

**OWNER:**  
JOHN A. & JOHN M. SNYDER  
158 ORCHARD DRIVE  
MCMURRAY, PA 15317

**DEVELOPER / APPLICANT:**  
COEN MARKETS, INC.  
1000 PHILADELPHIA STREET  
CANONSBURG, PA 15317

**SURVEYOR:**  
MDM SURVEYORS & ENGINEERS, LLC  
375 NORTHGATE DRIVE  
WARRENDALE, PA 15086  
(724) 934-2810  
HOWARD G. MCILVRIED  
REGISTERED LAND SURVEYOR NO. 049396-R

**ENGINEER:**  
MDM SURVEYORS & ENGINEERS, LLC  
375 NORTHGATE DRIVE  
WARRENDALE, PA 15086  
(724) 934-2810  
CHRISTOPHER M. PETERS, P.E.  
PA LICENSE No. P060187

# Preliminary/Final Land Development Plans

Prepared For:

## Coen Markets

801 E. McMurray Road, Venetia, PA 15367  
Peters Township, Washington County  
Commonwealth of Pennsylvania

### UTILITY CONTACTS

**SANITARY SEWER**  
PETERS TOWNSHIP SANITARY AUTHORITY  
111 BELL DRIVE  
MCMURRAY, PA 15317  
MARK CHUCUDDY  
MCHUCUDDY@PTSALONLINE.ORG

**GAS SERVICE**  
COLUMBIA GAS  
1600 DUBLIN ROAD  
COLUMBUS, OH 43215  
LISA COLLINS  
LDUGAN@NISOURCE.COM

**ELECTRIC SERVICE**  
WEST PENN POWER  
800 CABIN HILL DRIVE  
ROOM B100N  
GREENSBURG, PA 15601  
ROBERT PAINTER  
RPAINTER@FIRSTENERGYCORP.COM

**TELEPHONE / CABLE SERVICE**  
COMCAST  
WWW.XFINITY.COM

**VERIZON**  
WWW.VERIZON.COM

**STORM SEWER**  
PETERS TOWNSHIP  
750 BEBOUT ROAD  
VENETIA, PA 15367  
JOSEPH HURSEN  
JHURSEN@PETERSTOWNSHIP.COM

**WATER SERVICE**  
PA AMERICAN WATER  
300 GALLEY ROAD  
P.O. BOX 1290  
MCMURRAY, PA 15317  
MATT MACEK  
MATTHEW.MACEK@AMWATER.COM

### PARKING REQUIREMENTS

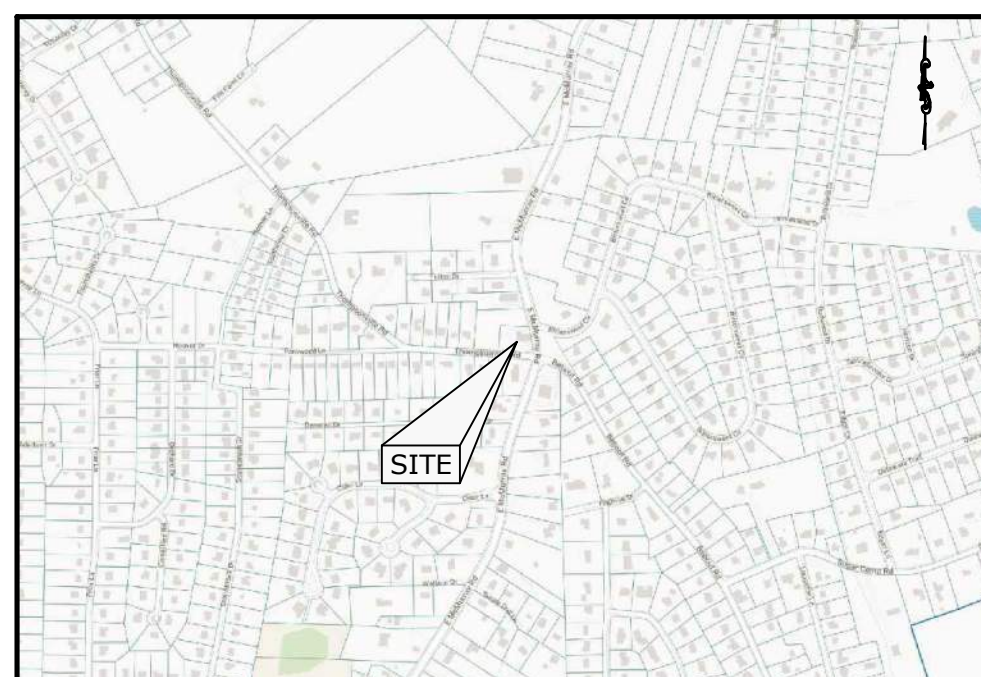
ZONING DISTRICT: MA-2 (MIXED USE ACTIVITY CENTER)

**PARKING REQUIREMENTS:**  
10'x20' PROPOSED

PARKING SPACE SIZE: 10'x20' (200 SF) REQUIRED  
TOTAL OF 29 SPACES PROPOSED (INCLUDING 1 VAN ACCESSIBLE SPACE)

CONVENIENCE STORE: FIVE (5) PARKING SPACES PER 1,000 SF OR 1 SPACE PER 200 SF  
4,234 SF/200 SF = 21.17 SPACES REQUIRED  
TOTAL OF 29 SPACES PROPOSED (INCLUDING 1 VAN ACCESSIBLE SPACE)

LOADING SPACES: ONE (1) LOADING AREA REQUIRED  
ONE (1) 10' x 30' LOADING AREA PROPOSED



SITE LOCATION MAP  
SCALE: 1"=2000'

### ZONING INFORMATION

ZONING DISTRICT  
ZONING DISTRICT: MA-2 (MIXED USE ACTIVITY CENTER)  
A CONVENIENCE STORE IS A PERMITTED USE WITHIN THIS ZONING DISTRICT.  
AN AUTOMOBILE GAS/SERVICE STATION IS NOT A PERMITTED USE WITHIN THIS ZONING DISTRICT. A 25% EXPANSION OF THE EXISTING NON-CONFORMING USE IS PROPOSED AS APPROVED BY SPECIAL EXCEPTION GRANTED BY THE ZONING HEARING BOARD ON JUNE 18, 2024. FOUR (4) EXISTING FUEL PUMPS ARE NOW PROPOSED TO BE FIVE (5) PUMPS.

ZONING	REQUIRED	PROPOSED
MIN. LOT SIZE	21,780 SQ.FT.	77,953.4 SQ.FT.
MIN. LOT WIDTH AT BUILDING LINE	25 FT.	190' +/-
MIN. FRONT YARD SETBACK	20 FT. MIN.	25'-1"
SIDE YARD SETBACK	NONE LISTED	N/A
MIN. REAR YARD SETBACK	25'	25'
BUILDING HEIGHT	2 STORIES MAX., 31 FT.	28'-2"

ZONING INFORMATION WAS OBTAINED FROM:  
PETERS TOWNSHIP PLANNING DEPARTMENT  
610 E. MCMURRAY ROAD  
MCMURRAY, PA 15317  
(724) 942-5005  
KRISTIN HULLIHEN, ZONING/CODE ENFORCEMENT OFFICER

### TOWNSHIP PLANNING COMMISSION REVIEW STATEMENT

AT A MEETING ON \_\_\_\_\_, 20\_\_\_\_, THE PETERS TOWNSHIP PLANNING COMMISSION REVIEWED THIS PLAN.

PLANNING COMMISSION \_\_\_\_\_  
PLANNING COMMISSION \_\_\_\_\_

### TOWNSHIP ENGINEER REVIEW STATEMENT

REVIEWED BY THE PETERS TOWNSHIP ENGINEER.

TOWNSHIP ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

I CERTIFY THAT THIS PLAN MEETS ALL ENGINEERING AND DESIGN REQUIREMENT OF THE APPLICABLE ORDINANCES OF THE TOWNSHIP OF PETERS, EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROPRIATE OFFICIALS OF THE TOWNSHIP.

DATE \_\_\_\_\_ NAME \_\_\_\_\_  
(SEAL) REGISTRATION NUMBER \_\_\_\_\_

### DRAWING INDEX

- CS COVER SHEET
- 1 of 2 ALTA / NSPS LAND TITLE SURVEY
- 2 of 2 ALTA / NSPS LAND TITLE SURVEY
- C1.0 SITE PLAN
- C1.1 SITE DETAILS
- C1.2 SITE DETAILS
- C2.0 GRADING PLAN
- C3.0 SITE UTILITY PLAN
- C4.0 DEMOLITION PLAN
- C5.0 LANDSCAPE PLAN
- C6.0 TRUCK ROUTING PLAN
- C7.0 EROSION & SEDIMENTATION CONTROL PLAN
- C7.1 EROSION & SEDIMENTATION CONTROL DETAILS
- C7.2 EROSION & SEDIMENTATION CONTROL DETAILS
- PCSM1 POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN
- PCSM2 POST-CONSTRUCTION STORMWATER MANAGEMENT DETAILS
- PCSM3 POST-CONSTRUCTION STORMWATER MANAGEMENT DETAILS
- PCSM4 POST-CONSTRUCTION STORMWATER MANAGEMENT DETAILS
- PCSM5 POST-CONSTRUCTION STORMWATER MANAGEMENT DETAILS
- PCSM6 POST-CONSTRUCTION STORMWATER MANAGEMENT NOTES

### PA ONE-CALL INFORMATION

Serial Number: 20203182432 (Design)  
20203182418 (Dig)  
Date of Inquiry: 11-13-2020  
How Contacted: Phone

Company Name	Response				
	All Clear	Has Facilities	Plans	Field Markings	No Response
Verizon Pennsylvania, Inc.	X				
Columbia Gas of PA Design				X	
Columbia Gas of PA Inc				X	
West Penn Power	X				
Peters Township Sanitary Authority				X	
Peters Township Washington County Comcast Cable	X				
Columbia Gas of PA Inc Washington				X	
Pennsylvania American Water				X	

PREPARED BY:

## MDM

SURVEYORS & ENGINEERS, LLC  
Surveyors • Engineers • Site Planners  
375 Northgate Drive  
Warrendale, PA 15086  
Ph: (724) 934-2810 • Fax: (724) 934-2811  
mdmccadd@mdmllc.com  
www.mdmllc.com

ISSUE DATE: 03/08/2024  
LAST REVISED: 06/20/2024

NO.	DATE	REVISIONS DESCRIPTION	BY	CVT
1	6/20/2024	REVISED PER TOWNSHIP & OWNER COMMENTS		



**MDM**  
SURVEYORS & ENGINEERS, LLC  
Surveyors • Engineers • Site Planners  
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Ph: (724) 934-2810 • Fax: (724) 934-2811  
mdmccadd@mdmllc.com  
www.mdmllc.com

COEN MARKETS - STORE #1242  
801 E. MCMURRAY ROAD  
PETERS TOWNSHIP, WASHINGTON COUNTY  
COMMONWEALTH OF PENNSYLVANIA  
COVER SHEET



SCALE:	1" = 20'
DATE:	03/08/2024
DRAWN BY:	BJC
CHKD BY:	CMP

CS

# EXISTING CONDITIONS SURVEY

PREPARED FOR

## COEN MARKETS

### 801 E. McMURRAY ROAD

# TOWNSHIP OF PETERS, COUNTY OF WASHINGTON COMMONWEALTH OF PENNSYLVANIA

NO.	DATE	DESCRIPTION	BY
1	11/23/24	ORIGINAL SUBMITTAL	WJM
2	12/15/23	REVISED BOUNDARY	HGM
3	12/15/23	REVISED UTILITY INFO.	HGM
4	5/30/24	REVISED UTILITY INFO.	CMT

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ANY ALTERATIONS TO THIS PLAN OR PLAT OF SURVEY MADE AFTER BEING SIGNED AND SEALED BY SAID LICENSED PROFESSIONAL RENDERS THIS PLAN OR PLAT OF SURVEY NULL AND VOID.

**MDM**  
SURVEYORS & ENGINEERS, LLC  
Surveyors • Engineers • Site Planners  
375 Northgate Drive  
W. Chester, PA 19380  
Ph: (724) 934-2810 • Fax: (724) 934-2811  
www.mdmlc.com

Coen Markets (Store #1242)  
801 E. McMurray Road  
Township of Peters, County of Washington  
Commonwealth of Pennsylvania  
EXISTING CONDITIONS SURVEY

COMMONWEALTH OF PENNSYLVANIA  
REGISTERED PROFESSIONAL  
HOWARD G. McILVRIED  
REGISTERED LAND SURVEYOR  
No. 049396-R

SCALE:	1"=20'
DATE:	5/30/24
DRAWN BY:	WJM
CHK'D BY:	HGM

### GENERAL NOTES

- Bearings shown hereon are based upon the bearings shown on the Snyder Consolidation Plan, recorded at Instrument No. 202317922.
- The underground utilities shown on this survey have been located from field survey information, markings provided by the utility companies and existing drawings obtained from utility companies. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from available information.
- Contour Interval = 1'. Elevations shown hereon are based upon Keynet VRS observations taken on November 19, 2020 and are to the North American Vertical Datum of 1988 (NAVD88)(GEOID12a).
- There was no observed evidence of current earth moving work, building construction or building additions.
- The surveyor knows of no known recent or proposed changes in street right-of-way lines, street or sidewalk construction or repairs.
- There is no observed evidence of this site being used as a solid waste dump, sump, or sanitary landfill.
- There are no delineated wetland areas located on the subject premises.
- Iron pins with cap set are 5/8"Ø rebar, 30" in length with a yellow plastic I.D. cap that bears the inscription "MDM 724-934-2810".
- The legal right-of-way for E. McMurray Road is based upon Drawings Authorizing Condemnation of Right-of-Way for L.R. 62191, section 101 R/W, sheet 3 of 4, dated June 15, 1977.
- Since this site has frontage along a state maintained highway (State Route 1002), a Highway Occupancy Permit (H.O.P.) is required if access to the site is desired or altered. The Pennsylvania Department of Transportation shall be contacted in regards to the H.O.P. Their contact information is:

Pennsylvania Department of Transportation  
Engineering District 12-0  
825 N. Gallatin Avenue Ext.  
Uniontown, PA 15401-2105  
(724) 439-7344

### ZONING INFORMATION

Zoning District - MA (Mixed Use Activity Center)  
An automobile gas/service station is not a permitted use within this zoning district.

Minimum Lot Size - 21,780 sq. ft.  
Minimum Lot Width @ Building Line - 25 feet  
Front Yard Setback - 20 feet min. /25' max.  
Side Yard Setback - none listed  
Minimum Rear Yard Setback - none required if not adjoining LD District  
Maximum Building Height - 36 feet pitched roof, 31 flat roof (2 stories max)  
Maximum Floor Area Ratio - 1

Zoning information was obtained from:

Peters Township Planning Department  
610 E. McMurray Road  
McMurray, PA 15317  
(724) 942-5005  
Kristin Hullahen, Zoning/Code Enforcement Officer



SITE LOCATION MAP  
SCALE: 1"=1,000'

### UTILITY SERVICE INFORMATION

**Sanitary Sewer**  
Peters Township Sanitary Authority  
111 Bell Drive  
McMurray, PA 15317  
(724) 655-3047  
Mark Chucuddy  
mchucuddy@ptsaonline.org

**Storm Sewer**  
Peters Township  
750 Bebout Road  
Venetia, PA 15367  
Joseph Hursen  
jhursen@peterstownship.com

**Water Service**  
PA American Water  
300 Galley Road  
P.O. Box 1290  
Washington, PA 15317  
(724) 743-3130  
Michael Ricciuti  
michael.ricciuti@amwater.com

**Gas Service**  
Columbia Gas  
(724) 884-6658  
Shannon Pelosi  
spelosi@nisource.com

**Electric Service**  
West Penn Power  
401 Coyle-Curtin Road  
Monongahela, PA 15063  
(412) 738-2925  
Gerald Gluch  
ggluch@firstenergycorp.com

**Telephone / Cable Service**  
Comcast  
www.xfinity.com  
Verizon  
www.verizon.com

### PA ONE-CALL INFORMATION

Serial Number: 20240671434 (Design) 20203182418 (Dig)  
Date of Inquiry: 11-13-2020  
How Contacted: Phone

Company Name	Response			
	All Clear	Has Facilities	Plans	Field Response
Verizon Pennsylvania, Inc.	X			X
Columbia Gas of PA Design				X
Columbia Gas of PA Inc				X
West Penn Power	X			
Peters Township Sanitary Authority				X
Peters Township Washington County				X
Comcast Cable	X			
Columbia Gas of PA Inc Washington				X
Pennsylvania American Water				X

### FLOOD ZONE NOTE

By graphic plotting only, this site is located in Zone X of the Flood Insurance Rate Map 42125C0212E, Community No. 422152, Panel 0212, Suffix E, bearing an effective date of 9-30-15 and is not in a special flood hazard area.

### VISIBLE ENCROACHMENTS

There are no noticeable encroachments at the time of the field survey.

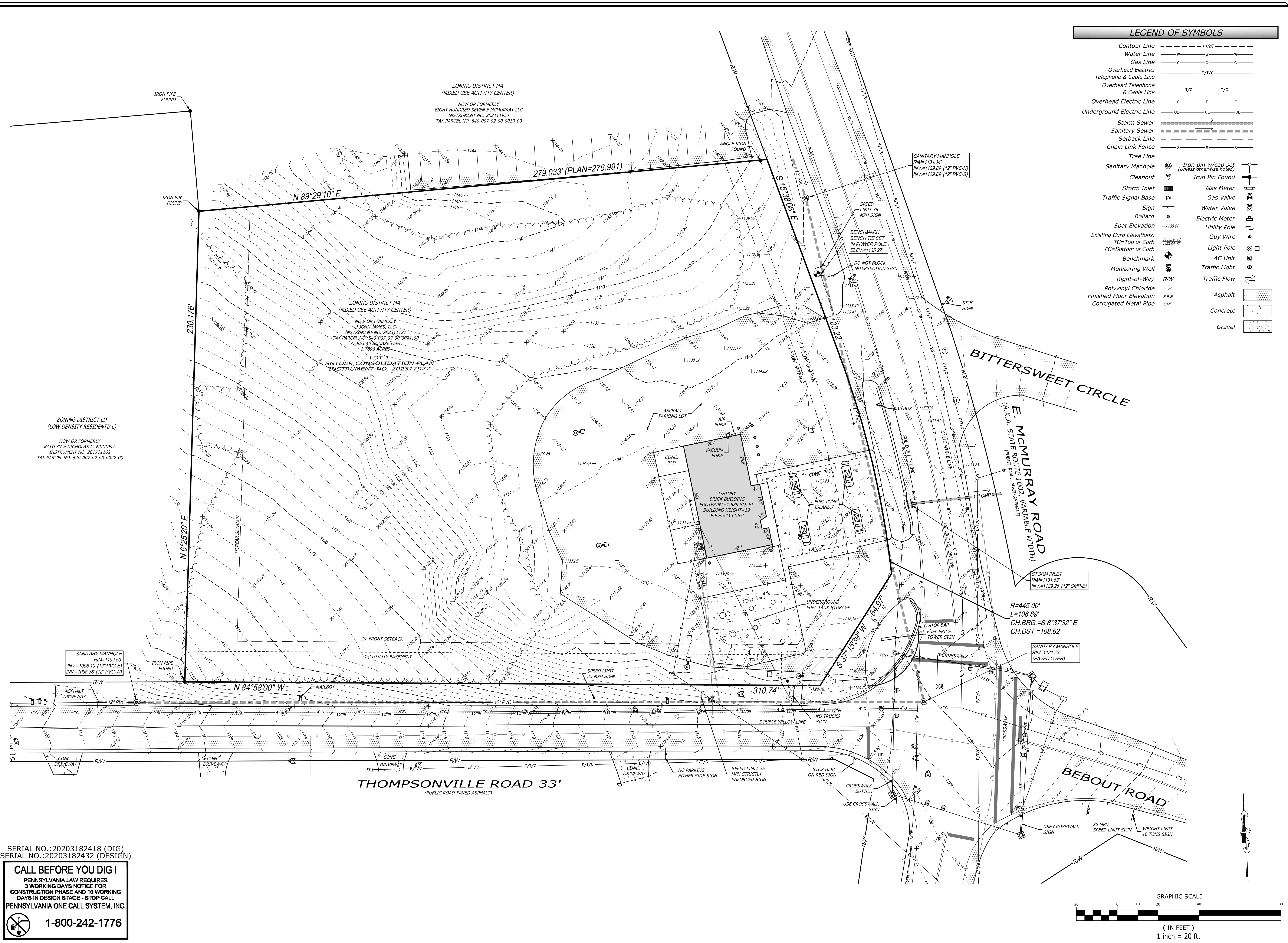
### SURVEYOR'S CERTIFICATION

Coen Markets (Store #1242)  
801 E. McMurray Road  
Township of Peters, County of Washington  
Commonwealth of Pennsylvania

Certified To: Coen Markets

The undersigned certifies that to the best of his professional knowledge, information and belief, this map or plat and the survey on which it is based was made on the date shown below and was made (i) in accordance with "Minimum Standard Detail Requirements for ALTA and NSPS Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2016; (ii) in accordance with the "Boundary and Topographical Survey Requirements" for Coen Markets, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 8, 9, 10, 11, 13 and 16-19 of Table A as specifically defined therein and (iii) pursuant to the Accuracy Standards (as adopted by ALTA and NSPS and in effect on the date of this certification) of an urban survey.

*Howard G. McIlvried*  
Howard G. McIlvried  
Registered Land Surveyor No. 049396-R  
In The Commonwealth of Pennsylvania  
Date of Field Survey: November 10, 2022  
Date of Last Revision: May 30, 2024



LEGEND OF SYMBOLS	
Contour Line	--- 1135 ---
Water Line	W W W
Gas Line	G G G
Overhead Electric, Telephone & Cable Line	E/T/C
Overhead Telephone & Cable Line	T/C T/C
Overhead Electric Line	E E E
Underground Electric Line	UE UE UE
Storm Sewer	SS SS SS
Sanitary Sewer	SS SS SS
Setback Line	S S S
Chain Link Fence	X X X
Tree Line	⊗
Sanitary Manhole	⊙
Cleanout	⊕
Storm Inlet	⊖
Traffic Signal Base	⊗
Sign	⊕
Bollard	⊕
Spot Elevation	+1135.00
Existing Curb Elevations:	
TC=Top of Curb	1135.50 TC
FC=Bottom of Curb	1135.00 FC
Benchmark	⊕
Monitoring Well	⊕
Right-of-Way	RW
Polyvinyl Chloride	PVC
Finished Floor Elevation	F.F.E.
Corrugated Metal Pipe	CMP
Iron pin w/cap set (Unless otherwise noted)	⊕
Iron Pin Found	⊕
Gas Meter	⊕
Gas Valve	⊕
Water Valve	⊕
Electric Meter	⊕
Utility Pole	⊕
Guy Wire	⊕
Light Pole	⊕
AC Unit	⊕
Traffic Light	⊕
Traffic Flow	⇄
Asphalt	▨
Concrete	▩
Gravel	▧

NO.	DATE	DESCRIPTION
1	11/23/24	ORIGINAL SUBMITTAL
2	12/15/23	REVISED BOUNDARY
3	5/30/24	REVISED UTILITY INFO.
4		

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**MDM**  
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 Surveyors • Engineers • Site Planners  
 375 Northgate Drive, Suite 86  
 W. Chester, PA 19380  
 Ph: (724) 934-2810 • Fax: (724) 934-2811  
 mdmurveyor@mdmllc.com  
 www.mdmllc.com

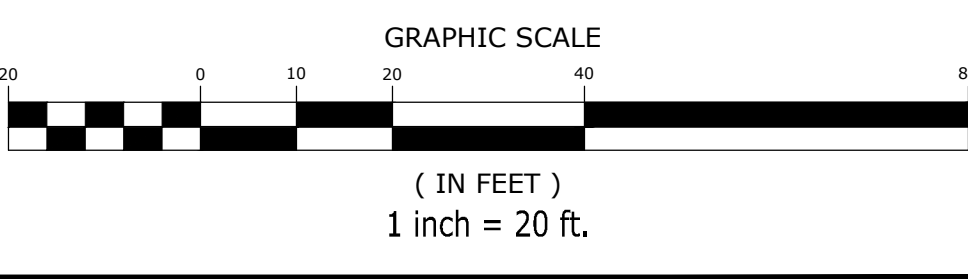
Coen Markets (Store #1242)  
 801 E. McMurray Road  
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 Commonwealth of Pennsylvania  
 EXISTING CONDITIONS SURVEY



SCALE:	1" = 20'
DATE:	5/30/24
DRAWN BY:	WJM
CHK'D BY:	HGM

SHEET  
 2 of 2  
 Project No. 8952-2

SERIAL NO.: 20203182418 (DIG)  
 SERIAL NO.: 20203182432 (DESIGN)  
**CALL BEFORE YOU DIG!**  
 PENNSYLVANIA LAW REQUIRES  
 3 WORKING DAYS NOTICE FOR  
 CONSTRUCTION PHASE AND 10 WORKING  
 DAYS IN DESIGN STAGE - STOP CALL  
 PENNSYLVANIA ONE CALL SYSTEM, INC.  
 1-800-242-1776



ZONING DISTRICT MA  
 (MIXED USE ACTIVITY CENTER)  
 NOW OR FORMERLY  
 EIGHT HUNDRED SEVEN E MCMURRAY LLC  
 INSTRUMENT NO. 202111954  
 TAX PARCEL NO. 540-007-02-00-0019-00

ZONING DISTRICT MA  
 (MIXED USE ACTIVITY CENTER)  
 NOW OR FORMERLY  
 J. JOHN JAMES, LLC  
 INSTRUMENT NO. 202311721  
 TAX PARCEL NO. 540-007-02-00-0021-00  
 77,953.40 SQUARE FEET  
 1.7896 ACRES

LOT 1  
 SNYDER CONSOLIDATION PLAN  
 INSTRUMENT NO. 202317922

ZONING DISTRICT LD  
 (LOW DENSITY RESIDENTIAL)  
 NOW OR FORMERLY  
 KAITLYN & NICHOLAS C. MUNNELL  
 INSTRUMENT NO. 201711162  
 TAX PARCEL NO. 540-007-02-00-0022-00

THOMPSONVILLE ROAD 33'  
 (PUBLIC ROAD-PAVED ASPHALT)

E. MCMURRAY ROAD  
 (A.K.A. STATE ROUTE 1002 VARIABLE WIDTH)  
 BITTERSWEET CIRCLE

R=445.00'  
 L=108.89'  
 CH.BRG.=S 8°37'32" E  
 CH.DST.=108.62'

1-STORY  
 BRICK BUILDING  
 FOOTPRINT=1,889 SQ. FT.  
 BUILDING HEIGHT=19'  
 F.F.E.=1134.55'

28.4  
 VACUUM  
 PUMP

UNDERGROUND  
 FUEL TANK STORAGE

SANITARY MANHOLE  
 RIM=1131.23'  
 (PAVED OVER)

SANITARY MANHOLE  
 RIM=1134.34'  
 INV.=1129.89' (12" PVC-N)  
 INV.=1129.69' (12" PVC-S)

BENCHMARK  
 BENCH TIE SET  
 IN POWER POLE  
 ELEV.=1135.27'

DO NOT BLOCK  
 INTERSECTION SIGN

SPEED LIMIT 35  
 MPH SIGN

STOP SIGN

MAILBOX

SOLID WHITE LINE

DOUBLE YELLOW LINE

STOP BAR

FUEL PRICE  
 TOWER SIGN

CROSSWALK

USE CROSSWALK  
 SIGN

25 MPH  
 SPEED LIMIT SIGN

WEIGHT LIMIT  
 10 TONS SIGN

CROSSWALK  
 BUTTON

USE CROSSWALK  
 SIGN

STOP HERE  
 ON RED SIGN

SPEED LIMIT 25  
 MPH STRICTLY  
 ENFORCED SIGN

NO TRUCKS  
 SIGN

NO PARKING  
 EITHER SIDE SIGN

CONC. DRIVEWAY

CONC. DRIVEWAY

CONC. DRIVEWAY

CONC. DRIVEWAY

CONC. DRIVEWAY

CONC. DRIVEWAY

**KEYNOTES**

- 1 6"x18" CONCRETE CURB W/BROOM FINISH. PROVIDE TWO (2) #4 CONTINUOUS REBARS. SEE DETAIL ON SHEET C1.1.
- 1A 12" WIDE, 6" HIGH CURB ALONG REAR OF BUILDING. COORDINATE WITH ARCHITECTURAL PLANS.
- 2 ASPHALT WEDGE CURB. SEE DETAIL ON SHEET C1.1.
- 3 HEAVY-DUTY ASPHALT PAVING, SEE DETAIL ON SHEET C1.1.
- 3A LIGHT-DUTY ASPHALT PAVING, SEE DETAIL ON SHEET C1.1.
- 4 CONCRETE PAVING, SEE DETAIL ON SHEET C1.1. COORDINATE CONCRETE WITH CANOPY DESIGN DRAWINGS BY OTHERS.
- 5 CONCRETE SIDEWALK AT BUILDING WITH INTEGRAL CURB. SEE DETAILS ON SHEET C1.1.
- 6 4" WIDE WHITE PAINTED STRIPE. (TYP.)
- 7 4" WIDE DIAGONAL STRIPES, PAINTED WHITE @ 2'-0" O.C. SEE DETAIL ON SHEET C1.1.
- 8 ACCESSIBLE PARKING SIGN MOUNTED ON GALVANIZED POST. SEE DETAIL ON SHEET C1.1.
- 9 ACCESSIBLE PARKING SIGN WITH VAN ACCESSIBLE SIGN MOUNTED ON GALVANIZED POST. SEE DETAIL ON SHEET C1.1.
- 10 "NO PARKING" SIGN, SEE DETAIL ON SHEET C1.2.
- 11 BLUE PAINTED ACCESSIBLE PARKING SYMBOL. SEE DETAIL ON SHEET C1.1.
- 12 4" WIDE DIAGONAL STRIPES, PAINTED BLUE @ 2'-0" O.C. SEE DETAIL ON SHEET C1.1.
- 13 NEW 4"Ø STEEL PIPE PARKING GUARD POST (TYP. FOR 35). INSTALL IN PLACE OF WHEEL STOP DUE TO TYP AND FALL HAZARD. SPACE 5'-0" O.C. UNLESS SHOWN OTHERWISE ON PLAN. SEE DETAIL ON SHEET C1.1.
- 14 LANDSCAPE AREA. SEE LANDSCAPE PLAN SHEET CS.0.
- 15 UNDERGROUND STORAGE TANKS. REFER TO PLANS BY WELLETT FOR CONSTRUCTION DETAILS.
- 16 FUEL CANOPY WITH 5 FUEL DISPENSERS, 135'-0" LONG x 24 FT. WIDE. REFER TO CANOPY MANUFACTURER PLANS FOR ADDITIONAL DETAILS. 6" THICK CONCRETE FUEL PAD TO BE 137 FT. LONG x 26 FT. WIDE.
- 17 VENT PIPING. SEE UNDERGROUND TANK VENDOR DRAWINGS FOR ADDITIONAL INFORMATION.
- 18 NEW MID SIGN. REFER TO SIGNAGE PLANS BY OTHERS (UNDER SEPARATE PERMIT).
- 19 STOP SIGN. SEE DETAIL ON SHEET C1.2.
- 20 LOADING SPACE, 10 FT. WIDE x 30 FT. LONG.
- 21 PROPOSED LOT LIGHT. SEE SPECIFICATIONS ON SHEET C1.2.
- 22 PROPOSED TRASH ENCLOSURE. SEE DETAIL ON SHEET C1.1.
- 23 TIE CONCRETE CURB TO EXISTING CURB, TAPER AS REQUIRED, 4:1 MAX.
- 24 LIMIT OF ASPHALT PAVEMENT.
- 25 6"Ø STEEL GUARD POST FILLED WITH CONCRETE, PAINTED BLACK. SEE DETAIL ON SHEET C1.1.
- 26 EXISTING CURBING TO REMAIN. PROTECT DURING CONSTRUCTION.
- 27 DETECTABLE WARNING STRIP. ADD AT THE EDGE OF CONCRETE AND ASPHALT.
- 28 TYPE 2 PennDOT GUIDERAIL ABOVE RETAINING WALLS. COORDINATE INSTALLATION WITH UTILITIES AND RETAINING WALL.
- 29 NEW 48" HIGH PEDESTRIAN SAFETY FENCE. SEE DETAIL ON SHEET C1.2.
- 30 RETAINING WALL WITH 4'-0" HIGH PEDESTRIAN SAFETY FENCE. DESIGN BY OTHERS. MAXIMUM WALL HEIGHT 6 FT. SEE DETAIL ON SHEET C1.2.
- 31 "DO NOT ENTER" SIGN, R5-1 (30"x30"), MOUNTED ON GALVANIZED POLE, PER PennDOT SPECIFICATIONS.
- 32 "NO LEFT TURN" SIGN, R3-2 (30"x30"), MOUNTED ON GALVANIZED POLE, PER PennDOT SPECIFICATIONS.
- 33 "ALL TRAFFIC MUST TURN RIGHT" SIGN, R3-7-1R (36"x36"), MOUNTED ON GALVANIZED POLE, PER PennDOT SPECIFICATIONS.
- 34 MONITORING WELL TO REMAIN. PROTECT DURING CONSTRUCTION.
- 35 NEW CONCRETE CURB & GUTTER. SEE DETAIL ON SHEET C1.1.

**ZONING INFORMATION**

ZONING DISTRICT: MA-2 (MIXED USE ACTIVITY CENTER)  
 A CONVENIENCE STORE IS A PERMITTED USE WITHIN THIS ZONING DISTRICT. AN AUTOMOBILE GAS/SERVICE STATION IS NOT A PERMITTED USE WITHIN THIS ZONING DISTRICT. A 25% EXPANSION OF THE EXISTING NON-CONFORMING USE IS PROPOSED AS APPROVED BY SPECIAL EXCEPTION GRANTED BY THE ZONING HEARING BOARD ON JUNE 18, 2024. FOUR (4) EXISTING FUEL PUMPS ARE NOW PROPOSED TO BE FIVE (5) PUMPS.

ZONING	REQUIRED	PROPOSED
MIN. LOT SIZE	21,780 SQ.FT.	77,953.4 SQ.FT.
MIN. LOT WIDTH AT BUILDING LINE	25 FT.	190' +/-
MIN. FRONT YARD SETBACK	20 FT. MIN.	25'-1"
SIDE YARD SETBACK	NONE LISTED	N/A
MIN. REAR YARD SETBACK	25'	25'
BUILDING HEIGHT	2 STORIES MAX., 31 FT.	28'-2"

ZONING INFORMATION WAS OBTAINED FROM:  
 PETERS TOWNSHIP PLANNING DEPARTMENT  
 610 E. MCMURRAY ROAD  
 MCMURRAY, PA 15317  
 (724) 942-5005  
 KRISTIN HULLIHEN, ZONING/CODE ENFORCEMENT OFFICER

**SITE DATA INFORMATION**

**OWNER:** JOHN A. & JOHN M. SNYDER  
 158 ORCHARD DRIVE  
 MCMURRAY, PA 15317

**SURVEYOR/ENGINEER:** MDM SURVEYORS & ENGINEERS, LLC  
 375 NORTHGATE DRIVE, WARRENDALE, PA 15086  
 (724) 934-2810  
 MR. HOWARD MCLIVRIED, PLS  
 hmclivried@mdmilc.com  
 MR. CHRISTOPHER M. PETERS, P.E.  
 cpeters@mdmilc.com

**PROPOSED USE:** AUTOMOBILE FUEL SALES (FIVE (5) FUEL DISPENSERS, A 25% INCREASE)  
 4,234 S.F. CONVENIENCE STORE

**EXISTING USE:** AUTOMOBILE FUEL SALES (FOUR (4) FUEL DISPENSERS)  
 1,889 S.F. CONVENIENCE STORE

**EXISTING BUILDING COVERAGE:** 1,889 S.F.  
**PROPOSED BUILDING COVERAGE:** 4,234 S.F.

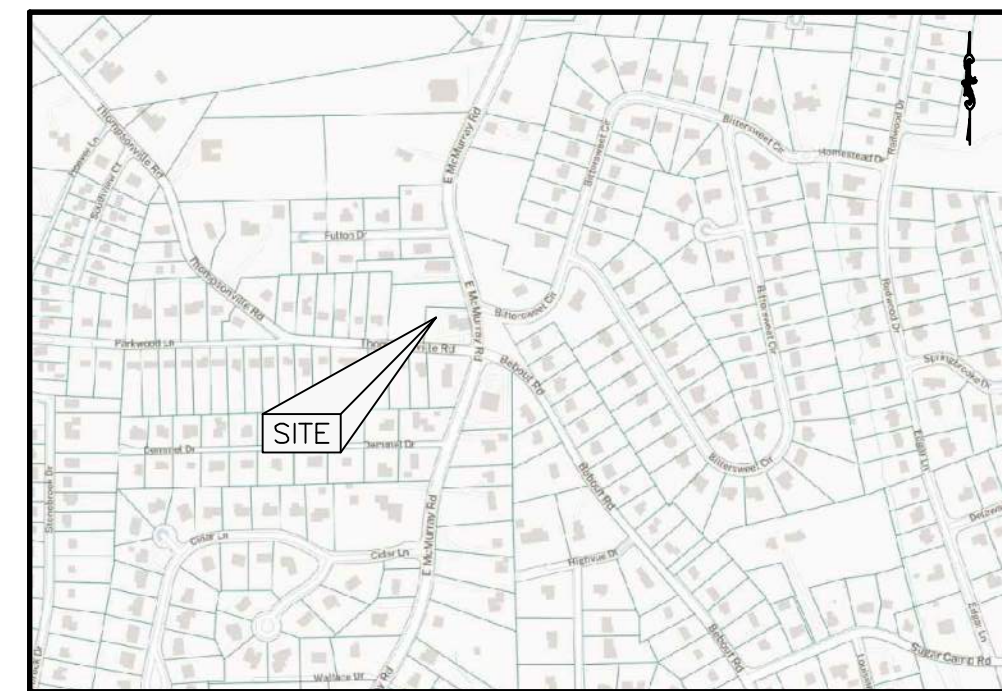
**EXISTING IMPERVIOUS COVERAGE:** 19,060 S.F.  
**PROPOSED IMPERVIOUS COVERAGE:** 44,568 S.F.  
**IMPERVIOUS COVERAGE INCREASE:** 25,508 S.F.

**PARKING REQUIREMENTS**

**ZONING DISTRICT:** MA-2 (MIXED USE ACTIVITY CENTER)  
**PARKING REQUIREMENTS:**  
 PARKING SPACE SIZE: 10' x 20' (200 SF) REQUIRED  
 10' x 20' PROPOSED

CONVENIENCE STORE: FIVE (5) PARKING SPACES PER 1,000 SF OR 1 SPACE PER 200 SF  
 4,234 SF/200 SF = 21.17 SPACES REQUIRED  
 TOTAL OF 29 SPACES PROPOSED (INCLUDING 1 VAN ACCESSIBLE SPACE)

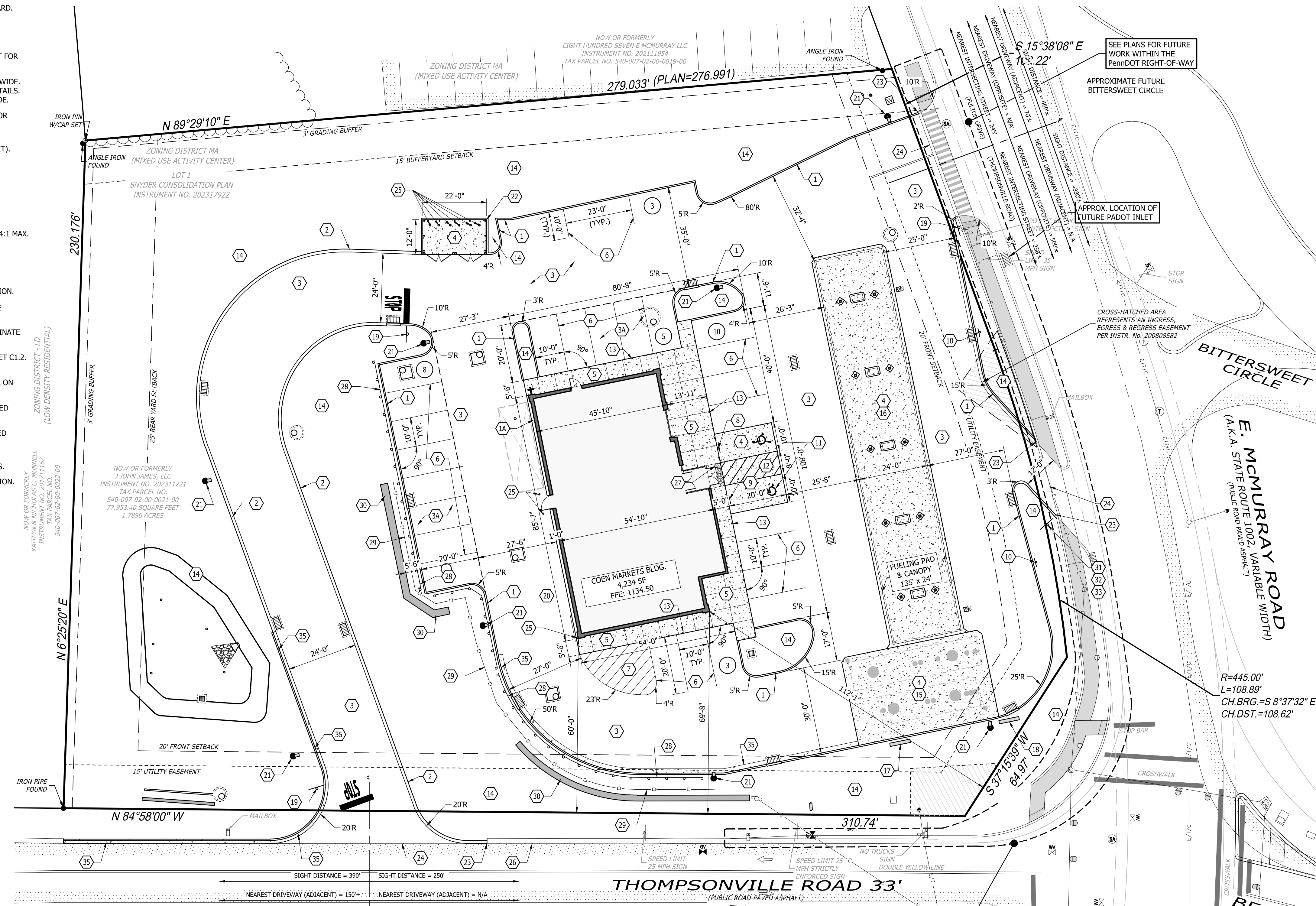
LOADING SPACES: ONE (1) LOADING AREA REQUIRED  
 ONE (1) 10' x 30' LOADING AREA PROPOSED



**SITE LOCATION MAP**  
 SCALE: 1"=200'

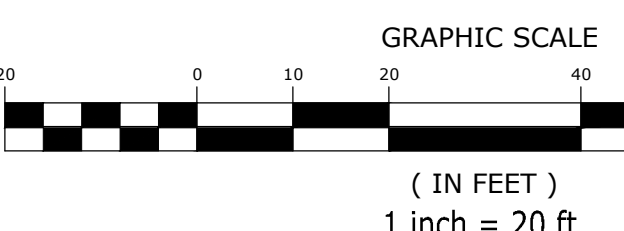
**GENERAL CONSTRUCTION NOTES**

1. ALL CONSTRUCTION SHALL COMPLY WITH LOCAL MUNICIPALITY AND COUNTY CODES AND STANDARDS. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CONSTRUCTION PERMITS REQUIRED TO PERFORM ALL THE WORK. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
3. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE OWNER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO CONSTRUCTION. ANY CONFLICT BETWEEN DRAWINGS AND THE SPECIFICATIONS SHALL BE CONFIRMED WITH THE CONSTRUCTION MANAGER PRIOR TO BIDDING.
4. SHOULD ANY UNCHARTED, OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER AND THE ARCHITECT IMMEDIATELY BEFORE PROCEEDING FURTHER WITH THE WORK IN THIS AREA.
5. DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER, LOCAL MUNICIPALITY AND/OR UTILITY COMPANY. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY OR PERMANENT SERVICE HAS BEEN PROVIDED.
6. THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT THE POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS.
7. THE CONTRACTOR SHALL RESTORE ANY STRUCTURES, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, ETC. WITHIN THE SITE OR ADJOINING PROPERTIES DISTURBED DURING DEMOLITION OR CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AND TO THE SATISFACTION OF THE OWNER AND LOCAL MUNICIPALITY. ALL COSTS TO COMPLETE THIS WORK SHALL BE INCLUDED IN THE BASE BID FOR THIS PROJECT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF PEDESTRIANS AND VEHICLES CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORM TRAFFIC CONTROLLERS IN ACCORDANCE WITH THE STATE DEPARTMENT OF TRANSPORTATION OR AS REQUIRED OR DIRECTED BY THE SITE ENGINEER OR CONSTRUCTION MANAGER OR LOCAL GOVERNING AUTHORITIES. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE DEPARTMENT OF TRANSPORTATION, LOCAL MUNICIPALITY, COUNTY, OR OTHER GOVERNING AUTHORITY IS RECEIVED.
9. THE CONTRACTOR SHALL NOTIFY THE ENGINEER SHOULD ANY DISCREPANCY REGARDING THE PROPOSED WORK OR UNFORESEEN CONDITIONS ARISE PRIOR TO PROCEEDING FURTHER WITH THE AFFECTED WORK.
10. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AND THE ARCHITECT UPON COMPLETION OF CONSTRUCTION ACTIVITIES.
11. REFER TO DETAIL SHEETS FOR EROSION AND SEDIMENT CONTROL, STORM DRAINAGE, UTILITY, PAVING, CURBING, SIGNAGE, AND RETAINING WALL DETAILS AS APPLICABLE.
12. PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH DEPARTMENT OF TRANSPORTATION GUIDELINES AND SHALL BE EITHER COLD LAID THERMOPLASTIC TAPE OR PAINTED AS DESIGNATED ON THE PLANS OR PAVEMENT MARKING DETAILS.
13. DIRECTIONAL TRAFFIC ARROWS SHALL BE PAINTED WHITE UNLESS OTHERWISE NOTED.
14. SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE UNLESS OTHERWISE NOTED.
15. ALL PAVING MATERIALS FURNISHED AND WORK COMPLETED SHALL BE IN STRICT ACCORDANCE WITH THE STATE DEPARTMENT OF TRANSPORTATION GUIDELINES UNLESS OTHERWISE SPECIFIED.
16. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL RUBBISH, TRASH, DEBRIS, AND ORGANIC MATERIAL IN A LAWFUL MANNER.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS FOR BUILDING WALLS, CONCRETE SLABS, AND UTILITY SERVICE POINT CONNECTIONS AND NOTIFYING THE OWNER AND ENGINEER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REFERENCE BUILDING CONSTRUCTION PLANS FOR EXACT LOCATIONS OF ALL UTILITY CONNECTIONS TO BUILDINGS AND DOOR STEP LOCATIONS.
18. PIPE BOLLARDS SHALL BE INSTALLED IN TRAFFIC AND LOADING AREAS AS REQUIRED TO PROTECT BUILDING CORNERS, RECEIVING AREAS, HYDRANTS, TRANSFORMERS, METERS, GENERATORS, COMPACTORS, STEPS, AND RAILINGS, AS NECESSARY.
19. ALL SITE COMPACTION TESTING AND CERTIFICATIONS, AS REQUIRED BY MUNICIPALITIES HAVING JURISDICTION AND/OR THIRD PARTY INSPECTION AGENCIES, ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
20. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS AND PLAN SPECIFICATIONS TO THE ARCHITECT AS REQUIRED FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
21. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING ADDITIONS, ROOF DRAINS, RAISED CONCRETE SIDEWALKS, AND RAMPS.
22. TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DEPARTMENT OF TRANSPORTATION STANDARD DETAIL SHEETS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB.
23. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT PA ONE CALL WITHIN THREE (3) WORKING DAYS BEFORE COMMENCEMENT OF WORK AT 1-800-242-1776 AND VERIFY ALL LOCATIONS.
24. NO PART OF THE LOT IS LOCATED WITHIN ANY FLOODPLAIN AREAS.
25. FIRE LANES SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE LOCAL MUNICIPALITY AND LOCAL FIRE DEPARTMENT REQUIREMENTS.
26. THE CONTRACTOR SHALL REMOVE CONFLICTING PAVEMENT MARKINGS IN A METHOD APPROVED BY PennDOT.



SERIAL No.: 20203182418 (DIG)  
 SERIAL No.: 20203182432 (DESIGN)

**CALL BEFORE YOU DIG!**  
 PENNSYLVANIA LAW REQUIRES  
 3 WORKING DAYS NOTICE FOR  
 CONTINUING ACTUAL WORKING  
 DAYS IN DESIGN STAGE - STOP CALL  
 PENNSYLVANIA ONE CALL SYSTEM, INC.  
 1-800-242-1776

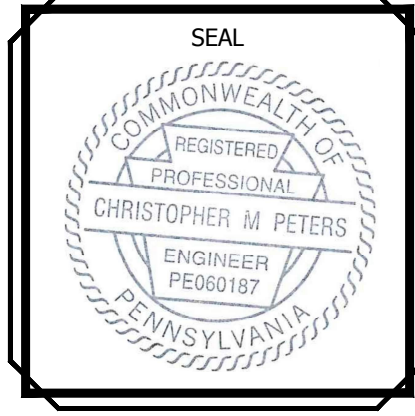


NO.	DATE	REVISIONS	DESCRIPTION	BY
1	6/20/2024		REVISED PER TOWNSHIP & OWNER COMMENTS	CVT



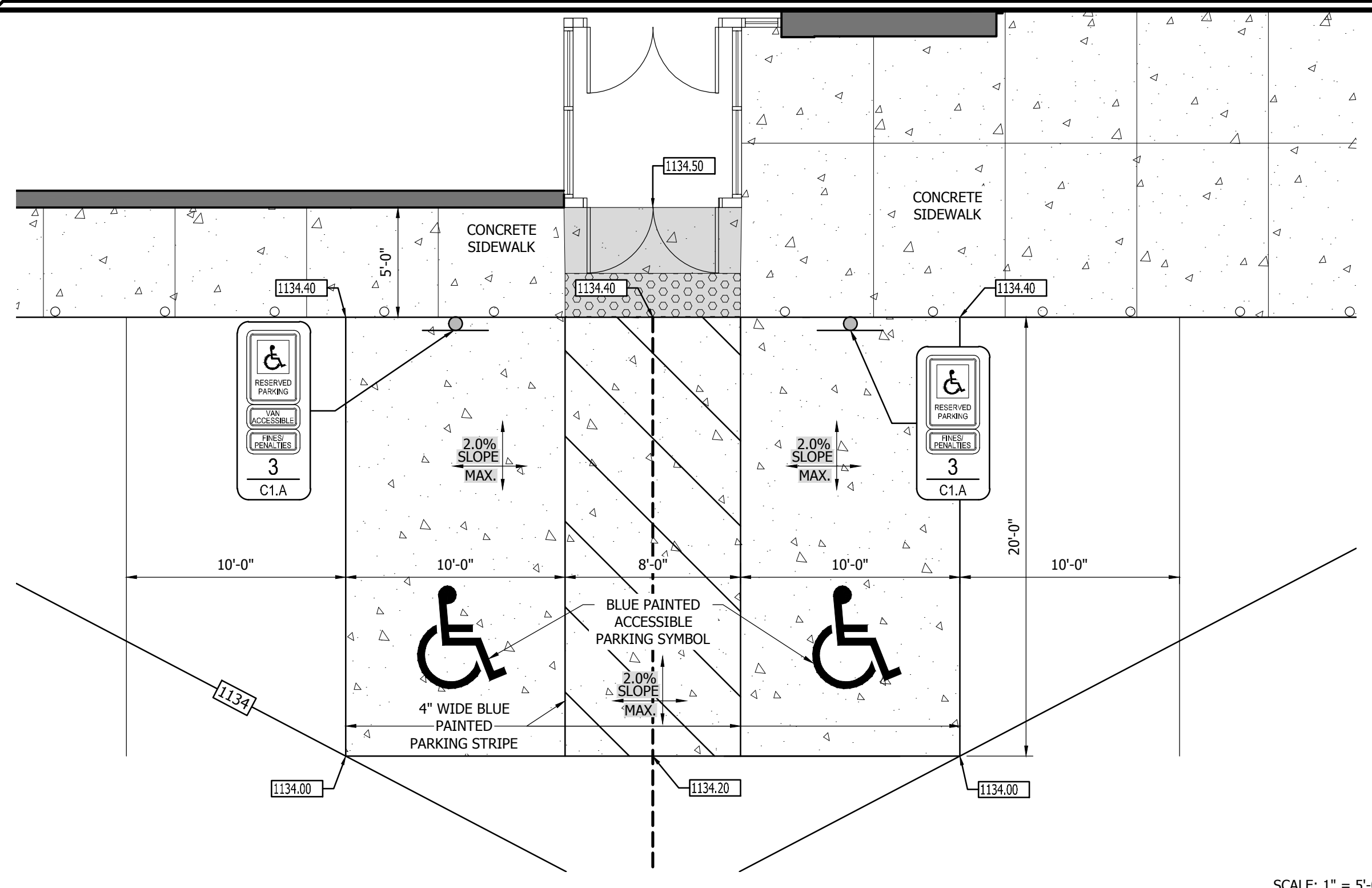
**MDM**  
 SURVEYORS & ENGINEERS, LLC  
 Surveyors • Engineers • Site Planners  
 375 Northgate Drive  
 Warrendale, PA 15086  
 Phone: (724) 934-2810  
 Fax: (724) 934-2811  
 mdmcaed@mdmilc.com  
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COEN MARKETS - STORE #1242  
 801 E. MCMURRAY ROAD  
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 COMMONWEALTH OF PENNSYLVANIA



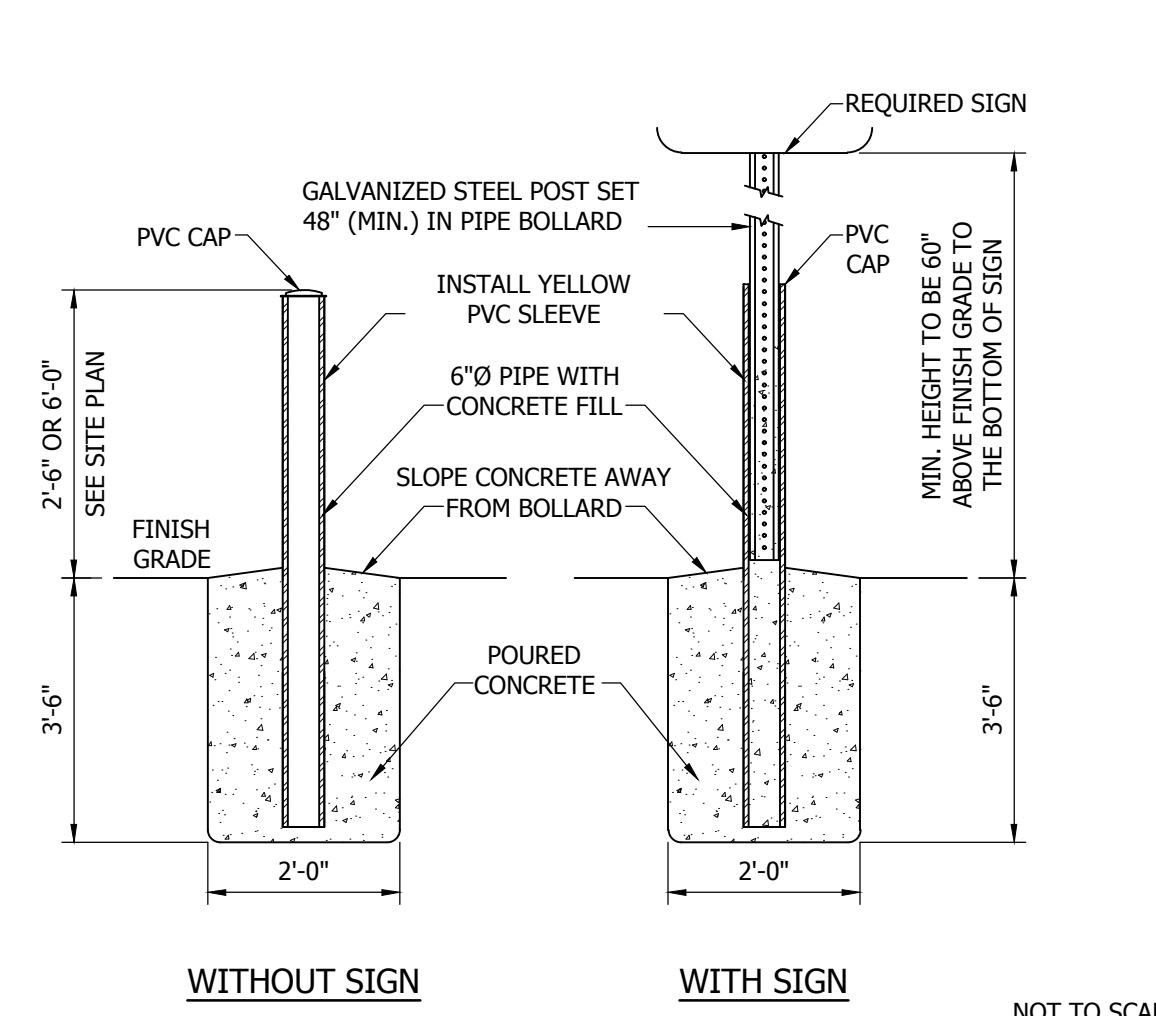
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 DATE: 03/08/2024  
 DRAWN BY: BJC  
 CHKD BY: CMP

**C1.0**



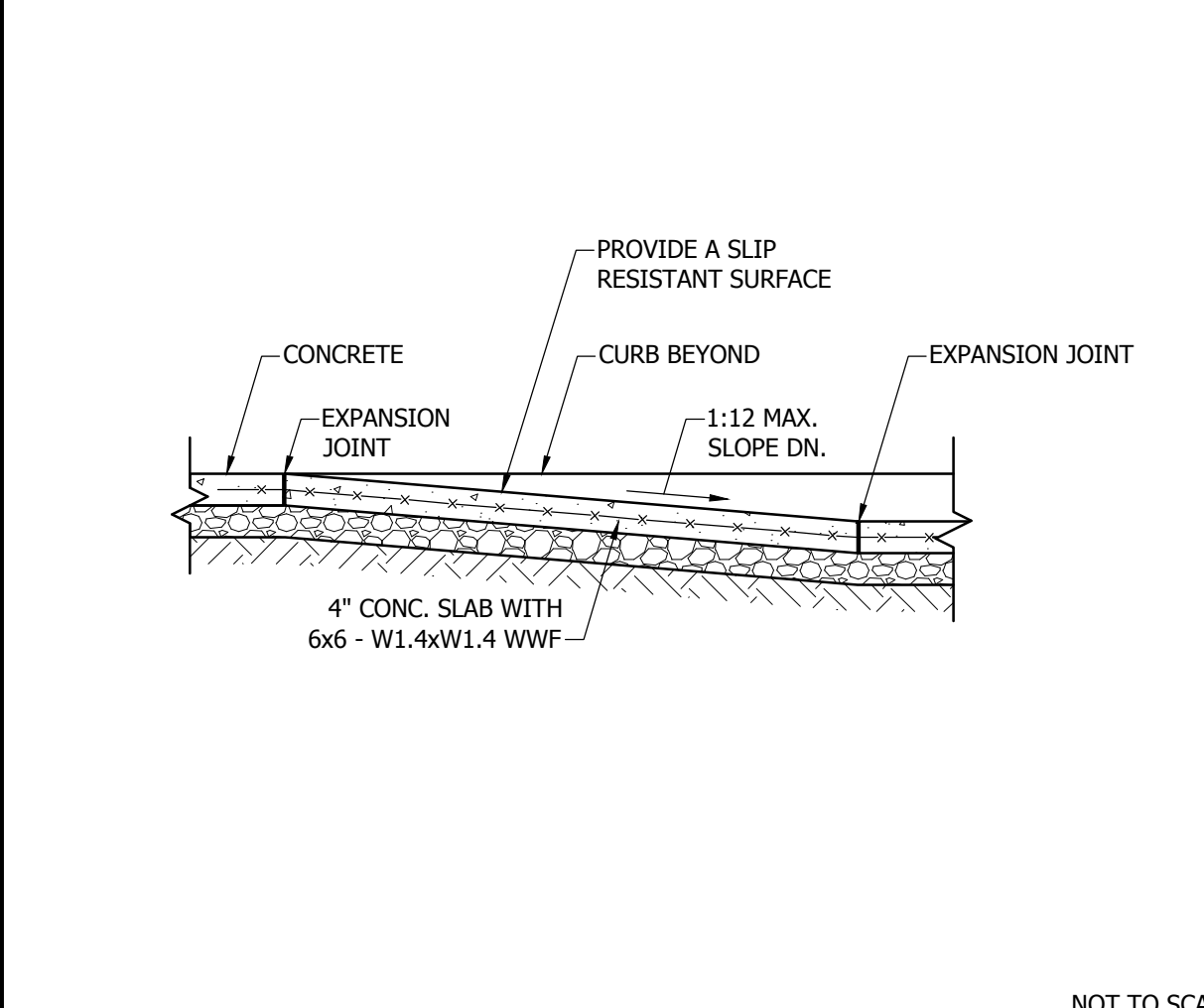
1 ACCESSIBLE PARKING AREA

SCALE: 1" = 5'-0"



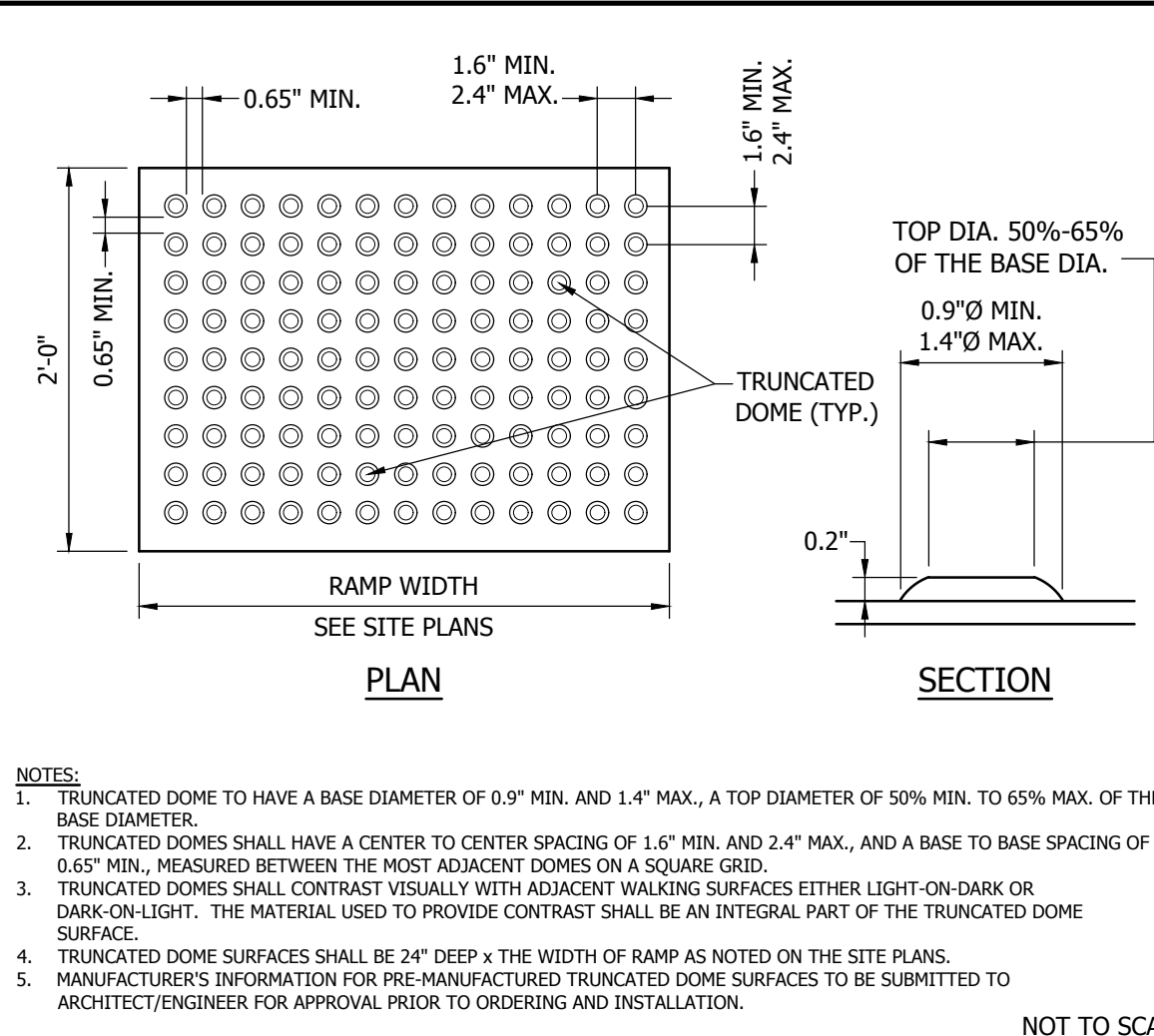
4 GUARD POSTS

NOT TO SCALE



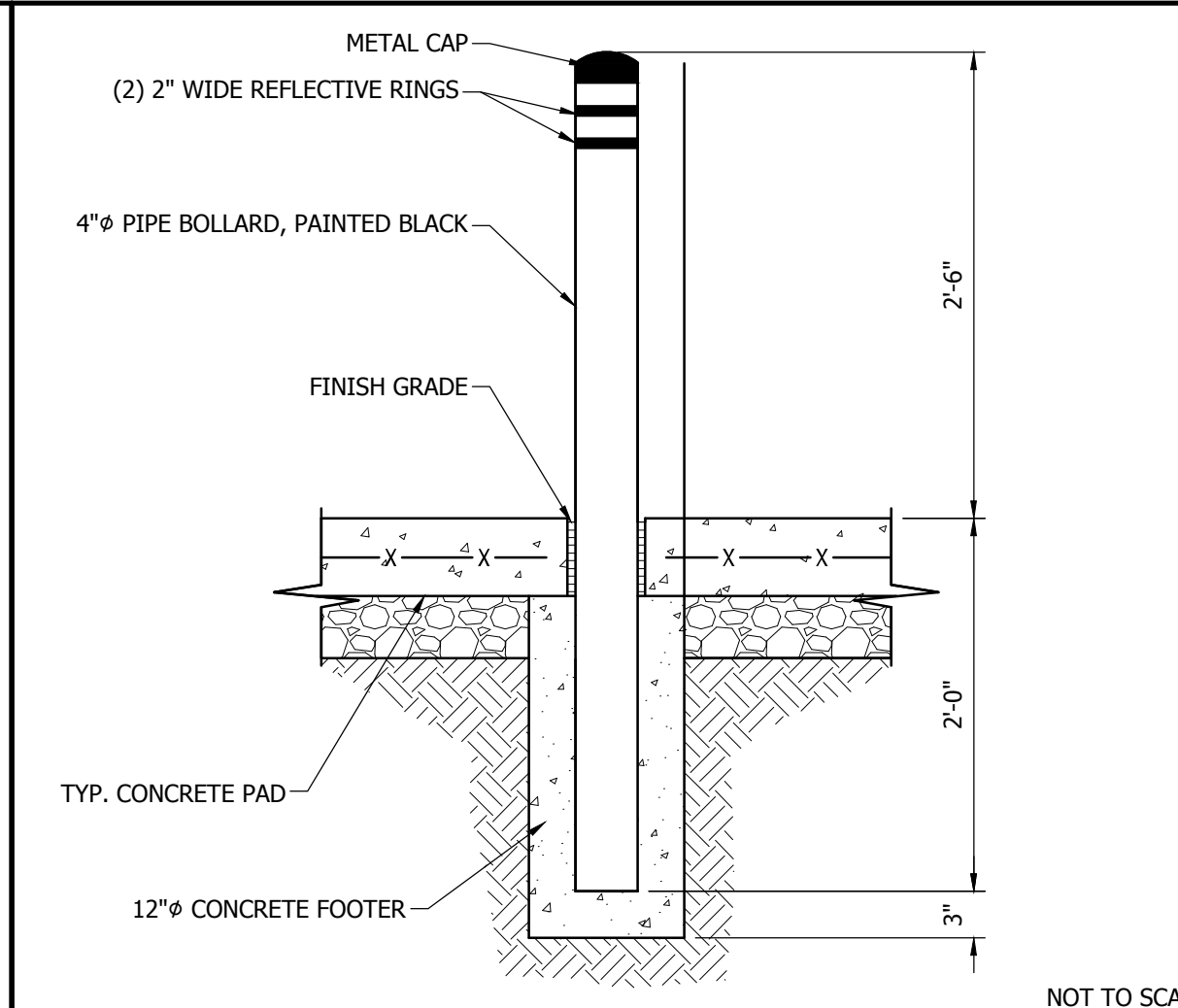
5 SECTION @ RAMP

NOT TO SCALE



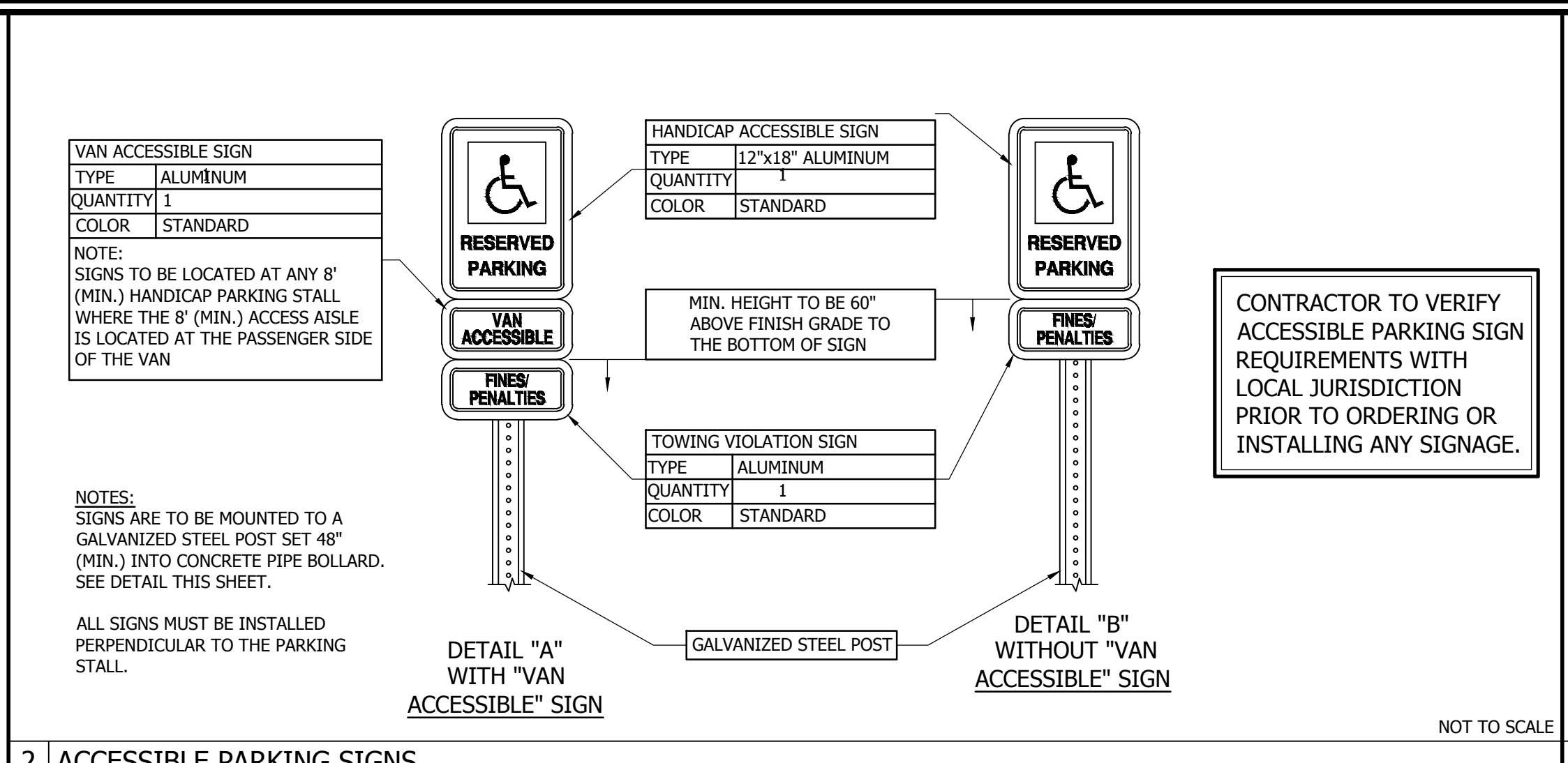
9 DETECTABLE WARNING PATTERN

NOT TO SCALE



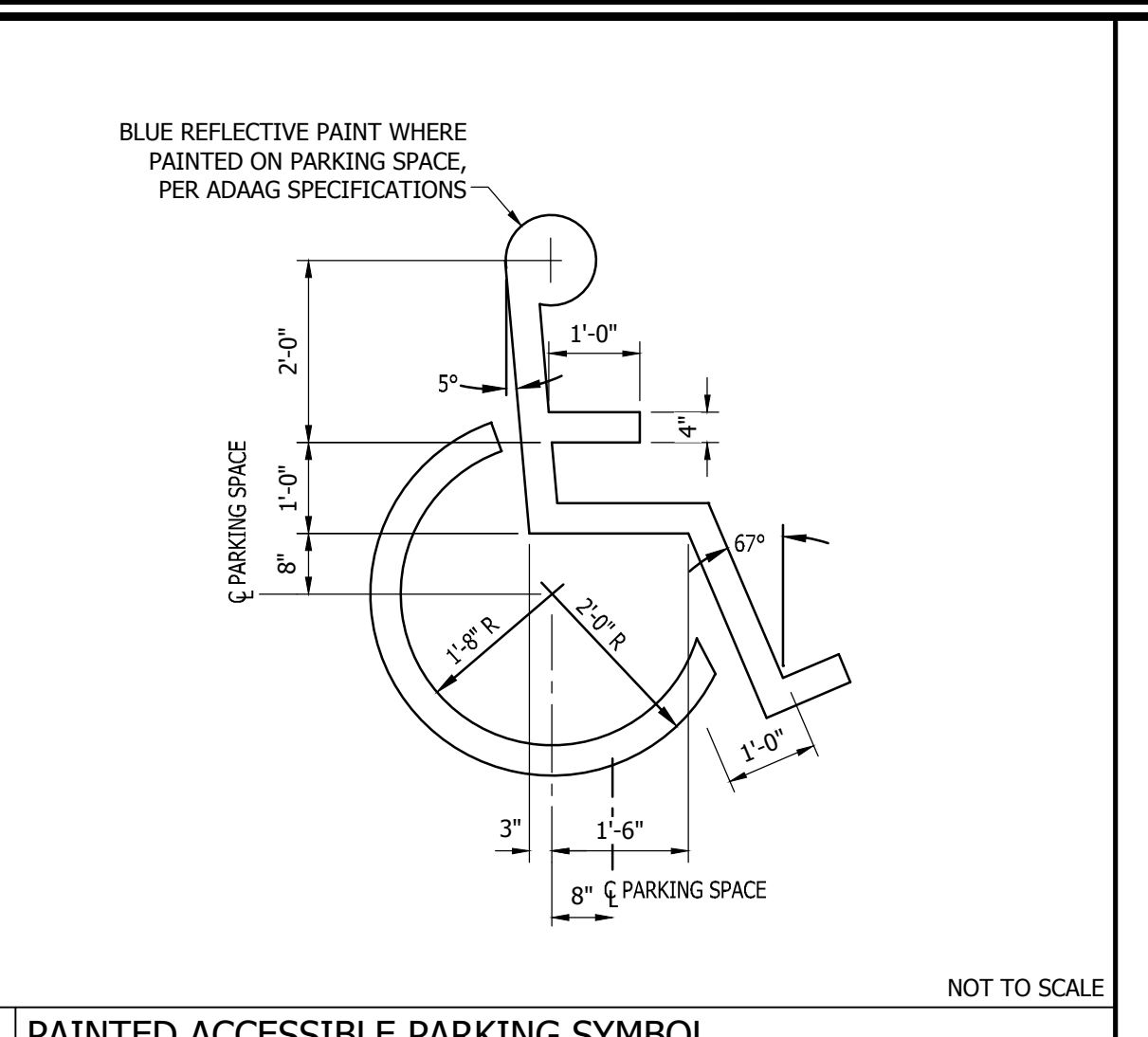
10 4" DIA. STEEL PARKING GUARD POST

NOT TO SCALE



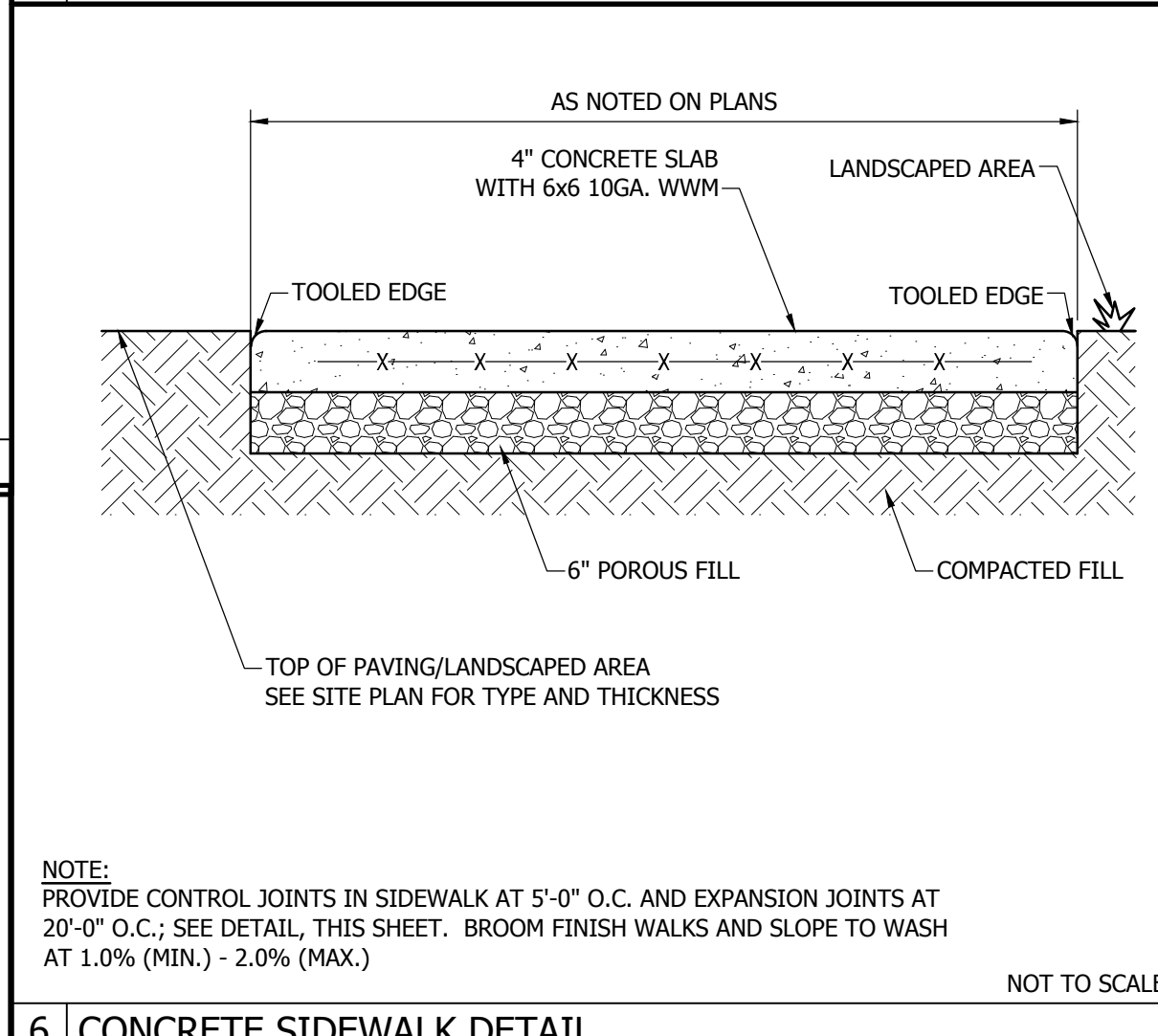
2 ACCESSIBLE PARKING SIGNS

NOT TO SCALE



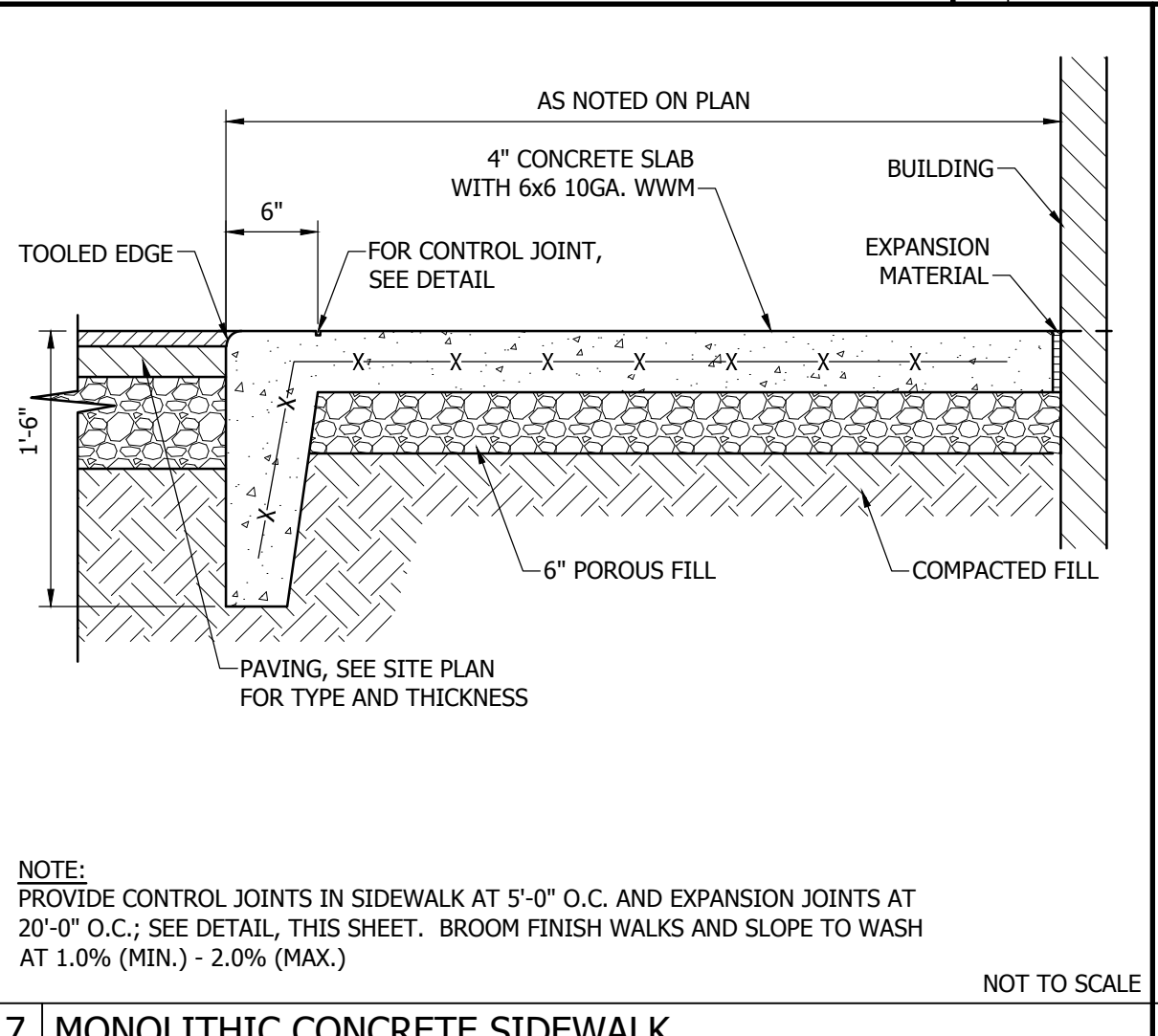
3 PAINTED ACCESSIBLE PARKING SYMBOL

NOT TO SCALE



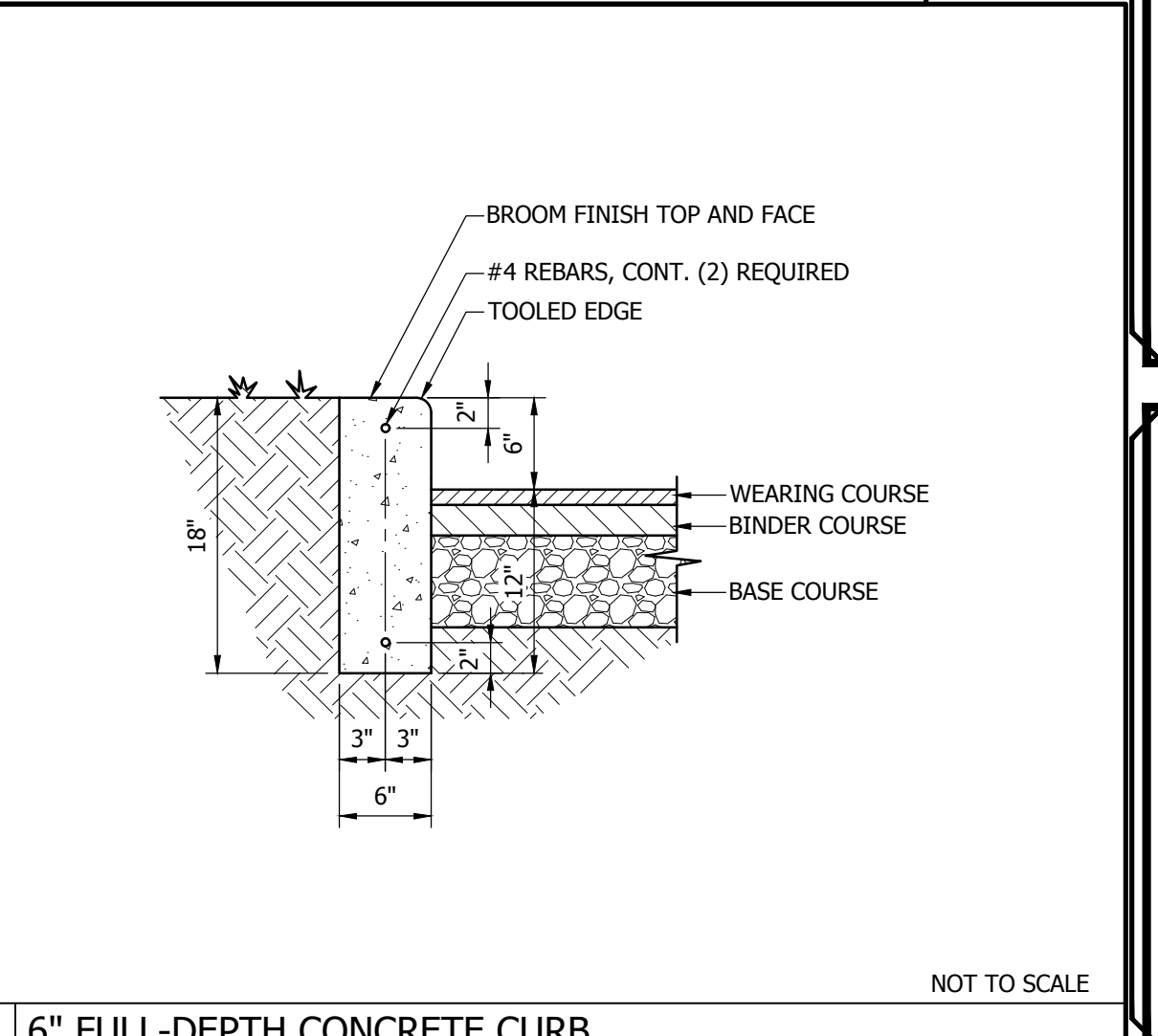
6 CONCRETE SIDEWALK DETAIL

NOT TO SCALE



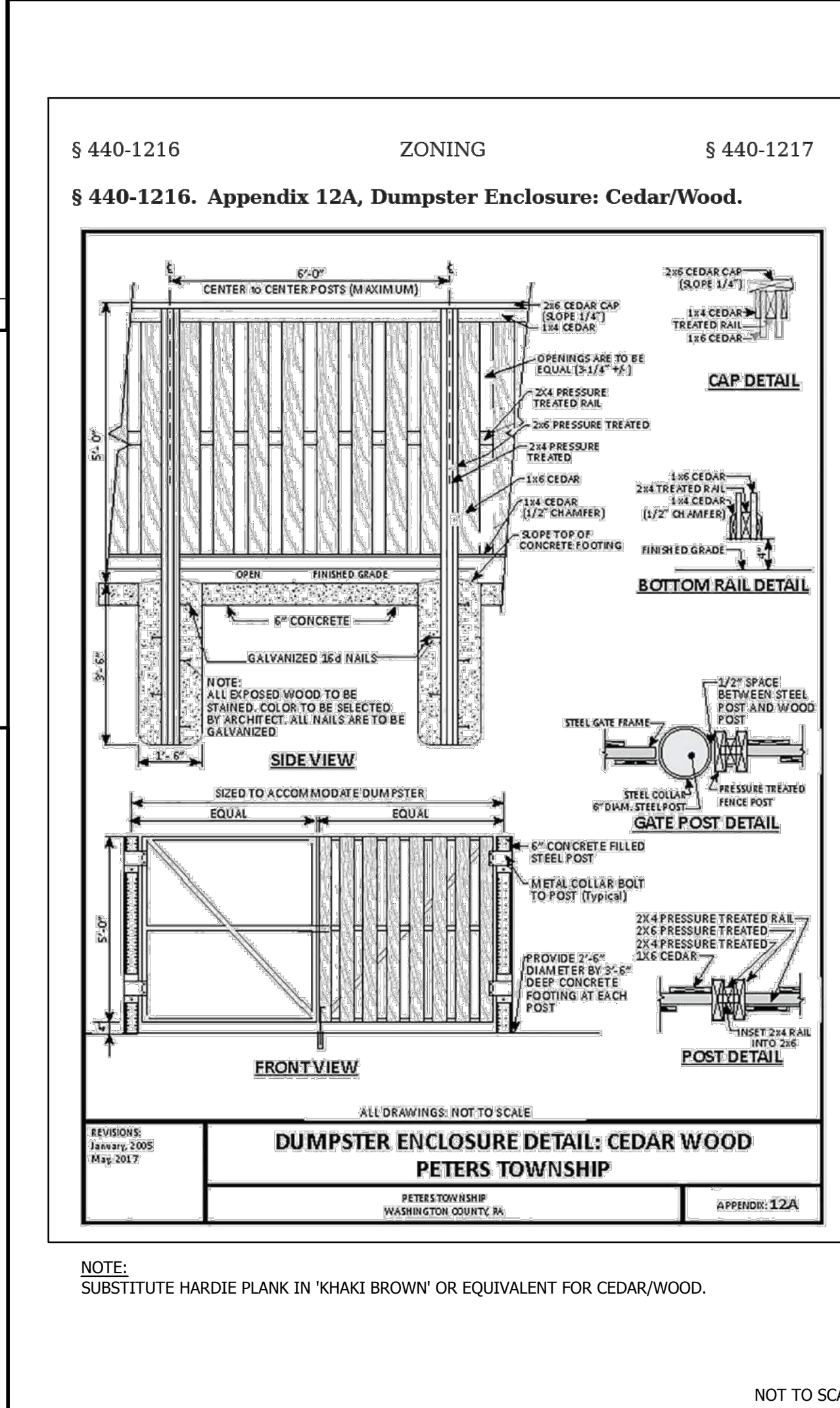
7 MONOLITHIC CONCRETE SIDEWALK

NOT TO SCALE



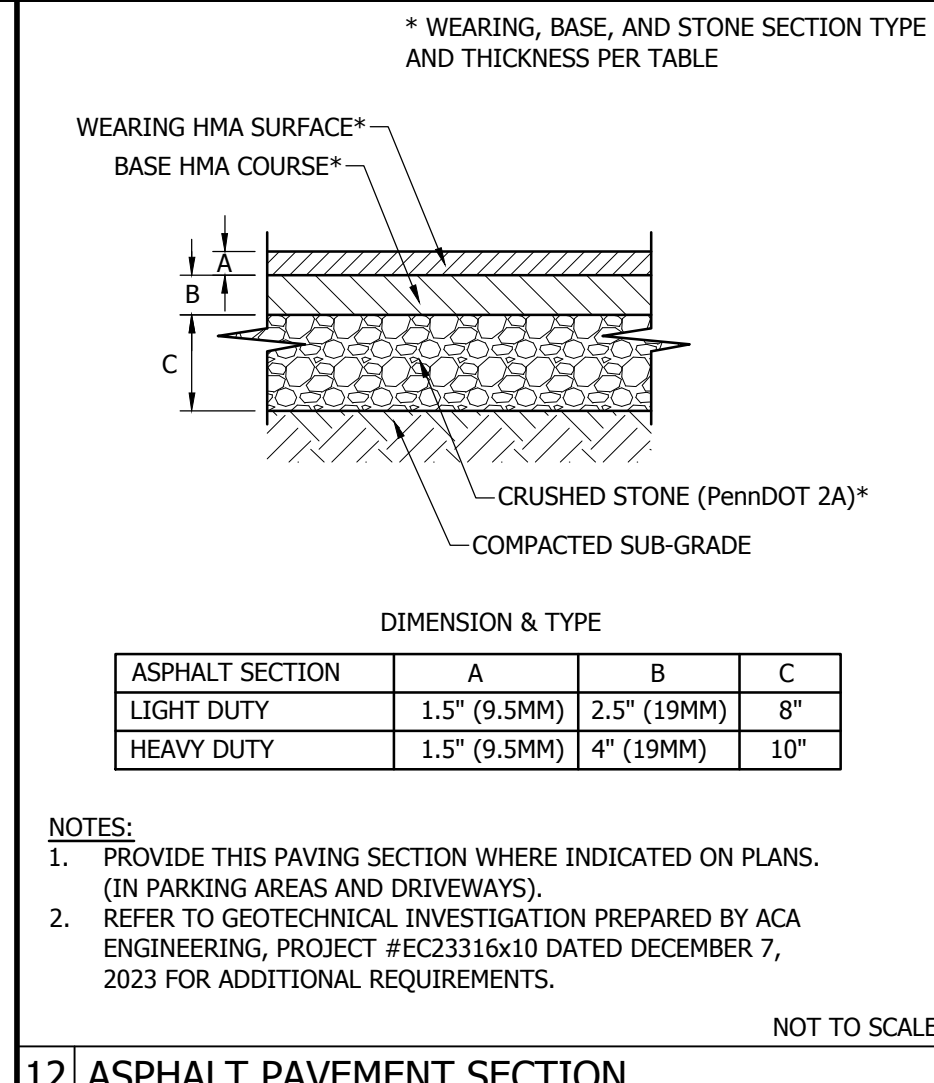
8 6" FULL-DEPTH CONCRETE CURB

NOT TO SCALE



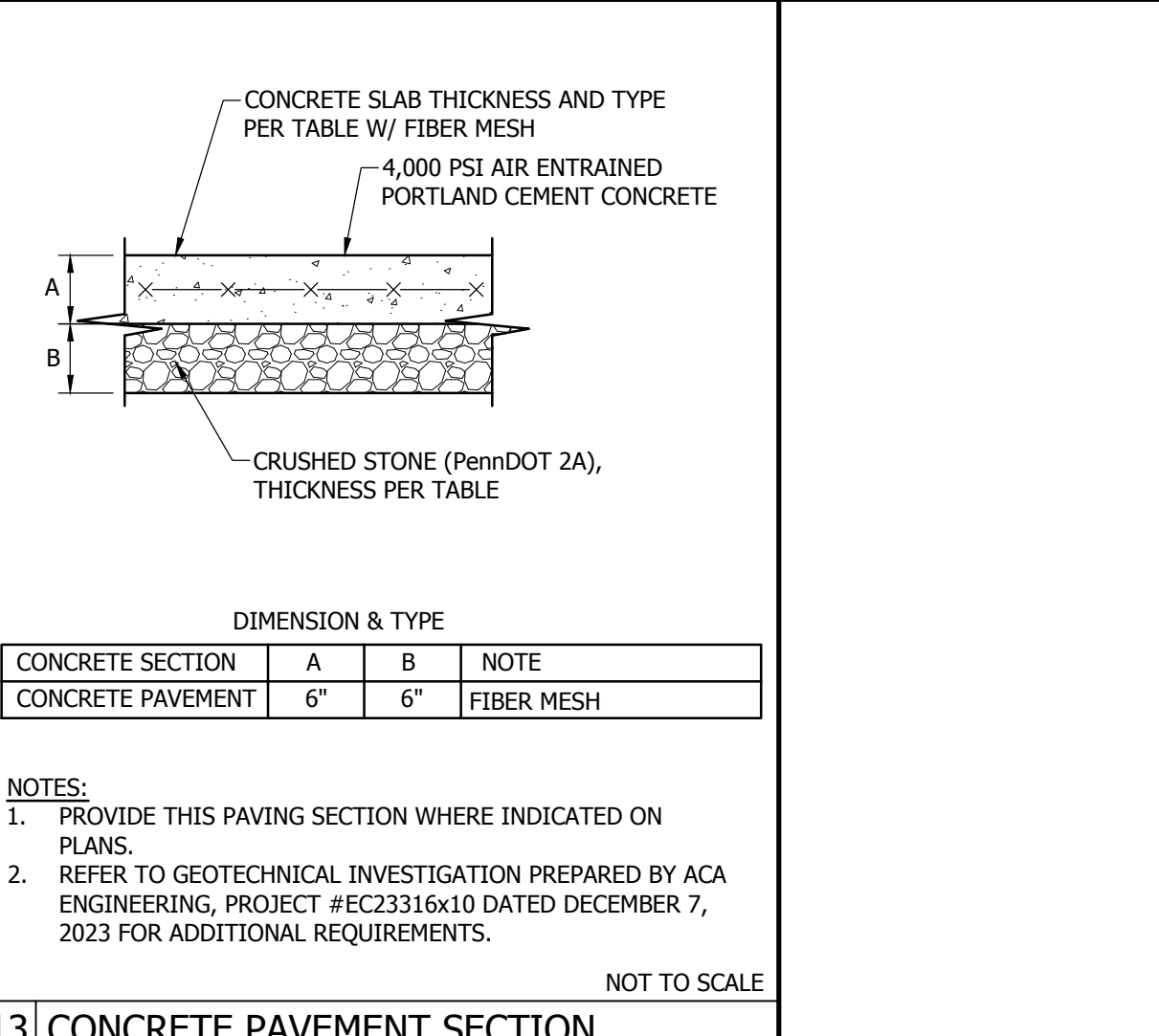
11 TRASH ENCLOSURE DETAIL

NOT TO SCALE



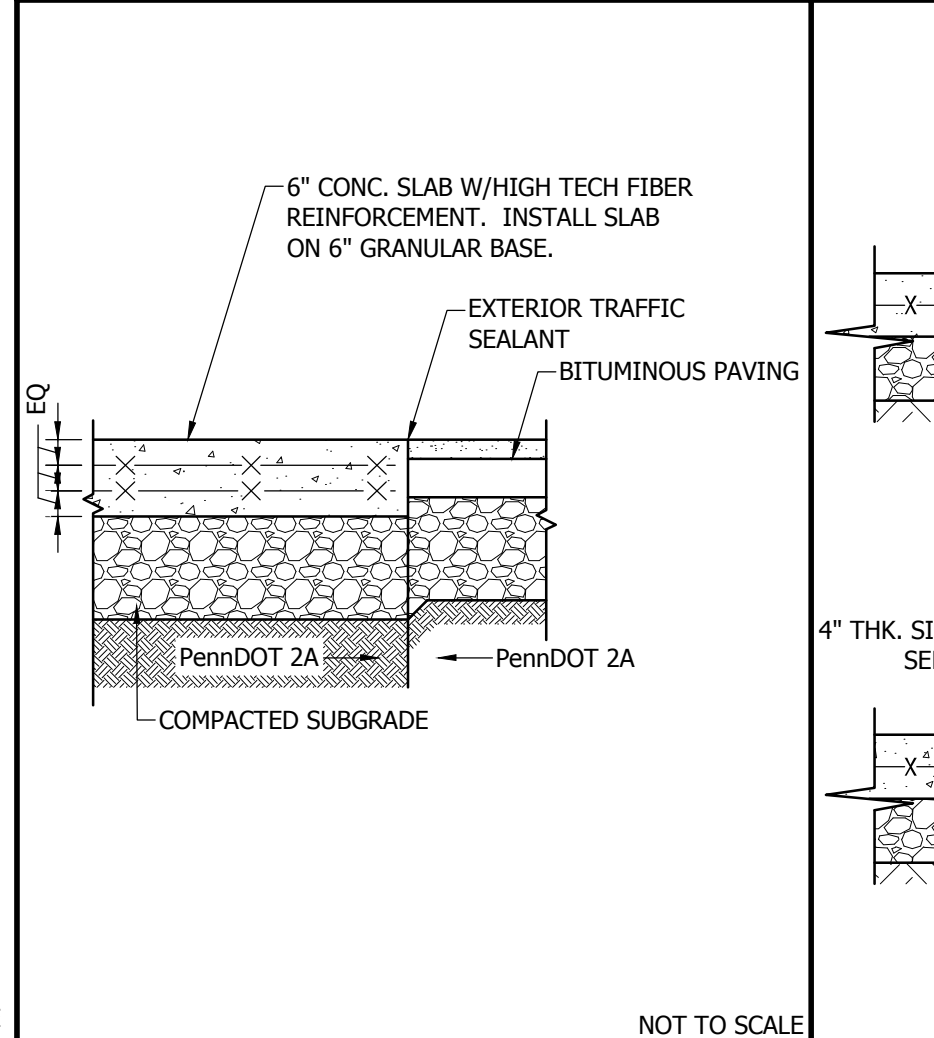
12 ASPHALT PAVEMENT SECTION

NOT TO SCALE



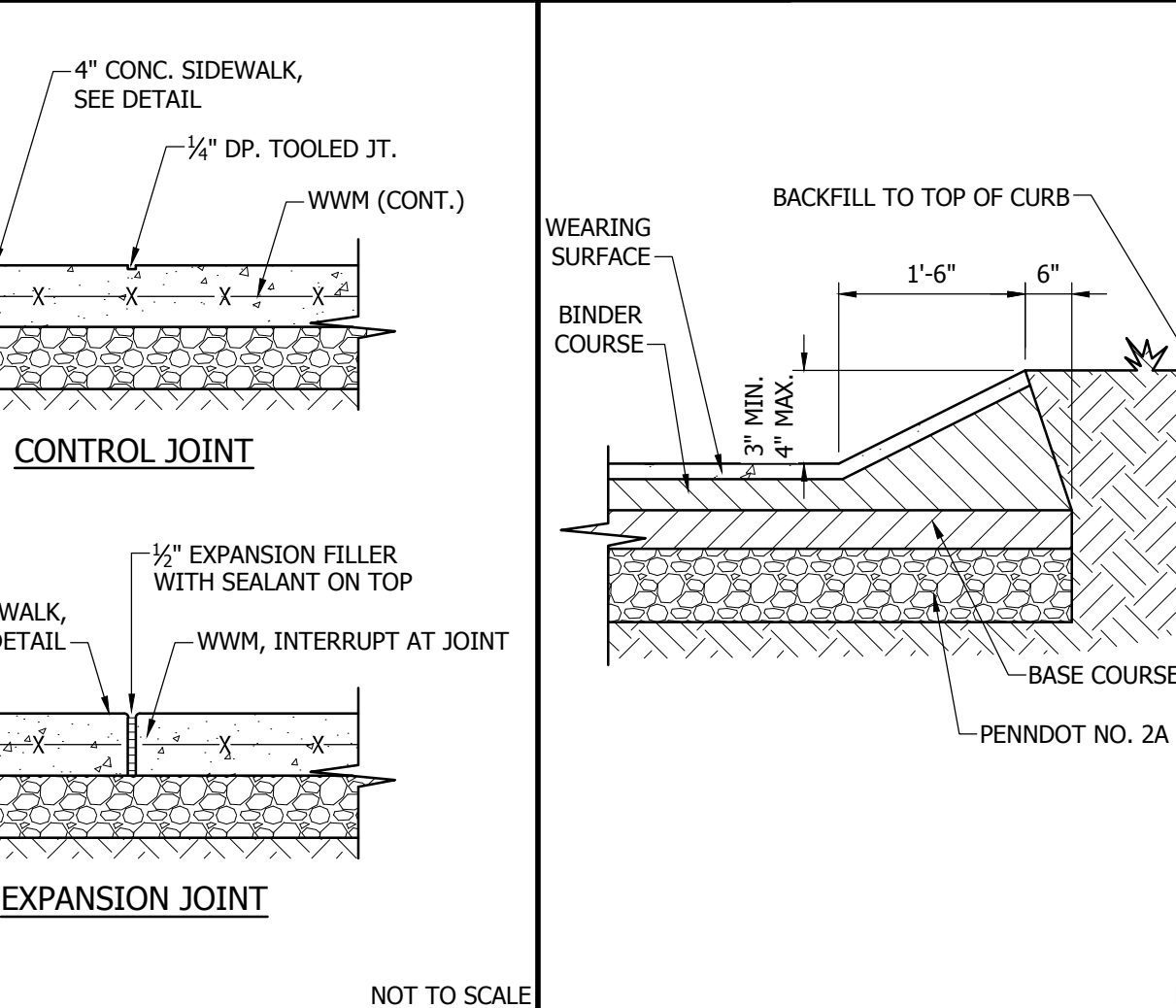
13 CONCRETE PAVEMENT SECTION

NOT TO SCALE



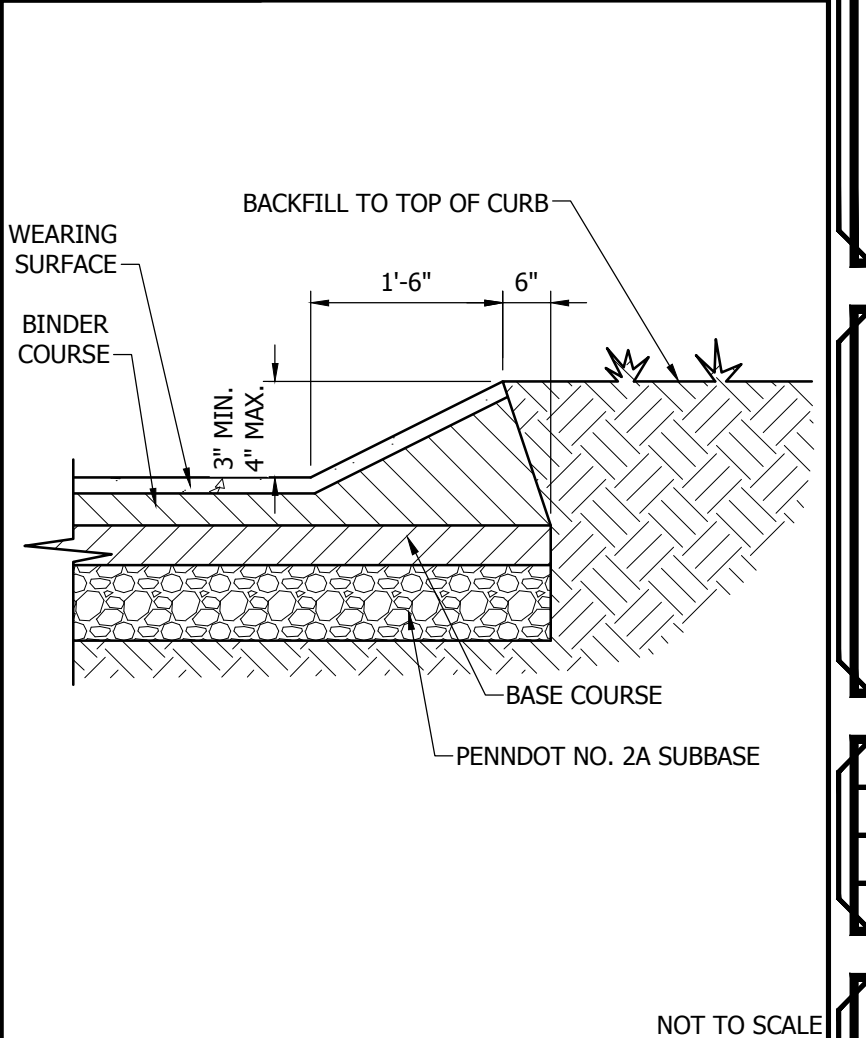
14 ASPHALT INTO CONCRETE JOINT

NOT TO SCALE



15 EXPANSION AND CONTROL JOINTS

NOT TO SCALE



16 BITUMINOUS CONCRETE WEDGE CURB

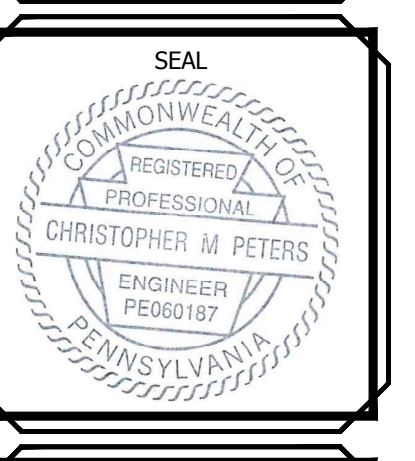
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NO.	DATE	DESCRIPTION	BY
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**MDM**  
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COEN MARKETS - STORE #1242  
 801 E. McMURRAY ROAD  
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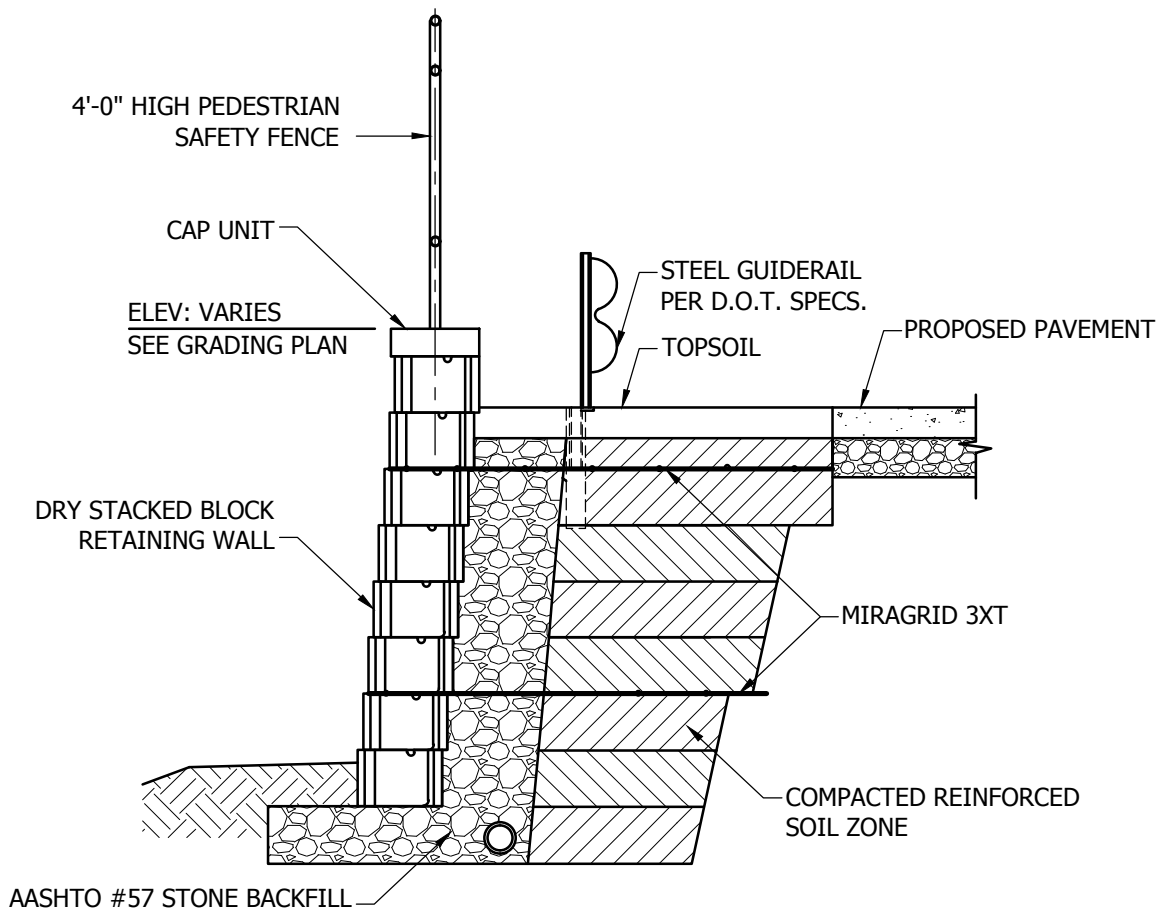


SCALE:	1" = 20'
DATE:	03/08/2024
DRAWN BY:	BJC
CHKD BY:	CMP

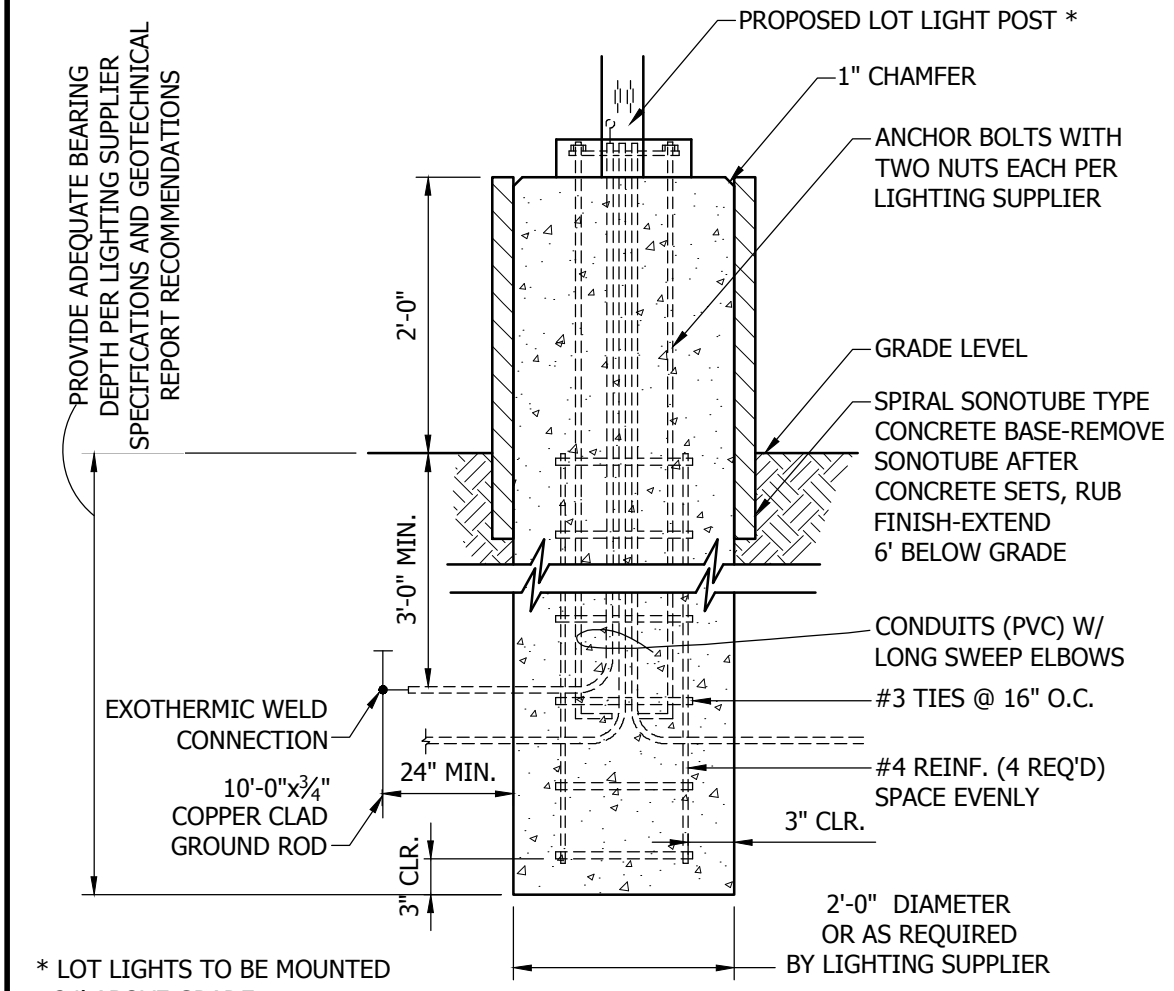
**C1.1**

**GENERAL RETAINING WALL NOTES**

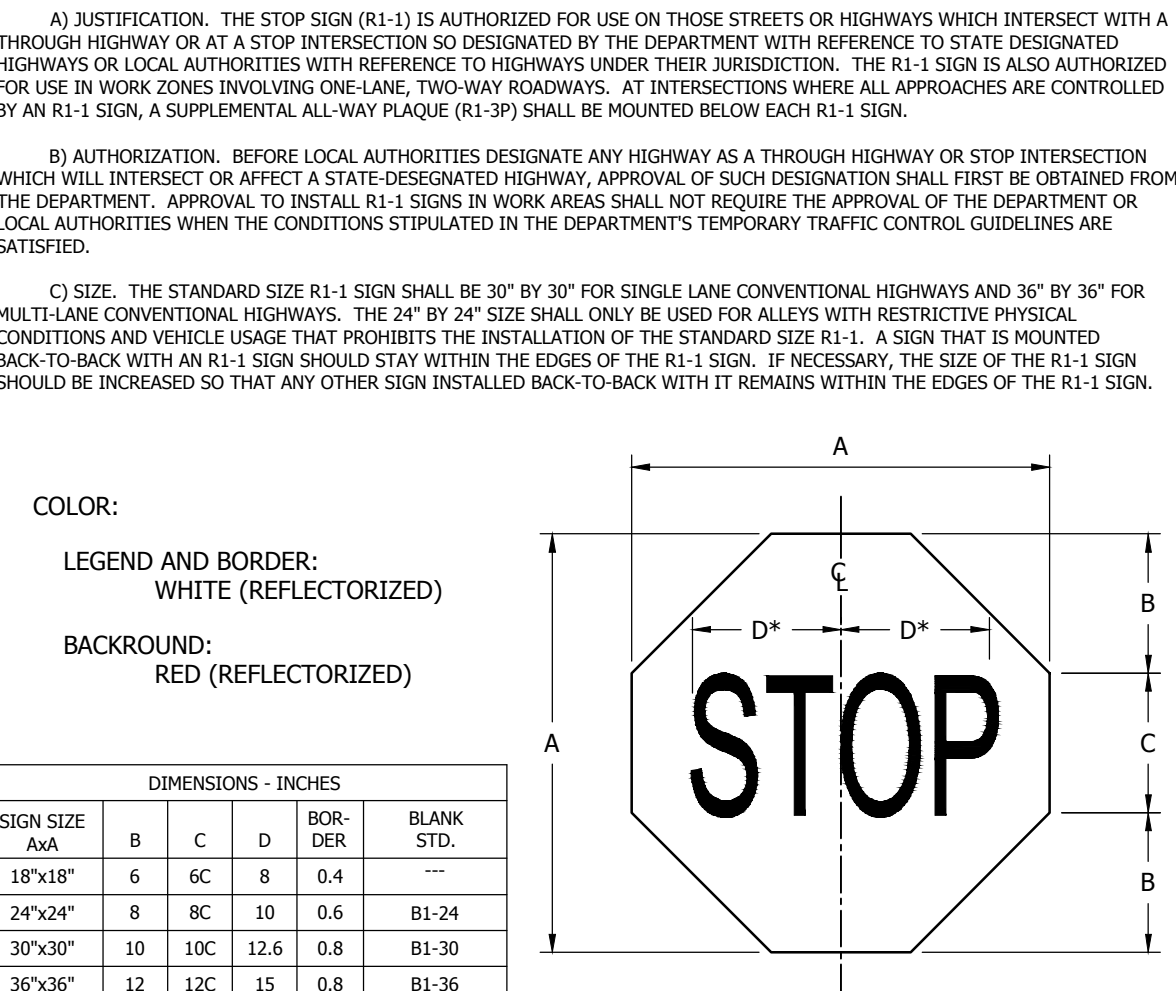
- RETAINING WALL CONTRACTOR TO RETAIN THE SERVICES OF A STATE LICENSED PROFESSIONAL ENGINEER TO PREPARE PLANS, DETAILS, AND SPECIFICATIONS FOR THE PROPOSED RETAINING WALL. ENGINEER SHALL REFER TO THE GEOTECHNICAL REPORT FOR INFORMATION REGARDING SOIL CONDITIONS, ETC. PROVIDE SIGNED AND SEALED PLANS, DETAILS, AND SPECIFICATIONS, ETC., TO OWNER FOR APPROVAL PRIOR TO STARTING CONSTRUCTION.
- STRIP ALL VEGETATION AND ORGANIC SOIL FROM THE WALL AREA, INCLUDING THE GEOSYNTHETIC REINFORCEMENT EMBEDMENT LENGTH. PLAN EXCAVATION DIVERSION DITCHES TO ROUTE SURFACE WATER AROUND EXCAVATION DURING WALL CONSTRUCTION.
- BENCH CUT ALL EXCAVATED SLOPES, TO THE LINES AND GRADES SHOWN ON THE DRAWINGS. CHECK AND VERIFY WALL LOCATION AND ALIGNMENT PRIOR TO STARTING WALL CONSTRUCTION.
- SITE SOIL ENGINEER SHALL VERIFY FOUNDATION SOILS AS BEING COMPETENT PER THE DESIGN STANDARDS, PARAMETERS, AND/OR LOCAL BUILDING CODES. DO NOT OVER EXCAVATE SOIL UNLESS DIRECTED BY SITE SOIL ENGINEER TO REMOVE UNSUITABLE SOIL.
- MINIMUM EMBEDMENT DEPTH OF WALL BELOW FINISH GRADE SHALL BE ONE BLOCK COURSE OR 6" MIN. OR AS DIRECTED BY THE SITE SOIL ENGINEER.
- FOLLOW ALL APPLICABLE PROVISIONS OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. WRITTEN PROJECT SPECIFICATIONS SHALL BE USED AS GUIDANCE WHEN INSTRUCTIONS AND SPECIFICATIONS CONFLICT. LEVELING PAD SHALL CONSIST OF COMPACTED DRAINAGE AGGREGATE, MINIMUM 6" THICK. CONTRACTOR MAY USE COMPACTED SAND AND GRAVEL WITH APPROVAL OF THE ENGINEER.
- DRAINAGE FILL 12" THICK SHALL BE INSTALLED BEHIND THE BLOCK UNITS TO WITHIN 12" OF THE TOP OF THE WALL. DRAINAGE FILL TO BE AASHTO #57 STONE.
- INSTALL DRAINAGE TILE AT THE WALL BASE AS SHOWN. EXTEND TO DAYLIGHT @ 1.0% SLOPE (MIN.).
- BACKFILL AND COMPACT AS EACH BLOCK COURSE IS INSTALLED. BACKFILL AGGREGATE FIRST, THEN SOIL, THEN COMPACT BOTH.
- CONTRACTOR IS RESPONSIBLE FOR MOISTURE CONTROL OF NATURAL FILL SOILS USED ON SITE.
- CONTRACTOR SHALL BE TO 95% OF MAXIMUM STANDARD PROCTOR DENSITY. (ASTM D698).
- SOIL COMPACTION TESTS SHALL BE TAKEN AS THE WALL IS INSTALLED. THE MINIMUM NUMBER OF TESTS SHALL BE DETERMINED BY THE SITE SOILS ENGINEER.
- GEGRID SHALL BE MIRAGRID 3X7 INSTALLED @ 1'-4" AND 4'-0" ABOVE BASE BLOCK ELEVATION. EXTEND THE GEGRID A MINIMUM OF 6'-0" FROM THE FACE OF THE WALL, WHEN APPLICABLE. IN CUT CONDITIONS, PROVIDE VERTICAL REINFORCING PER MANUFACTURER'S RECOMMENDATIONS, TO PROVIDE PERMANENT STABILITY AND RESIST HORIZONTAL AND LATERAL MOVEMENT OF WALL.
- PROVIDE PERMANENT, STABILIZED LATERAL DRAINAGE SWALES TO DIRECT SURFACE WATER FLOW AROUND THE ENDS OF THE WALL.
- ESTABLISH TIME IMMEDIATELY AFTER THE WALL IS COMPLETED.
- FINAL WALL LOCATION AND ALIGNMENT SHALL BE SURVEYED IN THE FIELD, AND REPORTED TO THE OWNER'S ENGINEER.
- IF EXISTING CONDITIONS ARE DIFFERENT THAN THOSE STATED IN THESE DRAWINGS AND SPECIFICATIONS, THE CONTRACTOR MUST CONTACT THE ENGINEER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH WALL CONSTRUCTION.
- WALL TO BE DESIGNED WITH MAXIMUM 3/4" BATTER PER VERTICAL FOOT.



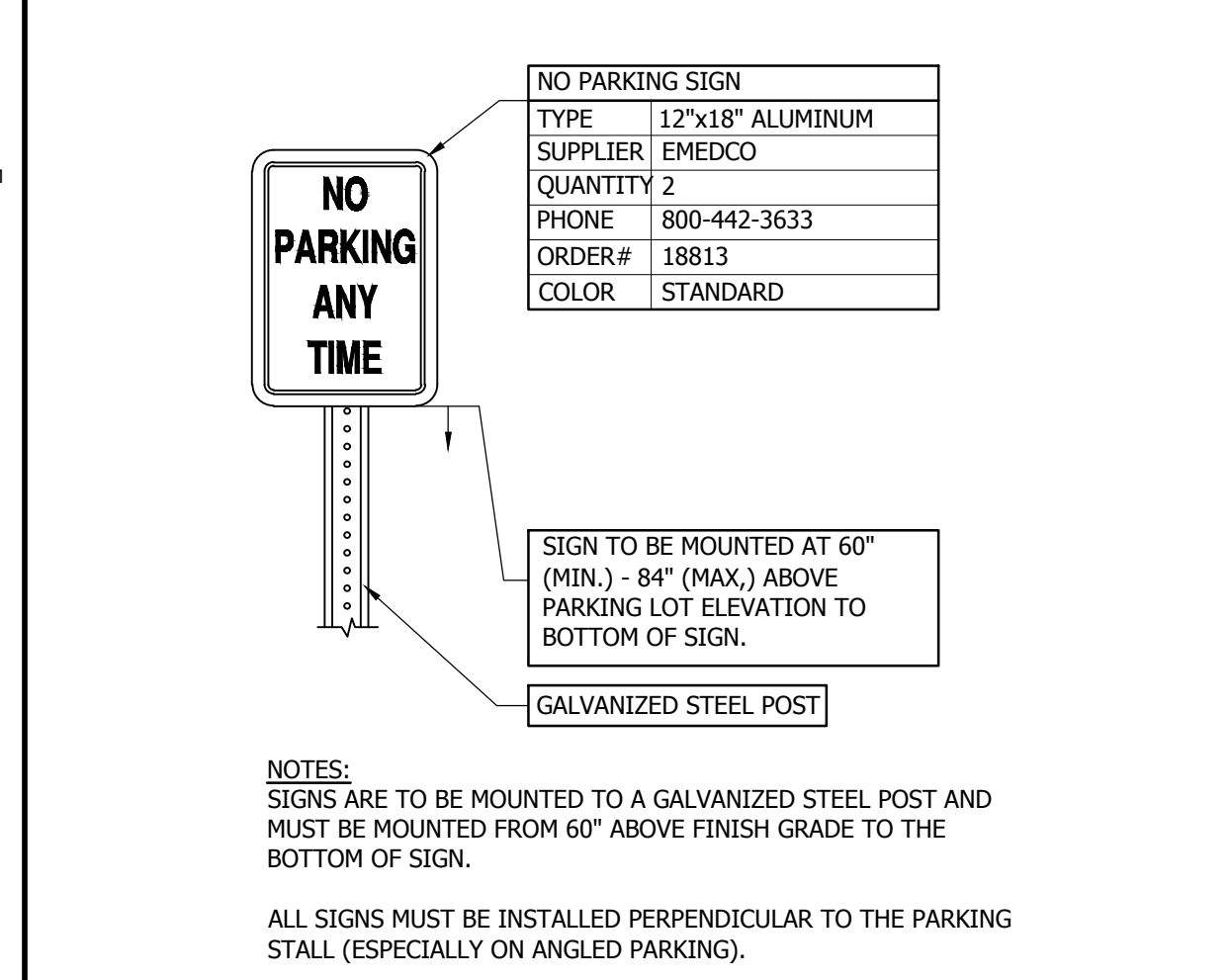
NOT TO SCALE



NOT TO SCALE



NOT TO SCALE



NOT TO SCALE

1 DRY STACK RETAINING WALL (FOR REFERENCE ONLY)

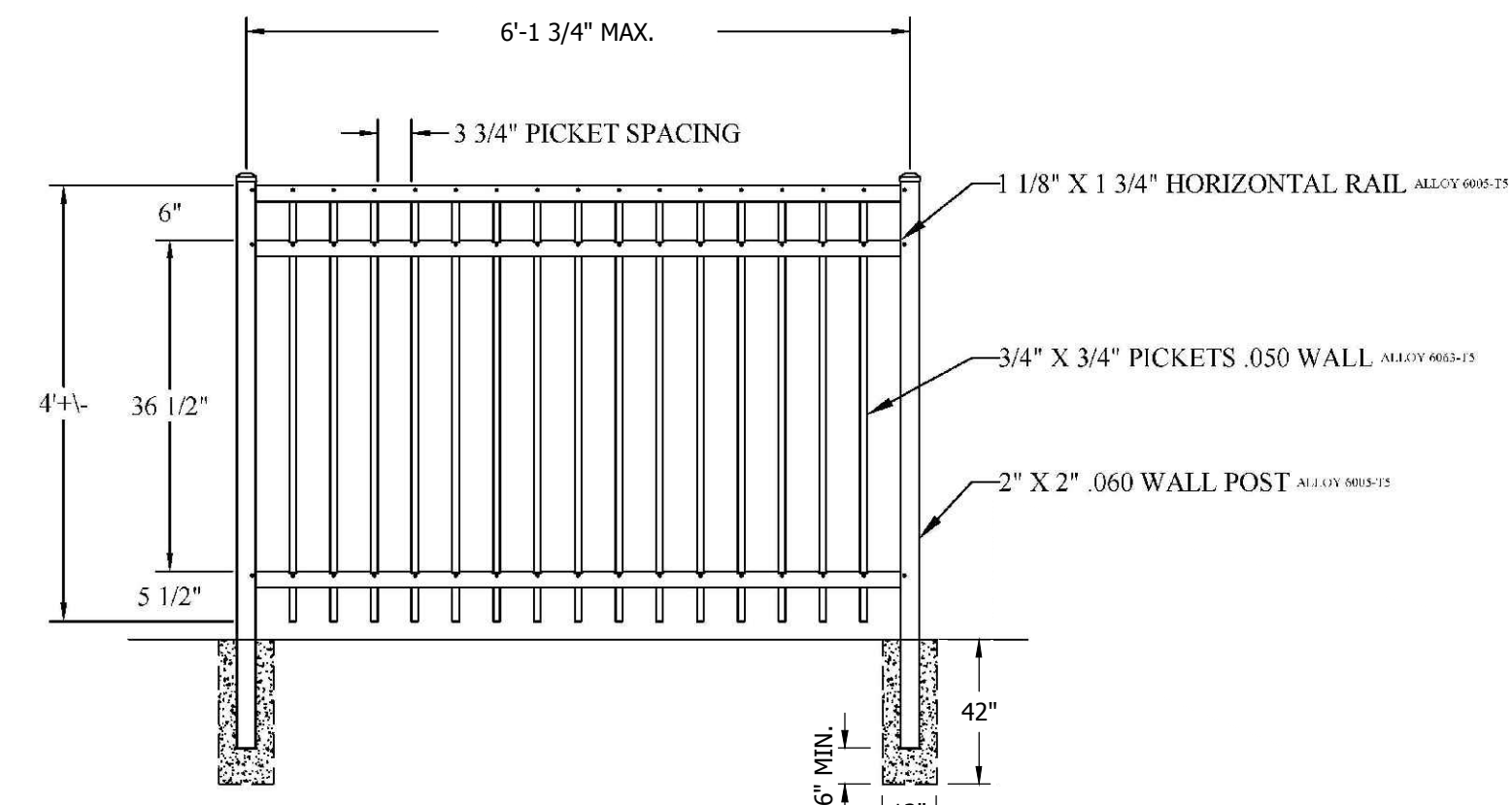
2 LOT LIGHT BASE

3 R1-1 "STOP" SIGN

4 "NO PARKING" SIGN

**NOTES:**

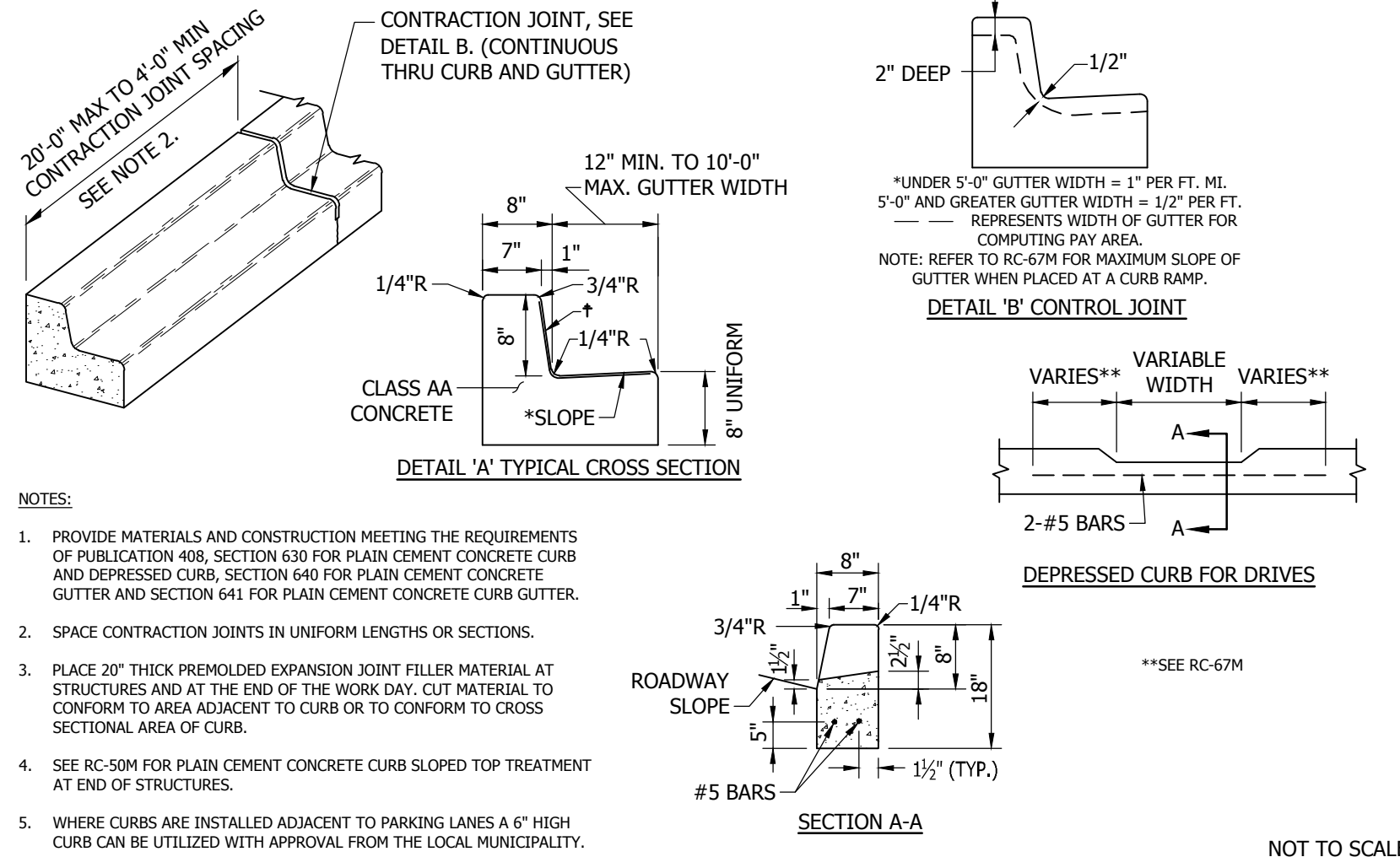
- GATE WIDTHS AS INDICATED ON SITE DRAWING & SHALL INCLUDE HARDWARE.
- SEE GATE SCHEDULE ON DRAWING SP-1-1 FOR LATCH AND ADDITIONAL HARDWARE REQUIREMENTS.
- PROVIDE 10" MINIMUM SOLID ALUMINUM KICK PLATE ON PUSH SIDE OF BOTTOM OF WALL GATES. PLATE TO MATCH FENCE.
- SEE SITE KEYNOTES FOR FENCE HEIGHTS AT SPECIFIC LOCATIONS.
- ELITE FENCE EFF-20 IS AVAILABLE IN 42", 48" & 72".
- PROVIDE SPECIFIED HEIGHT AT SPECIFIED LOCATIONS.



NOTE: DRAWING NOT TO SCALE. ALL SECTIONS COME FULLY ASSEMBLED.

EFF-20 COMMERCIAL	4" HIGH 3-RAIL ALUMINUM FENCE PANEL	30225 RICHMOND W. (IL.VO) CHRISTOPHER M. PETERS, PE PETERS TOWNSHIP, PA 18851 9376 GOLFVIEW DR. #100 610-950-1131
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NOT TO SCALE

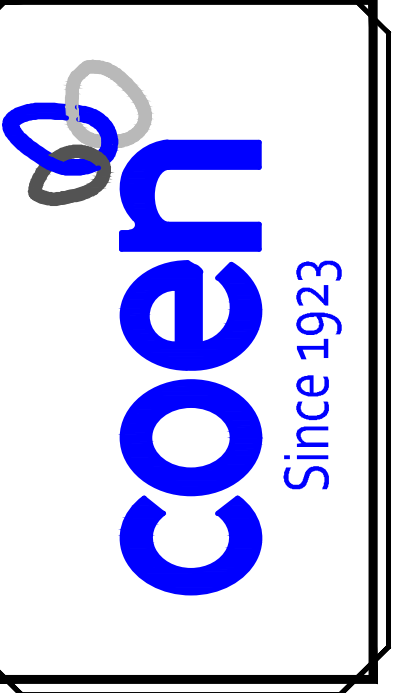


6 RC-64(M) CURBS AND GUTTERS

JUNE 2010

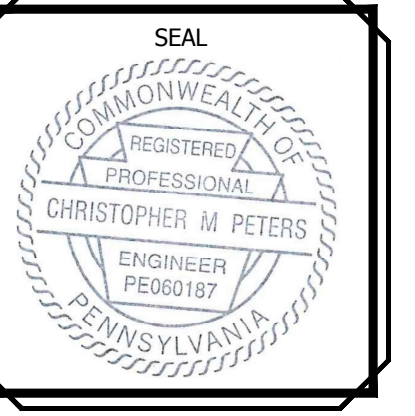
5 48" HIGH ALUMINUM FENCE DETAIL

NO.	DATE	DESCRIPTION	BY	CVT
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COMMONWEALTH OF PENNSYLVANIA  
SITE DETAILS



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DATE:	03/08/2024
DRAWN BY:	BJC
CHKD BY:	CMP

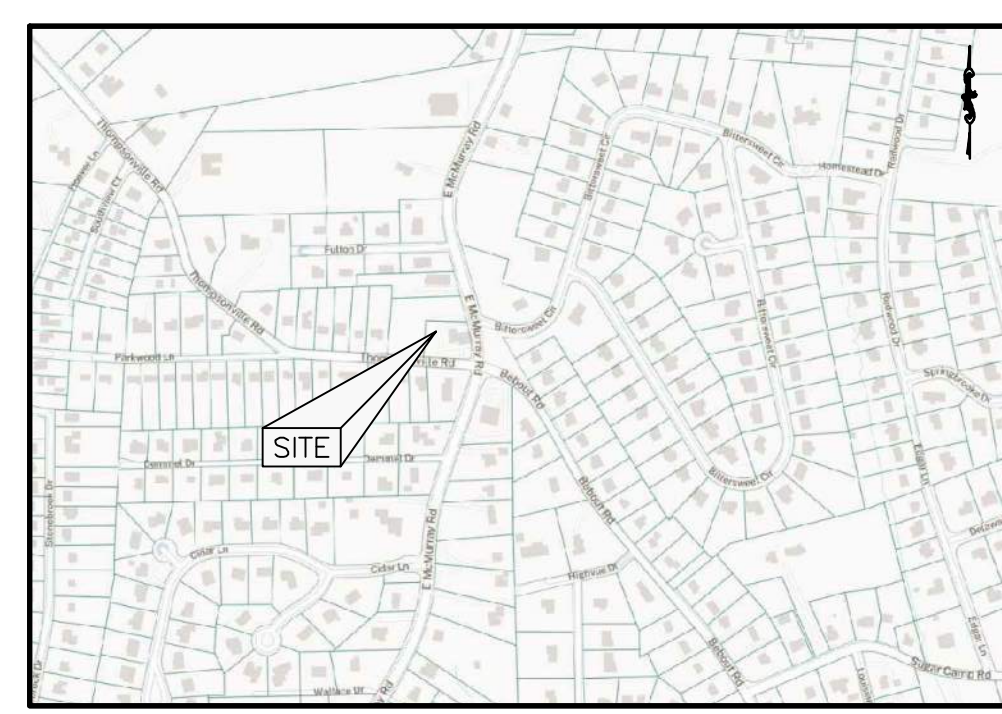
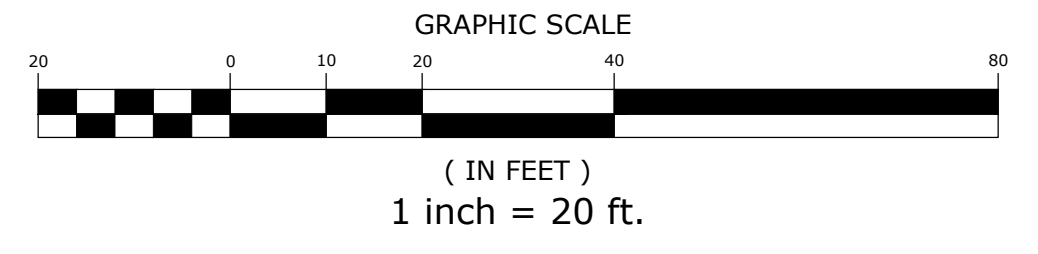
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**GRADING & DRAINAGE NOTES**

- SEE SITE PLAN FOR ADDITIONAL GENERAL NOTES.
- ALL SITE WORK, MATERIALS OF CONSTRUCTION, AND CONSTRUCTION METHODS SHALL COMPLY WITH LOCAL MUNICIPALITY, LOCAL COUNTY, AND DEPARTMENT OF TRANSPORTATION MATERIAL AND CONSTRUCTION SPECIFICATIONS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES, INCLUDING SERVICES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE PA ONE CALL SYSTEM AT 1-800-242-1776 AT LEAST THREE (3) WORKING DAYS BEFORE START OF WORK AND VERIFY ALL EXISTING UTILITY LOCATIONS.
- ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
- THE CONTRACTOR SHALL COMPACT PIPE BACKFILL IN 8" MAX. LOOSE LIFTS TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D1557, ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED IN AREAS OF ROCK EXCAVATION.
- CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC., AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING/CANOPY STUB-OUTS, INCLUDING ROOF/FOOTING DRAIN CONNECTIONS TO ROOF LEADERS AND TO STORM DRAINAGE SYSTEM.
- TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING.
- MANHOLE RIMS AND STORM INLET GRATES SHALL BE SET TO ELEVATIONS SHOWN. SET ALL EXISTING MANHOLE FRAMES AND COVERS, STORM INLET GRATES, VALVE BOXES, ETC., TO BE RAISED OR LOWERED, TO PROPOSED FINISHED GRADE, FLUSH WITH THE ADJACENT GRADE.
- UNDERDRAINS MAY BE ADDED, IF DETERMINED NECESSARY BY THE ENGINEER OR CONSTRUCTION MANAGER, AFTER SUBGRADE IS ROUGH GRADED.
- ALL EXISTING TOPOGRAPHICAL FEATURES (SPOT ELEVATIONS, CONTOURS, INVERTS, ETC.) CAN HAVE A TOLERANCE DIFFERENCE OF 6"± DEPENDING ON FIELD CONDITIONS AT THE TIME OF THE FIELD SURVEY. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHICAL FEATURES PRIOR TO CONSTRUCTION, AND ADVISE OWNER OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL RESTORE ANY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, ETC. DISTURBED DURING CONSTRUCTION TO THE ORIGINAL CONDITION OR BETTER.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF MATERIALS AND STRUCTURES TO THE CONSTRUCTION MANAGER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
- THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO EROSION AND SEDIMENTATION PLAN FOR LIMIT OF DISTURBANCE AND NOTES.
- THE CONTRACTOR SHALL COMPACT FILL IN 8" MAXIMUM LIFTS UNDER ALL PARKING, BUILDING, AND DRIVE AREAS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL RUBBISH, TRASH, DEBRIS, AND ORGANIC MATERIAL IN A LAWFUL MANNER.
- THE CONTRACTOR SHALL BE ADVISED THAT ALL EXCAVATION IS CONSIDERED UNCLASSIFIED AND THAT IT SHALL BE RESPONSIBLE FOR ALL MEANS, METHODS, AND MATERIALS OF CONSTRUCTION TO COMPLETE CONSTRUCTION AS DESIGNED. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OFF-SITE DISPOSAL OF ANY AND ALL EXCESS OR UNSUITABLE MATERIAL UNABLE TO BE PLACED ON SITE AND THE IMPORTATION OF ANY BORROW MATERIAL NECESSARY TO COMPLETE THE JOB.
- ALL EXCAVATION AND GRADING CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY ACA ENGINEERING FOR COEN MARKET, PETERS TOWNSHIP, ACA PROJECT #E23216x10, DATED APRIL 3, 2024 OR MOST CURRENT REVISION.
- SITE GRADING SHALL BE PERFORMED TO PROVIDE POSITIVE DRAINAGE TO STORM INLETS AND TO PRECLUDE THE PONDING OF WATER ON SITE.
- VERIFY REQUIRED SPOT ELEVATIONS/GRADING IN THE VICINITY OF THE BUILDINGS WITH THE ARCHITECTURAL PLANS.
- ALL ACCESSIBLE PARKING SPACES TO HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
- ALL SIDEWALKS, PATIO AREAS, AND ACCESSIBLE ROUTES TO THE BUILDING ARE TO HAVE A MAXIMUM CROSS SLOPE OF 2%, AND A MAXIMUM LONGITUDINAL SLOPE OF 5%.
- CONTRACTOR TO FIELD VERIFY PROPOSED AND EXISTING GRADES, SLOPES, ETC., FOR PROPOSED ACCESSIBLE PARKING AREAS, RAMPS, ETC., WITH ARCHITECT, PRIOR TO CONSTRUCTION.
- LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE TAKEN FROM FIELD OBSERVATION, UTILITY MAPS, ETC., AND ARE NOT ASSUMED TO BE ACCURATE. PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTRACTOR TO DIG TEST PITS AT ALL PROPOSED UTILITY CROSSINGS, TO VERIFY LOCATION, DEPTH, SIZE, ETC. OF EXISTING UNDERGROUND UTILITIES, AND CONFIRM NEW UTILITY LINES CAN BE INSTALLED AS PROPOSED. ADVISE CONSTRUCTION MANAGER IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES.
- ALL INLETS EXCEEDING FIVE FEET IN DEPTH TO BE FURNISHED WITH LADDER RUNGS, PER PENNDOT RC-39, LATEST EDITION.
- ANY CARBONACEOUS MATERIALS EXPOSED DURING SITE GRADING IS TO BE TESTED BY THE GEOTECHNICAL ENGINEER. AT THE GEOTECHNICAL ENGINEER'S DIRECTION, THESE MATERIALS WILL BE SEGREGATED AND MIXED WITH NEUTRALIZING AGENTS LIMESTONE, QUICK LIME, HYDRATED LIME IN ACCORDANCE WITH THE PA DEP FACT SHEET ENTITLED "HOW TO AVOID AND HANDLE ACID PRODUCING ROCK FORMATIONS ENCOUNTERED DURING WELL SITE DEVELOPMENT". THE MATERIAL MUST BE ENCAPSULATED WITH A LAYER OF LOW PERMEABILITY CLAY ABOVE AND BELOW THE ACID PRODUCING ROCK.
- CARBONACEOUS MATERIAL EXPOSED IN THE DUMPSTER PAD AND GAS STRUCTURE SHOULD BE OVEREXCAVATED AS DIRECTED BY THE GEOTECHNICAL ENGINEER BASED ON PYRITE CONTENT.

SERIAL No.: 20203182418 (DIG)  
SERIAL No.: 20203182432 (DESIGN)

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3 WORKING DAYS NOTICE FOR  
CONSTRUCTION PHASE AND 10 WORKING  
DAYS IN DESIGN STAGE - STOP CALL  
PENNSYLVANIA ONE CALL SYSTEM, INC.  
1-800-242-1776



**GRADING NOTES**

- HIGHEST RETAINING WALL, 5.5FT
- NRCS SOILS IN AREA OF GRADING ARE IDENTIFIED AS:  
DoB & DoC: DORMONT SILT LOAM, 3-8% TO 8-15% SLOPES
- APPROXIMATELY 5,432 S.F. OF DISTURBANCE IS EXPECTED WITH THIS WORK.

**LEGEND OF SYMBOLS**

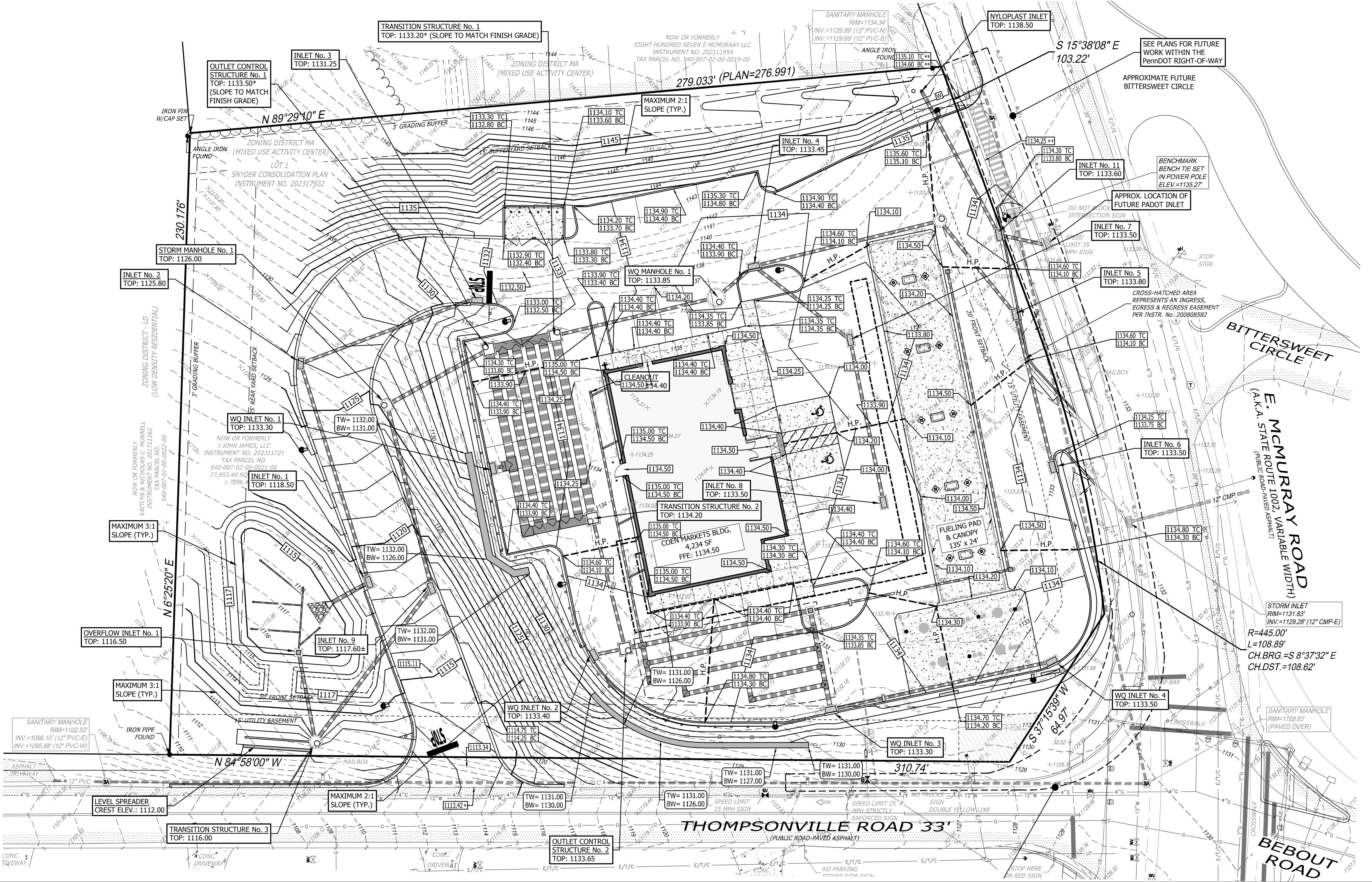
Water Line	—W—W—W—W—	Iron pin w/cap set (Unless otherwise noted)	—IP—IP—IP—IP—
Gas Line	—G—G—G—G—	Iron Pin Found	—IPF—IPF—IPF—IPF—
Overhead Electric, Telephone & Cable Line	—E/T/C—E/T/C—E/T/C—E/T/C—	Gas Meter	—GM—GM—GM—GM—
Overhead Electric Line	—E—E—E—E—	Gas Valve	—GV—GV—GV—GV—
Underground Communication Line	—UC—UC—UC—UC—	Water Valve	—WV—WV—WV—WV—
Storm Sewer	—SS—SS—SS—SS—	Fire Hydrant	—FH—FH—FH—FH—
Sanitary Sewer	—SSW—SSW—SSW—SSW—	Electric Meter	—EM—EM—EM—EM—
Easements	—EAS—EAS—EAS—EAS—	Utility Pole	—UP—UP—UP—UP—
Setback Line	—SL—SL—SL—SL—	Guy Wire	—GW—GW—GW—GW—
Depressed Curb	—DC—DC—DC—DC—	Light Pole	—LP—LP—LP—LP—
Chain Link Fence	—CLF—CLF—CLF—CLF—	AC Unit	—ACU—ACU—ACU—ACU—
Iron Fence	—IF—IF—IF—IF—	Handicap Symbol	—HS—HS—HS—HS—
Tree Line	—TL—TL—TL—TL—	Trees	—TR—TR—TR—TR—
Signal Poles	—SP—SP—SP—SP—	Asphalt	—ASP—ASP—ASP—ASP—
Sign Poles	—SPS—SPS—SPS—SPS—	Terra Cotta	—TC—TC—TC—TC—
Street Light	—SLT—SLT—SLT—SLT—	PVC	—PVC—PVC—PVC—PVC—
Sanitary Manhole	—SM—SM—SM—SM—	Reinforced Concrete Pipe	—RCP—RCP—RCP—RCP—
Cleanout	—CO—CO—CO—CO—	Finished Floor Elevation	—FFE—FFE—FFE—FFE—
Storm Manhole	—SMH—SMH—SMH—SMH—		
Storm Inlet	—SI—SI—SI—SI—		
Telephone Manhole	—TMH—TMH—TMH—TMH—		
Sign	—S—S—S—S—		
Illuminated Signs	—IS—IS—IS—IS—		
Illuminated Signs	—ISL—ISL—ISL—ISL—		
Bollard	—B—B—B—B—		
Traffic Flow Arrow	—TFA—TFA—TFA—TFA—		
Turn Arrows	—TA—TA—TA—TA—		
Benchmark	—BM—BM—BM—BM—		
Truncated Domes	—TD—TD—TD—TD—		
Right-of-Way	—RW—RW—RW—RW—		

**PROPOSED**

PROPOSED CONTOUR LINE	—1084—
PROPOSED SPOT ELEVATION	—1184.50 TC 1184.75
PROPOSED STORM PIPE	—SP—SP—SP—SP—
PROPOSED SANITARY PIPE	—SAN—SAN—SAN—SAN—
PROPOSED STORM STRUCTURES	—SS—SS—SS—SS—
PROPOSED UTILITY STRUCTURES	—US—US—US—US—
PROPOSED UTILITY METERS	—UM—UM—UM—UM—

**NOTES:**  
\* MATCH EXISTING GRADES AT PAVEMENT. ADVISE CONSTRUCTION MANAGER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.  
\*\* GRADES ASSUMED AT CONNECTION TO PADOT. CONTRACTOR TO CONFIRM AND ADVISE ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

**NOTE:**  
SEE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN (PCSM1) OR SITE UTILITY PLAN (CS.0) FOR INFORMATION REGARDING STORM STRUCTURES AND PIPING.

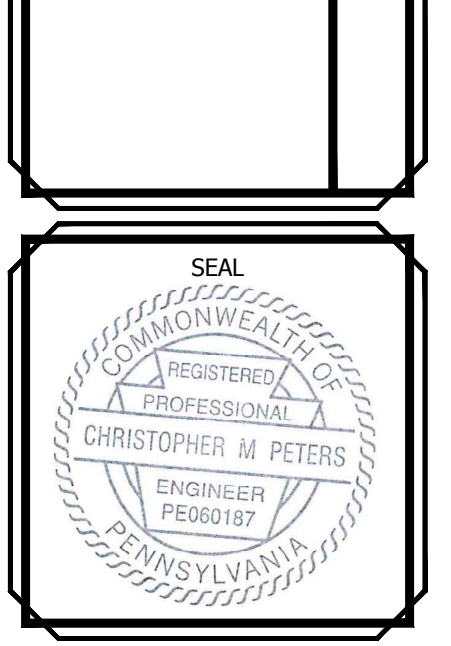


BY	CVT
REVISIONS	DESCRIPTION
NO.	DATE
1	6/20/2024
	REVISED PER TOWNSHIP & OWNER COMMENTS



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801 E. McMurray Road  
PETERS TOWNSHIP, WASHINGTON COUNTY  
COMMONWEALTH OF PENNSYLVANIA



SCALE:	1" = 20'
DATE:	03/08/2024
DRAWN BY:	BJC
CHKD BY:	CMP

**C2.0**

### UTILITY SERVICE INFORMATION

- A SANITARY SEWER**  
CONTRACTOR TO EXTEND NEW 6" SDR-35 LATERAL FROM BUILDING AND GREASE TRAP TO NEW WYE CONNECTION AT EXISTING SANITARY MAIN @ 2.0% SLOPE MIN. CUT AND CAP ANY EXISTING LATERAL CONNECTIONS NOT IN USE.
- B WATER SERVICE**  
CONTRACTOR TO EXTEND A NEW 2" TYPE 'K' COPPER WATER SERVICE LINE FROM EXISTING WATER MAIN TO CONNECT TO BUILDING. VERIFY SERVICE LINE SIZE REQUIREMENTS WITH WATER AUTHORITY AND ARCHITECTURAL PLANS.
- C GAS SERVICE**  
CONTRACTOR TO EXTEND NEW GAS SERVICE LINE FROM EXISTING GAS CONNECTION AT CURB TO BUILDING. REFER TO AND COMPLY WITH PEOPLES GAS SERVICE LINE INSTALLATION STANDARDS.
- D ELECTRIC SERVICE**  
CONTRACTOR TO EXTEND UNDERGROUND ELECTRIC SERVICE FROM UTILITY POLE TO BUILDING. PROVIDE & INSTALL TWO (2) 5/0 CONDUITS WITH PULL ROPE. CONFIRM REQUIREMENTS WITH ELECTRIC COMPANY.
- E TELEPHONE SERVICE**  
CONTRACTOR TO EXTEND UNDERGROUND SERVICE LINE FROM UTILITY POLE TO UTILITY ROOM IN BUILDING. CONFIRM REQUIREMENTS WITH TELEPHONE COMPANY.
- F CABLE SERVICE**  
CONTRACTOR TO EXTEND UNDERGROUND SERVICE LINE FROM UTILITY POLE TO UTILITY ROOM IN BUILDING. CONFIRM REQUIREMENTS WITH CABLE COMPANY.

### UTILITY KEYNOTES

- 1 PROPOSED GAS METER.
- 2 NEW SANITARY CLEANOUT/FRESH AIR VENT. SEE PLUMBING PLANS.
- 3 EXISTING UTILITY POLE TO BE PROTECTED DURING CONSTRUCTION.
- 4 NEW 1,000 GALLON GREASE TRAP, SEE PLUMBING PLANS FOR DETAILS.
- 5 FROST-PROOF HOSE BIBB. REFER TO ARCHITECTURAL PLANS.
- 6 EXTEND WATER LINE TO HOSE BIBBS ON SECOND AND FOURTH COLUMNS AT FUEL CANOPY. COORDINATE WORK AND LINE SIZES WITH DRAWINGS PREPARED BY ARCHITECT AND WELLERT.
- 7 EXTEND ELECTRIC TO EACH COLUMN AT FUEL CANOPY. COORDINATE WORK AND LINE SIZES WITH DRAWINGS PREPARED BY ARCHITECT AND WELLERT.
- 8 ELECTRICAL/DATA TRENCH FOR FUEL CANOPY. COORDINATE WITH WELLERT DRAWINGS.
- 9 NEW WATER METER PIT.

### UTILITY CONTACTS

**SANITARY SEWER**  
PETERS TOWNSHIP SANITARY AUTHORITY  
111 BELL DRIVE  
McMURRAY, PA 15317  
(724) 655-3047  
MARK CHUCUDDY  
mchucuddy@ptsanonline.org

**GAS SERVICE**  
COLUMBIA GAS  
(724) 884-6658  
SHANNON PELOSI  
spelosi@nisource.com

**ELECTRIC SERVICE**  
WEST PENN POWER  
401 COYLE-CURTIN ROAD  
MONONGAHELA, PA 15063  
(412) 738-2925  
GERALD GLUCH  
ggluch@firstenergypcorp.com

**TELEPHONE / CABLE SERVICE**  
COMCAST  
www.xfinity.com

**VERIZON**  
www.verizon.com

**STORM SEWER**  
PETERS TOWNSHIP  
750 BEBOUT ROAD  
VENETIA, PA 15367  
JOSEPH HURSEN  
jhursen@peters-township.com

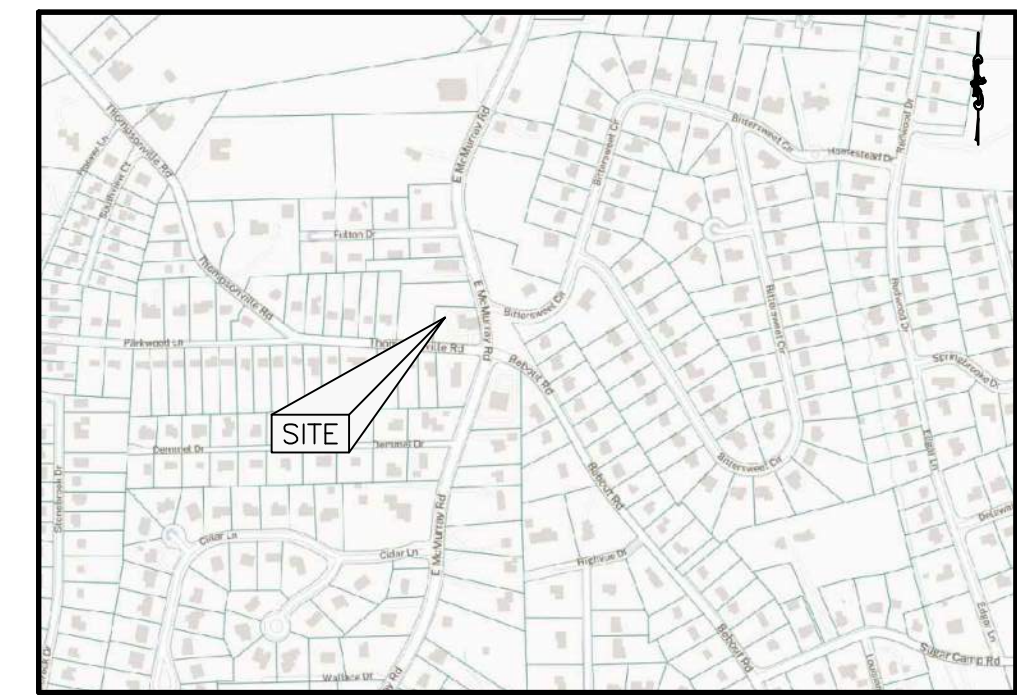
**WATER SERVICE**  
PA AMERICAN WATER  
300 GALLEY ROAD  
P.O. BOX 1290  
McMURRAY, PA 15317  
(724) 743-3130  
MICHAEL RICCIUTI  
michael.ricciuti@amwater.com

### UTILITY LEGEND

- EXISTING UTILITY POLE
- NEW GAS METER
- NEW WATER METER PIT
- NEW WATER SERVICE
- NEW GAS SERVICE
- NEW SANITARY SEWER
- NEW SANITARY SEWER CLEANOUT
- NEW UNDERGROUND ELECTRIC, TELEPHONE & CABLE SERVICE
- NEW UNDERGROUND ELECTRIC LINE
- NEW STORM SEWER
- NEW STORM INLET

SERIAL No.: 20203182418 (DIG)  
SERIAL No.: 20203182432 (DESIGN)

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**1-800-242-1776**



**SITE LOCATION MAP**  
SCALE: 1"=200'

### GENERAL UTILITY NOTES

1. CONTRACTOR SHALL CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES, TO COORDINATE REQUIREMENTS TO ENSURE TIMELY SERVICE INSTALLATION.
2. PROPER COORDINATION WITH THE RESPECTIVE UTILITY COMPANIES SHALL BE PERFORMED BY THE CONTRACTOR TO INSURE THAT ALL UTILITY COMPANIES, LOCAL MUNICIPALITY, AND LOCAL COUNTY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET.
3. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES BY VARIOUS MEANS PRIOR TO BEGINNING ANY EXCAVATION. TEST PITS SHALL BE DUG AT ALL LOCATIONS WHERE SEWERS CROSS EXISTING UTILITIES, AND THE HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES SHALL BE DETERMINED. THE CONTRACTOR SHALL CONTACT THE OWNER IN THE EVENT OF ANY UNRESOLVED CONFLICTS BETWEEN EXISTING AND PROPOSED UTILITIES SO THAT AN APPROPRIATE MODIFICATION MAY BE MADE.
4. THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES FOR SERVICE INSTALLATIONS AND CONNECTIONS AND MAIN AND SERVICE RELOCATIONS. THE CONTRACTOR SHALL COORDINATE THE WORK TO BE PERFORMED BY THE VARIOUS UTILITY COMPANIES AND SHALL SECURE ALL PERMITS AND PAY ALL FEES FOR CONNECTIONS, DISCONNECTIONS, RELOCATIONS, INSPECTIONS, AND DEMOLITION, AS NECESSARY.
5. THE CONTRACTOR SHALL MAINTAIN ALL FLOWS AND UTILITY CONNECTIONS TO EXISTING BUILDINGS, ETC. WITHOUT INTERRUPTION UNLESS/UNTIL AUTHORIZED TO DISCONNECT BY THE OWNER, UTILITY COMPANIES, AND GOVERNING AUTHORITIES. THE CONTRACTOR SHALL INSTALL AS NECESSARY, TEMPORARY SITE LIGHTING, GAS, SANITARY, WATER, STORM, ELECTRIC, TELEPHONE, AND CABLE SERVICES TO SERVICE BUILDING(S) TO REMAIN OPEN.
6. ALL EXISTING PAVEMENT WHERE UTILITY PIPING IS TO BE INSTALLED SHALL BE SAW CUT AND REPLACED IN ACCORDANCE WITH THE PAVEMENT REPAIR REQUIREMENTS OF LOCAL MUNICIPALITY AND THE DETAILS CONTAINED HEREIN.
7. ALL WATER MAINS, WATER SERVICES AND SANITARY SEWER LATERALS SHALL CONFORM TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, APPLICABLE COUNTY AND LOCAL DEPARTMENTS, AND APPROPRIATE UTILITY COMPANY SPECIFICATIONS.
8. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
9. TEST PITS SHALL BE SHOWN AT ALL UTILITY CROSSINGS AND AT THE POINTS OF CONNECTION TO EXISTING WATER MAINS. AT LEAST 10 DAYS PRIOR TO CONSTRUCTION ACTIVITY THE CONTRACTOR MUST OBTAIN THE TEST PIT DATA AND COORDINATE WITH THE INSPECTOR. IF THE TEST RESULTS SHOW A POTENTIAL CONFLICT OR NON-COMPLIANCE WITH THE APPROVED PLAN, REVISIONS TO THE PLANS MUST BE SUBMITTED FOR APPROVAL. IN SUCH INSTANCES, NO WORK SHALL COMMENCE UNTIL CONFLICTS ARE RESOLVED AND REVISIONS APPROVED.
10. RELOCATION OF ANY UTILITY COMPANY FACILITIES TO BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY AND LOCAL MUNICIPALITY.
11. THE CONTRACTOR SHALL COMPACT PIPE BACKFILL IN MAX. 8" LOOSE LIFTS TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D1557, ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED IN AREAS OF ROCK EXCAVATION.
12. CONTRACTOR TO PROVIDE SLEEVES UNDER FOOTINGS OR THROUGH FOUNDATIONS FOR UTILITY CONNECTIONS.
13. CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC. AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING/CANOPY STUB-OUTS, INCLUDING ROOF/FOOTING DRAIN CONNECTIONS TO ROOF LEADERS AND TO STORM DRAINAGE SYSTEM.
14. UTILITY CONDUIT PIPE SHALL BE SCHEDULE 80 PVC AND/OR AS REQUIRED BY THE LOCAL UTILITY COMPANY. SERVICES MAY BE INSTALLED IN A COMMON TRENCH WITH 12" CLEAR SPACE BETWEEN SERVICES. MINIMUM COVER SHALL BE 36" ON ELECTRIC CONDUITS AND 24" ON TELEPHONE AND CABLE CONDUITS. SERVICES SHALL BE MARKED WITH MAGNETIC LOCATOR TAPE. GALVANIZED STEEL ELECTRICAL CONDUIT SHALL BE USED AT POLE AND TRANSFORMER LOCATIONS. INSTALL HAND HOLES AS REQUIRED.
15. ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION PRIOR TO APPROVAL FOR BACKFILL, IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY, LOCAL MUNICIPALITY, AND/OR LOCAL COUNTY REQUIREMENTS.
16. MANHOLE RIMS AND STORM INLETS SHALL BE SET TO ELEVATIONS SHOWN. ADJUST ALL EXISTING MANHOLE FRAMES AND COVERS, STORM INLET GRATES, VALVE BOXES, ETC., TO BE RAISED OR LOWERED, TO PROPOSED FINISHED GRADE, FLUSH WITH THE ADJACENT GRADE.
17. THE CONTRACTOR SHALL RESTORE ANY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, ETC. DISTURBED DURING CONSTRUCTION TO THE ORIGINAL CONDITION OR BETTER.
18. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, ALL SANITARY SEWER PIPING SHALL BE POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS ASTM D3034, TYPE PSM WITH A MAXIMUM SDR OF 35, WITH FLEXIBLE ELASTOMERIC SEAL JOINTS, ASTM D3212.
19. ALL SANITARY SEWER PIPING SHALL HAVE A MINIMUM OF 6" OF COARSE AGGREGATE BEDDING.
20. THE CONTRACTOR SHALL CONTACT THE LOCAL COUNTY HEALTH DEPARTMENT AND FILE AND OBTAIN A PLUMBING PERMIT FOR THE WORK INDICATED HEREON AND COMPLIANCE WITH THE LOCAL COUNTY PLUMBING CODE.
21. OBTAIN REQUIRED SANITARY SEWER CONNECTION PERMIT AND PAY ALL CONNECTION AND TAPPING FEES BEFORE CONNECTING ANY NEW SEWER LINE TO THE AUTHORITY'S SEWER LINES (FEES TO BE PAID BY OWNER).
22. WATER LINE AFTER WATER METER SHALL BE ENCASED IN 4" SCH. 40 PVC CONDUIT UNDER ALL CONCRETE OR ASPHALT SURFACES AND TO 1" ABOVE FINISHED FLOOR.
23. THE CONTRACTOR SHALL BE ADVISED THAT ANY EXCAVATION IS CONSIDERED UNCLASSIFIED AND THAT IT SHALL BE RESPONSIBLE FOR ALL MEANS, METHODS, AND MATERIALS OF CONSTRUCTION TO COMPLETE CONSTRUCTION AS DESIGNED. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OFF-SITE DISPOSAL OF ANY AND ALL EXCESS OR UNSUITABLE MATERIAL UNABLE TO BE PLACED ON SITE AND THE IMPORTATION OF ANY BORROW MATERIAL NECESSARY TO COMPLETE THE JOB.
24. COORDINATE INSTALLATION OF LIGHT FIXTURES, TREES, SIGNS, ETC., WITH PROPOSED UNDERGROUND UTILITIES. CONTACT OWNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

NO.	DATE	DESCRIPTION	BY
1	6/20/2024	REVISED PER TOWNSHIP & OWNER COMMENTS	CVT

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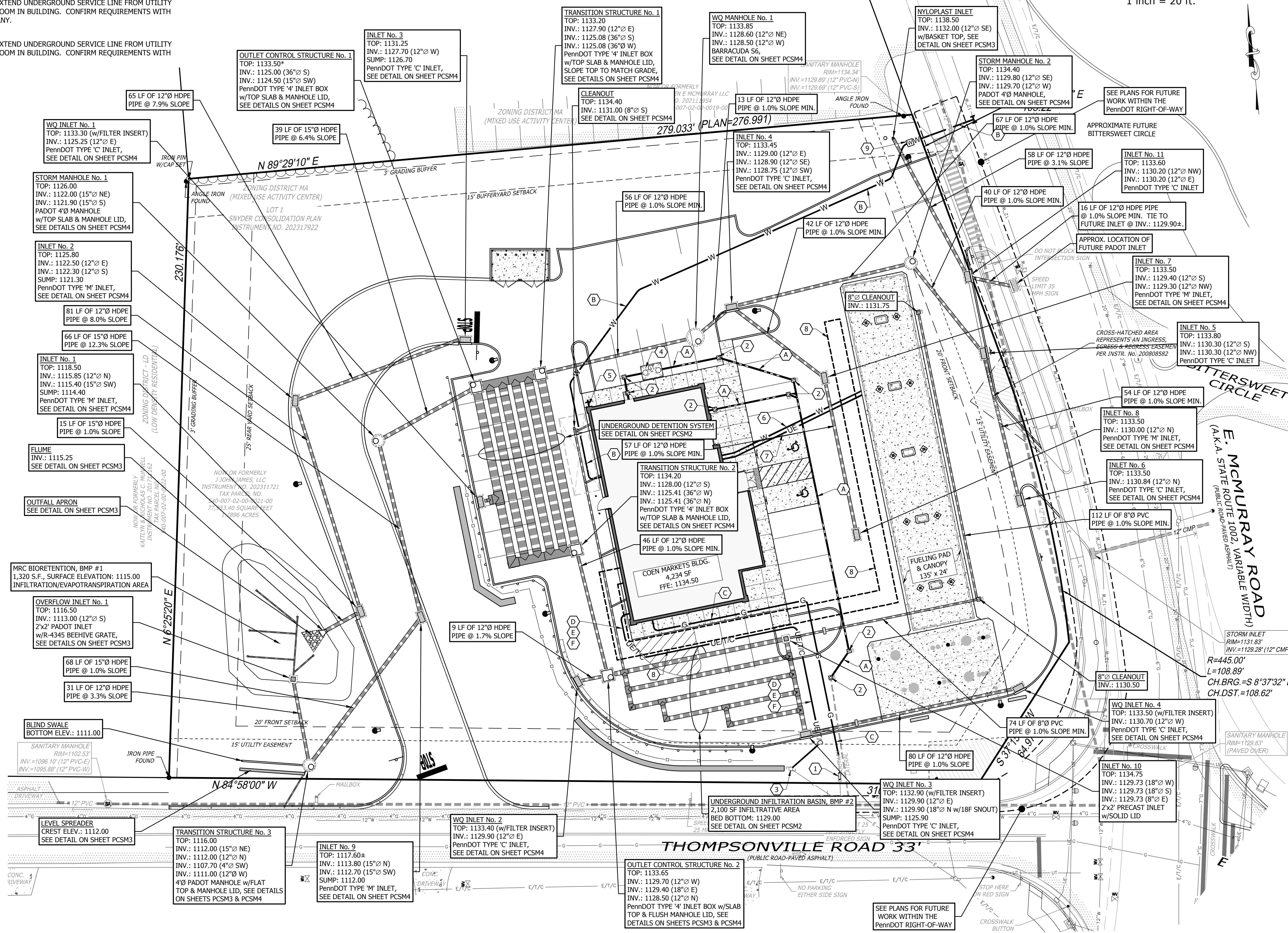
**COEN MARKETS - STORE #1242**  
801 E. McMurray Road  
PETERS TOWNSHIP, WASHINGTON COUNTY  
COMMONWEALTH OF PENNSYLVANIA

**SITE UTILITY PLAN**

**SEAL**  
REGISTERED PROFESSIONAL ENGINEER  
CHRISTOPHER M. PETERS  
PE000107  
PENNSYLVANIA

SCALE: 1" = 20'  
DATE: 03/08/2024  
DRAWN BY: BJC  
CHKD BY: CMP

**C3.0**

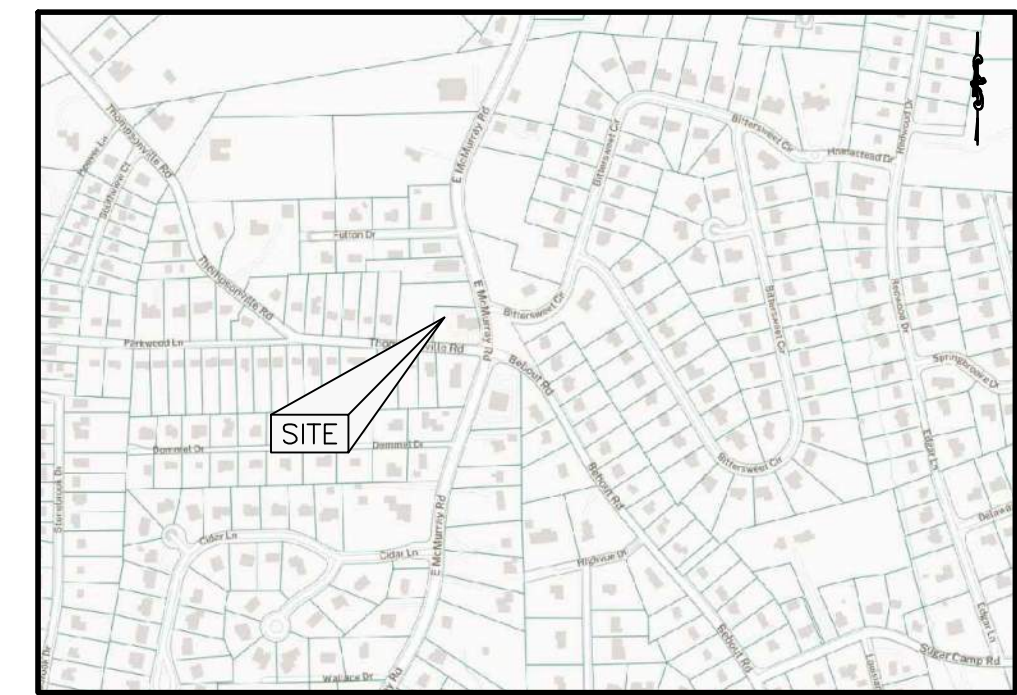


**GENERAL DEMOLITION NOTES**

- CONTRACTOR TO REVIEW PHASE II REPORT FOR SITE AND TO BE FAMILIAR WITH ANY AND ALL MATERIALS THAT MAY BE ENCOUNTERED OR OUTLINED IN PHASE II REPORT.
- ALL WORK TO BE ACCOMPLISHED IN STRICT ACCORDANCE WITH ALL LOCAL ORDINANCES, CITY OR STATE.
- WITHIN THE SUBJECT PROPERTY, THE INTENT IS TO HAVE A CLEAN, CLEAR SITE, FREE OF ALL EXISTING ITEMS NOTED TO BE REMOVED IN ORDER TO PERMIT THE CONSTRUCTION OF THE NEW PROJECT.
- ALL ITEMS NOTED TO BE REMOVED BY THE SELLER SHALL BE ACCOMPLISHED PRIOR TO THE CLOSING OF THE REAL ESTATE TRANSACTION. ALL OTHER ITEMS NOTED TO BE REMOVED SHALL BE DONE SO AS PART OF THE CONTRACT FOR GENERAL CONSTRUCTION.
- REMOVE ALL UTILITIES TO EXISTING STRUCTURES WHETHER SHOWN OR NOT. CUT AND CAP ALL UNDERGROUND LINES AT THE PROPERTY LINE UNLESS OTHERWISE NOTED.
- FOR ALL ITEMS NOTED TO BE REMOVED - REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALL UNDERGROUND ELEMENTS AS WELL, INCLUDING BUT NOT NECESSARILY LIMITED TO: FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, OLD PIPE, ETC.
- BACKFILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK TO MEET THE REQUIREMENTS FOR FILL OUTLINED IN THE SOILS REPORT.
- GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY, PRIOR TO THE FINAL CONTRACT EXECUTION, IF ANY BUILDING STRUCTURE THAT IS NOTED TO BE REMOVED HAS A BASEMENT. IF SO THE BUILDING STRUCTURE, BOTH FLOOR STRUCTURES, BASEMENT, FOUNDATION, ETC. ARE TO BE REMOVED AND BACKFILLED TO EXISTING GRADE ELEVATIONS SURROUNDING THE EXISTING STRUCTURE.
- DEMOLITION SHOULD NOT BEGIN UNTIL E&S CONTROLS HAVE BEEN COMPLETED.
- CONTRACTOR SHALL INSTALL 6' HIGH TEMPORARY CHAIN LINK FENCE AROUND PROPOSED WORK AREA, COMPLETE WITH VEHICLE GATE, MAIN GATE, AND APPROPRIATE SIGNAGE AS REQUIRED BY LOCAL MUNICIPALITY. THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF THE TEMPORARY CONSTRUCTION FENCE IN THE FIELD WITH THE OWNER, THE LOCAL MUNICIPALITY AND COUNTY, AND CONSTRUCTION MANAGER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF TRAFFIC THROUGHOUT CONSTRUCTION AND SHALL INSTALL TRAFFIC CONTROL DEVICES, SIGNAGE, AND UTILIZE FLAGMEN AS NECESSARY. TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

**KEYNOTES**

- REMOVE EXISTING BUILDING AND FOUNDATION. REFER TO GEOTECHNICAL INVESTIGATION PREPARED BY ACA ENGINEERING FOR COEN MARKETS, REPORT #E23316x10 FOR ADDITIONAL INFORMATION ON FOUNDATION REMOVAL.
- REMOVE EXISTING SIDEWALKS.
- REMOVE EXISTING CONCRETE PAVING / PAD AREA.
- REMOVE EXISTING PAVEMENT.
- REMOVE EXISTING SEPTIC FIELD.
- REMOVE EXISTING SIGN.
- COORDINATE RELOCATION OF FUEL PRICE SIGN WITH OWNER. REMOVE EXISTING CONDUIT AND BASE.
- REMOVE EXISTING UTILITIES.
- REMOVE EXISTING LOT LIGHT AND BASE.
- REMOVE FENCE, POST, AND FOUNDATION.
- REMOVE EXISTING BOLLARDS.
- REMOVE EXISTING OVERHEAD ELECTRIC LINE & METER, TELEPHONE CABLE LINES. COORDINATE REMOVAL WITH THE SERVICE PROVIDER.
- REMOVE EXISTING GAS SERVICE LINE AND GAS METER. CAP & PLUG LINE AT PROPERTY LINE PER GAS COMPANY REQUIREMENTS.
- REMOVE EXISTING VEGETATION AND DEBRIS AND PREP FOR CONSTRUCTION.
- WORK IN RIGHT-OF-WAY TO BE COMPLETED BY PennDOT. CONTRACTOR TO COORDINATE LIMITS OF PAVEMENT AND CURB REMOVAL WITH DOT PLANS.
- LIMIT OF ASPHALT REMOVAL.
- EXISTING UTILITY POLE TO REMAIN, PROTECT DURING CONSTRUCTION.
- CONFIRM REMOVAL OF UNDERGROUND TANKS WITH OWNER PRIOR TO CONSTRUCTION.
- REMOVE EXISTING CANOPY AND PILLARS.
- REMOVE EXISTING FUEL PUMPS AND CONC. ISLANDS.

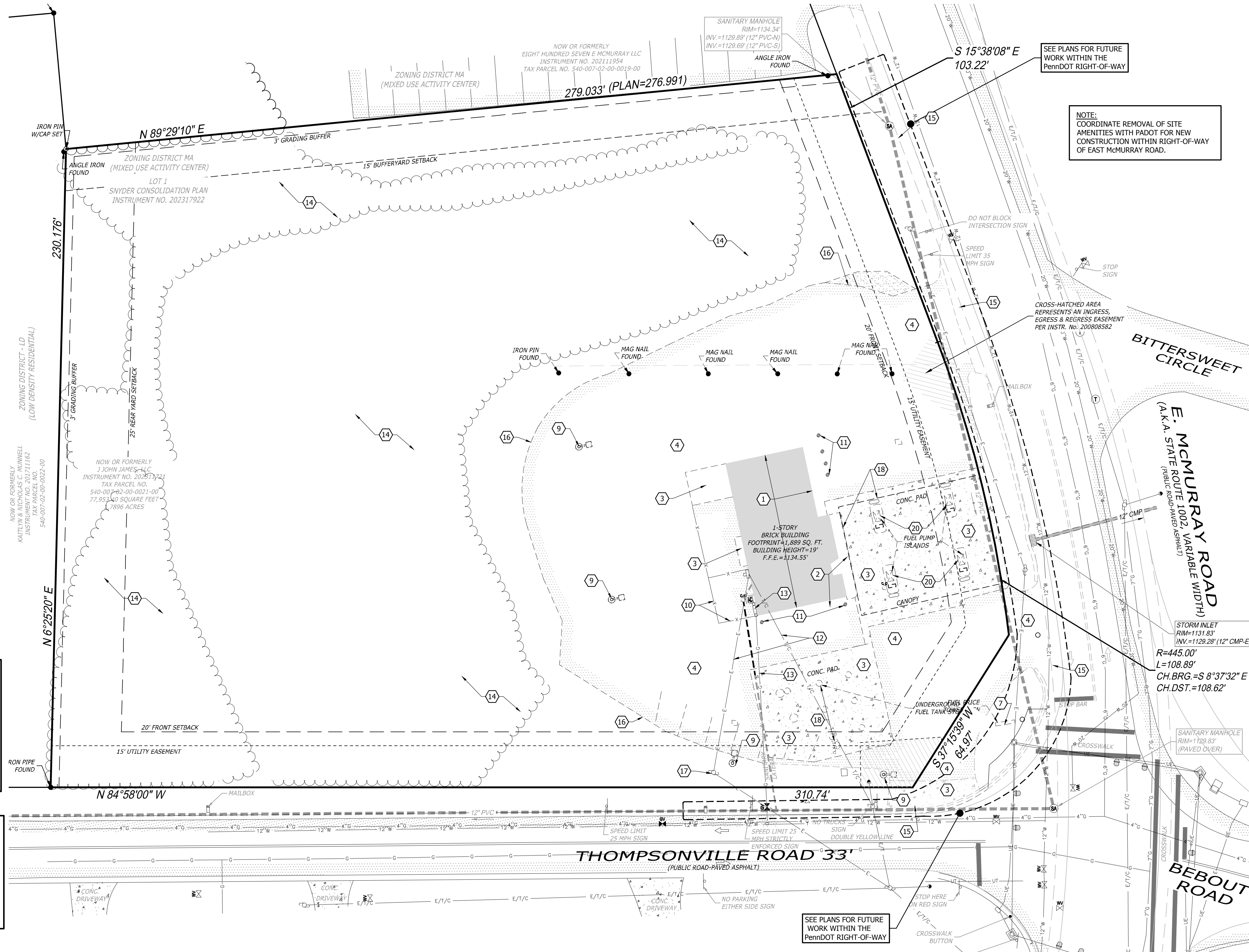
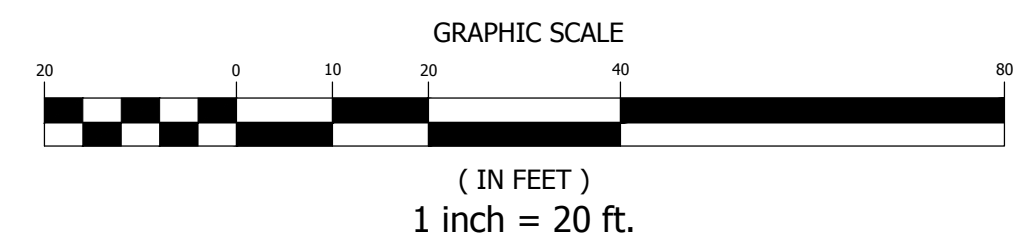


**SITE LOCATION MAP**  
SCALE: 1"=200'

NO.	DATE	DESCRIPTION	BY
1	6/20/2024	REVISED PER TOWNSHIP & OWNER COMMENTS	CVT

**LEGEND OF SYMBOLS**

Water Line	— W — W — W — W —	Iron pin w/cap set (Unless otherwise noted)	— I — I — I — I —
Gas Line	— G — G — G — G —	Iron Pin Found	— IP — IP — IP — IP —
Overhead Electric, Telephone & Cable Line	— E/T/C — E/T/C — E/T/C — E/T/C —	Gas Meter	— GM — GM — GM — GM —
Overhead Electric Line	— E — E — E — E —	Gas Valve	— GV — GV — GV — GV —
Underground Communication Line	— UC — UC — UC — UC —	Water Valve	— WV — WV — WV — WV —
Storm Sewer	— SS — SS — SS — SS —	Fire Hydrant	— FH — FH — FH — FH —
Sanitary Sewer	— SS — SS — SS — SS —	Electric Meter	— EM — EM — EM — EM —
Easements	— E — E — E — E —	Utility Pole	— UP — UP — UP — UP —
Setback Line	— S — S — S — S —	Guy Wire	— GW — GW — GW — GW —
Depressed Curb	— DC — DC — DC — DC —	Light Pole	— LP — LP — LP — LP —
Chain Link Fence	— CLF — CLF — CLF — CLF —	AC Unit	— AC — AC — AC — AC —
Iron Fence	— IF — IF — IF — IF —	Handicap Symbol	— HS — HS — HS — HS —
Tree Line	— TL — TL — TL — TL —	Trees	— TR — TR — TR — TR —
Signal Poles	— SP — SP — SP — SP —	Asphalt	— ASP — ASP — ASP — ASP —
Sign Poles	— SPO — SPO — SPO — SPO —	Concrete	— CON — CON — CON — CON —
Street Light	— SL — SL — SL — SL —	Reinforced Concrete Pipe	— RCP — RCP — RCP — RCP —
Sanitary Manhole	— SM — SM — SM — SM —	Finished Floor Elevation	— F.F.E. — F.F.E. — F.F.E. — F.F.E. —
Cleanout	— CO — CO — CO — CO —		
Storm Manhole	— SMH — SMH — SMH — SMH —		
Storm Inlet	— SI — SI — SI — SI —		
Telephone Manhole	— TMH — TMH — TMH — TMH —		
Sign	— S — S — S — S —		
Illuminated Signs	— IS — IS — IS — IS —		
Illuminated Signs	— IS — IS — IS — IS —		
Traffic Flow Arrow	— TFA — TFA — TFA — TFA —		
Turn Arrows	— TA — TA — TA — TA —		
Benchmark	— B — B — B — B —		
Truncated Domes	— TD — TD — TD — TD —		
Right-of-Way	— R/W — R/W — R/W — R/W —		
Terra Cotta	— T.C. — T.C. — T.C. — T.C. —		
Polyvinyl Chloride	— PVC — PVC — PVC — PVC —		
Reinforced Concrete Pipe	— RCP — RCP — RCP — RCP —		
Finished Floor Elevation	— F.F.E. — F.F.E. — F.F.E. — F.F.E. —		



CONTRACTOR TO COORDINATE ALL NEW UTILITY SERVICES PRIOR TO REMOVING THE EXISTING UTILITIES AS SHOWN ON THIS DRAWING TO ENSURE THAT THE EXISTING SERVICES WILL NOT BE REQUIRED TO BE REUSED.

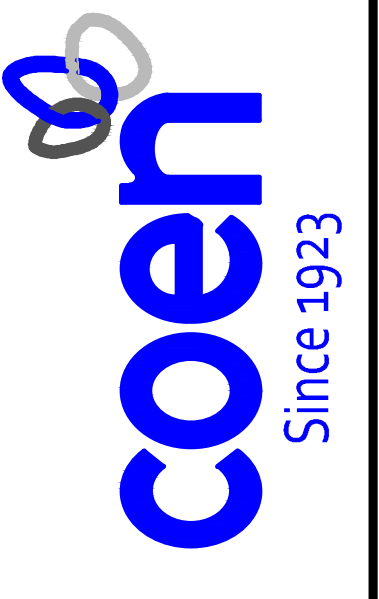
PRIOR TO REMOVING ANY UTILITY, THE RESPECTIVE GAS, ELECTRIC, PHONE, WATER, ETC. COMPANY MUST RENDER THE UTILITY TO BE DEMOLISHED INACTIVE.

SERIAL No.: 20203182418 (DIG)  
SERIAL No.: 20203182432 (DESIGN)

**CALL BEFORE YOU DIG!**

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL

PENNSYLVANIA ONE CALL SYSTEM, INC.  
1-800-242-1776



**MDM**  
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mdmca@dmdmllc.com  
www.dmdmllc.com

COEN MARKETS - STORE #1242  
801 E. McMurray Road  
PETERS TOWNSHIP, WASHINGTON COUNTY  
COMMONWEALTH OF PENNSYLVANIA  
DEMOLITION PLAN

SEAL  
REGISTERED PROFESSIONAL ENGINEER  
CHRISTOPHER M. PETERS  
PENNSYLVANIA  
ENGINEER REG#0187

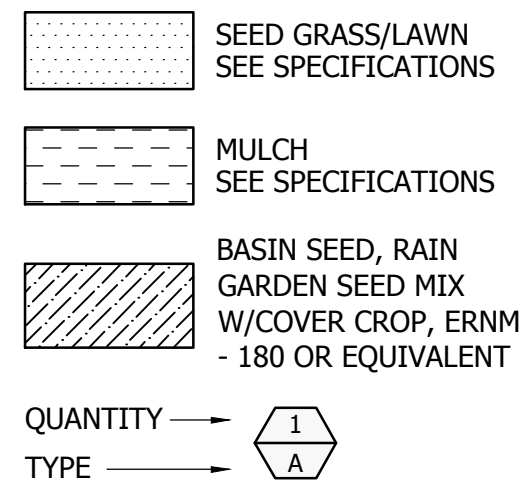
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DATE:	03/08/2024
DRAWN BY:	BJC
CHKD BY:	CMP

**C4.0**

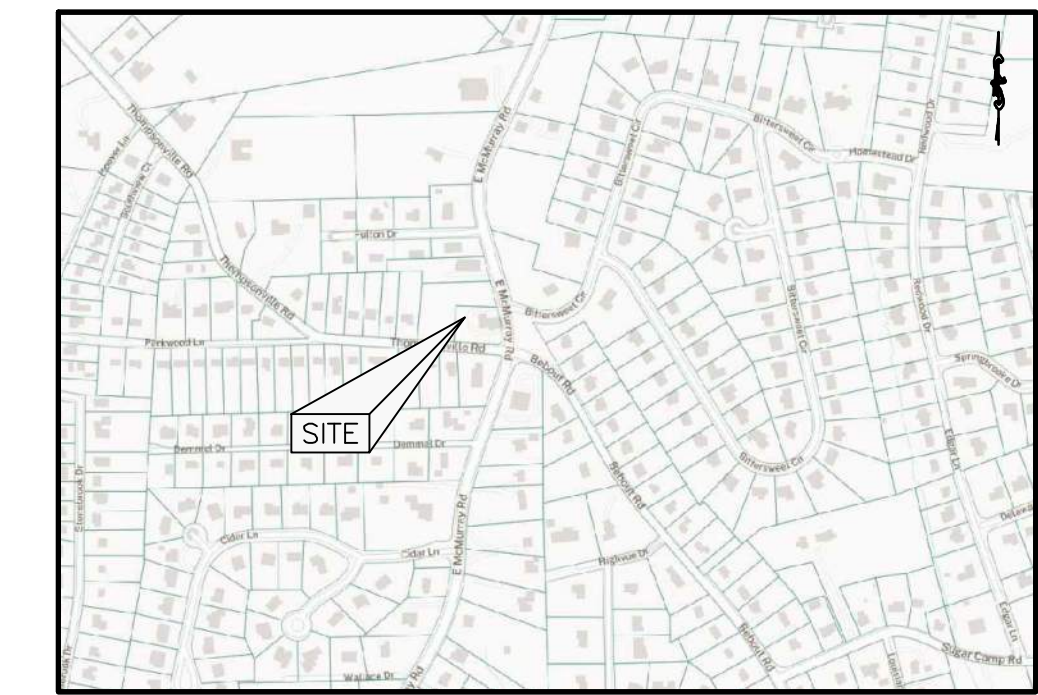
**GENERAL NOTES**

- ALL LANDSCAPE AREAS TO BE GRASS COMMON TO REGION EXCEPT WHERE OTHER PLANT MATERIAL IS CALLED FOR.
- ALL HEAVILY PLANTED AREAS TO RECEIVE AUTOMATIC PERMANENT IRRIGATION. CONTRACTOR TO PROVIDE DESIGN DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION. CONFIRM IRRIGATION REQUIREMENTS WITH OWNER PRIOR TO CONSTRUCTION.
- ALL TREES AND SHRUBS TO BE PLANTED IN MULCH BEDS WITH EDGE STRIPS TO SEPARATE TURF GRASS AREAS.
- GRASS & IRRIGATION TO EXTEND FROM PROPERTY LINES TO BACK OF LOCAL SIDEWALKS AND/OR CURBS.
- FOR ANY LANDSCAPE AREA SO DESIGNATED TO REMAIN WHETHER ON OR OFF SITE, REMOVE WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC., THEN SCARIFY AREA, RESEED, AND FERTILIZE. R.O.W., CURB AND GUTTERS ARE TO BE CLEANED OF DEBRIS.
- FINISHED GRADES IN LANDSCAPE ISLANDS SHALL BE INSTALLED SO THAT THEY ARE 1" LOWER THAN THE TOP OF THE SURROUNDING CURB.
- PROVIDE A WEED MAT FOR ALL PLANTING AREAS.
- FOR ANY TREE LOCATED NEAR A DRIVEWAY, PRUNE LOWER BRANCHES TO PROVIDE A MINIMUM 6'-0" HIGH CLEAR SIGHT LINE FROM GRADE.

**LANDSCAPE LEGEND**

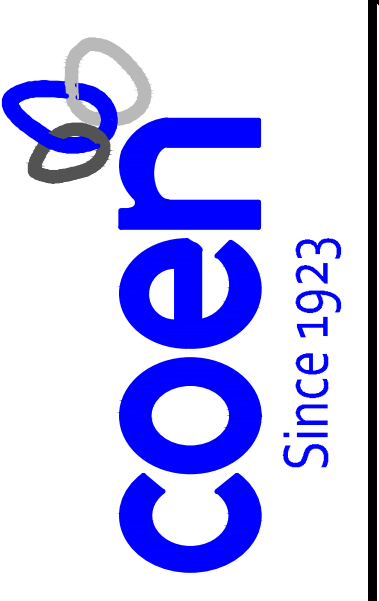


PLANT SCHEDULE									
TREES - DECIDUOUS									
SYMBOL	QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	HEIGHT	ROOT TYPE	COMMENTS
	8	PC	PYRUS CALLERYANA	BRADFORD PEAR	20" WIDE 30" HIGH	AS SHOWN	2" CAL., 8' HGT. MIN. @ PLANTING	B&B	DECIDUOUS STREET TREE
	1	BN	BETULA NIGRA	RIVER BIRCH	25" WIDE 40" HIGH	AS SHOWN	2" CAL., 8' HGT. MIN. @ PLANTING	B&B	BASIN DECIDUOUS TREE
TREES - EVERGREEN									
SYMBOL	QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	HEIGHT	ROOT TYPE	COMMENTS
	69	TO	THUJA OCCIDENTALIS	EMERALD GREEN ARBORVITAE	8'-10" HIGH & WIDE	AS SHOWN	4'	B&B	EVERGREEN SCREENING SERVICE STRUCTURE
	21	TP	THUJA PLICATA x STANDISHII	THUJA GREEN GIANT	12" WIDE 40" HIGH	AS SHOWN	3'-4" HIGH	B&B	EVERGREEN TREE BUFFER PLANTING
SHRUBS - DECIDUOUS									
SYMBOL	QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	HEIGHT	ROOT TYPE	COMMENTS
	85	ES	EUNYMIUS SISTIS 'COMPACTA'	DWARF BURNING BUSH	8'-10" HIGH & WIDE	AS SHOWN	24" MIN.	1 GAL.	DECIDUOUS SHRUB
SHRUBS - EVERGREEN									
SYMBOL	QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	HEIGHT	ROOT TYPE	COMMENTS
	92	BS	BUXUS SAMPERVIRANS	GREEN VELVET BOXWOOD	3'-4" WIDE 3'-4" HIGH	AS SHOWN	24" MIN.	2 GAL.	EVERGREEN SHRUB, FOUNDATION & SCREENING
	15	JC	JUNIPERUS CONFERTA	BLUE PACIFIC JUNIPER	5" WIDE 24" HIGH	AS SHOWN	24" MIN.	#3 CONT.	EVERGREEN GROUND COVER
PERENNIALS									
SYMBOL	QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	HEIGHT	ROOT TYPE	COMMENTS
	6	CO	CETHELANTHUS OCCIDENTALIS	COMMON BUTTONBUSH	5'-8" HIGH & WIDE	AS SHOWN	12" MIN.	#2 CONT.	BASIN SHRUB PLANTING



**SITE LOCATION MAP**  
SCALE: 1"=200'

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Surveyors • Engineers • Site Planners  
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Warrington, VA 22096  
Ph: (724) 934-2810 Fax: (724) 934-2811  
mdmca@dmdmllc.com www.dmdmllc.com

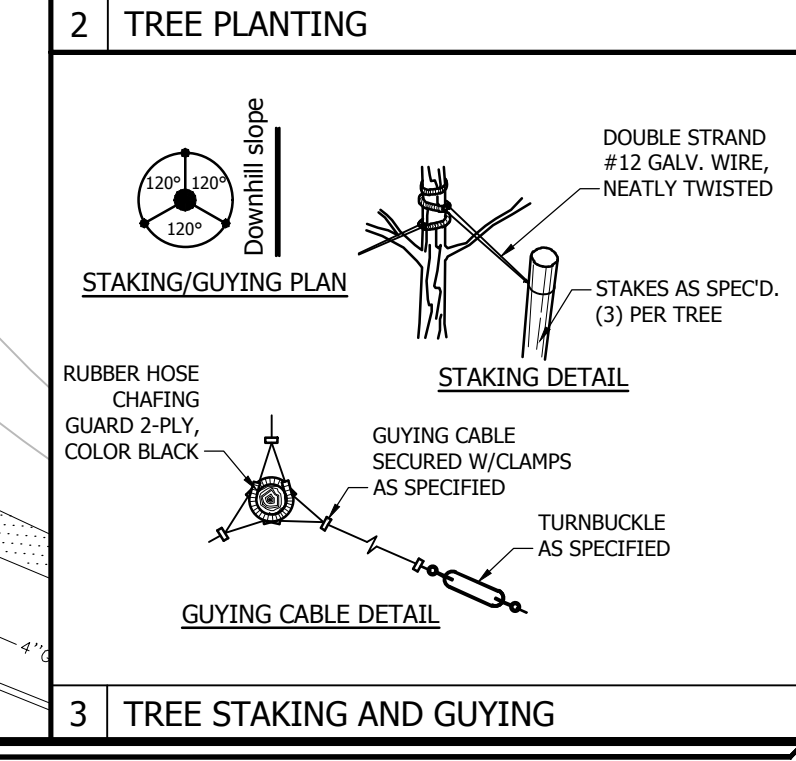
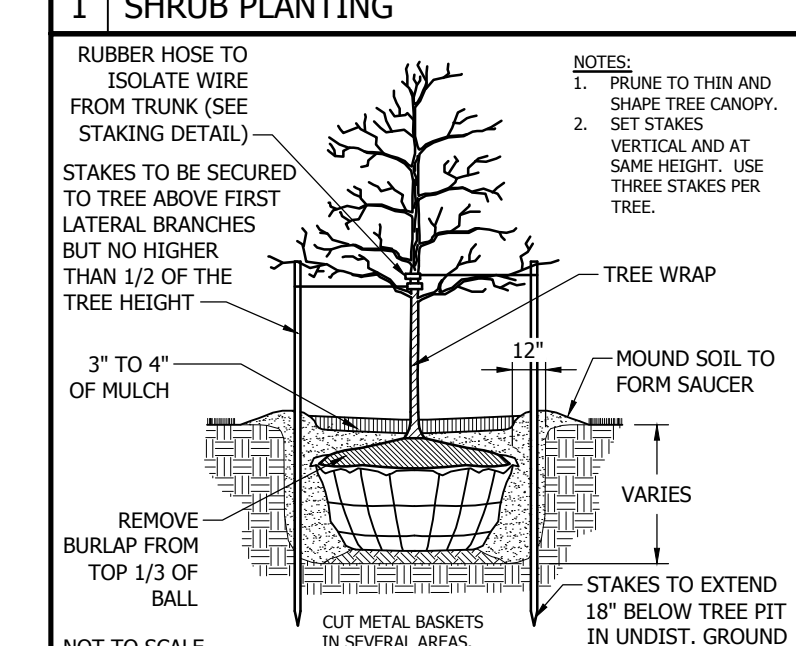
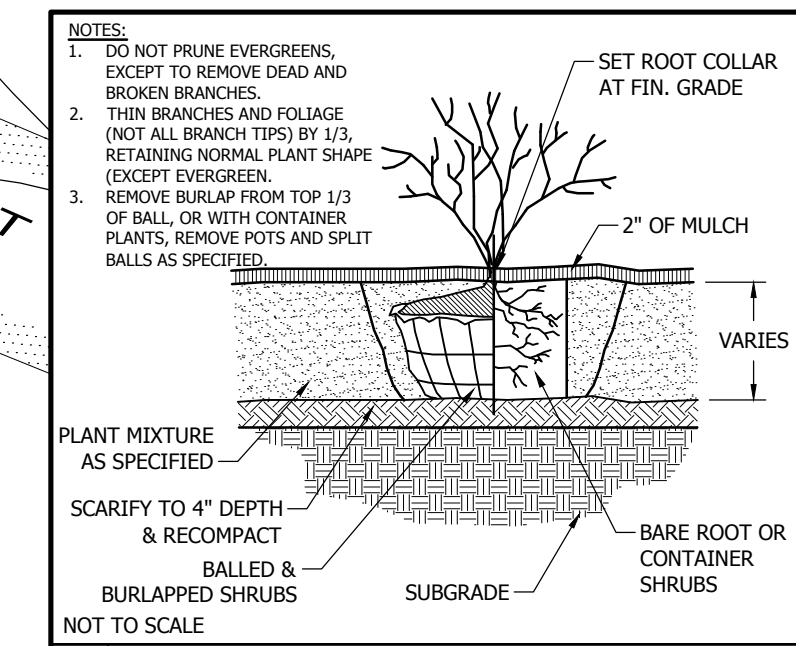
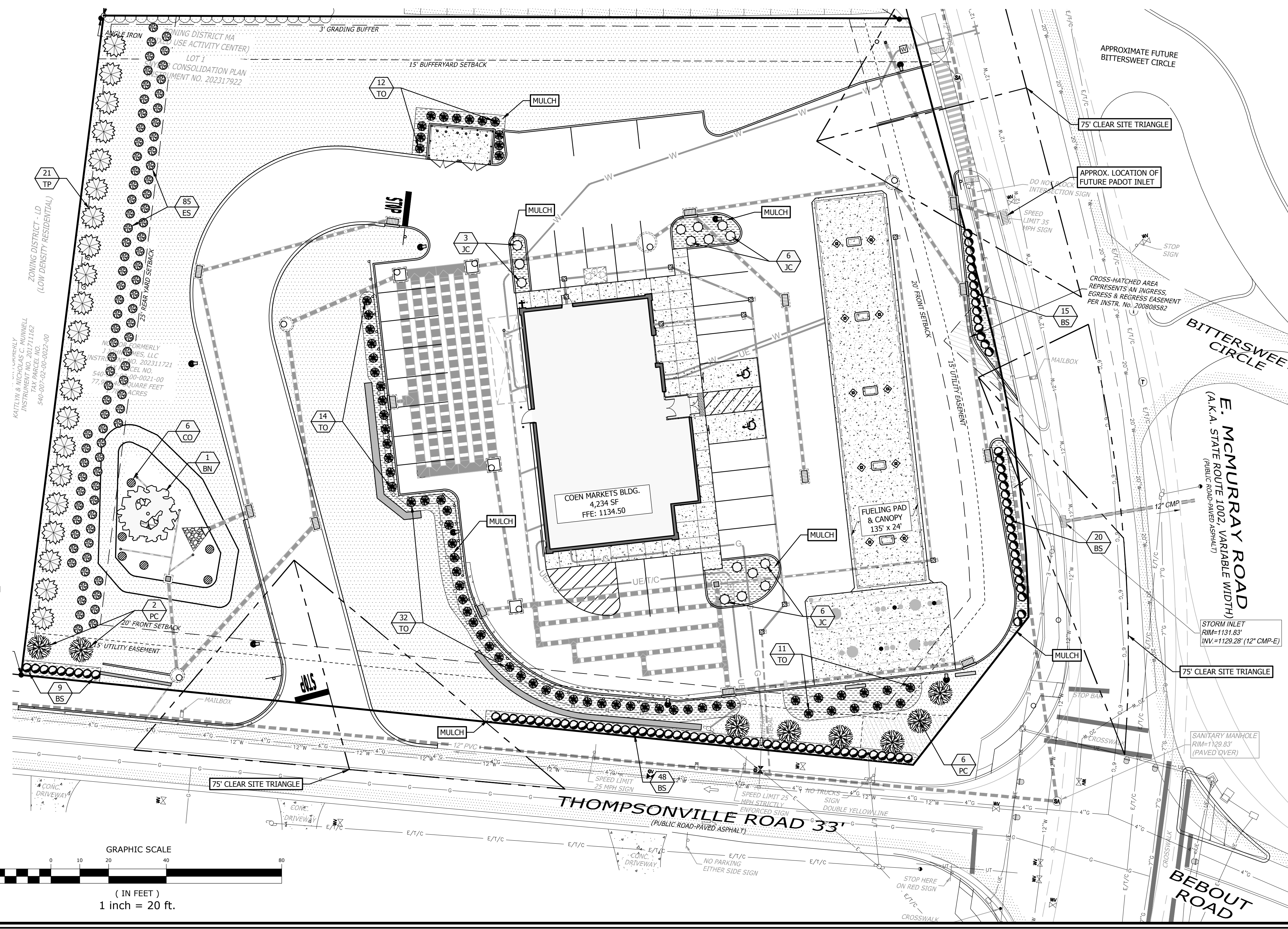
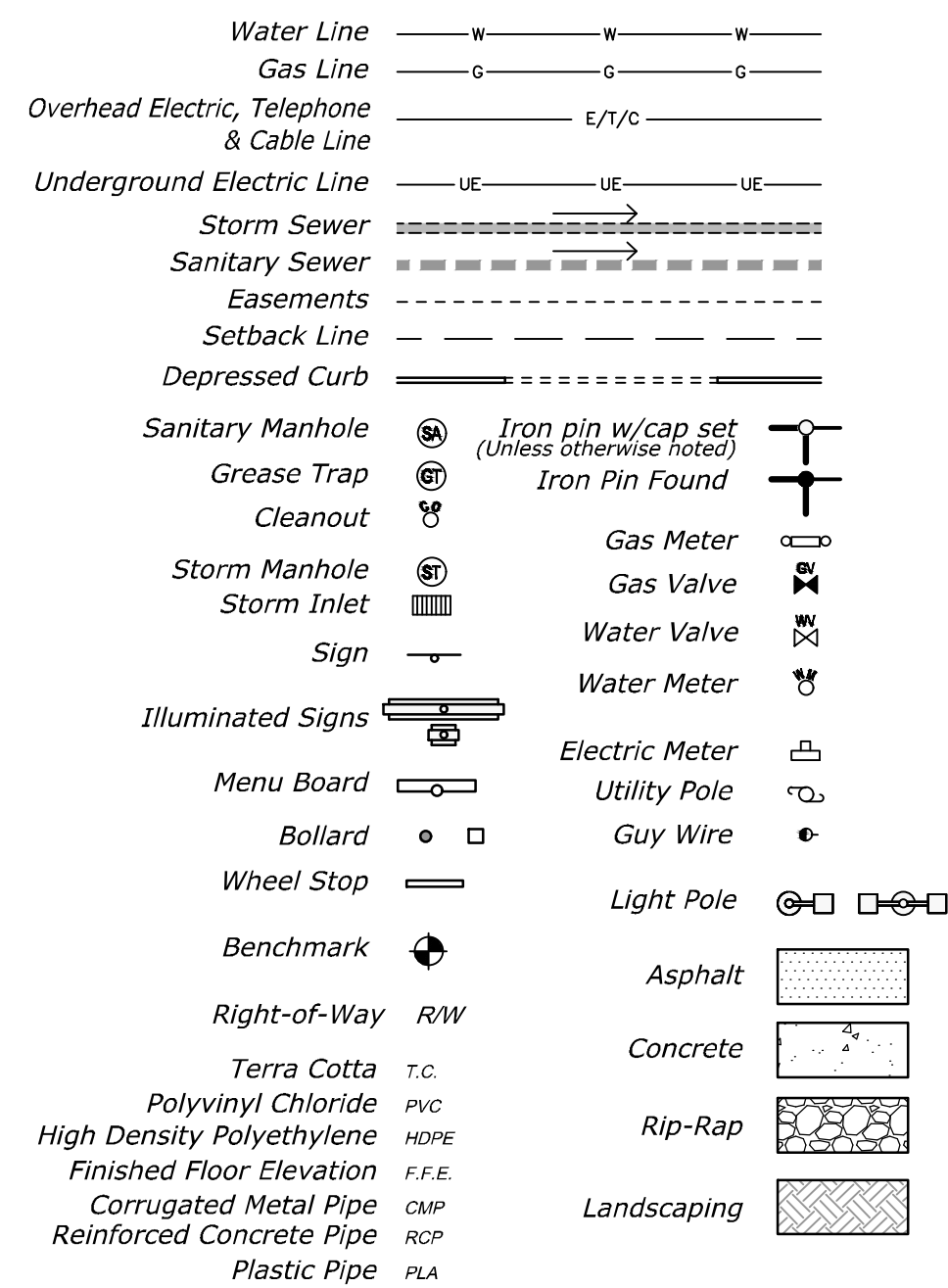
COEN MARKETS - STORE #1242  
801 E. McMurray Road  
PETERS TOWNSHIP, WASHINGTON COUNTY  
COMMONWEALTH OF PENNSYLVANIA  
LANDSCAPE PLAN



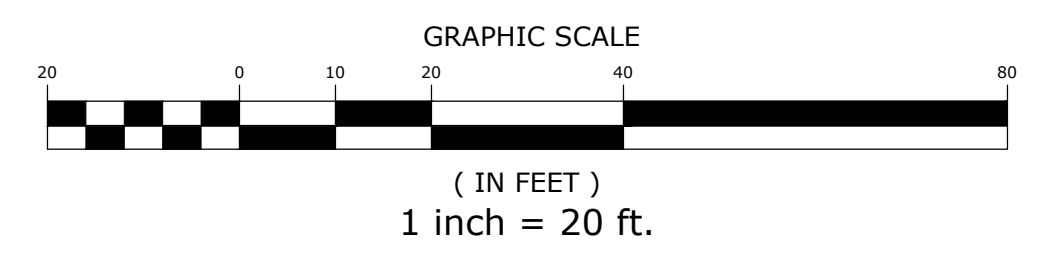
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CHKD BY:	CMP

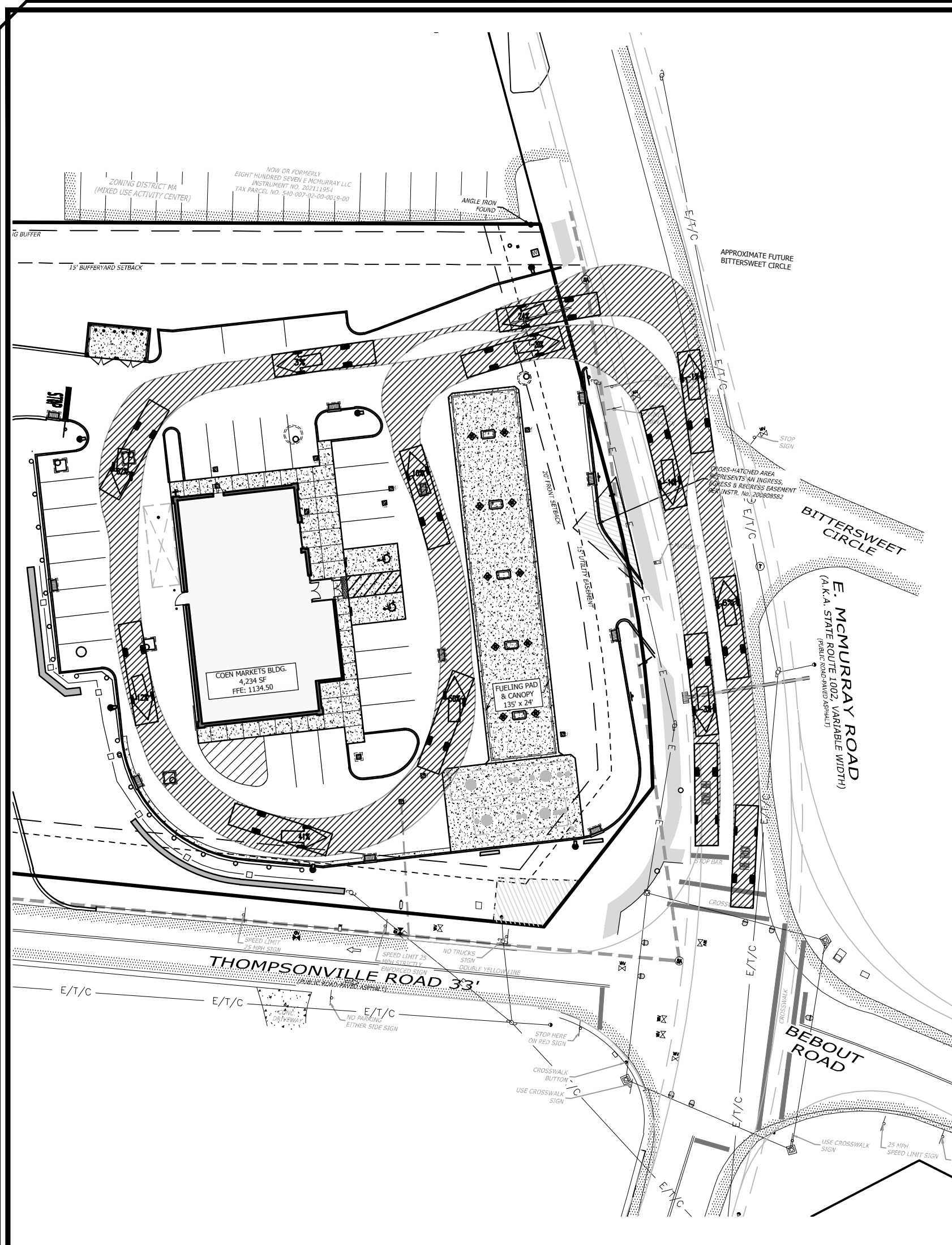
**C5.0**

**LEGEND OF SYMBOLS**

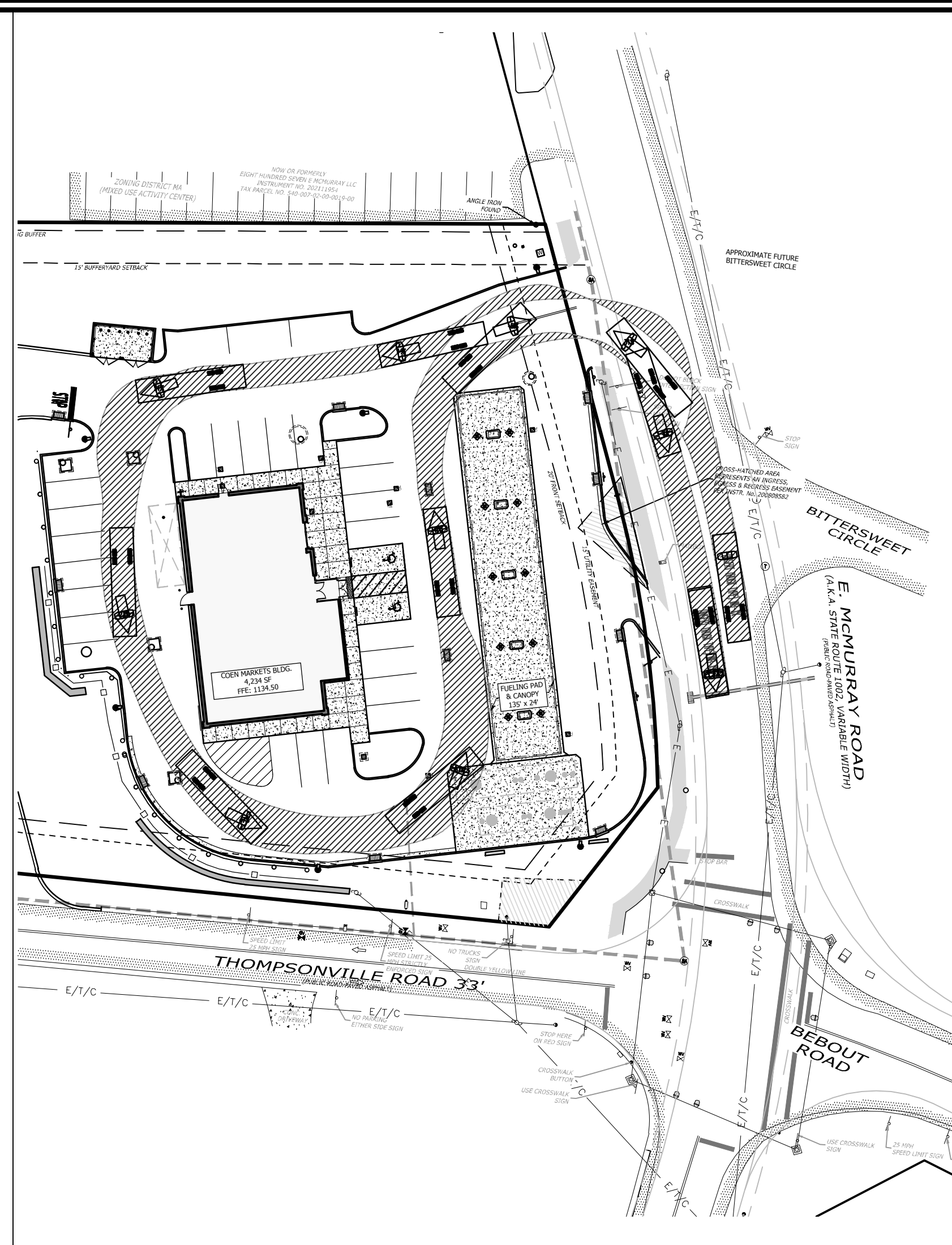


SERIAL NO.: 20203182418 (DIG)  
SERIAL NO.: 20203182432 (DESIGN)  
**CALL BEFORE YOU DIG!**  
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN CALL - STOP CALL PENNSYLVANIA ONE CALL SYSTEM, INC.  
1-800-242-1776

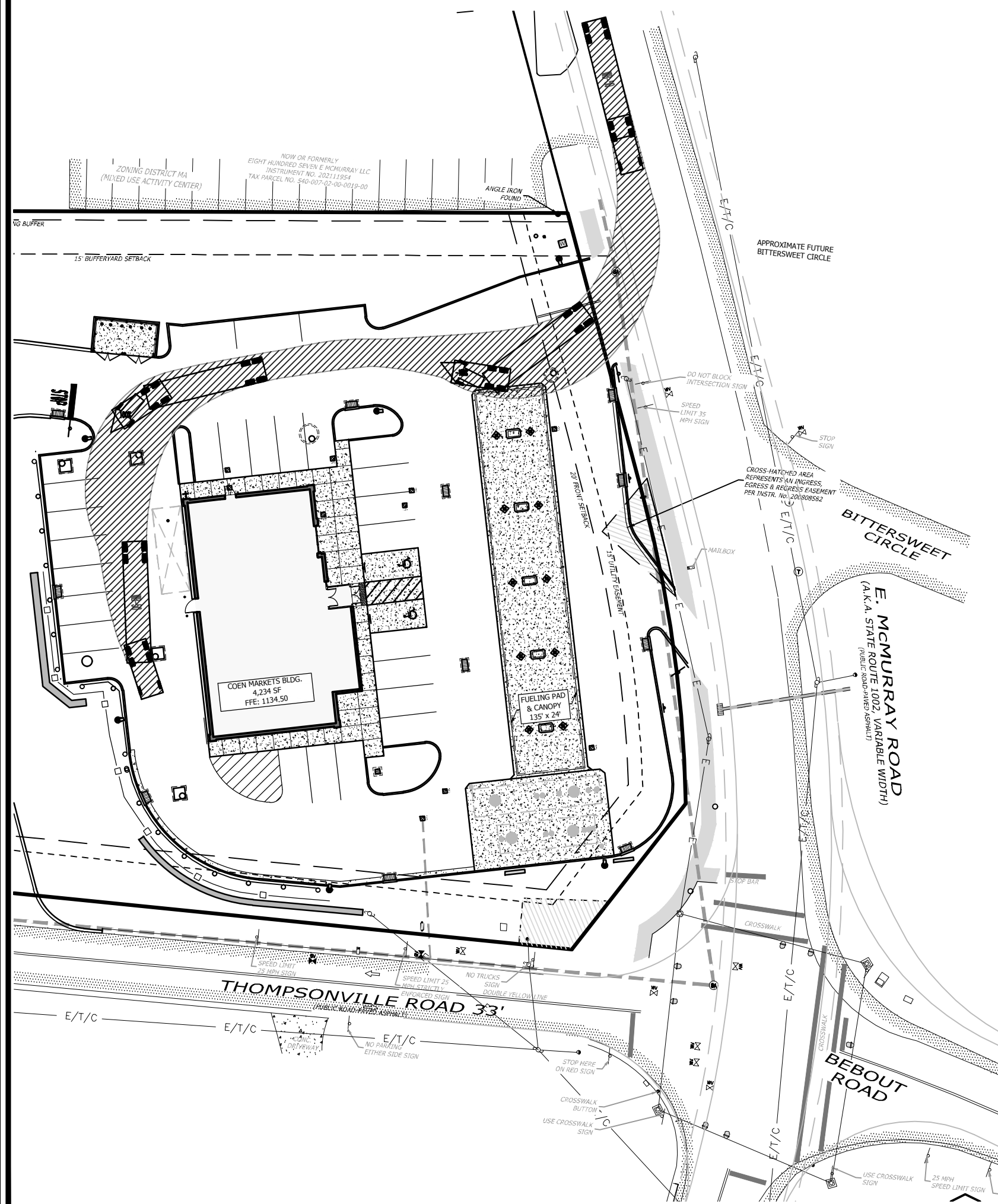




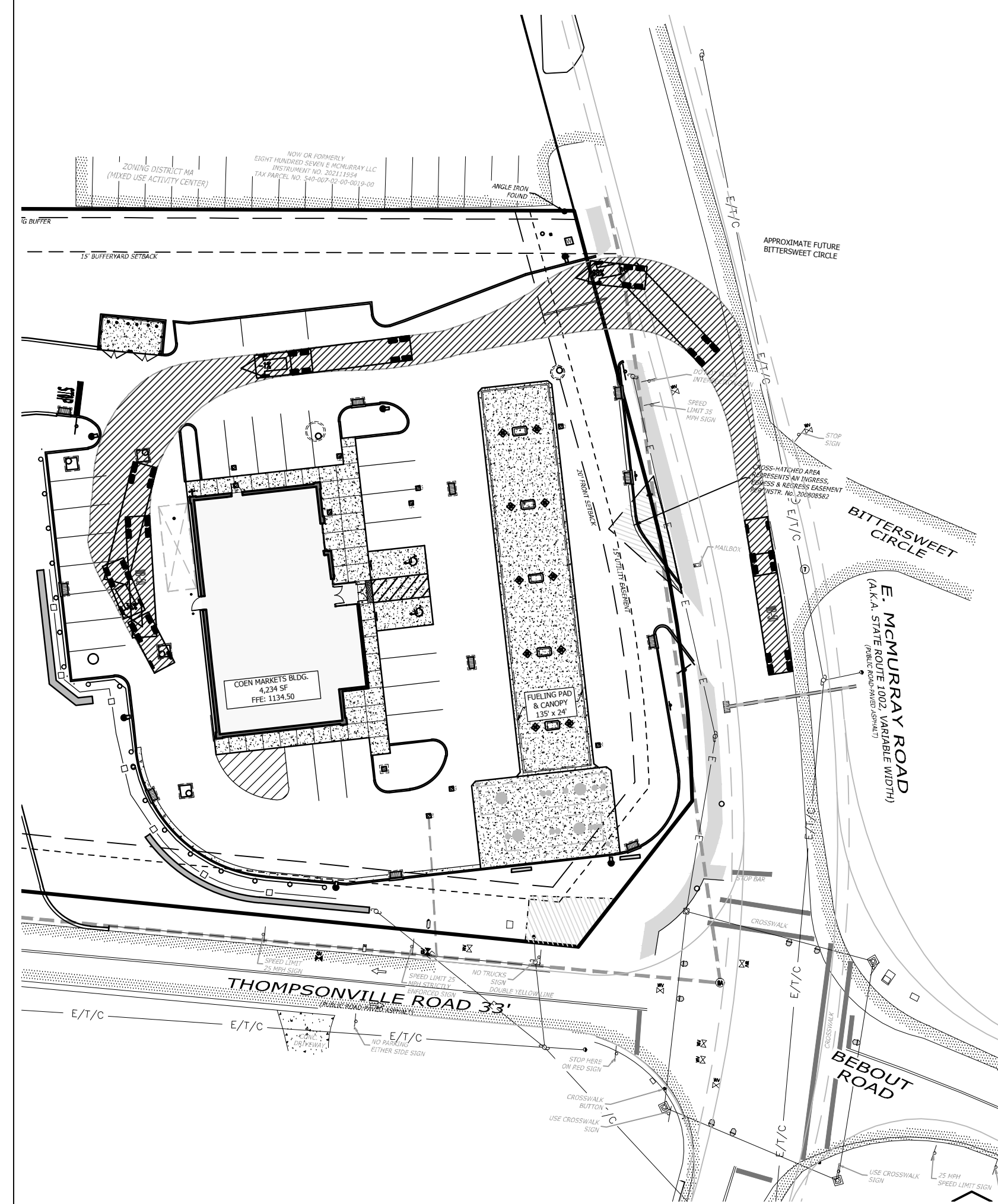
FIRE TRUCK ROUTE (ENGINE)



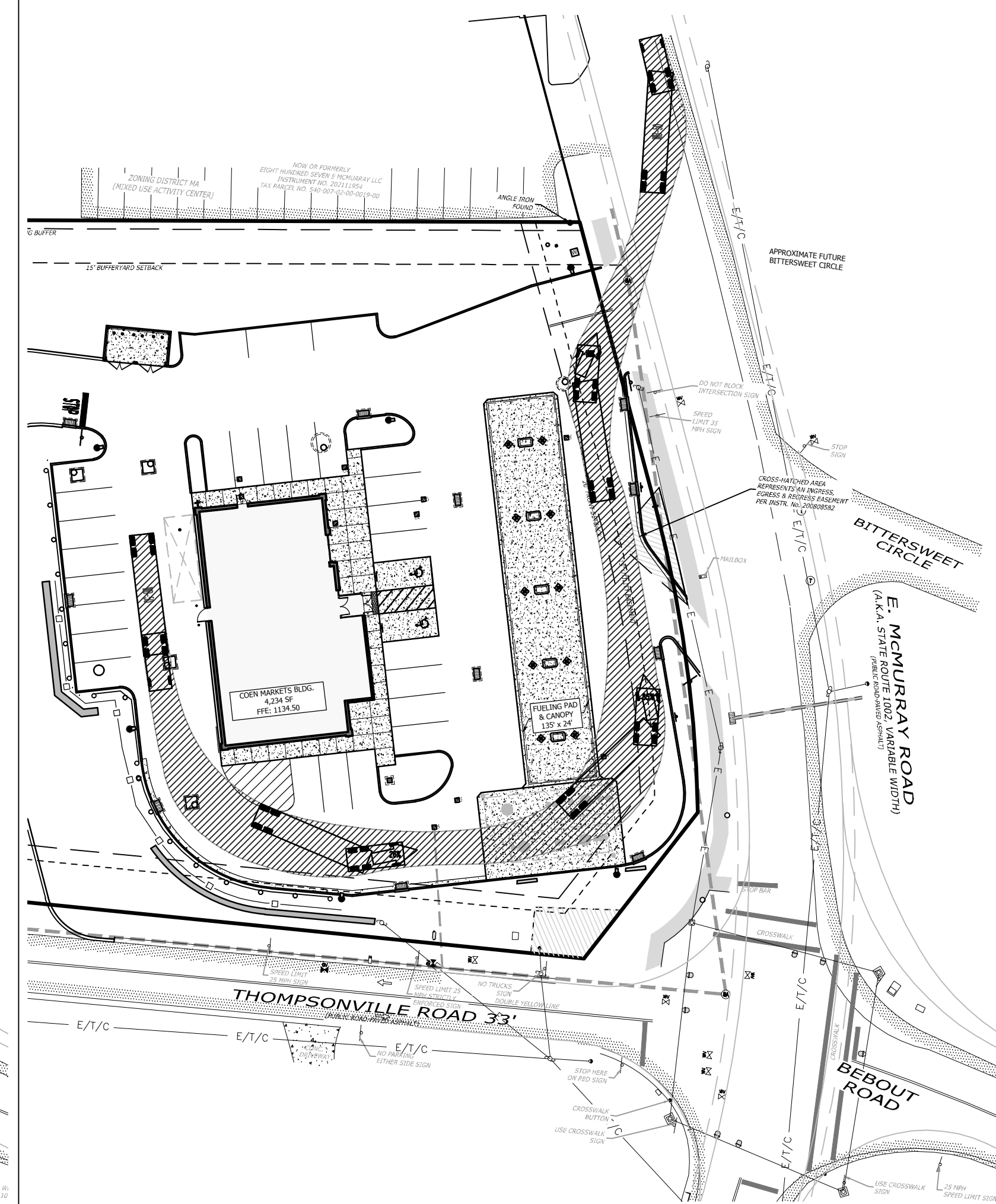
FIRE TRUCK ROUTE (LADDER)



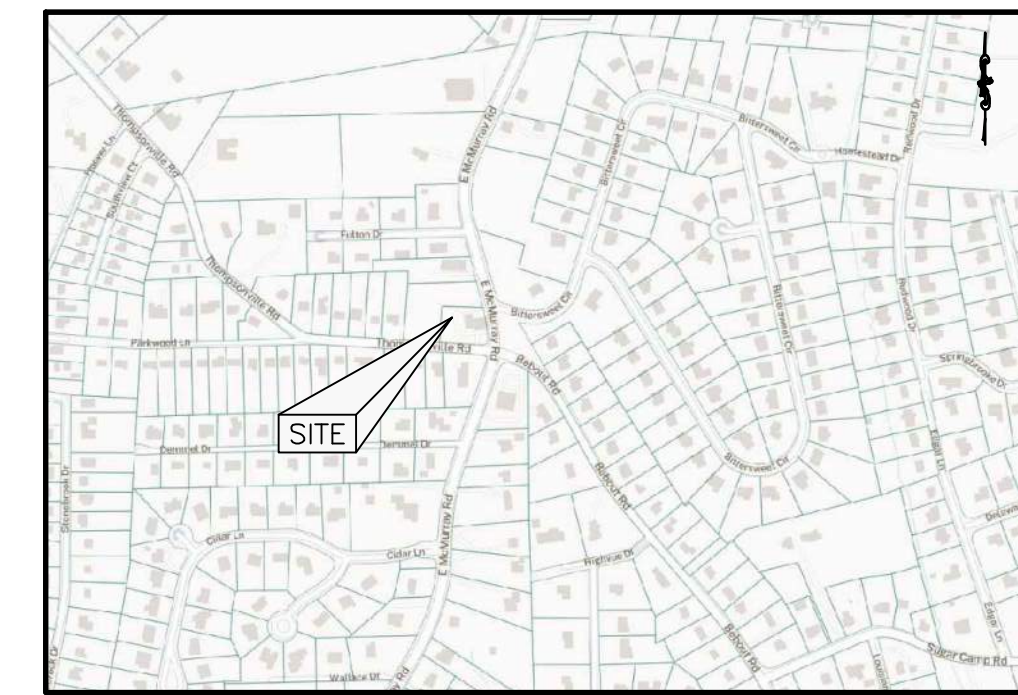
DELIVERY TRUCK - IN (NORTH)



DELIVERY TRUCK - IN (SOUTH)



DELIVERY TRUCK - OUT



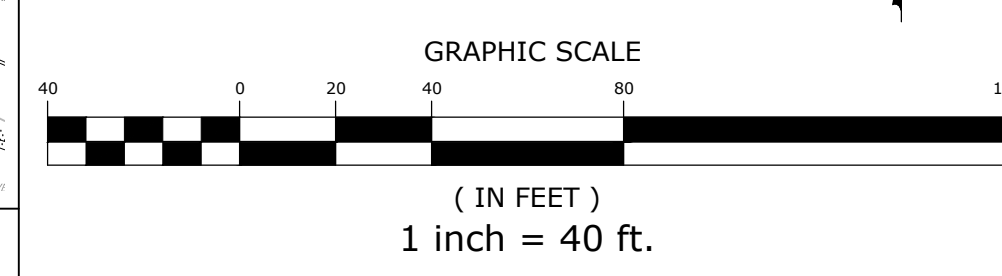
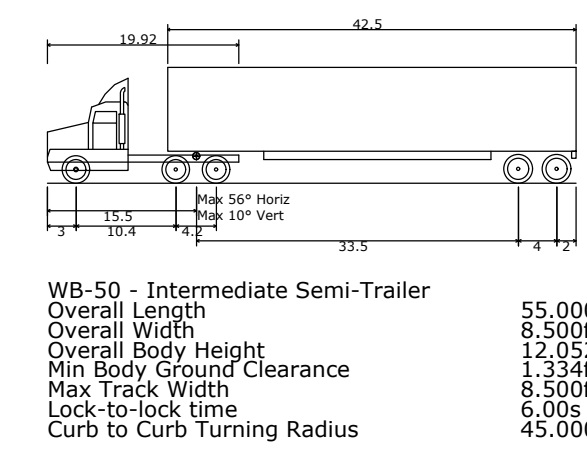
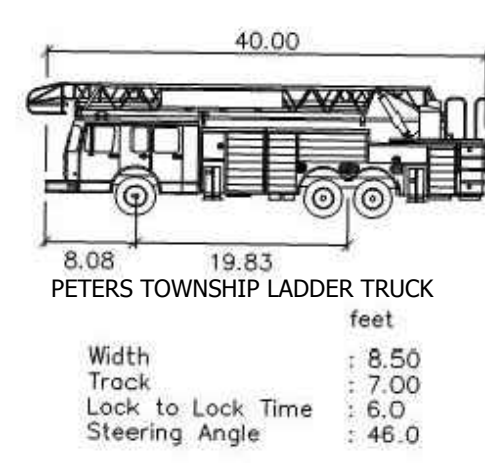
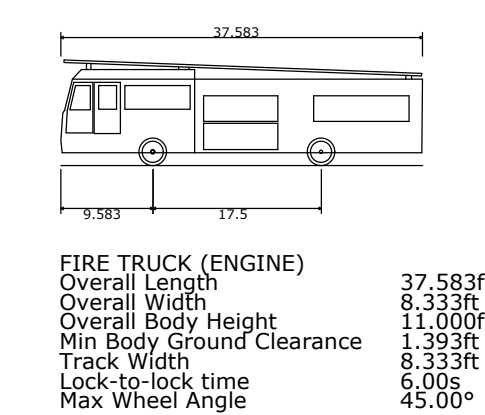
SITE LOCATION MAP  
SCALE: 1"=200'

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mdmcaadd@mdmllc.com  
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VEHICLE SPECIFICATIONS

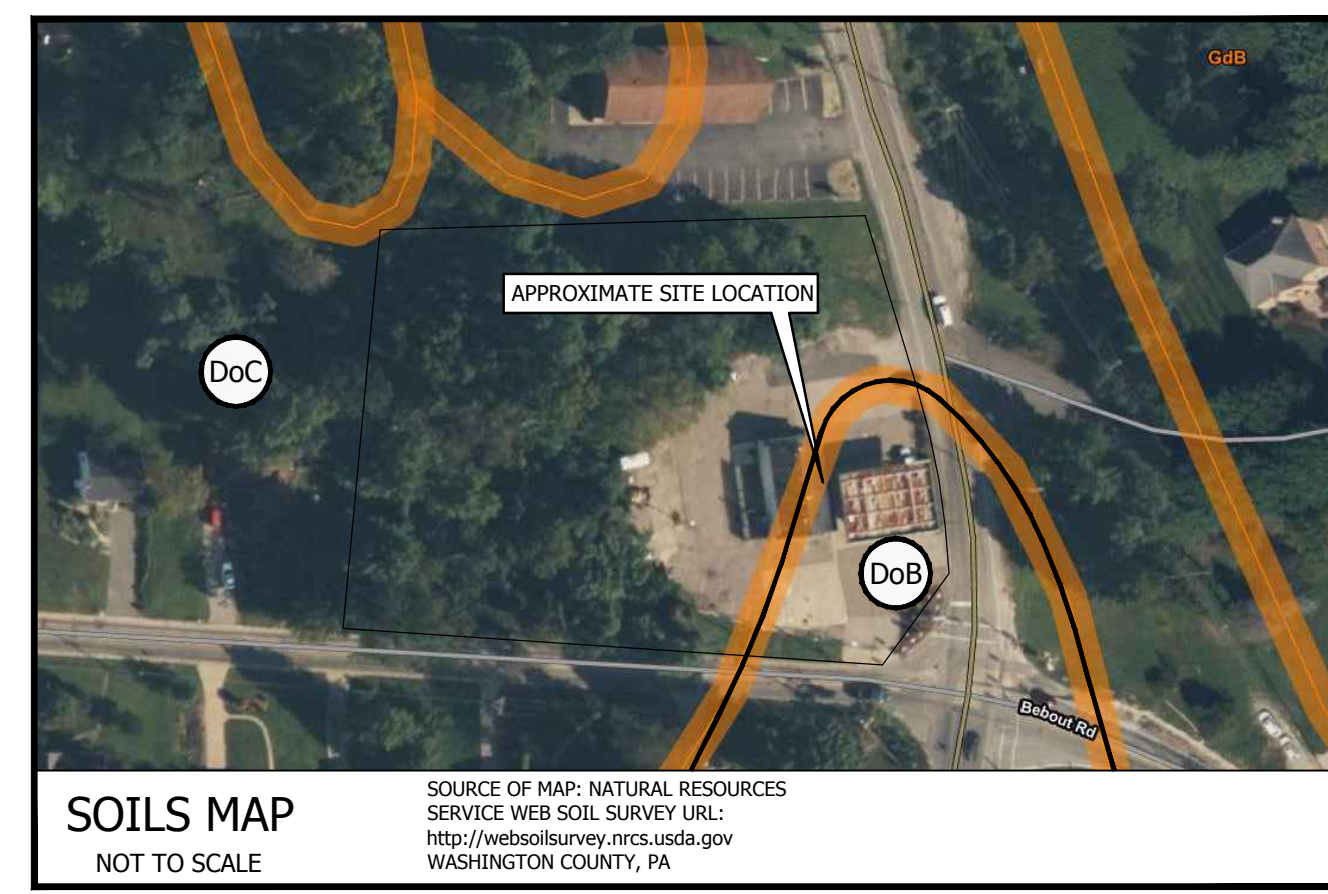
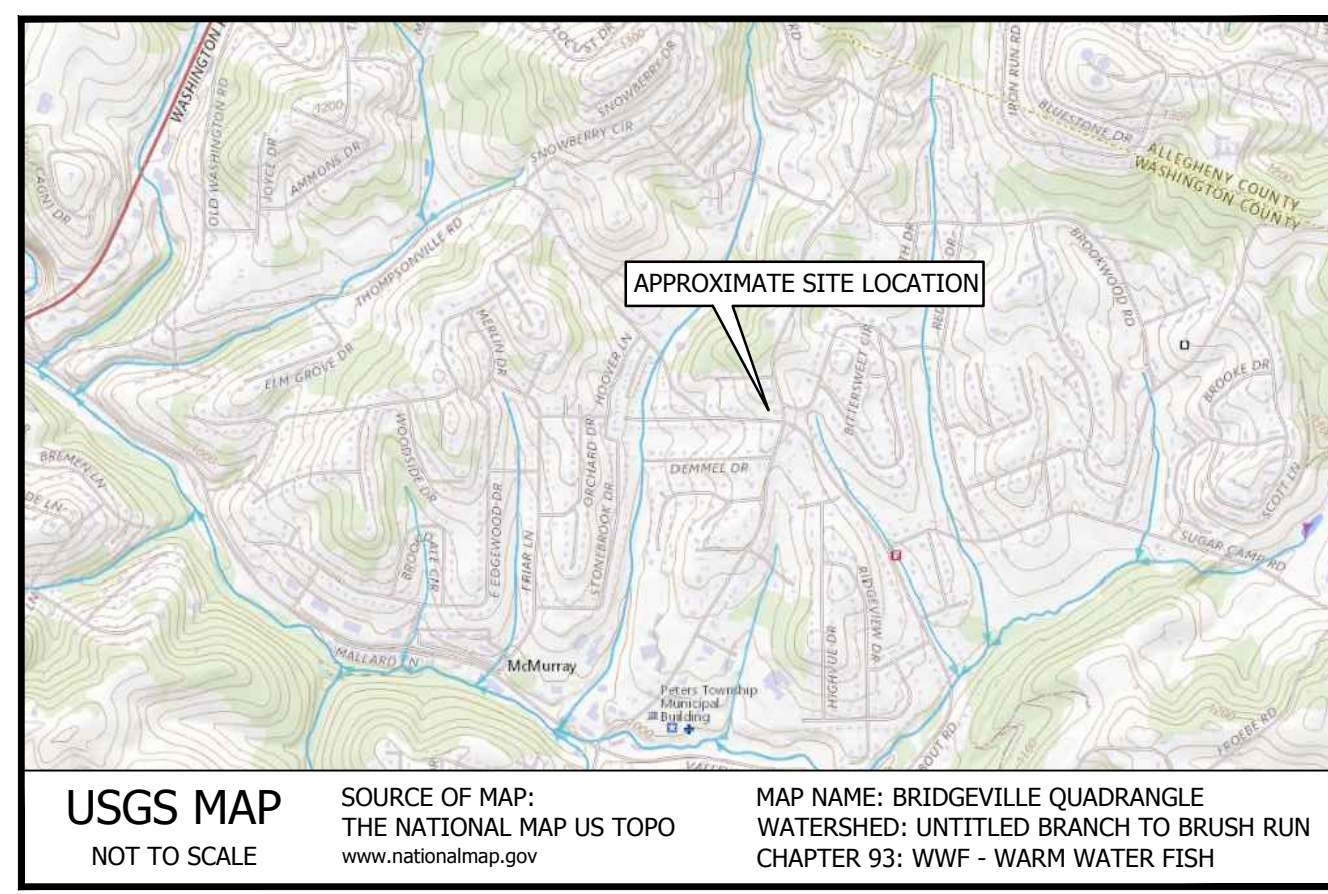


COEN MARKETS - STORE #1242  
801 E. McMurray Road  
PETERS TOWNSHIP, WASHINGTON COUNTY  
COMMONWEALTH OF PENNSYLVANIA  
TRUCK ROUTING PLAN

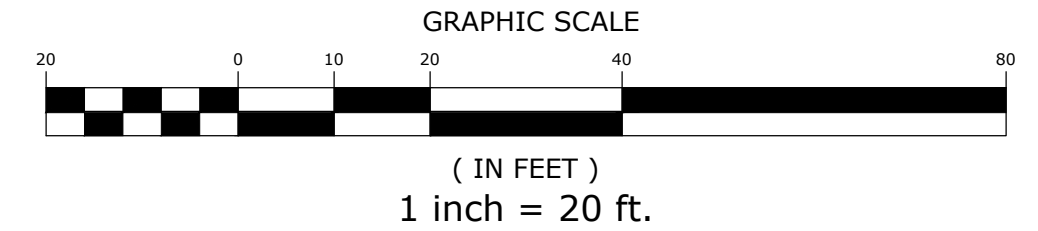


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DATE:	03/08/2024
DRAWN BY:	BJC
CHK'D BY:	CMP

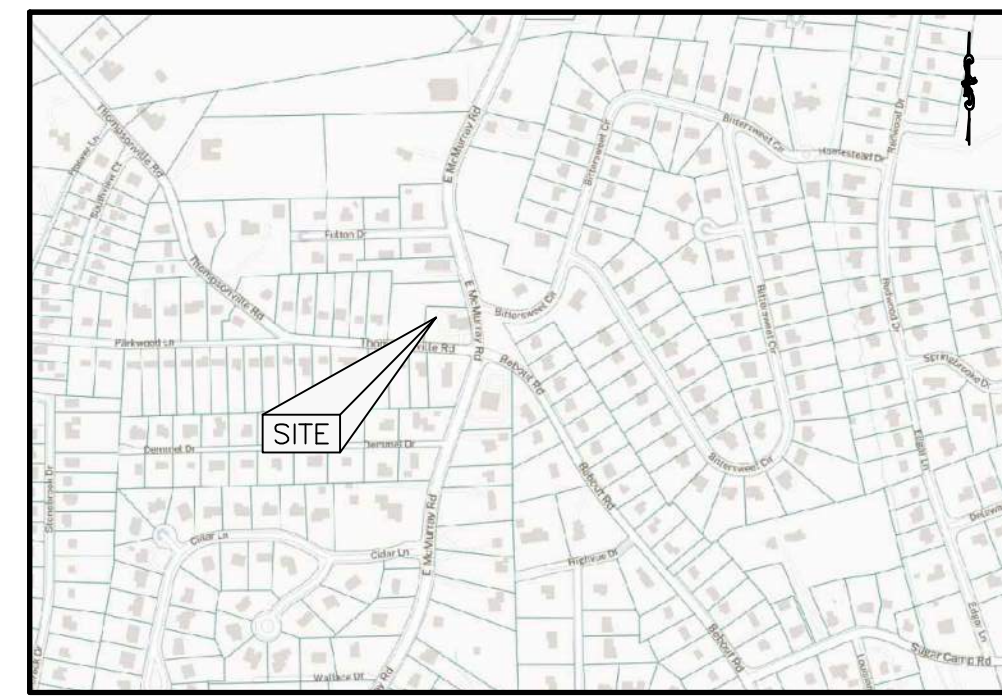
C6.0



NOTE:  
BEFORE DISPOSING OF SOIL OR RECEIVING BORROW FOR THE SITE, THE OPERATOR MUST ASSURE THAT EACH SPOIL OR BORROW AREA HAS AN EROSION AND SEDIMENT CONTROL PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OF THE DEP, AND WHICH IS BEING IMPLEMENTED AND MAINTAINED ACCORDING TO CHAPTER 102 REGULATIONS. THE OPERATOR SHALL ALSO NOTIFY THE LOCAL CONSERVATION DISTRICT IN WRITING OF ALL RECEIVING SPOIL AND BORROW AREAS WHEN THEY HAVE BEEN IDENTIFIED.



EROSION CONTROL BLANKETS					
LOCATION	SLOPE AREAS (S.F.)	LONGEST RUN (FT.)	SLOPE	NA GREEN OR EQUIVALENT MATERIAL	STAPLE PATTERN
ECB1	3,294	42	2:1	S-150-BN	C
ECB2	3,052	37	2:1	S-150-BN	C
ECB3	5,550	39	2:1	S-150-BN	C
ECB4	1,604	9	2:1	S-150-BN	C
ECB5	1,640	14	3:1	S-150-BN	C
ECB6	1,409	12	2:1	S-150-BN	C
ECB7	1,258	32	FLAT	S75	C
ECB8	631	11	CHANNEL	S200	E
ECB9	384	14	LEVEL SPREADER	S200	E

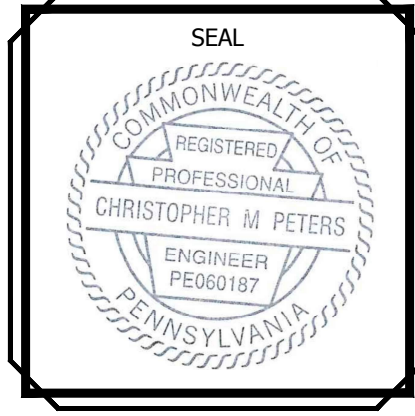


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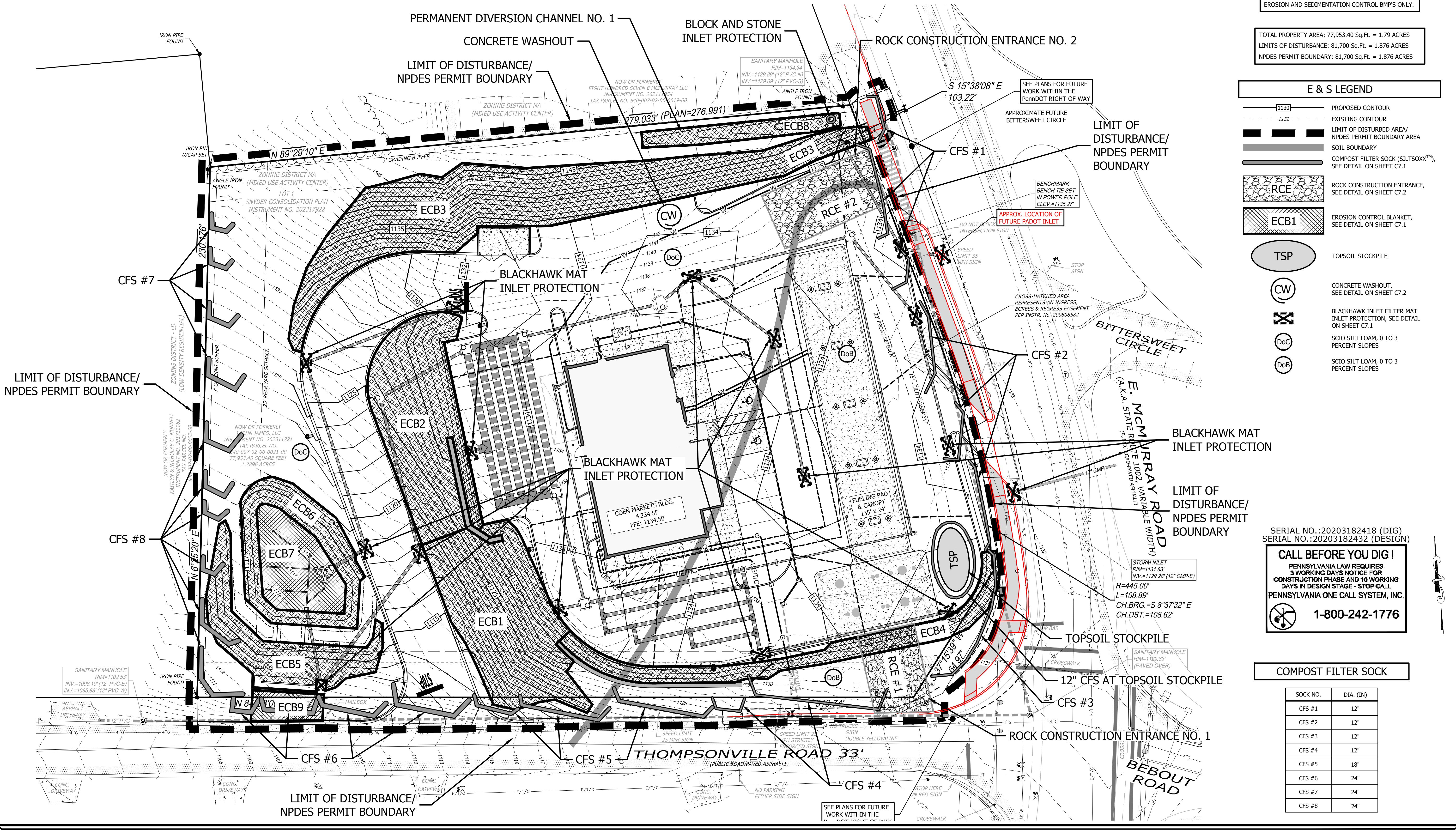
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COMMONWEALTH OF PENNSYLVANIA  
EROSION & SEDIMENTATION CONTROL PLAN



SCALE: 1" = 20'  
DATE: 03/08/2024  
DRAWN BY: BJC  
CHK'D BY: CMP

**C7.0**



NOTES:  
THIS PLAN TO BE USED FOR THE CONSTRUCTION OF EROSION AND SEDIMENTATION CONTROL BMP'S ONLY.

TOTAL PROPERTY AREA: 77,953.40 Sq.Ft. = 1.79 ACRES  
LIMITS OF DISTURBANCE: 81,700 Sq.Ft. = 1.876 ACRES  
NPDES PERMIT BOUNDARY: 81,700 Sq.Ft. = 1.876 ACRES

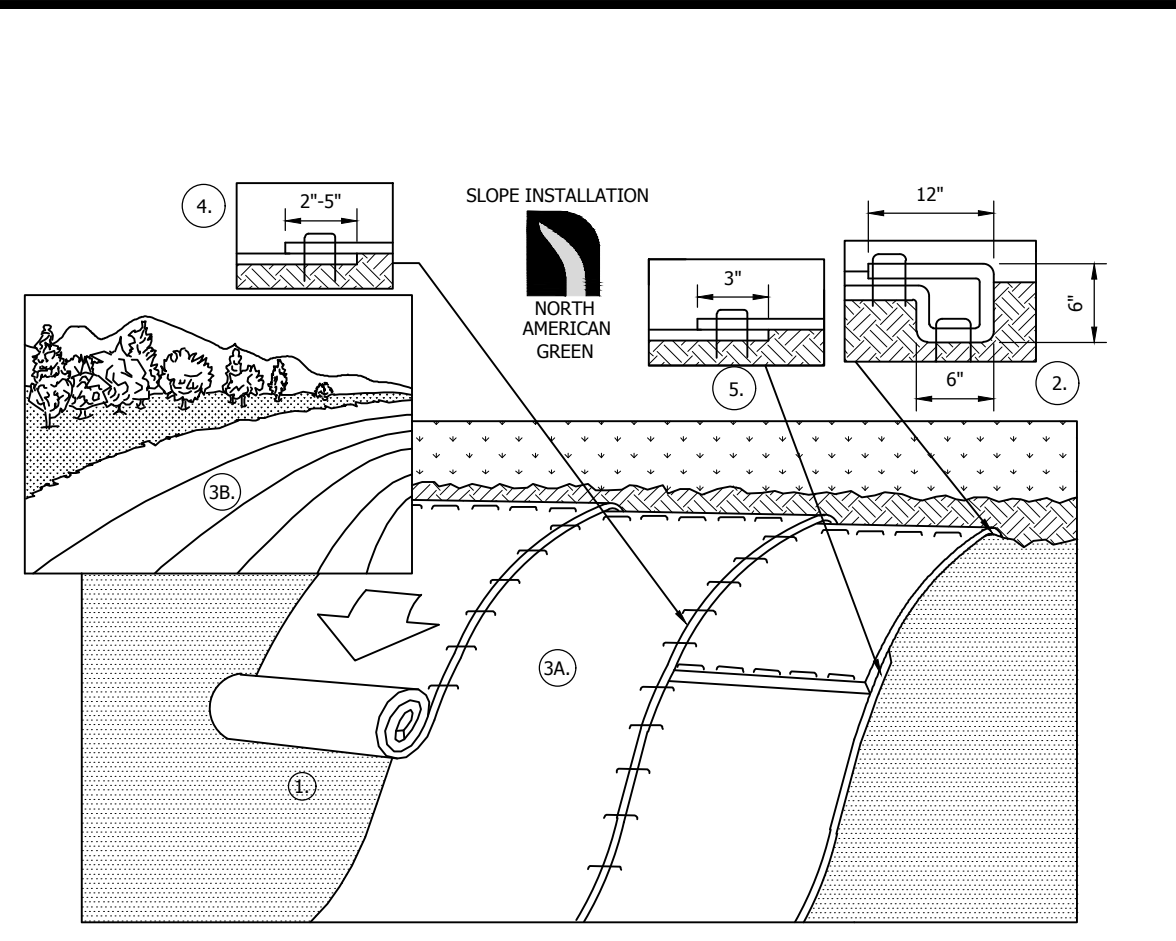
**E & S LEGEND**

- 1130 PROPOSED CONTOUR
- 1132 EXISTING CONTOUR
- LIMIT OF DISTURBED AREA/ NPDES PERMIT BOUNDARY
- SOIL BOUNDARY
- COMPOST FILTER SOCK (SILT-SOXX™), SEE DETAIL ON SHEET C7.1
- RCE ROCK CONSTRUCTION ENTRANCE, SEE DETAIL ON SHEET C7.2
- ECB1 EROSION CONTROL BLANKET, SEE DETAIL ON SHEET C7.1
- TSP TOPSOIL STOCKPILE
- CW CONCRETE WASHOUT, SEE DETAIL ON SHEET C7.2
- BLACKHAWK INLET FILTER MAT INLET PROTECTION, SEE DETAIL ON SHEET C7.1
- DoC SCIO SILT LOAM, 0 TO 3 PERCENT SLOPES
- DoB SCIO SILT LOAM, 0 TO 3 PERCENT SLOPES

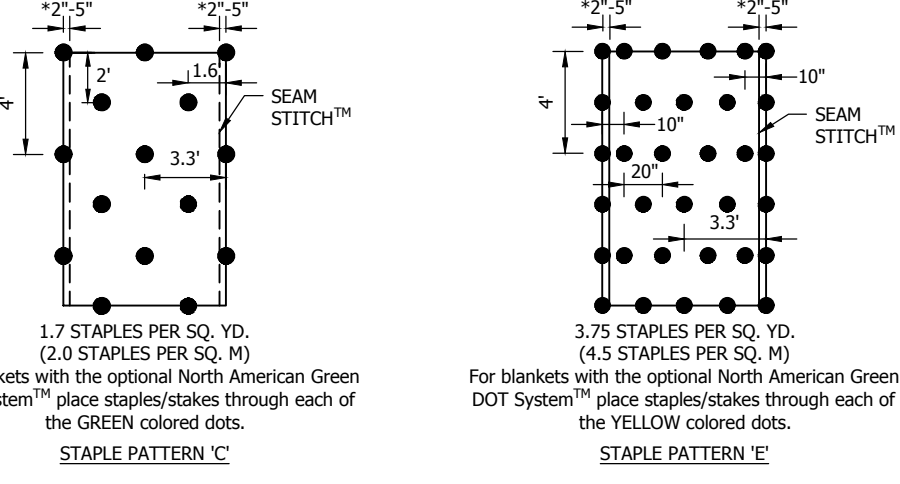
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PENNSYLVANIA ONE CALL SYSTEM, INC.  
1-800-242-1776

**COMPOST FILTER SOCK**

SOCK NO.	DIA. (IN)
CFS #1	12"
CFS #2	12"
CFS #3	12"
CFS #4	12"
CFS #5	18"
CFS #6	24"
CFS #7	24"
CFS #8	24"

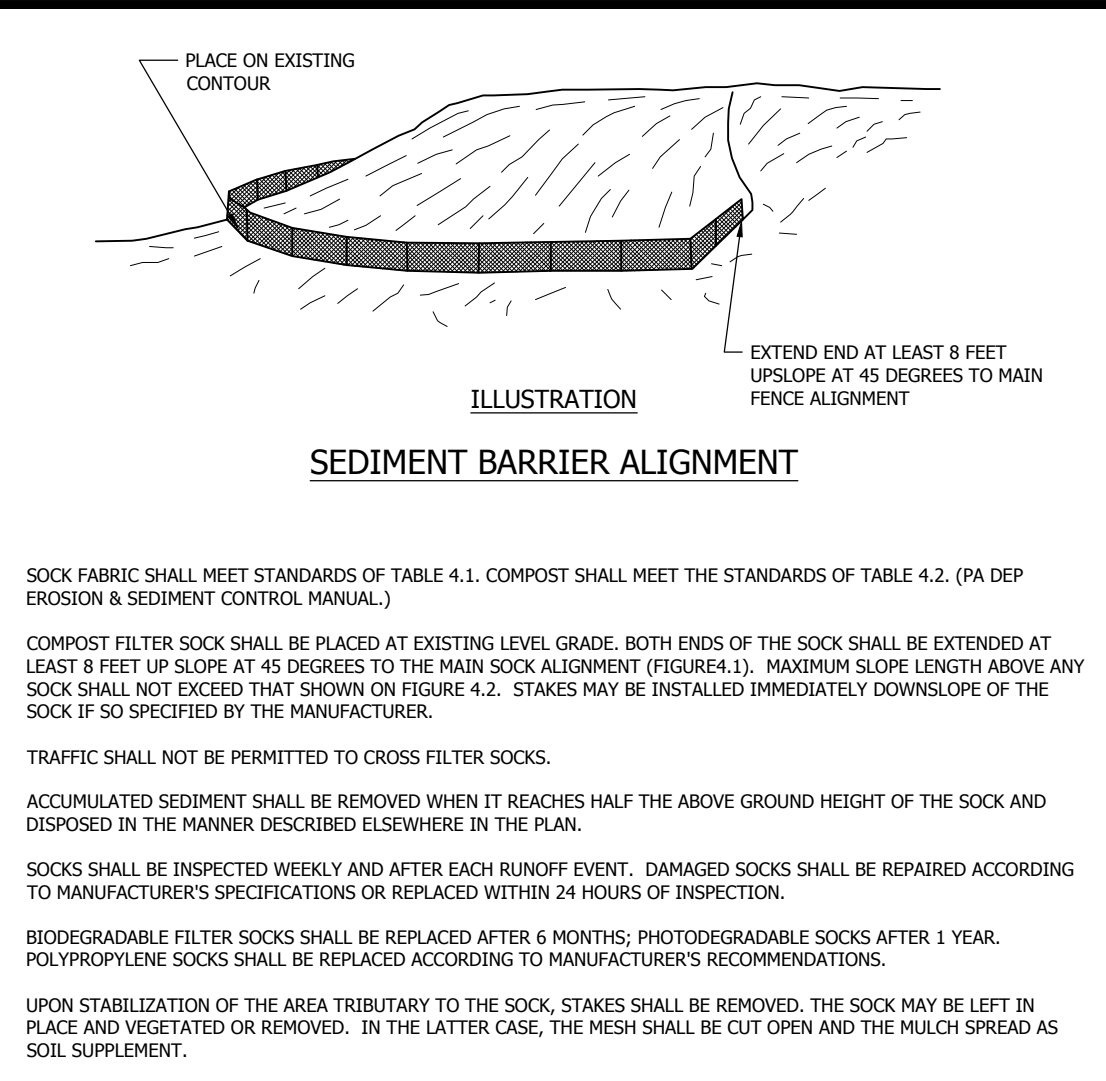


- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
- ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
- THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2'-5" (76cm) OVERLAP DEPENDENT ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET. (FOR NA GREEN "S75" USE STAPLE PATTERN 'C').
- CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 2' (7.5cm) OVERLAP. STAPLE THROUGH OVERLAP AREA, APPROXIMATELY 12" (30cm) APART ACROSS ENTIRE BLANKET WIDTH.



NOT TO SCALE

1 EROSION CONTROL BLANKET (SLOPE)



SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2. (PA DEP EROSION & SEDIMENT CONTROL MANUAL.)

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST 8 FEET UP-SLOPE AT 45 DEGREES TO THE MAIN SOCK ALIGNMENT (FIGURE 4.1). MAXIMUM SLOPE LENGTH ABOVE ANY SOCK SHALL NOT EXCEED THAT SHOWN ON FIGURE 4.2. STAKES MAY BE INSTALLED IMMEDIATELY DOWNSLOPE OF THE SOCK IF SO SPECIFIED BY THE MANUFACTURER.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE ABOVE GROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

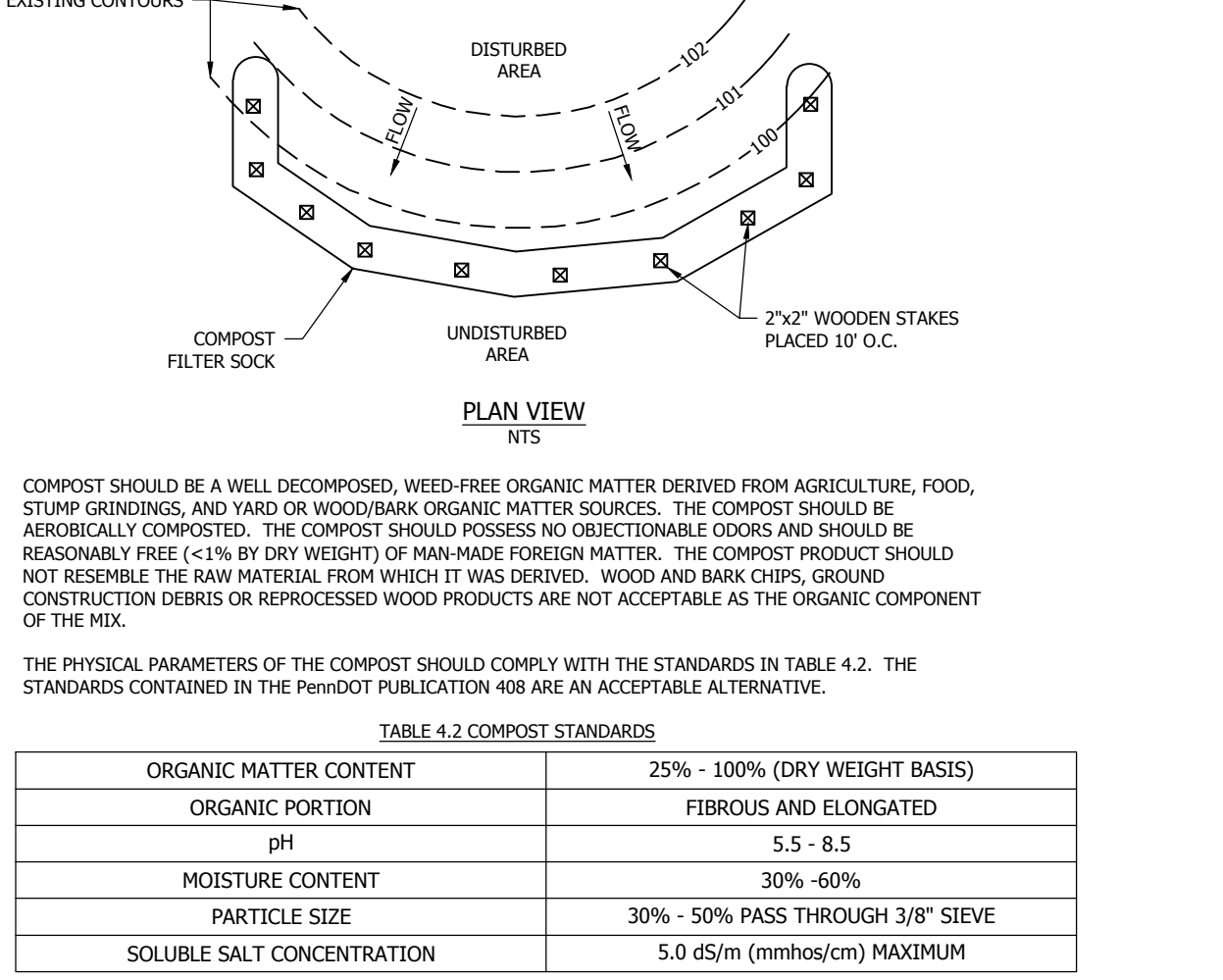
SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

BIODEGRADABLE FILTER SOCKS 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 SOIL SUPPLEMENT.

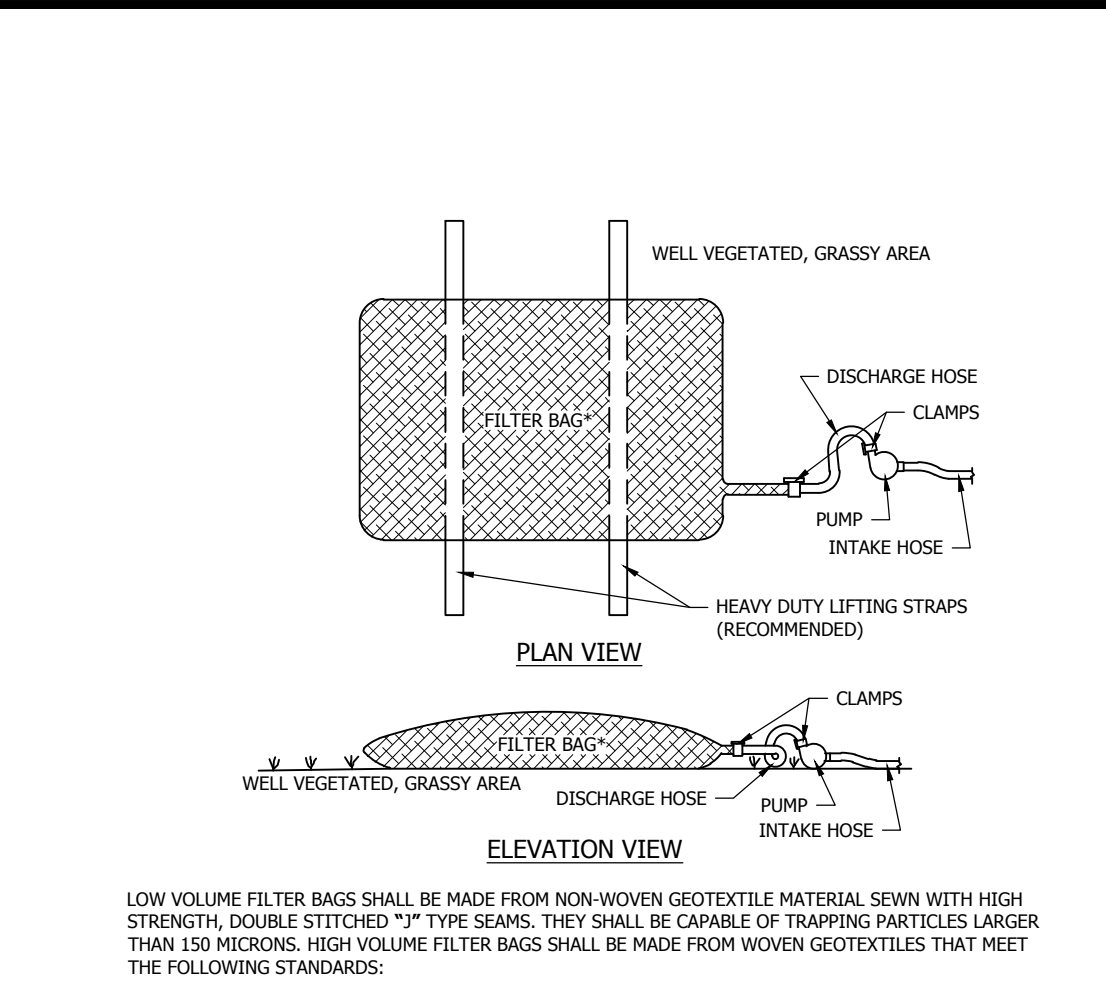
MATERIAL TYPE	3 mil HDPE	5 mil HDPE	5 mil HDPE	MULTI-FILAMENT POLYPROPYLENE (MPPP)	HEAVY DUTY MULTI-FILAMENT POLYPROPYLENE (HDMPPP)
MATERIAL CHARACTERISTICS	PHOTO-DEGRADABLE	PHOTO-DEGRADABLE	BIO-DEGRADABLE	PHOTO-DEGRADABLE	PHOTO-DEGRADABLE
SOCK DIAMETERS	12" 18"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"
MESH OPENING	3/8"	3/8"	3/8"	3/8"	1/8"
TENSILE STRENGTH		26 PSI	26 PSI	44 PSI	202 PSI
ULTRAVIOLET STABILITY % ORIGINAL STRENGTH (ASTM G-155)	23% AT 1000 HR.	23% AT 1000 HR.	100% AT 1000 HR.	100% AT 1000 HR.	100% AT 1000 HR.
MINIMUM FUNCTIONAL LONGEVITY	6 MONTHS	9 MONTHS	6 MONTHS	1 YEAR	2 YEARS

ORGANIC MATTER CONTENT	25% - 100% (DRY WEIGHT BASIS)
ORGANIC PORTION	FIBROUS AND ELONGATED
pH	5.5 - 8.5
MOISTURE CONTENT	30% - 60%
PARTICLE SIZE	30% - 50% PASS THROUGH 3/8" SIEVE
SOLUBLE SALT CONCENTRATION	5.0 dS/m (mmhos/cm) MAXIMUM



NOT TO SCALE

2 COMPOST FILTER SOCK



LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D4884	60 LB/IN
GRAB TENSILE	ASTM D4632	205 LB
PUNCTURE	ASTM D4833	110 LB
MULLEN BURST	ASTM D3786	350 PSI
UV RESISTANCE	ASTM D4355	70%
AOS % RETAINED	ASTM D4751	80 SIEVE

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5% FOR SLOPES EXCEEDING 5%. CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR BY WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

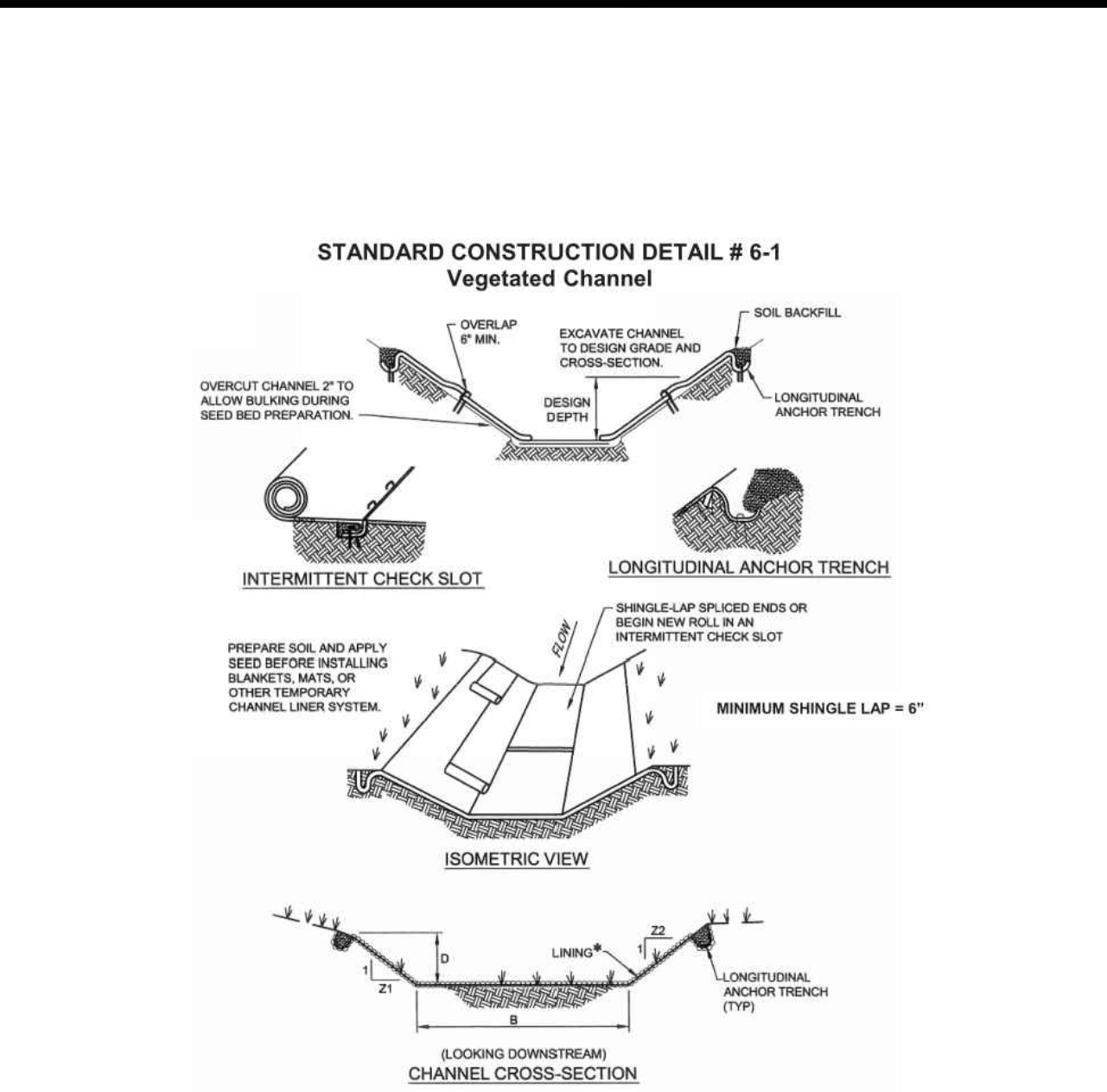
THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

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 PROBLEMS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

NOT TO SCALE

3 PUMPED WATER FILTER BAG



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

ANCHOR TRENCHES SHALL BE INSTALLED AT BEGINNING AND END OF CHANNEL IN THE SAME MANNER AS LONGITUDINAL ANCHOR TRENCHES.

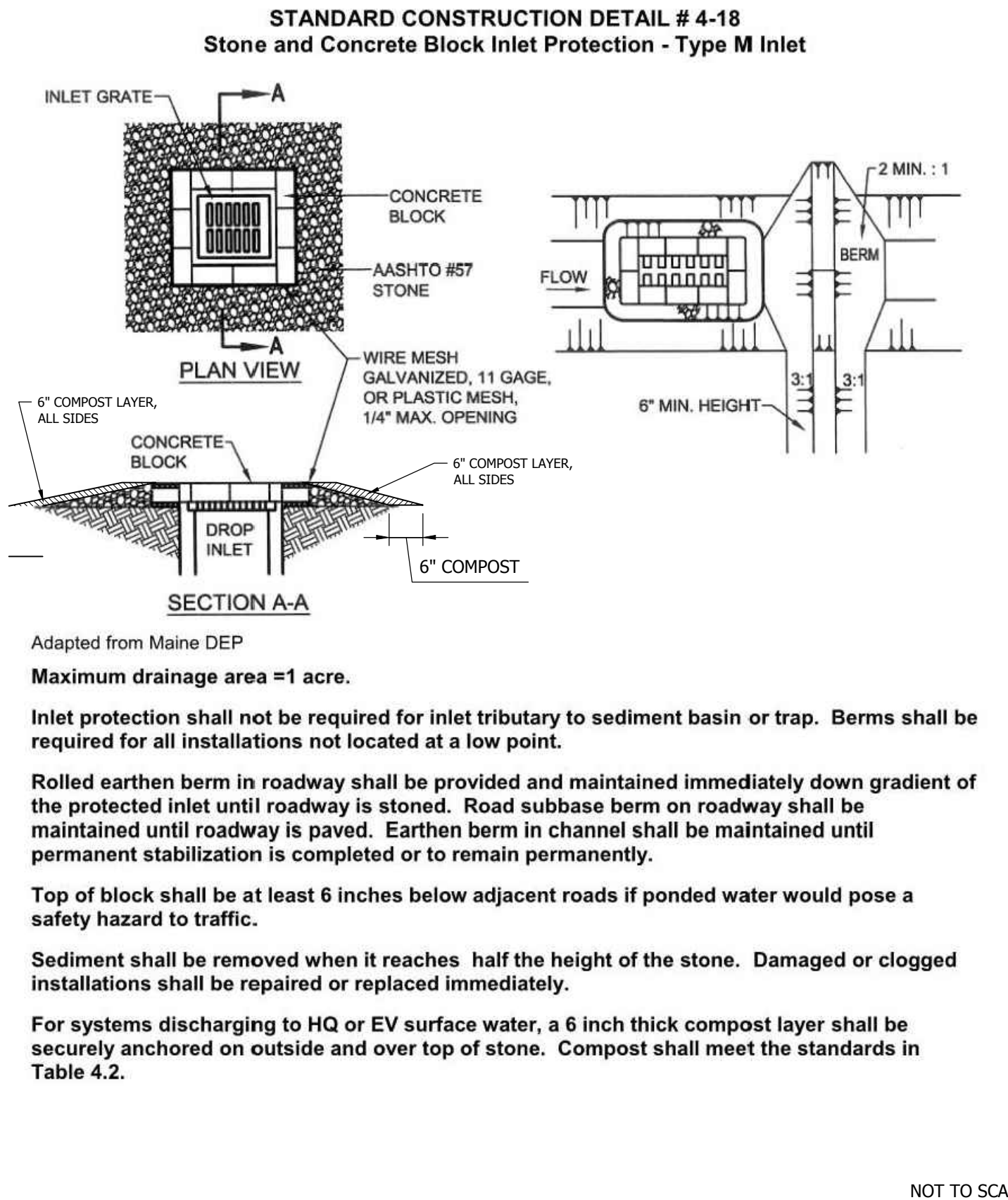
CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION. SEDIMENT DEPOSITS SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS SOIL CONDITIONS PERMIT ACCESS TO CHANNEL WITHOUT FURTHER DAMAGE. DAMAGED LINING SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS OF DISCOVERY.

NO MORE THAN ONE THIRD OF THE SHOOT (GRASS LEAF) SHALL BE REMOVED IN ANY MOWING. GRASS HEIGHT SHALL BE MAINTAINED BETWEEN 2 AND 3 INCHES UNLESS OTHERWISE SPECIFIED. EXCESS VEGETATION SHALL BE REMOVED FROM PERMANENT CHANNELS TO ENSURE SUFFICIENT CHANNEL CAPACITY.

CHANNEL NO.	STATIONS	BOTTOM WIDTH B (FT)	DEPTH D (FT)	TOP WIDTH W (FT)	Z1 (FT)	Z2 (FT)	LINING *
1	ALL	1	1.00	7.0	3	3	S30 W/GRASS, STAPLE PATTERN 'E'

NOT TO SCALE

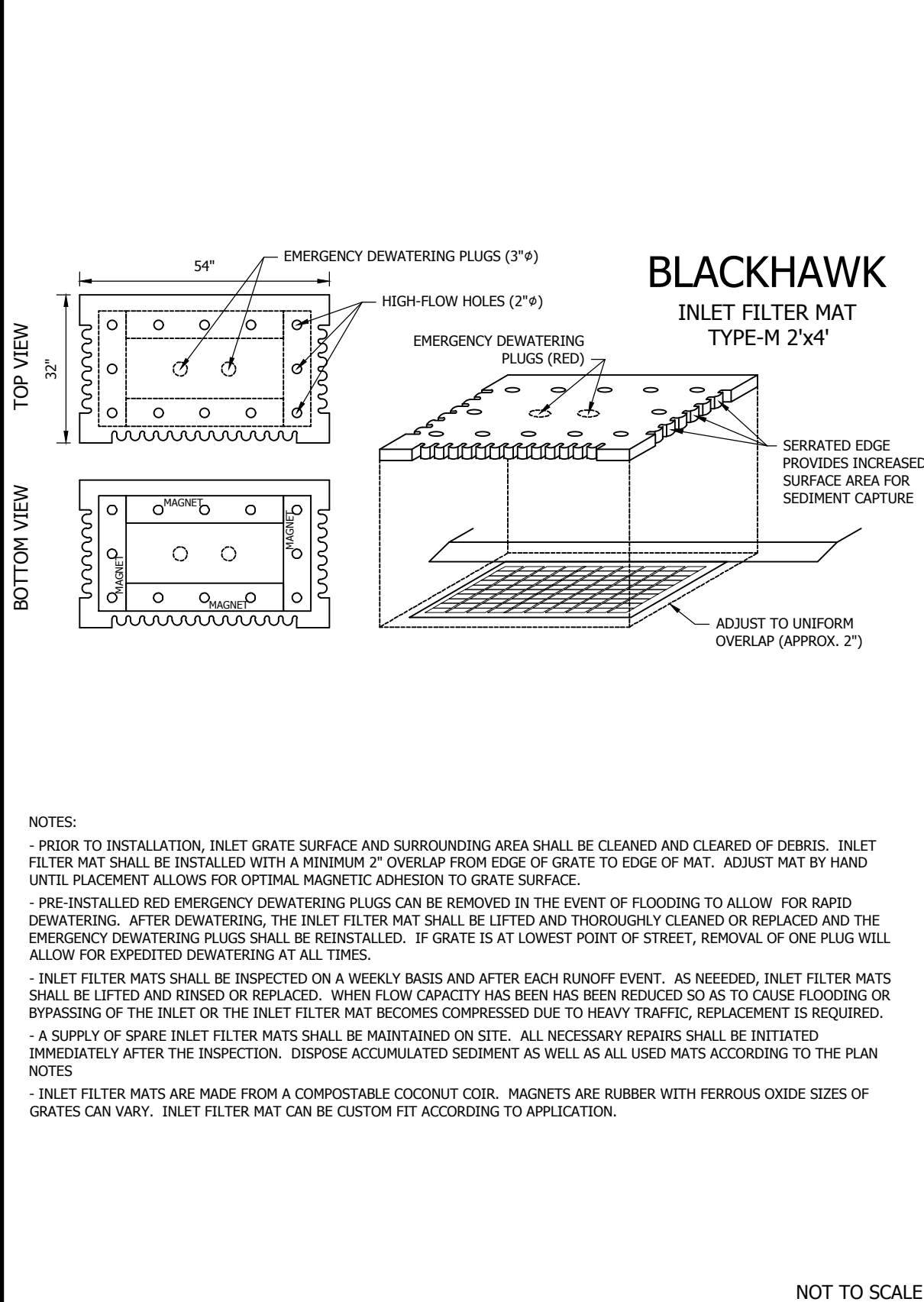
4 VEGETATED CHANNEL



- Adapted from Maine DEP
- Maximum drainage area = 1 acre.
- Inlet protection shall not be required for inlet tributary to sediment basin or trap. Berms shall be required for all installations not located at a low point.
- Rolled earthen berm in roadway shall be provided and maintained immediately down gradient of the protected inlet 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 to remain permanently.
- Top of block shall be at least 6 inches below adjacent roads if ponded water would pose a safety hazard to traffic.
- Sediment shall be removed when it reaches half the height of the stone. Damaged or clogged installations shall be repaired or replaced immediately.
- For systems discharging to HQ or EV surface water, a 6 inch thick compost layer shall be securely anchored on outside and over top of stone. Compost shall meet the standards in Table 4.2.

NOT TO SCALE

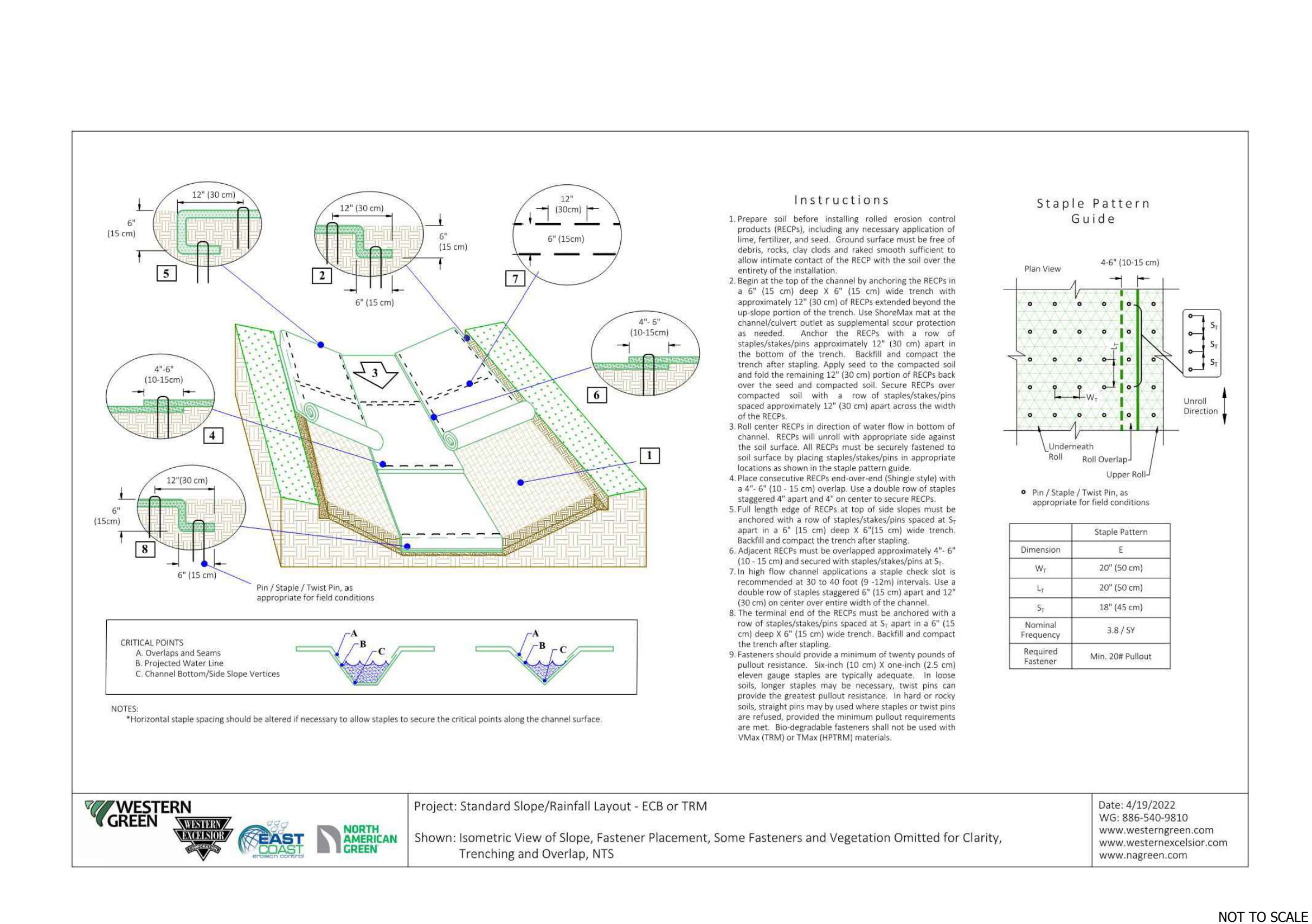
5 ALTERNATE TYPE 'M' INLET PROTECTION w/COMPOST



- NOTES:
- PRIOR TO INSTALLATION, INLET GRATE SURFACE AND SURROUNDING AREA SHALL BE CLEANED AND CLEARED OF DEBRIS. INLET FILTER MAT SHALL BE INSTALLED WITH A MINIMUM 2" OVERLAP FROM EDGE OF GRATE TO EDGE OF MAT. ADJUST MAT BY HAND UNTIL PLACEMENT ALLOWS FOR OPTIMAL MAGNETIC ADHESION TO GRATE SURFACE.
  - PRE-INSTALLED RED EMERGENCY DEWATERING PLUGS CAN BE REMOVED IN THE EVENT OF FLOODING TO ALLOW FOR RAPID DEWATERING. AFTER DEWATERING, THE INLET FILTER MAT SHALL BE LIFTED AND THOROUGHLY CLEANED OR REPLACED AND THE EMERGENCY DEWATERING PLUGS SHALL BE REINSTALLED. IF GRATE IS AT LOWEST POINT OF STREET, REMOVAL OF ONE PLUG WILL ALLOW FOR EXPEDITED DEWATERING AT ALL TIMES.
  - INLET FILTER MATS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. AS NEEDED, INLET FILTER MATS SHALL BE LIFTED AND RINSED OR REPLACED. WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET OR THE INLET FILTER MAT BECOMES COMPRESSED DUE TO HEAVY TRAFFIC, REPLACEMENT IS REQUIRED.
  - A SUPPLY OF SPARE INLET FILTER MATS SHALL BE MAINTAINED ON SITE. ALL NECESSARY REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE ACCUMULATED SEDIMENT AS WELL AS ALL USED MATS ACCORDING TO THE PLAN NOTES.
  - INLET FILTER MATS ARE MADE FROM A COMPOSTABLE COCONUT COIR. MAGNETS ARE RUBBER WITH FERROUS OXIDE SIZES OF GRATES CAN VARY. INLET FILTER MAT CAN BE CUSTOM FIT ACCORDING TO APPLICATION.

NOT TO SCALE

6 BLACKHAWK INLET FILTER MAT (TYPE 'M')



- Instructions
- Prepare soil before installing related erosion control products (RECPS), including any necessary application of lime, fertilizer, and seed. Ground surface must be free of debris, rocks, clay clods and raised smooth sufficient to allow intimate contact of the RECPS with the soil over the entirety of the installation.
  - Begin at the top of the channel by anchoring the RECPS in a 6" (15 cm) deep x 6" (15 cm) wide trench with approximately 12" (30 cm) of RECPS extended beyond the up-slope portion of the trench. Use StormMat mat in the channel/culvert outlet as supplemental scour protection as needed. Anchor the RECPS with a row of staples/stakes/pins approximately 12" (30 cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to the compacted soil and fold the remaining 12" (30 cm) portion of RECPS back over the seed and compacted soil. Secure RECPS over compacted soil with a row of staples/stakes/pins spaced approximately 12" (30 cm) apart across the width of the RECPS.
  - Roll center RECPS in direction of water flow in bottom of channel. RECPS will unroll with appropriate side against the soil surface. All RECPS must be securely fastened to soil surface by placing staples/stakes/pins in appropriate locations as shown in the staple pattern guide.
  - Place consecutive RECPS end-over-end (shingle style) with a 4" (10-15 cm) overlap. Use a double row of staples staggered 4" apart and 4" on center to secure RECPS.
  - Full length edge of RECPS at top of side slope must be anchored with a row of staples/stakes/pins spaced at 5" apart in a 6" (15 cm) deep x 6" (15 cm) wide trench. Backfill and compact the trench after stapling.
  - Adjustment RECPS must be overlapped approximately 4"-6" (10-15 cm) and secured with staples/stakes/pins at 5".
  - In high flow channel applications a staple check slot is recommended at 30' to 40' foot (9-12m) intervals. Use a double row of staples staggered 6" (15 cm) apart and 12" (30 cm) on center over entire width of the channel.
  - The terminal end of the RECPS must be anchored with a row of staples/stakes/pins spaced at 5" apart in a 6" (15 cm) deep x 6" (15 cm) wide trench. Backfill and compact the trench after stapling.
  - Fasteners should provide a minimum of twenty pounds of pullout resistance. 16oz (450 gm) 3/16" (4.8 mm) 12.5 mm eleven gauge staples are typically adequate. In loose soil, longer staples may be necessary. Fasteners provide the greatest pullout resistance. In hard or rocky soils, 16oz (450 gm) 3/16" (4.8 mm) 12.5 mm eleven gauge pins are preferred, provided the minimum pullout requirements are met. Bio-degradable fasteners shall not be used with Woven (T80) or Non-Woven (T85M) materials.
- CRITICAL POINTS
- A. Overlaps and Seams
  - B. Projected Water Line
  - C. Channel Bottom/Side Slope Vertices
- NOTES:
- \* Horizontal staple spacing should be altered if necessary to allow staples to secure the critical points along the channel surface.

Date: 4/19/2022  
WG: 886-540-9810  
www.westerngreen.com  
www.westernredecor.com  
www.nagreen.com

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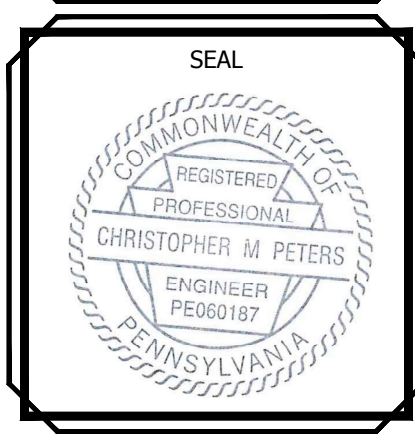
7 EROSION CONTROL BLANKET (CHANNEL)

NO.	DATE	DESCRIPTION	BY
1	6/20/2024	REVISED PER TOWNSHIP & OWNER COMMENTS	CVT



**MDM**  
SURVEYORS & ENGINEERS, L.L.C.  
Surveyors • Engineers • Site Planners  
375 Northgate Drive  
Peters Township, PA 15068  
Ph: (724) 934-2810 Fax: (724) 934-2811  
mdmcaad@mdmllc.com www.mdmllc.com

COEN MARKETS - STORE #1242  
801 E. McMURRAY ROAD  
PETERS TOWNSHIP, WASHINGTON COUNTY  
COMMONWEALTH OF PENNSYLVANIA  
EROSION & SEDIMENTATION CONTROL DETAILS



SCALE:	1" = 20'
DATE:	03/08/2024
DRAWN BY:	BJC
CHKD BY:	CMP

C7.1

### PHASING OF SITE DEVELOPMENT

CONSTRUCTION PHASING / SEQUENCE

THE OVERALL SITE WORK GENERALLY CONSISTS OF EARTHMOVING ACTIVITIES FOR APPROXIMATELY 1.8766 ACRES OF DISTURBED AREA TO PERFORM THE PROPOSED GRADING AND CONSTRUCTION FOR THE PROJECT. IT IS PROPOSED TO APPROXIMATELY PROCEED WITH THE PROJECT IN THE FOLLOWING SEQUENCE:

- AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL NOTIFY THE LOCAL CONSERVATION DISTRICT OF ALL DISTURBANCE ACTIVITIES TO BE UNDERTAKEN. THE NOTIFICATION SHALL INCLUDE: A LICENSED PROFESSIONAL ENGINEER RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PLAN, AND A REPRESENTATIVE OF THE WASHINGTON COUNTY CONSERVATION DISTRICT AT (724) 705-7099 TO SCHEDULE A PRE-CONSTRUCTION MEETING.
- AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1276 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- STAKE OUT THE LIMIT OF DISTURBANCE FOR THE ACTIVE PORTION OF THE PROJECT.
- INSTALL BLACKWASH INLET FILTER MAT ON EXISTING INLETS ALONG SR 1002 (EAST McMURRAY ROAD) AS SHOWN ON THE PLAN.
- INSTALL COMPOST FILTER SOCK (SILT/SOIL™) PERIMETER PROTECTION AT TOWNSHIP TOPOGRAPHY LOCATION. PROVIDE ANY ADDITIONAL EROSION AND SEDIMENTATION CONTROL AS NEEDED.
- INSTALL CFS #1, CFS #5, CFS #6, CFS #7 AND CFS #8.
- PROCEED WITH DEMOLITION OF EXISTING SITE IMPROVEMENTS NOT TO REMAIN FOR THE ACTIVE PORTION OF THE PROJECT, INCLUDING EXISTING STRUCTURES AND PAVEMENT.
- CLEAR AND GRUB WORK AREA WITHIN IDENTIFIED LIMITS OF DISTURBANCE.
- STRIP AND STOCKPILE TOPSOIL MATERIAL IN LOCATION IDENTIFIED ON THE EROSION & SEDIMENTATION CONTROL PLAN.
- PROCEED WITH GRADING OPERATIONS. GRADED SLOPES ARE TO BE SEEDED AND MULCHED IN REGULAR, 10-FOOT VERTICAL INTERVALS. CESSATION OF ACTIVITY FOR 90 DAYS OR LONGER REQUIRES STABILIZATION. IN NO CASE SHALL AN AREA EXCEEDING 15,000 SF, WHICH IS TO BE STABILIZED BY VEGETATION, REACH FINAL GRADE WITHOUT BEING SEEDED AND MULCHED.
- INSTALL CFS #1, #2, #3 AND #4 AND GRUB OR FINISH GRADED SLOPES.
- UTILITIES SERVING THE SITE THAT ARE WITHIN THE DEVELOPMENT AREA CAN BE CONSTRUCTED WITHIN THE LOCATION THEY ARE TO BE INSTALLED. COMPOST FILTER SOCKS TO BE SHIFTED AS REQUIRED FOR UTILITY INSTALLATION.
- STRUCTURAL AND BUILDING CONSTRUCTION MAY COMMENCE AFTER THE PROPOSED FINAL GRADE ELEVATION.
- INSTALL LEVEL SPREADER WITH BLDG WASTE AND TRANSITION STRIP PER PLAN AND DETAILS. CFS 6 MAY BE TEMPORARILY MOVED TO FACILITATE LEVEL SPREADER, ECR #5 AND ECR#9 INSTALLATION AND BE IMMEDIATELY RESTORED FOLLOWING INSTALLATION OF LEVEL SPREADER AND TRANSITION STRIP.
- ENGINEER RESPONSIBLE FOR CERTIFYING COMPLETION OF SITE STORMWATER WORK OR THEIR DESIGNEE MUST BE ON SITE TO OBSERVE AND DOCUMENT THE INSTALLATION OF THIS ELEMENT. IMMEDIATELY INSTALL BLACKWASH INLET FILTER MATS AT ALL INLETS.
- INSTALL STORM SEWER AND INLETS FROM TRANSITION STRUCTURE TO INLET #1, STORM MANHOLE #1 AND UNDERGROUND DETENTION. INSTALL UNDERGROUND DETENTION BASIN WITH WATER QUALITY INLETS, INCLUDING OUTLET STRUCTURE, STORM SEWER CONNECTION TO WATER QUALITY INLETS AND INLET #1 AND #4 AS WELL AS FILL AND FINISH GRADE OPERATIONS. IMMEDIATELY INSTALL BLACKWASH INLET FILTER MAT ON CONTRIBUTING INLETS AND PLACE STONE BASE ON AREAS TO BE PAVED THAT CONTRIBUTE RUNOFF TO THE RECEIVING INLETS. IMMEDIATELY INSTALL UNDERGROUND DETENTION STRUCTURE TO LEVEL SPREADER TO RECEIVE TRANSPORTATION TRUCK WASHOUTS.
- ENGINEER RESPONSIBLE FOR CERTIFYING COMPLETION OF SITE STORMWATER WORK OR THEIR DESIGNEE MUST BE ON SITE TO OBSERVE AND DOCUMENT THE INSTALLATION OF THIS ELEMENT. AS-BUILT INFORMATION MUST BE COLLECTED AND DOCUMENTED FOR EACH TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, BEDDING, AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY (WEATHER PERMITTING). NOTE THAT ALL STORM LINES MUST BE CONSTRUCTED AND INSTALLED FROM DOWNSTREAM TO UPSTREAM. IF REQUIRED, TRENCH PULPS, AS SHOWN PER PLAN, ARE TO BE INSTALLED PER CHAPTER 102 REQUIREMENTS. IMPORTANT: STORMWATER RUNOFF IS NOT TO BE DIRECTED TO UNPROTECTED STORMWATER MANAGEMENT SYSTEMS.
- INSTALL STORM SEWER UNDERGROUND DETENTION SYSTEM TRANSITION STRUCTURE TO RECEIVE TRANSPORTATION TRUCK WASHOUTS. WATER QUALITY MANHOLE #1 AND INLETS 4, 5, 6, 7, & 8. IMMEDIATELY INSTALL BLACKWASH INLET FILTER MATS AT ALL INLETS.
- INSTALL INLET #5 AND NOLYSPILL INLET WITH STORM SEWER PIPING AND CONNECTION TO PADOT INLET. IMMEDIATELY INSTALL BLACKWASH INLET FILTER MAT AT INLET #5 AND NOLYSPILL INLET. TRENCH EXCAVATION AND INSTALLATION OF PIPE PLACEMENT, BEDDING, AND BACKFILLING THAT CAN BE COMPLETED TO THE LENGTH OF PIPE PLACEMENT, BEDDING, AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY (WEATHER PERMITTING). NOTE THAT ALL STORM LINES MUST BE CONSTRUCTED AND INSTALLED FROM DOWNSTREAM TO UPSTREAM. IF REQUIRED, TRENCH PULPS, AS SHOWN PER PLAN, ARE TO BE INSTALLED PER CHAPTER 102 REQUIREMENTS. IMPORTANT: STORMWATER RUNOFF IS NOT TO BE DIRECTED TO UNPROTECTED STORMWATER MANAGEMENT SYSTEMS.
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- INSTALL DETENTION AND STORAGE TRENCH WITH STORM SEWER PIPING AND CONNECTION TO PADOT INLET. IMMEDIATELY INSTALL BLACKWASH INLET FILTER MAT ON CONTRIBUTING INLETS.
- FINAL GRADE AND STABILIZE ALL DISTURBED AREAS WITH SEED AND MULCH OR SEED AND EROSION CONTROL BLANKET TO MAXIMUM EXTENTS POSSIBLE. ECR #5 IS TO BE INSTALLED PER PLAN AND DETAILS. ECR #9 IS TO BE INSTALLED PER PLAN AND DETAILS.
- BRING REMAINING PORTIONS OF SITE TO FINAL GRADE. ALL REMAINING AREAS NOT TO RECEIVE PAVEMENT THAT HAVE REACHED FINAL GRADE ARE TO RECEIVE PERMANENT PAVING.
- COMPLETE PAVING OF STONE SUBGRADE FOR AREAS TO BE PAVED AND HAVE ALL PARKING AREAS AND ACCESS DRIVES RECEIVING INLETTING PAVING.
- ONCE REMAINDER OF SITE HAS ACHIEVED MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER, REMOVE ANY REMAINING TEMPORARY BMPs AND ACCUMULATED SEDIMENT. AREAS DISTURBED DURING THE REMOVAL OF CONTROLS MUST BE IMMEDIATELY STABILIZED. FINAL STABILIZATION IS DEFINED AS THE ACHIEVEMENT OF A MINIMUM UNIFORM 70% VEGETATIVE COVER OF EROSION RESISTANT PERENNIAL SPECIES ON ALL CONTRIBUTING DRAINAGE AREAS.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATORS SHALL CONTACT THE WASHINGTON COUNTY CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO THE REMOVAL/CONVERSION OF THE ECR BMPs.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES, REMOVAL OF ALL TEMPORARY BMPs, INSTALLATION OF ALL PERMANENT PSC BMPs, AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATORS SHALL CONTACT THE WASHINGTON COUNTY CONSERVATION DISTRICT FOR A FINAL INSPECTION.

### PA DEP STANDARD ERS PLAN NOTES:

- ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED ERS 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 AND BE MADE AVAILABLE TO THE APPROVED AGENCY UPON REQUEST.
- AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL NOTIFY ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE ERS PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL ENGINEER RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRE-CONSTRUCTION MEETING.
- AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1276 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 ERS BMPs SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS ERS 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 NEEDED TO COMPLETE THE FINAL 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 15 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT ACCUMULATION, 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 STORED AND HANDLED IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 2601. ET. SEC. 271.1, AND 2871. ET. SEC. 90. NO BUILDING MATERIALS OR WASTES OR UNREID BULKY MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- ALL OFF-SITE WASTE AND BULKY MATERIALS MUST HAVE AN ERS 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 FILLS. 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 QUALIFIED AS CLEAN FILLS DUE TO ANALYTICAL TESTING.
- PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
- VEHICLES AND EQUIPMENT MAY NEITHER ENTER DIRECTLY NOR EXIT DIRECTLY FROM LOTS N/A ONTO N/A.
- 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 CLEANOUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REPAIRING AND RENEWING MUST BE PERFORMED IMMEDIATELY. IF THE ERS BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- A LOG SHOWING DATES THAT ERS BMPs WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION. THE INSPECTIONS AND MAINTENANCE DATA SHALL BE LOGGED ONTO THE PERMIT LOGBOOK (12/2019) OR MOST CURRENT VERSION TO BE USED.
- 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, SHOVELED, OR SWEEP INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
- ALL DETENTION REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
- AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCAFFERD TO A MINIMUM DEPTH OF 3 TO 5 INCHES - TO 12 INCHES ON COMPACTED SOILS - PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM OF 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTCROPS SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO PREVENT EROSION, SLURRING, SETTLEMENT, AND OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES, AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- 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, SOIL, 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.
- DEEPS 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 COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDING AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
- IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OF THE 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 WILL 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.
- ERS BMPs SHALL REMAIN FUNCTIONAL UNLESS UNLESS CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT ACCUMULATION REPAIR BY ANOTHER BMP APPROVED BY THE LOCAL 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 LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO THE REMOVAL/CONVERSION OF THE ECR BMPs.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT BEST MANAGEMENT PRACTICES. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPs SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSION ARE NOT 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 ERS BMPs, FAILURE TO PREVENT SEDIMENT LOADS FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE ACTION TO RESOLVE FAILURE OF ERS BMPs MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING IMPOSED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO \$10,000 PER DAY IN CIVIL PENALTIES, AND UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.

### MAINTENANCE PROGRAM

MAINTENANCE OF TEMPORARY CONTROLS: MAINTAIN TEMPORARY CONTROL MEASURES THROUGHOUT THE PERIOD PERIOD AS OUTLINED IN THE "MAINTENANCE SCHEDULE" SHOWN ON THE EROSION AND SEDIMENTATION CONTROL PLAN AND NARRATIVE.

IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO PERFORM INSPECTIONS OF ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES TO INSURE THAT THEY ARE WORKING PROPERLY. THESE INSPECTIONS MUST BE CONDUCTED WEEKLY AND DURING OR IMMEDIATELY AFTER EVERY RUNOFF EVENT. INSPECTIONS WILL BE LOGGED ONTO DEPARTMENT FORM 3800-FM-BCW021.1 (12/2019) OR MOST CURRENT VERSION TO BE USED AND MAY NOT BE KEPT ON SITE AT ALL TIMES. THE INSPECTION WILL INCLUDE, BUT NOT BE LIMITED TO:

- INSPECT ALL CONTROLS (INCLUDING COMPOST FILTER SOCKS) AND REPAIR OR REPLACE AS NEEDED.
- INSPECT ALL SLOPES FOR SIGNS OF EROSION AND/OR SEDIMENTATION, AND REPAIR AS NEEDED.
- INSPECTION OF ALL SEEDED AREAS FOR SIGNS OF EROSION.
- INSPECTION OF ALL INLET PROTECTION UNTIL THE CONTRIBUTORY DRAINAGE AREA TO THE CORRESPONDING INLET IS STABILIZED.

THE CLEANING AND REPAIR OF THE CONSTRUCTION ENTRANCE.

REPAIRS AND MAINTENANCE FOR ANY EROSION AND SEDIMENTATION CONTROL DEVICES MUST BE PERFORMED AS SOON AS THE OPERATIONS CAN BE SAFELY AND PRACTICALLY CARRIED OUT.

AN ADEQUATE SUPPLY OF ADDITIONAL EROSION/SEDIMENTATION CONTROL MATERIALS (E.G., STRAW BALES, EROSION NETTING, PLASTIC COVERING, WIRE MESH, SAND AND BURLAP, SANDBAGS, ROCKS AND GRAVEL) MUST BE STOCKPILED ON-SITE. THESE SUPPLIES MUST BE USED FOR EMERGENCY REPAIRS TO OR REPAIRS OF EXISTING SOIL EROSION AND SEDIMENTATION CONTROLS.

MAINTENANCE OF PERMANENT CONTROLS: THE OWNER/DEVELOPER WILL MAINTAIN PERMANENT CONTROL FACILITIES.

CLEANING FREQUENCY AND ULTIMATE DISPOSAL OF WASTE: EROSION AND SEDIMENTATION CONTROL MEASURES MUST BE MAINTAINED ACCORDING TO THE MAINTENANCE SCHEDULE. SILT AND SEDIMENT REMOVED FROM ALL CONTROL MEASURES SHOULD BE MIXED WITH SOIL DURING EARTHWORK AND PROPERLY DISPOSED OF ON-SITE.

### ON-SITE SEDIMENT CONTROL PLAN MAINTENANCE SCHEDULE

CONTROL MEASURE	INSPECT	PROBLEMS	POSSIBLE REMEDIES (TO BE PERFORMED WITHIN 24 HOURS OR AS SOON AS SAFELY PRACTICAL.)	
VEGETATION	ONCE A WEEK AND AFTER EVERY RUNOFF EVENT	SEDIMENT AT TOP OF SLOPE RILLS AND GULLIES FORMING BARE SOIL PATCHES	CHECK FOR TOP OF SLOPE DEVIATION AND INSTALL IF NEEDED. FILL RILLS AND REGRADE GULLIED SLOPES. RESEED, FERTILIZE AND MULCH BARE AREAS.	
COMPOST FILTER SOCK (SILT/SOIL™)	ONCE A WEEK AND AFTER EVERY RUNOFF EVENT	RUNOFF ESCAPING AROUND BARRIER	SECURELY ANCHOR WITH PROPER STAPLES. EXTEND BARRIER AS NEEDED. REMOVE SEDIMENT WHEN LEVEL REACHES HALF (1/2) THE HEIGHT OF THE BARRIER.	
INLET PROTECTION - FOR BLACKWASH INLET FILTER MAT	ONCE A WEEK AND AFTER EVERY RUNOFF EVENT	SEDIMENT BUILD-UP FOR BLACKWASH INLET FILTER MAT	REMOVE ACCUMULATED SEDIMENT, IF FLOW CAPACITY IS STILL REDUCED OR MAT REMAINS COMPRESSED, REPLACEMENT OF FILTER MAT IS REQUIRED.	
SPRING-SUMMER				
SPECIES	PURITY (%)	READY GERMINATION (%)	TOTAL GERMINATION (%)	PURE LIVE SEED* SEEDING RATE (LBS/ACRE)
SPRING OATS, OR	98	85	85	64
ANNUAL RYEGRASS	95	85	85	10
SUMMER-FALL				
SPECIES	PURITY (%)	READY GERMINATION (%)	TOTAL GERMINATION (%)	PURE LIVE SEED* SEEDING RATE (LBS/ACRE)
ANNUAL RYEGRASS, OR	95	85	85	10
WINTER RYE, OR	98	85	85	56
WINTER WHEAT	98	85	85	90
1-PURE LIVE SEED (PLS) IS THE PRODUCT OF THE PERCENTAGE OF PURE SEED TIMES PERCENTAGE GERMINATION DIVIDED BY 100. FOR EXAMPLE, TO SECURE THE ACTUAL PLANTING RATE FOR ANNUAL RYEGRASS, DIVIDE THE PLS SEEDING RATE OF 10 LBS/ACRE BY THE PLS AS SHOWN ON THE SEED TAG. THUS, IF THE PLS CONTENT OF A GIVEN SEEDLOT IS 60%, DIVIDE 10 PLS (LBS/ACRE) BY 0.60 TO OBTAIN 16.7 LBS OF SEED REQUIRED TO PLANT ONE ACRE. ALL MIXTURES IN THIS TABLE ARE SHOWN IN TERMS OF PLS (LBS/ACRE).				
MULCH: ALL SEEDED AREAS MUST BE IMMEDIATELY MULCHED TO PROMOTE ADEQUATE VEGETATIVE COVER. USE CLEAN OAT OR WHEAT STRAW, FREE OF WEEDS, NOT CHIPPED OR TRENCH BARK. THE STRAW MUST BE FREE FROM MATURE SEED-BEARING STALKS OR ROOTS OF PROHIBITED OR NOXIOUS WEEDS AS DEFINED BY THE PENNSYLVANIA SEED ACT OF 1947.				
APPLY MULCH AT A RATE OF 3 TONS PER ACRE (I.E., 140 POUNDS PER 1,000 SQUARE FEET OR 1,240 POUNDS PER 1,000 SQUARE YARDS). THE MULCH MUST BE ANCHORED IMMEDIATELY AFTER APPLICATION. A TRACTOR-DRAWN IMPLEMENT MAY BE USED TO ANCHOR THE MULCH INTO THE SOIL. THIS METHOD IS LIMITED TO SLOPES SHALLOWER THAN OR EQUAL TO 3:1 AND THE EQUIPMENT MUST BE OPERATED ON THE CONTOUR.				
PERMANENT SEEDING SPECIFICATIONS: PRELIMINARY PREPARATION: ALL AREAS THAT WILL BE SEEDED MUST BE LOOSENEED USING MECHANICAL MEANS. SOIL MUST BE LOOSENEED TO A DEPTH OF AT LEAST TWO INCHES.				
SEED: SEEDING MUST BE CONDUCTED AS TWO SEPARATE OPERATIONS. THE FIRST SEEDING OPERATION MUST BE COMPLETED PRIOR TO STARTING THE SECOND SEEDING OPERATION. THE SECOND SEEDING MUST BE CONDUCTED IMMEDIATELY AFTER THE FIRST SEEDING AND AT RIGHT ANGLES TO THE FIRST SEEDING. THE SEEDS MUST BE LIGHTLY RAKED INTO THE SOIL.				
ALL SEED MUST BEAR A GUARANTEED STATEMENT OF ANALYSIS AND MUST BE 100% PROPORTION BY WEIGHT WITH THE MINIMUM PURITY, READY GERMINATION, AND TOTAL GERMINATION OUTLINED BELOW. SEED DATA WAS OBTAINED FROM THE PADEP EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE (BMP) MANUAL, TABLES 11.1 AND 11.2.				
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ALL SEED MUST BEAR A GUARANTEED STATEMENT OF ANALYSIS AND MUST BE 100% PROPORTION BY WEIGHT WITH THE MINIMUM PURITY, READY GERMINATION, AND TOTAL GERMINATION OUTLINED BELOW. SEED DATA WAS OBTAINED FROM THE PADEP EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE (BMP) MANUAL, TABLES 11.1 AND 11.2.				

### GENERAL NOTES - NPDES PERMIT REQUIREMENTS

IN ADDITION TO THE PERMIT APPLICATION, ANYONE PERFORMING ACTIVITIES RESULTING IN ANY EARTH DISTURBANCE IS REQUIRED TO BE ADDED TO THE NPDES PERMIT AS A CO-PERMITTEE.

IMPORTANT - POST CONSTRUCTION STORMWATER MANAGEMENT (PCSM) INSTRUMENT FILING NOTICE: THE PERMITTEE OR CO-PERMITTEE SHALL RECORD, WITH THE RECORDER OF DEEDS OFFICE, THE INSTRUMENT WITHIN 45 DAYS FROM THE DATE OF THE NPDES PERMIT ISSUANCE OR AUTHORIZATION, AND SHALL PROVIDE THE CONSERVATION DISTRICT AND THE PADEP WRITTEN DOCUMENTATION CONTAINING THE DATE AND PLACE OF RECORDING ALONG WITH A REFERENCE TO THE BOOK, DEED BOOK OR OTHER RECORD, WITHIN 90 DAYS FROM THE DATE OF THE NPDES PERMIT ISSUANCE OR AUTHORIZATION.

ANY PROJECT WHICH RESULTS IN EARTH DISTURBANCE ACTIVITIES THAT DISTURB EARTH TO GREATER THAN ONE (1) ACRE IS SUBJECT TO PADP APPROVAL OF COVERAGE UNDER THE GENERAL OR INDIVIDUAL NPDES PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

ANY AND ALL CONSTRUCTION ENGAGED IN EARTH DISTURBANCE ACTIVITIES, INCLUDING DEMOLITION, UTILITY LINE CONSTRUCTION, GRADING ACTIVITIES, AND INSTALLATION OF STORMWATER MANAGEMENT SYSTEMS, SHALL SECURE A COPY OF THE NPDES PERMIT FOR THIS PROJECT, AND FAMILIARIZE THEMSELVES WITH THE PERMIT REQUIREMENTS.

UPON AWARD OF CONTRACT FOR ANY EARTH DISTURBANCE ACTIVITIES NOTED ABOVE, THAT CONTRACTOR SHALL BE DESIGNATED AS A CO-PERMITTEE, IN ACCORDANCE WITH THE REQUIREMENTS OF PADP, AND SHALL COMPLETE AND SUBMIT ALL APPROPRIATE FORMS AND NOTIFICATIONS, ALONG WITH THE OWNER, PRIOR TO ANY SITE MOBILIZATION.

THE GENERAL CONTRACTOR (OR IF NO GENERAL CONTRACTOR IS ASSIGNED, THE PRIME CONTRACTOR RESPONSIBLE FOR EARTH DISTURBANCE ACTIVITIES, AS DESIGNATED BY THE OWNER AND/OR ARCHITECT), AS CO-PERMITTEE, IS RESPONSIBLE FOR RECORD KEEPING AND THE RETENTION OF RECORDS OF ALL DISTURBANCE INFORMATION, AS MAY BE REQUIRED TO COMPLETE THE NOTICE OF TERMINATION (NOT), AS REQUIRED BY THE CONDITIONS OF THE NPDES PERMIT.

THE GENERAL CONTRACTOR (OR IF NO GENERAL CONTRACTOR IS ASSIGNED, THE PRIME CONTRACTOR RESPONSIBLE FOR EARTH DISTURBANCE ACTIVITIES, AS DESIGNATED BY THE OWNER AND/OR ARCHITECT), AS CO-PERMITTEE, IS RESPONSIBLE FOR ENSURING THAT A LICENSED PROFESSIONAL ENGINEER HAS OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN PRIOR TO THE SUBMISSION OF THE NOTICE OF TERMINATION AS REQUIRED BY THE CONDITIONS OF THE NPDES PERMIT.

AS NOTED IN THE OTHER SECTIONS OF THESE PLANS AND DOCUMENTS, THE GENERAL CONTRACTOR (OR IF NO GENERAL CONTRACTOR IS ASSIGNED, THE PRIME CONTRACTOR RESPONSIBLE FOR EARTH DISTURBANCE ACTIVITIES, AS DESIGNATED BY THE OWNER AND/OR ARCHITECT), AS CO-PERMITTEE, IS RESPONSIBLE FOR CONTACTING THE AUTHORIZED CONSERVATION DISTRICT AT LEAST SEVEN (7) DAYS BEFORE CONSTRUCTION IS TO BEGIN, TO SCHEDULE A PRE-CONSTRUCTION CONFERENCE, AS REQUIRED BY THE CONDITIONS OF THE NPDES PERMIT.

THE GENERAL CONTRACTOR (OR IF NO GENERAL CONTRACTOR IS ASSIGNED, THE PRIME CONTRACTOR RESPONSIBLE FOR EARTH DISTURBANCE ACTIVITIES, AS DESIGNATED BY THE OWNER AND/OR ARCHITECT) SHALL COMPLETE THE NOTICE OF TERMINATION (NOT), AS REQUIRED BY THE CONDITIONS OF THE NPDES PERMIT, COMPLETE THE "VISUAL INSPECTION CHECKLIST FOR GENERAL NPDES PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES" DURING THE VISUAL INSPECTIONS. COPIES OF THE INSPECTION REPORT MUST BE KEPT ONSITE DURING CONSTRUCTION ACTIVITIES AND AVAILABLE FOR REVIEW.

IMPORTANT - AS PART OF THE COMPLETION OF THE NOTICE OF TERMINATION (NOT), AN AS-BUILT RECORD DRAWING MUST BE GENERATED. THE GENERAL CONTRACTOR (OR IF NO GENERAL CONTRACTOR IS ASSIGNED, THE PRIME CONTRACTOR RESPONSIBLE FOR EARTH DISTURBANCE ACTIVITIES, AS DESIGNATED BY THE OWNER AND/OR ARCHITECT) SHALL SECURE THE AS-BUILT RECORD DRAWINGS THROUGH THE SERVICES OF A LICENSED SURVIVOR. THE AS-BUILT RECORD DRAWING SHALL ACCURATELY DEPICT THE AS-BUILT/AS-CONSTRUCTED CONDITIONS FOR ALL STORMWATER CONTROL BMPs, RELATED STRUCTURES, AND STORMWATER CONVEYANCES IDENTIFIED IN THE PCSM PLAN AND DRAWINGS IN ADDITION TO THE AS-CONSTRUCTED GRADING AND OTHER SITE IMPROVEMENTS. THE COMPLETED AS-BUILT RECORD DRAWING MUST BE SUBMITTED BY THE GENERAL CONTRACTOR (OR IF NO GENERAL CONTRACTOR IS ASSIGNED, THE PRIME CONTRACTOR RESPONSIBLE FOR EARTH DISTURBANCE ACTIVITIES, AS DESIGNATED BY THE OWNER AND/OR ARCHITECT) TO THE RECORDER OF DEEDS AND PLACED WITH THE BEST COPY OF THE APPROVED PCSM PLAN, TO THE PERSON(S) IDENTIFIED IN THE NOTICE OF TERMINATION (NOT), AS BEING RESPONSIBLE FOR THE LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMPs. ADDITIONAL COPIES OF THE NOTICE OF TERMINATION (NOT) AND AS-BUILT RECORD DRAWING SHALL ALSO BE PROVIDED TO THE LOCAL MUNICIPALITY.

### ADDITIONAL NOTES:

- 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.
- 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 OTHER DETAIL SHEETS.
- ALL CHANNELS SHALL BE KEPT FREE OF OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FILL, ROCKS, LEAVES, WOODY DEBRIS, ACCUMULATED SEDIMENT, EXCESS VEGETATION, AND CONSTRUCTION MATERIALS/WASTES.
- FILL MATERIAL FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS. THE EMBANKMENTS SHALL BE COMPACTED IN MAXIMUM 6 INCH LAYERED LIFES AT 95% DENSITY.

### GENERAL SEEDING SPECIFICATIONS

THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION RECOMMENDS USING THE PENN STATE "EROSION CONTROL AND CONSERVATION PLANTINGS ON NONCROPLAND" MANUAL AS A REFERENCE FOR SELECTION OF SPECIES, SEED SPECIFICATIONS, MIXTURES, TIMING AND SEEDING METHODS. SEEDING SPECIFICATIONS AND SEEDING MIXTURES MAY ALSO BE OBTAINED FROM THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408, SECTION 808 OR BY CONTACTING THE APPLICABLE COUNTY CONSERVATION DISTRICT.

VEGETATED AREAS SHOULD BE COVERED PERMANENTLY STABILIZED WHEN A UNIFORM 70% VEGETATIVE COVER OF EROSION RESISTANT PERENNIAL SPECIES IS ACHIEVED, OR THE DISTURBED AREA IS COVERED WITH AN ACCEPTABLE BEST MANAGEMENT PRACTICE ("BMP") WHICH PERMANENTLY STABILIZES THE DISTURBED AREA. LIMITS OF DISTURBANCE MUST BE MAINTAINED UNTIL THIS STANDARD IS ACHIEVED. INTERIM STABILIZATION MEASURES AND TEMPORARY EROSION AND SEDIMENT CONTROL BMPs THAT ARE USED TO TREAT PROTECTIVE RUNOFF MAY NOT BE REMOVED.

### TEMPORARY SEEDING SPECIFICATIONS

PRELIMINARY PREPARATION: ALL AREAS THAT WILL BE SEEDED MUST BE LOOSENEED USING MECHANICAL MEANS. SOIL MUST BE LOOSENEED TO A DEPTH OF AT LEAST TWO INCHES.

LIME AND FERTILIZER: APPLY 1 TON OF AGRICULTURAL GRADE LIMESTONE PER ACRE AND FERTILIZER AS INDICATED BY THE SOIL TEST. IN THE ABSENCE OF A SOIL TEST, APPLY AGRICULTURAL GRADE LIMESTONE AT A RATE OF 1 TON PER ACRE, AND APPLY FERTILIZER AT 500 POUNDS OF 10-10-10 FERTILIZER PER ACRE (E.G., 166.67 POUNDS NITROGEN (N), 166.67 POUNDS PHOSPHORUS (P<sub>2</sub>O<sub>5</sub>), AND 166.67 POUNDS POTASSIUM (K<sub>2</sub>O) PER ACRE. WORK LIME AND FERTILIZER INTO SOIL WHERE POSSIBLE. LIME AND FERTILIZER DATA WAS OBTAINED FROM THE PADEP EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE (BMP) MANUAL, TABLE 11.2.

### FURTHER NOTES

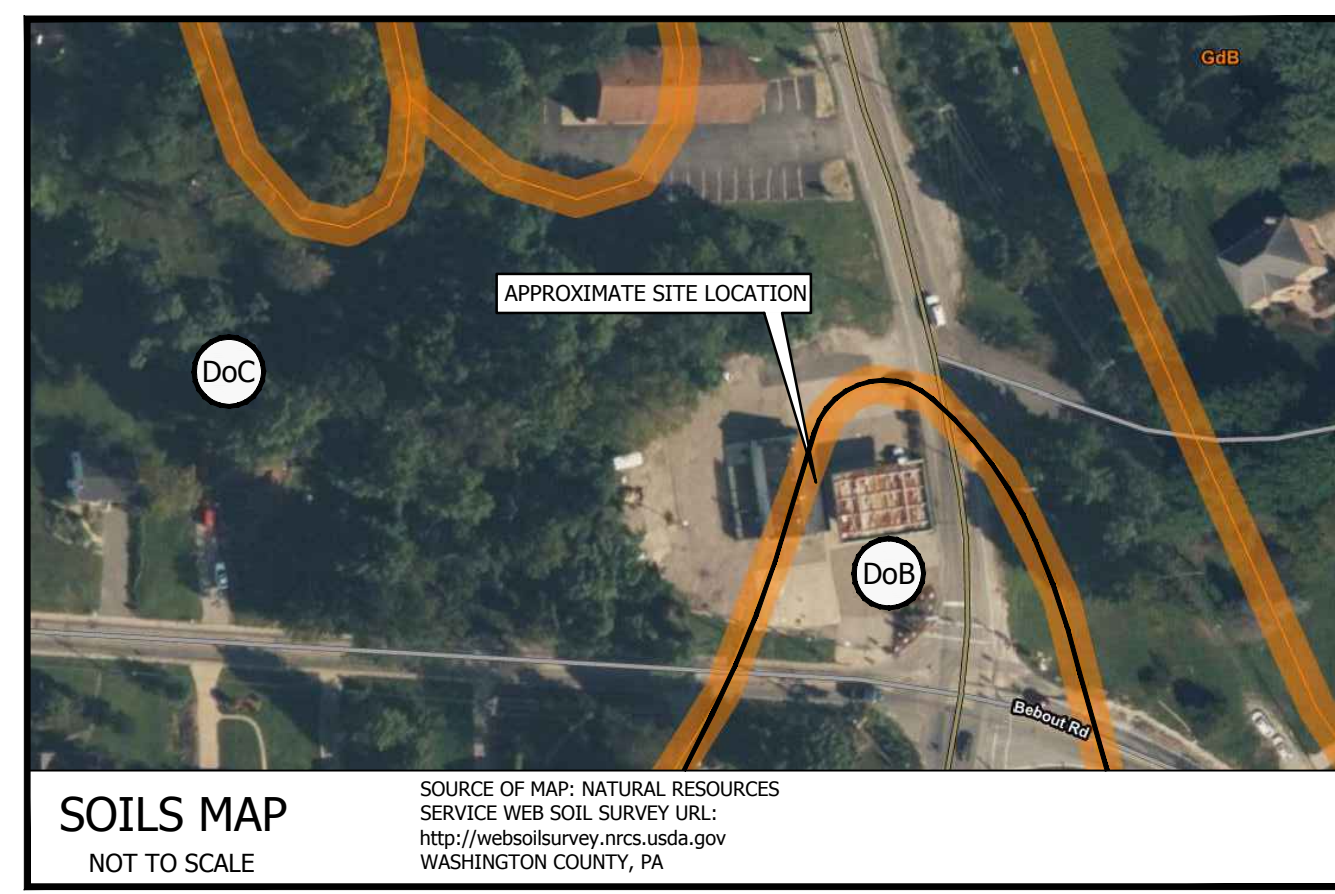
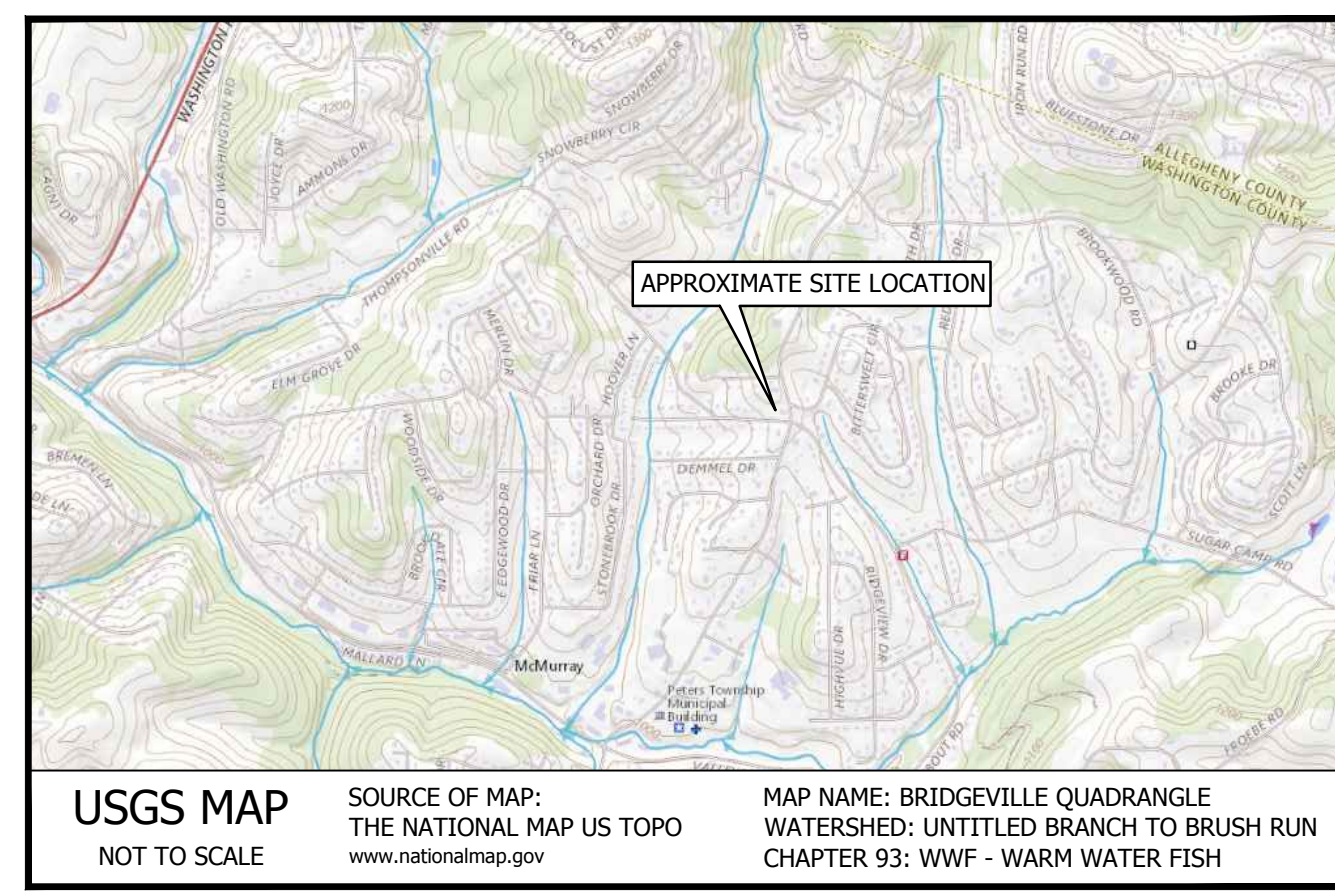
- THE PURPOSE OF THIS EROSION AND SEDIMENTATION CONTROL PLAN IS TO MINIMIZE EXTENT AND DURATION OF EARTH DISTURBANCE, MAXIMIZE PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION, AND MINIMIZE SOIL COMPACTION.
- IMPORTANT: STORMWATER RUNOFF IS NOT TO BE DIRECTED TO UNPROTECTED STORMWATER MANAGEMENT SYSTEMS, OR TO ANY OTHER DISTURBED AREAS.
- ALL PARTIES RESPONSIBLE FOR THE EXCAVATION OF SITE MATERIALS OR THE IMPORT OF FILL MATERIALS ARE RESPONSIBLE TO ENSURE THAT "ENVIRONMENTAL DUE DILIGENCE" IN THE DETERMINATION OF FILL MATERIAL IS EITHER REMOVED FROM THE SITE OR USE AS FILL FOR THE SITE. ANY MATERIAL IDENTIFIED AS HAZARDOUS MUST BE DISPOSED IN ACCORDANCE WITH ALL APPLICABLE STATE AND FEDERAL GUIDELINES AND REGULATIONS. (A) ENVIRONMENTAL DUE DILIGENCE - INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROSPECT, TRENCHING, AND SOIL TESTING, TO DETERMINE THE EXTENT, REVIEW OF OWNERSHIP AND USE HISTORY OF PROPERTY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS.
- NO BUILDING MATERIALS, WASTES, OR UNUSED BUILDING MATERIALS SHALL BE BURIED, BURNED, DUMPED, OR DISCARDED ON THE SITE. THE FOLLOWING DEFINES WHAT SHOULD BE CONSIDERED "CONSTRUCTION WASTES" AND "CLEAN WASTE": (A) CONSTRUCTION WASTES: ALL MATERIALS IDENTIFIED AS HAZARDOUS AS SUCH, IT DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE SURFACE WATERS UNLESS OTHERWISE AUTHORIZED, MILLED ASPHALT, OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE.
- DURING UTILITY LINE CONSTRUCTION, EXCAVATE UTILITY LINE TRENCHES ONLY AS REQUIRED. LIMIT ADVANCE EXCAVATION TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY. LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY. IF REQUIRED, TRENCH PULPS, AS SHOWN PER PLAN, ARE TO BE INSTALLED PER PA DEP CHAPTER 102 REQUIREMENTS. WATER, WHICH ACCUMULATES IN THE OPEN TRENCH, WILL BE COMPLETELY REMOVED BY PUMPING WATER INTO A FILTER BAG IN ACCORDANCE WITH PA DEP CHAPTER 102 REQUIREMENTS. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADDED TO FINAL GRADE, AND SEEDED AND MULCHED PER THE PERMANENT SEEDING SCHEDULE.
- COMPOST FILTER SOCKS (FILTREX SILT/SOIL™, SEDIMENTATION PMP™), INFILTRON™, RUNOFF DIVERSION SOX™, AND ANY OTHER FLOTREX BMPs EMPLOYED AS PART OF THE EROSION AND SEDIMENTATION CONTROL PLAN FOR THE PROJECT MUST FOLLOW THE MANUFACTURERS DISPOSAL/RECYCLING INSTRUCTIONS FOR EACH SPECIFIC BMP UTILIZED THROUGHOUT THE PROJECT'S CONSTRUCTION AND EARTHMOVING OPERATIONS.
- DURING FOUNDATION CONSTRUCTION, PUMP WATER ACCUMULATED IN OPEN TRENCHES INTO FILTER BAGS IN ACCORDANCE WITH PADP CHAPTER 102 REQUIREMENTS. REFER TO DETAIL, WHEN FILTER BAG IS FULL IT SHOULD BE REPLACED. ANY ACCUMULATED SEDIMENTATION WILL BE MIXED WITH SOIL AND PROPERLY DISPOSED OF ON THE SITE IF POSSIBLE OR DISPOSED OF AT AN OFFSITE AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL EXCESS MATERIAL OFF-SITE TO AN APPROVED FACILITY.
- EROSION AND SEDIMENTATION CONTROLS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE WITHIN THE CONTRIBUTORY DRAINAGE AREAS OF THOSE CONTROLS.
- AFTER FINAL SITE STABILIZATION IS ACHIEVED, TEMPORARY EROSION AND SEDIMENTATION CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE CONTROLS MUST BE IMMEDIATELY STABILIZED PER STABILIZATION SPECIFICATIONS. THE ACHIEVEMENT OF A MINIMUM UNIFORM 70% VEGETATIVE COVER OF EROSION RESISTANT PERENNIAL SPECIES HAS BEEN ACHIEVED ON ALL CONTRIBUTORY DRAINAGE AREAS.
- SEDIMENT MUST BE REMOVED FROM INLET PROTECTION AFTER EACH RUNOFF EVENT.
- ANY DISTURBED AREA ON WHICH ACTIVITY HAS CEASED AND WHICH WILL REMAIN EXPOSED FOR MORE THAN 4 DAYS MUST BE TEMPORARILY STABILIZED. DISTURBED AREAS THAT ARE EITHER AT FINISHED GRADE, OR ON ANY GRADED AREA OF 15,000 SF OR MORE REACHES FINAL GRADE, OR WILL NOT BE DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH PERMANENT SEEDING SPECIFICATIONS.

### PERMANENT SEEDING SPECIFICATIONS

PRELIMINARY PREPARATION: ALL AREAS THAT WILL BE SEEDED MUST BE LOOSENEED USING MECHANICAL MEANS. SOIL MUST BE LOOSENEED TO A DEPTH OF AT LEAST TWO INCHES.

LIME AND FERTILIZER: APPLY AGRICULTURAL GRADE LIMESTONE AND FERTILIZER AS PER THE RECOMMENDATIONS INDICATED BY THE SOIL TEST. IN THE ABSENCE OF A SOIL TEST, APPLY AGRICULTURAL GRADE LIMESTONE AT A RATE OF 1 TON PER ACRE, AND APPLY 1,000 POUNDS OF 10-20-20 FERTILIZER (E.G., 200 POUNDS NITROGEN (N), 400 POUNDS PHOSPHORUS (P<sub>2</sub>O<sub>5</sub>), AND 400 POUNDS POTASSIUM (K<sub>2</sub>O) PER ACRE). WORK LIME AND FERTILIZER INTO SOIL WHERE POSSIBLE. LIME AND FERTILIZER DATA WAS OBTAINED FROM THE PADEP EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE (BMP) MANUAL, TABLE 11.2. NOTE: A COMPOST BLANKET WHICH MEETS THE STANDARDS OF SECTION 11 OF THE PADP PROSOD AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL, MARCH 2012 (BMP MANUAL) MAY BE SUBSTITUTED FOR THE SOIL AMENDMENTS SHOWN IN TABLE 11.2.

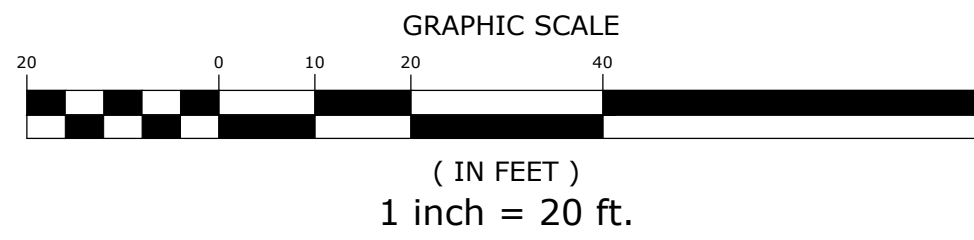
THE FERTILIZER AND LIMESTONE MUST BE THOROUGHLY INCORPORATED INTO THE SOIL BY MECHANICAL MEANS (E.G., ROTOTILLED) TO A MINIMUM DEPTH OF 2 INCH



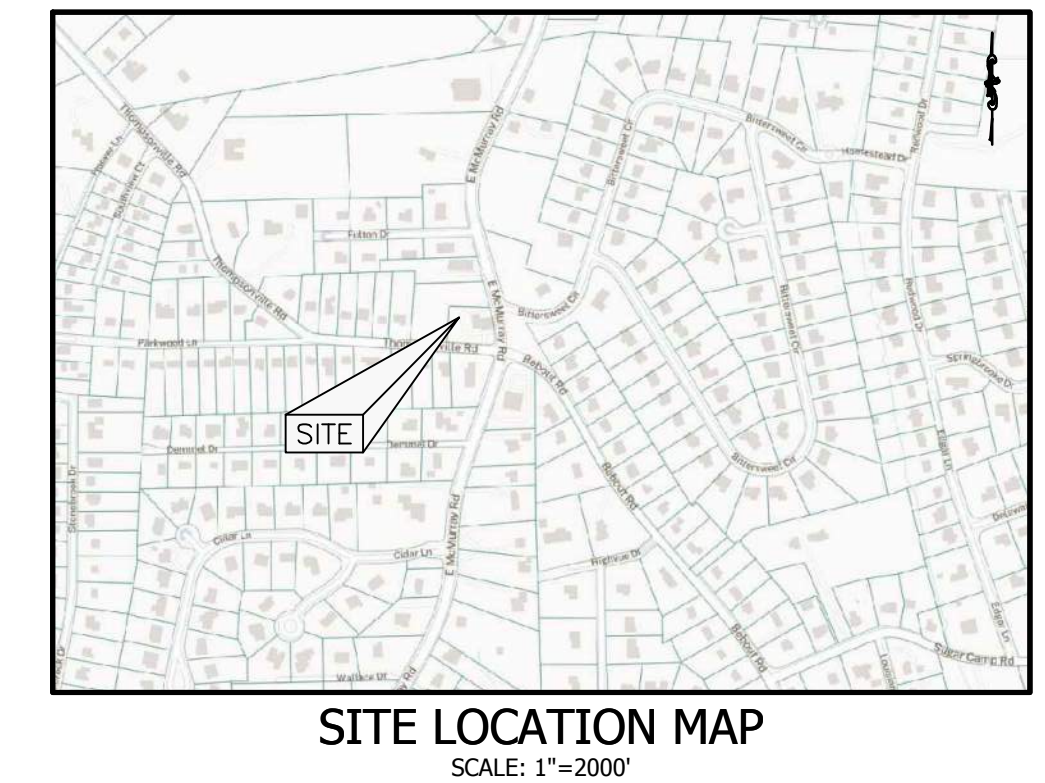
EXISTING AREA	
EXISTING COVERAGE THROUGH ANALYZED AREAS, FACTORING ORDINANCE COVER REQUIREMENTS:	
PERVIOUS:	62,640 SF
IMPERVIOUS:	19,060 SF
TOTAL:	81,700 SF

PROPOSED AREA	
PROPOSED COVERAGE THROUGH ANALYZED AREAS:	
PERVIOUS:	37,132 SF
IMPERVIOUS:	44,568 SF
TOTAL:	81,700 SF



LEGEND	
	PROPOSED CONTOUR
	EXISTING CONTOUR
	LIMIT OF DISTURBED AREA/ NPDES PERMIT BOUNDARY AREA
	SOIL BOUNDARY
	EROSION CONTROL BLANKET, SEE DETAIL ON SHEET C7.1
	SC10 SILT LOAM, 0 TO 3 PERCENT SLOPES
	SC10 SILT LOAM, 0 TO 3 PERCENT SLOPES



REVISIONS	
NO.	1
DATE	6/20/2024
DESCRIPTION	REVISED PER TOWNSHIP & OWNER COMMENTS
BY	CVT

**STORMWATER FACILITY OPERATION & MAINTENANCE PLAN**

THIS STORMWATER FACILITY MAINTENANCE PLAN WAS DEVELOPED TO ENSURE CONTINUED OPERATION OF ALL STORMWATER MANAGEMENT FACILITIES. THE CORRECTIVE ACTIONS ARE NOT LIMITED TO THOSE OUTLINED BELOW.

OWNER REFERS TO THE INDIVIDUAL/ENTITY ULTIMATELY RESPONSIBLE FOR THE STORMWATER FACILITIES CONDITIONS AND FUNCTIONS. FOR THE REFERENCED PROJECT, COEN MARKETS WILL BE CONSIDERED AS THE OWNER AND THEREFORE THE RESPONSIBLE PARTY FOR MAINTENANCE OF THE STORMWATER FACILITIES.

THE FOLLOWING IS A LIST OF ITEMS THAT SHALL BE INSPECTED AND CORRECTIVE ACTION TAKEN BY THE OWNER:

- MRC BIORETENTION FACILITY WITH LEVEL SPREADER.
  - STORM SEWERS, GUTTERS, SWALES, AND OTHER CONVEYANCE DEVICES.
  - VEGETATED SLUMP, INLETS AND OTHER STORMWATER CATCHMENTS AND/OR TRANSITION STRUCTURES.
  - UNDERGROUND INFILTRATION BASIN.
  - UNDERGROUND STORAGE FACILITIES AND OUTLET CONTROL STRUCTURES.
  - ACCESSES FOR MAINTENANCE.
- THE FOLLOWING ACTIONS WILL BE TAKEN BY THE OWNER TO ENSURE THE FACILITIES ILLUSTRATED ON THE PLAN AND IDENTIFIED ABOVE REMAIN IN WORKING ORDER:
- REPLACE AND/OR REPAIR FACILITIES TO REMAIN FUNCTIONING AS INTENDED.
  - REMOVE SILT TRASH AND OTHER DEBRIS IN THE INLETS, STORM SEWERS, STORMWATER MANAGEMENT OUTLET STRUCTURE AND ALL OTHER CONVEYANCE, CATCHMENTS AND TRANSITION STRUCTURES.
  - REPAIR AND/OR REPLACE THE INLETS, STORM SEWERS AND ALL OTHER CONVEYANCE, CATCHMENTS AND TRANSITION STRUCTURES.
  - DISPOSE SILT, DEBRIS AND TRASH IN A MANNER WHICH WILL NOT ADVERSELY AFFECT THE ENVIRONMENT.
  - REPLACE ERODED MATERIAL AND REVEGETATE ERODED AREAS. SEED AND/OR MULCH DISTURBED AREAS.

SEMI-ANNUAL INSPECTIONS WILL BE CONDUCTED BY AT LEAST TWO (2) PEOPLE ON OR BEFORE MARCH 1 AND OCTOBER 1 EACH YEAR. ADDITIONAL INSPECTIONS WILL BE REQUIRED IF THE STORMWATER FACILITIES APPEAR TO MALFUNCTION OR DO NOT FUNCTION PROPERLY. COPIES OF ALL INSPECTION REPORTS SHALL BE FILED WITH THE TOWNSHIP WITHIN FOURTEEN (14) CALENDAR DAYS AFTER SAID INSPECTIONS ARE PERFORMED. CORRECTIVE ACTIONS MUST BE UNDERTAKEN WITHIN THIRTY (30) DAYS OF DISCOVERING DEFICIENCIES. THESE CORRECTIVE ACTIONS ARE REQUIRED TO ENSURE CONTINUED OPERATION OF THE STORMWATER FACILITIES. ANY DEFICIENCIES NOTED IN THE ITEMS INSPECTED BY THE OWNER MUST BE DOCUMENTED AND THE APPROPRIATE CORRECTIVE ACTIONS UNDERTAKEN TO REMEDIATE THE DEFICIENCIES. ANY AND ALL CORRECTIVE ACTIONS TAKEN SHALL BE PROPERLY DOCUMENTED AND A REPORT ON SAID CORRECTIVE ACTIONS MADE SHALL BE FILED WITH THE TOWNSHIP WITHIN FOURTEEN (14) CALENDAR DAYS OF THE COMPLETED CORRECTIVE ACTIONS INDICATING ACTIONS TAKEN AND THAT THE STORMWATER MANAGEMENT SYSTEM IS PROPERLY OPERATING IN ACCORDANCE WITH ITS ORIGINAL DESIGN INTENT. THIS STORMWATER FACILITY MAINTENANCE PLAN IS NOT A GUARANTEE FOR THE CONTINUED FUNCTIONING OF THE STORMWATER FACILITIES NOW OR IN THE FUTURE.

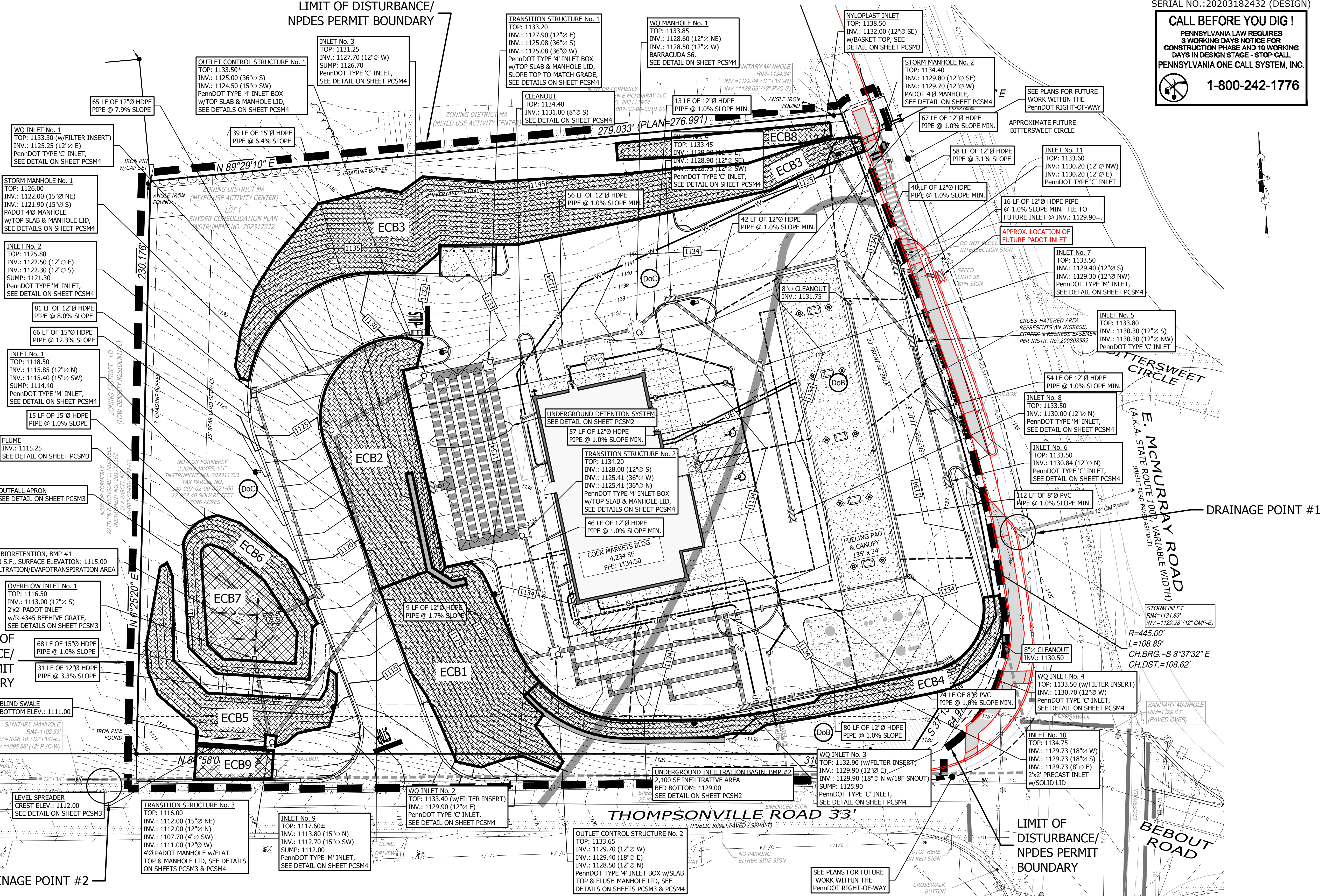
THE TOWNSHIP MAY REQUIRE THAT OTHER ITEMS BE INCLUDED IN AN AGREEMENT. THESE ITEMS WILL BE DETERMINED TO BE NECESSARY TO GUARANTEE SATISFACTORY PERFORMANCE FOR THE STORMWATER FACILITIES. THE OWNER SHALL MAINTAIN ALL STORMWATER FACILITIES IN ACCORDANCE WITH THE APPROVED MAINTENANCE SCHEDULE AND SHALL KEEP ALL STORMWATER FACILITIES MAINTAINED IN A SAFE AND ATTRACTIVE MANNER. THE OWNER SHALL CONVEY TO THE TOWNSHIP EASEMENTS AND/OR RIGHTS-OF-WAY TO ASSURE ACCESS FOR PERIODIC INSPECTIONS. THE OWNER SHALL KEEP ON FILE WITH THE TOWNSHIP THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE PERSON, COMPANY OR AGENT RESPONSIBLE FOR MAINTENANCE ACTIVITIES. THE OWNER SHALL ALSO KEEP ON FILE WITH THE TOWNSHIP AS-BUILT DRAWINGS OF ALL STORMWATER FACILITIES. IN THE EVENT OF ANY CHANGES, THE NEW INFORMATION MUST BE SUBMITTED TO THE TOWNSHIP WITHIN FOURTEEN (14) CALENDAR DAYS OF THE CHANGE. THE OWNER SHALL ESTABLISH ANY SPECIAL MAINTENANCE FUNDS OR OTHER FINANCING RESOURCES IN ACCORDANCE WITH THE APPROVED MAINTENANCE PLAN. IF THE OWNER FAILS TO MAINTAIN THE STORMWATER FACILITIES, FOLLOWING DUE NOTICE (I.E. 30 DAYS) BY THE BOROUGH TO CORRECT ANY DEFICIENCIES, THE TOWNSHIP MAY PERFORM THE NECESSARY MAINTENANCE OR CORRECTIVE ACTION. THE OWNER MUST REIMBURSE THE TOWNSHIP FOR ALL COSTS ASSOCIATED WITH THE REQUIRED MAINTENANCE AND/OR CORRECTIVE ACTION OF THE STORMWATER FACILITIES.

**STORMWATER MANAGEMENT SYSTEMS:**  
OWNER: COEN MARKETS, INC.  
RESPONSIBLE PARTY: COEN MARKETS, INC.

**OWNER / DEVELOPER / APPLICANT:**  
COEN MARKETS, INC.  
1000 PHILADELPHIA STREET  
CANONSBURG, PA 15317  
(724) 207-2413  
ADAM LAZENGA

**SURVEYOR:**  
MDM SURVEYORS & ENGINEERS, LLC  
375 NORTHGATE DRIVE  
WARRENDALE, PA 15086  
(724) 934-2810  
HOWARD G. McILVRIED, PLS  
PA LICENSE NO.: 049396-R

**ENGINEER:**  
MDM - SURVEYORS & ENGINEERS, LLC  
375 NORTHGATE DRIVE  
WARRENDALE, PA 15086  
(724) 934-2810  
CHRISTOPHER M. PETERS, PE  
PA LICENSE NO.: PE060187



SERIAL NO.: 20203182418 (DIG)  
SERIAL NO.: 20203182432 (DESIGN)

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Fax: (724) 934-2811  
mdmcaedd@mdmllc.com  
www.mdmllc.com

**MDM**

COEN MARKETS - STORE #1242  
801 E. McMurray Road  
PETERS TOWNSHIP, WASHINGTON COUNTY  
COMMONWEALTH OF PENNSYLVANIA

POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN

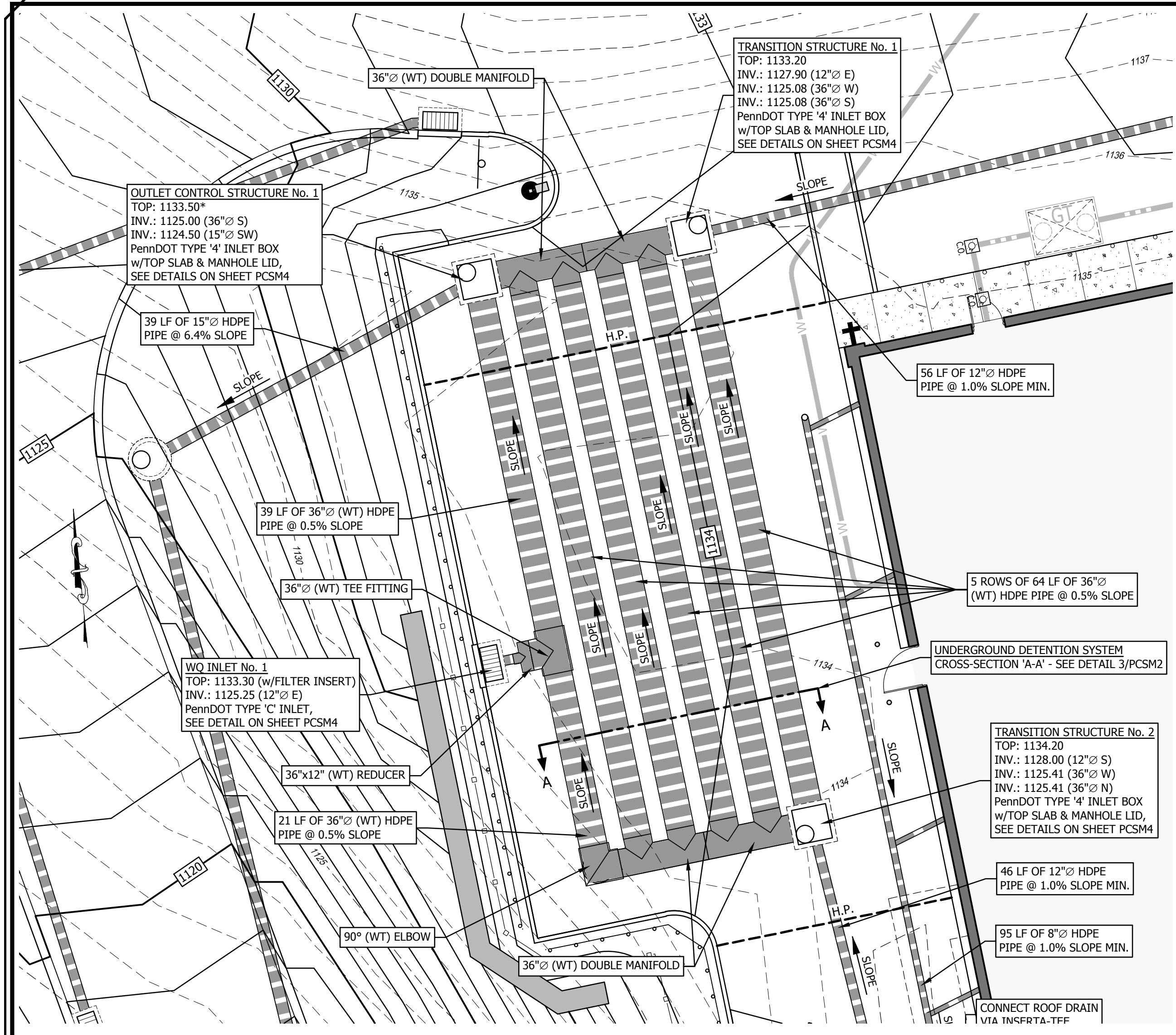
SCALE: 1" = 20'

DATE: 03/08/2024

DRAWN BY: BJC

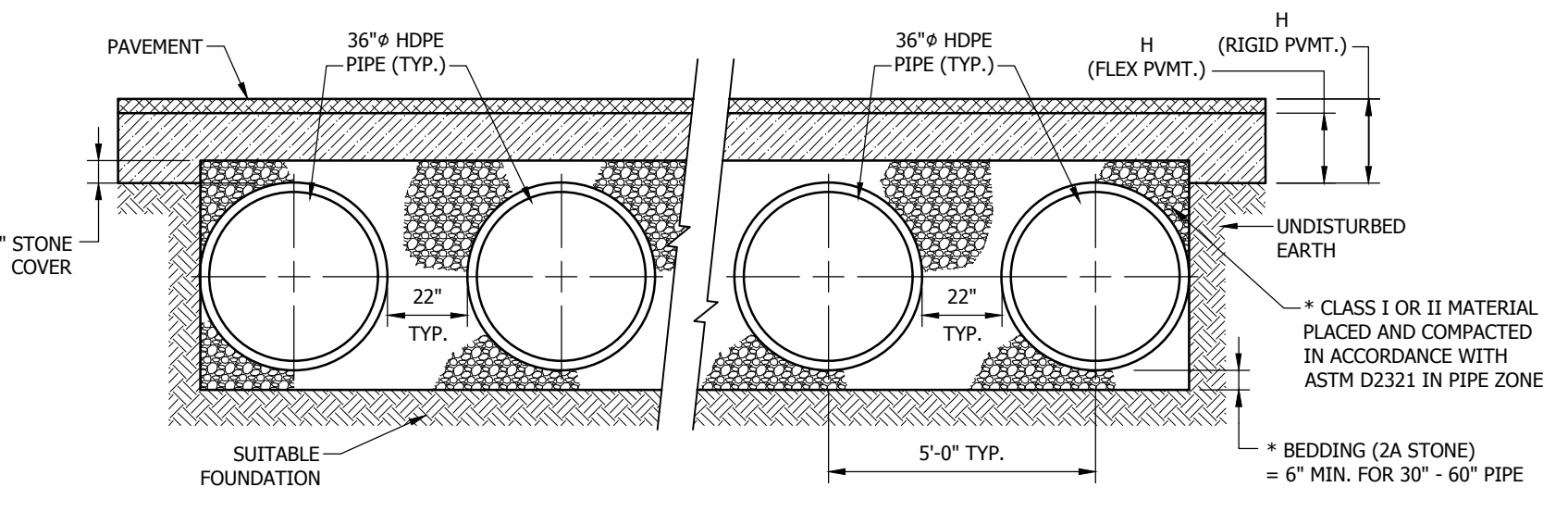
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**PCSM1**



**1 UNDERGROUND DETENTION SYSTEM**

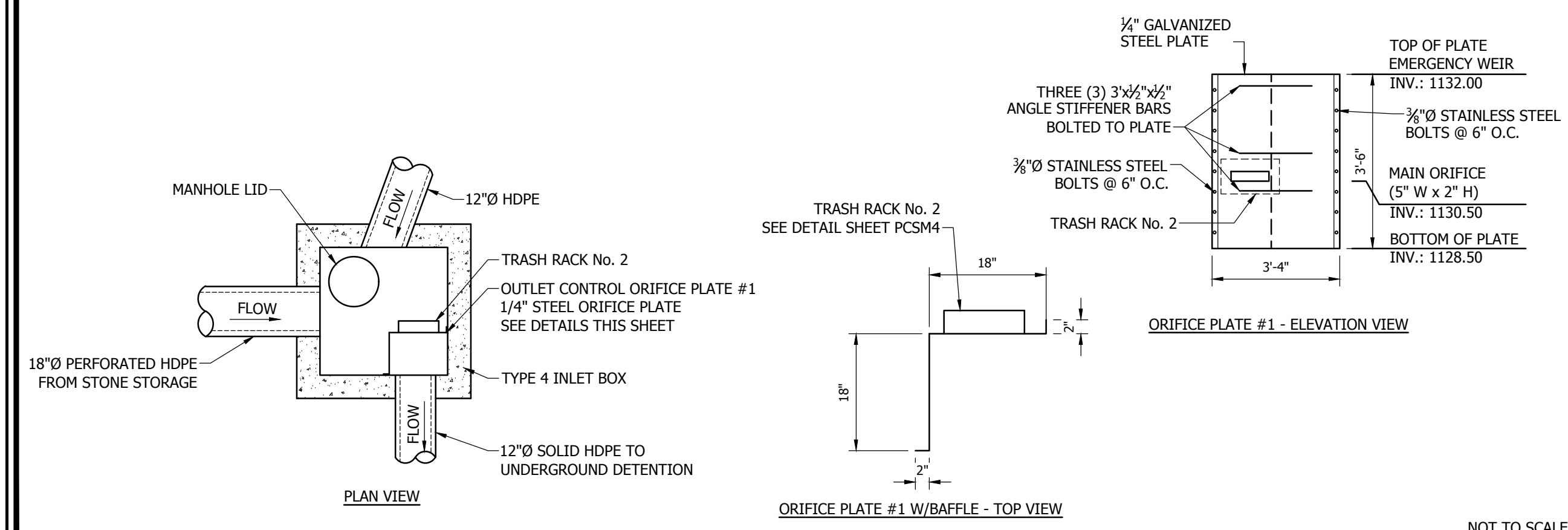
- NOTES:**
- ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
  - ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
  - MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED, SEE ASTM D2321.
  - FILTER FABRIC: A GEOTEXTILE FABRIC MAY BE USED AS SPECIFIED BY THE ENGINEER TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.
  - FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
  - BEDDING: SUITABLE MATERIAL SHALL BE 2A STONE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).
  - INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I IN THE PIPE ZONE EXTENDING NOT LESS THAN 6' ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
  - MINIMUM COVER: MINIMUM COVER OVER ALL RETENTION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 12" UP TO 36" DIAMETER PIPE AND 24" OF COVER FOR 42" - 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.



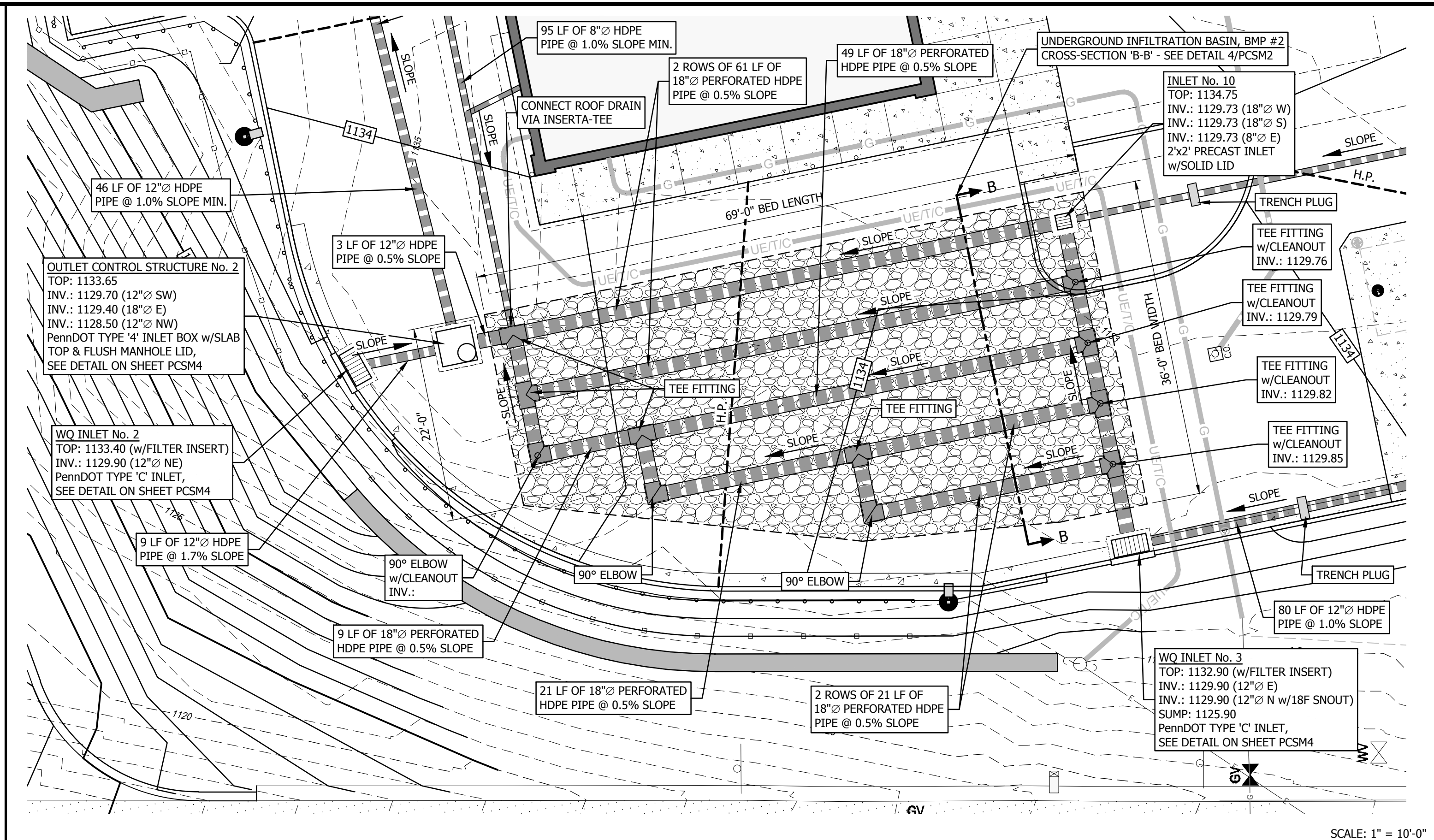
NOMINAL DIAMETER	NOMINAL O.D.	TYPICAL SPACING "S"	TYPICAL SPACING "C"	TYPICAL SIDE WALL "X"	H (NON-TRAFFIC)	H (TRAFFIC)
12"	14.5"	11"	25.5"	8"	12"	12"
15"	18"	11.5"	29.0"	8"	12"	12"
18"	21"	17"	38.0"	9"	12"	12"
24"	28"	14"	41.5"	10"	12"	12"
30"	36"	18"	53.0"	18"	12"	12"
36"	42"	22"	63.0"	18"	12"	12"
42"	48"	24"	72.0"	18"	12"	24"
48"	54"	25"	78.5"	18"	12"	24"
60"	67"	24"	90.0"	18"	12"	24"

\* CLASS I BACKFILL REQUIRED AROUND 60" DIAMETER FITTINGS.

**3 UNDERGROUND DETENTION SYSTEM - CROSS-SECTION 'A-A'**

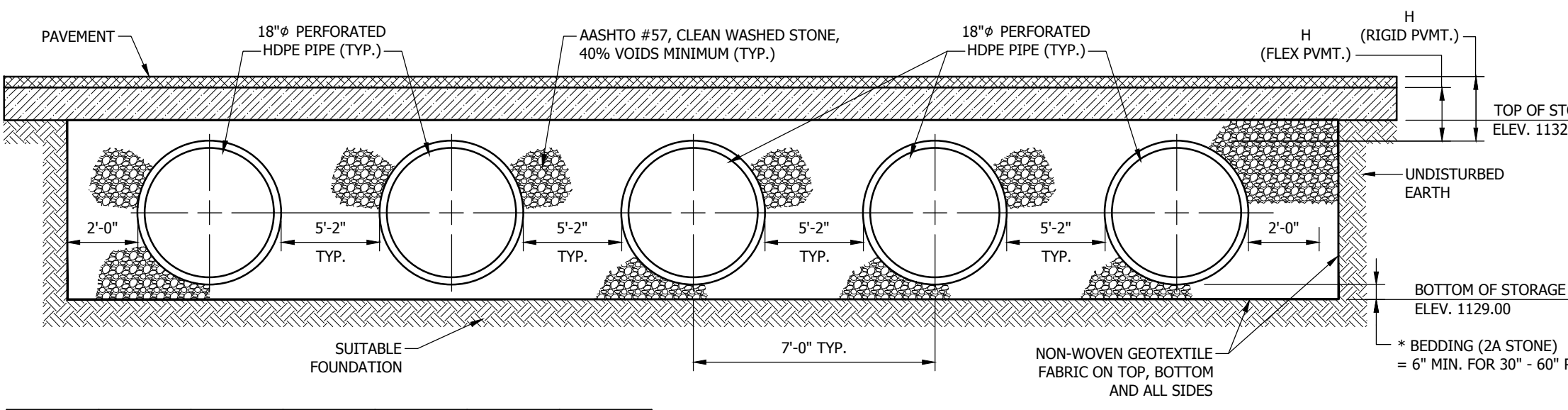


**5 OUTLET CONTROL STRUCTURE No. 2 - UNDERGROUND INFILTRATION BASIN**



**2 UNDERGROUND INFILTRATION BASIN, BMP #2**

- NOTES:**
- ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
  - ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
  - MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED, SEE ASTM D2321.
  - FILTER FABRIC: A GEOTEXTILE FABRIC MAY BE USED AS SPECIFIED BY THE ENGINEER TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.
  - FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
  - BEDDING: SUITABLE MATERIAL SHALL BE 2A STONE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).
  - INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I IN THE PIPE ZONE EXTENDING NOT LESS THAN 6' ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
  - MINIMUM COVER: MINIMUM COVER OVER ALL RETENTION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 12" UP TO 36" DIAMETER PIPE AND 24" OF COVER FOR 42" - 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

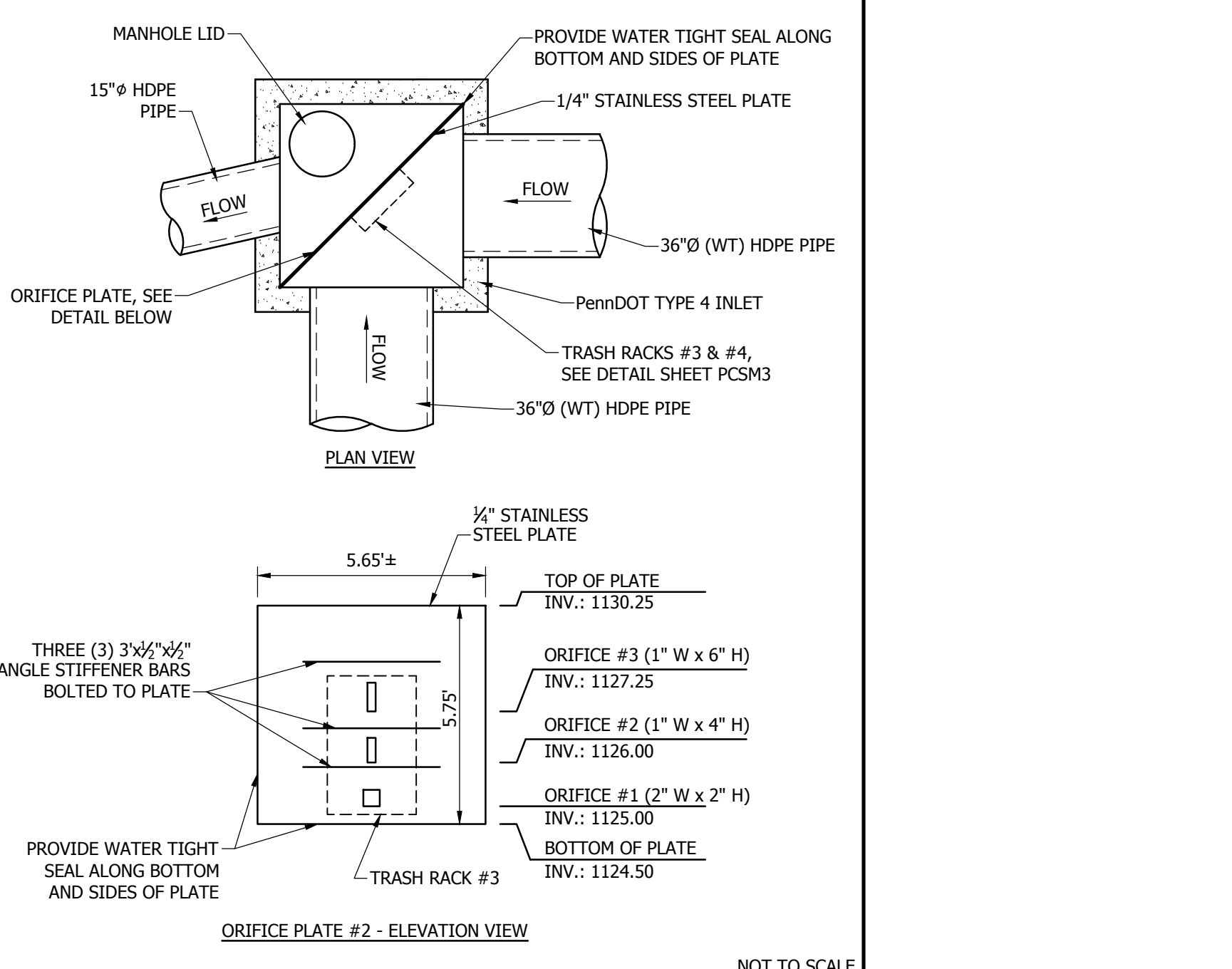


NOMINAL DIAMETER	NOMINAL O.D.	TYPICAL SPACING "S"	TYPICAL SPACING "C"	TYPICAL SIDE WALL "X"	H (NON-TRAFFIC)	H (TRAFFIC)
12"	14.5"	11"	25.5"	8"	12"	12"
15"	18"	11.5"	29.0"	8"	12"	12"
18"	21"	17"	38.0"	9"	12"	12"
24"	28"	14"	41.5"	10"	12"	12"
30"	36"	18"	53.0"	18"	12"	12"
36"	42"	22"	63.0"	18"	12"	12"
42"	48"	24"	72.0"	18"	12"	24"
48"	54"	25"	78.5"	18"	12"	24"
60"	67"	24"	90.0"	18"	12"	24"

\* CLASS I BACKFILL REQUIRED AROUND 60" DIAMETER FITTINGS.

**4 UNDERGROUND INFILTRATION BASIN, BMP #2 - CROSS-SECTION 'B-B'**

- THIS IS A CRITICAL STAGE ELEMENT. INSTALLATION OF THIS UNDERGROUND INFILTRATION BASIN IS TO BE OBSERVED/MONITORED BY A LICENSED PROFESSIONAL ENGINEER OR THEIR DESIGNEE. AS-BUILT INFORMATION MUST BE COLLECTED DURING CONSTRUCTION AND AS-BUILT DRAWINGS MUST BE PROVIDED FOR THIS UNDERGROUND INFILTRATION BASIN PRIOR TO COMPLETION OF THE PROJECT. AS-BUILT INFORMATION TO BE COLLECTED INCLUDES, ELEVATIONS FOR BED BOTTOM, TOP OF STONE, INDIVIDUAL PIPE AND STRUCTURE ELEVATIONS AND INVERTS, BED DIMENSIONS AND CONDITIONS OF SUBSURFACE SOILS PRIOR TO FABRIC AND STONE PLACEMENT.
- DURING BULK GRADING AND PRIOR TO CONSTRUCTION OF THIS BMP, INSTALL STORM SEWER WITH TRANSITION STRUCTURES FROM UNDERGROUND DETENTION SYSTEM THROUGH LOCATION OF OUTLET CONTROL STRUCTURE #2. PROTECT AREA OF UNDERGROUND INFILTRATION BASIN FROM COMPACTION DURING ACTIVITIES BY RESTRICTING USE OF HEAVY EQUIPMENT ON TOP OF OR THROUGH THE AREA PRIOR TO UNDERGROUND INFILTRATION BASIN CONSTRUCTION.
- AREAS THAT DRAIN TO THIS BMP ARE TO BE STABILIZED TO THE MAXIMUM EXTENTS PRACTICABLE PRIOR TO INSTALLATION OF THIS BMP. FINAL GRADE AND STABILIZE FUTURE LANDSCAPE WITH SEED AND MULCH, OR SEED AND EROSION CONTROL BLANKET AS IDENTIFIED ON E&S AND PCSM PLAN SHEETS AND STABILIZE AREAS TO BE PAVED WITH STONE.
- NOTIFY THE INSPECTING ENGINEER A MINIMUM OF THREE WORKING DAYS PRIOR TO EXCAVATING BASIN TO SUBGRADE. ENGINEER IS TO INSPECT BED BASE PRIOR TO SYSTEM INSTALLATION. CONTRACTOR TO ALSO NOTIFY THE GEOTECHNICAL ENGINEER OF BED INSTALLATION SCHEDULE. AT THE DISCRETION OF THE INSPECTING ENGINEER, TOWNSHIP ENGINEER, OR CONSERVATION DISTRICT INSPECTOR, ADDITIONAL INFILTRATION TESTS MAY BE REQUIRED PRIOR TO SYSTEM INSTALLATION.
- EXCAVATE UNDERGROUND INFILTRATION BASIN TO ELEVATION SHOWN ON CROSS-SECTION AND DETAILS AND TO AN UNCOMPACTED SUBGRADE AND FREE FROM ROCKS AND DEBRIS. DO NOT COMPACT SUBGRADE.
- WHERE EROSION OF UNDERGROUND INFILTRATION BASIN SUBGRADE HAS CAUSED ACCUMULATION OF SEDIMENT/FINE MATERIALS AND/OR SURFACE PONDING, THIS MATERIAL MUST BE REMOVED WITH LIGHT EQUIPMENT AND THE UNDERLYING SOILS SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES WITH A YORK RAKE (OR EQUIVALENT) AND A LIGHT TRACTOR. ALL FINE GRADING SHALL BE DONE BY HAND. ALL BED BOTTOMS SHOULD BE AT LEVEL GRADE.
- INSTALL NON-WOVEN GEOTEXTILE FABRIC AROUND SIDES OF GRAVEL BED AREA. OVERLAP FABRIC 16 INCHES AT THE SEAMS BETWEEN PIECES OF FILTER FABRIC. INSTALL UNDERGROUND INFILTRATION BASIN PERFORATED PIPING THROUGH BED AREA IN UNIFORM FITTINGS. TRANSITION STRUCTURES, OUTLET CONTROL STRUCTURE #2, AND DETENTION BED STONE. GRAVEL BED STONE IS TO BE CLEAN WASHED, UNIFORM GRADED AGGREGATE (ASHBY #67 STONE) PLACED IN THE BED IN MAXIMUM 8-INCH LIFTS. EACH LAYER SHOULD BE LIGHTLY COMPACTED WITH CONSTRUCTION EQUIPMENT KEPT OFF THE BED BOTTOM AS MUCH AS POSSIBLE. CLEANOUTS ARE TO BE PROVIDED AS SHOWN ON THE PLANS AND DETAIL INCLUDING CONCRETE COLLARS IN PAVED AREAS.
- PRIOR TO SETTING MANHOLE TOP SLAB ON THE OUTLET CONTROL STRUCTURE, INSTALL ORIFICE PLATE(S) AND TRASH RACK(S) IN THE OUTLET CONTROL STRUCTURE.
- INSTALL NON-WOVEN GEOTEXTILE FABRIC ACROSS THE TOP OF THE UNDERGROUND INFILTRATION BASIN MAINTAINING 16-INCH OVERLAP BETWEEN ADJOINING PIECES OF FABRIC.
- INSTALL UPSTREAM STRUCTURES AND ALL OTHER NECESSARY STORMWATER STRUCTURES INCLUDING INSTALLATION OF WATER QUALITY INLETS. PROTECT CONTRIBUTING INLETS WITH BLACKHAWK MAT UNTIL PROTECTION UNTIL STONE BASE FOR PAVED AREAS IS PLACED.
- RESTORE GRADE ABOVE UNDERGROUND INFILTRATION BASIN TO PAVEMENT SUBGRADE AND STABILIZE AREAS TO BE PAVED WITH STONE SUBBASE. DISTURBED AREAS DRAINING TO UNDERGROUND INFILTRATION BASIN THAT ARE TO BE LANDSCAPED ARE TO BE IMMEDIATELY STABILIZED WITH SEED AND MULCH OR ECBS AS REQUIRED ON THE PLAN. AREAS TO PAVED ARE TO BE STABILIZED WITH STONE BASE.
- PROTECT INLETS WITH BLACKHAWK MAT UNTIL PROTECTION UNTIL STONE BASE IS PLACED AND CONTRIBUTING LANDSCAPED AREAS HAVE ACHIEVED A MINIMUM 70% UNIFORM VEGETATED COVER.
- NO STORMWATER RUNOFF IS TO BE DIRECTED TO AN UNPROTECTED STORMWATER MANAGEMENT FACILITY UNTIL THE AREAS DRAINING TO THE SYSTEM ARE STABILIZED WITH STONE BASE, LANDSCAPE MULCH, OR 70% UNIFORM VEGETATION.
- PRIOR TO COMPLETION OF PROJECT, CONTRACTOR IS TO PERFORM MAINTENANCE ON THE SYSTEM AND CONTRIBUTING AREAS INCLUDING VACUUMING ACCUMULATED WATER AND TRASH/SEDIMENT FROM INLET SUMPS AND THE BED PIPING.



**6 BMP No. 2 - UNDERGROUND INFILTRATION BASIN**

**7 OUTLET CONTROL STRUCTURE No. 1**

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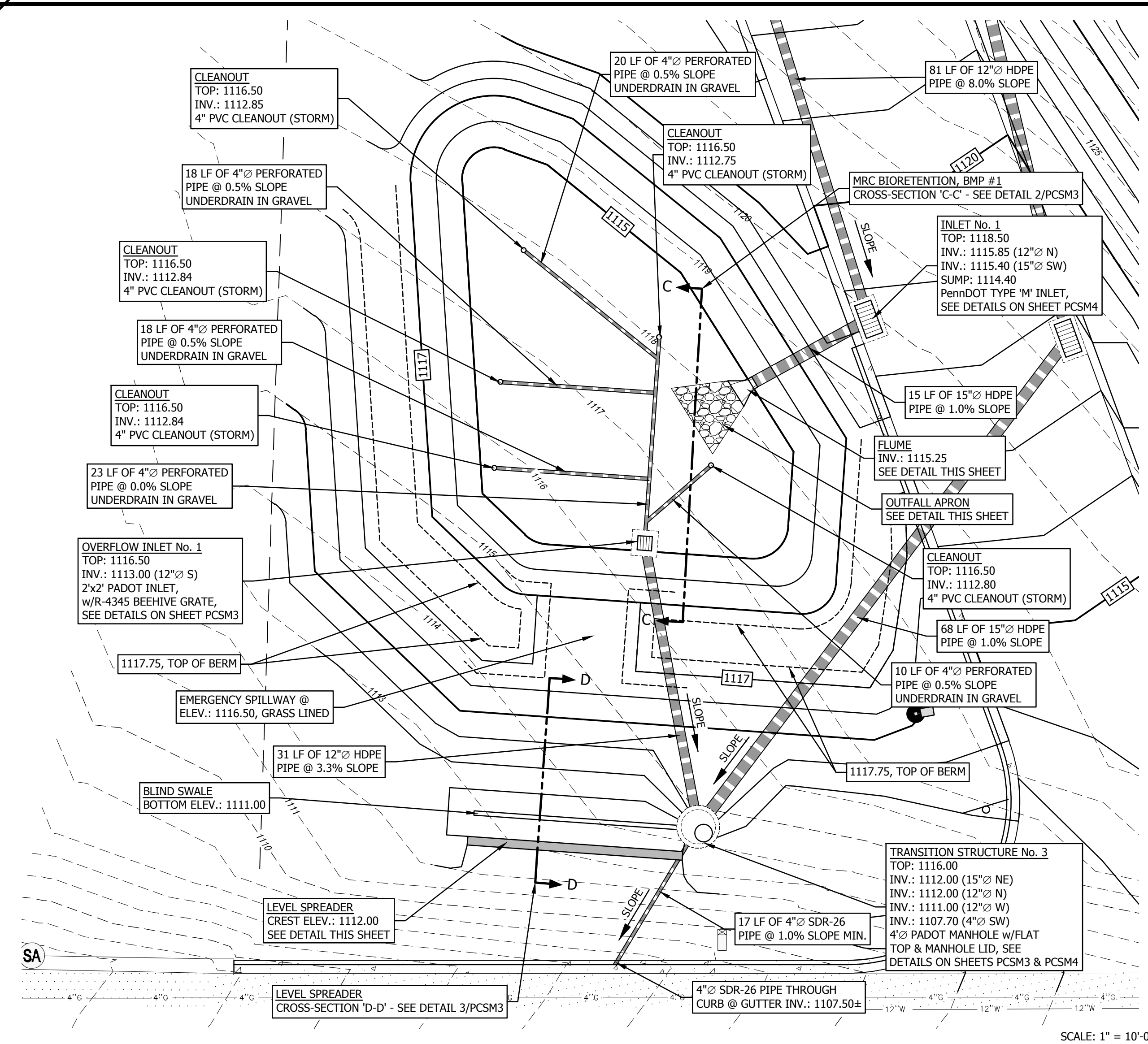
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COMMONWEALTH OF PENNSYLVANIA  
POST-CONSTRUCTION STORMWATER MANAGEMENT DETAILS

SEAL  
REGISTERED PROFESSIONAL ENGINEER  
CHRISTOPHER M. PETERS  
ENGINEER REG. NO. 10107  
PENNSYLVANIA

SCALE:	AS SHOWN
DATE:	03/08/2024
DRAWN BY:	BIC
CHKD BY:	CMP

**PCSM2**

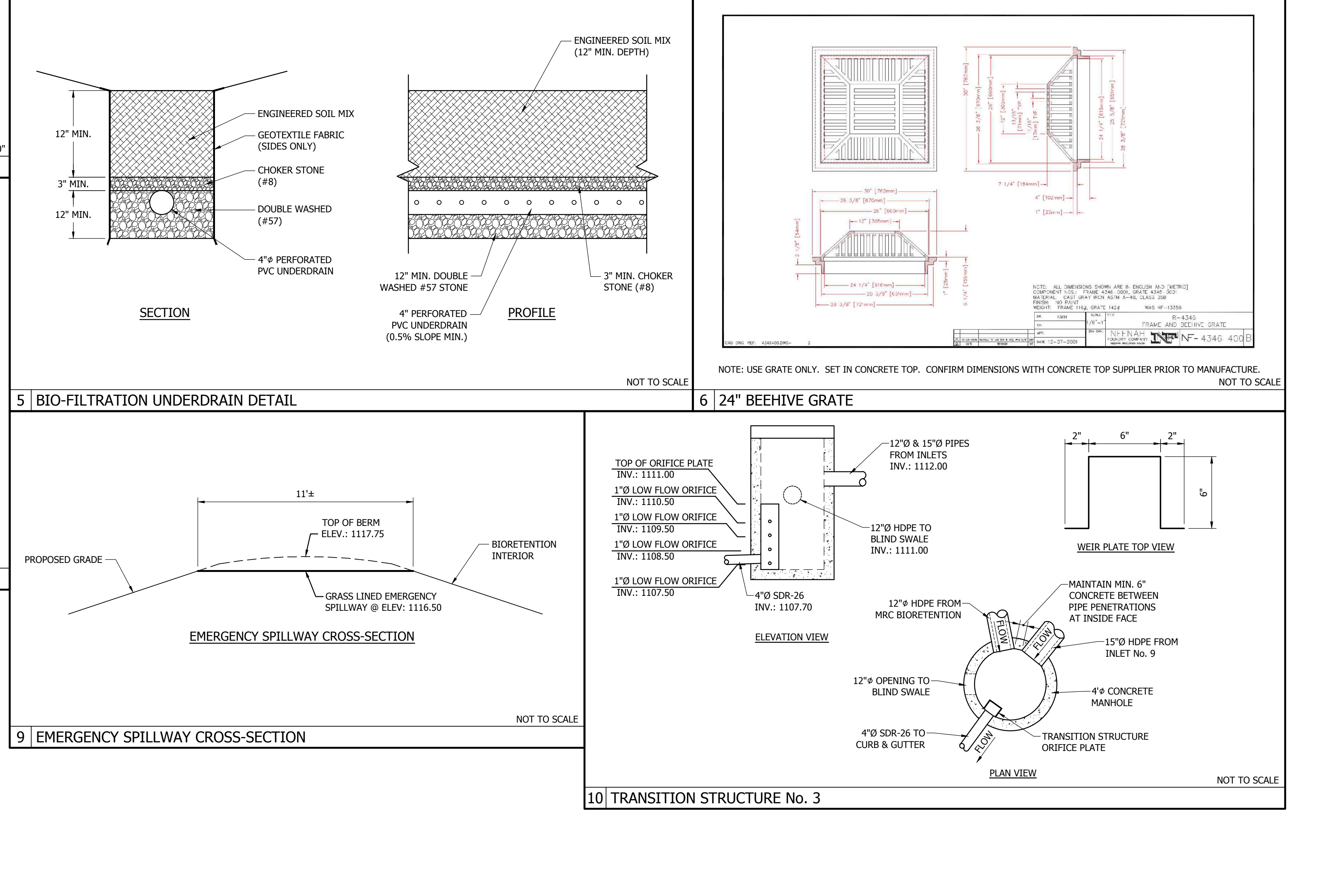
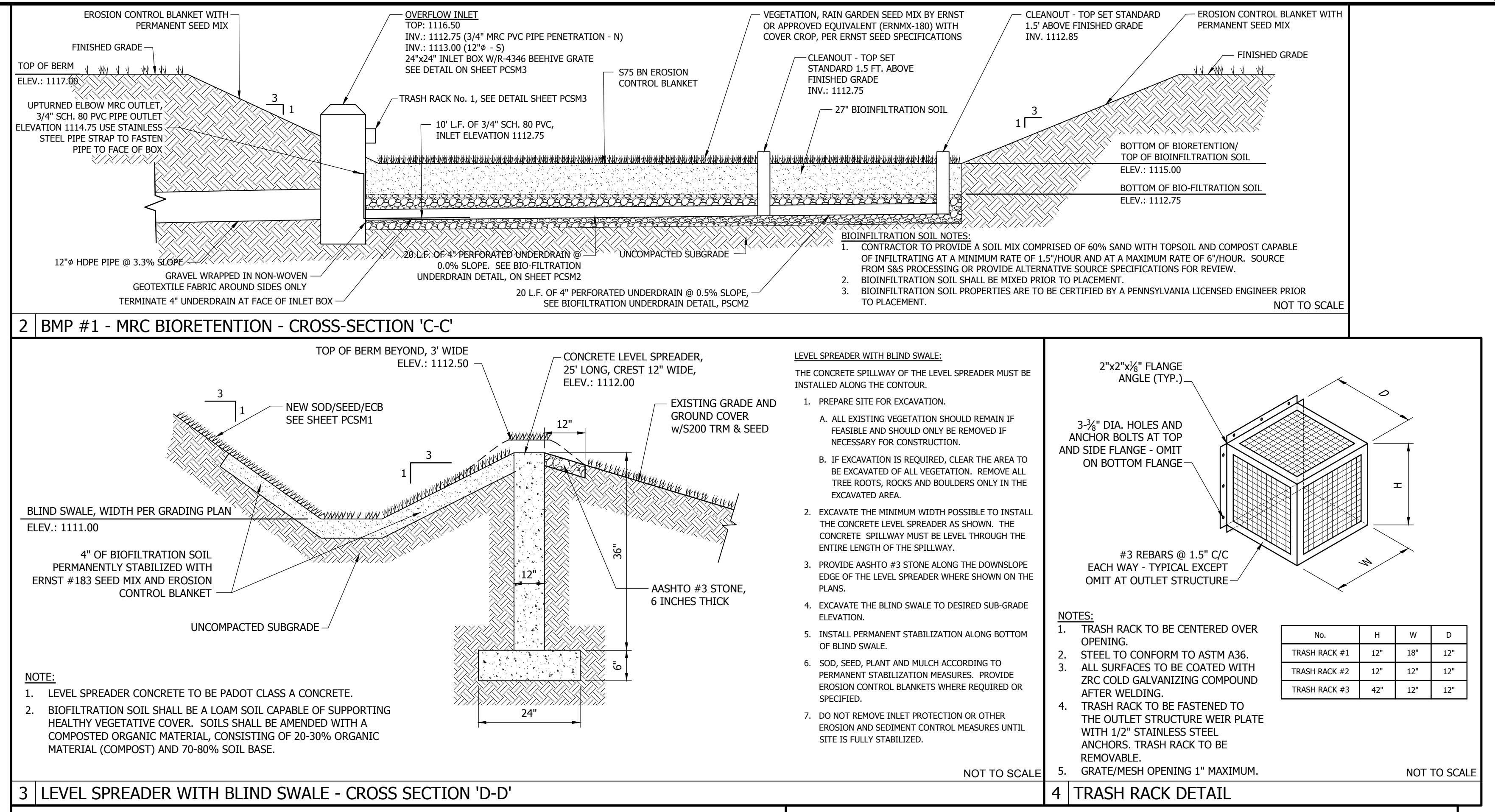
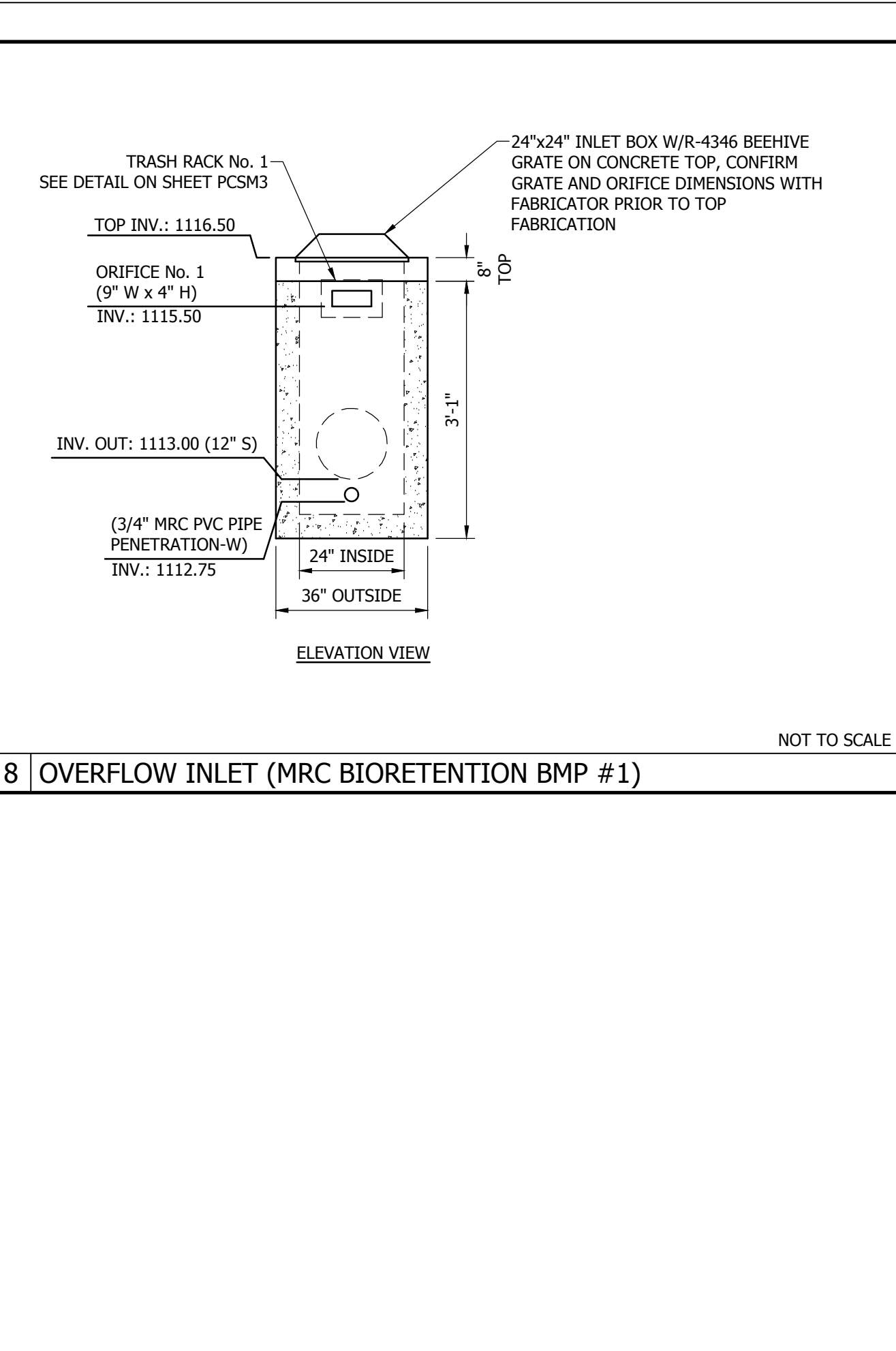


**7 BMP NO. 1 - MRC BIORETENTION CONSTRUCTION SEQUENCE**

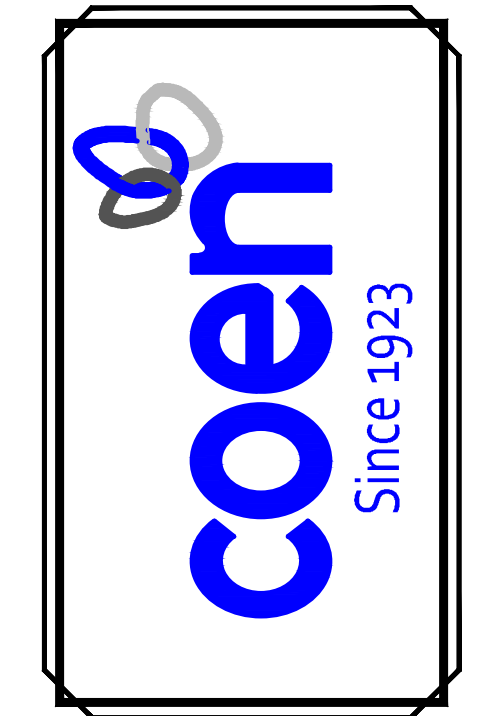
**8 OVERFLOW INLET (MRC BIORETENTION BMP #1)**

**9 EMERGENCY SPILLWAY CROSS-SECTION**

**10 TRANSITION STRUCTURE No. 3**



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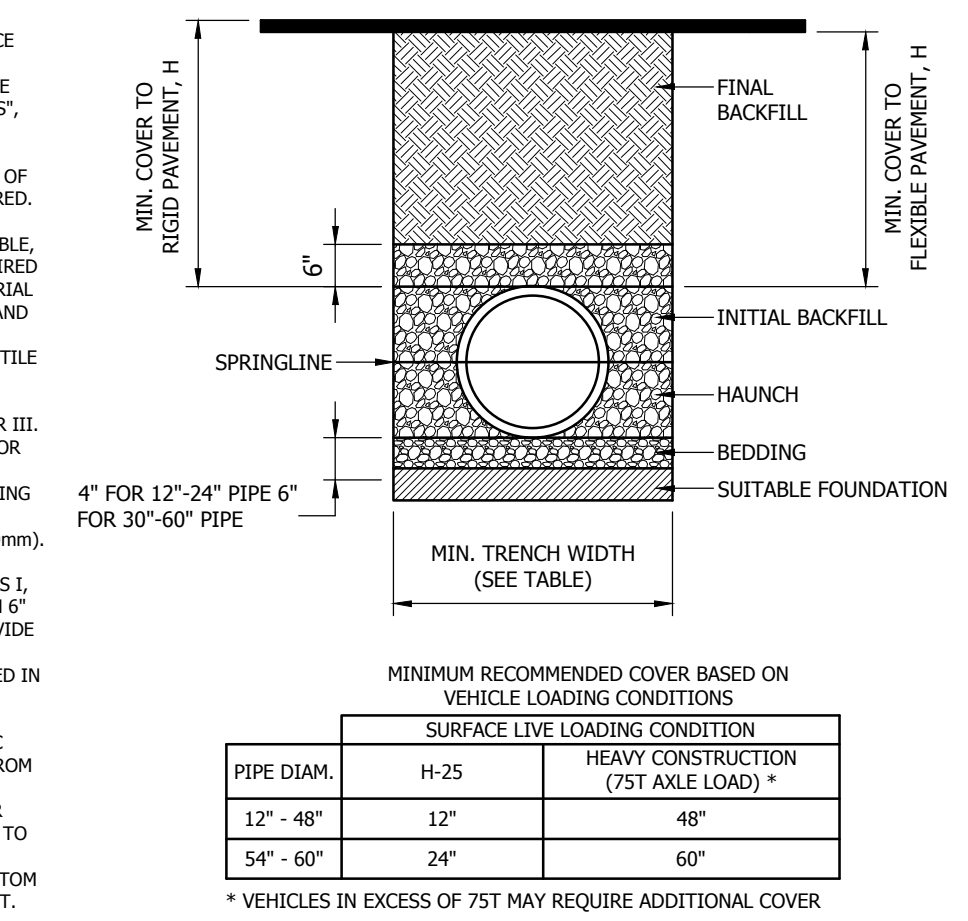


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DATE:	03/08/2024
DRAWN BY:	B/C
CHK'D BY:	CMP

**PCSM3**

**NOTES:**

- ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
- MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL, WHEN REQUIRED.
- FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
- BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER. MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).
- INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
- MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATING. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.



RECOMMENDED MIN. TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
4"	21"
6"	23"
8"	24"
10"	26"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
54"	88"
60"	96"

MINIMUM RECOMMENDED COVER BASED ON RAILWAY LOADING CONDITIONS

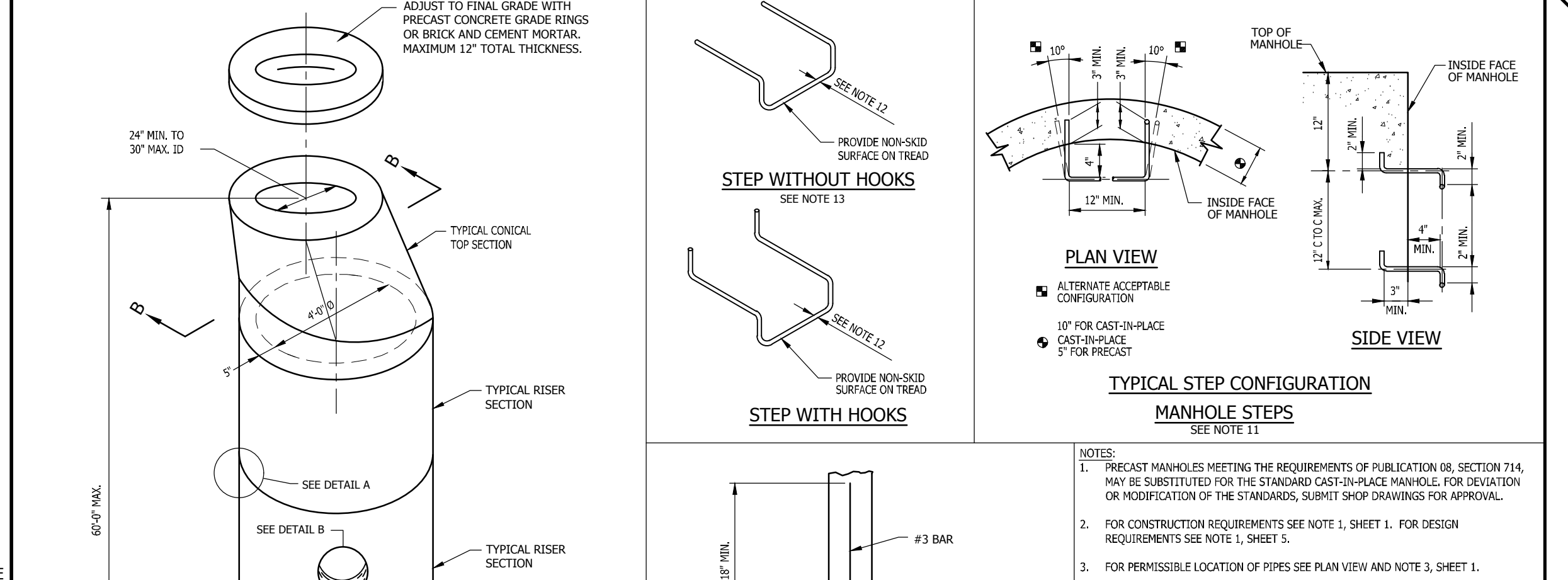
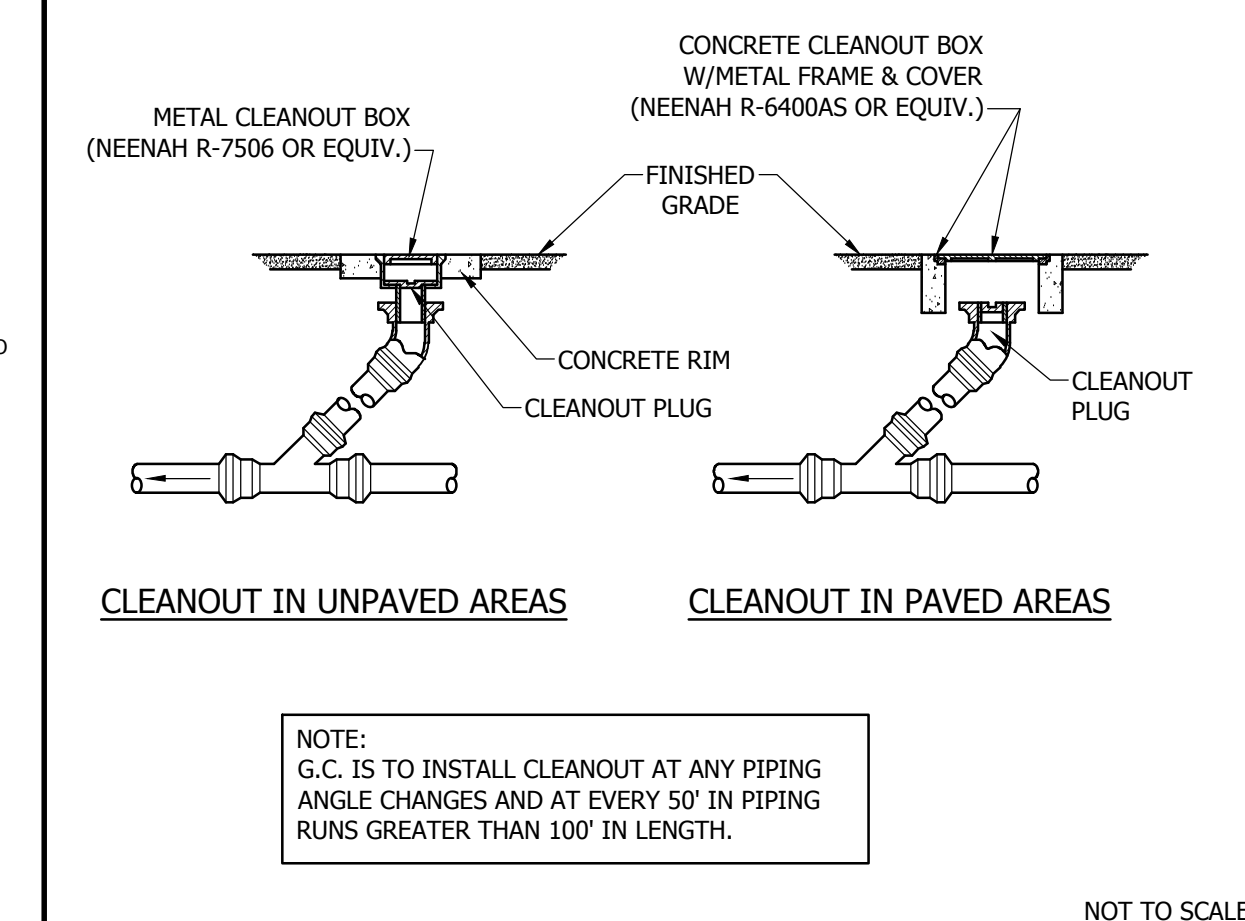
PIPE DIAM.	COVER E-80**
30"-36"	36"
42"-60"	48"

\*\* COVER IS MEASURED FROM TOP OF PIPE TO BOTTOM OF RAILWAY TIE.  
\*\*\* E-80 COVER REQUIREMENTS, ARE ONLY APPLICABLE TO ASTM F 2306 PIPE.

MINIMUM RECOMMENDED COVER BASED ON SURFACE LIVE LOADING CONDITIONS

PIPE DIAM.	H-25	HEAVY CONSTRUCTION (75T AXLE LOAD)*
12" - 48"	12"	48"
54" - 60"	24"	60"

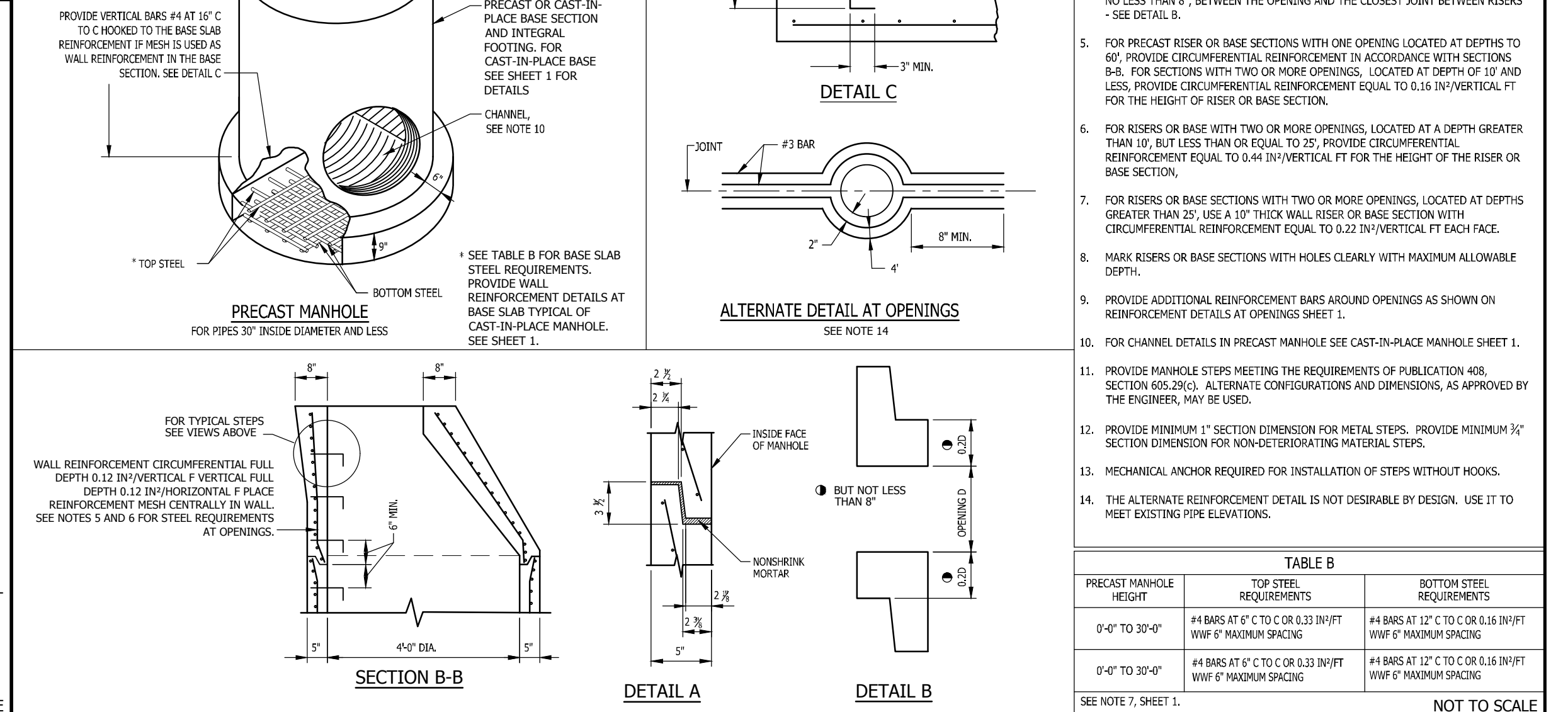
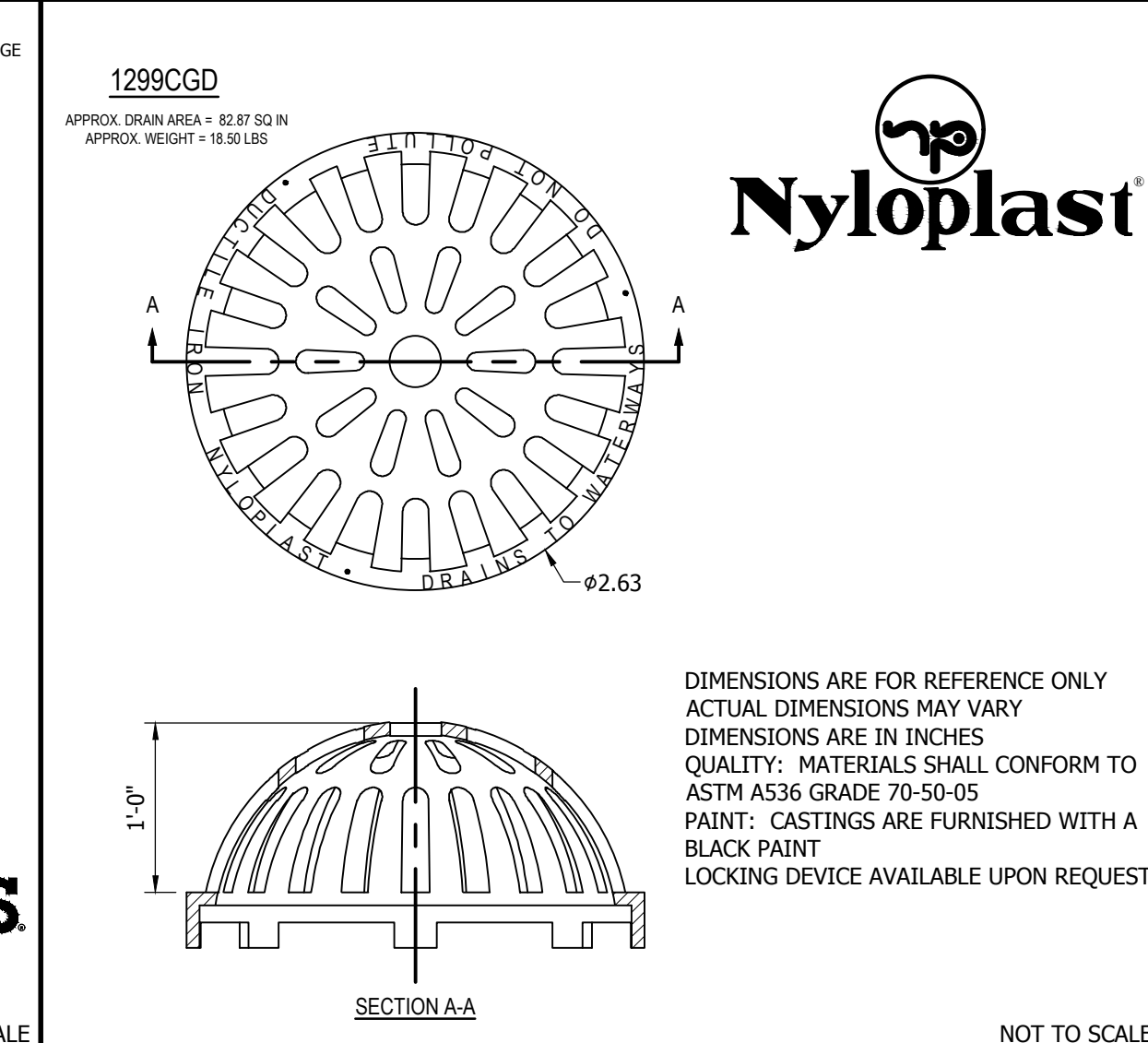
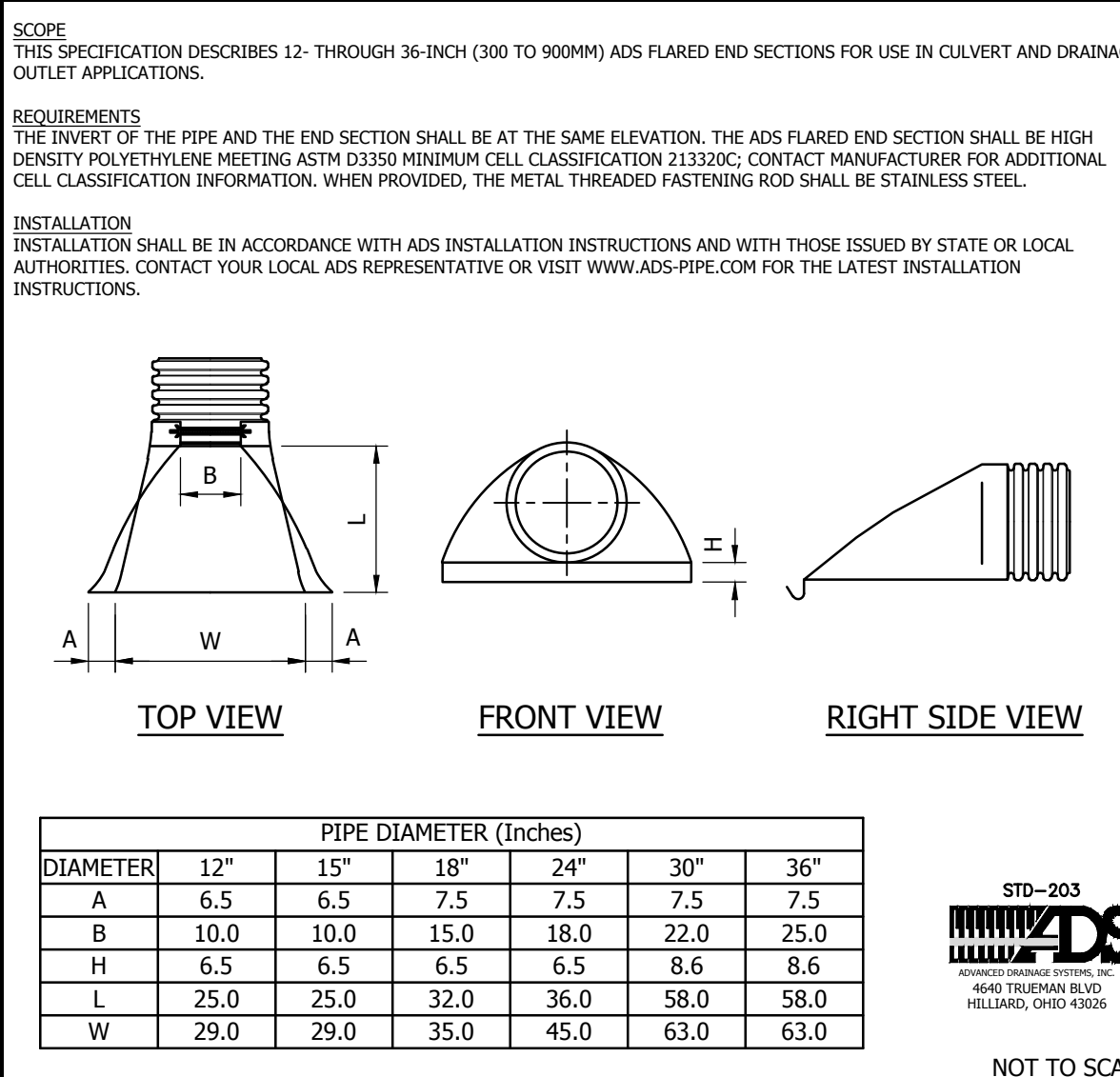
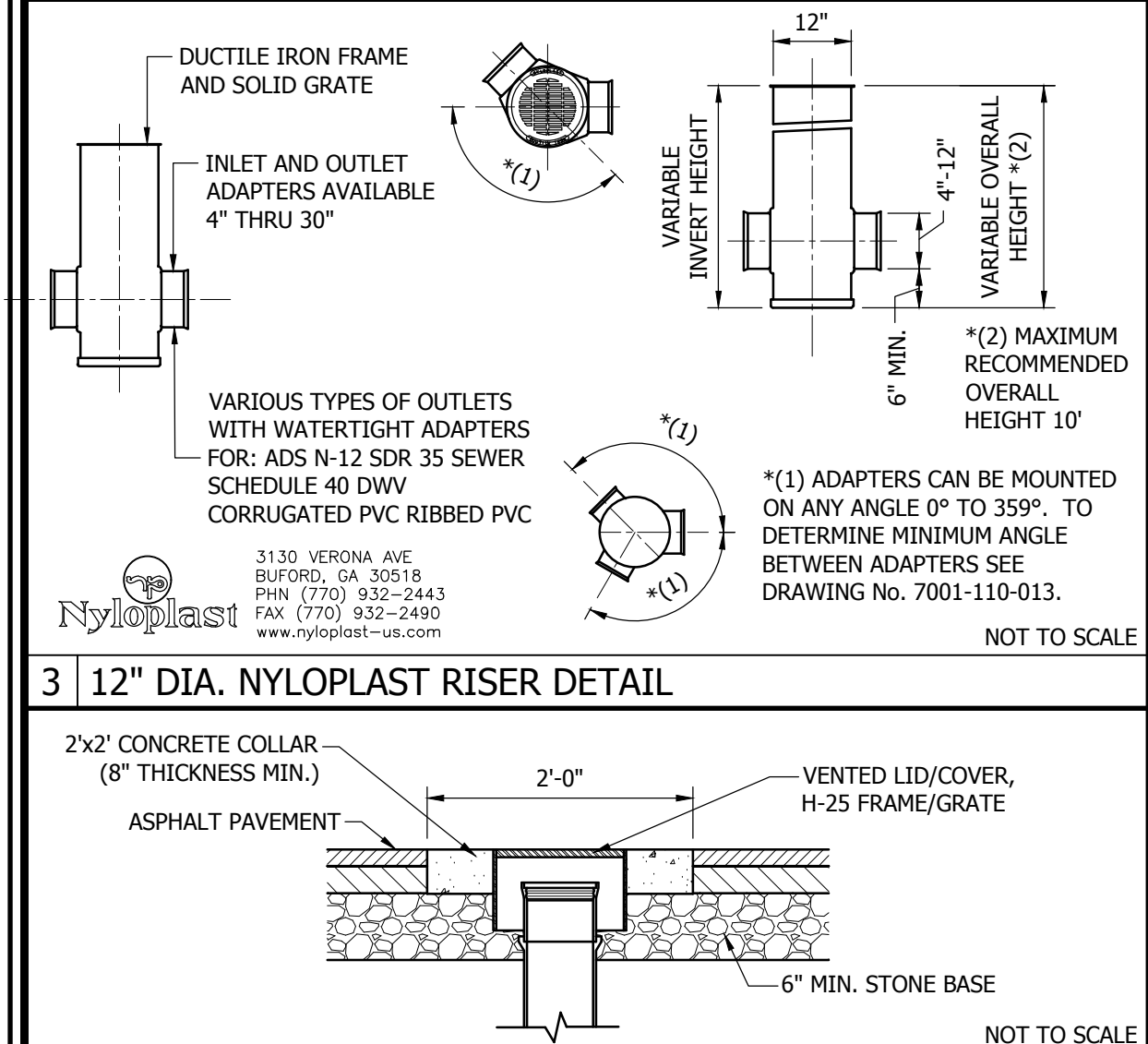
\* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER.



**1 TYPICAL TRENCH DETAIL**

**2 STORM CLEANOUT**

**7 PennDOT PRECAST MANHOLE RC-39M**

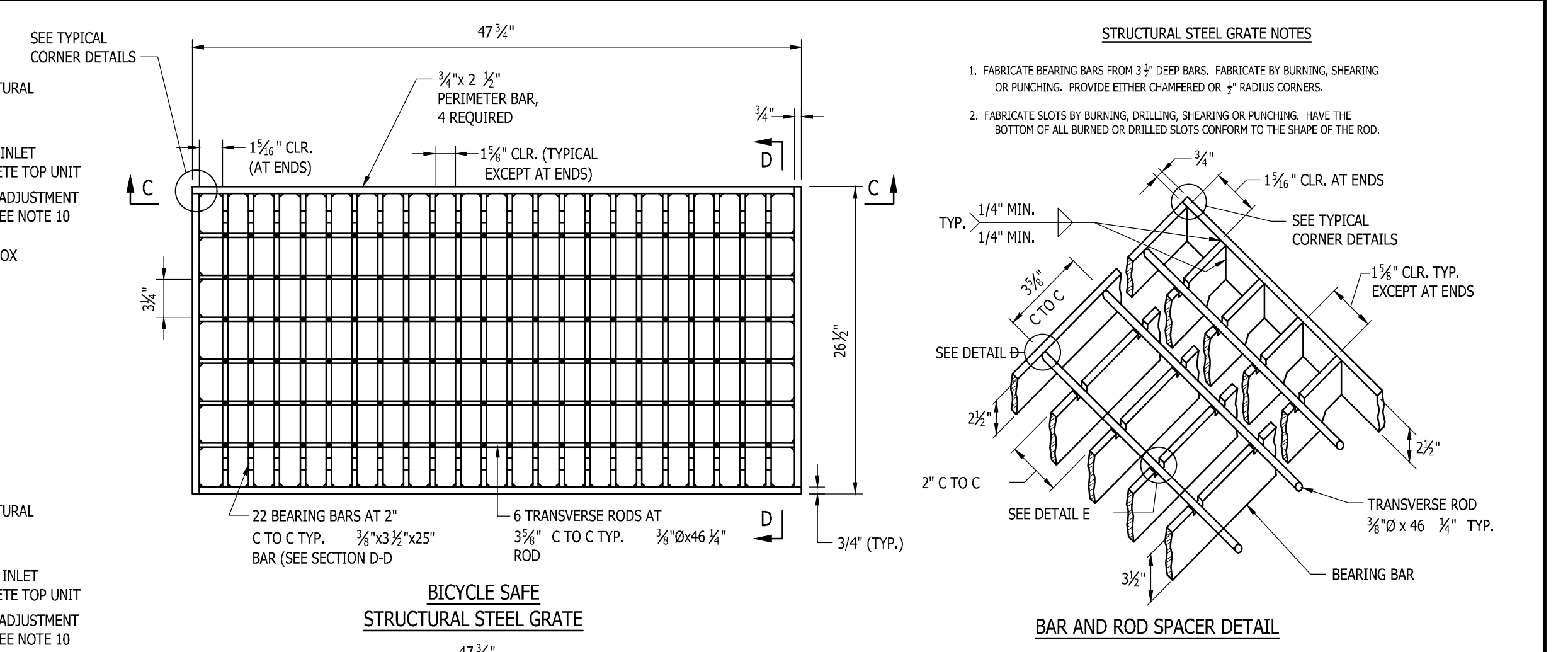
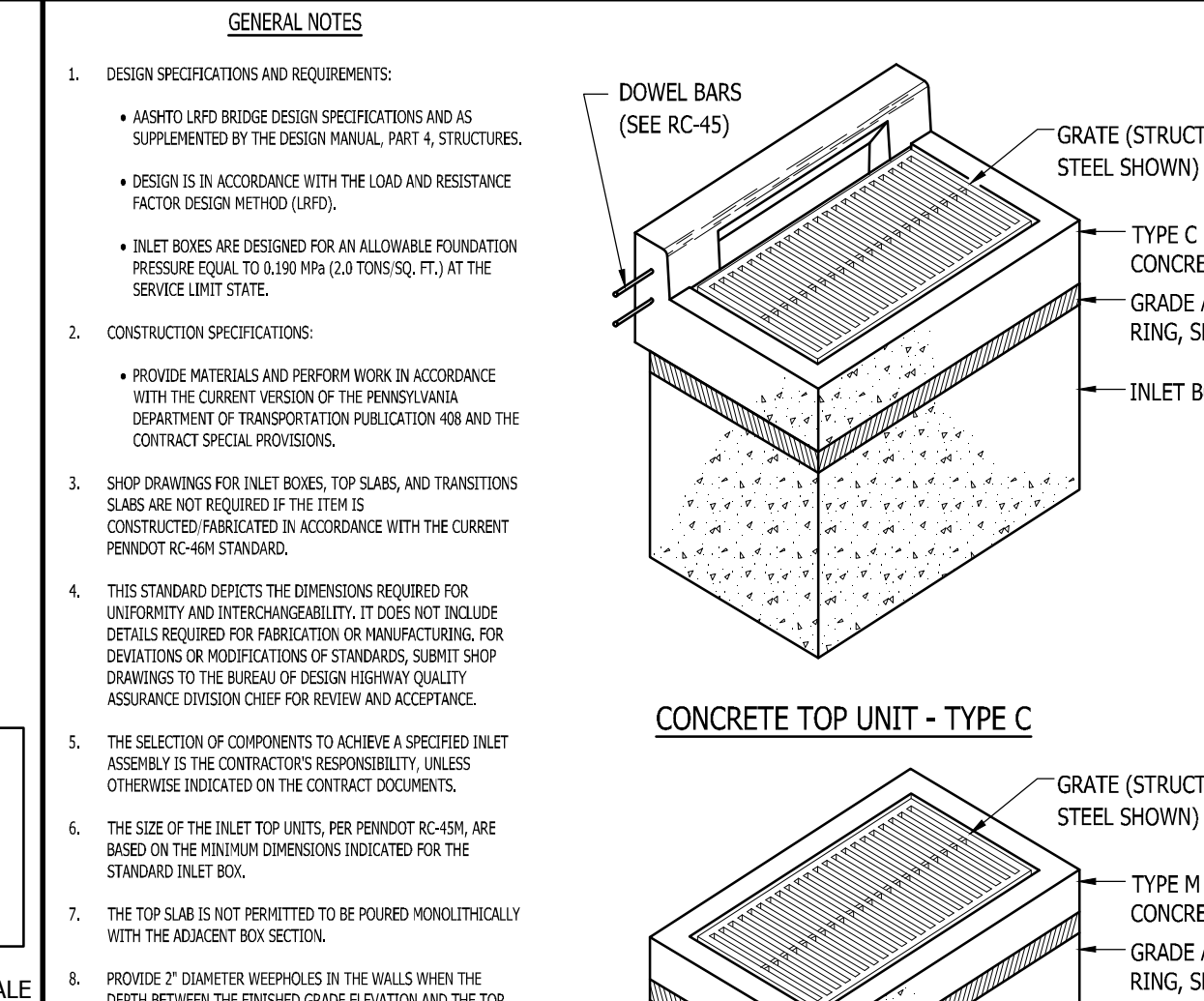
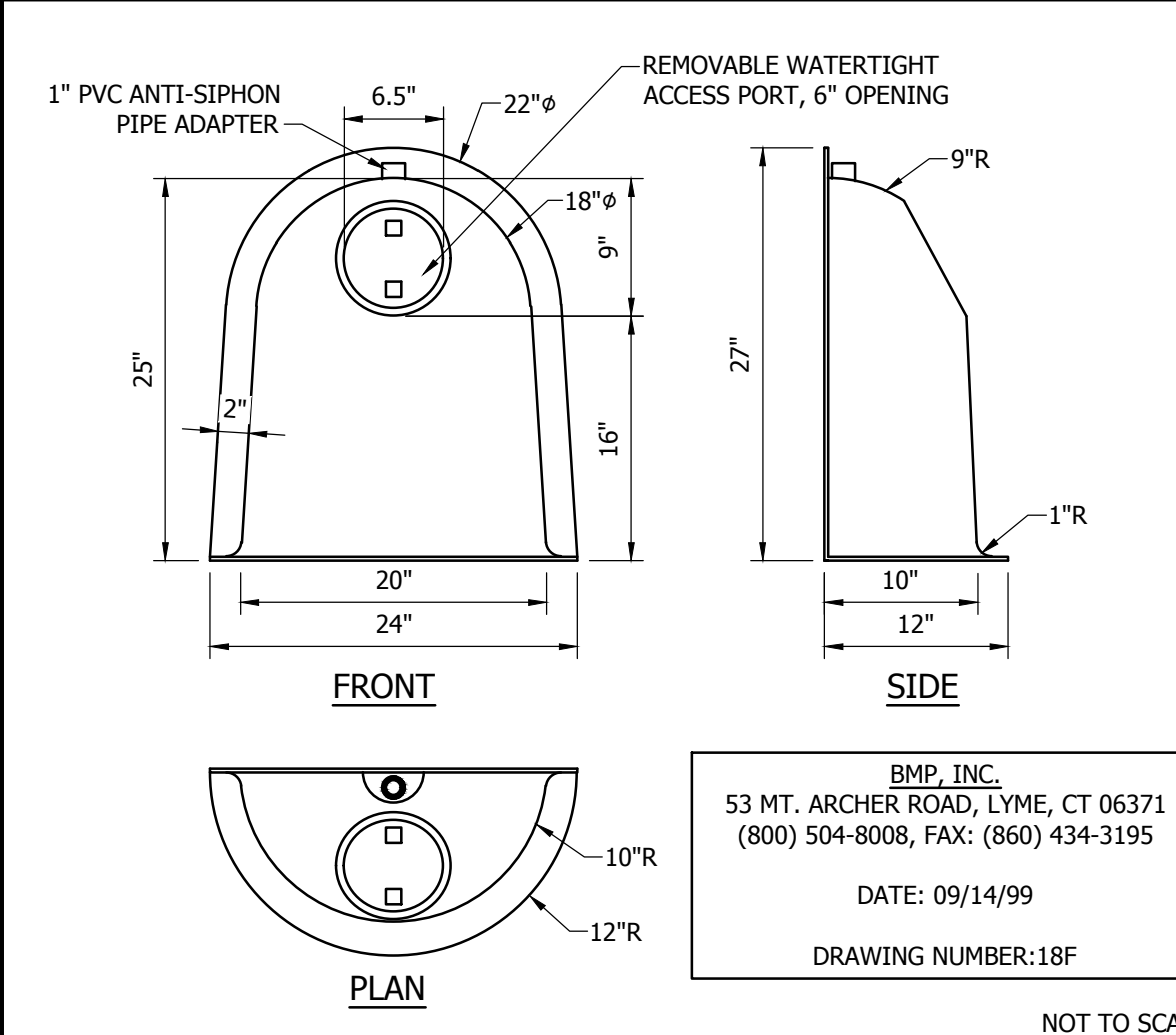
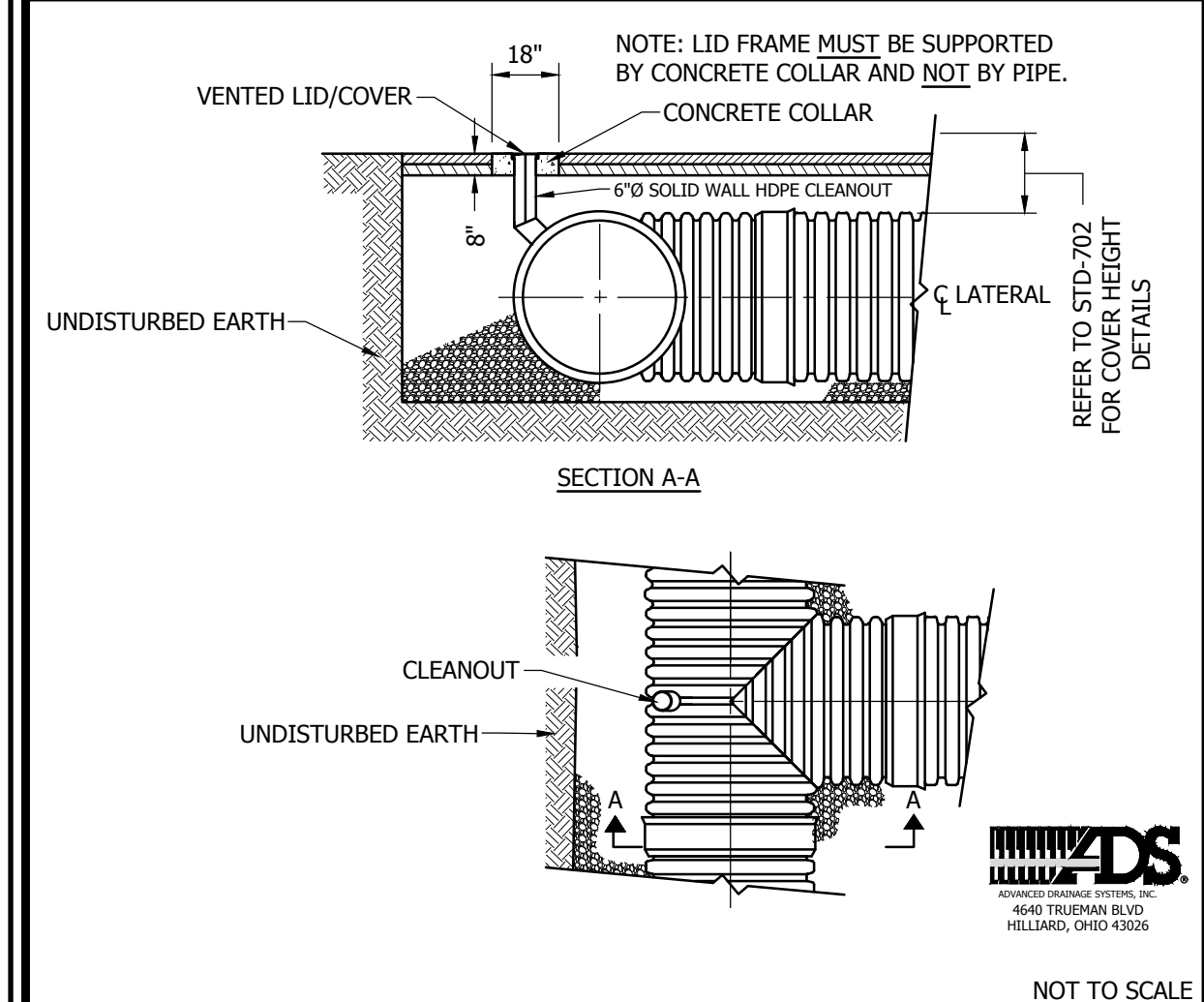


**3 12\"/>**

**5 ADS FLARED END SECTION (FLUME)**

**6 12 IN DOME GRATE**

**7 PennDOT PRECAST MANHOLE RC-39M**

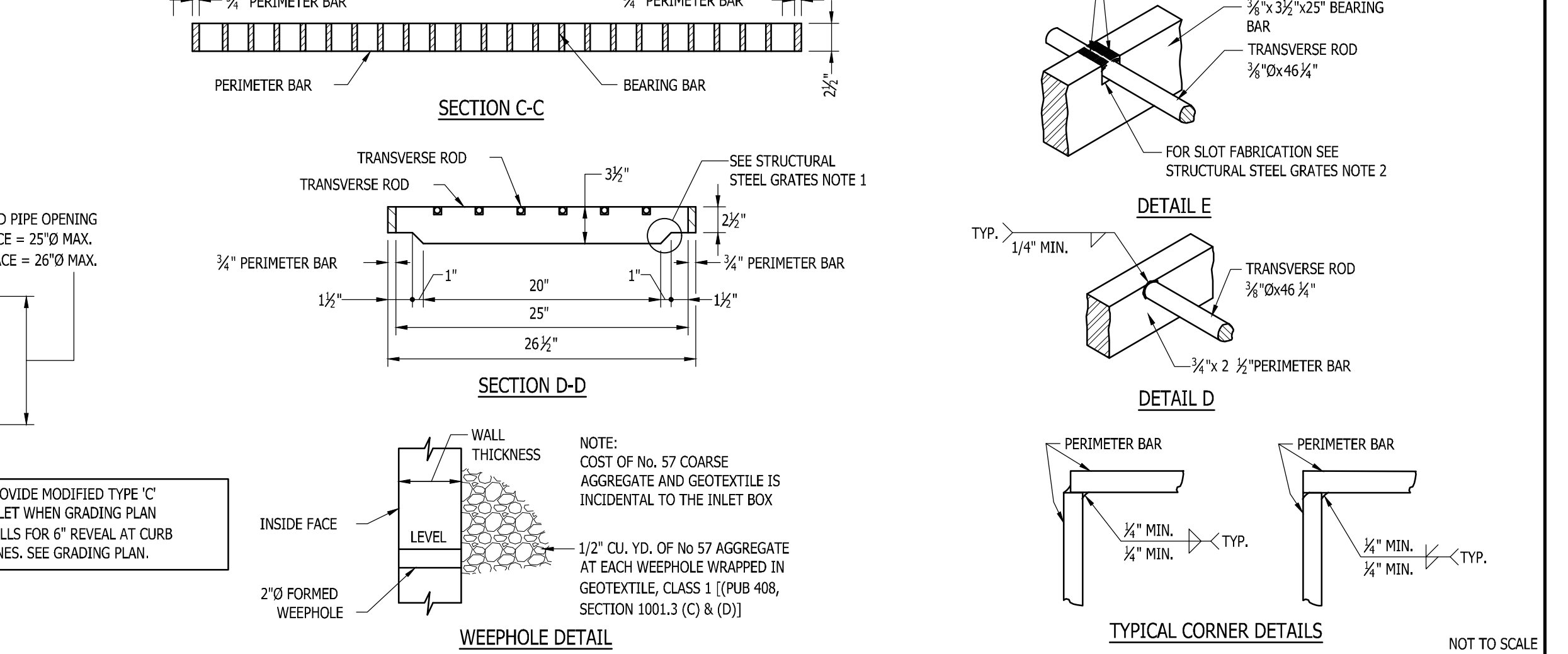
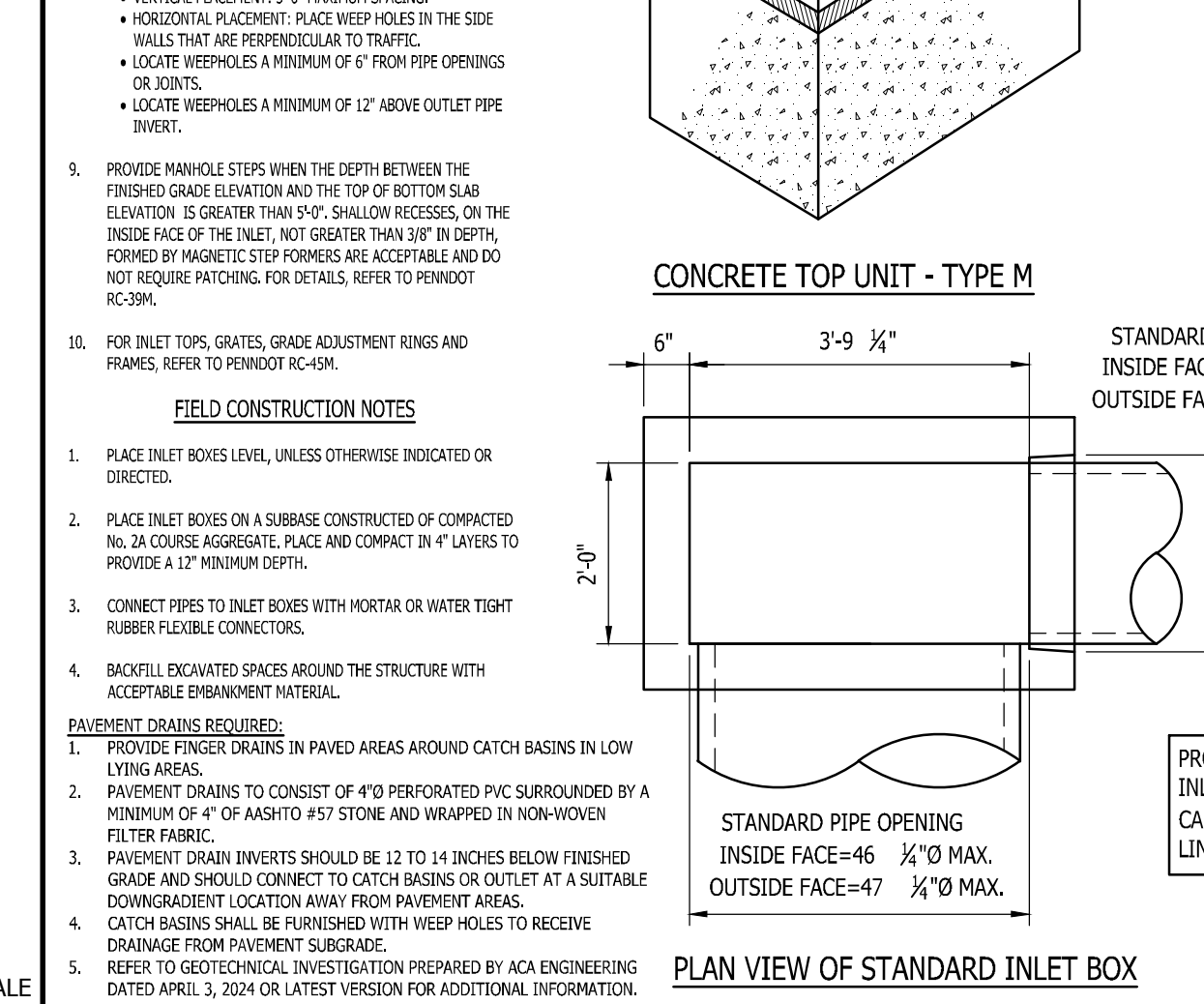
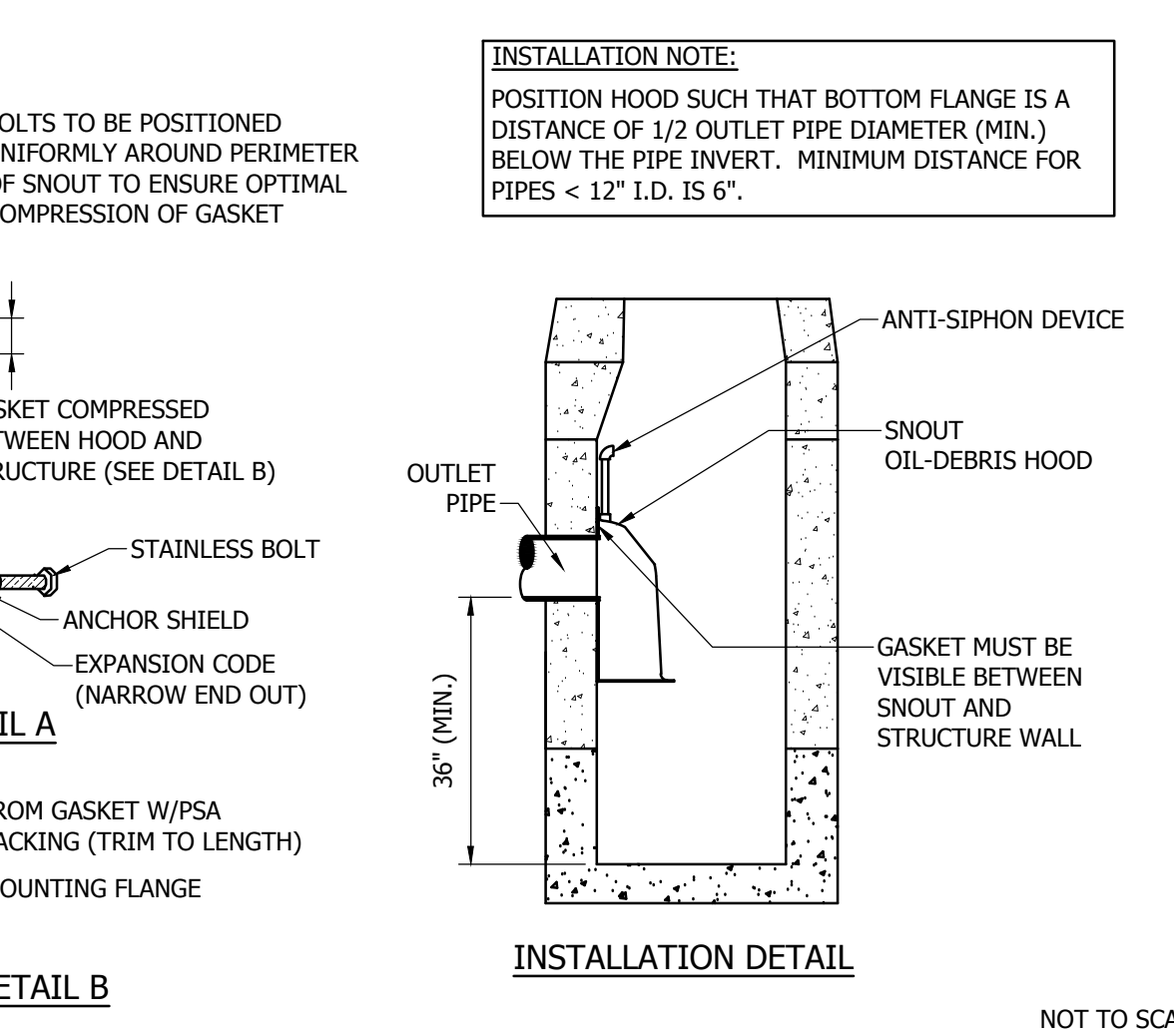
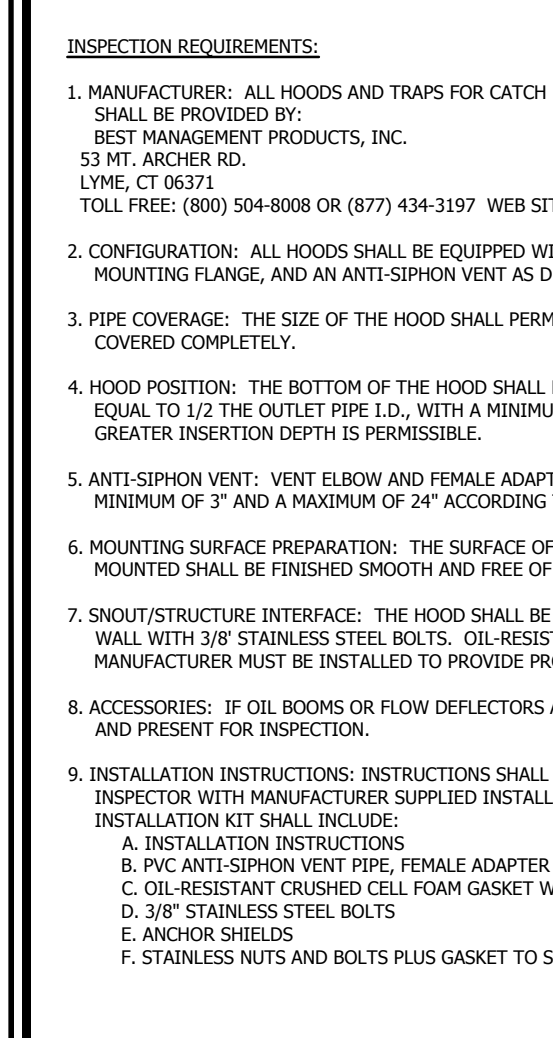


**8 AIR VENT / CLEANOUT DETAIL (END PIPE)**

**9 18F SNOOT OIL & DEBRIS STOP**

**6 12 IN DOME GRATE**

**7 PennDOT PRECAST MANHOLE RC-39M**



**10 SNOOT INSTALLATION**

**6 12 IN DOME GRATE**

**7 PennDOT PRECAST MANHOLE RC-39M**

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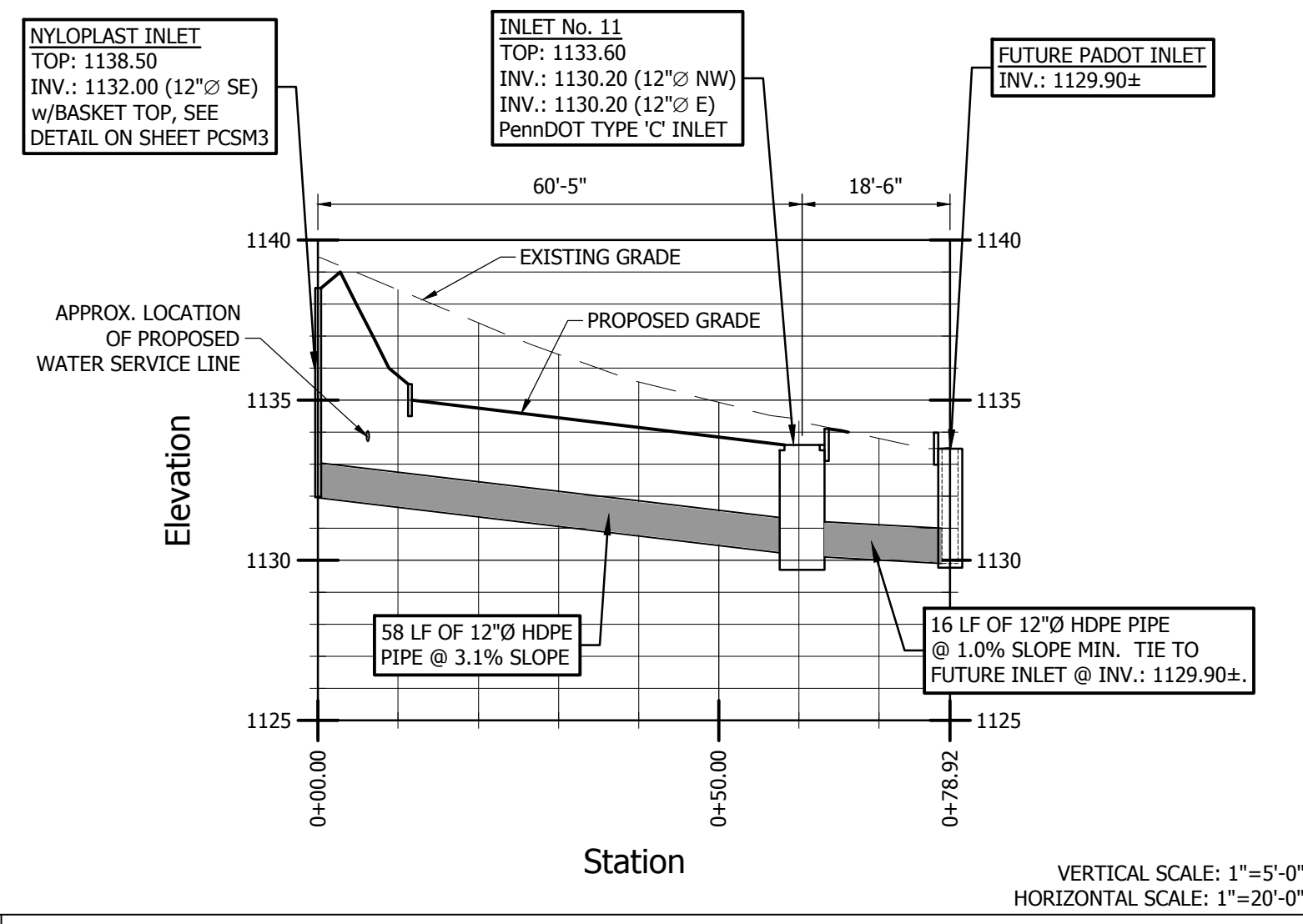
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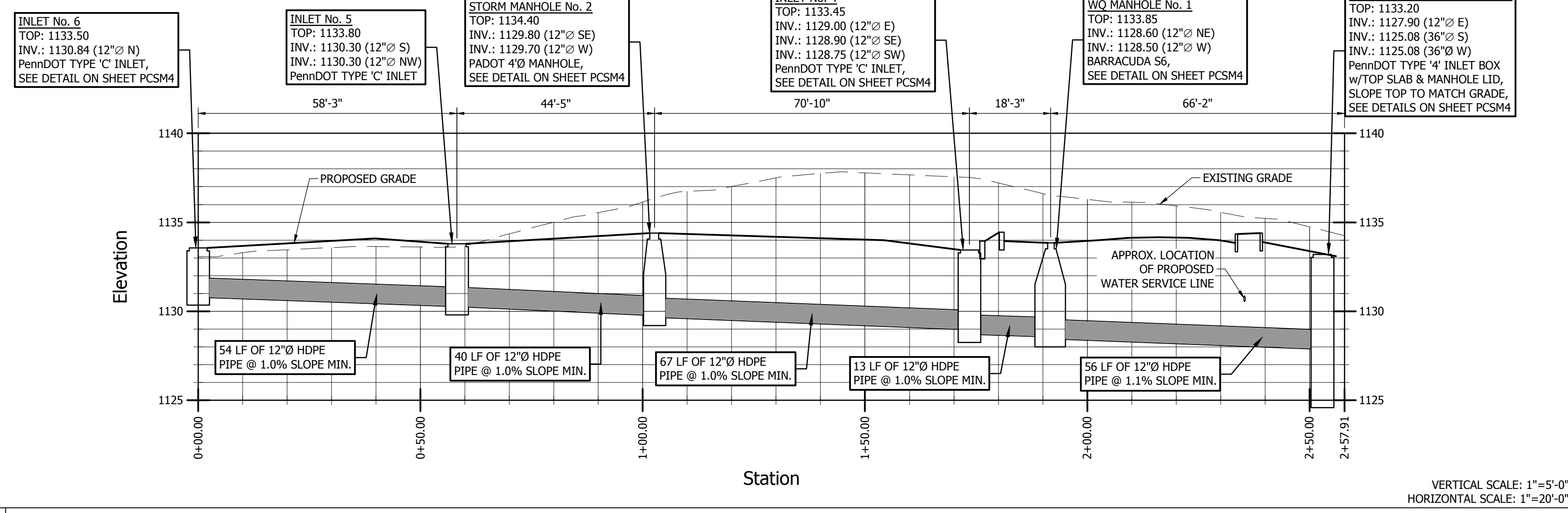
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COMMONWEALTH OF PENNSYLVANIA  
REGISTERED PROFESSIONAL ENGINEER  
CHRISTOPHER M. PETERS  
ENGINEERING PERMIT NO. 17238-0001

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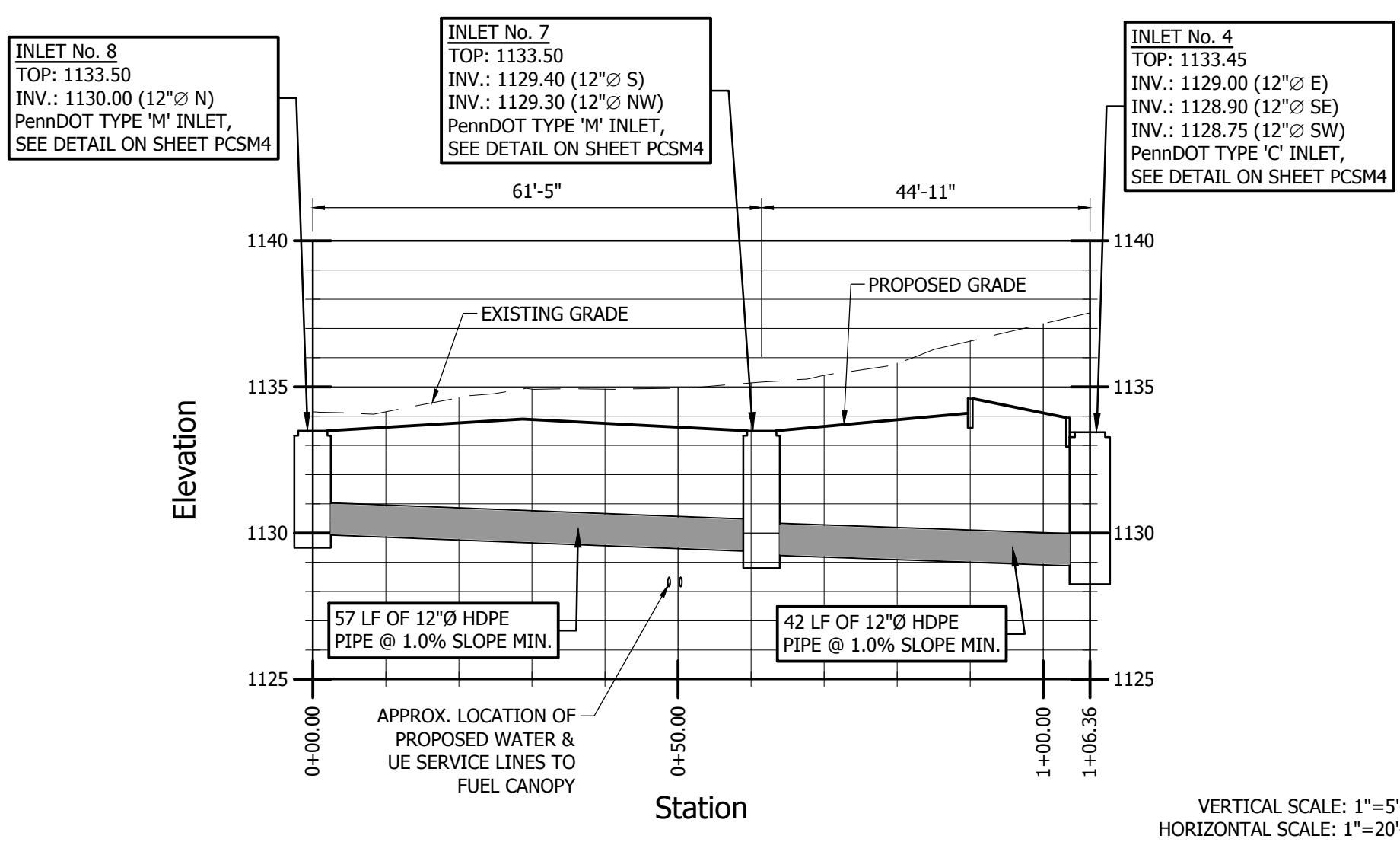
**PCSM4**



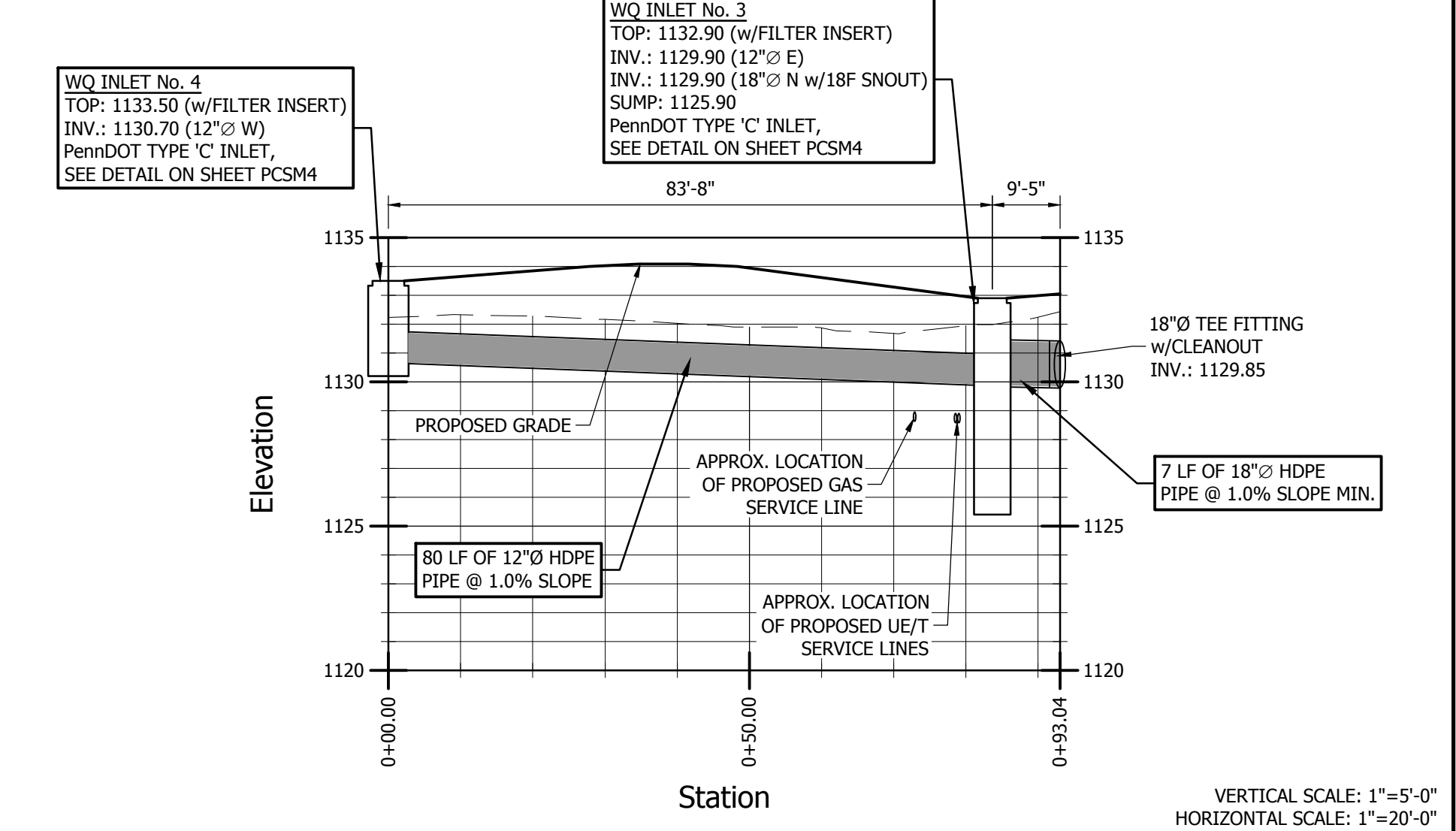
1 STORM PROFILE - NYLOPLAST INLET TO FUTURE PADOT INLET



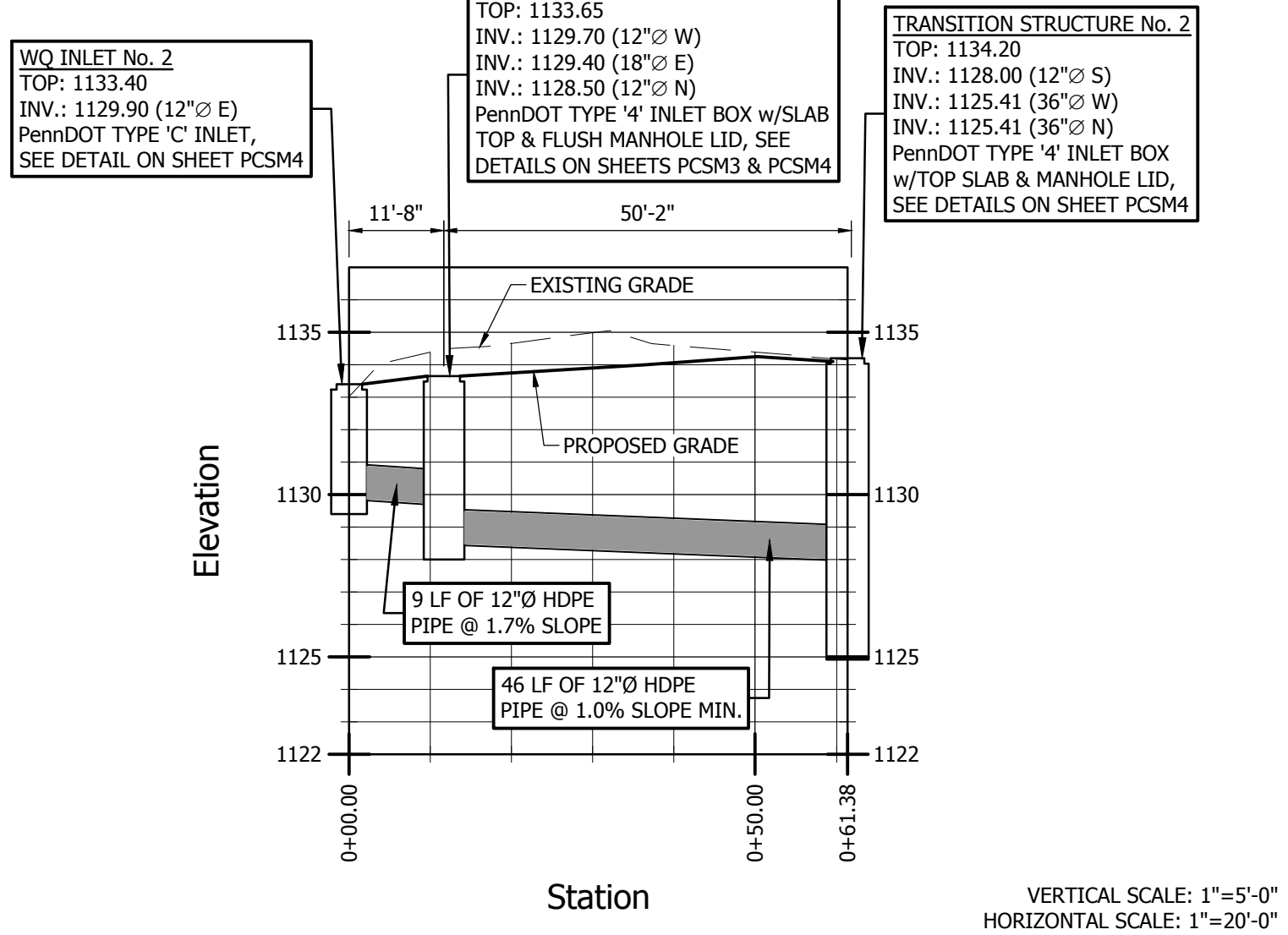
2 STORM PROFILE - INLET No. 6 TO TRANSITION STRUCTURE No. 1



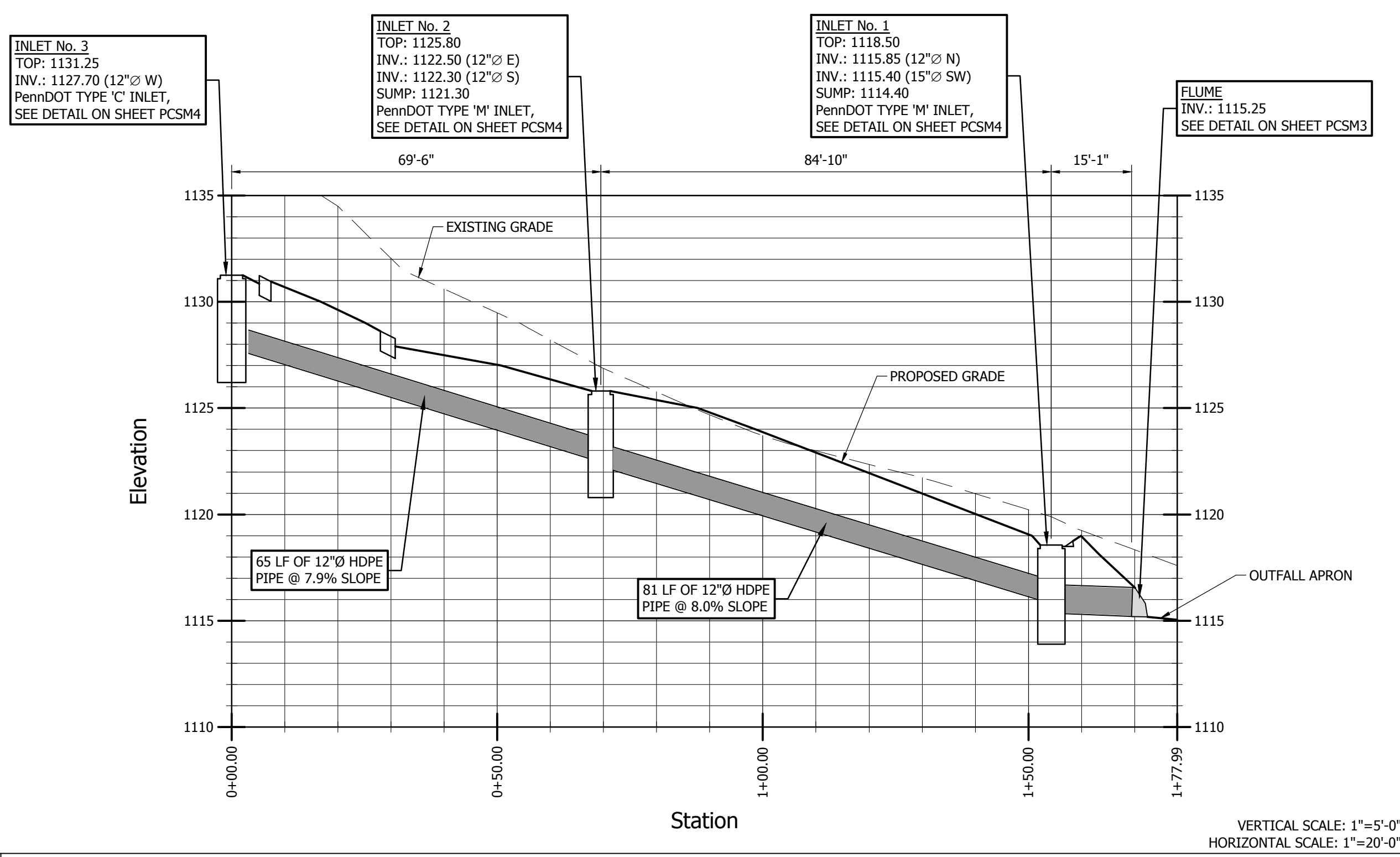
3 STORM PROFILE - INLET No. 8 TO INLET No. 4



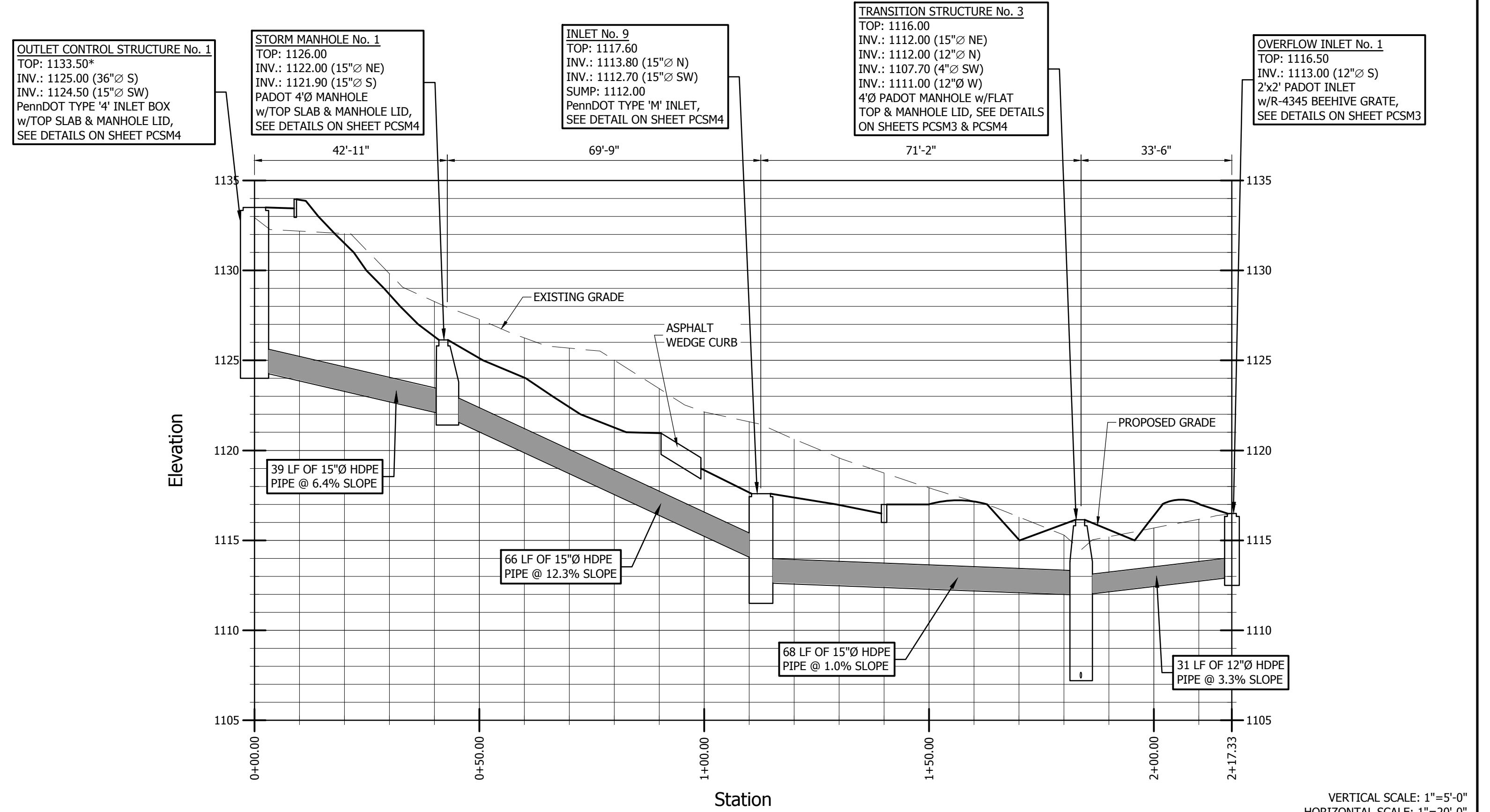
4 STORM PROFILE - WQ INLET No. 4 TO TEE FITTING IN BMP#2



5 STORM PROFILE - WQ INLET No. 2 TO TRANSITION STRUCTURE No. 2



6 STORM PROFILE - INLET No. 3 TO FLUME



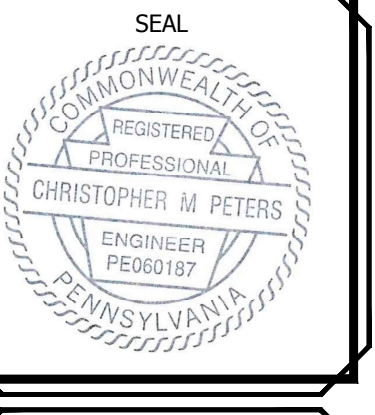
7 STORM PROFILE - OUTLET CONTROL STRUCTURE No. 1 TO OVERFLOW INLET No. 1

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**PCSM5**

PHASING OF SITE DEVELOPMENT

CONSTRUCTION PHASING / SEQUENCE
THE OVERALL SITE-WORK GENERALLY CONSISTS OF EARMOYING ACTIVITIES FOR APPROXIMATELY 1,876+ ACRES OF DISTURBED AREA TO PERFORM THE PROPOSED GRADING AND CONSTRUCTION FOR THE PROJECT. IT IS PROPOSED TO ACTIVELY PROCEED WITH THE PROJECT IN THE FOLLOWING SEQUENCE...

PA DEP STANDARD ERS PLAN NOTES

- 1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED ERS PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVISING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES...
2. AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INWRITE ALL CONTRACTORS, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE OF THE WASHINGTON COUNTY CONSERVATION DISTRICT AT (724) 705-7098 TO SCHEDULE A PRE-CONSTRUCTION MEETING...

ADDITIONAL NOTES:

- 1. 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.
2. EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3:1-V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFIED ON THE PLAN MAPS AND/or DETAIL SHEETS.

MAINTENANCE PROGRAM

MAINTENANCE OF PERMANENT CONTROLS: THE OWNER OR DESIGNEE WILL MAINTAIN PERMANENT CONTROL FACILITIES.
CLEANING FREQUENCY AND ULTIMATE DISPOSITION OF WASTE: CLEANING FREQUENCIES SHOULD OCCUR CONCURRENT WITH SEMI-ANNUAL INSPECTIONS OR DURING VISUAL INSPECTIONS FOLLOWING RUNOFF EVENTS IF RISKS ARE OBSERVED.
SILT AND SEDIMENT REMOVED FROM ALL CONTROL MEASURES SHOULD BE MIXED WITH SOIL DURING EARTHWORK AND PROPERLY DISPOSED ON-SITE WITH DISTURBED AREAS SEEDED AND MULCHED. IF SILT AND SEDIMENT IS TO BE TAKEN OFF-SITE FOLLOWING MAINTENANCE, IT SHALL BE TAKEN TO AN OFF-SITE WASTE AREA...

POST CONSTRUCTION STORMWATER MANAGEMENT OPERATION & MAINTENANCE SCHEDULE

Table with columns: CONTROL MEASURE, PROBLEMS, POSSIBLE REMEDIES (TO BE PERFORMED WITHIN 24 HOURS OR AS SOON AS SAFELY PRACTICAL).

GENERAL NOTES - NPDES PERMIT REQUIREMENTS

IN ADDITION TO THE PERMIT APPLICATION, ANYONE PERFORMING ACTIVITIES RESULTING IN ANY EARTH DISTURBANCE IS REQUIRED TO BE ADDED TO THE NPDES PERMIT AS A CO-PERMITTEE.
IMPORTANT - POST CONSTRUCTION STORMWATER MANAGEMENT (PCSM) INSTRUMENT FILING NOTICE: THE PERMITTEE OR CO-PERMITTEE SHALL RECORD, WITH THE RECORDER OF DEEDS OFFICE, THE INSTRUMENT WITHIN 45 DAYS FROM THE DATE OF THE NPDES PERMIT ISSUANCE OR AUTHORIZATION, AND SHALL PROVIDE THE CONSERVATION DISTRICT AND THE PADEP WRITTEN DOCUMENTATION CONTAINING THE DATE AND PLACE OF RECORDING ALONG WITH A REFERENCE TO THE DOCKET, DEED BOOK OR OTHER RECORD, WITHIN 90 DAYS FROM THE DATE OF THE NPDES PERMIT ISSUANCE OR AUTHORIZATION...

FURTHER NOTES

- 1. THE PURPOSE OF THIS EROSION AND SEDIMENTATION CONTROL PLAN IS TO MINIMIZE EXTENT AND DURATION OF EARTH DISTURBANCE, MAXIMIZE PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION, AND MINIMIZE SOIL COMPACTION.
2. IMPORTANT: STORMWATER RUNOFF IS NOT TO BE DIRECTED TO UNPROTECTED STORMWATER MANAGEMENT SYSTEM, STORMWATER CONVEYANCE SYSTEMS, OR INFILTRATION BED AREAS UNTIL THE SITE IS AT FINAL GRADE AND STABILIZED.
3. ALL PARTIES RESPONSIBLE FOR THE EXCAVATION OF SITE MATERIALS OR THE IMPORT OF FILL MATERIALS ARE RESPONSIBLE TO ENSURE THAT "ENVIRONMENTAL DUE DILIGENCE" IN THE DETERMINATION OF CLEAN FILL MATERIALS IS EITHER REMOVED FROM THE SITE OR USED AS FILL FOR THE SITE...

GENERAL SEEDING SPECIFICATIONS

THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION RECOMMENDS USING THE PENN STATE "EROSION CONTROL AND CONSERVATION PLANTINGS ON NONCROPLAND" MANUAL AS A REFERENCE FOR SELECTION OF SPECIES, SEED SPECIFICATIONS, MIXTURES, LIMEING AND FERTILIZING, TIME OF SEEDING, AND SEEDING METHODS.
VEGETATED AREAS WILL BE CONSIDERED PERMANENTLY STABILIZED WHEN A UNIFORM 70% VEGETATIVE COVER OF EROSION RESISTANT PERENNIAL SPECIES IS ACHIEVED, OR (THE DISTURBED AREA IS COVERED WITH AN ACCEPTABLE BEST MANAGEMENT PRACTICE ("BMP") WHICH PERMANENTLY MINIMIZES ACCELERATED EROSION AND SEDIMENTATION... UNTIL SUCH TIME AS THIS STANDARD IS ACHIEVED, INTERIM STABILIZATION MEASURES AND TEMPORARY EROSION AND SEDIMENT CONTROL BMPs THAT ARE USED TO TREAT PROTECT RUNOFF MAY NOT BE REMOVED.

TEMPORARY SEEDING SPECIFICATIONS

PRELIMINARY PREPARATION: ALL AREAS THAT WILL BE SEEDED MUST BE LOOSENEED USING MECHANICAL MEANS. SOIL MUST BE LOOSENEED TO A DEPTH OF AT LEAST TWO-INCHES.
LIME AND FERTILIZER: APPLY 1 TON OF AGRICULTURAL GRADE LIMESTONE PER ACRE AND FERTILIZER AS INDICATED BY THE SOIL TEST. IN THE ABSENCE OF A SOIL TEST, APPLY AGRICULTURAL GRADE LIMESTONE AT A RATE OF 1 TON PER ACRE, AND APPLY FERTILIZER AT 500 POUNDS OF 10-10-10 FERTILIZER PER ACRE (E.G., 166.67 POUNDS NITROGEN (N), 166.67 POUNDS PHOSPHORUS (P2O5), AND 166.67 POUNDS POTASSIUM (K2O) PER ACRE. WORK LIME AND FERTILIZER INTO SOIL WHERE POSSIBLE. LIME AND FERTILIZER DATA WAS OBTAINED FROM THE PADEP EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE (BMP) MANUAL, TABLE 11.2.

Table with columns: SPECIES, PURITY (%), READY GERMINATION (%), TOTAL GERMINATION (%), PURE LIVE SEED SEEDING RATE (LBS/ACRE). Rows include SPRING-SUMMER (SPRING OATS, OR, ANNUAL RYEGRASS) and SUMMER-FALL (ANNUAL RYEGRASS, WINTER RYE, WINTER WHEAT).

PERMANENT SEEDING SPECIFICATIONS

PRELIMINARY PREPARATION: GRASS AS NECESSARY TO BRING SURGRADE TO A TRUE, SMOOTH SLOPE (REAR TO FRONT SLOPE) AND TO BRING SURGRADE TO A TRUE, SMOOTH SLOPE (FRONT TO REAR SLOPE). THE MULCH MUST BE ANCHORED IMMEDIATELY AFTER APPLICATION. A TRACTOR-DRAWN IMPLEMENT MAY BE USED TO ANCHOR THE MULCH INTO THE SOIL. THIS METHOD IS LIMITED TO SLOPES SHALLOWER THAN OR EQUAL TO 3:1 AND THE EQUIPMENT MUST BE OPERATED ON THE CONTOUR.
LIME AND FERTILIZER: APPLY AGRICULTURAL-GRADE LIMESTONE AND FERTILIZER AS PER THE RECOMMENDATIONS INDICATED BY THE SOIL TEST. IN THE ABSENCE OF A SOIL TEST, APPLY AGRICULTURAL-GRADE LIMESTONE AT A RATE OF 1 TON PER ACRE, AND APPLY 1,000 POUNDS OF 10-20-20 FERTILIZER (E.G., 200 POUNDS NITROGEN (N), 400 POUNDS PHOSPHORUS (P2O5), AND 400 POUNDS POTASSIUM (K2O) PER ACRE. WORK LIME AND FERTILIZER INTO SOIL WHERE POSSIBLE. LIME AND FERTILIZER DATA WAS OBTAINED FROM THE PADEP EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE (BMP) MANUAL, TABLE 11.2. NOTE: A COMPOST BLANKET WHICH MEETS THE STANDARDS OF CHAPTER 11 OF THE PADEP EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PROGRAM MANUAL, SECTION 20.2 (BMP MANUAL) MAY BE SUBSTITUTED FOR THE SOIL AMENDMENTS SHOWN IN TABLE 11.2.

Table with columns: SPECIES, PURITY (%), READY GERMINATION (%), TOTAL GERMINATION (%), PURE LIVE SEED SEEDING RATE (LBS/ACRE). Rows include SPRING-SUMMER (REDTOP, TALL RYEGRASS, ANNUAL RYEGRASS) and SUMMER-FALL (REDTOP, WINTER RYE).

STEEP SLOPE SEEDING SPECIFICATIONS

STEEP SLOPE SEEDING MIXTURE (FOR USE ON GRADES AT 3:1 OR GREATER SLOPES): ALL SLOPES GREATER THAN 3:1 SHALL BE COVERED WITH AN EROSION CONTROL BLANKET IN ADDITION TO RECEIVING A GRASS SEEDING MIXTURE.
WHEN CONDITIONS PERMIT, THE FOLLOWING SEEDING MIXTURE CAN BE UTILIZED ON STEEP SLOPES. SEED DATA WAS OBTAINED FROM THE PADEP EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE (BMP) MANUAL, TABLES 11.4 AND 11.5.

Table with columns: SPECIES, PURITY (%), READY GERMINATION (%), TOTAL GERMINATION (%), PURE LIVE SEED SEEDING RATE (LBS/ACRE). Rows include ANNUAL RYEGRASS, BIRDFOOT TREFOIL.

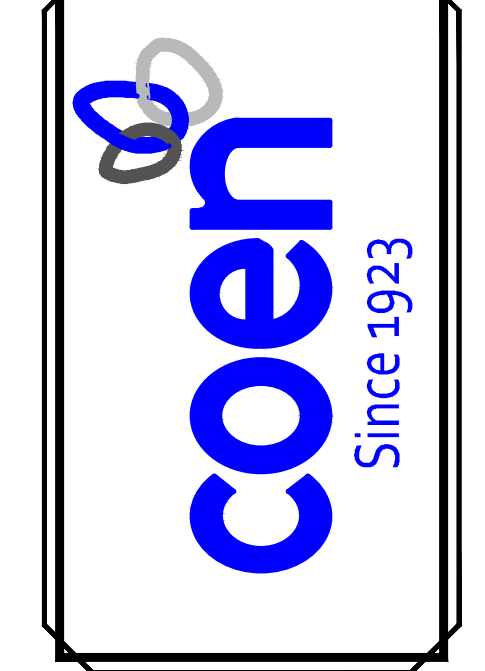
PCSM OPERATION AND MAINTENANCE

HYDRODYNAMIC SEPARATOR - WATER QUALITY STRUCTURE: COLLECTED POLLUTANTS WILL INCLUDE FLOATABLE DEBRIS, OILS, CAPTURED WATER, GRIT AND SEDIMENT ON THE BOTTOM OF THE STRUCTURE.
USE VACUUM TRUCK FOR MAINTENANCE.
CLEAN STRUCTURE FOLLOWING A SPILL OR EVENT CAUSES LARGER THAN NORMAL DEBRIS ACCUMULATION. IN CASE OF OIL SPILL, INSPECT IMMEDIATELY.
ORIFICE PLATES AND TRASH RACKS: CLEAN STRUCTURE FOLLOWING A SPILL OR EVENT CAUSES LARGER THAN NORMAL DEBRIS ACCUMULATION. IN CASE OF OIL SPILL, INSPECT IMMEDIATELY.
VEGETATION: INSPECT VEGETATED AREAS FOR SEDIMENT, RILLS & GULLIES AS WELL AS BARE SOIL PATCHES. FILL RILLS AND GULLIED SLOPES, RESEED, FERTILIZE AND MULCH DISTURBED AREAS. REPLACE DEAD/DYING LANDSCAPE WITH NEW PLANTINGS. REPLACE ERODED MATERIAL AND REVEGETATE ERODED AREAS. SEED AND/OR MULCH DISTURBED AREAS.

BMP - SPECIFIC OPERATION AND MAINTENANCE PROCEDURES

Table with columns: BEST MANAGEMENT PRACTICE (BMP), STAGE, ACTIVITY. Rows include MRC BIORETENTION BMP#1 (GENERAL), UNDERGROUND INFILTRATION BASIN BMP#2 (AS NEEDED / ANNUALLY), WATER QUALITY INLETS/MANHOLES (GENERAL), and WATER QUALITY INLETS/MANHOLES (POST CONSTRUCTION).

Table with columns: REVISIONS, NO., DATE, DESCRIPTION, BY, CMT.



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POST-CONSTRUCTION STORMWATER MANAGEMENT NOTES

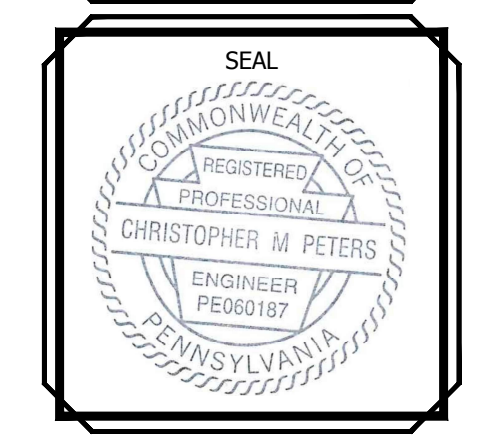


Table with fields: SCALE: N/A '07, DATE: 03/08/2024, DRAWN BY: BJC, CKD BY: CMP

