

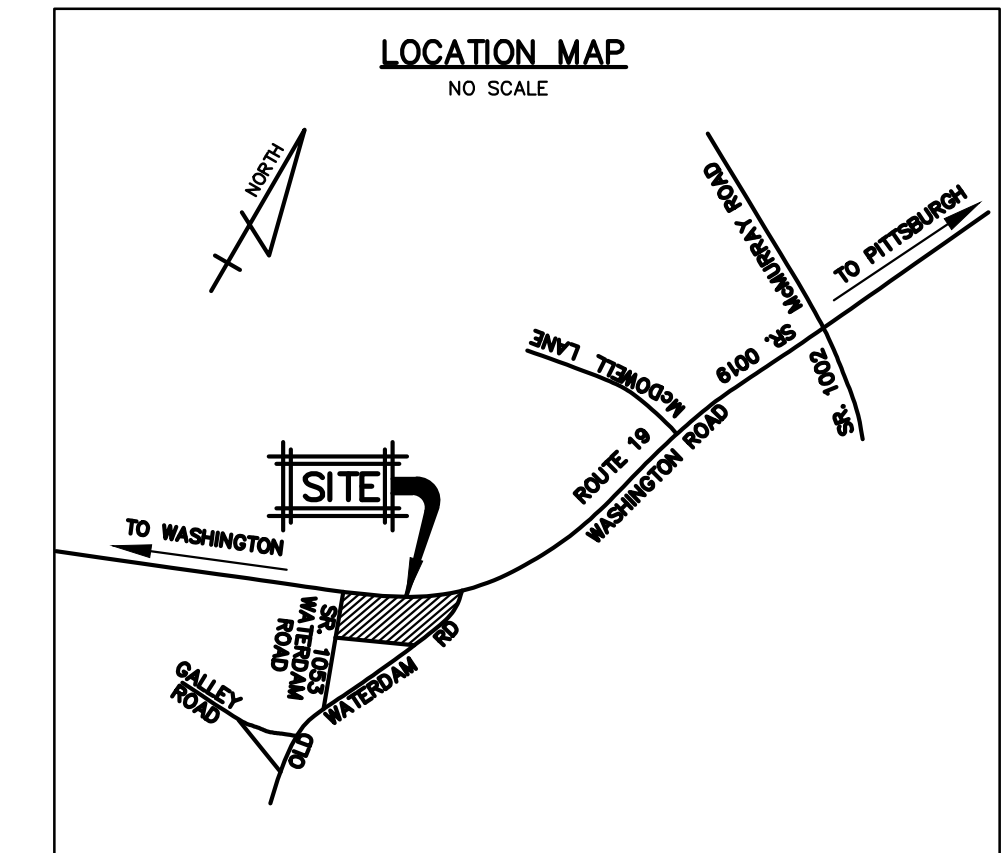
GENERAL DEMOLITION NOTES:

- THE CONTRACTOR SHALL:
- COORDINATE DEMOLITION SEQUENCE WITH THE OWNER, TOWNSHIP, EMERGENCY SERVICES AND CONSTRUCTION MANAGER. ENSURE SAFE PASSAGE OF PERSONS AROUND ALL AREAS OF CONSTRUCTION AND DEMOLITION. MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS TO THE ADJACENT BUSINESSES AND RETAIL STORES IN THE PLAZA.
 - COORDINATE AND INSTALL SECURITY FENCING, BARRICADES, AND OTHER FACILITIES NEEDED TO PROTECT AGAINST TRESPASS, THEFT, VANDALISM, DAMAGE, BODILY INJURY ETC.
 - COORDINATE AND COMPLY WITH RESPECTIVE AUTHORITIES AND UTILITY COMPANIES FOR THE DISCONNECTION AND REMOVAL OF ALL LINES AND FACILITIES SERVING THAT PORTION OF THE BUILDING TO BE DEMOLISHED, IF NECESSARY.
 - CONDUCT OPERATIONS TO PREVENT DAMAGE TO ADJACENT PROPERTIES, STRUCTURES AND OTHER FACILITIES.
 - ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH TOWNSHIP, COUNTY, STATE OR FEDERAL REGULATIONS (OSHA) RELATED TO SAFETY, ENVIRONMENTAL PROTECTION, HAZARDOUS WASTE REMOVAL AND UTILITY TERMINATIONS.
 - CONTRACTOR SHALL PROTECT ALL ITEMS AND MATERIALS TO REMAIN AND SHALL NOT EXTEND BEYOND LIMIT OF WORK AS GENERALLY SHOWN ON THIS PLAN.
 - OBTAIN THE NECESSARY PERMITS AND APPROVALS FOR REMOVAL OF ANY AND ALL HAZARDOUS MATERIALS (IF ANY) THAT MAY BE ON SITE OR WITH THE BUILDINGS/STRUCTURES TO BE DEMOLISHED.
 - COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION AND REMOVAL OF HAZARDOUS WASTES (IF ANY EXIST ON SITE OR IN THE BUILDINGS).
 - REMOVE FROM THE SITE ANY DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. TRANSPORT MATERIALS FROM DEMOLITION OPERATIONS TO OFF-SITE AREAS WHICH ARE APPROVED FOR DISPOSAL BY GOVERNING AUTHORITIES AND APPROPRIATE PROPERTY OWNERS. BURNING OF ANY MATERIAL, DEBRIS OR TRASH ON-SITE SHALL NOT BE ALLOWED.
 - OBTAIN PERMITS (IF REQUIRED) BY LOCAL GOVERNMENTAL AGENCIES HAVING JURISDICTION.
 - MAINTAIN EXISTING PUBLIC AND PRIVATE UTILITIES WITHIN AND ADJACENT TO THE PROJECT BOUNDARIES UNLESS OTHERWISE NOTED; KEEP IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS. INACTIVE AND ABANDONED UTILITIES ENCOUNTERED IN EXCAVATING AND GRADING OPERATIONS SHALL BE REMOVED, PLUGGED OR CAPPED AS DIRECTED BY THE CONSTRUCTION MANAGER, RESPECTIVE UTILITY COMPANY, OR AUTHORITY. REPORT IN WRITING THE LOCATION OF SUCH ABANDONED UTILITIES TO THE CONSTRUCTION MANAGER.
 - THE CONTRACTOR IS REQUIRED BY PA STATE LAW TO NOTIFY ANY INVOLVED UTILITY COMPANY NOT LESS THAN THREE (3) WORKING DAYS PRIOR TO BEGINNING ANY EXCAVATION - PA ONE-CALL SYSTEM 811 OR 1-800-242-1776.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR HAULING IN FILL MATERIAL (IF NEEDED) AND SOIL MATERIAL TO THE SITE FROM A PERMITTED OFF-SITE SOURCE.

GENERAL UNDERGROUND UTILITY NOTES:

THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN WERE PROVIDED AND TAKEN FROM VARIOUS SOURCES AS PREPARED BY OTHERS AND AS PROVIDED TO THIS OFFICE. THESE EXACT LOCATIONS OF THESE LINES HAVE NOT BEEN VERIFIED BY THIS OFFICE AND SHOULD BE CONSIDERED APPROXIMATE.

THE OBSERVABLE UTILITY IMPROVEMENTS SUCH AS MANHOLES, INLETS, CLEANOUTS, VALVES, UTILITY POLES ETC. SHOWN ON THIS PLAN ARE BASED ON AERIAL MAPPING AND FIELD SURVEY AS COORDINATED AND COMPLETED BY THIS OFFICE OR OTHERS.



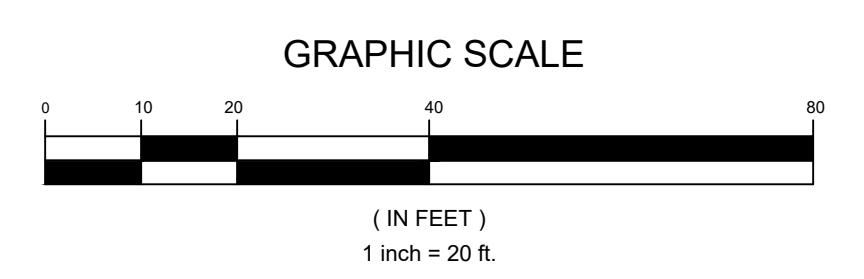
- LEGEND**
- GUY ANCHOR
 - UTILITY POLE
 - GAS LINE
 - WATERLINE
 - ELEC./TELE. LINE
 - STORM INLET
 - WATER VALVE
 - FIRE HYDRANT
 - GAS VALVE
 - GAS METER
- NOTE: UNDERGROUND UTILITY LOCATIONS ARE SHOWN APPROXIMATE.

EXTERIOR BUILDING AREA

NORTH BUILDING 'A' = 9,978 sq.ft.
 NORTH BUILDING 'B' = 3,624 sq.ft.
 CENTRAL BUILDING = 19,305 sq.ft.
 SOUTH BUILDING = 12,064 sq.ft.
 TOTAL EXTERIOR AREA = 44,971 sq.ft.

EXISTING PARKING SPACES

STANDARD STALLS = 215
 HANDICAPPED STALLS = 9
 TOTAL STALLS ON SITE = 224



EXISTING CONDITIONS BASED ON THE PLAN NOTED BELOW AND SUPPLEMENTED WITH FIELD SURVEY BY THIS OFFICE IN JULY 2025 FOR DETAILED INFORMATION WITHIN THE PROJECT BOUNDARY:

JOB NO. 3708-01 DISK NO. 3708-010105.dwg	WATERDAM PARTNERS		SCALE: 1" = 30'
	ALTA/ACSM LAND TITLE SURVEY		DATE: NOV. 18, 2005
REVISIONS	WATERDAM PLAZA ASSOCIATES PLAN OF LOTS, PHASE 6		DRAWN BY: V.L.R.
	RECORDED IN P.B.V. 25 PGS. 96 AND 97 inclusive		CHECKED BY: J.R.D.
	TOWNSHIP OF PETERS, COUNTY OF WASHINGTON, PA.		SHEET NUMBER: 1 of 1
	FAHRINGER, McCARTY, GREY, INC. LANDSCAPE ARCHITECTS AND ENGINEERS MONROEVILLE, PA.		



DIAL 8-1-1 OR 1-800-242-1776 NOT LESS THAN 3 BUSINESS DAYS NOR MORE THAN 10 BUSINESS DAYS PRIOR TO START OF EXCAVATION.

COORDINATE YOUR PROJECTS VIA COORDINATE PA AT WWW.PAONECALL.ORG.

PENNSYLVANIA ONE CALL SYSTEM SERIAL NUMBER SERIAL NO. XXXXXXXXXXXXX

FAHRINGER, McCARTY, GREY, INC.
 LANDSCAPE ARCHITECTS AND CIVIL ENGINEERS
 1410 GOLFVIEW HIGHWAY SUITE 100
 WASHINGTON, PA 15387-0899
 WWW.PMGINC.US | (724) 327-0899

NO.	DATE	BY

WATERDAM PLAZA - RITE AID CONVERSION
 TAX ID: 00-00-00-000
 TOWNSHIP OF PETERS, COUNTY OF WASHINGTON, PA.

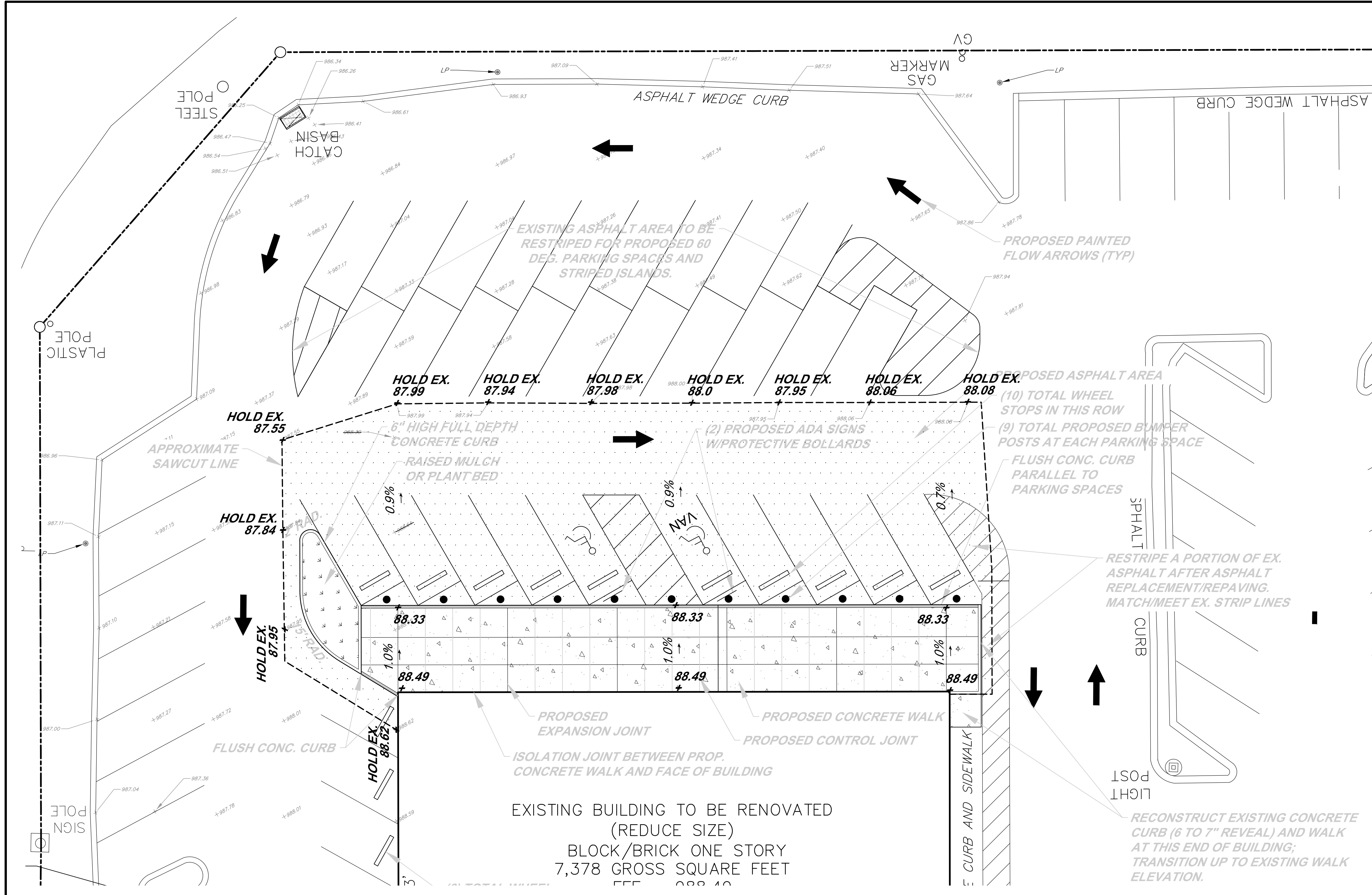
PREPARED FOR
 THE SILK AND STEWART DEVELOPMENT GROUP
 5812 DARLINGTON ROAD
 PITTSBURGH, PA. 15217

SITE DEMOLITION PLAN

3708-02 BJA/TDS/AGM 08/12/2025

1" = 20'

C-I-I



EARTHWORK AND GRADING NOTES:
THE CONTRACTOR SHALL:

1. GRADING (EXCAVATION AND PLACEMENT OF FILL) SHALL BE IN CONFORMANCE WITH THE LOCAL REQUIREMENTS. GRADING SHALL ALSO COMPLY WITH PENN DOT 408/LATEST SPECIFICATIONS AS NOTED.
2. THE PROPOSED SPOT ELEVATIONS SHOWN ARE TO FINISHED GRADE. MAINTAIN POSITIVE DRAINAGE WITHIN THE SITE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE NECESSARY COMMON FILL MATERIAL FOR THIS PROJECT. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EXCESS CUT MATERIAL OR UNSUITABLE MATERIAL FROM THE GRADING OPERATIONS. THIS MATERIAL SHALL BE HAULED TO AN APPROVED OFF-SITE DISPOSAL AREA. MAINTAIN PROPER SOIL EROSION CONTROLS AT THE DISPOSAL AREA.
4. THE CONTRACTOR SHALL RESTORE ANY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, ETC. DISTURBED DURING CONSTRUCTION TO THE ORIGINAL CONDITION OR BETTER.
5. COMPACTION. PRIOR TO AND AFTER ALL FILL/EXCAVATION OPERATIONS, ALL AREAS TO BE PAVED THAT ARE TO RECEIVE FILL SHALL BE PROOF ROLLED, AND ALL UNSTABLE MATERIAL SHALL BE REMOVED OR STABILIZED IN PLACE AND THEN COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY TO A MINIMUM DEPTH OF TWELVE INCHES (12"), AS DETERMINED BY ASTM D 1557. THE COMPACTION SHALL PROVIDE A SUBGRADE WITH UNIFORM BEARING PRESSURE AND TO PREVENT EXCESSIVE OR NON-UNIFORM SETTLEMENT IN ALL AREAS TO RECEIVE PAVEMENT (ASPHALT OR CONCRETE) FOR BOTH PEDESTRIAN AND VEHICULAR TRAFFIC.
6. FINISH PREPARATION. THE CONTRACTOR SHALL RESHAPE SUBSURFACE TO ASSURE PROPER DRAINAGE AND ALIGNMENT WITH LINES, GRADES AND ELEVATIONS INDICATED ON THE CONTRACT DRAWINGS AND TO PROVIDE A UNIFORM SUBBASE NECESSARY FOR SURFACING OR PAVING. FILL AND TAMP ALL TRACES OF UTILITY AND PIPE TRENCHES (IF ANY) OCCURRING UNDER PAVED AREAS AND COMPACT TO SAME DENSITY AS SURROUNDING SOIL. EXCESS EXCAVATED MATERIAL RESULTING FROM FINAL GRADING, SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR.
7. UNSUITABLE MATERIAL. EXCEPTIONALLY HARD MATERIAL, WHEN ENCOUNTERED, SHALL BE LOOSENED AND RE-COMPACTED. IF SPONGY OR OTHER SUCH UNSUITABLE MATERIAL IS ENCOUNTERED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER'S REPRESENTATIVE OF THIS IRREGULAR CONDITION. THIS MATERIAL SHALL BE REMOVED TO THE DEPTH REQUIRED TO PROVIDE SUITABLE BEARING CAPACITY. THE EXCAVATED AREA SHALL BE FILLED WITH SUITABLE MATERIAL FROM ON-SITE OR BACKFILLED WITH AGGREGATE AND RECOMPACTED AS SPECIFIED.
8. FINAL CHECK. THE CONTRACTOR SHALL CHECK EACH CONCRETE WALK FOR CORRECT ELEVATION AND POSITION WITHIN THE LIMITS OF SURFACING OR PAVING. THE CONTRACTOR SHALL MAKE ALL ADJUSTMENTS NECESSARY TO ACHIEVE PROPER DRAINAGE OF PAVED AREAS AND ADA REQUIREMENTS. IF LINE AND GRADE OF CURBS AND INLETS ARE INCORRECT, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PLACING OF ANY PAVEMENT.

LEGEND

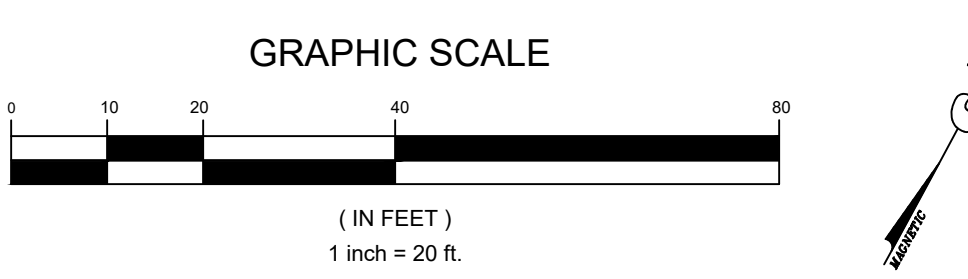
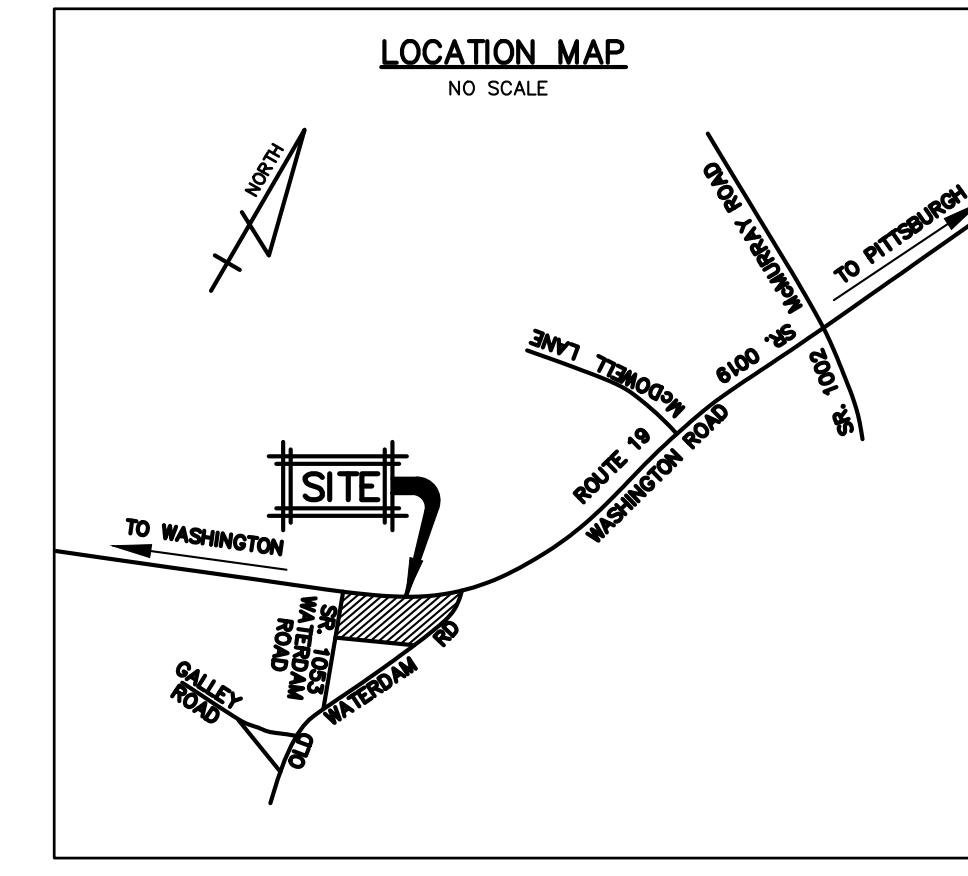
- EXISTING GUY ANCHOR
- EXISTING UTILITY POLE
- EXISTING GAS LINE
- EXISTING WATERLINE
- EXISTING ELEC./TELE. LINE
- EXISTING STORM INLET
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING GAS METER

NOTE: UNDERGROUND UTILITY LOCATIONS ARE SHOWN APPROXIMATE.

WATERDAM PARTNERS
ALTA/ACSM LAND TITLE SURVEY
LOT NO. 102
WATERDAM PLAZA ASSOCIATES PLAN OF LOTS, PHASE 6
RECORDED IN P.B.V. 25 PGS. 96 AND 97 inclusive
TOWNSHIP OF PETERS COUNTY OF WASHINGTON, PA.
FAHRINGER, McCARTY, GREY, INC.
LANDSCAPE ARCHITECTS AND ENGINEERS MONROEVILLE, PA.

SCALE: 1" = 30'
DATE: NOV. 18, 2005
DRAWN BY: V.L.R.
CHECKED BY: J.R.D.
SHEET NUMBER: 1 of 1

DIAL 8-1-1 OR 1-800-242-1776 NOT LESS THAN 3 BUSINESS DAYS NOR MORE THAN 10 BUSINESS DAYS PRIOR TO START OF EXCAVATION.
COORDINATE YOUR PROJECTS VIA COORDINATE PA AT WWW.PAONECALL.ORG.
PENNSYLVANIA ONE CALL SYSTEM SERIAL NUMBER SERIAL NO. XXXXXXXXXXXXX



FAHRINGER, McCARTY, GREY, INC.
LANDSCAPE ARCHITECTS AND CIVIL ENGINEERS
1410 GREENHILL HIGHWAY SUITE 100
WWW.FAHG.INC.US | (724) 327-0579

REVISIONS	
NO.	DATE

WATERDAM PLAZA - RITE AID CONVERSION
TAX ID: 00-00-00-000
TOWNSHIP OF PETERS, COUNTY OF WASHINGTON, PA.

PREPARED FOR
THE SILK AND STEWART DEVELOPMENT GROUP
5812 DARLINGTON ROAD
PITTSBURGH, PA. 15217

GRADING PLAN

3708-02 BJA/TDS/AGM 08/12/2025

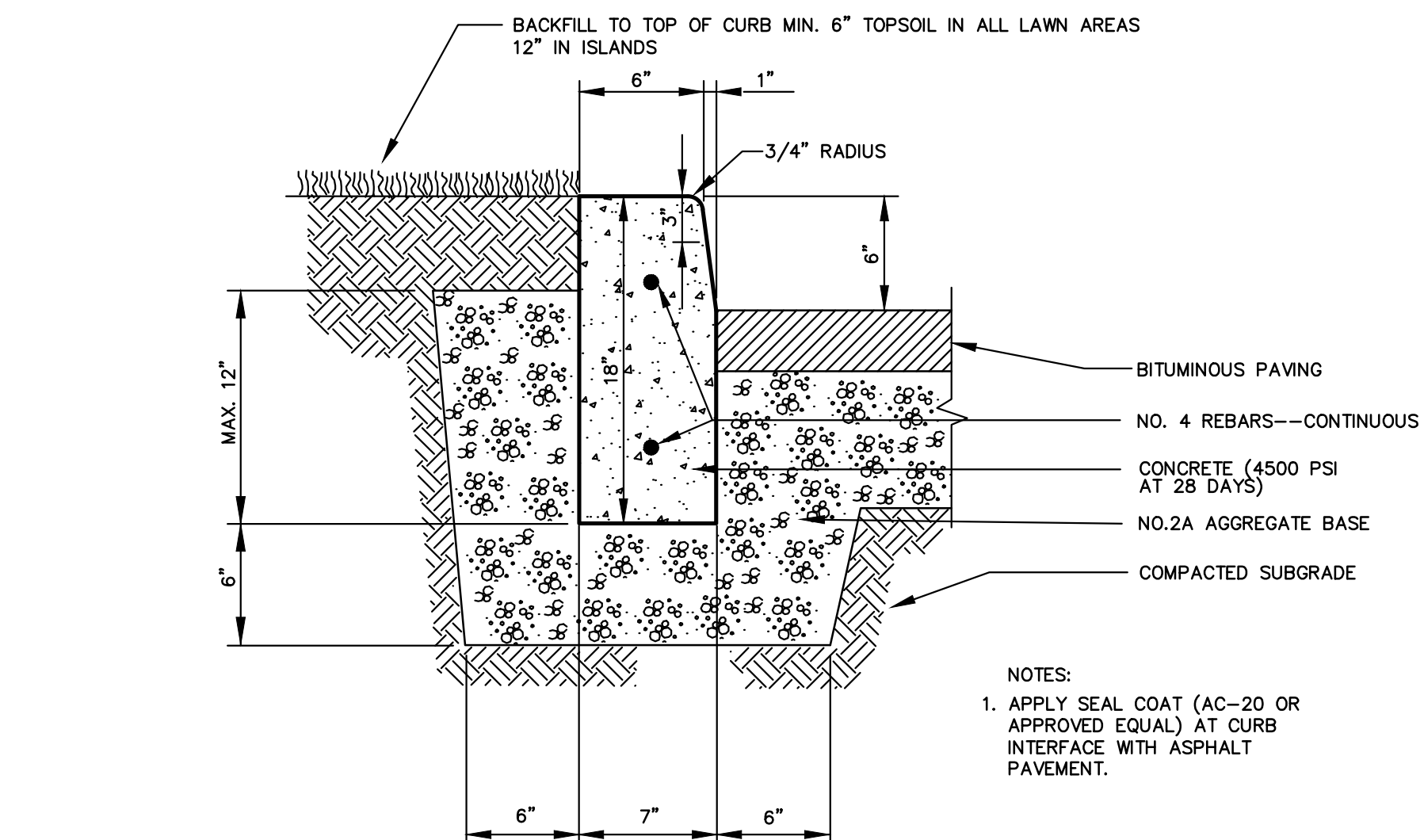
1" = 10'

C-3.0

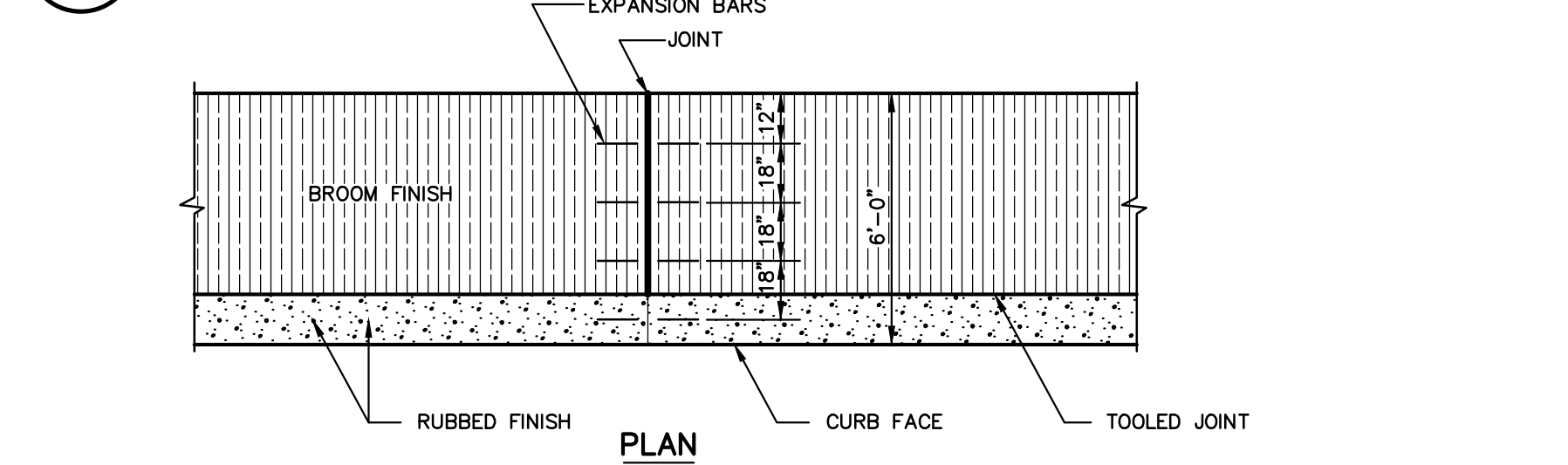
NO.	DATE	BY

WATERDAM PLAZA - RITE AID CONVERSION
TAX ID: 00-00-00-000
TOWNSHIP OF PETERS, COUNTY OF WASHINGTON, PA.
PREPARED FOR
THE SILK AND STEWART DEVELOPMENT GROUP
5812 DARLINGTON ROAD
PITTSBURGH, PA. 15217

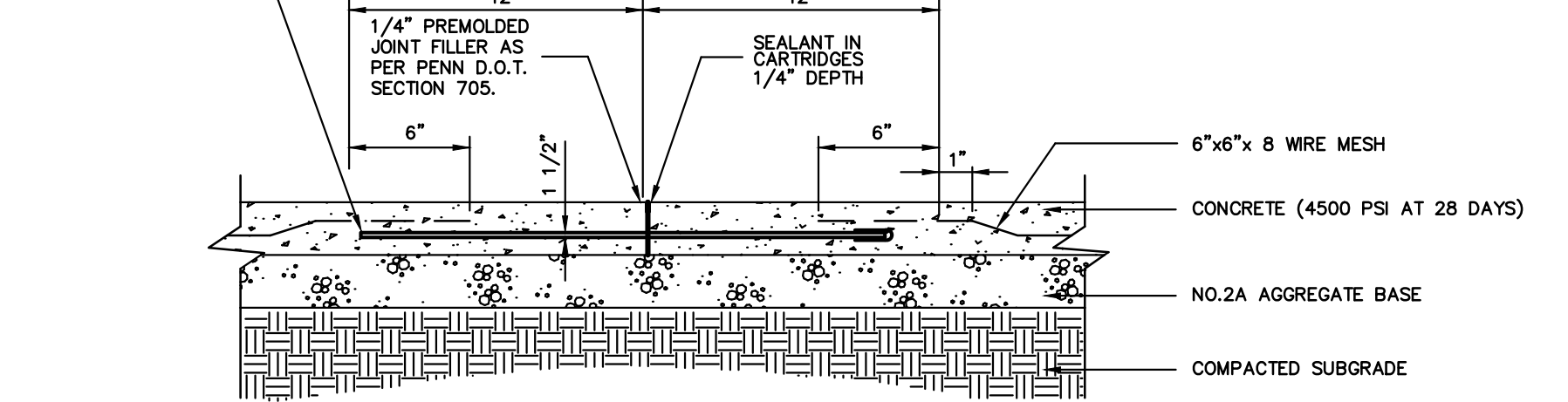
SITE DETAILS		
JOB NO. 3708-02	DESIGNER BIA/TDS/ AGM	DATE 08/12/2025
AS SHOWN		
C-4.0		



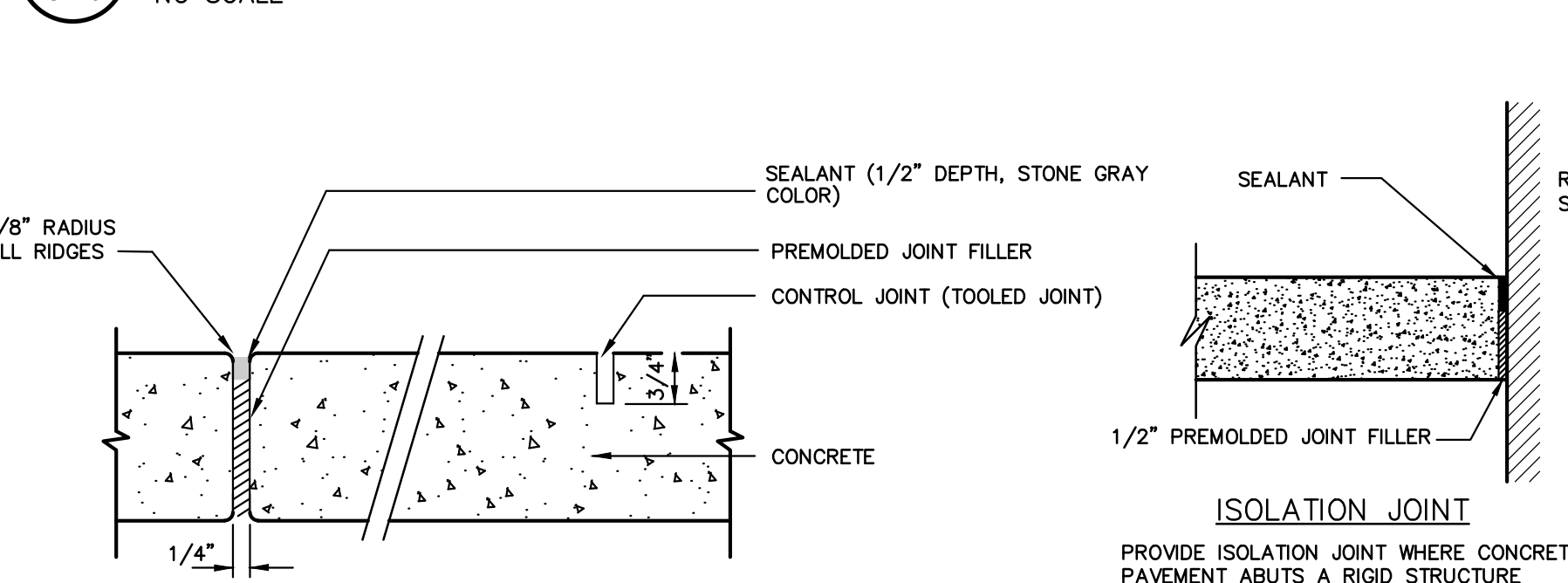
1 FULL DEPTH CONCRETE CURB DETAIL
C-4.0 NO SCALE



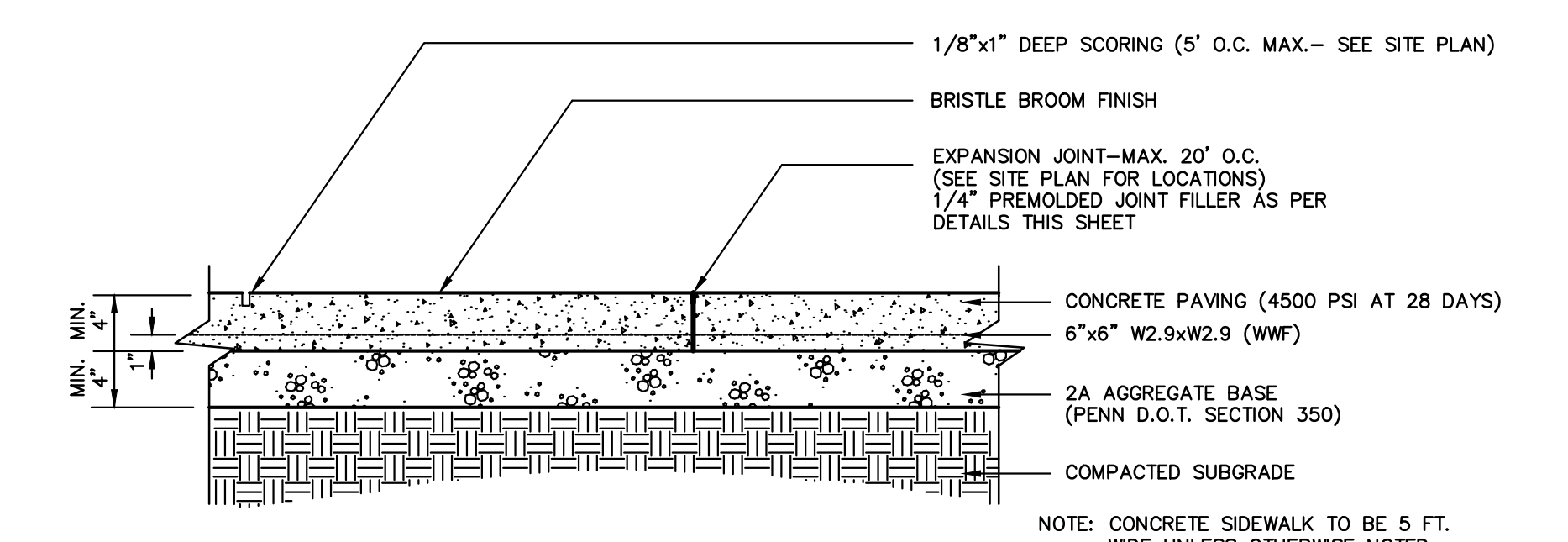
2 EXPANSION JOINT DETAIL - CONCRETE WALK
C-4.0 NO SCALE



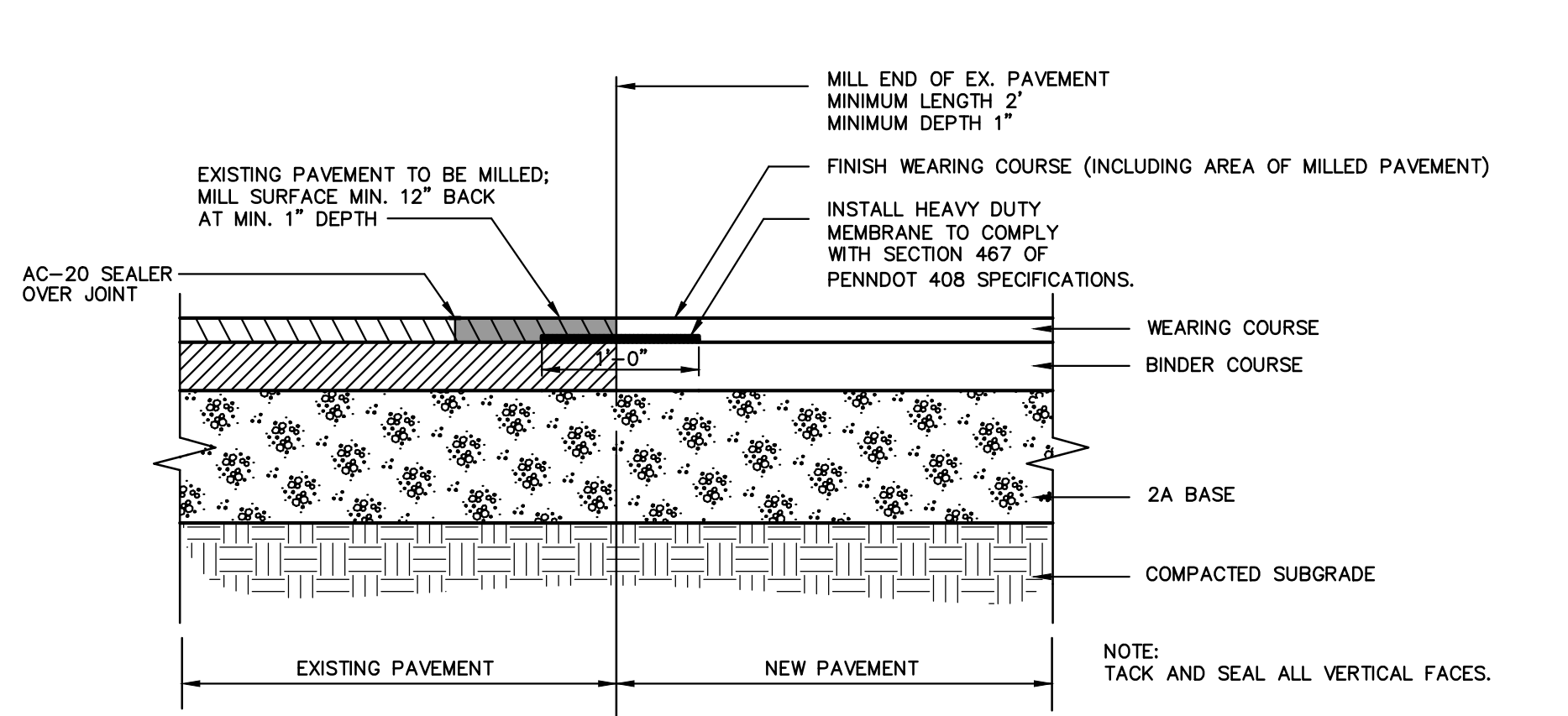
3 CONCRETE PAVING JOINT DETAILS
C-4.0 NO SCALE



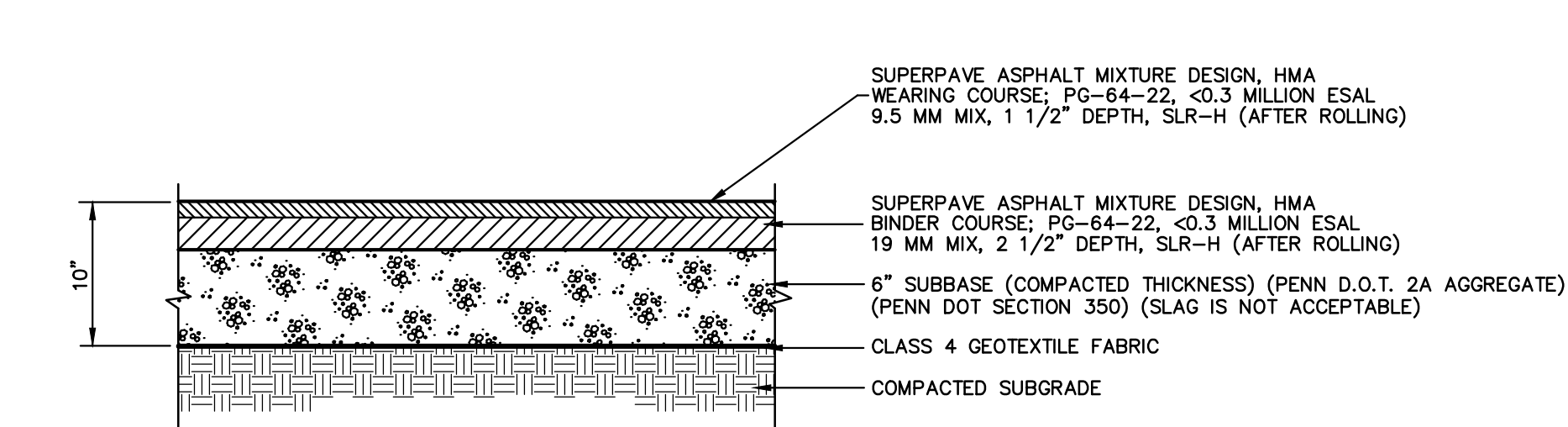
4 ISOLATION JOINT
C-4.0 NO SCALE



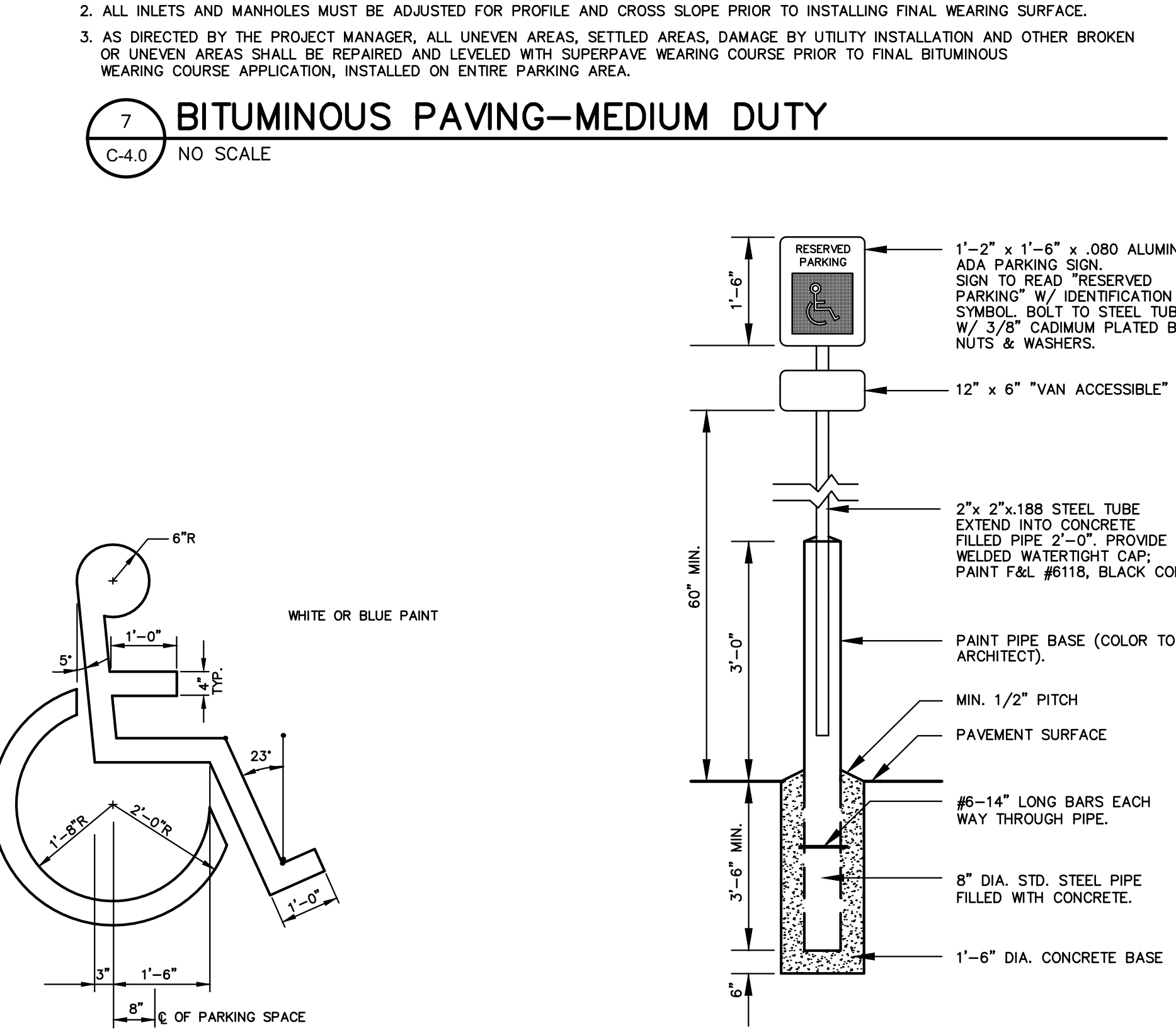
5 CONCRETE WALK
C-4.0 NO SCALE



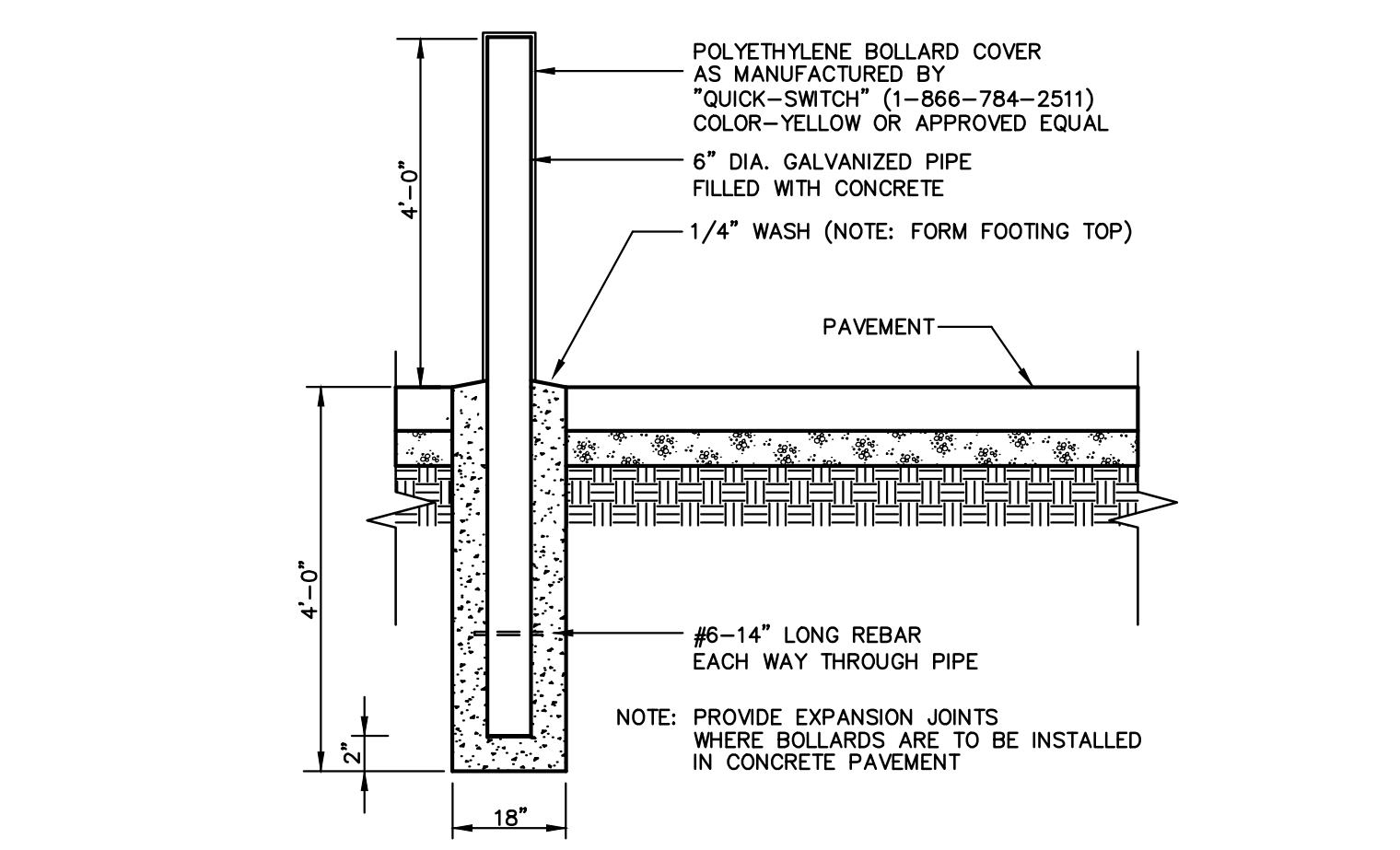
6 PAVEMENT JOINT DETAIL
C-4.0 NO SCALE



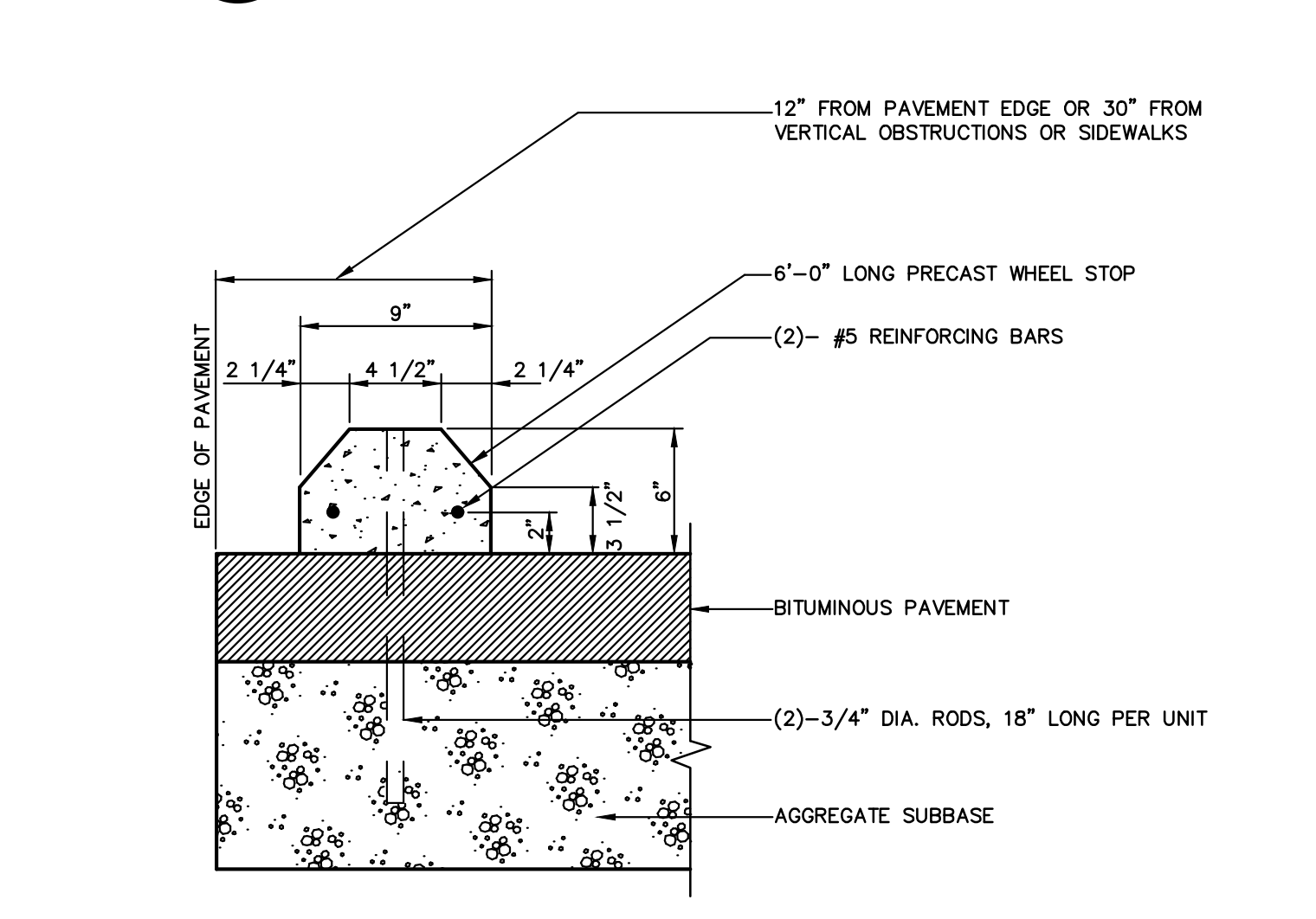
7 BITUMINOUS PAVING - MEDIUM DUTY
C-4.0 NO SCALE



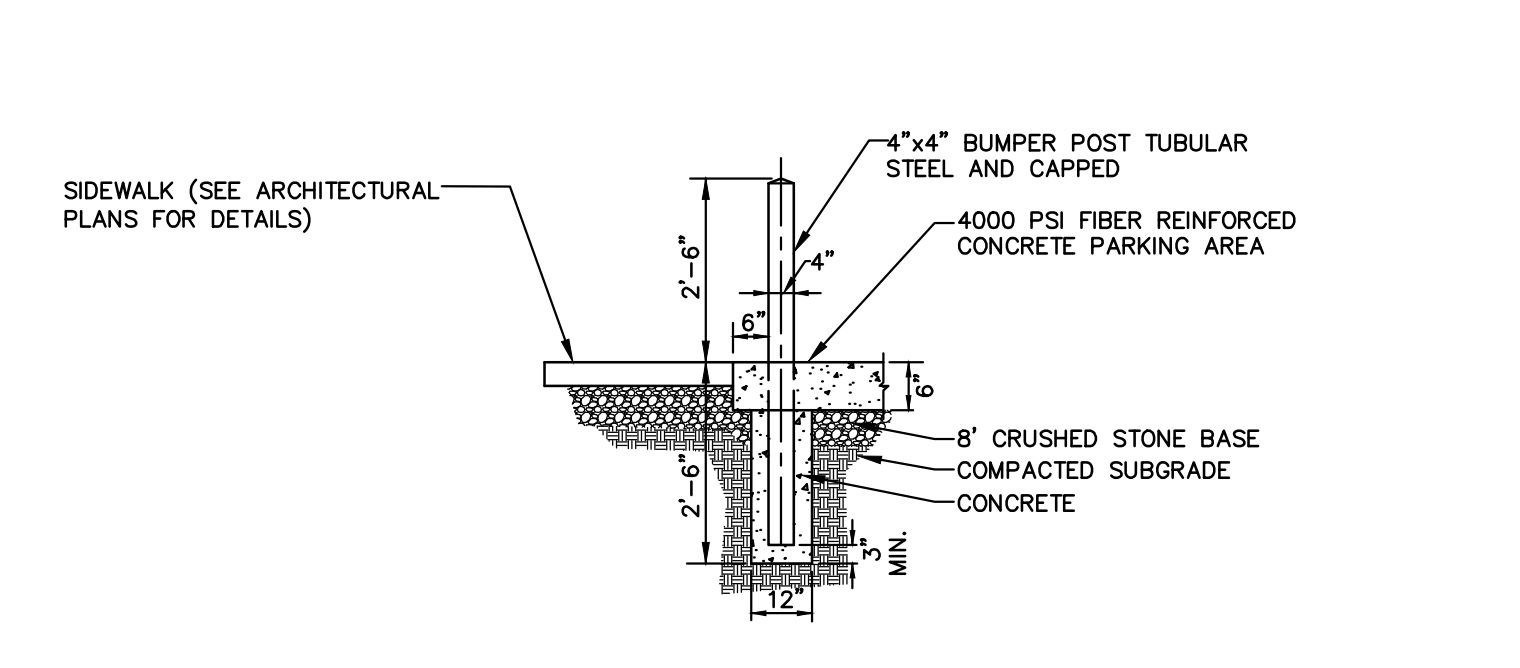
8 ADA SYMBOL DETAIL
C-4.0 NO SCALE



9 ADA PARKING SIGN
C-4.0 NO SCALE



10 PROTECTIVE BOLLARD (IF NEEDED)
C-4.0 NO SCALE



11 PRECAST CONCRETE WHEEL STOP
C-4.0 SCALE: 1/4" = 1'-0"



12 4"x4" BUMPER POST
C-4.0 NO SCALE