

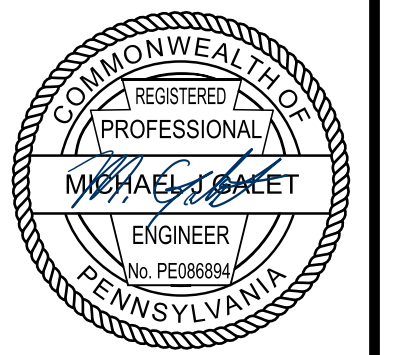
PRELIMINARY/ FINAL LAND DEVELOPMENT SUBMISSION PLAN SET

4093 WASHINGTON ROAD MIXED USE DEVELOPMENT

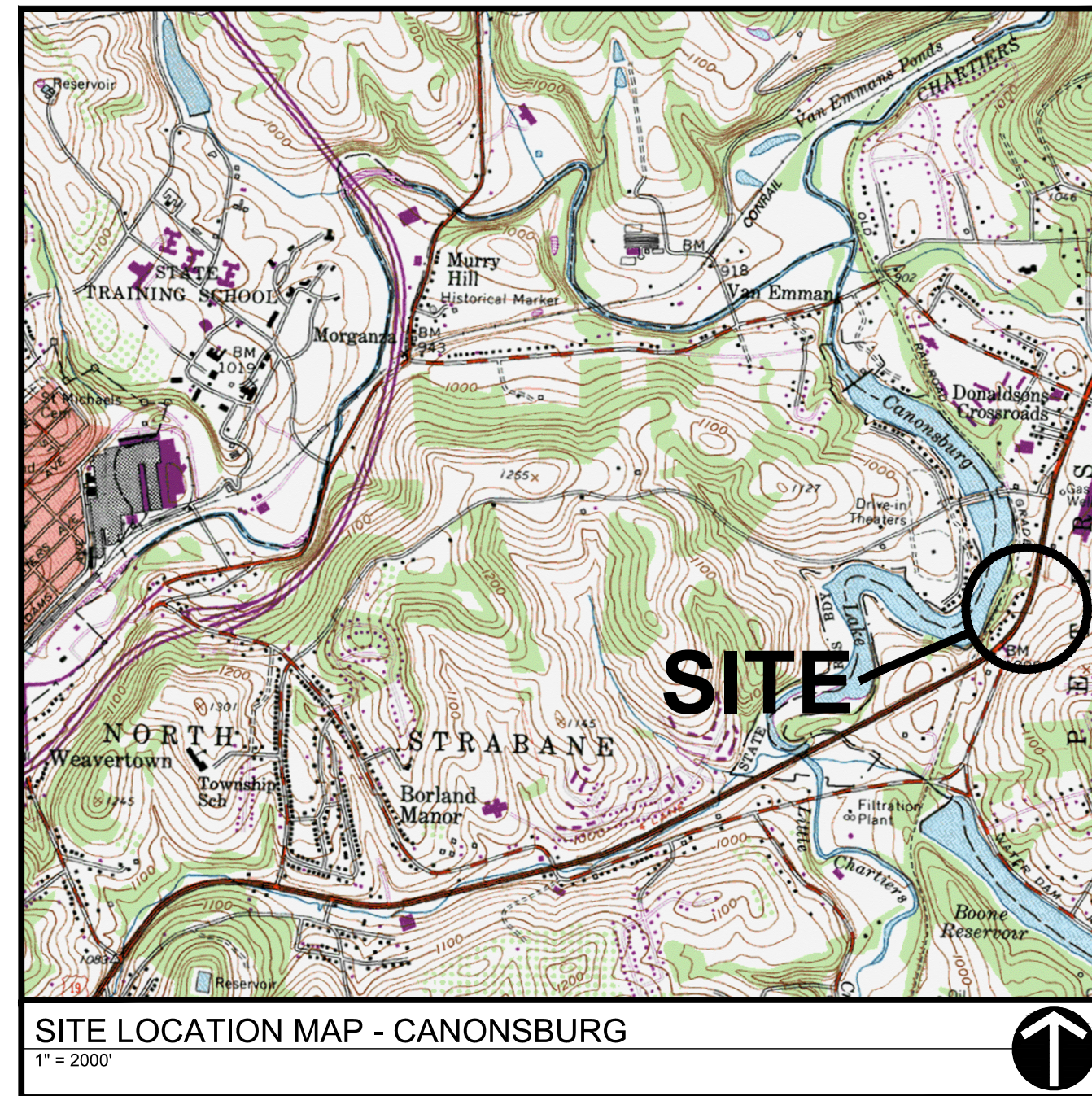
4093 WASHINGTON ROAD
PETERS TOWNSHIP, PA 152317

PREPARED FOR:

SOBE REAL ESTATE GROUP
218 SALEM DRIVE
PITTSBURGH, PA 15241



LIST OF UTILITIES
WEST PENN POWER 401 COYLE-CURTAIN ROAD MONONGAHELA, PA 15063 CONTACT: GERALD GLUCH EMAIL: GGLUCH@FIRSTENERGYCORP.COM
COLUMBIA GAS OF PENNSYLVANIA, INC. P.O. BOX 2318 COLOMBUS, OHIO 43216 CONTACT: TOM LAZAR PH: 724-433-6527 EMAIL: TLAZAR@NISOURCE.COM
PEOPLE'S GAS COMPANY, LLC. 375 NORTH SHORE DRIVE PITTSBURGH, PA 15212 CONTACT: MICHAEL DENNY EMAIL: MICHAEL.DENNY@PEOPLES-GAS.COM
COMCAST 460 WASHINGTON ROAD WASHINGTON, PA 15301 CONTACT: ANASTASIYA MAKSAKOVA EMAIL: ANASTASIYA_MAKSAKOVA@CABLE.COMCAST.COM
VERIZON PENNSYLVANIA, LLC. 1026 HAY STREET PITTSBURGH, PA 15221 CONTACT: MARY DILLON PH: 412-913-9306 EMAIL: MARY.DILLON@VERIZON.COM
PETERS TOWNSHIP SANITARY AUTHORITY 111 BELL DRIVE MCMURRAY, PA 15317 CONTACT: MARK CHUCUDDY EMAIL: MCHUCUDDY@PTSAONLINE.ORG
PETERS TOWNSHIP PUBLIC WORKS 750 BEBOUT ROAD VENETTA, PA 15367 CONTACT: JOSEPH HURSEN EMAIL: JHURSEN@PETERSTOWNSHIP.COM
PENNSYLVANIA AMERICAN WATER 300 GALLERY ROAD PO BOX 1290 WASHINGTON, PA 15317 MATTHEW.MACEK@AMWATER.COM



SHEET LIST TABLE	
NO.	TITLE
CS	COVER SHEET
C050	EXISTING CONDITIONS & DEMOLITION PLAN
C100	SITE PLAN
C110	TURNING TEMPLATE EXHIBITS
C200	GRADING PLAN
C300	UTILITY PLAN
C400	E&S PLAN
C401	EROSION & SEDIMENTATION CONTROL DETAILS
C402	EROSION & SEDIMENTATION CONTROL DETAILS
C500	STORM & SANITARY SEWER PROFILES
C600	CONSTRUCTION DETAILS
C601	CONSTRUCTION DETAILS
C602	CONSTRUCTION DETAILS
C603	CONSTRUCTION DETAILS
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L200	LIGHTING PLAN

ZONING REQUIREMENTS			
SITE ZONING: MA.1 MIXED USE ACTIVITY CENTER			
USE: RESTAURANT/RETAIL			
TOWNSHIP STANDARD	REQUIRED	PROPOSED-LOT 1	PROPOSED-LOT 2
USE	MA	RESTAURANT (EXISTING)	RESTAURANT/BANK (PROPOSED)
BUILDING HEIGHT	4 STORIES OR 56 FT	1 STORY (<56 FT)	1 STORY (<56 FT)
BUILDING COVERAGE	NA	NA	11.15%
BUILDING SEPARATION	NA	17.6 FT	17.6 FT
LOT AREA	0.5 AC	1.11 AC	1.24 AC
SETBACKS			
FRONT YARD	20 FT	85.3 FT	106.1 FT
REAR YARD	25 FT	87.3 FT	91.5 FT
SIDE YARD	0 FT	NA	15.8 FT
LOT FRONTAGE	25 FT	150.8 FT	157.8 FT
PARKING			
TOTAL	66 STALLS	55 STALLS	33 STALLS
ADA ACCESSIBLE	4 STALLS	4 STALLS	
LOADING	NA	NA	NA
PERMIT REQUIREMENTS:			
PLANNING MODULE EXEMPTION - PA DEPT. OF ENVIRONMENTAL PROTECTION			
STORMWATER MANAGEMENT MAINTENANCE PROGRAM:			
THE OWNERS SHALL BE RESPONSIBLE FOR INSPECTING THE STORMWATER DETENTION BASIN ON A SEMI-ANNUAL BASIS (JANUARY 2 AND JULY 2 OF EACH YEAR), PLUS AFTER EACH SIGNIFICANT RAINFALL. ANY DEBRIS WHICH MIGHT IMPEDE FLOW AT OR THROUGH THE OUTLET STRUCTURE SHALL BE REMOVED.			
REQUIRED PARKING CALCULATION*:			
- (6,971 SF) EXISTING RESTAURANT: 32			
- (3,008 SF) RESTAURANT: 14+4 (1 PER 3 OUTDOOR SEATS): 18			
- (3,009 SF) BANK: 10+6 (6 EMPLOYEES PER PEAK SHIFT): 16			
- TOTAL: 66 PARKING SPACES			
*A CROSS PARKING AGREEMENT SHALL BE INCLUDED WITHIN THIS PROPOSED DEVELOPMENT TO ACCOMMODATE SHARED PARKING AND ADA STALLS BETWEEN LOT-1 AND LOT-2.			



REVISION RECORD	
No	Date
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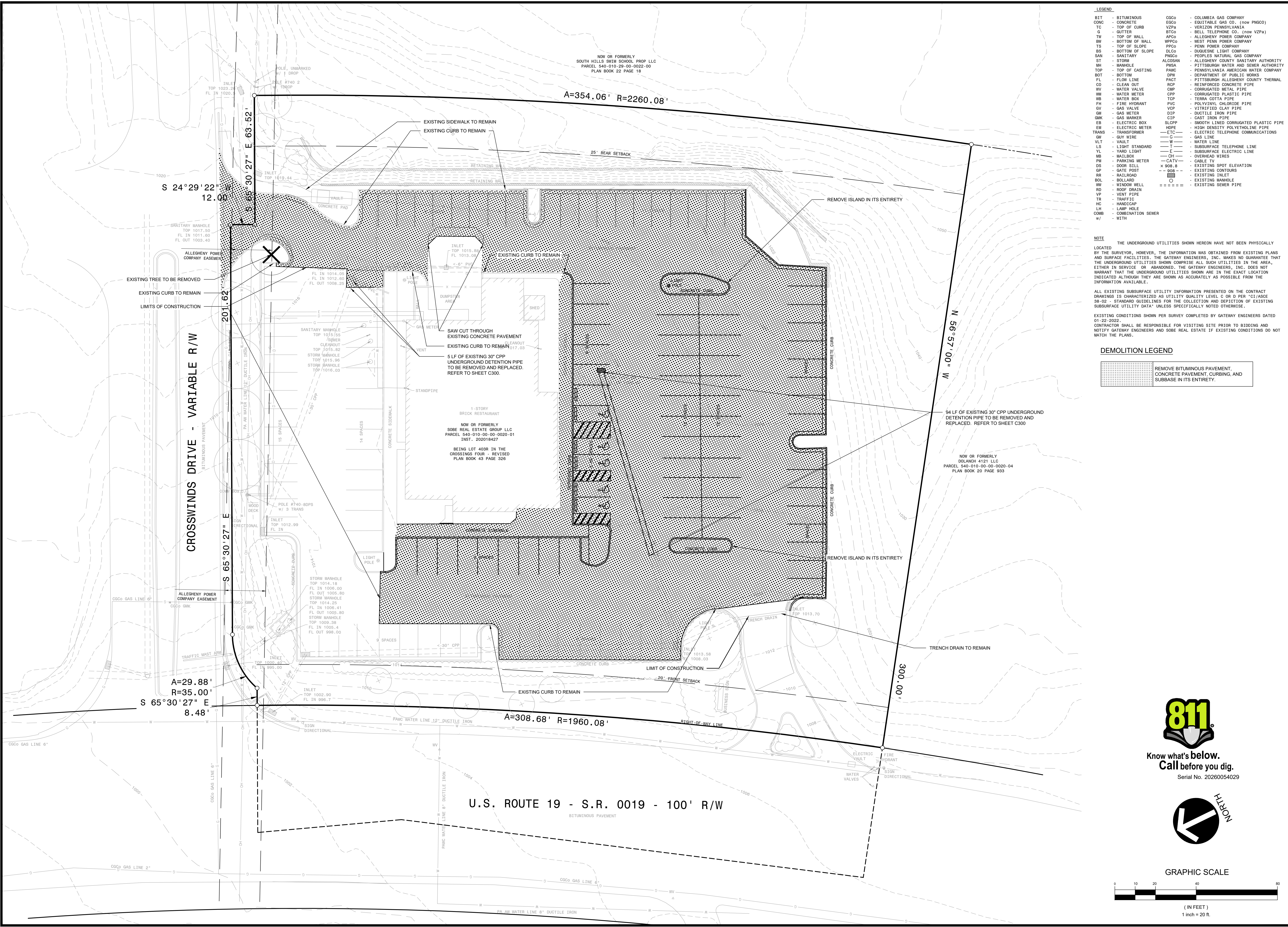
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SOBE REAL ESTATE GROUP
218 SALEM DRIVE
PITTSBURGH, PA 15241

COVER SHEET

Project Number: 41637-0101
Drawing Scale: N.T.S.
Date Issued: JAN 2026
Index Number: _____
Drawn By: ARG/IBL
Checked By: MJG/PTL
Project Manager: MJG

CS

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 Plot Date: 1/15/2026 3:51 PM Admin R. Goodale, P.L.L. LEED Green Building - 1/15/2026 3:41 PM



LEGEND

BIT - BITUMINOUS	CSCo - COLUMBIA GAS COMPANY	EQCo - EQUITABLE GAS CO. (now PNGCO)
CONC - CONCRETE	ESCo - EVERLON PENNSYLVANIA	VZPa - VERIZON PENNSYLVANIA
TC - TOP OF CURB	BTCO - BELL TELEPHONE CO. (now VZPa)	APCO - ALLEGHENY POWER COMPANY
G - TOP OF WALL	WPCCO - WEST PENN POWER COMPANY	PPCCO - PENN POWER COMPANY
SW - BOTTOM OF WALL	DLCo - DUKES LIGHT COMPANY	PNCo - PEOPLES NATURAL GAS COMPANY
TS - TOP OF SLOPE	PNCo - PENN POWER COMPANY	ALCoSAN - ALLEGHENY COUNTY SANITARY AUTHORITY
BS - BOTTOM OF SLOPE	PNCo - PENN POWER COMPANY	PWASA - PITTSBURGH WATER AND SEWER AUTHORITY
SAN - SANITARY	PNCo - PENN POWER COMPANY	PAWC - PENNSYLVANIA AMERICAN WATER COMPANY
ST - STORM	ALCoSAN - ALLEGHENY COUNTY SANITARY AUTHORITY	DPW - DEPARTMENT OF PUBLIC WORKS
MH - MANHOLE	PWASA - PITTSBURGH WATER AND SEWER AUTHORITY	PACT - PITTSBURGH ALLEGHENY COUNTY THERMAL
TOP - TOP OF CASTING	PAWC - PENNSYLVANIA AMERICAN WATER COMPANY	RCP - REINFORCED CONCRETE PIPE
BOT - BOTTOM	DPW - DEPARTMENT OF PUBLIC WORKS	CMP - CORRUGATED METAL PIPE
FL - FLOW LINE	PACT - PITTSBURGH ALLEGHENY COUNTY THERMAL	CPP - CORRUGATED PLASTIC PIPE
CO - CLEAN OUT	RCP - REINFORCED CONCRETE PIPE	TCF - TERRA COTTA PIPE
WV - WATER VALVE	CMP - CORRUGATED METAL PIPE	PVC - POLYVINYL CHLORIDE PIPE
WM - WATER METER	CPP - CORRUGATED PLASTIC PIPE	VCP - VITRIFIED CLAY PIPE
WB - WATER BOX	TCF - TERRA COTTA PIPE	DIP - DUCTILE IRON PIPE
FI - FIRE HYDRANT	PVC - POLYVINYL CHLORIDE PIPE	CIP - CAST IRON PIPE
GV - GAS VALVE	VCP - VITRIFIED CLAY PIPE	SLCPP - SMOOTH LINED CORRUGATED PLASTIC PIPE
GM - GAS METER	DIP - DUCTILE IRON PIPE	HDPPE - HIGH DENSITY POLYETHYLENE PIPE
GMK - GAS MARKER	CIP - CAST IRON PIPE	ETC - ELECTRIC TELEPHONE COMMUNICATIONS
EB - ELECTRIC BOX	SLCPP - SMOOTH LINED CORRUGATED PLASTIC PIPE	G - GAS LINE
EM - ELECTRIC METER	HDPPE - HIGH DENSITY POLYETHYLENE PIPE	W - WATER LINE
TRANS - TRANSFORMER	ETC - ELECTRIC TELEPHONE COMMUNICATIONS	T - SUBSURFACE TELEPHONE LINE
GW - GUY WIRE	G - GAS LINE	E - SUBSURFACE ELECTRIC LINE
VLT - VAULT	W - WATER LINE	OH - OVERHEAD WIRES
LS - LIGHT STANDARD	T - SUBSURFACE TELEPHONE LINE	CATV - CABLE TV
YL - YARD LIGHT	E - SUBSURFACE ELECTRIC LINE	X BOB B - EXISTING SPOT ELEVATION
MB - MAILBOX	OH - OVERHEAD WIRES	BOB - EXISTING INLET
PM - PARKING METER	CATV - CABLE TV	===== O - EXISTING MANHOLE
DS - DOOR SILL	X BOB B - EXISTING SPOT ELEVATION	===== O - EXISTING MANHOLE
GP - GATE POST	BOB - EXISTING INLET	===== O - EXISTING MANHOLE
HR - RAILROAD	===== O - EXISTING INLET	===== O - EXISTING MANHOLE
RD - ROAD	===== O - EXISTING INLET	===== O - EXISTING MANHOLE
WW - WINDOW WELL	===== O - EXISTING INLET	===== O - EXISTING MANHOLE
RD - ROOF DRAIN	===== O - EXISTING INLET	===== O - EXISTING MANHOLE
VP - VENT PIPE	===== O - EXISTING INLET	===== O - EXISTING MANHOLE
TR - TRAFFIC	===== O - EXISTING INLET	===== O - EXISTING MANHOLE
HC - HANDICAP	===== O - EXISTING INLET	===== O - EXISTING MANHOLE
LH - LAMP HOLE	===== O - EXISTING INLET	===== O - EXISTING MANHOLE
COMB - COMBINATION SEWER	===== O - EXISTING INLET	===== O - EXISTING MANHOLE
W - WITH	===== O - EXISTING INLET	===== O - EXISTING MANHOLE

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

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

EXISTING CONDITIONS SHOWN PER SURVEY COMPLETED BY GATEWAY ENGINEERS DATED 01-22-2022.
 CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING SITE PRIOR TO BIDDING AND NOTIFY GATEWAY ENGINEERS AND SOBE REAL ESTATE IF EXISTING CONDITIONS DO NOT MATCH THE PLANS.

DEMOLITION LEGEND

	REMOVE BITUMINOUS PAVEMENT, CONCRETE PAVEMENT, CURBING, AND SUBBASE IN ITS ENTIRETY.
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GATEWAY
 The Gateway Engineers, Inc.
 Full-Service Civil Engineering & Surveying
 Pittsburgh, PA
 gatewayengineers.com
 855-634-6284

REGISTERED PROFESSIONAL ENGINEER
 MICHAEL S. BALET
 No. PE000804
 PENNSYLVANIA

REVISION RECORD

No.	Date	Description
01	01/13/2026	PRELIMINARY/FINAL LAND DEVELOPMENT SUBMISSION
02		
03		
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4093 WASHINGTON ROAD MIXED USE DEVELOPMENT
 4093 WASHINGTON ROAD
 PETERS TOWNSHIP, PA 152317
 PREPARED FOR:
SOBE REAL ESTATE GROUP
 218 SALEM DRIVE
 PITTSBURGH, PA 15241

EXISTING CONDITIONS & DEMOLITION PLAN
 Project Number: 41637-0101
 Drawing Scale: 1" = 20'
 Date Issued: JAN 2026
 Index Number:
 Drawn By: ARG/IRL
 Checked By: MJG/PTL
 Project Manager: MJG

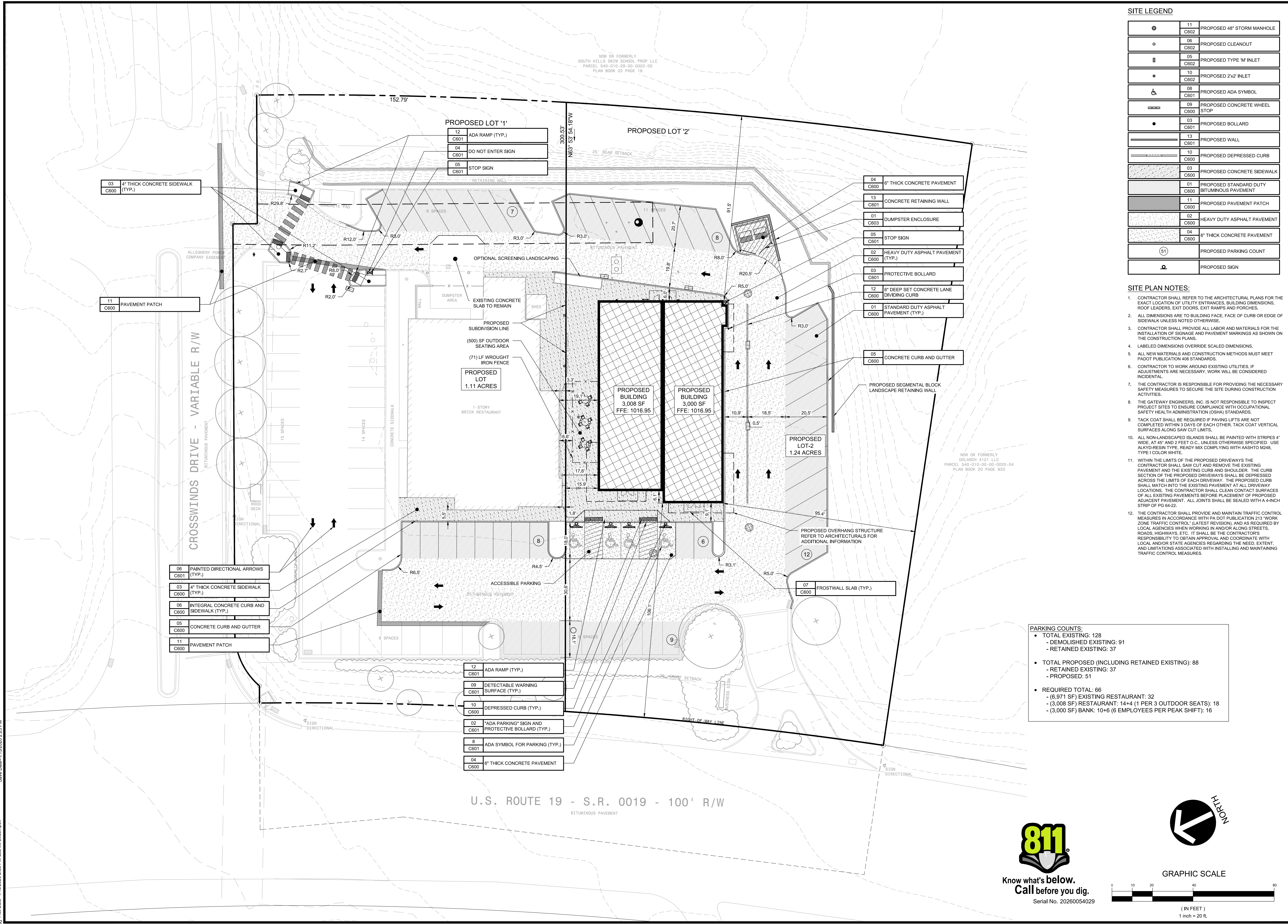
C050

811
 Know what's below.
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HILTON
 NORTH

GRAPHIC SCALE
 0 10 20 40 80
 (IN FEET)
 1 inch = 20 ft.

P:\m & F\m\c\Projects\410004-1527\Washington Road - Peters_Twp\0101 Civil Revisions\DWG\02-Sheet\C100 SITE PLAN.dwg
 Plot Date: 1/26/2026 2:28 PM
 Save Date: 1/26/2026 2:28 PM



SITE LEGEND

11	C602	PROPOSED 48" STORM MANHOLE
06	C602	PROPOSED CLEANOUT
05	C602	PROPOSED TYPE 'M' INLET
10	C602	PROPOSED 2'x2' INLET
08	C601	PROPOSED ADA SYMBOL
09	C600	PROPOSED CONCRETE WHEEL STOP
03	C601	PROPOSED BOLLARD
13	C601	PROPOSED WALL
10	C600	PROPOSED DEPRESSED CURB
03	C600	PROPOSED CONCRETE SIDEWALK
01	C600	PROPOSED STANDARD DUTY BITUMINOUS PAVEMENT
11	C600	PROPOSED PAVEMENT PATCH
02	C600	HEAVY DUTY ASPHALT PAVEMENT
04	C600	6" THICK CONCRETE PAVEMENT
(S1)		PROPOSED PARKING COUNT
04	C600	PROPOSED SIGN

- SITE PLAN NOTES:**
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF UTILITY ENTRANCES, BUILDING DIMENSIONS, ROOF LEADERS, EXIT DOORS, EXIT RAMPS AND PORCHES.
 - ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB OR EDGE OF SIDEWALK UNLESS NOTED OTHERWISE.
 - CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
 - LABELED DIMENSIONS OVERRIDE SCALED DIMENSIONS.
 - ALL NEW MATERIALS AND CONSTRUCTION METHODS MUST MEET PADOT PUBLICATION 408 STANDARDS.
 - CONTRACTOR TO WORK AROUND EXISTING UTILITIES. IF ADJUSTMENTS ARE NECESSARY, WORK WILL BE CONSIDERED INCIDENTAL.
 - THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE NECESSARY SAFETY MEASURES TO SECURE THE SITE DURING CONSTRUCTION ACTIVITIES.
 - THE GATEWAY ENGINEERS, INC. IS NOT RESPONSIBLE TO INSPECT PROJECT SITES TO ENSURE COMPLIANCE WITH OCCUPATIONAL SAFETY HEALTH ADMINISTRATION (OSHA) STANDARDS.
 - TACK COAT SHALL BE REQUIRED IF PAVING LIFTS ARE NOT COMPLETED WITHIN 3 DAYS OF EACH OTHER. TACK COAT VERTICAL SURFACES ALONG SAW CUT LIMITS.
 - ALL NON-LANDSCAPED ISLANDS SHALL BE PAINTED WITH STRIPES 4" WIDE, AT 45° AND 2 FEET O.C. UNLESS OTHERWISE SPECIFIED. USE ALKYL-RESIN TYPE, READY MIX COMPLYING WITH AASHTO M248, TYPE I COLOR WHITE.
 - WITHIN THE LIMITS OF THE PROPOSED DRIVEWAYS THE CONTRACTOR SHALL SAW CUT AND REMOVE THE EXISTING PAVEMENT AND THE EXISTING CURB AND SHOULDER. THE CURB SECTION OF THE PROPOSED DRIVEWAYS SHALL BE DEPRESSED ACROSS THE LIMITS OF EACH DRIVEWAY. THE PROPOSED CURB SHALL MATCH INTO THE EXISTING PAVEMENT AT ALL DRIVEWAY LOCATIONS. THE CONTRACTOR SHALL CLEAN CONTACT SURFACES OF ALL EXISTING PAVEMENTS BEFORE PLACEMENT OF PROPOSED ADJACENT PAVEMENT. ALL JOINTS SHALL BE SEALED WITH A 4-INCH STRIP OF PG 64-22.
 - THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH PA DOT PUBLICATION 213 "WORK ZONE TRAFFIC CONTROL" (LATEST REVISION), AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT, AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.

PARKING COUNTS:

TOTAL EXISTING:	128
- DEMOLISHED EXISTING:	91
- RETAINED EXISTING:	37
TOTAL PROPOSED (INCLUDING RETAINED EXISTING):	88
- RETAINED EXISTING:	37
- PROPOSED:	51
REQUIRED TOTAL:	66
- (6,971 SF) EXISTING RESTAURANT:	32
- (3,008 SF) RESTAURANT: 14+4 (1 PER 3 OUTDOOR SEATS):	18
- (3,000 SF) BANK: 10+6 (6 EMPLOYEES PER PEAK SHIFT):	16

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COMMONWEALTH OF PENNSYLVANIA
 REGISTERED PROFESSIONAL ENGINEER
 MICHAEL J. BALET
 No. PE000204

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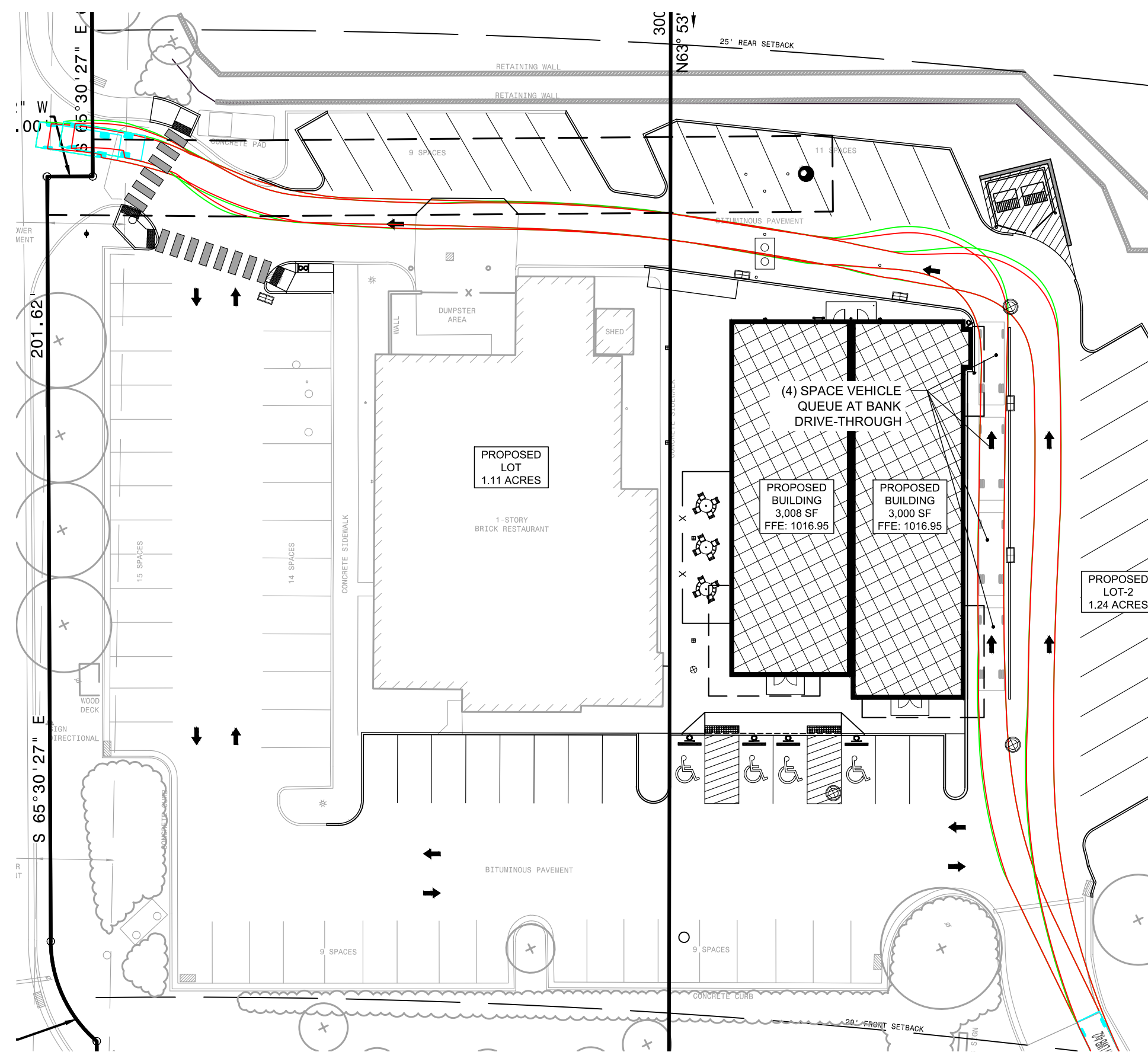
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GRAPHIC SCALE
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 (IN FEET)
 1 inch = 20 ft.

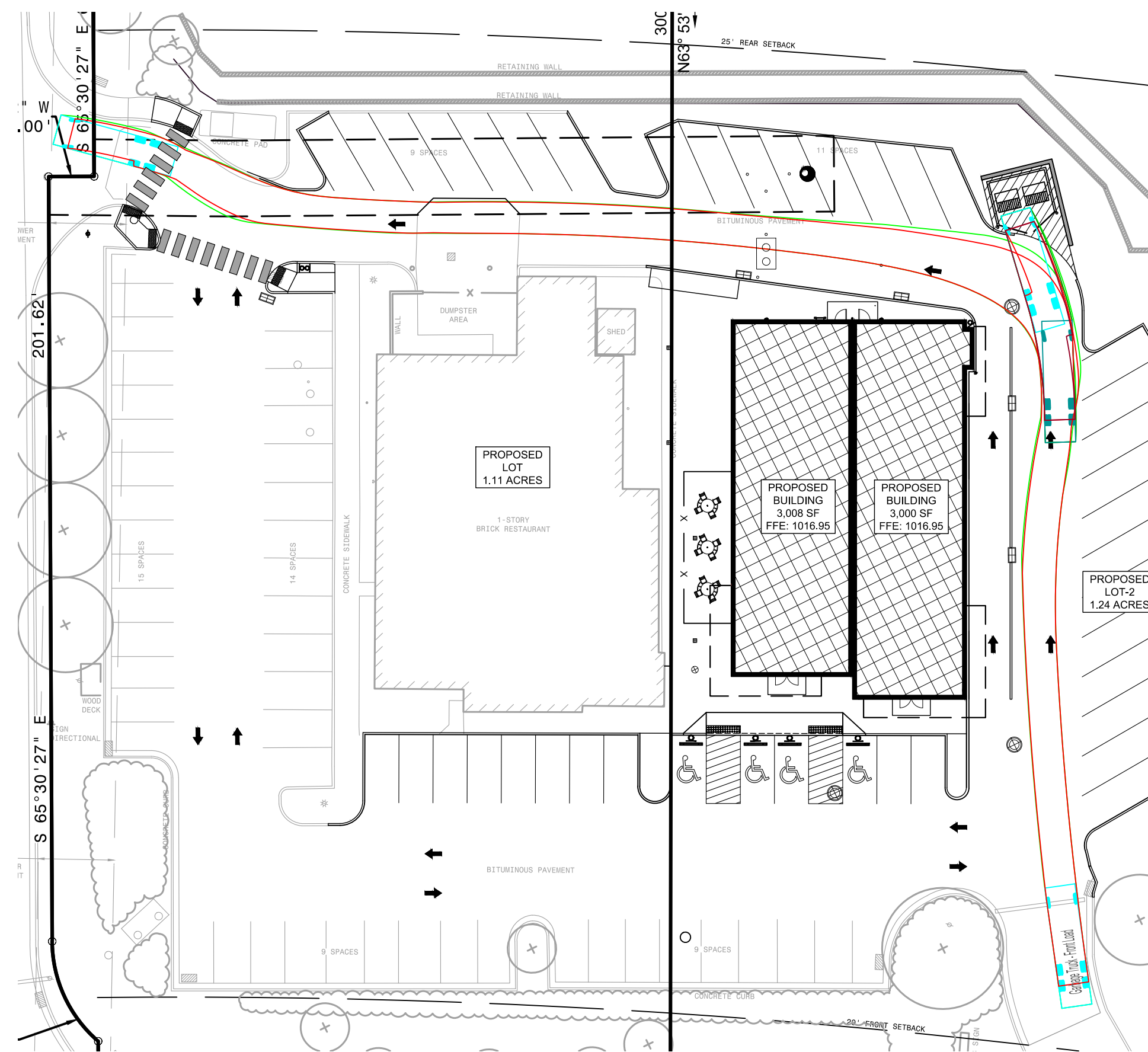
SITE PLAN

Project Number: 41637-0101
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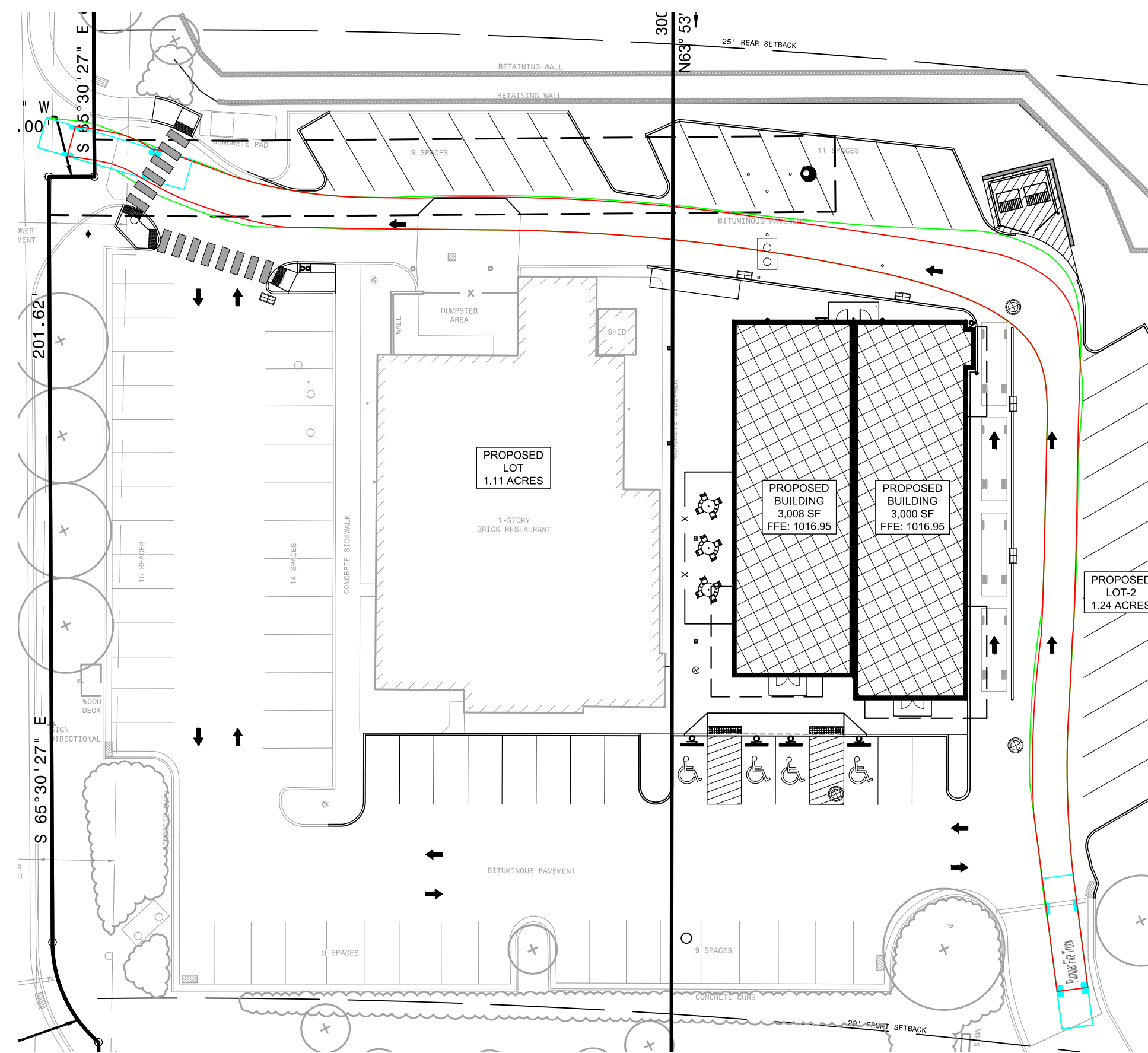
C100



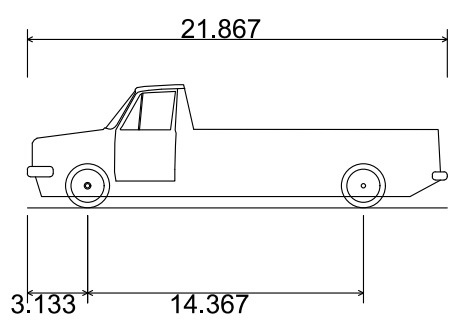
F-350 DUALLY TURNING TEMPLATE



FRONT-LOAD GARBAGE TRUCK TURNING TEMPLATE

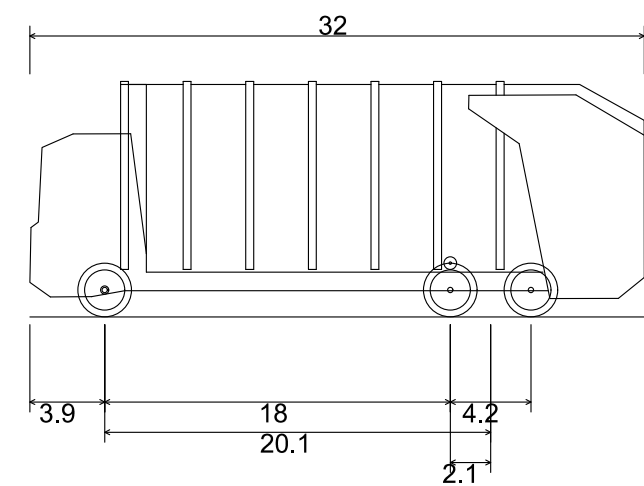


PUMP FIRE TRUCK TURNING TEMPLATE



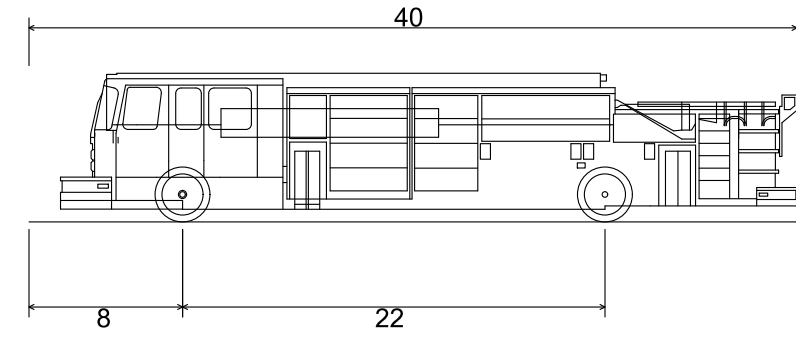
F-350 CrewCab DRW LWB 4x2
 Overall Length 21.867ft
 Overall Width 6.658ft
 Overall Body Height 6.417ft
 Min Body Ground Clearance 0.592ft
 Track Width 6.658ft
 Lock-to-lock time 5.00s
 Curb to Curb Turning Radius 29.250ft

F-350 DUALLY DIMENSIONS



Garbage Truck - Front Load
 Overall Length 32.000ft
 Overall Width 8.000ft
 Overall Body Height 12.272ft
 Overall Body Height 12.272ft
 Min Body Ground Clearance 0.961ft
 Track Width 8.000ft
 Lock-to-lock time 6.00s
 Max Steering Angle (Virtual) 40.00°

FRONT-LOAD GARBAGE TRUCK DIMENSIONS



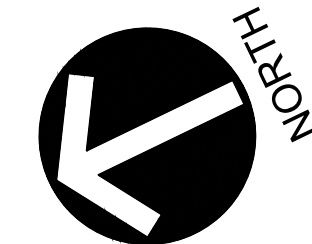
Pumper Fire Truck
 Overall Length 40.000ft
 Overall Width 8.167ft
 Overall Body Height 7.745ft
 Overall Body Height 7.745ft
 Min Body Ground Clearance 0.656ft
 Track Width 8.167ft
 Lock-to-lock time 5.00s
 Max Wheel Angle 45.00°

PUMP FIRE TRUCK DIMENSIONS

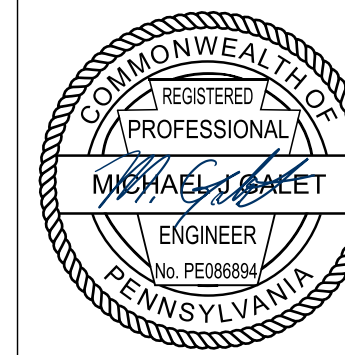
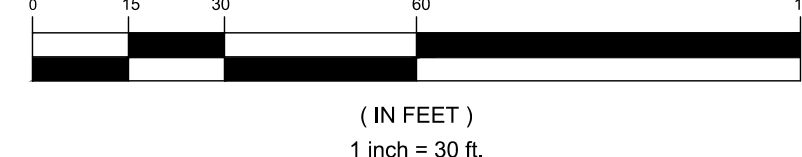
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 Save Date: 01/13/2026 10:39 AM



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GRAPHIC SCALE



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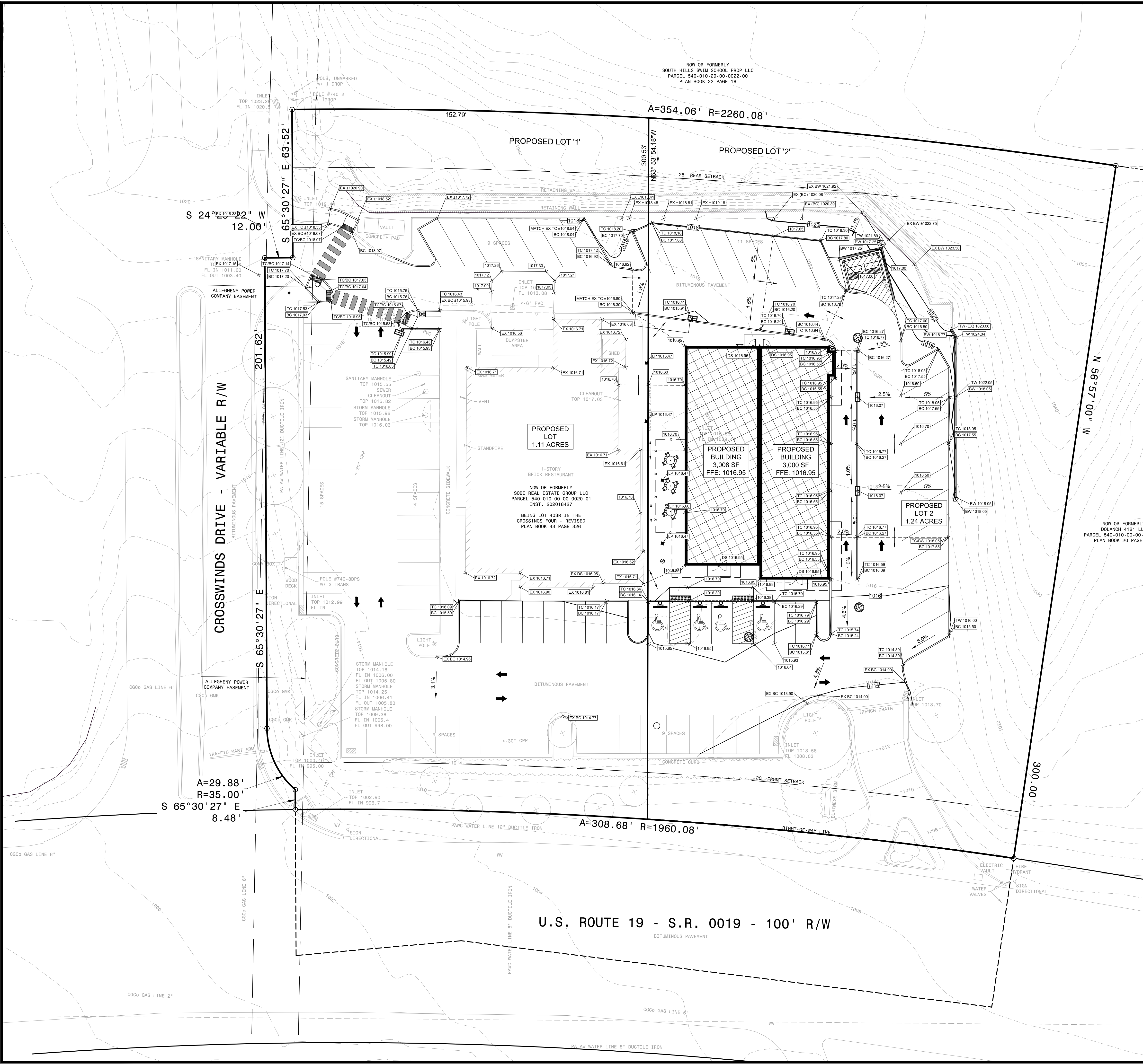
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TURNING
 TEMPLATE
 EXHIBITS

Project Number: 41637-0101
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 Drawn By: ARG/BR/L
 Checked By: MJG/PTL
 Project Manager: MJG

C110

P:\Info & Filenames\Projects\410004-0537 Washington Road - Peters\Twp0101 Civil\Revised\DWG\02-Sheet\C200 GRADING PLAN.dwg
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GRADING LEGEND

$x=1000.00$	PROPOSED SPOT GRADE
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SPOT GRADE ABBREVIATIONS

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

- GRADING PLAN NOTES:**
- ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY THE GATEWAY ENGINEERS, INC. THE CURRENT REQUIREMENTS OF THE MUNICIPALITY AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.
 - THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-594), FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
 - BEFORE EXCAVATIONS, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY PENNSYLVANIA ONE CALL SYSTEMS, INC. AT 8-1-1. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
 - ALL AREAS NOT PAVED SHALL BE TOP SOILED, SEEDED, MULCHED OR LANDSCAPED UNLESS OTHERWISE NOTED IN THE CONSTRUCTION DRAWINGS. SITE SPECIFICATIONS OR INSTRUCTED BY THE OWNER.
 - SPOT ELEVATIONS ARE LOCATED AT THE TOP OF PAVEMENT.
 - THE CONTRACTOR SHALL REMOVE ANY EXCESS TOPSOIL OFF SITE TO A DEP APPROVED WASTE SITE OR SPREAD UNIFORMLY ON SITE. THE ACQUISITION OF AN APPROVED WASTE SITE IS THE CONTRACTOR'S RESPONSIBILITY.
 - THE CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS, AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
 - AN AS-BUILT DRAWING OF THE STORMWATER DETENTION FACILITY PREPARED AND SEALED BY A PROFESSIONAL LAND SURVEYOR IS REQUIRED TO BE SUBMITTED TO THE PROJECT ENGINEER.

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 Pittsburgh, PA
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REVISION RECORD

No.	Date	Description
01	01/13/2026	PRELIMINARY/FINAL LAND DEVELOPMENT SUBMISSION
02		
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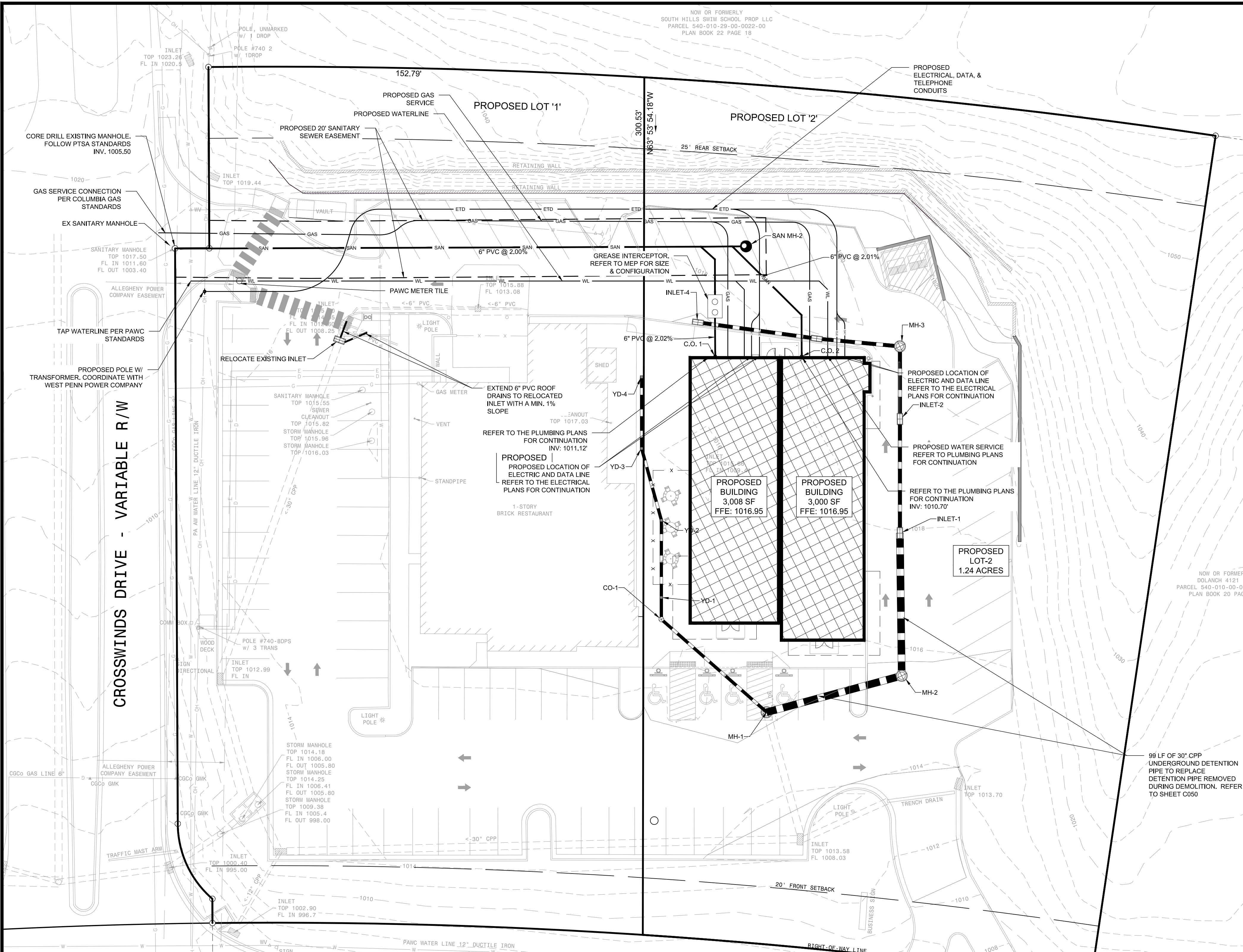
4093 WASHINGTON ROAD MIXED USE DEVELOPMENT
 4093 WASHINGTON ROAD
 PETERS TOWNSHIP, PA 15237

PREPARED FOR:
SOBE REAL ESTATE GROUP
 218 SALEM DRIVE
 PITTSBURGH, PA 15241

GRADING PLAN

Project Number: 41637-0101
 Drawing Scale: 1" = 20'
 Date Issued: JAN 2026
 Index Number:
 Drawn By: ARG/PTL
 Checked By: MJG/PTL
 Project Manager: MJG

C200



UTILITY LEGEND

	PROPOSED SANITARY LINE
	PROPOSED SANITARY LATERAL
	PROPOSED STORM LINE
	PROPOSED WATER LINE
	PROPOSED DATA LINE
	PROPOSED ELECTRIC LINE
	PROPOSED ELECTRIC, TELEPHONE, & DATA LINE
	PROPOSED TELEPHONE LINE
	PROPOSED GAS LINE
	PROPOSED UTILITY POLE
	PROPOSED GAS VALVE
	PROPOSED WATER VALVE
	PROPOSED TEE

UTILITY ABBREVIATIONS

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

UTILITY PLAN NOTES:

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

DATA SERVICE #1 (COMCAST):

CONTRACTOR SHALL PROVIDE AND INSTALL 1-4" SCHEDULE 40 PVC CONDUIT WITH A 1/2" NYLON PULL ROPE FROM THE EXISTING/PROPOSED PEDESTAL HANDHOLE LOCATIONS AS SHOWN ON THE PLANS TO THE BUILDING. ALL ELBOWS SHALL BE LONG SWEEPING ELBOWS. THE CONTRACTOR SHALL PERFORM ALL TRENCHING AND BACKFILLING FOR THE INSTALLATION OF THIS SERVICE.

DATA SERVICE #2 (SPARE CONDUIT):

CONTRACTOR SHALL PROVIDE AND INSTALL 1-4" SCHEDULE 40 PVC CONDUIT WITH A 1/2" NYLON PULL ROPE FROM THE EXISTING/PROPOSED PEDESTAL HANDHOLE LOCATIONS AS SHOWN ON THE PLANS TO THE BUILDING. ALL ELBOWS SHALL BE LONG SWEEPING ELBOWS. THE CONTRACTOR SHALL PERFORM ALL TRENCHING AND BACKFILLING FOR THE INSTALLATION OF THIS SERVICE.

ELECTRIC SERVICE (WEST PENN POWER):

THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE ELECTRIC SERVICE WITH ELECTRIC COMPANY. THE CONTRACTOR SHALL PROVIDE AND INSTALL TWO (2) 5" SCHEDULE 40 PVC CONDUITS WITH A 1/2" NYLON PULL ROPE AS SHOWN ON THE PLANS. ALL BENDS SHALL BE LONG SWEEPING ELBOWS. THE CONTRACTOR SHALL CONSTRUCT A 8' X 8' X 6" THICK PAD ON A 6" STONE BASE AT THE TRANSFORMER AND SWITCH GEAR LOCATION. ELECTRIC COMPANY WILL PROVIDE AND INSTALL THE TRANSFORMER AND SWITCH GEAR. THE WIRE FROM THE POLE/MANHOLES/SWITCHGEAR TO THE TRANSFORMER, THE METERS AT THE BUILDING AND MAKE THE NECESSARY CONNECTIONS AT THE TRANSFORMER AND SWITCH GEAR.

GAS SERVICE (COLUMBIA GAS):

GAS COMPANY WILL EXTEND THE MAIN, PROVIDE AND INSTALL THE GAS METERS AND MAKE THE MAIN LINE CONNECTION TO THE VALVE OR CURB BOX. THE SERVICE LATERAL SHALL BE INSTALLED BY THE CONTRACTOR FROM THE VALVE TO THE METERS. THE GAS LINE SHALL BE INSTALLED IN A SEPARATE TRENCH FROM ALL UTILITIES AND A MINIMUM OF TWO FEET (2') FROM ALL OTHER UTILITIES. THE CONTRACTOR SHALL PERFORM ALL TRENCHING AND BACKFILLING FOR THE INSTALLATION OF THIS SERVICE. GAS COMPANY WILL RELOCATE GAS MARKER.

U.S. ROUTE 19 - S.R. 0019 - 100' R/W

SANITARY SEWER SERVICE (PETERS TOWNSHIP SANITARY AUTHORITY-PTSA):

PRIOR TO CONSTRUCTION AND PRIOR TO ORDERING MATERIALS, THE CONTRACTOR SHALL:

- FIELD VERIFY THE DEPTH OF THE EXISTING SANITARY SEWER MAIN LINE AND ADJUST THE SLOPE AND INVERT OF THE SANITARY SEWER LATERAL AND CLEANOUTS ACCORDINGLY. THE SLOPE OF THE LATERAL SHALL BE A MINIMUM OF 2%, UNLESS OTHERWISE NOTED. CONTRACTOR SHALL INSTALL AND CONSTRUCT THE LATERAL TO THE EXISTING MANHOLE AND MAKE THE CONNECTION TO THE MANHOLE. THE CONTRACTOR SHALL ALSO CONTACT AUTHORITY FOR INSPECTION PRIOR TO CONNECTION AND BACKFILLING. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF SERVICE LATERAL FROM EXISTING MANHOLE TO WITHIN 5' OF THE BUILDING. THE SANITARY SEWER LATERAL AND SERVICE LINES SHALL BE INSTALLED WITH A MINIMUM OF ONE FOOT (1') HORIZONTAL AND VERTICAL SEPARATION FROM ALL OTHER UTILITIES.
- FURNISH AND INSTALL ALL EQUIPMENT AND MATERIALS NECESSARY TO COMPLETE THE WORK AND PERFORM THE WORK IN ACCORDANCE WITH PETERS TOWNSHIP SANITARY AUTHORITY (PTSA) REQUIREMENTS AND APPLICABLE GOVERNMENTAL CODES. WORK INCLUDES, BUT IS NOT LIMITED TO, TRENCHING, BEDDING AND BACK FILLING, INSTALLATION OF SANITARY SEWER AND APPURTENANCES, MANHOLES, CONNECTION TO EXISTING FACILITIES, EARLY WARNING TAPE.
- SUBMIT SHOP DRAWINGS AND OTHER PRODUCT SUBMITTALS TO PTSA PRIOR TO ORDERING MATERIALS. APPROVAL OF ALL MATERIALS AND EQUIPMENT BY PTSA IS REQUIRED PRIOR TO ORDERING AND DELIVERY OF MATERIALS TO THE SITE.
- FURNISH AND INSTALL 8-INCH SANITARY SEWER FROM PTSA EXISTING MANHOLE TO THE PROPOSED BUILDING SERVICE ENTRY POINTS. DO NOT BACKFILL SEWER SERVICE INSTALLATIONS UNTIL THE WORK IS INSPECTED AND APPROVED AS REQUIRED BY PTSA.
- FURNISH AND INSTALL SEWER LINE PIPE AND APPURTENANCES MATERIALS PER PTSA SPECIFICATIONS AND ACHD PLUMBING CODE SPECIFICATIONS.
- CONSTRUCT ALL SANITARY SEWER PIPING WITH A MINIMUM OF 6" BEDDING AND 12" COVER OF AASHTO NO. 57 BEDDING MATERIALS. BACKFILL MATERIAL SHALL CONSIST OF EXCAVATION OR BORROW OF SAND, GRAVEL OR OTHER MATERIALS APPROVED BY PTSA AND SHALL BE FREE OF TRASH, LUMBER, AND OTHER DEBRIS. BACKFILL SHALL BE PLACED IN HORIZONTAL LAYERS NOT IN EXCESS OF 6" IN THICKNESS, PROPERLY MOISTENED TO APPROXIMATE OPTIMUM REQUIREMENTS, AND COMPACTED BY VIBRATOR TAMPERS, MACHINE TAMPERS, OR OTHER SUITABLE EQUIPMENT TO NOT LESS THAN 95 PERCENT OF THE DETERMINED DRY WEIGHT DENSITY.
- PIPE CONNECTIONS TO EXISTING MANHOLES SHALL BE MADE BY CORING A NEAT CIRCULAR HOLE IN THE MANHOLE WALL AND INSERTING A POSITIVE SEAL GASKETING SYSTEM AS MANUFACTURED BY A-LOK PRODUCTS, INC.
- COMPLETE ALL TESTING PER PTSA REQUIREMENTS, INCLUDING LOW PRESSURE AIR TESTING, DEFLECTION TESTS, AND VACUUM TESTING OF MANHOLES.
- FURNISH AS-BUILT DRAWINGS OF THE COMPLETED WORK SEALED BY A REGISTERED SURVEYOR TO THE OWNER AND PTSA IN ACCORDANCE WITH PTSA REQUIREMENTS. AS-BUILT DRAWINGS SHALL BE FURNISHED IN A FORMAT ACCEPTABLE TO PTSA.
- OBTAIN REQUIRED SANITARY SEWER CONNECTION PERMIT AND PAY ALL CONNECTION AND TAPPING FEES BEFORE CONNECTING ANY NEW SEWER LINE OR SERVICE TO EXISTING PTSA FACILITIES.
- COORDINATE ALL SANITARY SERVICE UTILITY WORK WITH PTSA. COORDINATE, SCHEDULE, AND PAY ALL FEES ASSOCIATED WITH INSPECTION AND TESTING OF SANITARY SEWERS WITH PTSA. COORDINATE ANY REQUIRED PRODUCT SUBMITTALS WITH PTSA. CONTACT ENOCH JENKINS - (724) 941-8709

WATER SERVICE (PENNSYLVANIA AMERICAN WATER COMPANY-PAWC):

CONTRACTOR SHALL:

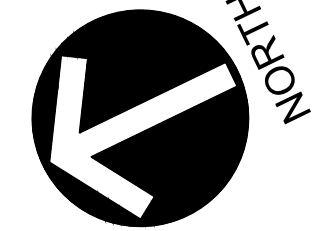
- COORDINATE WITH PAWC ON THE INSTALLATION AND CONSTRUCTION OF THE WATER TAPS AND SERVICE LATERALS FOR THE BUILDING. THE CONTRACTOR WILL TAP THE MAIN, INSTALL VALVE AT THE PROPERTY LINE, AND PAWC WILL INSPECT ALL WORK. THE CONTRACTOR WILL PURCHASE METER AND PAWC WILL INSTALL. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF VALVE, ALL VALVING, AND SERVICE LATERALS TO THE BUILDING. THE CONTRACTOR SHALL COORDINATE WITH PAWC FOR INSPECTION PRIOR TO CONNECTION TO THE MAINLINE AND BACKFILLING. THERE SHALL BE A MINIMUM OF THREE FOOT HORIZONTAL SEPARATION BETWEEN THE WATERLINE AND ALL OTHER UTILITIES. ALL VALVES SHALL HAVE VALVE BOXES.
- FURNISH AND INSTALL ALL EQUIPMENT AND MATERIALS NECESSARY TO COMPLETE THE WORK AND PERFORM THE WORK IN ACCORDANCE WITH PAWC REQUIREMENTS AND APPLICABLE GOVERNMENTAL CODES. WORK INCLUDES, BUT IS NOT LIMITED TO, TRENCHING, BEDDING AND BACK FILLING, INSTALLATION OF WATER MAIN AND APPURTENANCES (VALVES, FITTINGS, THRUST BLOCKING, RESTRAINTS, POLYETHYLENE WRAP, ETC.), TAPPING ASSEMBLIES, HYDRANTS, CONCRETE ENCASMENT, EARLY WARNING TAPE, TRACER WIRE.
- SUBMIT SHOP DRAWINGS AND OTHER PRODUCT SUBMITTALS TO PAWC PRIOR TO ORDERING MATERIALS. APPROVAL OF ALL MATERIALS AND EQUIPMENT BY PAWC IS REQUIRED PRIOR TO ORDERING AND DELIVERY OF MATERIALS TO THE SITE.
- FURNISH AND INSTALL 8-INCH DIP WATER SERVICE TO 8" METER VAULT. INSTALL WATER SERVICE LINES WITH A MINIMUM OF 4.0 FEET OF COVER MEASURED FROM FINISHED GRADE TO TOP OF PIPE AND INSTALL EARLY WARNING DETECTION TAPE ABOVE ALL PIPES. DO NOT BACKFILL WATER SERVICE INSTALLATIONS UNTIL THE WORK IS INSPECTED AND APPROVED BY PAWC. INSTALL 6000 WATER SERVICE FROM VAULT TO BUILDING. INSTALL THE 8" AND THE DOMESTIC SERVICE PER THE PAWC COMMERCIAL WATER SERVICE DETAIL SIZE TO BE PROVIDED BY MEP.
- FURNISH AND INSTALL ANY REQUIRED BENDS OR FITTINGS AS NECESSARY TO PROVIDE THE DESIRED ALIGNMENT INDICATED ON THE PLAN.
- INSTALL WATER LINES TO PROVIDE AN 18" VERTICAL SEPARATION WHERE CROSSING SANITARY SEWERS AND PROVIDE A 10" HORIZONTAL SEPARATION WHERE PARALLEL TO SANITARY SEWERS. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES, OR OTHER UTILITIES (EXISTING AND PROPOSED), FURNISH AND INSTALL BENDS AND FITTINGS WITH MECHANICAL JOINTS AND APPROPRIATE THRUST BLOCKING AS NECESSARY TO PROVIDE A MINIMUM OF 18" CLEARANCE BETWEEN UTILITIES.
- FURNISH AND INSTALL WATER LINE PIPE AND APPURTENANCES MATERIALS AS FOLLOWS PER PAWC SPECIFICATIONS.

- CONSTRUCT ALL WATERLINE PIPING WITH A MINIMUM OF 6" BEDDING AND 12" COVER OF AASHTO NO. 57 BEDDING MATERIALS.
- COMPLETE ALL TESTING AND DISINFECTION PER PAWC REQUIREMENTS.
- FURNISH AS-BUILT DRAWINGS OF THE COMPLETED WORK SEALED BY A REGISTERED SURVEYOR TO THE OWNER AND PAWC IN ACCORDANCE WITH PAWC REQUIREMENTS. AS-BUILT DRAWINGS SHALL BE FURNISHED IN A FORMAT ACCEPTABLE TO PAWC.
- COORDINATE ALL WATER SERVICE UTILITY WORK WITH PAWC. COORDINATE, SCHEDULE, AND PAY ALL FEES ASSOCIATED WITH INSPECTION AND TESTING OF WATERLINES WITH PAWC. COORDINATE ANY REQUIRED PRODUCT SUBMITTALS WITH PAWC. CONTACT MATHEW MACEK - MATHEWM.MACEK@AMWATER.COM.

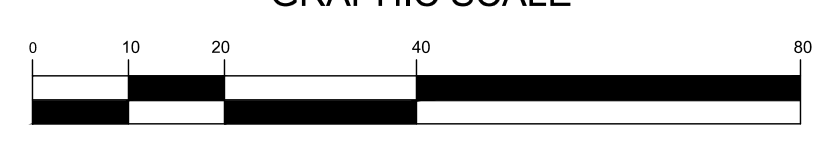


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GRAPHIC SCALE



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REGISTERED PROFESSIONAL ENGINEER
MICHAEL SALET
No. PE000284
PENNSYLVANIA

REVISION RECORD

Date	No	Description
07/13/2026	01	PRELIMINARY/FINAL LAND DEVELOPMENT SUBMISSION
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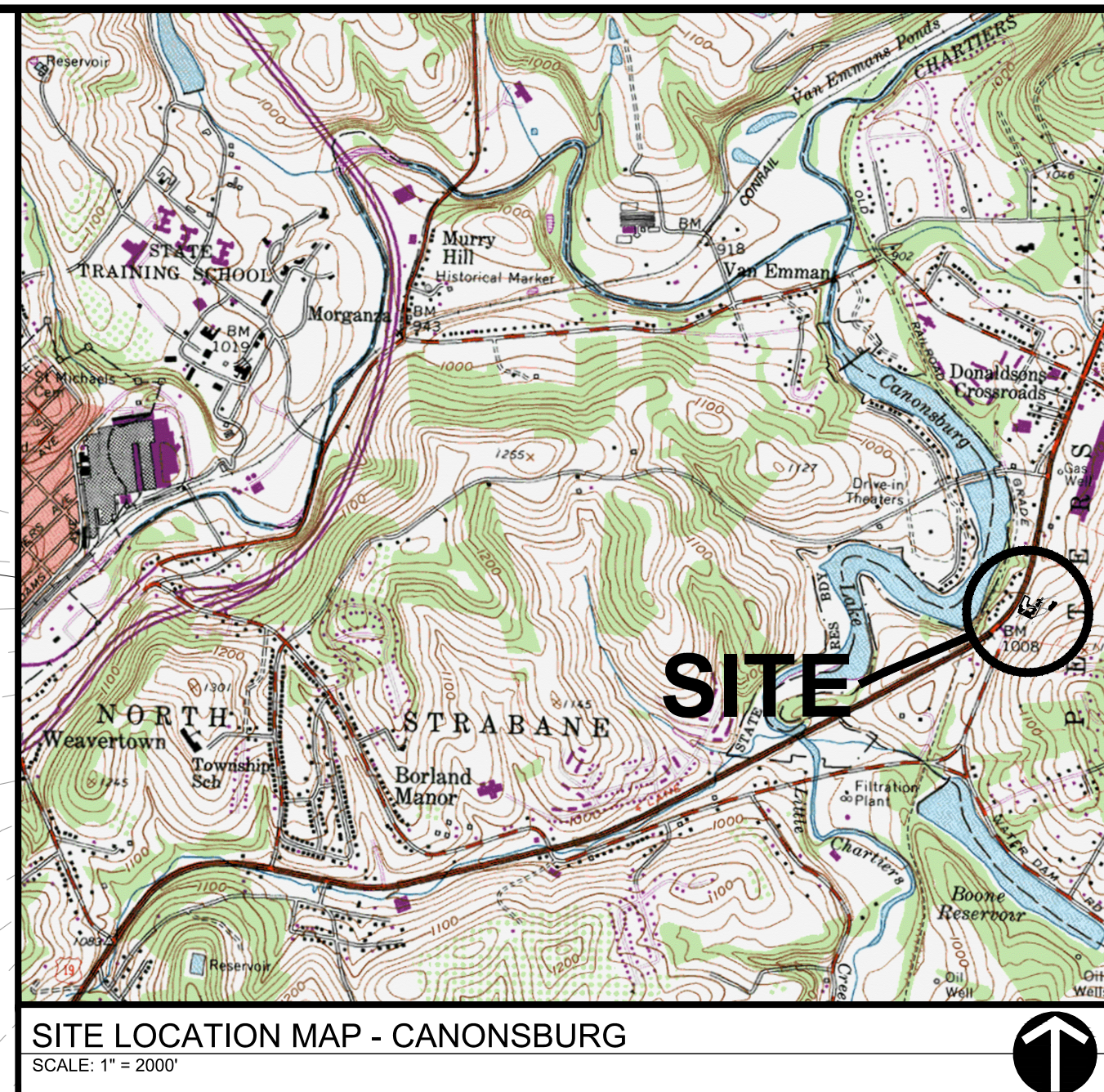
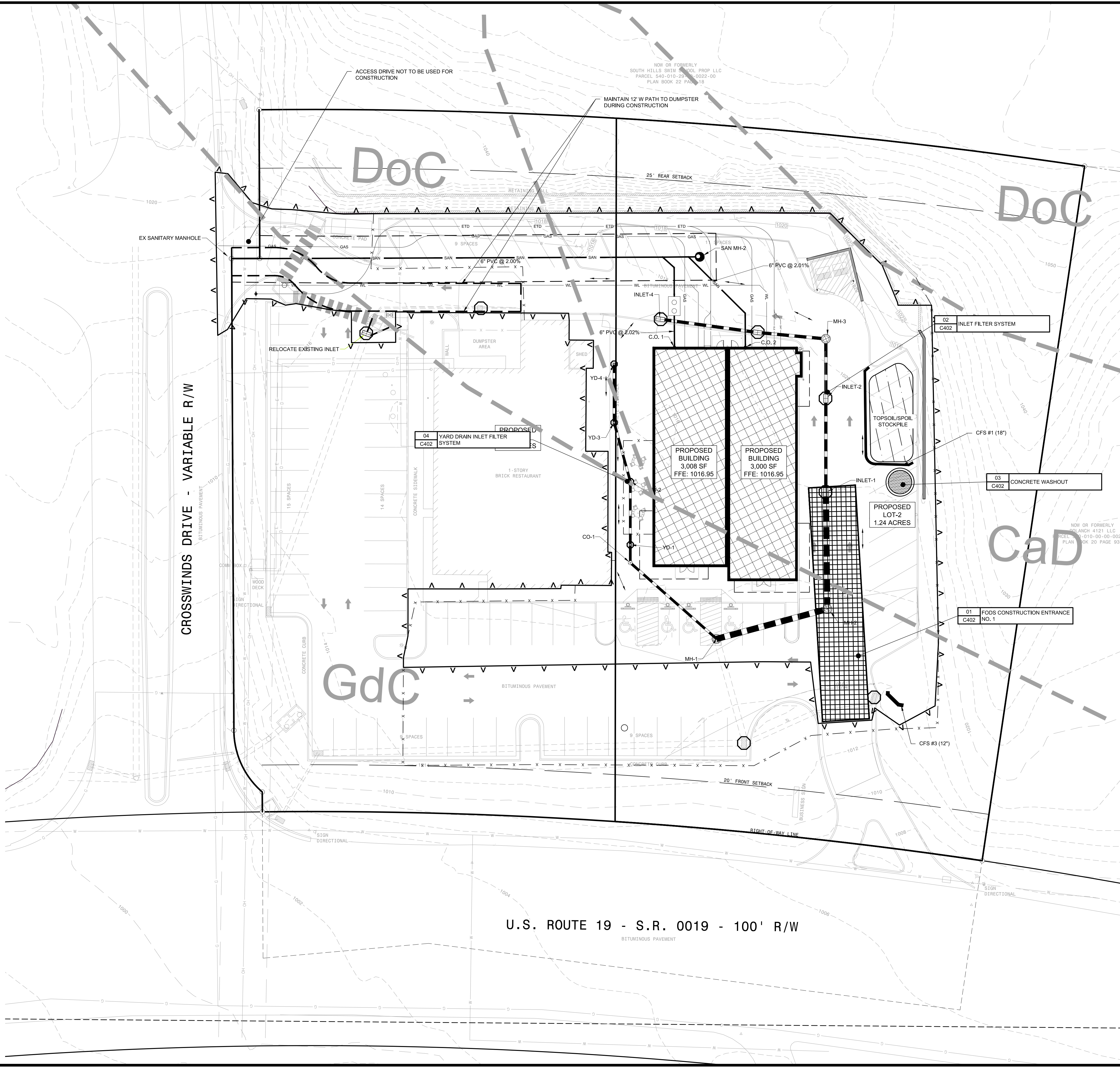
4093 WASHINGTON ROAD MIXED USE DEVELOPMENT
4093 WASHINGTON ROAD
PETERS TOWNSHIP, PA 152317
PREPARED FOR:
SOBE REAL ESTATE GROUP
218 SALEM DRIVE
PITTSBURGH, PA 15241

UTILITY PLAN
Project Number: 41637-0101
Drawing Scale: 1" = 20'
Date Issued: JAN 2026
Index Number: _____
Drawn By: ARG/BR/L
Checked By: MJG/PTL
Project Manager: MJG
C300

Path & Filename: C:\Projects\41637-0101\Drawings\02-Sheet\C300 UTILITY PLAN.dwg
 Plot Content: 1/26/2026 2:59 PM East N. Stranahan
 Scale: Dwg=11/26/2026 12:37 PM

P:\Info & File\name\Projects\410004\6577 Washington Road - Peters Typo-0101 Civil\Revised\DWG\02-Sheet\C400 EROSION & SEDIMENTATION CONTROL PLAN.dwg
 18.00 Plot Date: 1/12/2026 2:39 PM East N/A, Stranmark
 Save Date: 1/12/2026 1:21 PM

THIS PLAN IS FOR EROSION AND SEDIMENT CONTROL PURPOSES ONLY



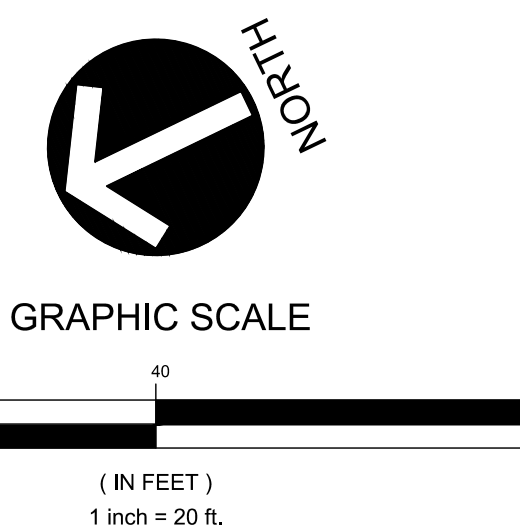
EROSION AND SEDIMENT CONTROL LEGEND

	02 C402	INLET PROTECTION
	04 C402	INLET PROTECTION - NYLOPLAST DRAIN BASINS
	01 C402	FODS CONSTRUCTION ENTRANCE
		COMPOST FILTER SOCK
		LIMITS OF DISTURBANCE
		SOIL BOUNDARIES
		CONSTRUCTION FENCING

- EROSION AND SEDIMENT CONTROL NOTES:**
- THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-504), FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF THE BID. SUBMISSION OF A BID SHALL BE CONSIDERED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
 - BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY PENNSYLVANIA ONE CALL SYSTEMS, INC. AT 1-800-242-1776. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
 - CONTRACTOR TO PROVIDE SHOP DRAWINGS ON ALL STORM SEWER MANHOLES, INLETS, AND DETENTION SYSTEMS.
 - AN AS-BUILT DRAWING OF NEW UTILITY SERVICES SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER UPON COMPLETION OF THE PROJECT.
 - ALL STORM PIPE SHALL BE HDPE, SMOOTH INTERIOR, CORRUGATED POLYETHYLENE PIPE UNLESS OTHERWISE NOTED. ALL STORM SEWER CONSTRUCTION MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH PENNDOT SPECIFICATIONS. ALL JOINTS SHALL BE WATERTIGHT.
 - CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
 - THE CONTRACTOR SHALL ASSURE THAT THERE IS POSITIVE DRAINAGE TO THE INLETS UPON PLACEMENT OF NEW PAVEMENT.

PROJECT AREAS

TOTAL PERMIT AREA = N/A
DISTURBED AREA = 0.9 ACRES



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4093 WASHINGTON ROAD MIXED USE DEVELOPMENT
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 PETERS TOWNSHIP, PA 152317
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SOBE REAL ESTATE GROUP
 218 SALEM DRIVE
 PITTSBURGH, PA 15241

E&S PLAN

Project Number: 41637-0101
 Drawing Scale: 1" = 20'
 Date Issued: JAN 2026
 Index Number:
 Drawn By: ARG/IRL
 Checked By: MJG/PTL
 Project Manager: MJG

C400

STANDARD EROSION AND SEDIMENT CONTROL PLAN NOTES

- ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
- AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE 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 INC. SHALL BE NOTIFIED AT 1-800-242-1778 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
- AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
- CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPs SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
- AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAP(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
- ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 2601.1 ET SEQ., 271.1, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCARDED AT THE PROJECT SITE.
- ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM SP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
- ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
- VEHICLES AND EQUIPMENT MAY NEITHER ENTER DIRECTLY NOR EXIT DIRECTLY FROM THE PROJECT SITE ONTO PUBLIC ROADS.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- A LOG SHOWING DATES THAT E&S BMPs WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE PROVIDED UPON REQUEST OF THE REGULATORY AGENCY.
- 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 SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
- AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES - 6 TO 12 INCHES ON COMPACTED SOILS - PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL. IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES. REFER TO GEOTECHNICAL REPORT AND CROSS SECTIONS.
- ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
- FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, 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.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED 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 OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS, DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
- PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
- E&S BMPs SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE 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 INSPECTING AUTHORITY FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPs.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPs SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE INSPECTING AUTHORITY TO SCHEDULE A FINAL INSPECTION.
- FAILURE TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPs MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW.
- 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.
- UNDERGROUND UTILITIES CUTTING THROUGH ANY ACTIVE CHANNEL SHALL BE IMMEDIATELY BACKFILLED AND THE CHANNEL RESTORED TO ITS ORIGINAL CROSS-SECTION AND PROTECTIVE LINING. ANY BASE FLOW WITHIN THE CHANNEL SHALL BE CONVEYED PART THE WORK AREA IN THE MANNER DESCRIBED IN THIS PLAN UNTIL SUCH RESTORATION IS COMPLETE.
- SEDIMENT BASINS AND/OR TRAPS SHALL BE KEPT FREE OF ALL CONSTRUCTION WASTE, WASH WATER, AND OTHER DEBRIS HAVING POTENTIAL TO CLOG THE BASIN/TRAP OUTLET STRUCTURES AND/OR POLLUTE THE SURFACE WATERS.
- SEDIMENT BASINS SHALL BE PROTECTED FROM UNAUTHORIZED ACTS BY THIRD PARTIES.
- ANY DAMAGE THAT OCCURS IN WHOLE OR IN PART AS A RESULT OF BASIN OR TRAP DISCHARGE SHALL BE IMMEDIATELY REPAIRED BY THE PERMITTEE IN A PERMANENT MANNER SATISFACTORY TO THE MUNICIPALITY, LOCAL CONSERVATION DISTRICT, AND THE OWNER OF THE DAMAGED PROPERTY.
- UPON REQUEST, THE APPLICANT OR HIS CONTRACTOR SHALL PROVIDE AN AS-BUILT (RECORD DRAWING) FOR ANY SEDIMENT BASIN OR TRAP TO THE INSPECTING AUTHORITY OR THE DEPARTMENT.
- EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3H:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.
- FILL MATERIAL FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS. THE EMBANKMENT SHALL BE COMPACTED IN MAXIMUM 10" LAYERED LIFTS AT 90% DENSITY.

POTENTIAL THERMAL IMPACTS

ALL STORMWATER RUNOFF WILL DRAIN TO THE EXISTING PRIVATE STORM SEWER SYSTEM, WHICH WILL ALLOW IT TIME TO COOL. PRIOR TO DISCHARGING TO THE STORMWATER SYSTEM AND EVENTUALLY THE SURFACE WATERS OF THE COMMONWEALTH, THEREFORE, NO THERMAL IMPACTS ARE ANTICIPATED.

1	POTENTIAL THERMAL IMPACTS
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RECYCLING/DISPOSAL OF WASTE

UPON COMPLETION OF THE PROJECT, RECYCLING OR DISPOSAL OF ALL WASTE MATERIALS SHALL BE THE RESPONSIBILITY OF THE EARTHMOVING CONTRACTOR. CONSTRUCTION WASTE INCLUDES, BUT IS NOT LIMITED TO, EXCESS SOIL MATERIALS, SILT REMOVED FROM EROSION CONTROL FACILITIES, EXCESS BUILDING MATERIALS, CONCRETE WASH WATER, SANITARY WASTES, AND OBSOLETE EROSION CONTROL MATERIALS (SILT FENCE, SILT SACKS, ETC.).

SILT REMOVED FROM SEDIMENT CONTROL FACILITIES SHALL BE SPREAD ON THE TOPSOIL, STOCKPILE, OR IN LAWN OR LANDSCAPE AREAS. OBSOLETE EROSION CONTROL MATERIALS AND EXCESS BUILDING MATERIALS MUST BE DISPOSED OF AT A DEP APPROVED SITE.

2	RECYCLING / DISPOSAL OF WASTES
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TEMPORARY SEEDING SPECIFICATIONS:

LIMESTONE	RAW, GROUND AGRICULTURAL LIMESTONE CONTAINING MORE THAN 90 PERCENT CALCIUM CARBONATES (ADJUST pH LEVELS TO 6.5 TO 7.0). APPLY AT A RATE OF 1 TON/AC, UNLESS OTHERWISE INDICATED BY SOIL TESTS.						
COMMERCIAL FERTILIZER	IN ABSENCE OF A SOIL TEST, USE 500 LB/AC (12.5 LBS/1000 SF) OF 10-10-10 MIXED INTO SEEDBED PRIOR TO SEEDING, OR IN A TANK WITH SEED WHEN HYDROSEEDING.						
MULCH	CLEAN OAT OR WHEAT STRAW SHALL BE FREE FROM MATURE SEED-BEARING STALKS OR ROOTS OF PROHIBITED OR NOXIOUS WEEDS AS DEFINED BY THE PENNSYLVANIA SEED ACT 1947. APPLY AT A RATE OF 3 TONS/AC (139 LBS/1000 SF). PRECAUTION SHALL BE TAKEN TO STABILIZE THE MULCH UNTIL THE VEGETATIVE COVER IS ESTABLISHED.						
SEED MIXTURE	SEED MIXTURE SHALL BEAR A GUARANTEED STATEMENT OF ANALYSIS AND SHALL BE COMPOSED OF THE FOLLOWING VARIETIES AND MIXED IN THE PROPORTIONS SPECIFIED.						
TEMPORARY SEED MIXTURE	<table border="1"> <tr> <th>PROPORTION BY WEIGHT</th> <th>MINIMUM PURITY</th> <th>MINIMUM GERMINATION</th> </tr> <tr> <td>100%</td> <td>98%</td> <td>90%</td> </tr> </table>	PROPORTION BY WEIGHT	MINIMUM PURITY	MINIMUM GERMINATION	100%	98%	90%
PROPORTION BY WEIGHT	MINIMUM PURITY	MINIMUM GERMINATION					
100%	98%	90%					
	THREE (3) PERCENT REDTOP MAY BE ADDED TO THE LAWN MIXTURE ON SLOPE AREAS OR FOR LATE SPRING OR LATE FALL SEEDING.						
SEEDING RATE	TEMPORARY SEEDING SHALL BE APPLIED AT THE RATE OF TEN (10) POUNDS PER ONE THOUSAND (1,000) SQUARE YARDS.						
NOTES	ALL AREAS TO BE SEEDED SHALL BE LOOSENEED TO A DEPTH OF AT LEAST TWO INCHES BY MECHANICAL MEANS, OR AS APPROVED BY THE LANDSCAPE ARCHITECT.						
	MULCH SEEDED AREAS IMMEDIATELY AFTER SEEDING.						
	SEED ALL DISTURBED AREAS WITH THE TEMPORARY SEED MIXTURE EXCEPT THOSE AREAS SHOWN TO BE SEEDED WITH STEEP SLOPE MIXTURE, UNLESS OTHERWISE NOTED ON THE DRAWINGS.						
	HYDROSEEDING WITH TACIFIER MAY BE USED IN LIEU OF MULCH.						

PERMANENT SEEDING SPECIFICATIONS:

TOPSOIL	4" MIN. TOPSOIL SHALL BE REQUIRED ON ALL DISTURBED AREAS AFTER SITE HAS BEEN RECLAIMED/RESTORED.						
LIMESTONE	RAW, GROUND AGRICULTURAL LIMESTONE CONTAINING MORE THAN 90 PERCENT CALCIUM CARBONATES (ADJUST pH LEVELS TO 6.5 TO 7.0). APPLY AT A RATE OF 1 TON/AC (275 LB/1,000 SF), UNLESS OTHERWISE INDICATED BY SOIL TESTS.						
COMMERCIAL FERTILIZER	IN THE ABSENCE OF A SOIL TEST, USE 1000 LB/AC OF 10-20-20 (23 LB/1000 SF) MIXED INTO SEEDBED PRIOR TO SEEDING, OR IN A TANK WITH SEED WHEN HYDROSEEDING.						
INOCULANT	INOCULANT FOR TREATING LEGUMINOUS SEEDS SHALL BE A STANDARD COMMERCIAL PRODUCT CONSISTING OF A SUITABLE CARRIER CONTAINING A CULTURE OF NITROGEN FIXING BACTERIA SPECIFIC FOR SEEDS TO BE INOCULATED. INOCULANT SHALL NOT BE USED LATER THAN DATE INDICATED ON THE CONTAINER.						
MULCH	CLEAN OAT OR WHEAT STRAW SHALL BE FREE FROM MATURE SEED-BEARING STALKS OR ROOTS OF PROHIBITED OR NOXIOUS WEEDS AS DEFINED BY THE PENNSYLVANIA SEED ACT 1947. APPLY AT A RATE OF 3 TONS/AC (139 LBS/1000 SF). PRECAUTION SHALL BE TAKEN TO STABILIZE THE MULCH UNTIL THE VEGETATIVE COVER IS ESTABLISHED.						
SEED MIXTURE	SEED MIXTURE SHALL BEAR A GUARANTEED STATEMENT OF ANALYSIS AND SHALL BE COMPOSED OF THE FOLLOWING VARIETIES AND MIXED IN THE PROPORTIONS SPECIFIED.						
PERMANENT SEEDING MIXTURE (PENNDOT FORMULA B)	<table border="1"> <tr> <th>PROPORTION BY WEIGHT</th> <th>MINIMUM PURITY</th> <th>MINIMUM GERMINATION</th> </tr> <tr> <td>20%</td> <td>98%</td> <td>90%</td> </tr> </table>	PROPORTION BY WEIGHT	MINIMUM PURITY	MINIMUM GERMINATION	20%	98%	90%
PROPORTION BY WEIGHT	MINIMUM PURITY	MINIMUM GERMINATION					
20%	98%	90%					
PERENNIAL RYEGRASS MIXTURE (LOLIUM PERENNE)	- A COMBINATION OF IMPROVED CERTIFIED VARIETIES WITH NO ONE VARIETY EXCEEDING 50% OF THE TOTAL RYEGRASS COMPONENT.						
CREeping RED FESCUE OR CHEWINGS FESCUE	30% 98% 85%						
KENTUCKY BLUEGRASS MIXTURE (POA PRATENSIS)	- A COMBINATION OF IMPROVED CERTIFIED VARIETIES WITH NO ONE VARIETY EXCEEDING 25% OF THE TOTAL BLUEGRASS COMPONENT.						
SEEDING RATE	PERMANENT SEEDING SHALL BE APPLIED AT A RATE OF 21 POUNDS PER 1,000 SQUARE FEET.						
PREPARATION OF SEEDING	HYDROSEEDING WITH TACIFIER MAY BE USED IN LIEU OF MULCH.						
	GRADE AS NECESSARY TO BRING SUBGRADE TO A TRUE, SMOOTH SLOPE PARALLEL TO AND SIX INCHES BELOW FINISHED GRADE. PLACE TOPSOIL OVER SPECIFIED AREAS TO A DEPTH SUFFICIENTLY GREATER THAN SIX (6) OR EIGHT (8) INCHES SO THAT AFTER SETTLEMENT AND LIGHT ROLLING, THE COMPLETE WORK WILL CONFORM TO LINES, GRADES AND ELEVATIONS SHOWN.						
	FERTILIZER AND AGRICULTURAL LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL BY ROTILLING OR OTHER METHOD TO A MINIMUM DEPTH OF FOUR (4) INCHES. THE ENTIRE SURFACE SHALL THEN BE REGRADED AND ROLLED. AREAS TO BE SEEDED SHALL THEN BE LOOSENEED TO A DEPTH OF TWO (2) INCHES. SEEDING SHALL BE DONE IN TWO SEPARATE OPERATIONS. THE SECOND SEEDING SHALL BE DONE IMMEDIATELY AFTER THE FIRST AND AT RIGHT ANGLES TO THE FIRST SEEDING AND LIGHTLY RAKED INTO THE SOIL. MULCH SEEDED AREAS IMMEDIATELY AFTER SEEDING.						
	*SEEDING SPECIFICATIONS ARE OBTAINED FROM PENNDOT'S PUBLICATION #408, SECTION 804						
	*SOIL TESTS ARE STRONGLY ENCOURAGED PRIOR TO SEEDING APPLICATION						

CLEAN FILL AND ENVIRONMENTAL DUE DILIGENCE:

IF THE SITE WILL NEED TO HAVE FILL IMPORTED FROM AN OFF SITE LOCATION, THE RESPONSIBILITY FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND THE DETERMINATION OF CLEAN FILL WILL RESIDE WITH THE CONTRACTOR RESPONSIBLE FOR EARTHMOVING OPERATIONS.

ENVIRONMENTAL DUE DILIGENCE MEANS PERFORMING INVESTIGATIVE TECHNIQUES FOR THE IMPORTED MATERIAL. THIS INCLUDES, BUT IS NOT LIMITED TO: VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, AND ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) POLICY "MANAGEMENT OF FILL".

FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE DEP MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA CODE, CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE.

CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL, THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK. BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE.)

3	CLEAN FILL AND ENVIRONMENTAL DUE DILIGENCE
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MAINTENANCE SCHEDULE

CONTROL MEASURE	INSPECT	PROBLEMS TO LOOK FOR	POSSIBLE REMEDIES
COMPOST FILTER SOCK	WEEKLY AND AFTER EVERY RUNOFF EVENT	SEDIMENT ACCUMULATION ON UPSTREAM SIDE PONDING WATER TEARING OR RIPPING OF FABRIC	REMOVE SEDIMENT WHEN LEVEL REACHES HALF OF THE EFFECTIVE HEIGHT REMOVE SEDIMENT OR ADD ADDITIONAL COMPOST FILTER SOCK TO REDUCE SLOPE LENGTH REPLACE RIPPED SECTION WITH NEW COMPOST FILTER SOCK
INLET PROTECTION	WEEKLY AND AFTER EVERY RUNOFF EVENT	SEDIMENT ACCUMULATION SEDIMENT ACCUMULATED IN INLET FILTER BAG TO 1/2 FULL RUNOFF ESCAPING AROUND BARRIER FILTER BAG TORN OR DAMAGED	REMOVE SEDIMENT AND DISPOSE ON SITE. CLEAN AND/OR REPLACE BAG REBUILD BARRIER REPLACE BAG
ROCK CONSTRUCTION ENTRANCE	WEEKLY AND AFTER EVERY RUNOFF EVENT	SINK HOLES OR RUTS SEDIMENT ON PUBLIC ROADWAY	ADD ROCK TO BRING TO SPECIFIED DIMENSIONS. SWEEP MATERIAL BACK TO PROJECT SITE. DO NOT WASH ROADWAY WITH WATER.
VEGETATION	WEEKLY AND AFTER EVERY RUNOFF EVENT	SEDIMENT AT TOE OF SLOPE RILLS AND GULLIES FORMING BARE SOIL PATCHES	CHECK FOR TOP-OF-SLOPE DIVERSION AND INSTALL IF NEEDED. FILL RILLS AND REGRADE GULLIED SLOPES. RESEED, FERTILIZE, AND MULCH BARE AREAS.
CONCRETE WASHOUT FACILITY	DAILY	DAMAGED OR LEAKING WASHOUT ACCUMULATION OF MATERIALS (75% CAPACITY)	DEACTIVATED AND REPAIRED OR REPLACED AS NECESSARY. PLASTIC LINERS SHOULD BE REPLACED WITH EACH CLEANING.

- ALL MAINTENANCE INSPECTIONS SHALL BE LOGGED ONTO DEP FORM #3800-FM-BCW0271D, DATED 5/20/18, AND KEPT ON THE SITE AT ALL TIMES.
- ALL REPAIRS TO BE COMPLETED WITHIN 24 HOURS OF DISCOVERY. REMOVED SEDIMENTS TO BE SPREAD OVER TOPSOIL STOCKPILE(S).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSPECTIONS AND MAINTENANCE OF ALL TEMPORARY CONTROL MEASURES DURING CONSTRUCTION.
- ALL DEVICES SHOULD BE INSPECTED WEEKLY AND AFTER EVERY RUNOFF EVENT. IF DURING THESE INSPECTIONS, ANY DEVICE IS FOUND TO BE CLOGGED, DAMAGED, HALF-FULL OF SILT OR NOT FULLY OPERATIONAL, THE DEVICE(S) SHALL BE CLEANED OF ALL DEBRIS.
- UPON COMPLETION OF THE PROJECT, RECYCLING OR DISPOSAL OF ALL TEMPORARY EROSION CONTROL MATERIALS SHALL BE THE RESPONSIBILITY OF THE EARTHMOVING CONTRACTOR.
- CONSTRUCTION WASTE INCLUDES, BUT IS NOT LIMITED TO, EXCESS SOIL MATERIALS, SILT REMOVED FROM EROSION CONTROL FACILITIES, EXCESS BUILDING MATERIALS, CONCRETE WASH WATER, SANITARY WASTES, AND OBSOLETE EROSION CONTROL MATERIALS (SILT FENCE, SILT SACKS, ETC.).
- SILT REMOVED FROM SEDIMENT CONTROL FACILITIES SHALL BE SPREAD ON THE TOPSOIL STOCKPILE, OR IN LAWN OR LANDSCAPE AREAS.
- OBSOLETE EROSION CONTROL MATERIALS AND EXCESS BUILDING MATERIALS MUST BE DISPOSED OF AT A DEP APPROVED SITE.
- SITE EARTHWORK WILL BE BALANCED PER THE GRADING PLAN.

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

ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE LIMITS OF DISTURBANCE AS NOTED ON THE DRAWING. AS THE DRAINAGE AREA TO EACH OF THE EROSION CONTROL BMPs ESTABLISHES A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER, WITH A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND SEDIMENT IS ESTABLISHED, REMOVE THE PARTICULAR CONTROL BMP.

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

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

CONSTRUCTION SEQUENCE

THE 4093 WASHINGTON ROAD PROJECT WILL CONSIST OF RESTAURANT BUILDING, BANK WITH DRIVE THRU, ASSOCIATED PARKING AREAS, AND STORMWATER MANAGEMENT FACILITIES. AS WELL AS UNDERGROUND UTILITIES TO SERVICE THE NEW BUSINESSES AND APPURTENANCES. ALL FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED E&S ANNUAL LAND DEVELOPMENT PLANS AND THE DEP EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL DATED MARCH, 2012 OR LATEST VERSION.

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

NOTE: UPON COMPLETION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY, THE SITE SHALL BE IMMEDIATELY STABILIZED OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND DISCHARGE OF SEDIMENT. ALL DISTURBED AREAS WHICH ARE AT FINAL GRADE AND WILL NOT BE FURTHER DISTURBED SHALL BE SEEDED PER THE PERMANENT SEEDING SPECIFICATIONS. DISTURBED AREAS LEFT IDLE FOR MORE THAN 4 DAYS SHOULD BE TEMPORARILY SEEDED AND MULCHED. WHEREAS WATER IS PUMPED FROM A DISTURBED AREA, IT MUST BE TREATED FOR SEDIMENT REMOVAL PRIOR TO DISCHARGING TO A SURFACE WATER. UNLESS IT CAN BE SHOWN THAT THE QUALITY OF THE WATER BEING PUMPED ALREADY MEETS DISCHARGE STANDARDS, FILTER BAGS SHALL BE USED TO FILTER PUMPED WATER, AS DESCRIBED IN THE PUMPED WATER FILTER BAG DETAIL.

- STAKE OUT LIMIT OF DISTURBANCE FOR GRADING OPERATIONS.
- INSTALL CONSTRUCTION ENTRANCE(S) AT SITE ACCESS, AS SHOWN ON THE PLAN AND ACCORDING TO THE DETAIL PROVIDED. INGRESS AND EGRESS FROM THE SITE SHALL OCCUR ONLY THROUGH THIS ENTRANCE.
- CLEAR AND GRUB ONLY AREAS NECESSARY FOR INSTALLATION OF PERIMETER CONTROLS AND INSTALL COMPOST FILTER SOCKS DOWNSLOPE OF AREAS PROPOSED FOR DISTURBANCE IN THE CONSTRUCTION PHASE. IN THE LOCATION SHOWN ON THE DETAIL, INSTALL THE WEIGHTED COMPOST FILTER SOCKS IN PAVED AREAS. INSTALL INLET PROTECTION AT ALL EXISTING INLETS THAT MAY RECEIVE SILT-LADEN RUNOFF.
- BEGIN DEMOLITION OF THE EXISTING PAVEMENT AND APPURTENANCES ON SITE AS SHOWN ON THE PLAN AND ACCORDING TO THE DETAILS PROVIDED. REMOVE EXISTING CURBS AND GUTTERS AS NECESSARY.
- PLACE AND COMPACT AGGREGATE SUBBASE FOR BUILDING FOUNDATIONS/LAB IN ACCORDANCE WITH CONSTRUCTION DETAILS AND THE GRADING PLAN.
- BEGIN CUT AND FILL OPERATIONS FOR THE SITE AND BUILDING PAD AREA. DURING GRADING OPERATIONS, THE FILL SLOPES SHALL BE GRADED BACK DOWN FROM THE TOP OF SLOPE AT THE END OF EACH DAY SO THAT RUNOFF IS DIRECTED AWAY FROM THE CUT SLOPES, AS SOON AS THE PROPOSED CUT AND FILL SLOPES ARE BROUGHT TO FINAL GRADE, IMMEDIATELY SEED AND MULCH IN REGULAR 15' VERTICAL INCREMENTS TO PROMOTE EARLY STABILIZATION.
- DO NOT REMOVE EROSION AND SEDIMENT CONTROL MEASURES UNTIL SITE IS FULLY STABILIZED. ANY SEDIMENT THAT ENTERS INLETS SHALL BE REMOVED WITHIN 24 HOURS.
- BEGIN INSTALLATION OF PROPOSED STORM SEWER SYSTEM INCLUDING INLET PROTECTION.
- BEGIN INSTALLATION OF THE NEW SANITARY SEWER AND LATERALS AND THE REMAINING SITE UTILITIES. CONSTRUCTION SHALL FOLLOW THE PROVIDED UTILITY LINE SERVICE INSTALLATION SEQUENCE.
- PREPARE AREAS FOR CONSTRUCTION OF BUILDING, PAVING, AND SITE FURNISHINGS. INSTALL THE CONCRETE WASHOUT AS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE DETAIL, PRIOR TO ANY CONCRETE POURS.
- COMPLETE REMAINDER OF FINE GRADING OPERATIONS IN PREPARATION OF SITE PAVING. SITE PAVING WILL INCLUDE ALL PARKING AREAS AND DRIVE AISLES AROUND THE PROPOSED BUILDING, CURBS, AND SIDEWALKS.
- BEGIN PAVING OPERATIONS. INSTALL SITE FURNISHINGS, CONSTRUCT BUILDING, AND INSTALL LANDSCAPING, IN ACCORDANCE WITH THE DETAILS AND SPECIFICATIONS.
- REMOVE THE CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT AS PAVING IS COMPLETED.
- REPLACE TOPSOIL ON NON-PAVED AREAS FOR SEEDING. SEED AND MULCH ALL DISTURBED AREAS, USING THE SPECIFIED SEEDING REQUIREMENTS FOUND ON THE DETAILED PLAN. ALL DISTURBED AREAS MUST BE TEMPORARILY STABILIZED IF REMAINING IDLE, OR ANTICIPATED TO REMAIN IDLE. NO MORE THAN 15,000 SQUARE FEET OF DISTURBED AREA MAY REACH FINAL GRADE BEFORE INITIATING SEEDING AND MULCHING OPERATIONS.
- RESEED ALL DISTURBED AREAS IF 70% PERENNIAL VEGETATIVE COVER IS NOT ESTABLISHED AFTER 30 DAYS.

SITE RESTORATION PLAN

- WHEN A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER WITH A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND SEDIMENTATION IS ESTABLISHED, REMOVE THE EROSION AND CONTROL MEASURE CONTROLLING THAT SPECIFIC AREA.
- ALL COMPOST FILTER SOCK MAY BE REMOVED WHEN A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER WITH DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND SEDIMENTATION IS ESTABLISHED FOR AREAS TRIBUTARY TO THE COMPOST FILTER SOCK.
- REMOVE INLET PROTECTION FROM THE INLETS.
- PERMANENTLY SEED AND MULCH ALL DISTURBED AREAS PER THE PERMANENT SEEDING SPECIFICATIONS.

UTILITY LINE INSTALLATION REQUIREMENTS

- WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, PLUG INSTALLATION AND BACKFILLING WILL BE SELF-CONTAINED AND SEPARATE FROM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION OPERATIONS.
- DAILY TRENCH EXCAVATION SHALL BE LIMITED TO THE LENGTH OF PIPE PLACEMENT, PLUS INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY.
- WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING INTO A SILT BAG, PRIOR TO PIPE PLACEMENT OR BACKFILLING OPERATIONS.
- ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA SHALL BE GRADED TO FINAL CONTOURS AND APPROPRIATE TEMPORARY EROSION AND SEDIMENT POLLUTION CONTROL MEASURES/FACILITIES WILL BE INSTALLED. SEEDING AND MULCHING OF ALL DISTURBED AREAS WILL BE DONE AT THE END OF EACH WEEK.
- IN CERTAIN CASES TRENCHES CANNOT BE BACKFILLED UNTIL THE PIPE IS HYDROSTATICALLY TESTED, OR ANCHORS AND OTHER PERMANENT FEATURES ARE INSTALLED. IN THESE CASES, REQUIREMENT 5 IS MODIFIED AS FOLLOWS: DAILY BACKFILLING OF THE TRENCH MAY BE DELAYED FOR SIX DAYS. ALL PRESSURE TESTING AND THE COMPLETE BACKFILLING OF THE OPEN TRENCH MUST BE COMPLETED BY THE SEVENTH WORKING DAY. IF DAILY BACKFILLING IS DELAYED, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS, APPROPRIATE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES/FACILITIES WILL BE INSTALLED, AND THE AREAS SEEDED AND MULCHED WITHIN THE NEXT TWO CALENDAR DAYS.

4	E&S CONSTRUCTION SEQUENCE
C401	

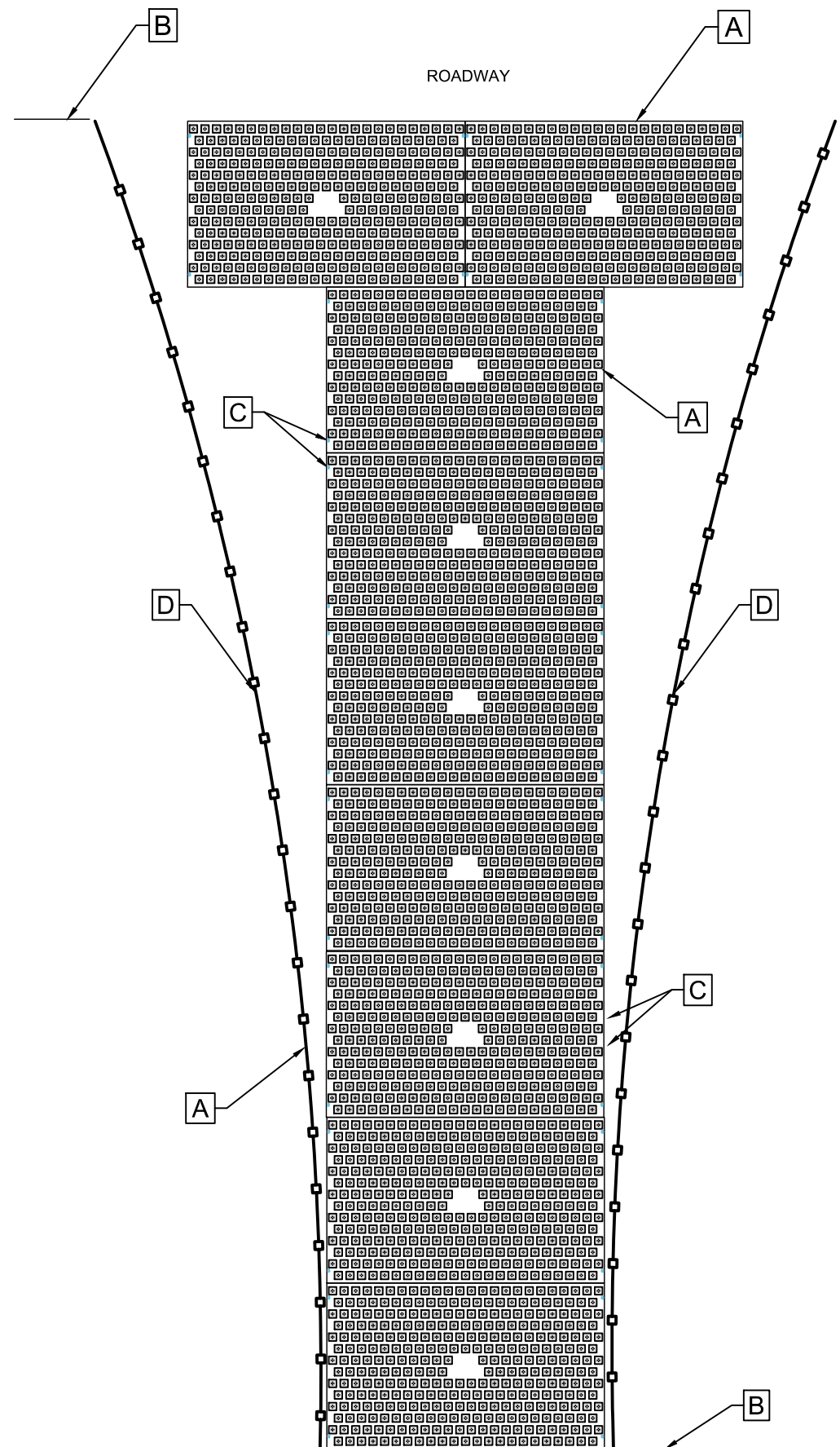
SITE SOIL TYPES:				
SYMBOL	DESCRIPTION	SLOPE	LIMITATIONS	REMEDIAL ACTIONS
C40	CULLEOKA CHANERY SILT LOAM	10-15%	<ul style="list-style-type: none"> CUTBANKS CAVE CORROSIVE TO CONCRETE AND STEEL HAZARD OF EROSION FLOODING SEASONAL HIGH WATER TABLE PERMEABILITY LANDSLIDES SLOW PERCOLATION PIPING POOR SOURCES OF TOPSOIL FROST ACTION POTENTIAL SINKHOLE 	<ul style="list-style-type: none"> SOILS SUSCEPTIBLE TO HIGH WATER TABLES AND/OR PIPING AND SEEPING. * PROVIDE PUMPED WATER SEDIMENT REMOVAL FACILITIES * USE CLAY EMBANKMENT CORES. * UTILIZE ANTI-SEEP COLLARS OR GRAVEL PACKS. * LIMIT TIME OF EXPOSURE * USE EROSION CONTROL BLANKETS. * SELECTION OF SEED MIXTURES WITH RAPIDLY GERMINATING SPECIES. * SOODING * USE OF SPECIAL STABILIZATION PRODUCTS (E.G. CELLULAR GRIDS, INTERLOCKING CONCRETE BLOCKS...) * FROST ACTION * SOILS SUSCEPTIBLE TO SLIPS & LANDSLIDES: * PREVENT SATURATION OF SLOPES * PROVIDE ANCHORING OR RETAINING SYSTEMS. * PROVIDE BENCHING TO CATCH FALLING DEBRIS. * SEE GEOTECHNICAL NOTE BELOW.
D40	DORMONT SILT LOAM	8-15%	<ul style="list-style-type: none"> PERMEABILITY LANDSLIDES SLOW PERCOLATION PIPING POOR SOURCES OF TOPSOIL FROST ACTION POTENTIAL SINKHOLE 	<ul style="list-style-type: none"> SOILS SUSCEPTIBLE TO MODERATE OR HIGH EROSION POTENTIAL: * LIMIT TIME OF EXPOSURE * USE EROSION CONTROL BLANKETS. * SELECTION OF SEED MIXTURES WITH RAPIDLY GERMINATING SPECIES. * SOODING * USE OF SPECIAL STABILIZATION PRODUCTS (E.G. CELLULAR GRIDS, INTERLOCKING CONCRETE BLOCKS...) * FROST ACTION * SOILS SUSCEPTIBLE TO SLIPS & LANDSLIDES: * PREVENT SATURATION OF SLOPES * PROVIDE ANCHORING OR RETAINING SYSTEMS. * PROVIDE BENCHING TO CATCH FALLING DEBRIS. * SEE GEOTECHNICAL NOTE BELOW.
G40	GLENFORD SILT LOAM	8-15%	<ul style="list-style-type: none"> PERMEABILITY LANDSLIDES SLOW PERCOLATION PIPING POOR SOURCES OF TOPSOIL FROST ACTION POTENTIAL SINKHOLE 	<ul style="list-style-type: none"> SOILS CORROSIVE TO CONCRETE/STEEL

FODS TRACKOUT CONTROL SYSTEM INSTALLATION GUIDE

THE PURPOSE AND DESIGN OF THE FODS TRACKOUT CONTROL SYSTEM IS TO EFFECTIVELY REMOVE MOST SEDIMENT FROM VEHICLE TIRES AS THEY EXIT A DISTURBED LAND AREA ONTO A PAVED STREET. THIS MANUAL IS A PLATFORM FROM WHICH TO INSTALL A FODS TRACKOUT CONTROL SYSTEM. (NOTE: THIS IS NOT A ONE SIZE FITS ALL GUIDE). THE INSTALLATION MAY NEED TO BE MODIFIED TO MEET THE EXISTING CONDITIONS, EXPECTATIONS, OR DEMANDS OF A PARTICULAR SITE. THIS IS A GUIDELINE. ULTIMATELY THE FODS TRACKOUT CONTROL SYSTEM SHOULD BE INSTALLED SAFELY WITH PROPER ANCHORING AND SIGNS PLACED AT THE ENTRANCE AND EXIT TO CAUTION USERS AND OTHERS.

KEY NOTES:

- A. FODS TRACKOUT CONTROL SYSTEM MAT.
- B. FODS SAFETY SIGN.
- C. ANCHOR POINT.
- D. SILT OR ORANGE CONSTRUCTION FENCE.



TYPICAL ONE-LANE LAYOUT

01 C402	FODS TRACKOUT CONTROL MAT CONSTRUCTION ENTRANCE
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INSTALLATION:

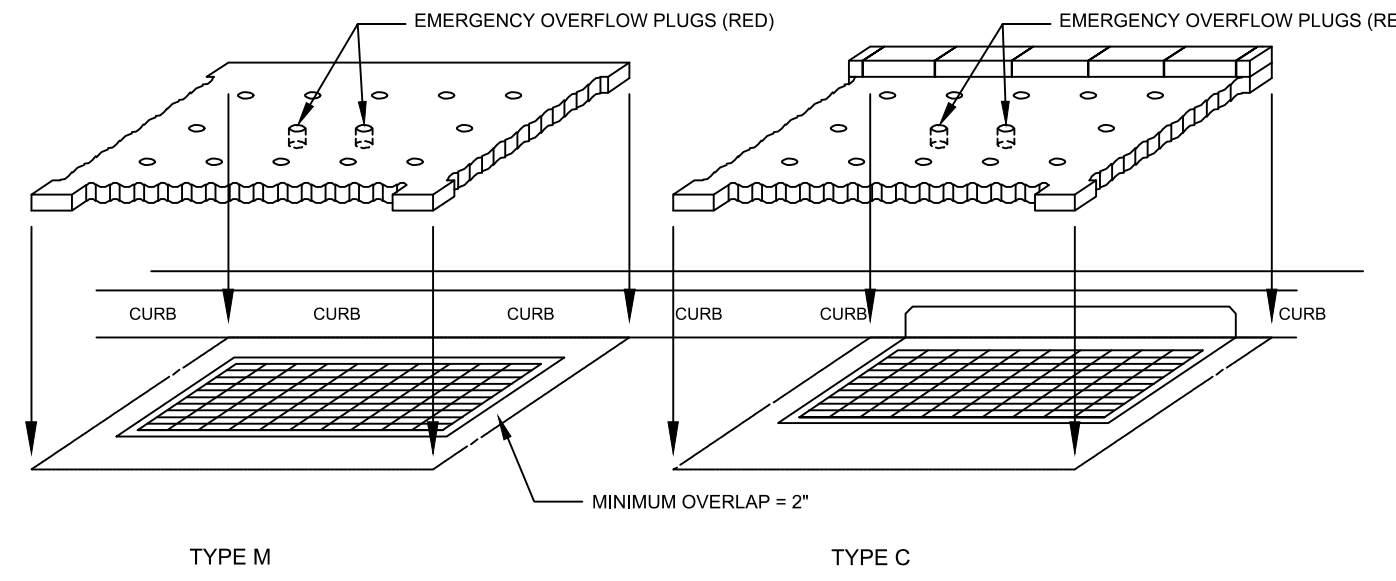
1. THE SITE WHERE THE FODS TRACKOUT CONTROL SYSTEM IS TO BE PLACED SHOULD CORRESPOND TO BEST MANAGEMENT PRACTICES AS MUCH AS POSSIBLE. THE SITE WHERE FODS TRACKOUT CONTROL SYSTEM IS PLACED SHOULD ALSO MEET OR EXCEED THE LOCAL JURISDICTION OR STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
2. CALL FOR UTILITY LOCATES 3 BUSINESS DAYS IN ADVANCE OF THE FODS TRACKOUT CONTROL SYSTEM INSTALLATION FOR THE MARKING OF UNDERGROUND UTILITIES. CALL THE UTILITY NOTIFICATION CENTER AT 811.
3. ONCE THE SITE IS ESTABLISHED WHERE FODS TRACKOUT CONTROL SYSTEM IS TO BE PLACED, ANY EXCESSIVE UNEVEN TERRAIN SHOULD BE LEVELED OUT OR REMOVED SUCH AS LARGE ROCKS, LANDSCAPING MATERIALS, OR SUDDEN ABRUPT CHANGES IN ELEVATION.
4. THE INDIVIDUAL MATS CAN START TO BE PLACED INTO POSITION. THE FIRST MAT SHOULD BE PLACED NEXT TO THE CLOSEST POINT OF EGRESS. THIS WILL ENSURE THAT THE VEHICLE WILL EXIT STRAIGHT FROM THE SITE ONTO THE PAVED SURFACE.
5. AFTER THE FIRST MAT IS PLACED DOWN IN THE PROPER LOCATION, MATS SHOULD BE ANCHORED TO PREVENT THE POTENTIAL MOVEMENT WHILE THE ADJOINING MATS ARE INSTALLED. ANCHORS SHOULD BE PLACED AT EVERY ANCHOR POINT (IF FEASIBLE) TO HELP MAINTAIN THE MAT IN ITS CURRENT POSITION.
6. AFTER THE FIRST MAT IS ANCHORED IN ITS PROPER PLACE, AN H BRACKET SHOULD BE PLACED AT THE END OF THE FIRST MAT BEFORE ANOTHER MAT IS PLACED ADJACENT TO THE FIRST MAT.
7. ONCE THE SECOND MAT IS PLACED ADJACENT TO THE FIRST MAT, MAKE SURE THE H BRACKET IS CORRECTLY SITUATED BETWEEN THE TWO MATS, AND SLIDE MATS TOGETHER.
8. NEXT THE CONNECTOR STRAPS SHOULD BE INSTALLED TO CONNECT THE TWO MATS TOGETHER.
9. UPON PLACEMENT OF EACH NEW MAT IN THE SYSTEM, THAT MAT SHOULD BE ANCHORED AT EVERY ANCHOR POINT TO HELP STABILIZE THE MAT AND ENSURE THE SYSTEM IS CONTINUOUS WITH NO GAPS IN BETWEEN THE MATS.
10. SUCCESSIVE MATS CAN THEN BE PLACED TO CREATE THE FODS TRACKOUT CONTROL SYSTEM REPEATING THE ABOVE STEPS.

USE AND MAINTENANCE:

1. VEHICLES SHOULD TRAVEL DOWN THE LENGTH OF THE TRACKOUT CONTROL SYSTEM AND NOT CUT ACROSS THE MATS.
2. DRIVERS SHOULD TURN THE WHEEL OF THEIR VEHICLES SUCH THAT THE VEHICLE WILL MAKE A SHALLOW S-TURN ROUTE DOWN THE LENGTH OF THE FODS TRACKOUT CONTROL SYSTEM.
3. MATS SHOULD BE CLEANED ONCE THE VOIDS BETWEEN THE PYRAMIDS BECOME FULL OF SEDIMENT. TYPICALLY THIS WILL NEED TO BE PERFORMED WITHIN TWO WEEKS AFTER A STORM EVENT. BRUSHING IS THE PREFERRED METHOD OF CLEANING, EITHER MANUALLY OR MECHANICALLY.
4. THE USE OF ICE MELT, ROCK SALT, SNOW MELT, DE-ICER, ETC. SHOULD BE UTILIZED AS NECESSARY DURING THE WINTER MONTHS AND AFTER A SNOW EVENT TO PREVENT ICE BUILDUP.

REMOVAL:

1. REMOVAL OF FODS TRACKOUT CONTROL SYSTEM IS REVERSE ORDER OF INSTALLATION.
2. STARTING WITH THE LAST MAT, THE MAT THAT IS PLACED AT THE INNERMOST POINT OF THE SITE OR THE MAT FURTHEST FROM THE EXIT OR PAVED SURFACE SHOULD BE REMOVED FIRST.
3. THE ANCHORS SHOULD BE REMOVED.
4. THE CONNECTOR STRAPS SHOULD BE UNBOLTED AT ALL LOCATIONS IN THE FODS TRACKOUT CONTROL SYSTEM.
5. STARTING WITH THE LAST MAT IN THE SYSTEM, EACH SUCCESSIVE MAT SHOULD THEN BE MOVED AND STACKED FOR LOADING BY FORK-LIFT OR EXCAVATOR ONTO A TRUCK FOR REMOVAL FROM THE SITE.

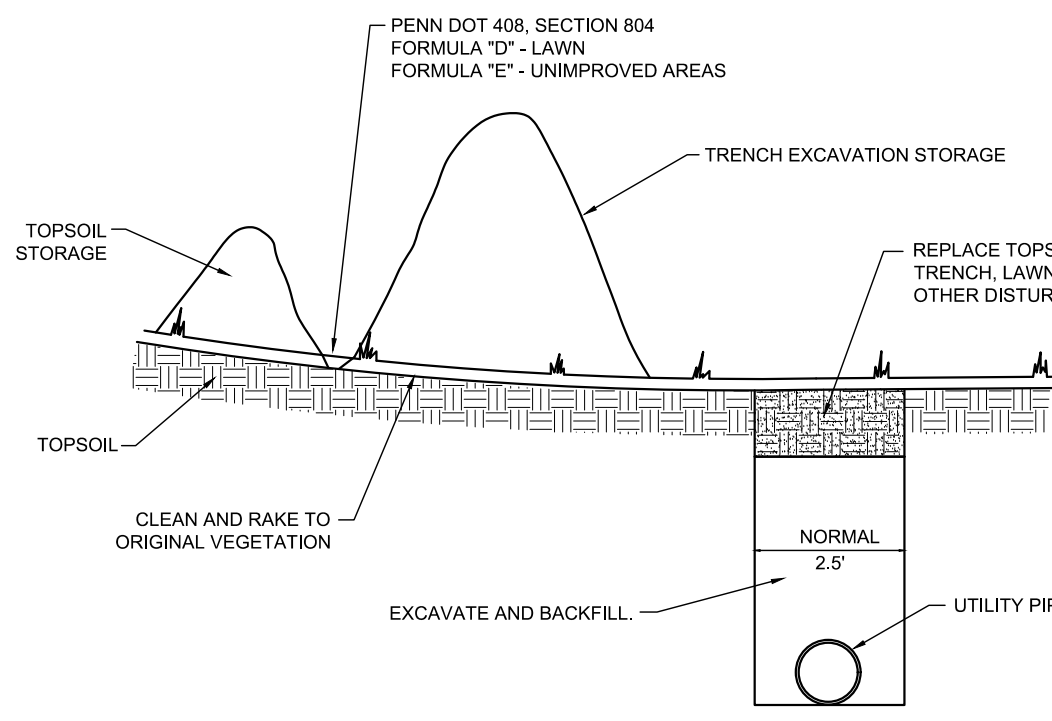


BLACKHAWK INLET FILTER SYSTEM

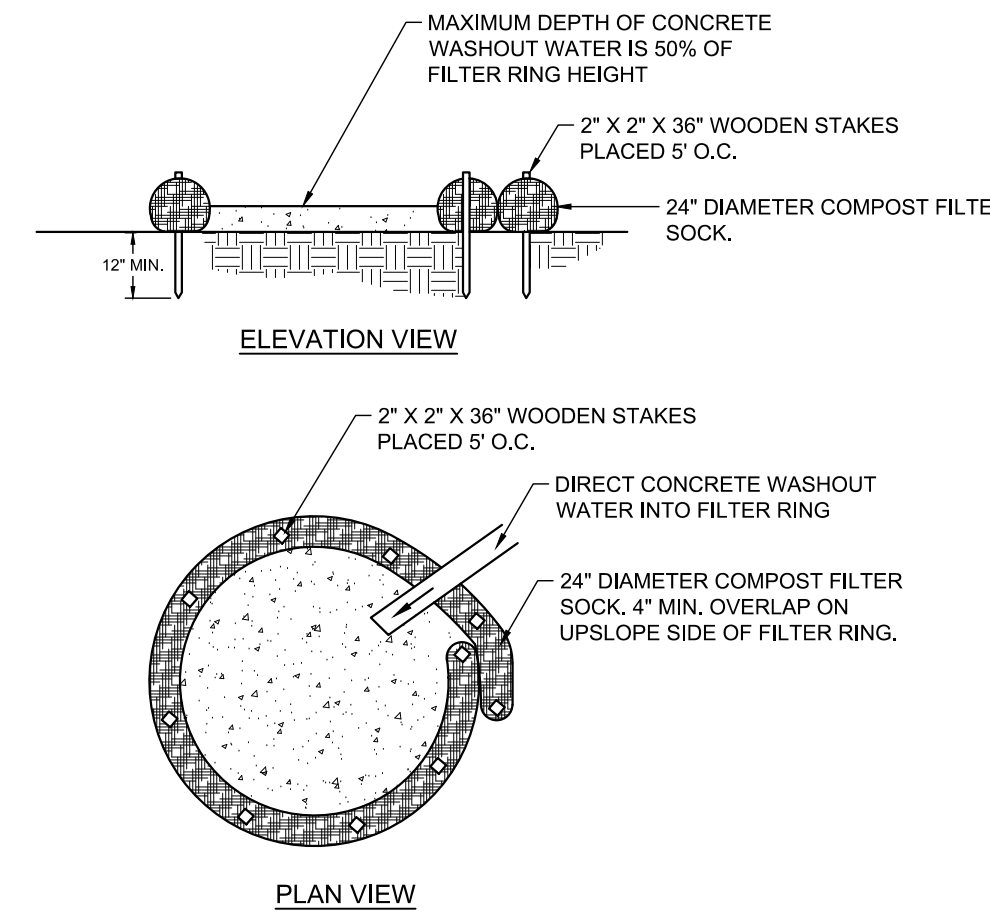
NOTES:

- 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 WITH STRAIGHT EDGE FLUSH TO CURB FACE. ADJUST MAT BY HAND UNTIL PLACEMENT ALLOWS FOR OPTIMAL MAGNETIC ADHESION TO GRATE SURFACE.
- PREINSTALLED RED EMERGENCY OVERFLOW 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 OVERFLOW PLUGS SHALL BE REINSTALLED. IF GRATE IS AT LOWEST POINT OF STREET, REMOVAL OF ONE PLUG WILL ALLOW FOR EXPECTED 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.

02 C402	INLET FILTER MAT (FOR USE IN HQ/EV WATERSHED)
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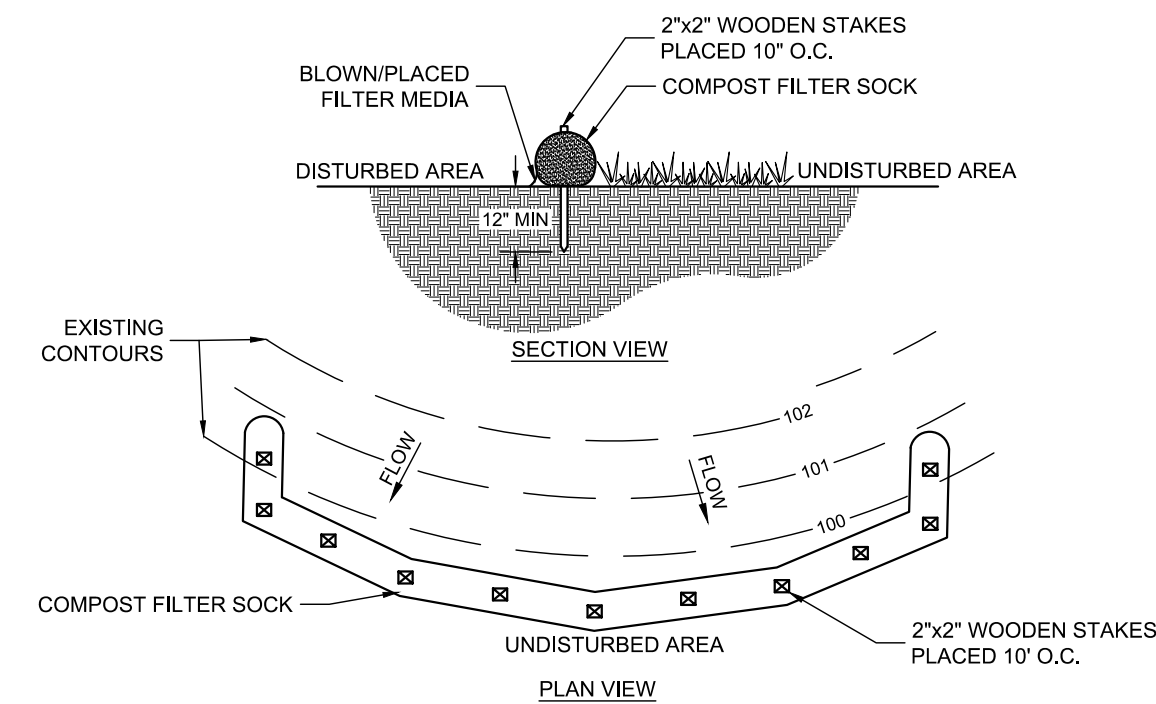
05 C402	EROSION CONTROL FOR UTILITY TRENCHES
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NOTES:

1. INSTALL ON FLAT GRADE FOR OPTIMAL PERFORMANCE.
2. 18" DIAMETER FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.
3. A SUITABLE IMPERVIOUS GEOMEMBRANE LINER SHALL BE PLACED AT THE LOCATION PRIOR TO THE INSTALLING THE SOCKS.

03 C402	CONCRETE WASHOUT AREA
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NOTES:

1. COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST 6" UP SLOPE AT 4:1 TO THE MAIN SOCK ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY SOCK SHALL NOT EXCEED THAT SHOWN ON FIGURE 4.2. SEE TABLE BELOW.
2. TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.
3. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
4. 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.
5. BIODEGRADABLE FILTER SOCK SHALL BE REPLACED AFTER 6 MONTHS. PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
6. UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.
7. SILT SOCK FABRIC MATERIAL SHALL BE MULTI-FILAMENT POLYPROPYLENE (MFPP), MINIMUM FUNCTIONAL LONGEVITY 1 YEAR.
8. SLOPE LENGTH TABLE FROM FIGURE 4.2, PADEP BMP MANUAL:

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

TABLE 4.1 COMPOST SOCK FABRIC MINIMUM SPECIFICATIONS

MATERIAL TYPE	3 ml HDPE	5 ml HDPE	5 ml HDPE	MULTI-FILAMENT POLYPROPYLENE (MFPP)	HEAVY DUTY MULTI-FILAMENT POLYPROPYLENE (HDMFPP)
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"	3/8"
TENSILE STRENGTH		26 PSI	26 PSI	44 PSI	202 PSI
ULTRAVIOLET STABILITY % ORIG. STRENGTH (ASTM G-155)	23% AT 1000 HR.	23% AT 1000 HR.		100% AT 1000 HR.	100% AT 1000 HR.
MINIMAL FUNCTIONAL LONGEVITY	6 MONTHS	9 MONTHS	6 MONTHS	1 YEAR	2 YEARS

TWO-PLY SYSTEMS	
INNER CONTAINMENT NETTING	HDPE BIAXIAL NET CONTINUOUSLY WOUND
	FUSION-WELDED JUNCTURES 3/4" x 3/4" MAX. APERTURE SIZE
OUTER FILTRATION MESH	COMPOSITE POLYPROPYLENE FABRIC (WOVEN LAYER AND NON-WOVEN FLEECE MECHANICALLY FUSED VIA NEEDLE PUNCH)
	3/16" MAX. APERTURE SIZE

SOCK FABRICS COMPOSED OF BURLAP MAY BE USED ON PROJECTS LASTING 6 MONTHS OR LESS.

TABLE 4.2 COMPOST STANDARDS

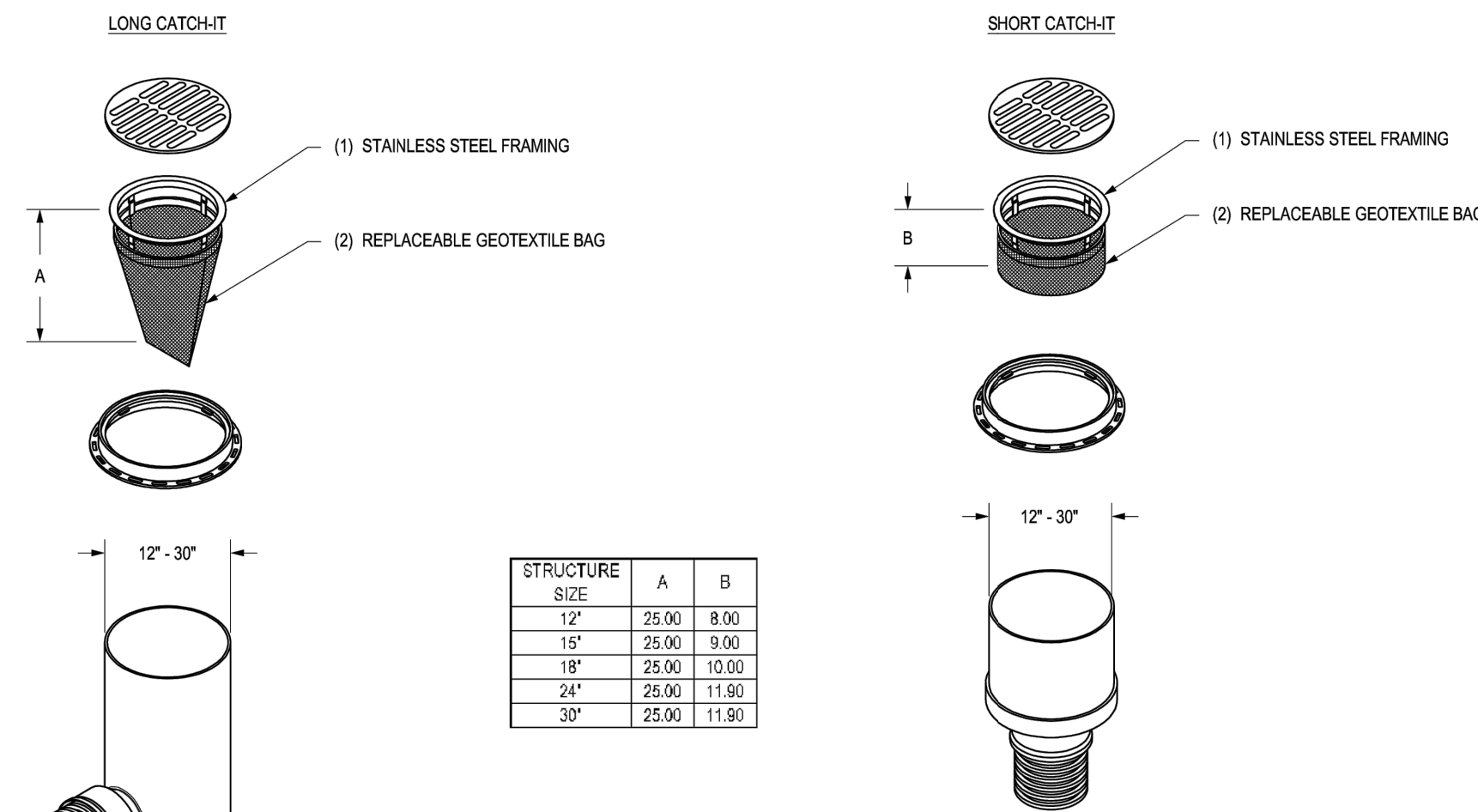
ORGANIC MATTER CONTENT	25% - 100% (DRY WEIGHT BASIS)
ORGANIC FIBER	FIBRUS AND ELONGATED
pH	5.5 - 8.5
MOISTURE CONTENT	30% - 60%
PARTICLE SIZE	30% 50% PASS THRU 3/8" SIEVE
SOLUBLE SALT CONCENTRATION	5.0 g/5m (mmol/m3) MAXIMUM

SOCK NO.	DIA. IN.	LOCATION	SLOPE PERCENT	SLOPE LENGTH ABOVE BARRIER (FT)	ALLOWABLE SLOPE LENGTH (FT)
1	18"	TOPSOIL STOCKPILE	50.0%	35	35
2	18"	TRENCH GRATE	14.5%	184	200
3	12"	SOUTHEAST CORNER OF SITE	20.0%	65	70

07 C402	COMPOST FILTER SOCK
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06 C402	DETAIL #3-16 PUMPED WATER FILTER BAG
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NYLOPLAST FLEXSTORM CATCH-IT



1. CATCH-IT FRAME MATERIAL SHALL BE 3/4" STAINLESS STEEL.
2. CATCH-IT GEOTEXTILE MATERIAL SHALL BE PROPEX GEOTEX 117F.
3. CATCH-IT AVAILABLE FOR ALL 12" - 30" STRUCTURE OPTIONS (DRAIN BASIN, INLINE DRAIN, ROAD & HIGHWAY & CURB INLET, INLINE DRAIN) SHOULD ONLY BE USED WITH SHORT CATCH-IT.

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DRAWN BY	ERC	MATERIAL	
DATE	03-22-10		
REVO BY	CCA	PROJECT NO.	
DATE	09-09-15		
DWG SIZE	A	SCALE	1:30 SHEET 1 OF 1

3130 VERONA AVE
BUFFALO, GA 30818
PH (770) 832-2443
FAX (770) 832-8490
www.nyloplast.com

NYLOPLAST FLEXSTORM CATCH-IT
DWG NO. 7055-110-017 REV D

04 C402	NYLOPLAST DRAIN BASINS - INLET PROTECTION
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NOTES:

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 D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4365	70%
AOS % RETAINED	ASTM D-4751	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 BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5% FOR SLOPES EXCEEDING 5%. CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

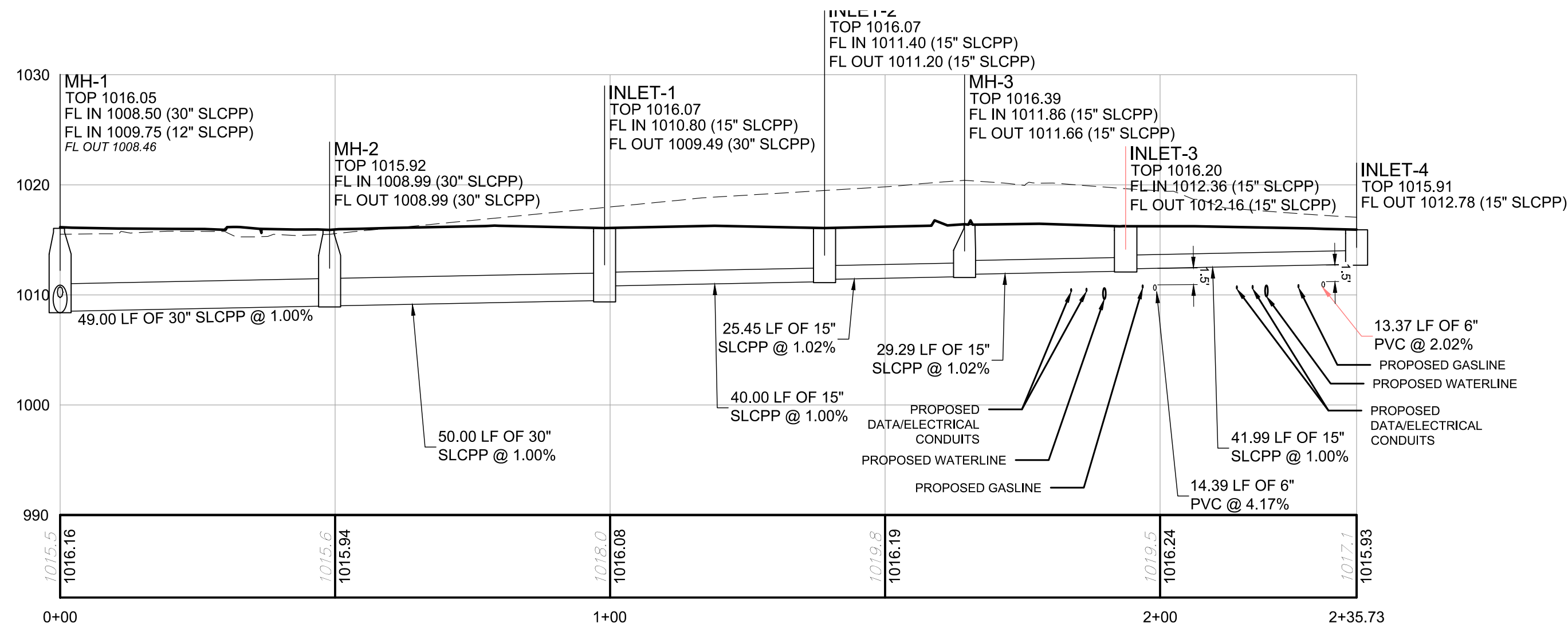
NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

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.

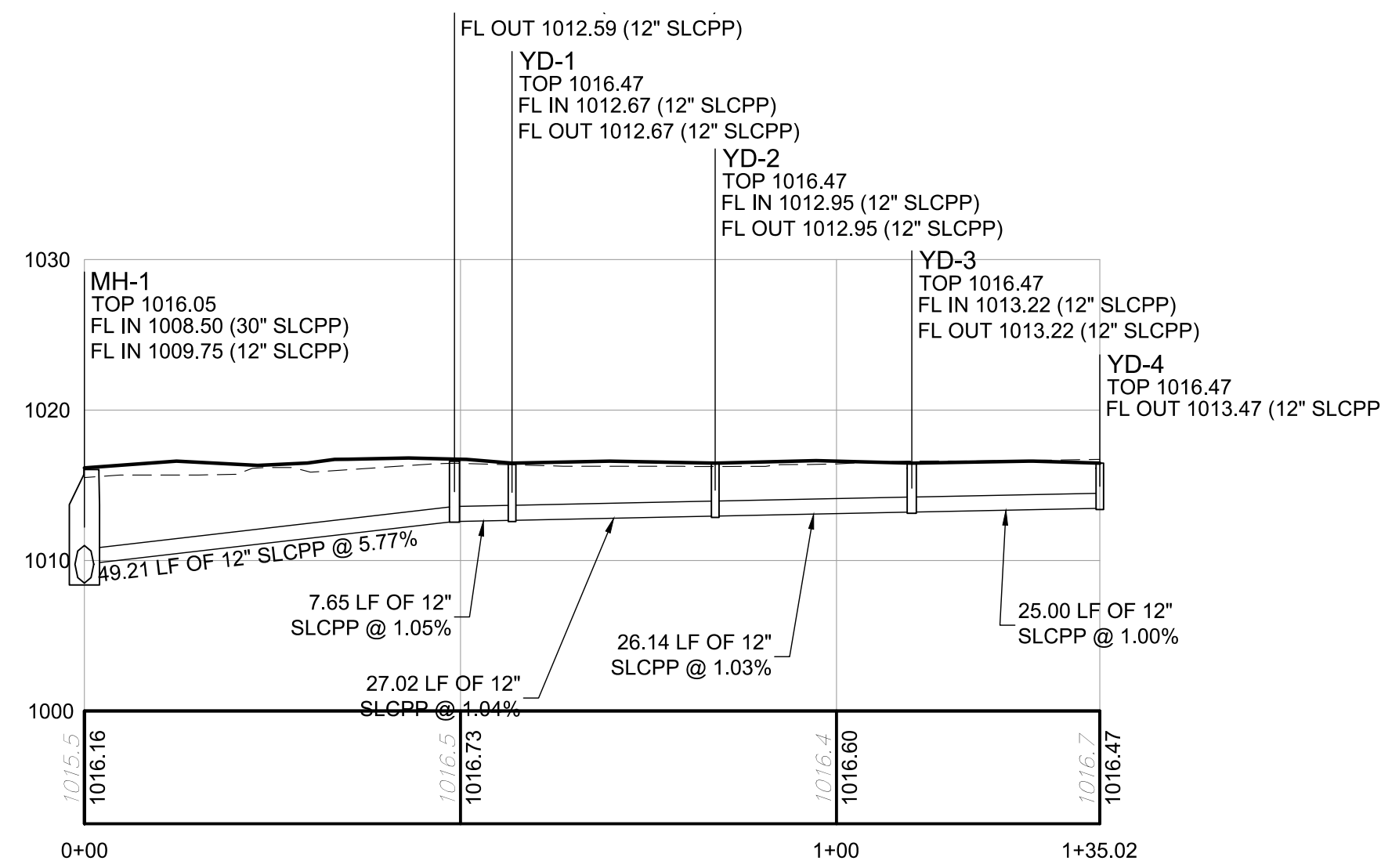
THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

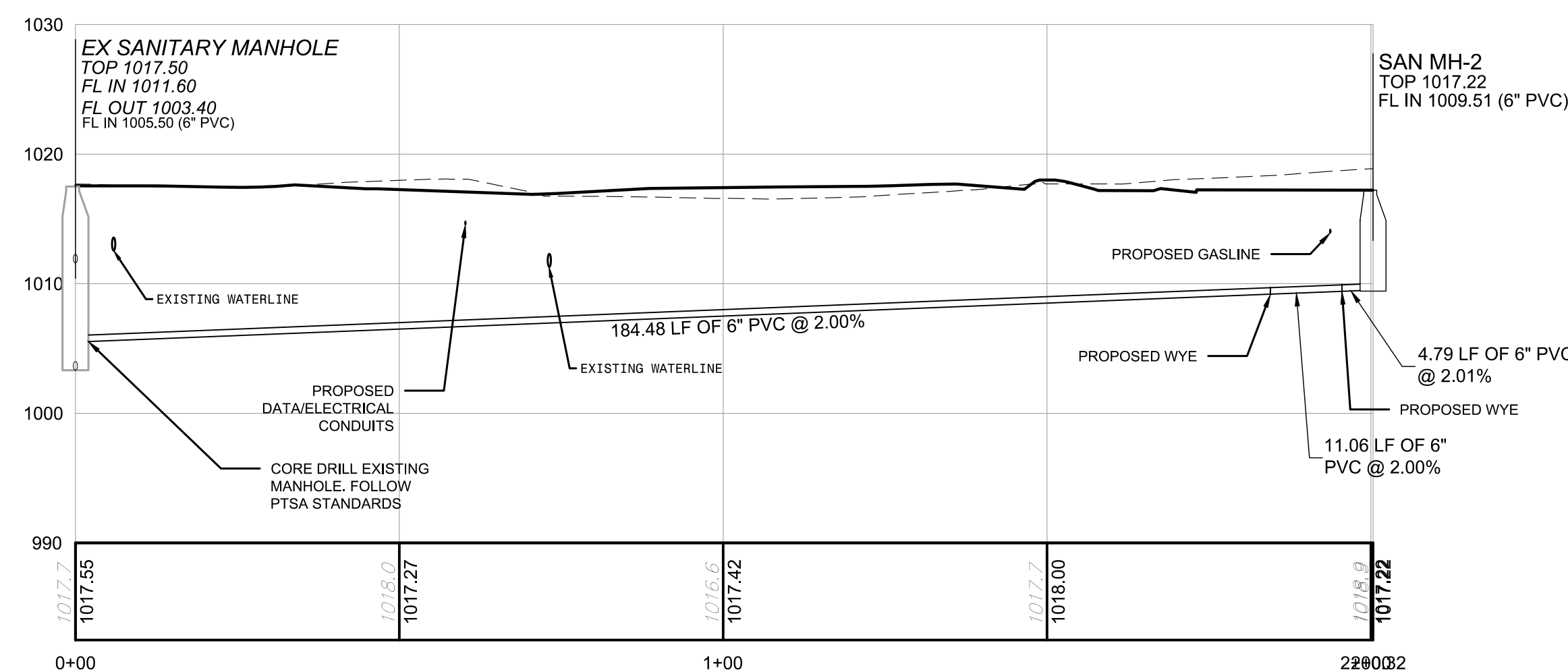
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02		
03		
04		
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06		
07		
08		



MH 1 to INLET-3 PROFILE PROFILE
 HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 10'



STORM MH-1 TO YD-4 STORM PROFILE PROFILE
 HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 10'



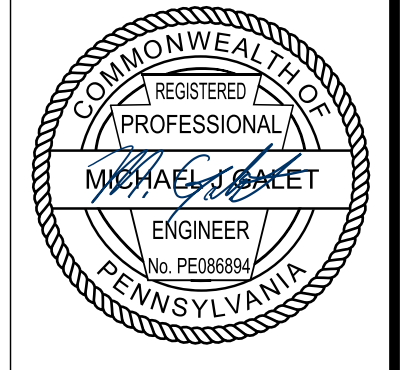
PROPOSED SANITARY PROFILE
 HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 10'

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

PROFILE STRUCTURE ABBREVIATIONS

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

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 855-634-9284



REVISION RECORD

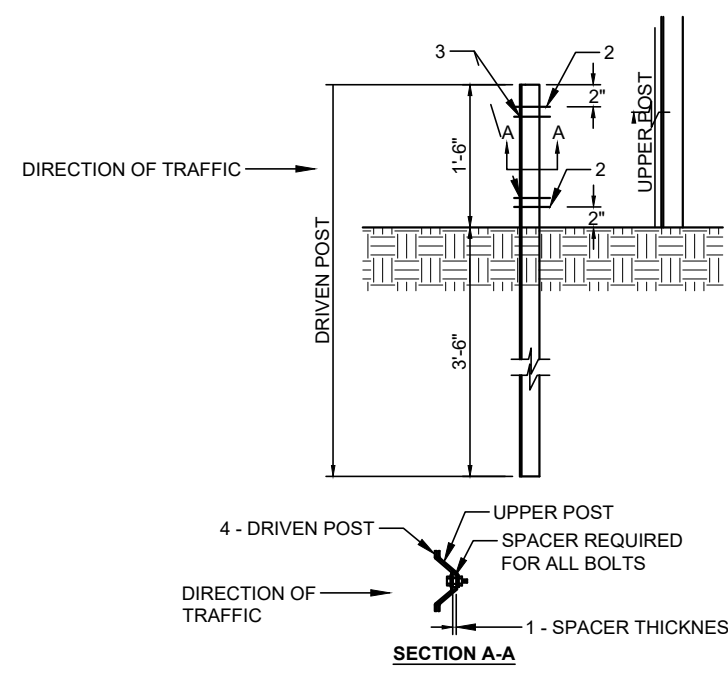
No.	Date	Description
01	01/13/2026	PRELIMINARY/FINAL LAND DEVELOPMENT SUBMISSION
02		
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4093 WASHINGTON ROAD MIXED USE DEVELOPMENT
 4093 WASHINGTON ROAD
 PETERS TOWNSHIP, PA 152317
 PREPARED FOR:
SOBE REAL ESTATE GROUP
 218 SALEM DRIVE
 PITTSBURGH, PA 15241

STORM & SANITARY SEWER PROFILES

Project Number: 41637-0101
 Drawing Scale: 1" = 20'
 Date Issued: JAN 2026
 Index Number: -
 Drawn By: ARG/BR/L
 Checked By: MJG/PTL
 Project Manager: MJG

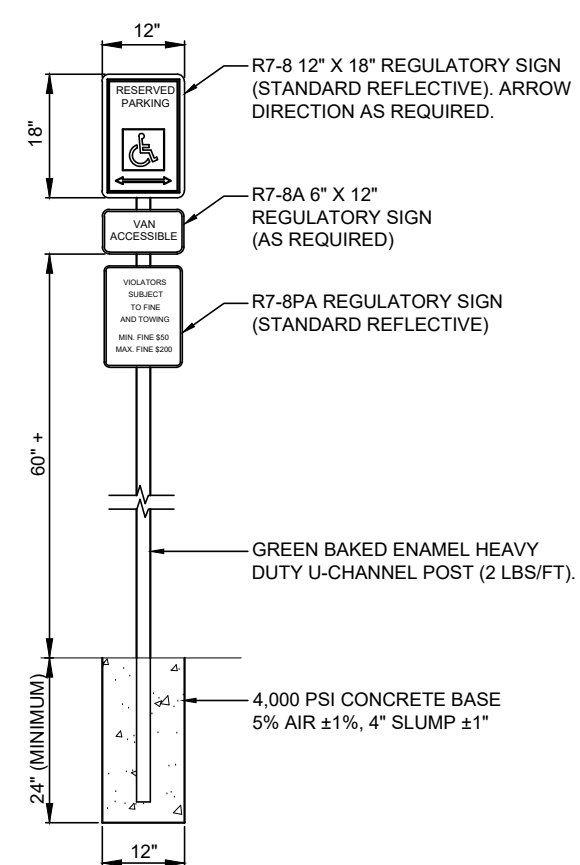
C500



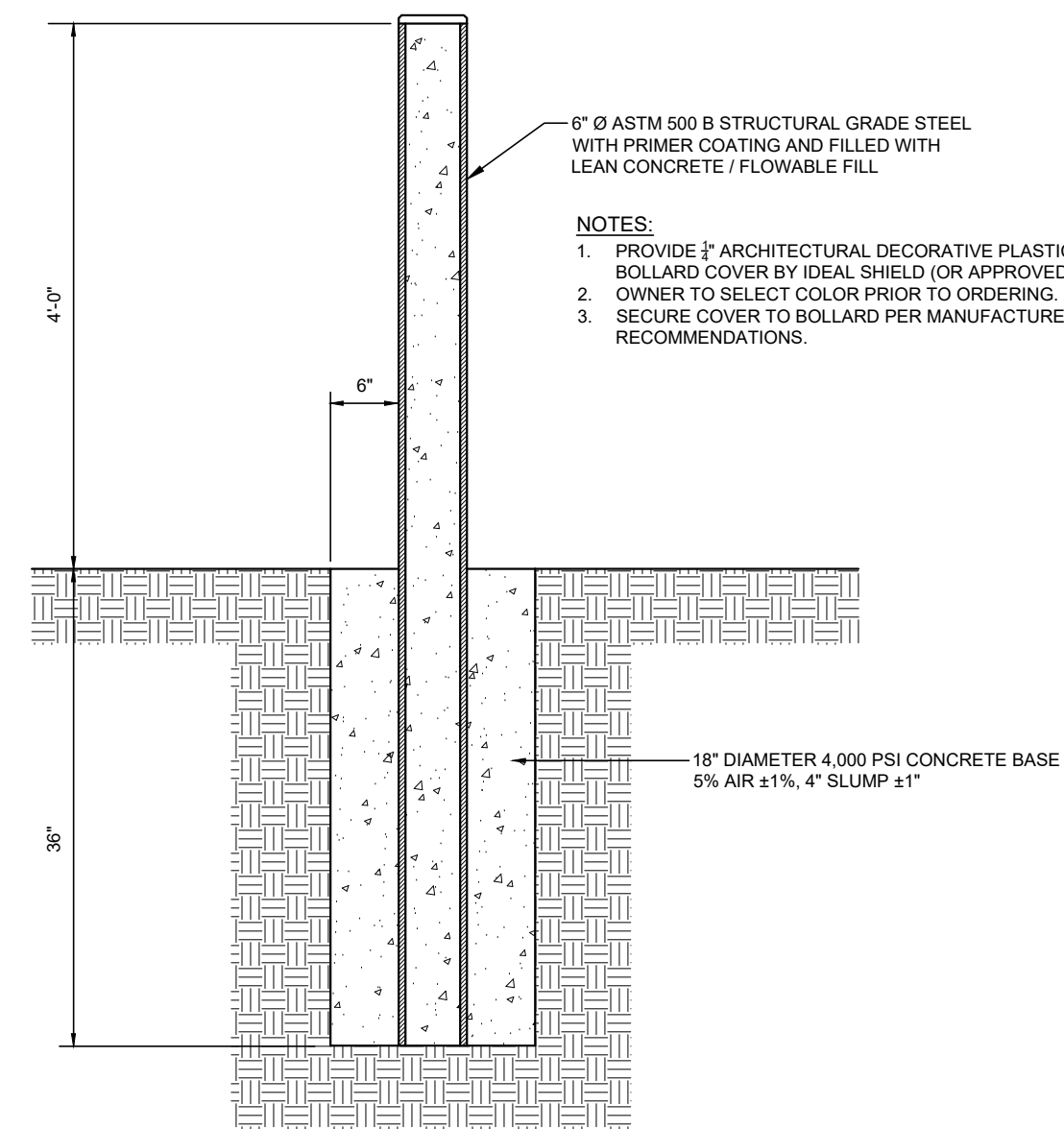
GENERAL NOTES:

1. THE SPACER THICKNESS SHALL BE NO LESS THAN THE GAP BETWEEN THE POSTS WHEN POSITIONED IN THE UNBOLTED CONFIGURATION.
2. THE EXTERIOR BOLT, SPACER, WASHER AND NUT SHALL BE INSTALLED IN A PRE-PUNCHED HOLE WITHIN THE FIRST 2" OF THE END OF THE LAPPED POST SECTION.
3. THE INTERIOR BOLT, SPACER, WASHER AND NUT SHALL BE INSTALLED IN A PRE-PUNCHED HOLE WITHIN THE FIRST 2" OF THE EXTERIOR BOLTS. THE MAXIMUM SPACING BETWEEN THE INTERIOR BOLTS SHALL BE 14" IF THE LENGTH OF THE POST LAP IS INCREASED SUCH THAT THIS 14" MAXIMUM IS EXCEEDED, THE ADDITIONAL INTERIOR BOLTS SHALL BE INSTALLED SUCH THAT THE MAXIMUM SPACE BETWEEN A PAIR OF INTERIOR BOLTS DOES NOT EXCEED THE 14" LIMIT.
4. THE DRIVEN POST SHALL ALWAYS BE MOUNTED IN FRONT OF THE UPPER POST WITH RESPECT TO ADJACENT ONCOMING TRAFFIC, REGARDLESS OF THE DIRECTION THE SIGN IS FACING.
5. THE BOLTS SHOWN SHALL BE 1" X 2" GALVANIZED BOLTS IN ACCORDANCE WITH ASTM A 449, OR SAE J429, GT. 9; OR GALVANIZED BOLTS IN ACCORDANCE WITH ASTM A 325.

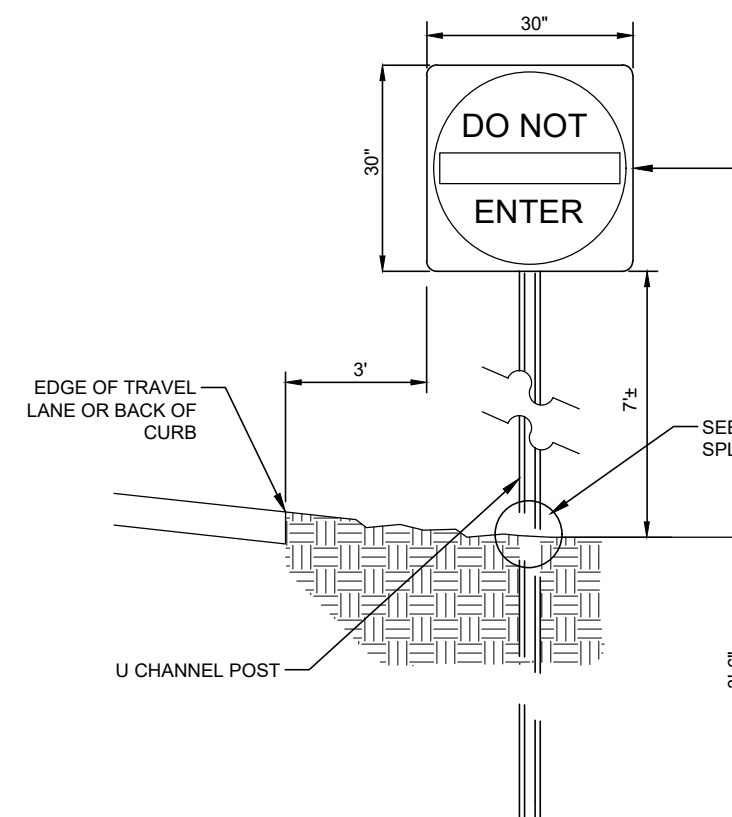
01	U CHANNEL POST
C601	



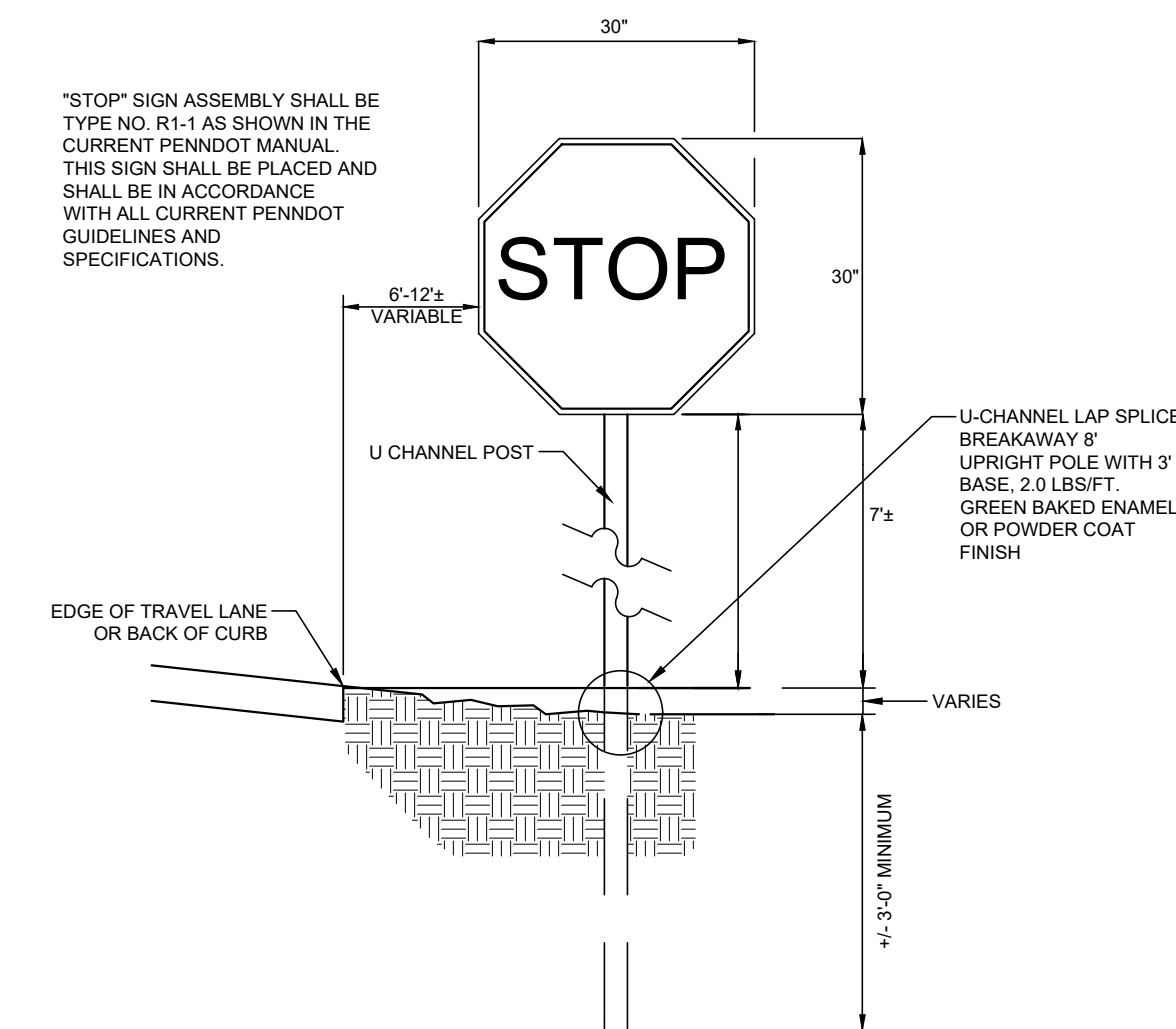
02	ACCESSIBILITY ADA PARKING SIGN
C601	



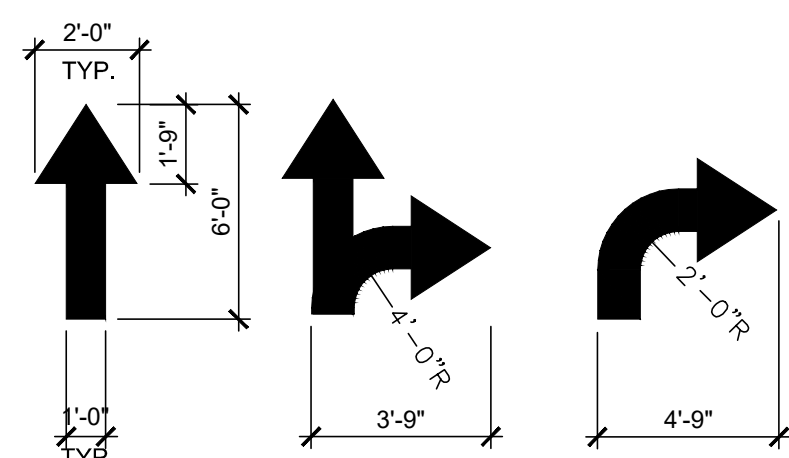
03	PROTECTIVE BOLLARD
C601	



04	'DO NOT ENTER' SIGN
C601	



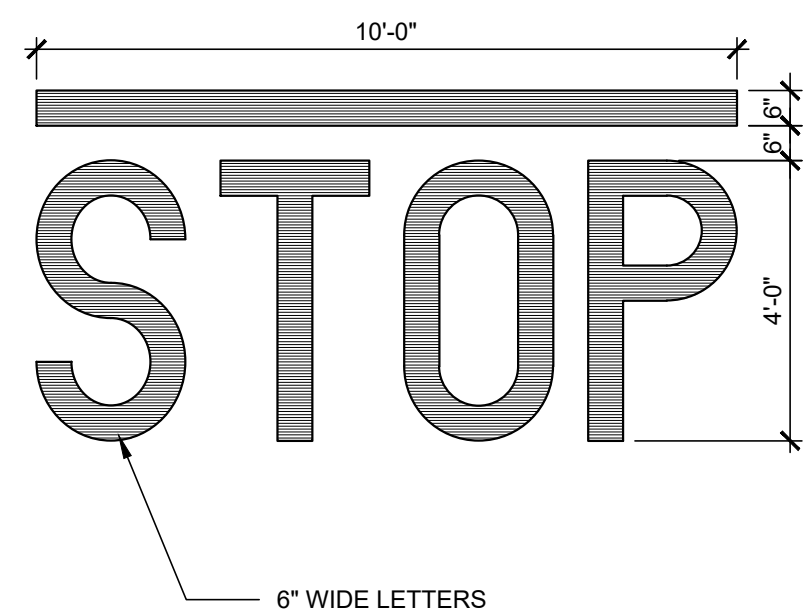
05	'STOP' SIGN
C601	



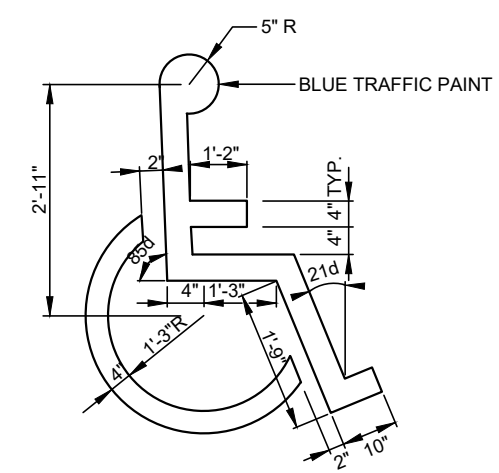
REVERSE ARROWS FOR OPPOSITE DIRECTION OF FLOW

ALL FLOW ARROWS TO BE PAINTED PER CITY REQUIREMENTS, SOLID YELLOW REFLECTIVE TRAFFIC PAINT AS PER DIMENSIONS ABOVE

06	PAINTED DIRECTIONAL ARROWS
C601	

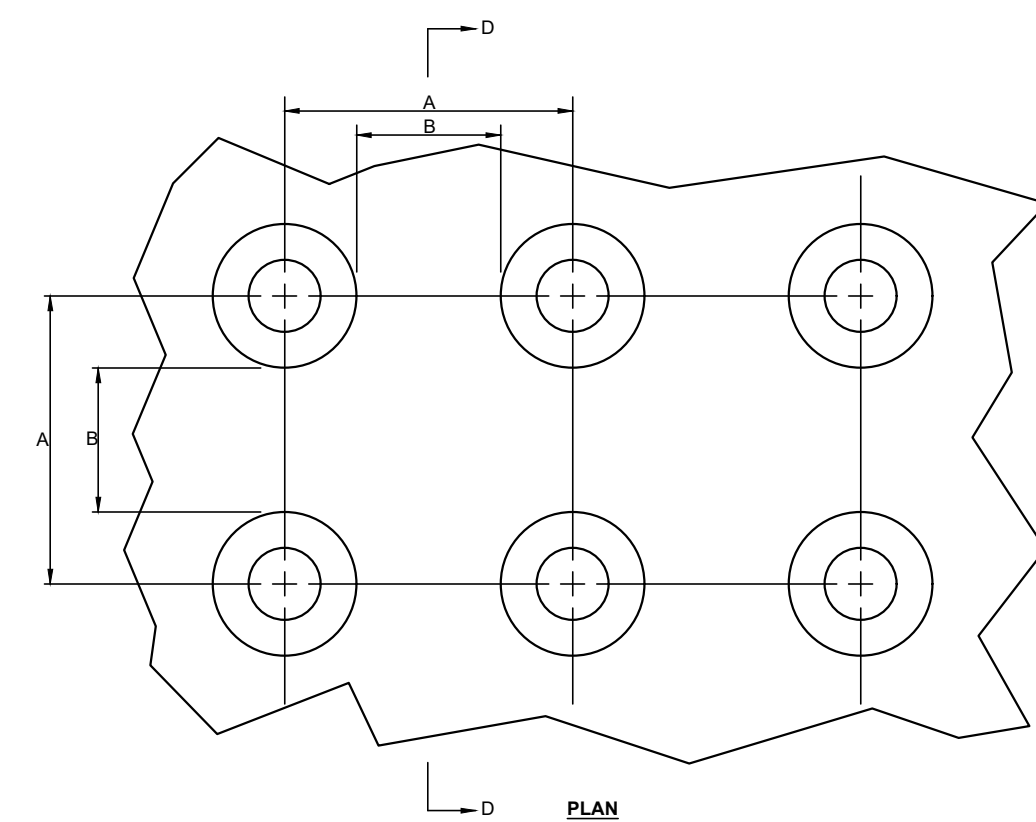


07	PAINTED STOP SIGN
C601	



NOTE: 1. REFER TO SITE PLAN FOR ADDITIONAL INFORMATION.

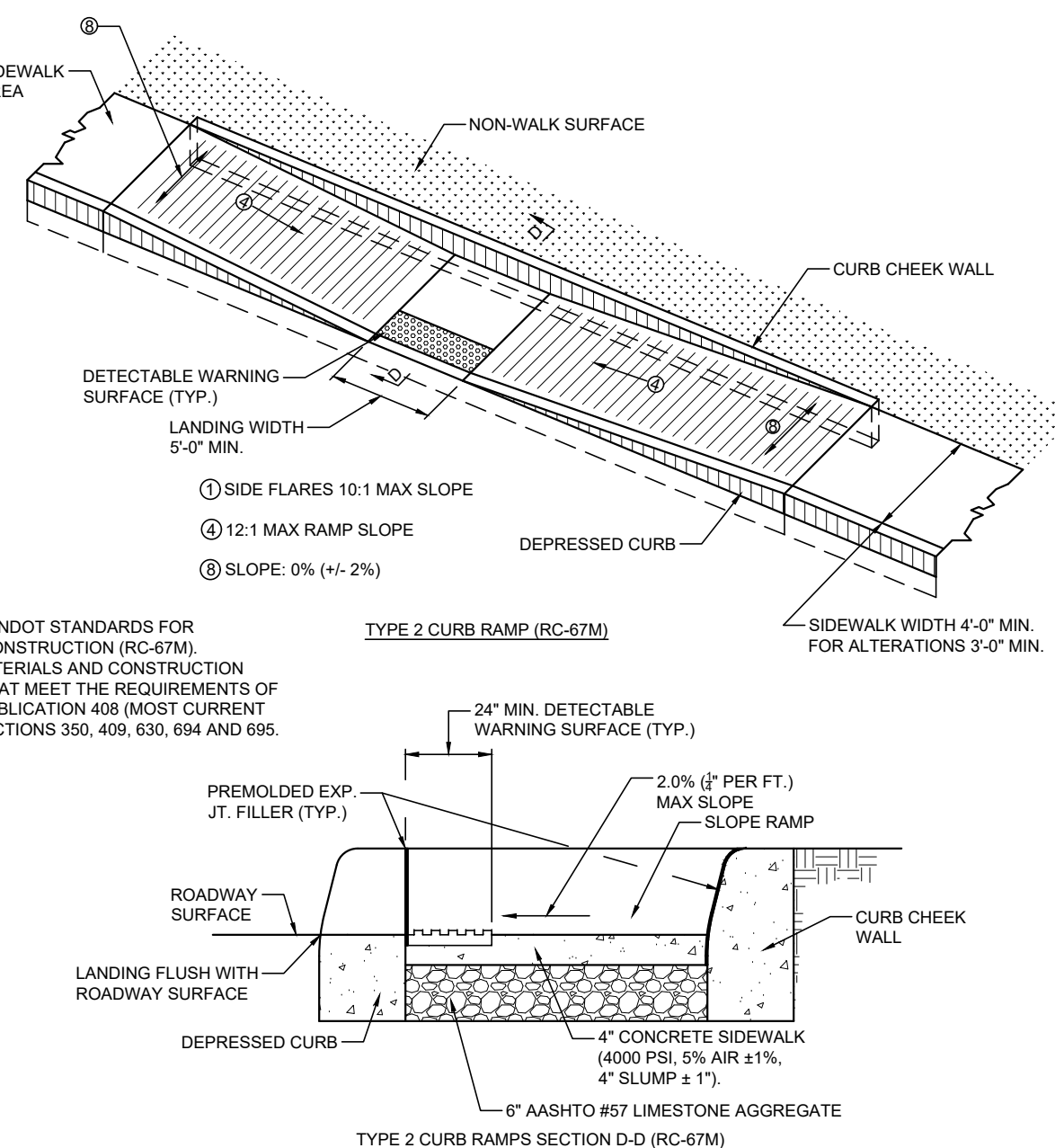
08	ADA SYMBOL FOR PARKING
C601	



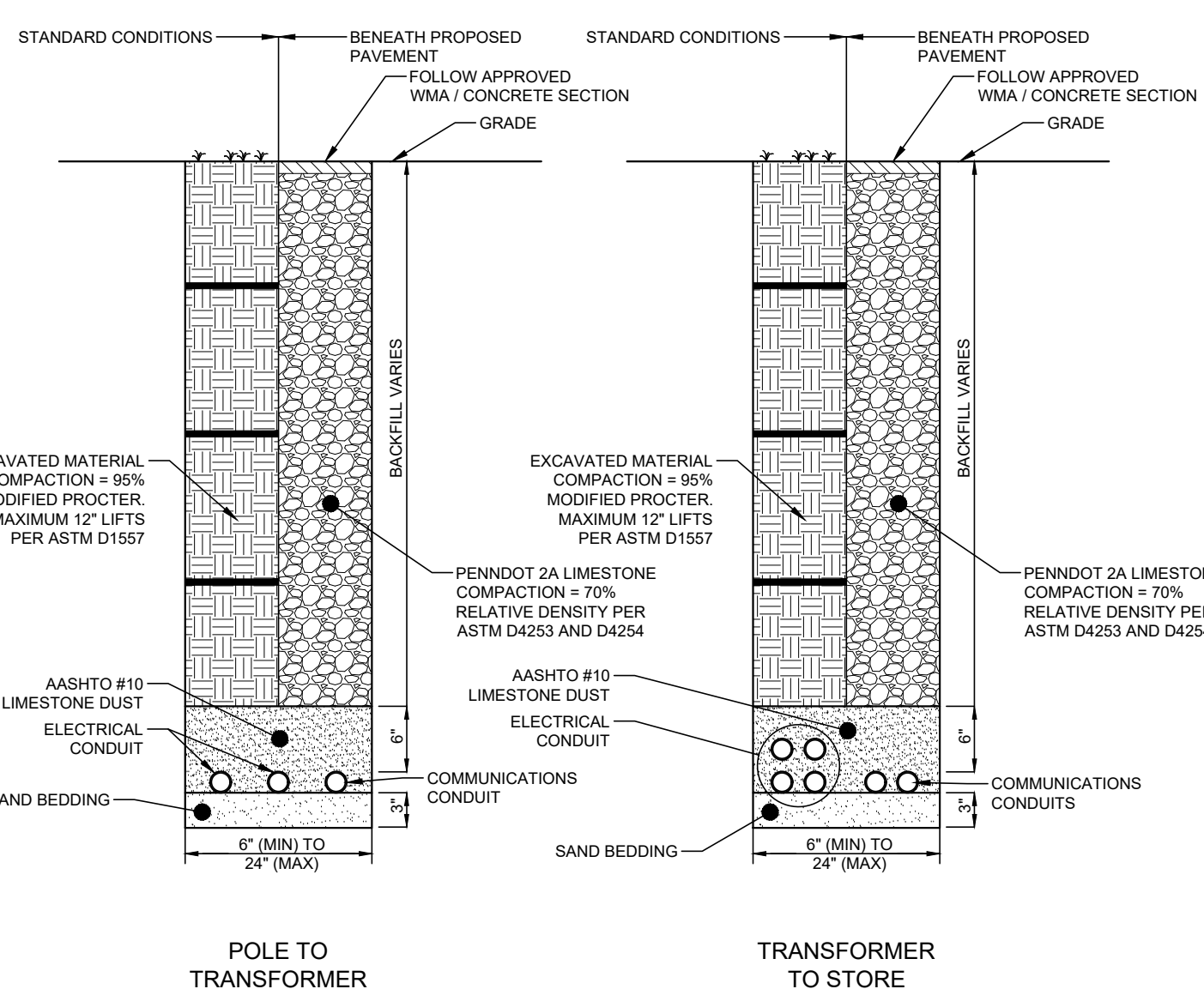
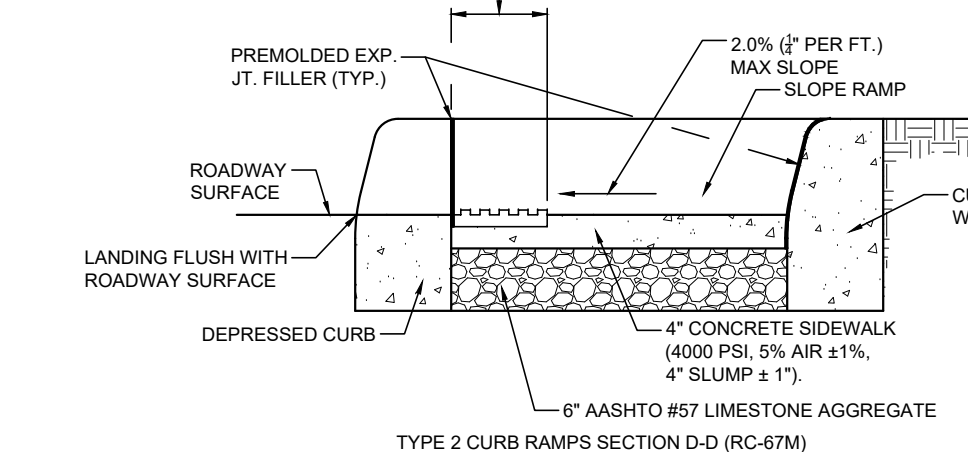
THE C DIMENSION IS 50% TO 65% OF THE D DIMENSION.

09	DETECTABLE WARNING SURFACE (DWS) TRUNCATED DOME DETAILS
C601	

- NOTES:
1. FOLLOW PENNDOT STANDARDS FOR ROADWAY CONSTRUCTION (RC-67M).
 2. PROVIDE MATERIALS AND CONSTRUCTION METHODS THAT MEET THE REQUIREMENTS OF PENNDOT PUBLICATION 408 (MOST CURRENT EDITION), SECTIONS 350, 409, 630, 694 AND 695.

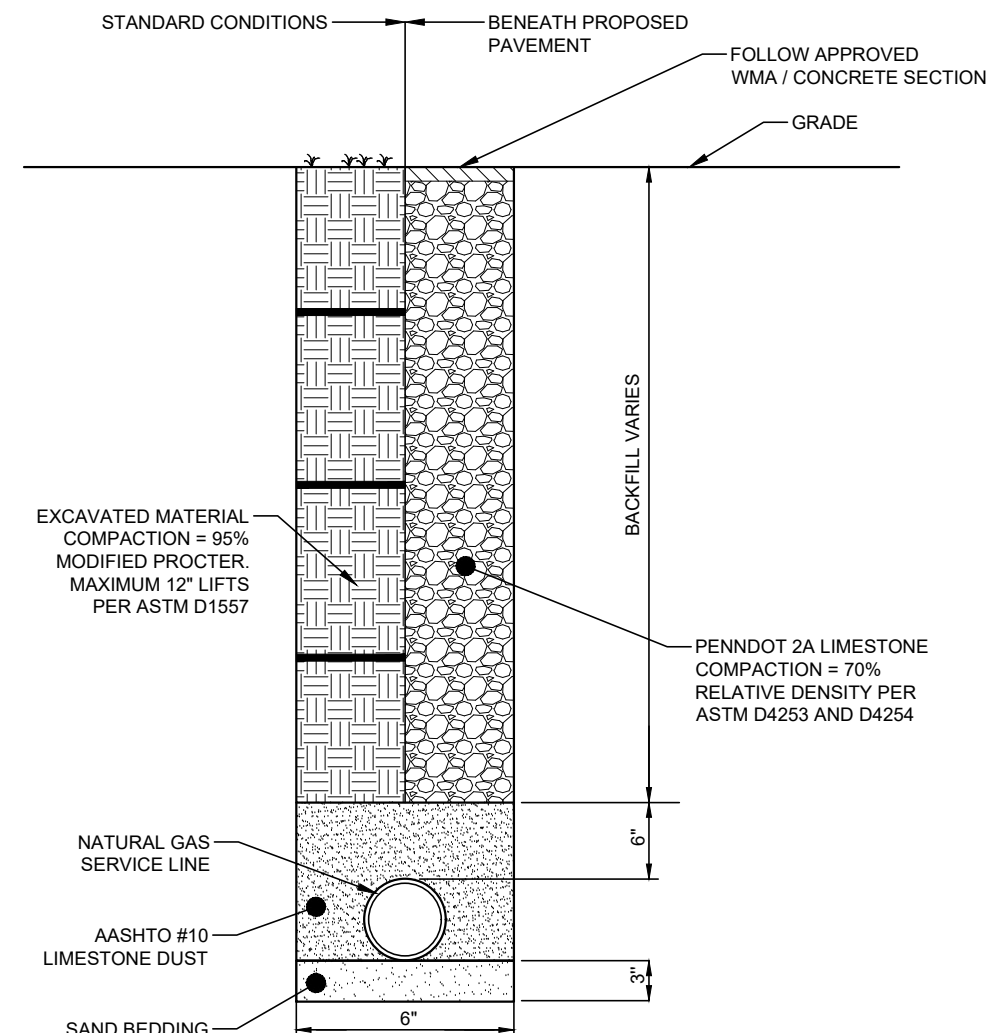


- NOTES:
1. FOLLOW PENNDOT STANDARDS FOR ROADWAY CONSTRUCTION (RC-67M).
 2. PROVIDE MATERIALS AND CONSTRUCTION METHODS THAT MEET THE REQUIREMENTS OF PENNDOT PUBLICATION 408 (MOST CURRENT EDITION), SECTIONS 350, 409, 630, 694 AND 695.



1. THE BOTTOM OF THE TRENCH SHALL BE RELATIVELY SMOOTH, UNDISTURBED EARTH, WELL-TAMPED EARTH, OR SAND, WHICH IS FREE OF ROCK, CINDERS, OR SHARP OBJECTS.
2. WARNING TAPE SHALL BE BURIED ABOVE CONDUIT PER NEC 300.5(3). THE WARNING TAPE SHALL BE PLACED IN THE TRENCH AT LEAST TWELVE INCHES (12") ABOVE THE CABLE OR CONDUIT.

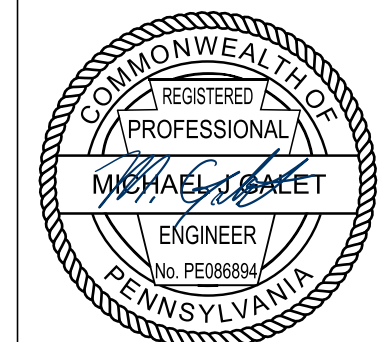
10	PIPE TRENCHING AND BEDDING FOR ELECTRIC/COMMUNICATION SERVICE LINE
C601	



1. THE BOTTOM OF THE TRENCH SHALL BE RELATIVELY SMOOTH AS POSSIBLE WHICH IS FREE OF ROCK, DEBRIS, AND ANY SHARP OBJECTS.
2. THE BACKFILL SHALL BE PLACED AND COMPACTED IN LAYERS. THE FILL AROUND THE PIPE AND THE FIRST LAYER OVER THE PIPE SHALL BE LIMESTONE DUST.
3. BACKFILLING OF SERVICE LINES SHALL ONLY BE PERFORMED OR SUPERVISED BY OPERATOR QUALIFIED PERSONNEL.
4. THE MATERIAL USED FOR BACKFILL SHALL BE FREE OF MATERIALS THAT COULD DAMAGE THE PIPE.

11	PIPE TRENCHING AND BEDDING FOR NATURAL GAS SERVICE LINE
C601	

12	TYPE 2 CURB RAMP (RC-67M)
C601	



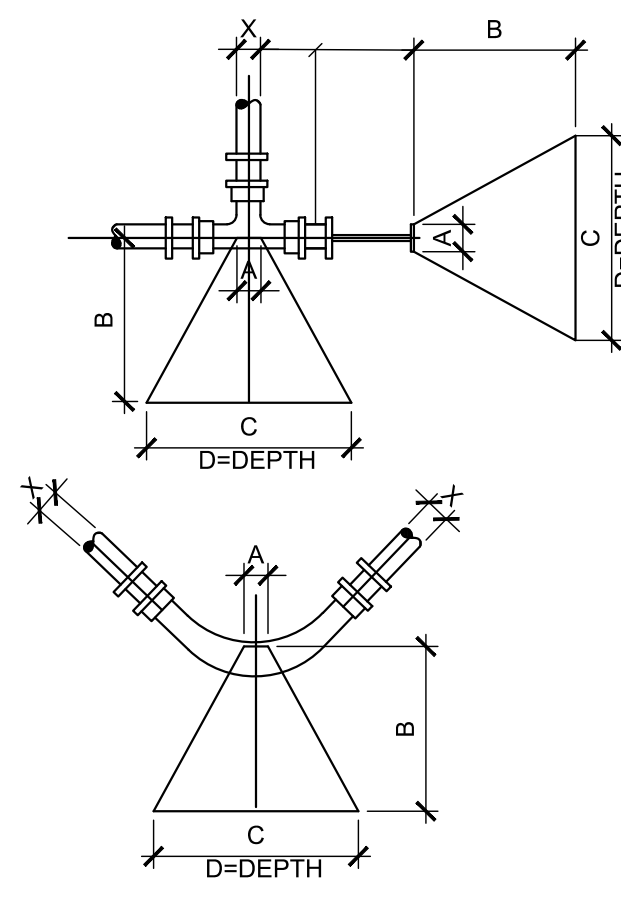
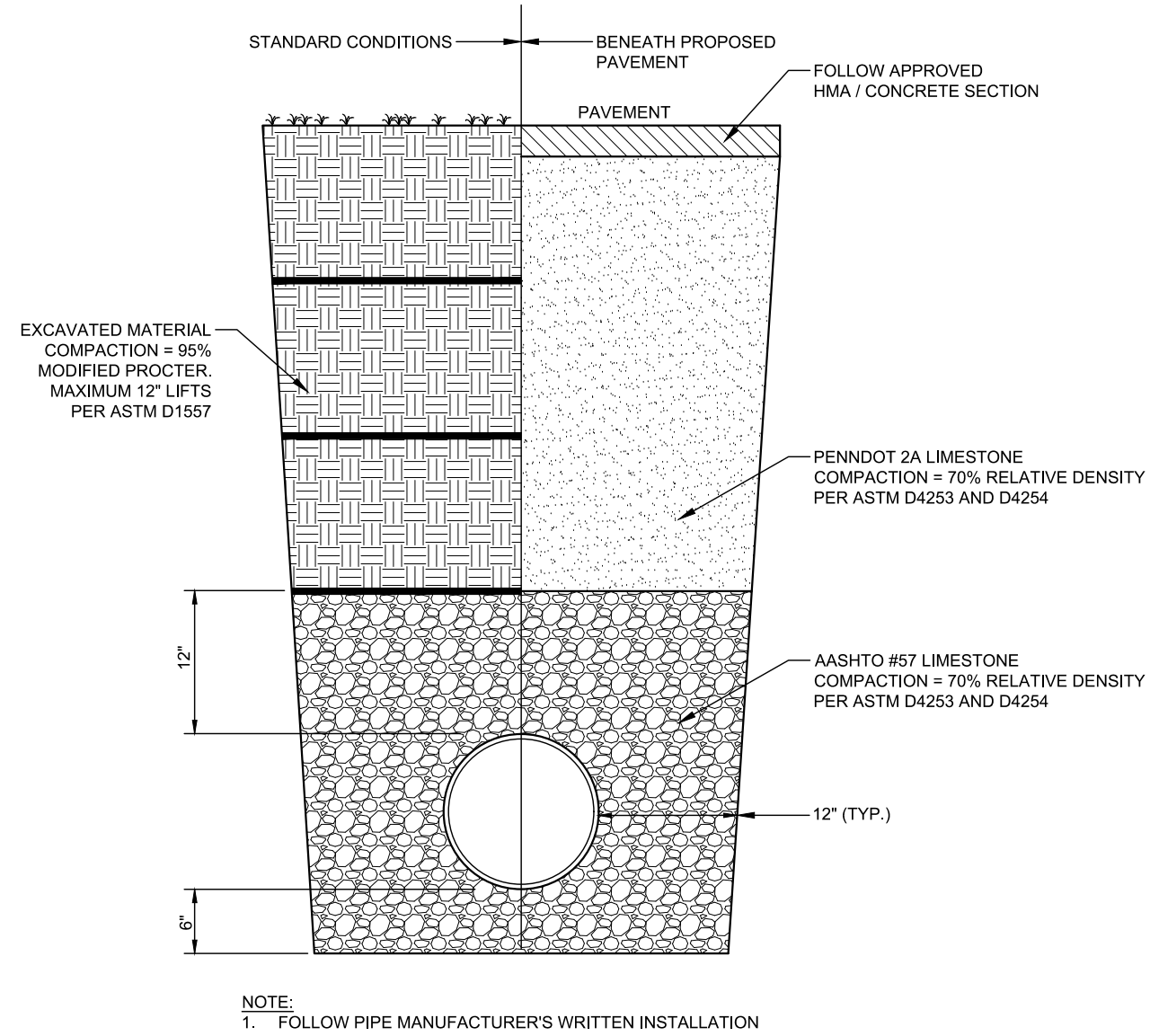
REVISION RECORD	
No.	Date
01	01/13/2025
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4093 WASHINGTON ROAD MIXED USE DEVELOPMENT
4093 WASHINGTON ROAD
PETERS TOWNSHIP, PA 152317

PREPARED FOR:
SOBE REAL ESTATE GROUP
218 SALEM DRIVE
PITTSBURGH, PA 15241

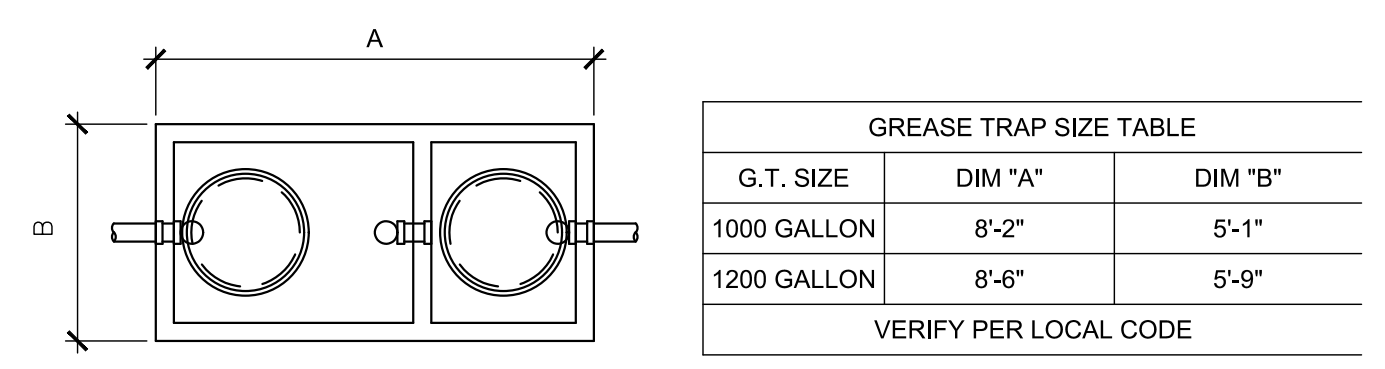
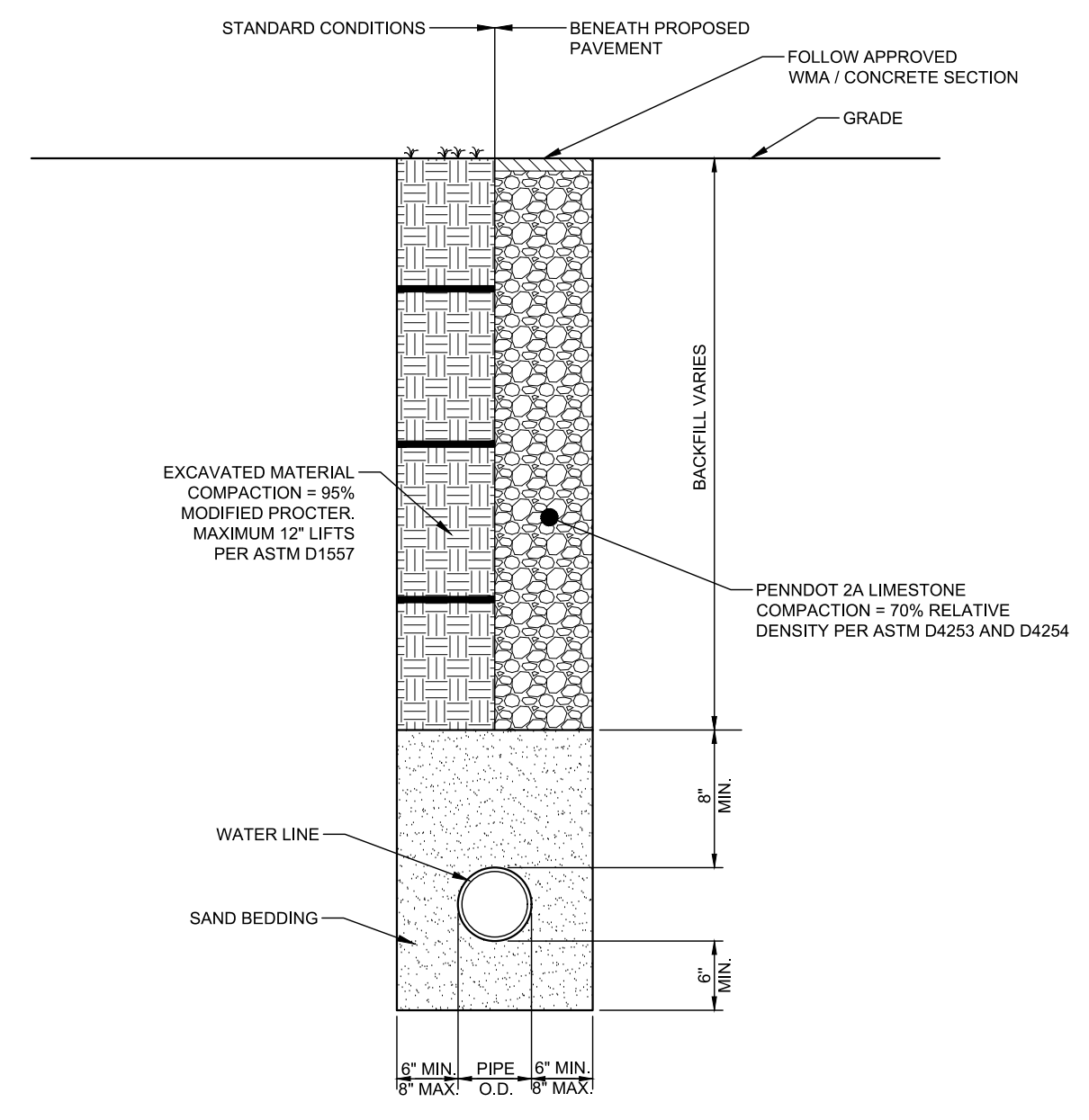
CONSTRUCTION DETAILS
Project Number: 41637-0101
Drawing Scale:
Date Issued: JAN 2026
Index Number:
Drawn By: ARG/IBL
Checked By: MJG/PTL
Project Manager: MJG

C601



BLOCKING DIMENSIONS					
HEAD END AND TEES	X	A	B	C	D
8"	10"	2'-3"	3'-3"	2'-0"	
12"	12"	3'-0"	4'-6"	3'-0"	
BENDS	8"	10"	2'-0"	4'-0"	2'-3"
	12"	12"	4'-3"	6'-0"	3'-3"
45°	8"	10"	1'-0"	2'-0"	1'-3"
	12"	12"	1'-9"	3'-0"	1'-9"
22 1/2°	8"	10"	0'-6"	1'-4"	1'-0"
	12"	12"	0'-6"	1'-9"	1'-6"

X= DIAMETER OF PIPE TO BE BLOCKED NOTE: BLOCKING SHALL BE CONSTRUCTED AS PER AWWA STD. 0600, SECTION 12.3, OR LATEST REVISION

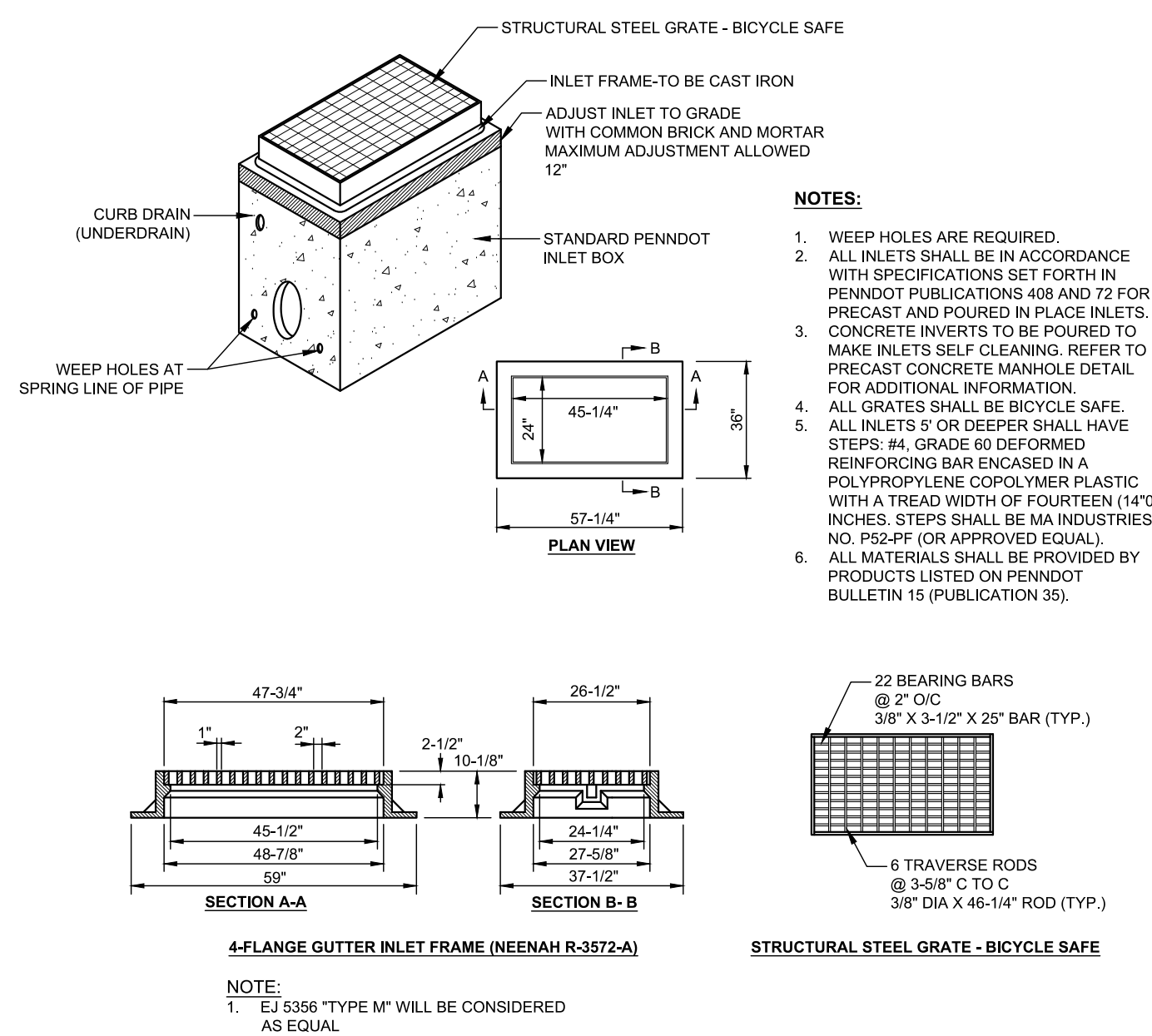


01
C602 PIPE TRENCHING AND BEDDING FOR STORM AND SANITARY

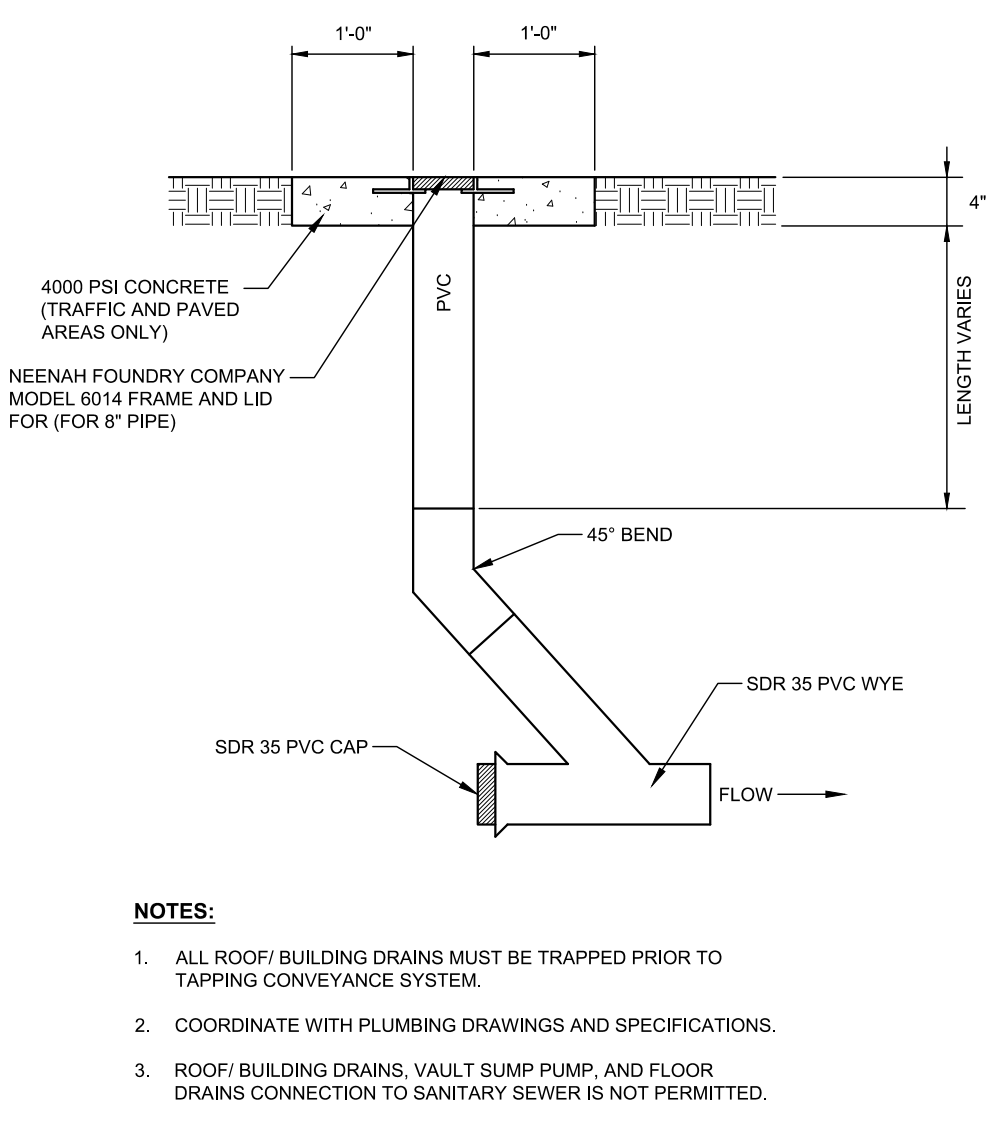
02
C602 WATER LINE THRUST BLOCKING

03
C602 PIPE TRENCHING AND BEDDING FOR DOMESTIC WATER SERVICE LINE

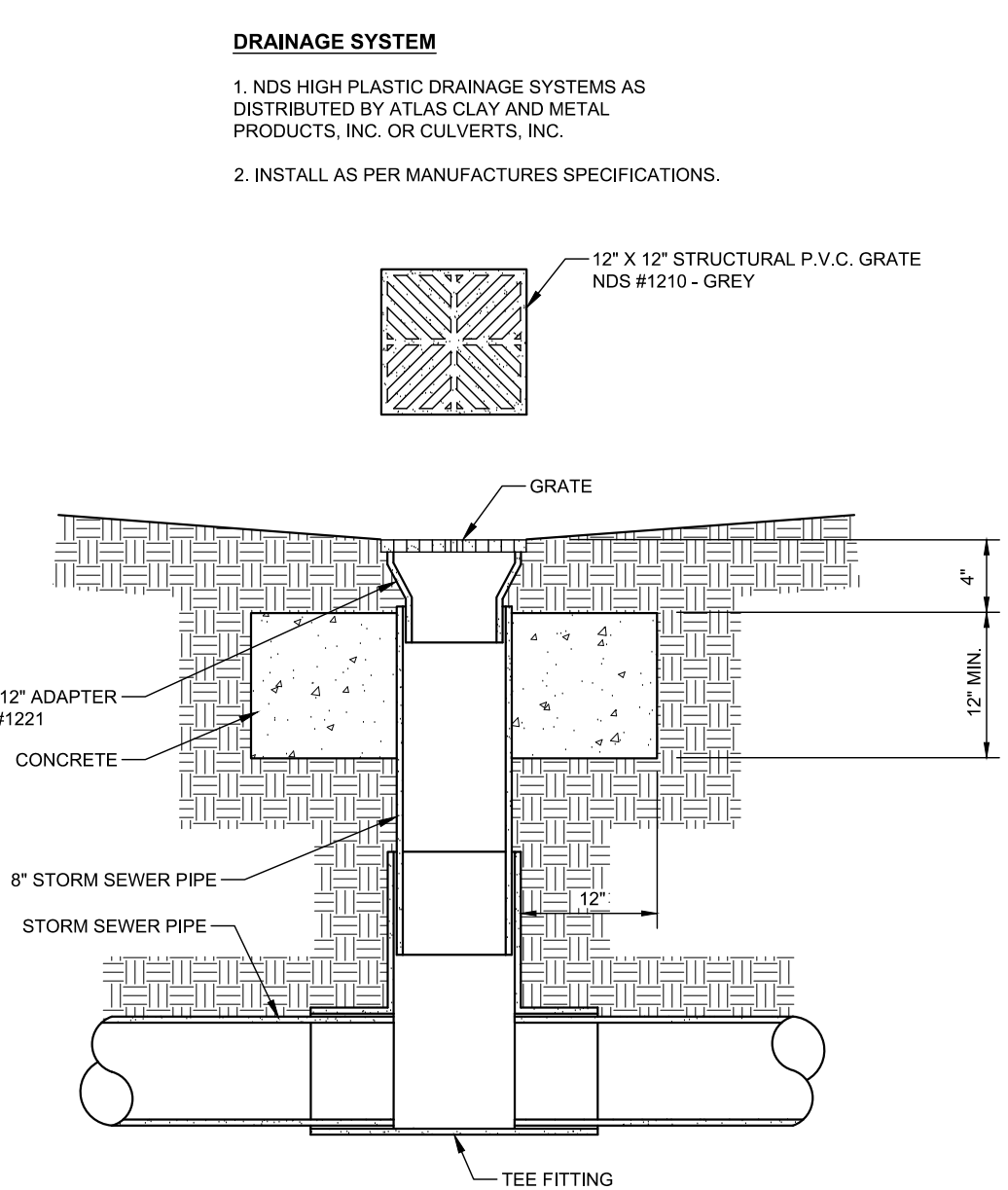
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C602 EXTERIOR GREASE TRAP



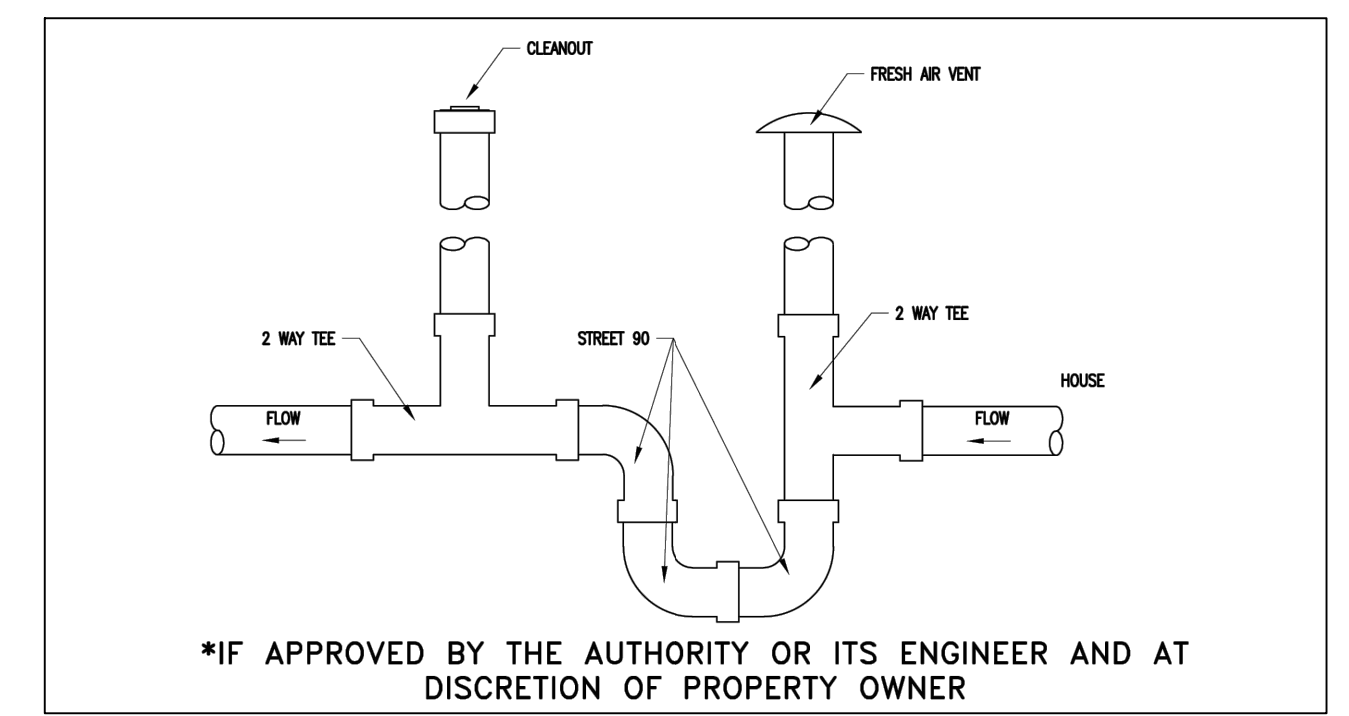
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C602 PENNDOT STANDARD INLET BOX WITH TYPE M FRAME AND BIKE SAFE GRATE



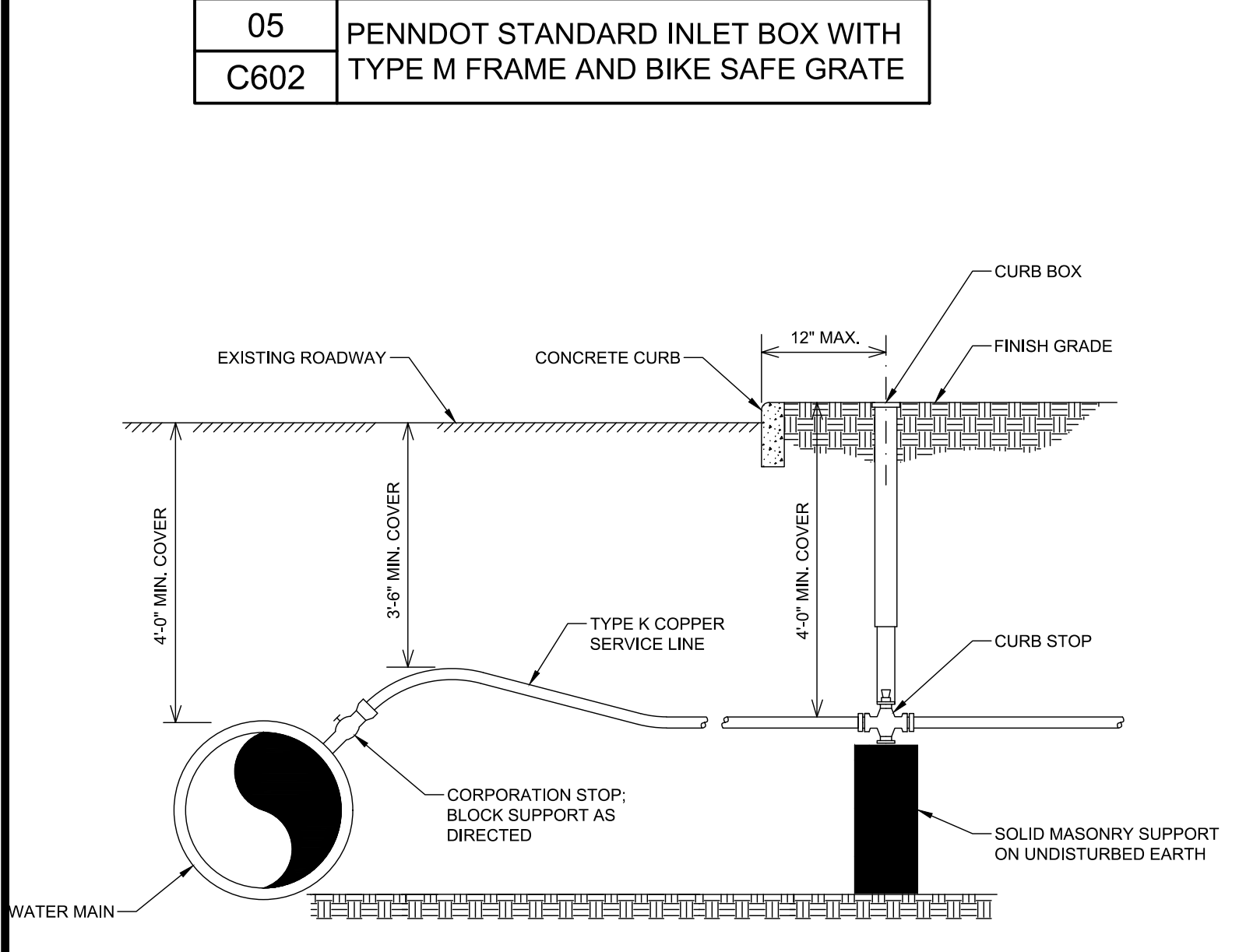
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C602 CLEANOUT



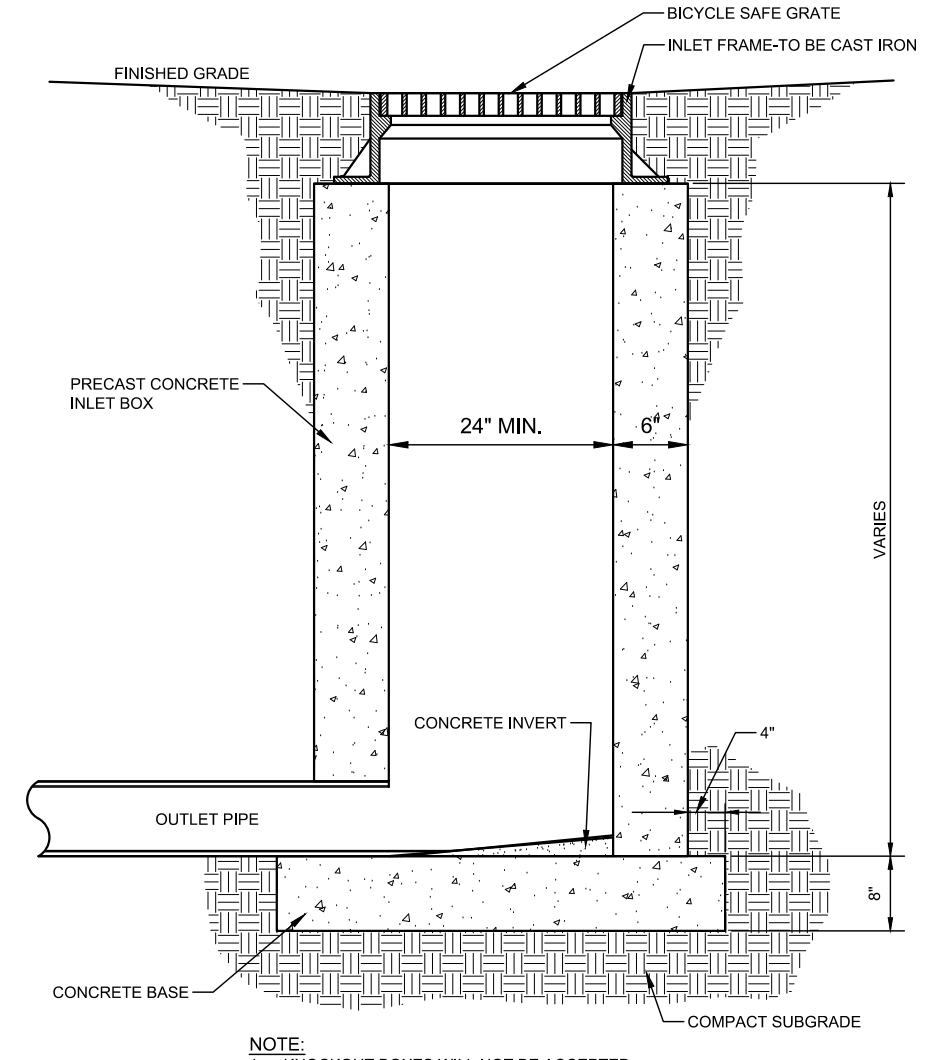
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C602 YARD DRAIN



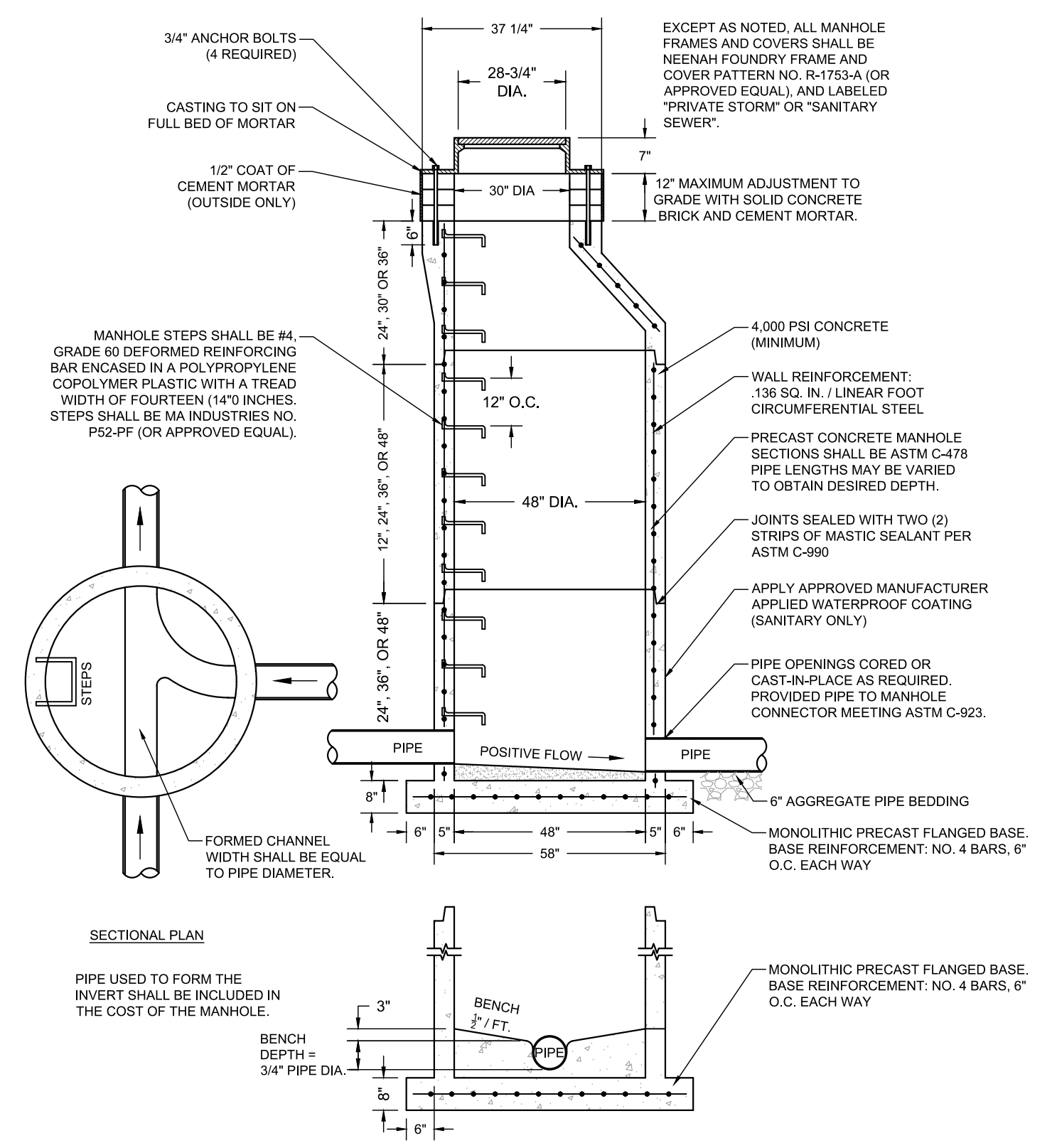
08
C602 HOUSE TRAP DETAIL



09
C602 DOMESTIC WATER SERVICE LINE CONNECTION DETAIL



10
C602 2'x2' YARD DRAIN



11
C602 48" DIAMETER PRECAST CONCRETE MANHOLE

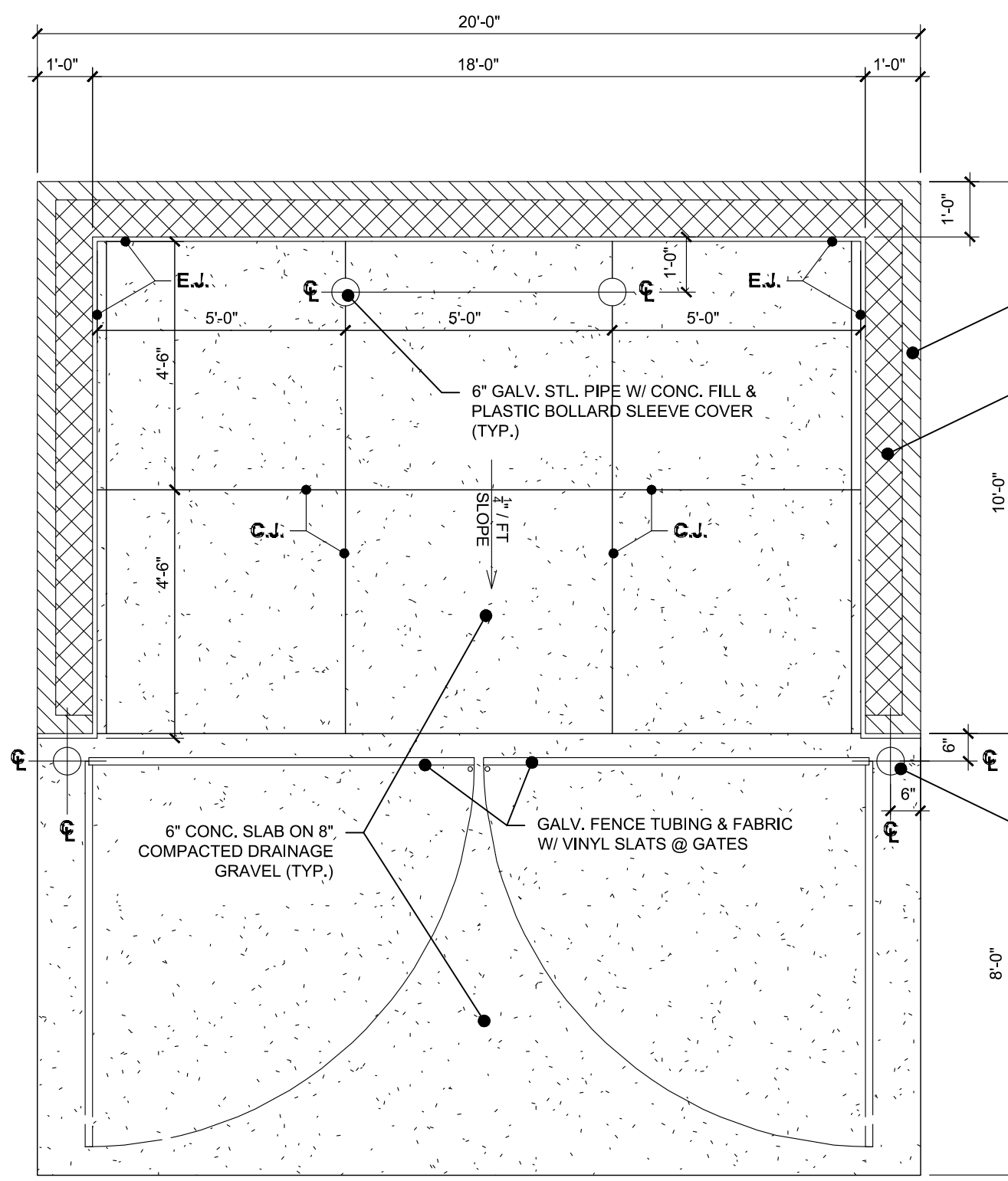


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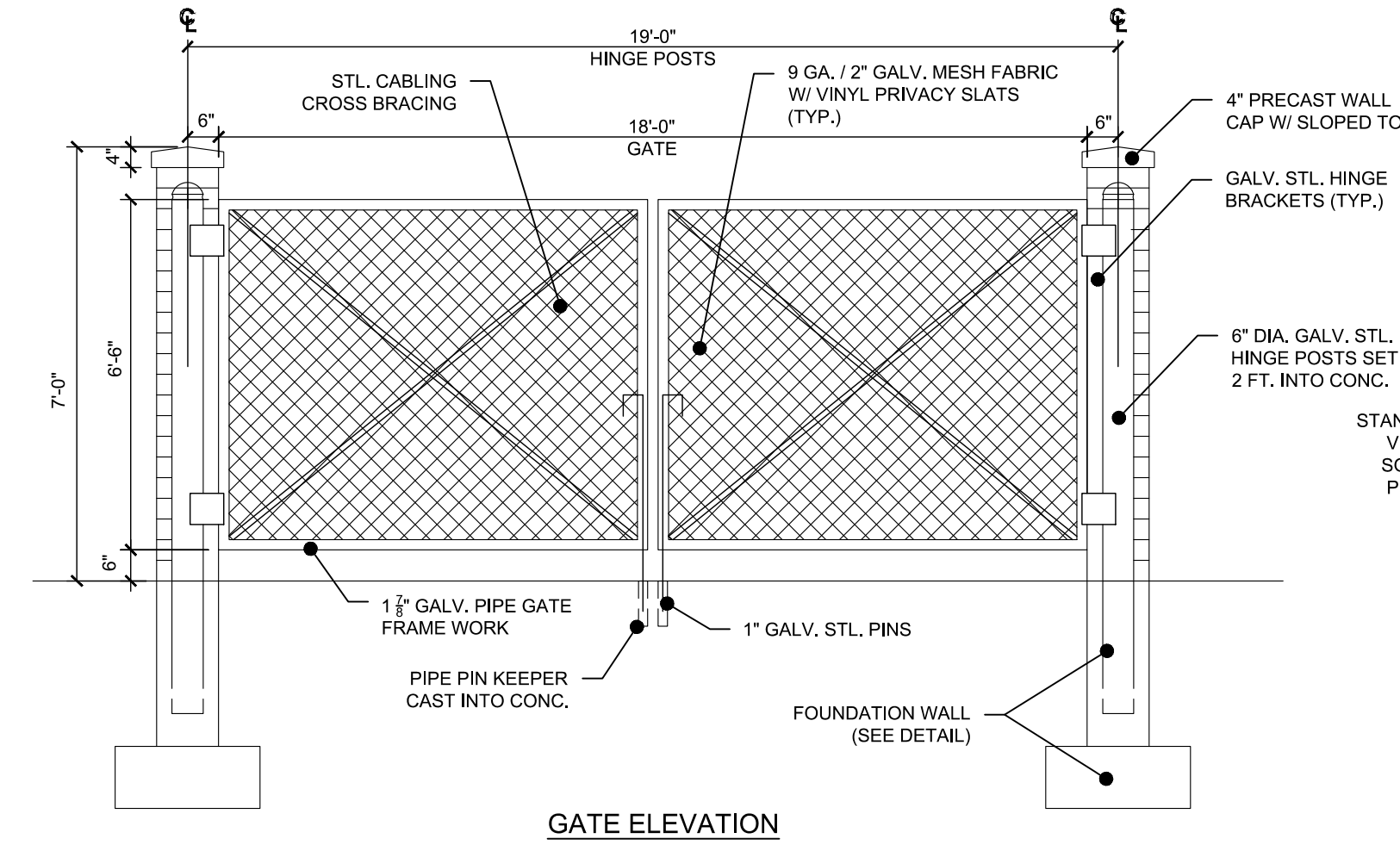
Date	No	Description
01/13/2025	01	PRELIMINARY/FINAL LAND DEVELOPMENT SUBMISSION
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4093 WASHINGTON ROAD MIXED USE DEVELOPMENT
4093 WASHINGTON ROAD
PETERS TOWNSHIP, PA 152317
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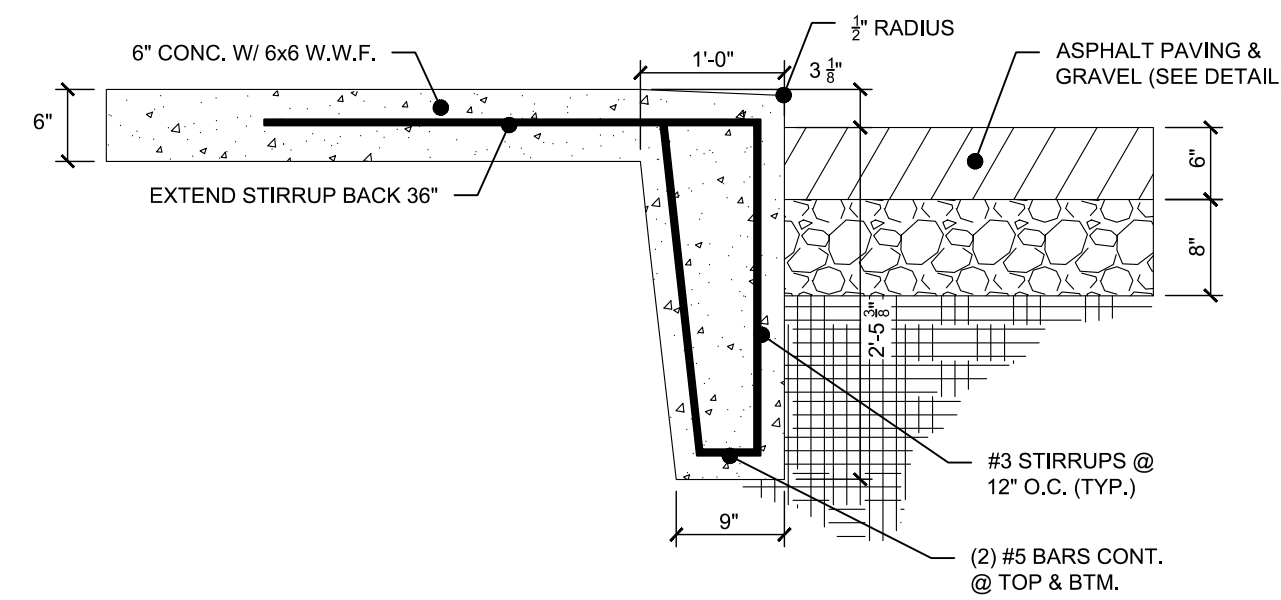
CONSTRUCTION DETAILS
Project Number: 41637-0101
Drawing Scale:
Date Issued: JAN 2026
Index Number:
Drawn By: ARG/BR/L
Checked By: MJG/PJT/L
Project Manager: MJG



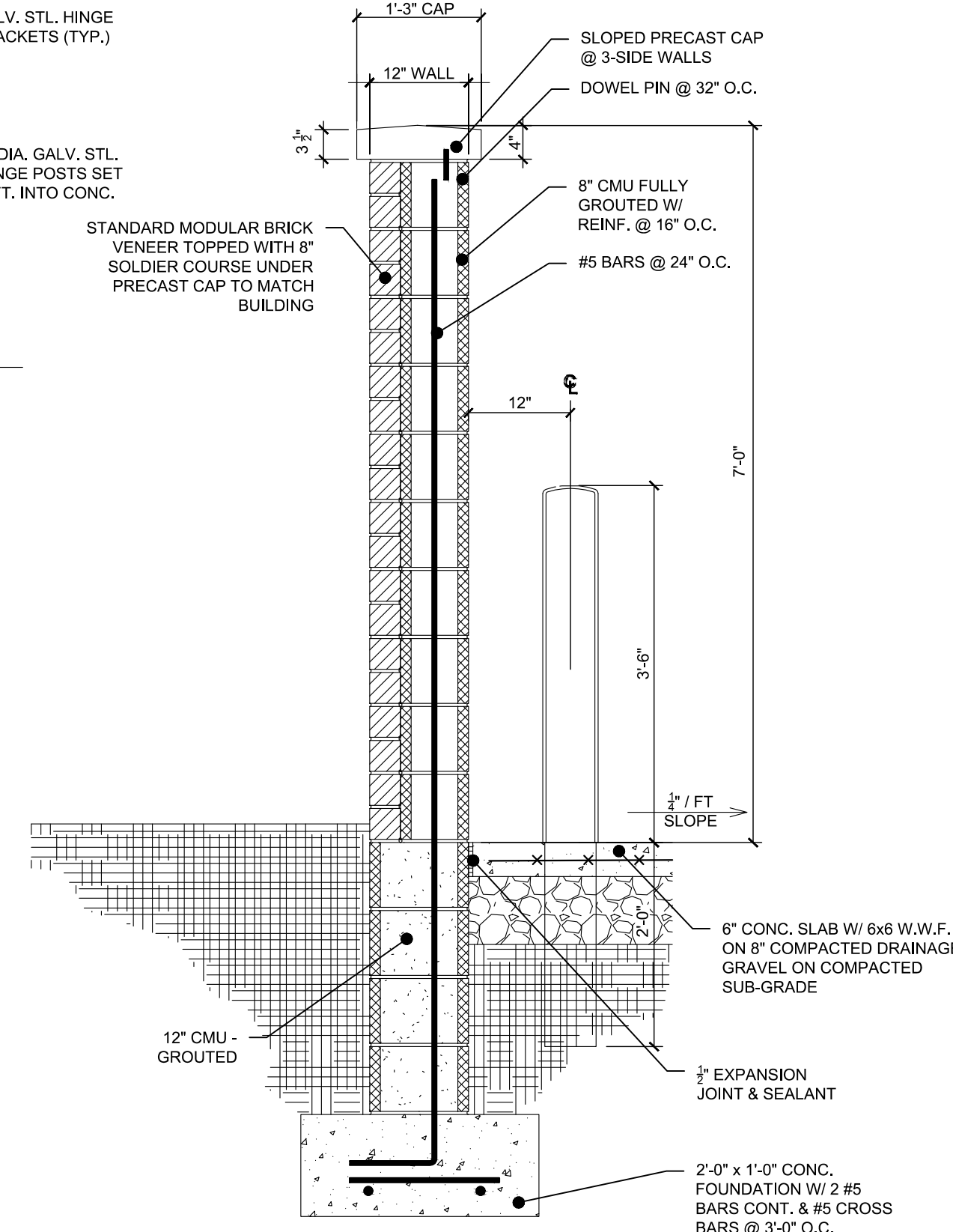
DUMPSTER ENCLOSURE PLAN



GATE ELEVATION

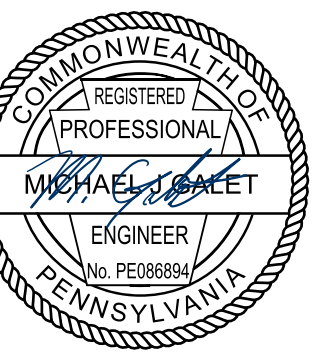


DUMPSTER APRON CONCRETE SLAB EDGE DETAIL



WALL SECTION

1	DUMPSTER ENCLOSURE DETAILS
C603	



REVISION RECORD

No.	Date	Description
01	01/13/2026	PRELIMINARY/FINAL LAND DEVELOPMENT SUBMISSION
02		
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4093 WASHINGTON ROAD MIXED USE DEVELOPMENT
4093 WASHINGTON ROAD
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CONSTRUCTION DETAILS

Project Number: 41637-0101
Drawing Scale:
Date Issued: JAN 2026
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Drawn By: ARG/BRL
Checked By: MJG/PTL
Project Manager: MJG

C603

P:\In & File\name\01\0004\657\Washington Road - Peters\Typo\0101 Civil Re-design\02-Sheet\100 LANDSCAPE PLAN.dwg
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LANDSCAPE REQUIREMENTS:

§ 440-504.H(1) DUMPSTER ENCLOSURE SCREENING.
 ALL SERVICE STRUCTURES SHALL BE FULLY SCREENED ON ALL SIDES. THE AVERAGE HEIGHT OF THE SCREENING MATERIAL SHALL BE ONE FOOT MORE THAN THE HEIGHT OF THE ENCLOSED STRUCTURE BUT SHALL NOT BE REQUIRED TO EXCEED EIGHT FEET IN HEIGHT.
RESPONSE: PROVIDED.

§ 440-504.H(2) DUMPSTER ENCLOSURE FIXED BARRIER.
 A FIXED BARRIER SHALL BE PROVIDED WITHIN THE SCREENING MATERIAL. THE BARRIER SHALL BE AT LEAST 18 INCHES FROM THE MATERIAL. THE MINIMUM FRONT OPENING OF THE SCREENING MATERIAL SHALL BE 12 FEET TO ALLOW SERVICE VEHICLES ACCESS TO THE CONTAINER.
RESPONSE: PROVIDED.

§ 440-505.A BUFFER AREA C
 BUFFER AREAS SHALL BE REQUIRED BETWEEN IN CONJUNCTION WITH THE DEVELOPMENT OF ANY LOT, AS DEFINED BY FIGURE 500.4. BUFFER AREAS.
RESPONSE: BUFFER AREA CONSISTS OF EXISTING LANDSCAPING TO REMAIN.

§ 440-505.B(3)(B) BUFFER AREA STREET TREES.
 ONE DECIDUOUS STREET TREE WITH A DIAMETER AT BREST HEIGHT OF 3 1/2 INCHES AND NOT LESS THAN 18 FEET HIGH AND 10 SHRUBS GREATER THAN TWO FEET IN HEIGHT SHALL BE PLANTED FOR EVERY 35 FEET OF LINEAR FOOTAGE. ALL GROUND COVER SHALL BE GRASS WITHIN A LANDSCAPED AREA ALONG A PUBLIC ROAD.
RESPONSE: BUFFER AREA CONSISTS OF EXISTING LANDSCAPING TO REMAIN.

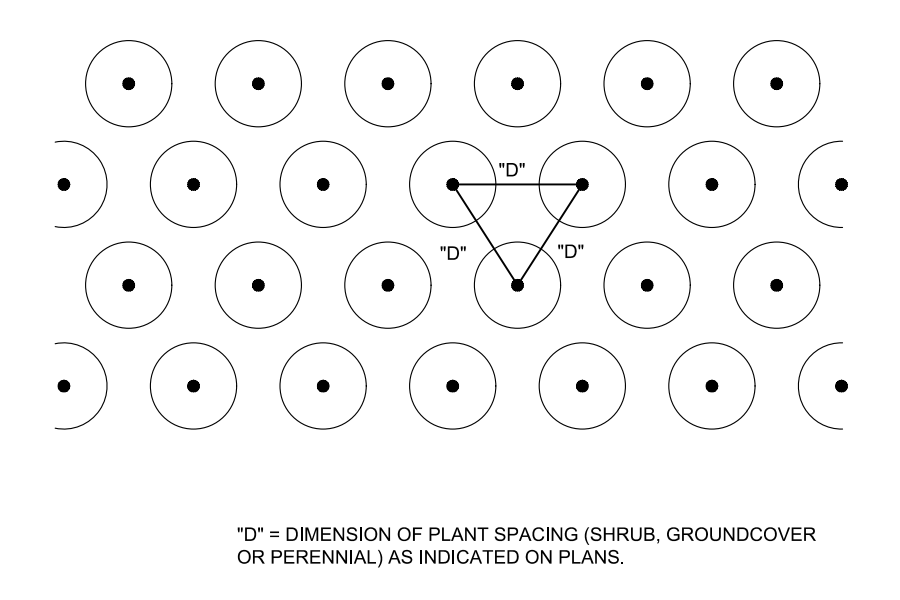
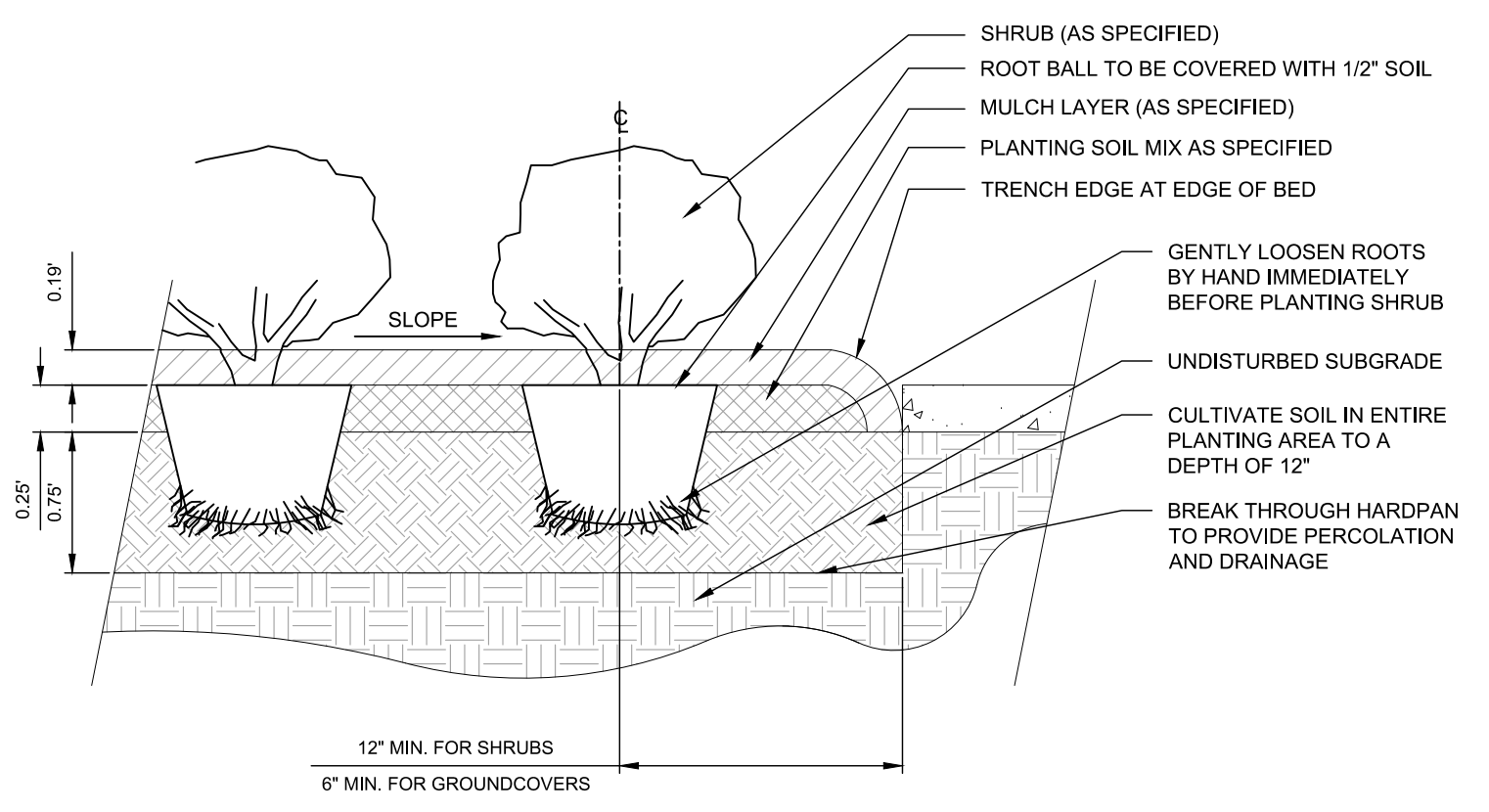
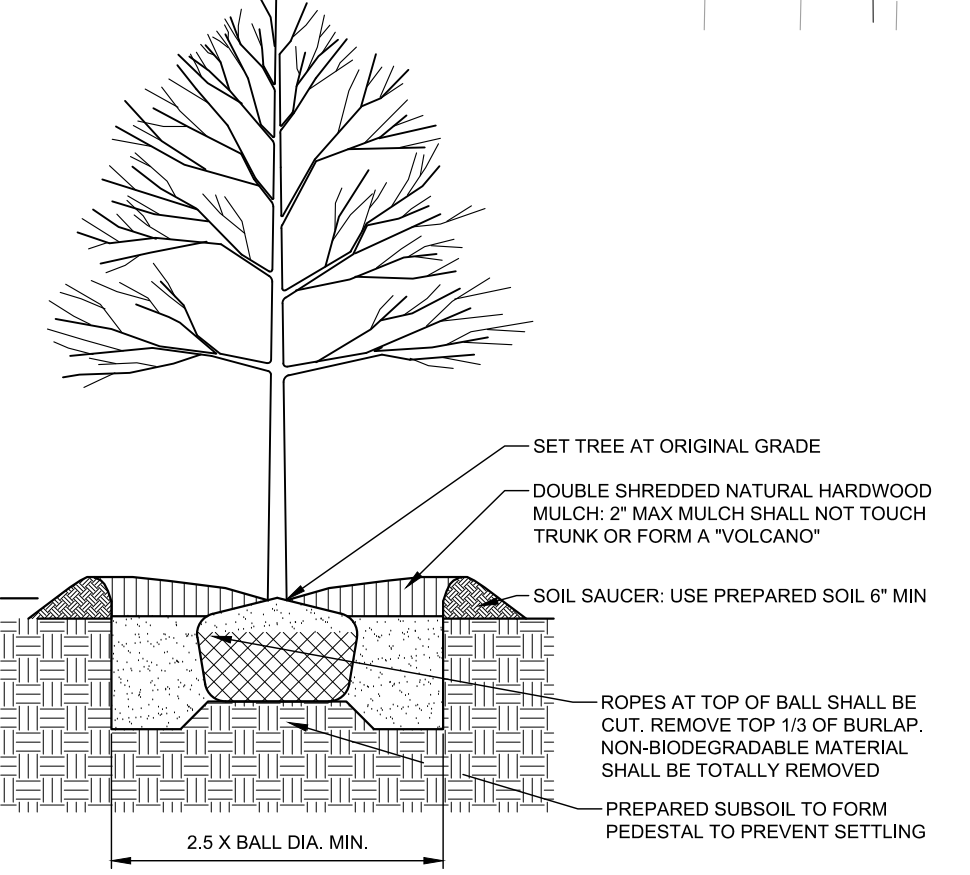
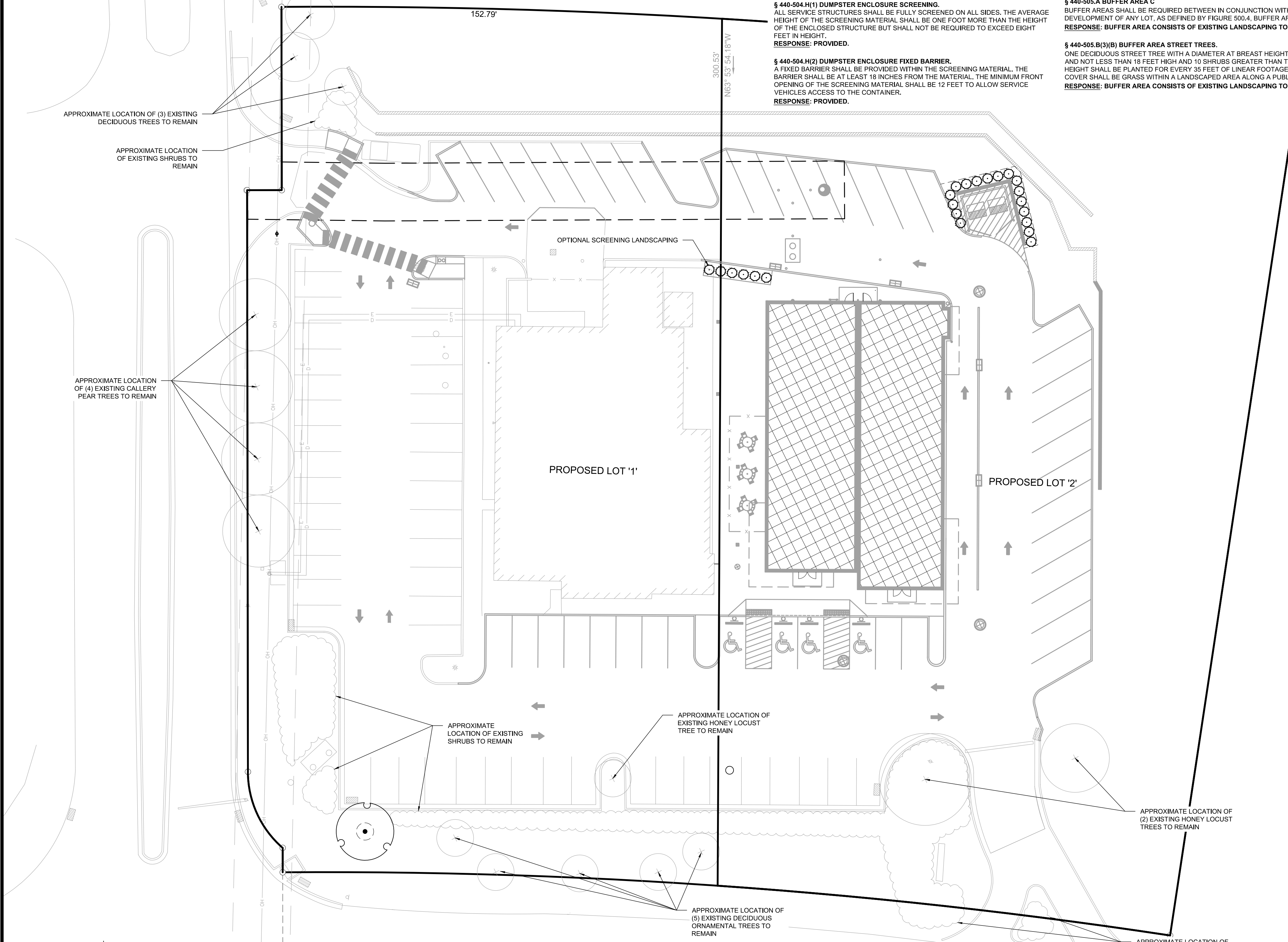
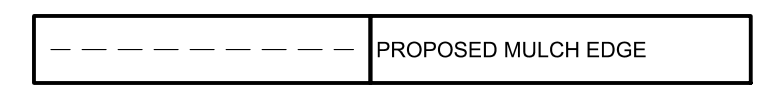
PLANT SCHEDULE PLANTING

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONDITION	SIZE
TREES				
	1	Gleditsia triacanthos inermis / Thornless Honey Locust	B&B	2" CAL.
	23	Thuja occidentalis / American Arborvitae	No. 5 Cont.	8" HT.

LANDSCAPE NOTES:

- THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF THE BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
- PRIOR TO THE INSTALLATION OF PLANT MATERIAL, THE CONTRACTOR SHALL ACCURATELY LOCATE ALL EXISTING UNDERGROUND UTILITIES, INCLUDING ALL RECENTLY INSTALLED UTILITIES. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS WITH THE PLANT MATERIAL. ANY UTILITIES DAMAGED AS A RESULT OF PLANTING ACTIVITIES SHALL BE REPAIRED AND/OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
- TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO ANY DEMOLITION OR LAND DISTURBANCE.
- NO CHANGES TO THE LANDSCAPE DESIGN SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
- ALL PLANTS INDICATED ON PLANS SHALL BE GROWN IN CLIMATES SIMILAR TO PROJECT AREA.
- PLANT COUNTS ARE FOR REFERENCE ONLY. THE CONTRACTOR IS REQUIRED TO FULFILL THE INTENT OF THE DRAWINGS. ANY DISCREPANCIES IN THE NUMBER OF PLANTS SHOWN ON THE DRAWING AND THE PLANT LIST SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO SUBMITTING A BID OR BEGINNING INSTALLATION.
- ALL PLANT MATERIAL SHALL CONFORM TO OR EXCEED THE AMERICAN STANDARD FOR NURSERY STOCK (LATEST EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. DO NOT INSTALL DAMAGED, WILTING OR UNHEALTHY PLANTS.
- IN THE EVENT THAT A PROPOSED PLANT CANNOT BE ACQUIRED, SUBSTITUTION FOR GENUS, SIZE OR SPECIES SPECIFIED SHALL ONLY BE SUBSTITUTED WITH AN EQUIVALENT PLANT WHICH MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING.
- PLANTING MAY ONLY OCCUR DURING THE FOLLOWING PERIODS: MARCH 15 - JUNE 15 AND SEPTEMBER 15 - NOVEMBER 15. EXCEPTIONS WILL BE MADE BUT MUST BE APPROVED IN WRITING PRIOR TO ANY INSTALLATION. PROCEED WITH PLANTING ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT PLANTING.
- A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO THE SHRUB BEDS AND MULCH AREAS PRIOR TO THE INSTALLATION OF PLANT MATERIAL. HERBICIDE IS TO BE APPLIED PER MANUFACTURER'S SPECIFICATIONS. PROPOSED HERBICIDE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO APPLICATION.
- TOPSOIL SHALL MEET ASTM D 5888, HAVE A PH RANGE OF 5.5-7, CONTAIN A MINIMUM OF 4% ORGANIC MATERIAL AND BE FREE OF ANY STONES OVER 1" IN ANY DIRECTION AND FREE OF DEBRIS AND NON-ORGANIC MATERIAL. A SOIL SAMPLE SHALL BE TAKEN BY THE CONTRACTOR PRIOR TO PLANTING AND SENT TO A SOIL TESTING LABORATORY RECOGNIZED BY THE STATE DEPARTMENT OF AGRICULTURE. IF REQUIRED, SOIL AMENDMENT TYPES AND QUANTITIES TO BE SUBMITTED FOR REVIEW.
- PRIOR TO INSTALLATION OF ANY PLANT MATERIAL, THE CONTRACTOR SHALL CONFIRM ADEQUATE DRAINAGE IN ALL PITS AND PLANT BEDS. NOTIFY THE LANDSCAPE ARCHITECT IF BEDROCK IS ENCOUNTERED OR IF PROPER DRAINAGE CANNOT BE ACHIEVED.
- PLANT TREES AND SHRUBS AFTER FINISH GRADES ARE ESTABLISHED AND BEFORE PLANTING LAWNS UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
- PLANTING MIXES: PLANTING MIX FOR BACKFILLING PLANT PITS OF DECIDUOUS TREES AND SHRUBS SHALL BE IN THE PROPORTION OF FOUR PARTS BY VOLUME OF TOPSOIL AND ONE PART BY VOLUME OF PEAT MOSS PLUS ONE POUND OF 10-6-4 FERTILIZER PER CUBIC YARD. PLANTING MIX FOR BACKFILLING PLANT PITS OF NEEDED EVERGREEN PLANTS SHALL BE IN THE PROPORTION OF TWO PARTS BY VOLUME OF TOPSOIL AND ONE PART BY VOLUME PEAT MOSS PLUS ONE POUND OF 10-6-4 FERTILIZER PER CUBIC YARD. ALL AMENDMENTS SHALL BE THOROUGHLY MIXED.
- REFER TO EROSION AND SEDIMENTATION CONTROL PLAN FOR LIMITS OF DISTURBANCE. ALL DISTURBED AREAS SHALL BE FINE GRADED AND SEEDED WITH PERMANENT SEED MIX UNLESS OTHERWISE NOTED ON PLANS. PRIOR TO INSTALLATION OF SOD OR SEED, ALL LAWN AREAS SHALL RECEIVE TOPSOIL TO A DEPTH OF 4" AFTER LIGHT ROLLING. DO NOT COMPACT. THE AREAS SHALL BE DISKED AND RAKED SMOOTH TO A UNIFORM GRADE AS SHOWN ON THE GRADING PLAN.
- A 3" THICK DOUBLE SHREDDED HARDWOOD MULCH BED SHALL BE PROVIDED IN ALL AREAS CONTAINING TREES, SHRUBS AND UNDER BUILDING OVERHANGS.
- PLANT IDENTIFICATION TAGS SHALL BE LEFT ON UNTIL INSTALLED PLANTINGS ARE INSPECTED BY THE LANDSCAPE ARCHITECT. ALL TAGS SHALL BE REMOVED AFTER APPROVAL.
- WARRANTY PERIOD FOR TREES AND SHRUBS IS ONE YEAR. WARRANTY PERIOD FOR GROUND COVER, LAWNS, GRASSES AND PERENNIALS IS 6 MONTHS. WARRANTY PERIOD FOR REPLACEMENTS SHALL BE EQUAL TO THE ORIGINAL WARRANTY PERIOD.
- A SATISFACTORY LAWN IS DEFINED AS A HEALTHY, UNIFORM, CLOSE STAND OF GRASS FREE OF WEEDS AND SURFACE IRREGULARITIES WITH COVERAGE EXCEEDING 90% OVER 10 SQUARE FEET WITH NO BARE SPOTS EXCEEDING A 5'x3' SQUARE.
- REFER TO LANDSCAPE DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION PERTAINING TO INSTALLATION OF LANDSCAPE INCLUDING BUT NOT LIMITED TO MULCHING, STAKING AND SETTING SPACING OF PLANTS.

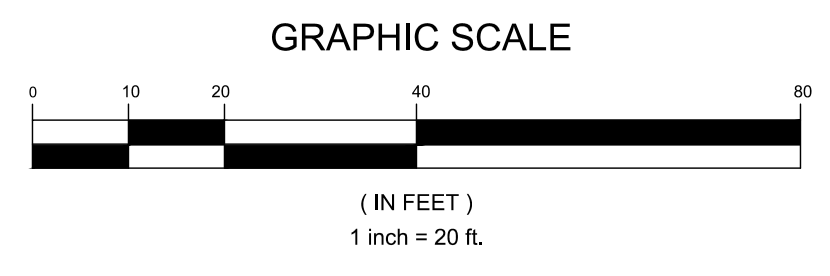
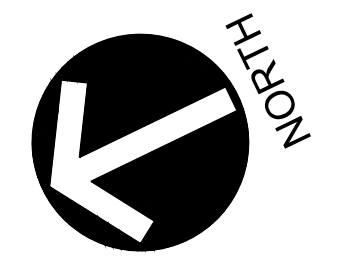
LANDSCAPE LEGEND



01	DECIDUOUS TREE PLANTING	NTS
L100	HEAVY DUTY	

02	SHRUB/GROUNDCOVER PLANTING	NTS
L100		

03	TYPICAL PLANT SPACING	NTS
L100		



GATEWAY

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



REVISION RECORD	
No	Date
01	01/13/2026
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4093 WASHINGTON ROAD MIXED USE DEVELOPMENT

4093 WASHINGTON ROAD
 PETERS TOWNSHIP, PA 152317

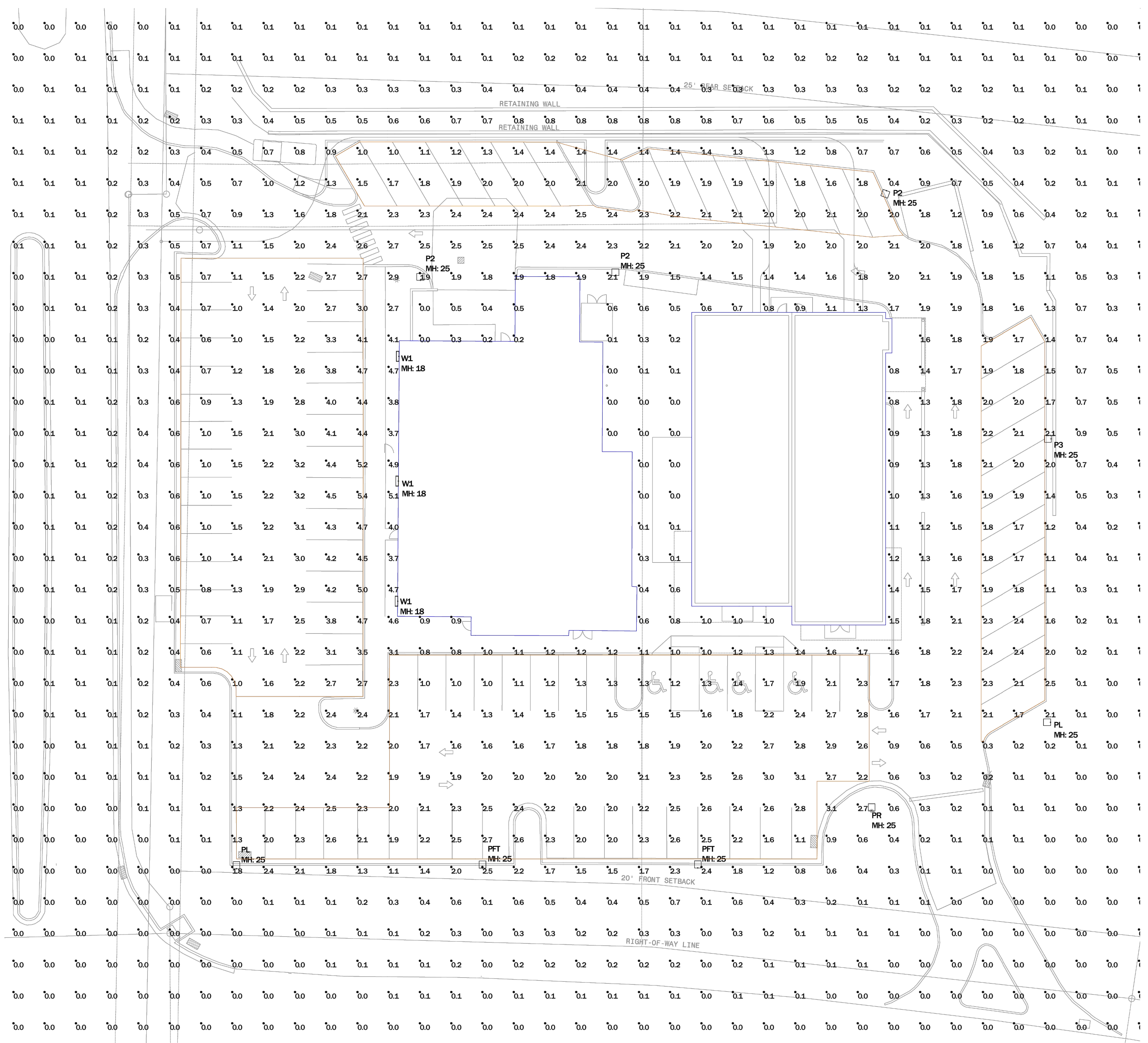
PREPARED FOR:
SOBE REAL ESTATE GROUP
 218 SALEM DRIVE
 PITTSBURGH, PA 15241

LANDSCAPE PLAN

Project Number: 41637-0101
 Drawing Scale: 1" = 20'
 Date Issued: JAN 2026
 Index Number:
 Drawn By: ARG/IRL
 Checked By: ARG/PTL
 Project Manager: MJG

L100

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Scale: 1 inch = 20 Ft.

Qty	Label	Symbol	Manufacturer	Description	LLD	Luminaire Lumens	Luminaire Watts	Total Lumens
3	P2	□	LITHONIA	DSXL LED P3 40K 80CRI T2M MVOLT HS SPA XX	0.850	40531	102.1727	306.518
1	P3	□	LITHONIA	DSXL LED P4 40K 80CRI T3M MVOLT HS SPA XX	0.850	12750	123.9373	123.937
2	PFT	□	LITHONIA	DSXL LED P5 40K 80CRI TFTM MVOLT HS SPA XX	0.850	13862	138.1649	276.33
2	PL	□	LITHONIA	DSXL LED P2 40K 80CRI LCDD MVOLT SPA XX	0.850	6575	67.79	135.58
1	PR	□	LITHONIA	DSXL LED P2 40K 80CRI RCOO MVOLT SPA XX	0.850	6520	67.79	67.79
3	WL	□	LITHONIA	DSXW2 P7 40K 80CRI TFFM MVOLT SRM XX	0.850	13209	103.84	311.52

Label	Avg	Max	Min	Avg/Min	Max/Min
PARKING EAST	2.00	2.4	1.7	1.41	1.41
PARKING NORTH	1.76	2.2	1.0	1.76	2.20
PARKING SOUTH	2.02	3.1	1.0	2.01	3.10
PARKING WEST	2.45	5.4	0.6	4.08	9.00

NOTES:
 1. All light levels are at grade.
 2. Lumen output is based on anticipated lumen output at half of the rated life of the LEDs.
 3. Mounting height shown per location is from grade to fixture aperture.
 4. Light levels are calculated based on direct fixture contribution only. We are not responsible for reflected light.
 5. Changes to location, fixture, wattage will affect final results.
 6. Any alternates must be preapproved by the Township for Ordinance Compliance before project can be bid.

D-Series Size 1 LED Area Luminaire

Specifications

EPA: 0.69 ft
 Length: 32.21"
 Width: 14.24"
 Height H1: 7.88"
 Height H2: 2.23"
 Weight: 34 lbs

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLAIR2 PIRHN DBDX

Series	LED	Color Temperature	Color Rendering	Beam Spread	Mounting	Accessories
DSX1 LED	Forward opt	4000K	70CRI	15°	Spot	None
P7	30K	3000K	70CRI	15°	Spot	None
P2	30K	4000K	70CRI	15°	Spot	None
P3	30K	5000K	70CRI	15°	Spot	None
P4	30K	6000K	70CRI	15°	Spot	None
P5	30K	7000K	70CRI	15°	Spot	None
Backbox	30K	3000K	80CRI	15°	Spot	None
SRM	30K	3000K	80CRI	15°	Spot	None
PFT	30K	4000K	80CRI	15°	Spot	None
PL	30K	5000K	80CRI	15°	Spot	None
PR	30K	5000K	80CRI	15°	Spot	None

Shipping Information

Shipped installed: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLAIR2 PIRHN DBDX
 Shipped separately: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLAIR2 PIRHN DBDX

D-Series Size 2 LED Wall Luminaire

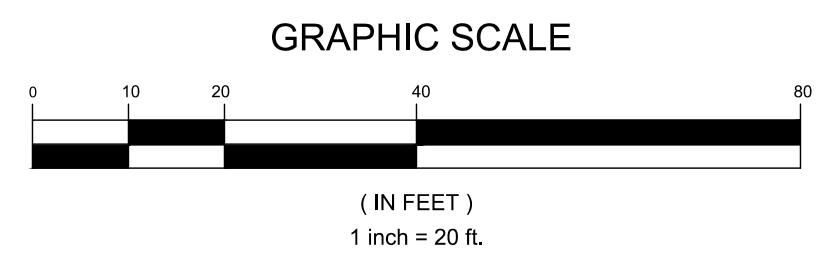
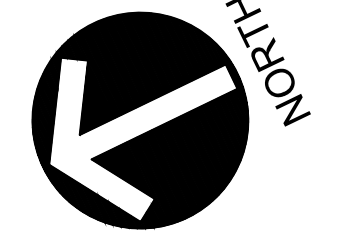
Specifications

Luminaire: 18-1/2"
 Width: 7-5/8"
 Depth: 10"
 Height: 7-5/8"
 Weight: 21 lbs

Ordering Information

EXAMPLE: DSXW2 LED P2 40K 70CRI T3M MVOLT SRM DBDXTX

Series	LED	Color Temperature	Color Rendering	Beam Spread	Mounting	Accessories
DSXW2 LED	Forward opt	4000K	70CRI	15°	Spot	None
P2	30K	3000K	70CRI	15°	Spot	None
P3	30K	4000K	70CRI	15°	Spot	None
P4	30K	5000K	70CRI	15°	Spot	None
P5	30K	6000K	70CRI	15°	Spot	None
P6	30K	7000K	70CRI	15°	Spot	None
SRM	30K	3000K	80CRI	15°	Spot	None
PFT	30K	4000K	80CRI	15°	Spot	None
PL	30K	5000K	80CRI	15°	Spot	None
PR	30K	5000K	80CRI	15°	Spot	None



L&M
LAFACE & MCGOVERN

LaFace & McGovern Assoc. Inc.
 Sean McGovern - Tech Support & Applications
 1001 Horizon Vw, Suite 200
 Canonsburg PA, 15317
 412-854-3200
 E-mail: smcgovern@laface-mcgobern.com

GATEWAY
 The Gateway Engineers, Inc.
 Full-Service Civil Engineering & Surveying
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L200