALL BE PLANTED ON THE FLOOR AND INSIDE BANKS OF THE DETENTION POND.
-PROVIDED: 6 EVERGREEN TREES & 12 DECIDUOUS TREES (540 LINEAR FEET) & ERNMX NO. 180.

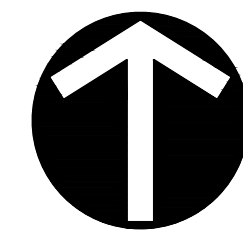
LANDSCAPE NOTE:
1. ALL CONSTRUCTION AND INSPECTION IS TO BE IN ACCORDANCE WITH PETERS TOWNSHIP CONSTRUCTION DETAILS AND SPECIFICATIONS AND INSPECTION PROCEDURES.

LANDSCAPE LEGEND

	PROPOSED LIMITS OF SEEDING
	HYDROSEEDED TREFILO
	RAIN GARDEN MIX - ERNMX-180 (6,468 SF)
	PROPOSED MULCH AREA

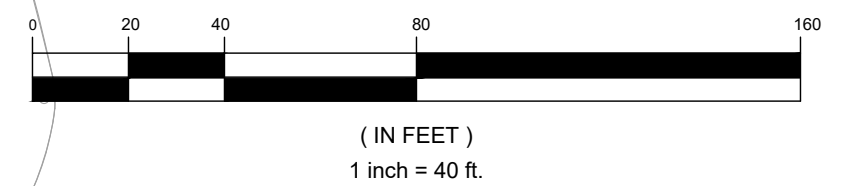


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Call before you dig.
Serial No. 20220610935



NORTH

GRAPHIC SCALE



LA003062

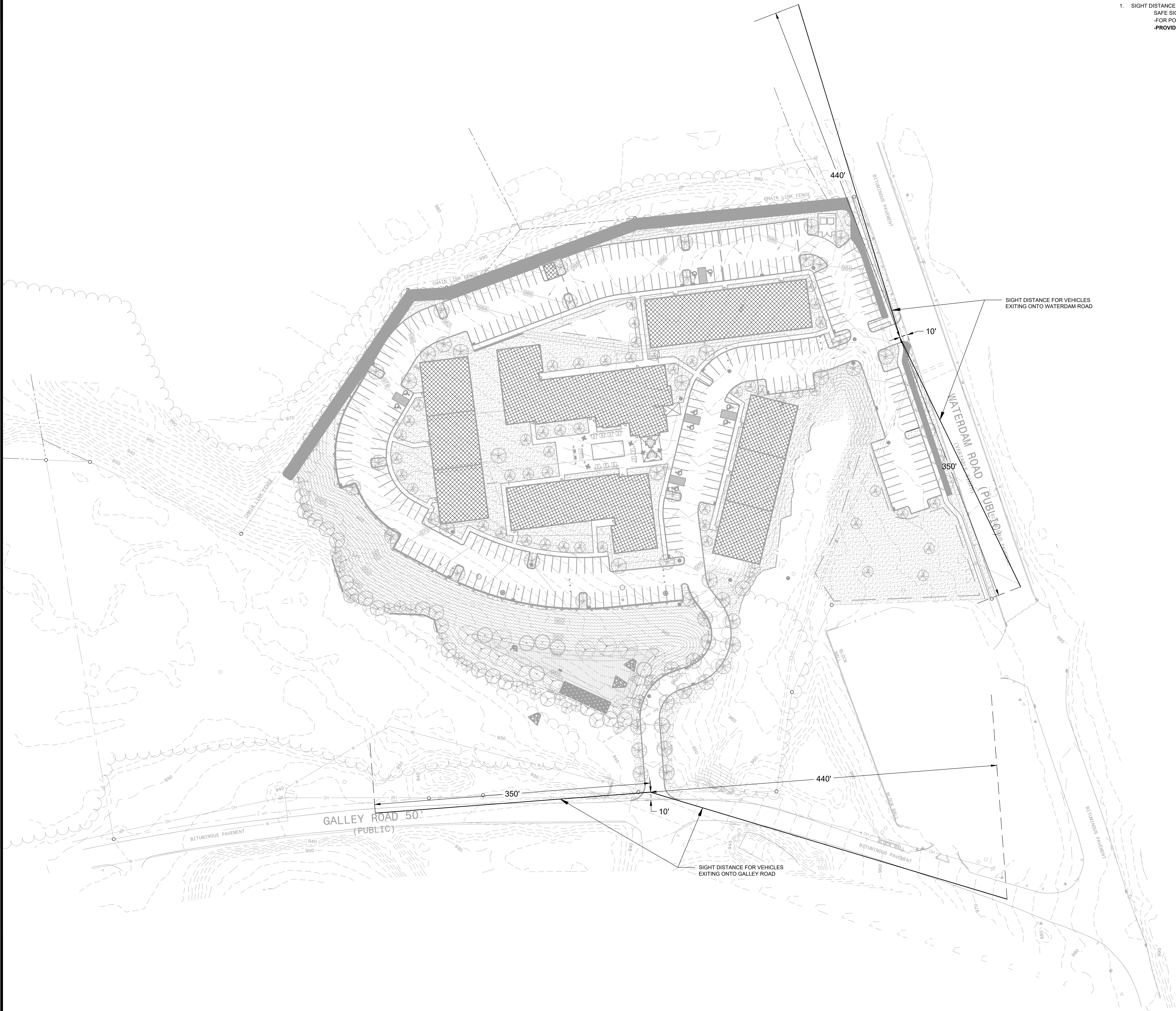
No	Date	REVISION RECORD
01	2022-05-16	PRELIMINARY LAND DEVELOPMENT SUBMISSION
02	2022-06-30	WCCD INCOMPLETENESS COMMENTS
03	2023-04-07	60% DESIGN PLAN SET
04	2023-04-17	PRELIMINAL LAND DEVELOPMENT SUBMISSION SET
05	2023-05-25	TOWNSHIP RESUBMISSION
06	-	-
07	-	-
08	-	-

WATERDAM GALLEY MULTIFAMILY
WATERDAM AND GALLEY ROAD
PETERS TOWNSHIP, PA 15317
PREPARED FOR:
AL NEYER, LLC
11 STANWIX STREET, SUITE 1050
PITTSBURGH, PA 15222

LANDSCAPE PLAN
Project Number: C-41658-0007
Drawing Scale: 1" = 40'
Date Issued: APRIL 2023
Index Number:
Drawn By: JTB
Checked By: MJG
Project Manager: MJG
L100

P:\m & File\name\Projects\410004\658 Waterdam Galley Multifamily\007 Civil\DWG\100-Sherid.L100 - Landscape Plan.dwg
 Plot Date: 2/22/2023 2:28 PM
 User: Nicholas Kewener, E.I.T.
 Save Date: 2/22/2023 1:51 PM

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 Plot Date: 02/22/2023 3:28 PM, Nicholas Kevener, E.T.I., Save Date: 02/22/2023 1:51 PM

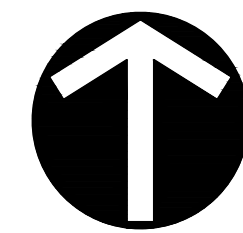


LANDSCAPE REQUIREMENTS:

1. SIGHT DISTANCE AT INTERSECTIONS (385-37H)
 SAFE SIGHT DISTANCES FOR PASSENGER CARS AND SINGLE UNIT TRUCKS EXITING FROM STREET ONTO TWO-LANE ROADS:
 -FOR POSTED SPEEDS OF 35 MPH, LEFT TURN REQUIRES 440 FEET; RIGHT TURN REQUIRES 350 FEET
-PROVIDED

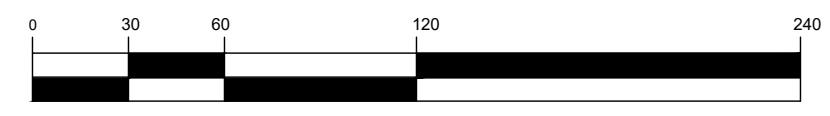


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NORTH

GRAPHIC SCALE



(IN FEET)
 1 inch = 60 ft.


GATEWAY
 The Gateway Engineers, Inc.
 Full-Service Civil Engineering & Surveying
 Pittsburgh, PA
 gatewayengineers.com
 855-634-9284



LA003062

REVISION RECORD	
Date	No
2022-05-16	01
2022-06-30	02
2023-04-07	03
2023-04-17	04
2023-05-25	05
	06
	07
	08

WATERDAM GALLEY MULTIFAMILY
 WATERDAM AND GALLEY ROAD
 PETERS TOWNSHIP, PA 15317
 PREPARED FOR:
AL NEYER, LLC
 11 STANWIX STREET, SUITE 1050
 PITTSBURGH, PA 15222

SIGHT DISTANCES
 Project Number: C-41658-0007
 Drawing Scale: 1" = 60'
 Date Issued: APRIL 2023
 Index Number:
 Drawn By: JTB
 Checked By: MJG
 Project Manager: MJG
L102

