Michael Baker

January 28, 2022

Director Kim Lucas Department of Mobility and Infrastructure City of Pittsburgh 611 Second Ave Pittsburgh, PA 15219

Subject: Street Dedication Application

Dear Director Lucas:

On behalf of our client, Office Partners XXIII Block G1 LLC, we are please to present this application for Street Dedication. Office Partners XXIII Block G1 LLC is the applicant for proposed improvements associated with the FNB Financial Center in the Lower Hill District. The area submitted under this application comprises a portion of Specially Planned District 11 (SP-11 Lower Hill). A Preliminary Land Development Plan (PLDP) for the redevelopment of the Lower Hill was approved on December 2, 2014, with subsequent adoption of the SP-11 Lower Hill into the City of Pittsburgh's Zoning Ordinance on February 5, 2015.

The applicant is seeking dedication of two portions of the property, one along Bedford Avenue and another at the corner of Bedford Avenue and Washington Place.

The portion of the property along Bedford Avenue is being dedicated to provide a wider public sidewalk condition that will accommodate higher volumes of pedestrian movement in that area. To provide a wider sidewalk, the property line needs to be moved back to the face of the building so that the building massing and frontage complies with the Preliminary Land Development Plan (PLDP) for the SP-11 Lower Hill District. The treatment of the dedicated area will match the adjacent sidewalk.

The portion of the property at the corner of Bedford Avenue and Washington Place is being dedicated to allow the building massing to comply with the PLDP requirements, specifically those related to frontage requirements and limitations on forecourt dimensions.

Both portions of the property were presented before the Planning Commission in the form of a Final Land Development Plan for the G1 and G4 parcels in May 2021 and received unanimous approval.

We believe that both the areas for dedication as proposed with this application meet the requirements of the PLDP and prior guidance received from City Zoning and the Planning Commission.

Sincerely, MICHAEL BAKER INTERNATIONAL, INC.

- Toy M. Postick

Toby Partridge, P.E. Technical Manager

MBAKERINTL.COM

ED GAINEY MAYOR



KIM LUCAS ACTING DIRECTOR

City of Pittsburgh Department of Mobility & Infrastructure City- County Building

STREET DEDICATION APPLICATION PACKET

Date: 1/24/2022
Applicant Name: XXIII Block G1 LLC
Property Owner's Name (if different from Applicant):
Address: 1000 N. West Street, Suite 900, Wilmington, DE 19801
Phone Number: (302) 691-2126 Alternate Phone Number:
Email Address:
Proposed Street(s) to be Dedicated:
Ward: <u>3</u> Council District: <u>#6</u> Lot and Block <u>2-C-450</u>
What is the properties zoning district code? SP-11 (zoning office 255-2241)
Is the proposed dedication developed? Yes 🗹 No 🗌
Width of Proposed Dedication: 75.7
Length of Proposed Dedication: 111.0'
Number of square feet of the proposed Dedication: <u>3,871.6</u>
Description of Dedication: Portion of sidewalk and ramps along Washington Place
Reason for application:
The applicant is seeking dedication of two portions of the property, one along Bedford Avenue and
another at the corner of Bedford Avenue and Washington Place.
The portion of the property at the corner of Bedford Avenue and Washington Place is being related
dedicated to allow the building placement to comply with the PLDP requirements, specifically those
related to frontage requirements and limitations on setback and forecourt dimensions.

ED GAINEY MAYOR



KIM LUCAS ACTING DIRECTOR

CITY OF PITTSBURGH Department of Mobility & Infrastructure City- County Building

STREET DEDICATION APPLICATION PACKET

Date: 1/24/2022 Applicant Name: XXIII Block G1 LLC Property Owner's Name (if different from Applicant): Address: 1000 N. West Street, Suite 900, Wilmington, DE 19801 Phone Number: (302) 691-2126 _Alternate Phone Number:_____ Email Address: Proposed Street(s) to be Dedicated: See attached Ward: 3 Council District: #6 Lot and Block 2-C-450 What is the properties zoning district code? SP-11 (zoning office 255-2241) Is the proposed dedication developed? Yes \checkmark No \square Width of Proposed Dedication: 9.1 Length of Proposed Dedication: 210.1' Number of square feet of the proposed Dedication: 2,017.6 Description of Dedication:_____ of sidewalk along Bedford Avenue **Reason for application:** The applicant is seeking dedication of two portions of the property, one along Bedford Avenue and another at the corner of Bedford Avenue and Washington Place. The portion of the property along Bedford Avenue is being dedicated to allow for a wider public sidewalk condition where utility conditons have created constraints that will accommodate higher volumes of pedestrian movement in that area. In order to provide a wider sidewalk, the property line needs to be moved back to the face of the building so that the building setback and frontage



SHEET N	NOTES
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- C2 R: 20.00'
- L: 19.92' CHORD DIST: 19.11' CHORD BEARING: S8° 54' 46.11"W
- C3 R: 20.00 L: 24.26' CHORD DIST: 22.80' CHORD BEARING: S54° 22' 24.87"E C4 R: 258.00'
- L: 126.81' CHORD DIST: 125.53' CHORD BEARING: N13° 15' 02.72"W

GENERAL NOTES

- SEE SHEET C01.01 FOR GENERAL NOTES
 SEE SHEET C01.02 FOR LEGEND

FNB Financial Center Parcel G1 Lower Hill

Pittsburgh, PA 15222

Gensler

Michael Baker INTERNATIONAL

1 East Pratt Street Suite 202 Baltimore, MD 21202 United States SUBCONSULTANT

100 Airside Drive Pittsburgh, PA 15108 United States

Tel 410.539.8776 Fax 410.539.8741

Tel 412.269.6300

Project Name	

Seal / Signature

△ Date Description

FNB Financial Center

Project Number 019.6815.000 Description PARCEL PLAN

Scale 1" = 30'

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0 15' 30' 6

SCALE: 1" = 30'

CV1.02





	CONTRACT DRAWINGS IS BASED UPON A BY THE OWNER OR ENGINEER AS TO THE	VAILABLE INFORMATION ONLY. NO GUARANTEE OR ASSURANC IR ACCURACY, COMPLETENESS OR VALIDITY.
	THE CONTRACTOR IS REQUIRED TO VERI CONTACTING BOTH THE PENNSYLVANIA (COMPANIES KNOWN TO HAVE FACILITIES	FY THE EXISTENCE AND LOCATION OF UTILITIES IN THE WORK ONE-CALL SYSTEM AT 1-800-242-1776 AND THE BELOW LISTED LOCATED WITHIN THE PROJECT WORK AREA.
	COMCAST CABLE COMMUNICATIONS, INC 200 INDUSTRY DRIVE THIRD FLOOR PITTSBURGH, PA 15275 ATTN: MR. WALTER KASIEVICH (412) 875-1310	<u>CITY OF PITTSBURGH, DEPARTMENT OF PUBLIC W</u> ROOM 301, CITY-COUNTY BUILDING 414 GRANT STREET PITTSBURGH, PA 15219 ATTN: MR. FRED FISCHER (STREETS) (412) 255-2435 ATTN: MR. BEN CARLISE (LIGHTING)
	DUQUENSE LIGHT COMPANY 2841 NEW BEAVER AVENUE MAIL DROP N6-CS PITTSBURGH, PA 15233 ATTN: MR. JERRY TELIN (412) 393-2788	(412) 255-2435 <u>PITTSBURGH WATER & SEWER AUTHORITY</u> 1200 PENN AVENUE PENN LIBERTY PLAZA 1 PITTSBURGH, PA 15222 ATTN: MS. JULIE ASCIOLLA (412) 255-0841
	PEOPLES NATURAL GAS COMPANY 375 NORTH SHORE DRIVE SUITE 600 PITTSBURGH, PA 15239 ATTN: MS. BETH REICHERTER (866) 654-4660	<u>VERIZON</u> 201 STANWIX STREET FOURTH FLOOR PITTSBURGH, PA 15222 ATTN: MR. TIM WESTOVER (412) 216-7783
2.	INSPECTIONS. THIS PROJECT IS SUBJECT DEPARTMENT OF ENVIRONMENTAL PROT COUNTY HEALTH DEPARTMENT - PLUMBIN COOPERATE IN ACCOMMODATING THESE TO PROJECT RECORDS AND FILES.	T TO INSPECTIONS BY THE OWNER, THE ENGINEER, THE PENN ECTION, PITTSBURGH WATER AND SEWER AUTHORITY, ALLEG NG, AND OTHERS THE OWNER MAY DESIGNATE. THE CONTRA INSPECTIONS BY PERMITTING ACCESS TO THE WORK SITE AI
3.	PERMITS. THE CONTRACTOR IS REQUIRE RELOCATIONS, TEMPORARY UTILITIES, SA DISPOSAL, STREET USE, OVERSIZE LOAD DESCRIBED HEREIN AND PAY THE FEES T	D TO OBTAIN ALL PERMITS FOR: STREET OPENINGS, UTILITY ANITARY FACILITIES, HAZARDOUS AND NON-HAZARDOUS WAS S, WATER USAGE AND ANY OTHER PERMITS NECESSARY FOR HEREOF.
4.	DISPOSAL AREA. THE CONTRACTOR IS REDEBRIS AND WASTE MATERIALS. THIS SH	ESPONSIBLE FOR OBTAINING A LEGAL OFF-SITE DISPOSAL AR ALL BE PERFORMED AT NO ADDITIONAL PAYMENT.
5.	CONSTRUCTION LIMITS. THE CONTRACTOR WITHIN DESIGNATED CONSTRUCTION LIMIN RESPONSIBLE FOR ALL WORK AND DAMAGE RIGHTS-OF-WAY AND SHALL REPAIR THE COMPLETE SITE CLEANUP TO THE SATISF	OR SHALL CONFINE MATERIALS, EQUIPMENT, AND WORK ACTI ITS AND PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR IS FULL GE OCCURRING OUTSIDE OF THE CONSTRUCTION LIMITS AND SAME TO THE SATISFACTION OF THE OWNER. CONTRACTOR FACTION OF THE OWNER.
6.	ROAD CONSTRUCTION. WHERE PROPOSE GRADE OF THE PROPOSED ROAD CONST TRANSITION HORIZONTALLY AND VERTICA OWNER.	ED ROAD CONSTRUCTION MEETS EXISTING PAVEMENTS, THE RUCTION SHALL BE ADJUSTED AS REQUIRED TO PROVIDE A S ALLY TO MEET THE EXISTING ROAD SECTION OR AS DIRECTED
7.	CONNECTION TO EXISTING FACILITIES. TO EXISTING FACILITIES ARE BASED ON FIEL OWNERS. IT IS THE CONTRACTOR'S RES THE FIELD PRIOR TO BEGINNING ANY COM IMMEDIATELY BE NOTIFIED OF ANY VARIA THE DESIGN AS PRESENTED IN THE THE O CONTRACTOR SHALL SUBMIT, FOR THE O ADJUSTMENTS WHICH MAY BE REQUIRED	HE DETAILS, DIMENSIONS AND ELEVATIONS SHOWN REGARDI D SURVEY INFORMATION AND RECORDS PROVIDED BY FACILI PONSIBILITY TO THOROUGHLY VERIFY ALL RELEVANT DIMENS INSTRUCTION ACTIVITIES. THE OWNER AND ENGINEER SHALL TIONS FOUND WHICH MAY RESULT IN CHANGES OR ADJUSTM ORIGINAL CONTRACT DRAWINGS AND/OR SPECIFICATIONS. TH WNER AND ENGINEER'S APPROVAL, A DETAILED PLAN OF ANY O AS A RESULT OF ACTUAL FIELD CONDITIONS.
8.	MAINTAINING ACCESS. THE CONTRACTOR RESIDENCES IN THE VICINITY OF THE SITE	R IS REQUIRED TO MAINTAIN REASONABLE ACCESS TO EXISTI E. AT THE END OF THE WORK DAY, THE SITE MUST BE FULLY S
9.	SOIL EROSION & SEDIMENT CONTROL. THE SEDIMENT CONTROL (SESC) DEVICES AS BE CHECKED BY THE CONTRACTOR AFTE SEDIMENT BASINS WILL BE CLEANED OUT SHOWN ON THE CONTRACT DRAWINGS. N APPROVAL OF THE GOVERNING AGENCY	IE CONTRACTOR IS REQUIRED TO MAINTAIN ALL SOIL EROSIO REQUIRED BY THE CONTRACT DOCUMENTS. ALL (SESC) DEVIC R EACH RAINFALL EVENT TO ASSURE PROPER PERFORMANC WHEN SEDIMENT ACCUMULATES TO THE CLEANOUT ELEVAT IO (SESC) DEVICES WILL BE REMOVED WITHOUT PRIOR WRITT AND THE OWNER.
10.	PROTECTION OF ADJACENT FACILITIES. T UTILITIES AND OTHER FACILITIES FROM D SUPPORT AS DEEMED NECESSARY.	THE CONTRACTOR IS REQUIRED TO PROTECT ADJACENT STRU AMAGE BY PROVIDING SHEETING, SHORING, UNDERPINNING
11.	PROTECTION OF CURBS AND SIDEWALKS RESPONSIBLE FOR PROTECTING EXISTING CAUSED BY VEHICLES OR EQUIPMENT OF UTILITY COMPANIES AND OTHER ENTITIES VEHICLES MUST PASS OVER CURBS OR S TO ENSURE THAT TIRES OR TRACKS DO N MEASURES SHALL BE CONSIDERED INCID TO CURBS AND SIDEWALKS NOT PROPER EXCESSIVE CHIPS, CRACKS, GOUGES AND REQUIRE REPLACEMENT OF FULL SECTIO	THROUGHOUT THE DURATION OF THE CONTRACT, THE CON G AND NEWLY CONSTRUCTED CURBS AND SIDEWALKS FROM WNED BY THE CONTRACTOR, SUBCONTRACTORS, MATERIAL S S INVOLVED WITH THE PROJECT. IN THE EVENT THAT EQUIPMI IDEWALKS, THE CONTRACTOR SHALL INSTALL TEMPORARY P NOT DIRECTLY BEAR UPON THE SURFACES. SUCH PROTECTIV ENTAL TO THE WORK. THE CONTRACTOR SHALL BE LIABLE FO LY PROTECTED FROM VEHICLES OR EQUIPMENT PASSING UP O SCRAPES ON NEWLY CONSTRUCTED CURBS AND SIDEWALK INS OF CURB OR SIDEWALK.
12.	CONCRETE PAVEMENT. THE CONTRACTO APPROVAL PRIOR TO PLACEMENT OF RIG	R IS REQUIRED TO SUBMIT A JOINT LAYOUT PLAN TO THE ENO
13.	UTILITY CROSSING. CROSSED UTILITIES S OUTER SURFACE TO OUTER SURFACE.	HALL HAVE A MINIMUM VERTICAL CLEARANCE OF 18-INCHES
14.	UTILITY DEPTH OF COVER. THE MINIMUM INDICATED OTHERWISE: WATER: 48 INCHES FIRE PROTECTION: 48 INCHES ELECTRICAL AND COMMUNICAT ALL OTHER UTILITIES: 24 INCHE	DEPTH OF COVER FOR UTILITIES SHALL BE AS FOLLOWS UNLE TIONS: 24 INCHES S
	UTILITY CONNECTIONS. THE CONTRACTO CONNECTIONS WITH THE APPROPRIATE U	R SHALL COORDINATE ALL REQUIRED SHUTDOWNS FOR UTILI JTILITY COMPANY AND/OR AGENCY.
15.		

		DEMOLITION NOTES
	1.	THE CONTOURS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE BASED ON ACTUAL FIELD SURVEY AND ARE TO BE USED FOR DESIGN PURPOSES.
IVEN BY Y	2.	THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS FROM THE VARIOUS UTILITY COMPANIES. INFORMATION REGARDING THE REPORTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES HAS BEEN SHOWN ON THE CONSTRUCTION DRAWINGS AND RECORDED AS SUCH IN GOOD FAITH. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION (PA ONE CALL). THE CONTRACTOR SHALL COORDINATE HIS CONSTRUCTION ACTIVITIES WITH UTILITY COMPANIES AS NECESSARY. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY UTILITIES DAMAGED IN THE PROCESS OF HIS WORK, AND SHALL REPAIR, OR PAY FOR THE REPAIR OF, ANY DAMAGED UTILITY TO THE SATISFACTION OF THE OWNER.
	3.	THE CONTRACTOR IS RESPONSIBLE, PRIOR TO CONSTRUCTION, FOR VERIFYING THE ACCURACY OF THE TOPOGRAPHY AND SUBSURFACE INFORMATION FOR THE PURPOSE OF CALCULATING QUANTITIES. IF ANY DISCREPANCIES ARE FOUND IN THE SURVEY OR GEOTECHNICAL REPORTS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY. ONCE THE CONTRACTOR PROCEEDS WITH ANY LAND DISTURBANCE ACTIVITIES, THIS ACTION SHALL BE TAKEN AS ACCEPTANCE BY THE CONTRACTOR THAT THE SURVEY AND GEOTECHNICAL REPORTS DEPICT THE EXISTING CONDITIONS OF THE SITE TO THE CONTRACTOR'S SATISFACTION. LATER CLAIMS BY THE CONTRACTOR RELATING TO INACCURACIES IN THE EXISTING TOPOGRAPHY OR GEOTECHNICAL INFORMATION SHALL NOT BE ACCEPTED AND RELATED CONSTRUCTION CLAIMS SHALL NOT BE ALLOWED.
	4.	ALL SITE IMPROVEMENTS WITHIN THE WORK LIMITS SHALL BE REMOVED INCLUDING, BUT NOT LIMITED TO SIDEWALKS, DRIVES, ROADWAY PAVEMENT, BASE AND CURBING, RAMPS, BOLLARDS, LIGHT POLES, UTILITY POLES, WATER LINES, GAS LINES, SANITARY SEWER LINES, STORM PIPING AND STRUCTURES AND SIGNAGE, UNLESS SPECIFICALLY CALLED OUT TO REMAIN.
	5.	CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGED UTILITY THAT IS TO REMAIN.
	6.	PROTECT EXISTING UTILITIES TO REMAIN. THESE UTILITIES SHALL NOT BE DISTURBED.
NIA	7.	ALL UTILITY SERVICE LINES SHALL BE REMOVED AS NOTED PER DETAILS AND SPECIFICATIONS OF THE CORRESPONDING UTILITY COMPANY.
CESS	8.	UTILITY/SERVICE POLES AS INDICATED ON THE PLANS, SHALL BE REMOVED IN THEIR ENTIRETY INCLUDING ANY FOUNDATIONS, GUY WIRE AND ANCHORS, POLE MOUNTED FIXTURES OR EQUIPMENT.
/ORK R ALL	9.	ALL STORM SEWER STRUCTURES AND PIPES SHALL BE REMOVED AS NOTED. SOME EXISTING STORM SEWER PIPE LOCATIONS MAY BE UNKNOWN AT THIS TIME. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND REMOVE ALL UNUSED STORM SEWER PIPES WITHIN THE WORK AREA. ADDITIONAL EXISTING STORM SEWER STRUCTURES SHALL BE REPLACED WITH NEW INLETS THAT REUSE THE EXISTING PIPE SYSTEM. NEW INLET CONSTRUCTION MAY REQUIRE A MINIMUM OF TWO (2) FEET OF PIPE REPLACEMENT OF EITHER SIDE OF STRUCTURE.
ТО	10.	CONTRACTOR SHALL PLUG AND CAP ALL EXISTING WYE CONNECTIONS TO SEWER LINES THAT ARE TO REMAIN IN SERVICE. ANY ADDITIONAL SEWER LINE NOT TO REMAIN IN SERVICE SHALL BE REMOVED.
	11.	CONTRACTOR SHALL COORDINATE WITH THE DEPARTMENT OF PUBLIC WORKS BEFORE ANY DEMOLITION/IMPROVEMENT OR UTILITY ACTIVITIES BEGIN WITHIN STREET RIGHT-OF-WAY.
ND †	12.	ALL UTILITY DEMOLITION/REMOVAL SHALL BE COORDINATED WITH CORRESPONDING UTILITY COMPANY SO NO UTILITY INTERRUPTIONS OCCUR.
ΗΕ Ν ⁻ Ο	13.	EXISTING UTILITIES SHALL BE COMPLETELY REMOVED WHEN INSIDE OR WITHIN FIFTEEN (15) FEET OF PROPOSED BUILDING FOOTPRINTS, WHERE THEY INTERFERE WITH CONSTRUCTION OF PROPOSED UTILITIES OR FALL LESS THAN THREE (3) FEET FROM EXISTING OR PROPOSED GRADES (WHICH EVER IS DEEPER). ALL REMAINING ON-SITE UTILITY SERVICES SHALL BE ABANDONED IN PLACE. ALL EXISTING UTILITY SERVICES ON-SITE TO BE DISCONNECTED OR REMOVED, RELOCATED, CUT, CAPPED AND/OR ABANDONED SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY. ALL ABANDONED UTILITY STRUCTURES (I.E. MANHOLES, PULL BOXES, INLETS, ETC.) SHALL BE BACKFILLED WITH #57 AGGREGATE AND COMPACTED PER SPECIFICATIONS.
	14.	ALL PAVEMENT SAW CUTS SHALL BE STRAIGHT, VERTICAL, SMOOTH AND CLEAN CUTS.
ED.	15.	THE CONTRACTOR SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM NOT LESS THAN TEN (10) DAYS PRIOR TO THE BEGINNING OF WORK. THE CONTRACTOR SHALL PLACE THE CALL AND PROVIDE TO THE OWNER OR THE OWNER'S REPRESENTATIVE THE TIME AND DATE THAT THE CALL WAS MADE AS WELL AS THE PENNSYLVANIA ONE CALL SYSTEM SERIAL NUMBER.
IALL	16.	THE CONTRACTOR SHALL COORDINATE ALL DEMOLITION OPERATIONS WITH DEMOLITION PLANS, SPECIFICATIONS AND LOCAL UTILITY COMPANIES.
	17.	CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL AND OSHA REGULATIONS DURING ALL CONSTRUCTION ACTIVITIES.
ES, IER	18.	CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS AND BENCHMARKS DURING CONSTRUCTION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
OR IS GE ERS, R TION	19.	THE CONTRACTOR WILL CONFINE ALL WORK TO WITHIN THE DESIGNATED CONTRACT LIMITS FOR THE PROJECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES RESULTING FROM OPERATIONS CARRIED OUT IN LOCATIONS OUTSIDE OF THE WORK AREA. ANY DISRUPTIONS SHALL BE COORDINATED WITH THE CONSTRUCTION MANAGER.
1AGE EM.	20.	ALL BUILDINGS AND CORRESPONDING FOUNDATIONS SHALL BE REMOVED FROM THE SITE UNLESS THEY ARE NOTED AS TO REMAIN. BASEMENTS SHALL BE BACKFILLED WITH CLEAN FILL MATERIAL AND COMPACTED ACCORDING TO PROJECT SPECIFICATIONS.
	21.	THE CONTRACTOR WILL FIELD VERIFY THE EXTENTS OF THE OVERHEAD SIGN FOUNDATIONS.

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DRAWING ABBREVIATIONS

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AVE C/C	AVENUE CENTER-TO-CENTER
C/L	CHAIN LINK (FENCE)
CATV	CABLE TELEVISION
CITY	CITY OF PITTSBURGH
¢.	CENTERLINE
	COMMUNICATION
CONC	CONCRETE
CY	CUBIC YARD
DI	DUCTILE IRON
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DLCO	DUQUESNE LIGHT COMPANY
DP	DEEP
DPW	DEPARTMENT OF PUBLIC WORKS (PITTSBURGH)
DWTD	DETECTABLE WARNING TRUNCATED DOME
Е	EAST
E.C.	EPOXY COATED
EM	ELECTRIC METER
EX	EXISTING
FH	FIRE HYDRANT
FL	FLOW LINE
FT	FEET
GM	GAS METER
GV	GAS VALVE
GW	GUY WIRE
LF	LINEAR FEET
HACP	HOUSING AUTHORITY OF THE CITY OF PITTSBURGH
INV	INVERT
LT	LEFT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
Ν	NORTH
NTS	NOT TO SCALE
POE	POINT OF END
POT	POINT OF TANGENT
PROP	PROPOSED
PVC	POLYVINYL CHLORIDE (PIPE)
PVT	PRIVATE
PWSA	PITTSBURGH WATER AND SEWER AUTHORITY
RCP	REINFORCED CONCRETE PIPE
RT	RIGHT
R/W	RIGHT-OF-WAY
SAN	SEWER
SCH	SCHEDULE
ST	STREET
TRANS	TRANSFORMER
VCP	VITRIFIED CLAY PIPE (SEWER)
VP V7	
VZ	
VV/	
VV	
VVB	
VVV	WATER VALVE

GENERAL DRAWING LEGEND

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EXISTING PROPERTY LINE EXISTING RIGHT-OF-WAY EXISTING FENCE EXISTING GUIDERAIL EXISTING WALL EXISTING TREE LINE EXISTING TREE

PROPOSED LIMIT OF MILLING & RESURFACING (SAW CUT)

PROPOSED MILLING & RESURFACING PROPOSED LIMIT OF FULL DEPTH ASPHALT PAVEMENT PROPOSED FULL DEPTH ASPHALT

PAVEMENT

prior to start of work. Existing utilities have been plotted from available

PROJECT SERIAL NUMBER: 20210272824 20210272825 20210272860 20210272861

GEND

WATER SERVICE METER PIT CURB BOX ______w ______ WATER LINE (PVT) WATER METER VAULT THRUST BLOCK SANITARY SEWER ——— ss ——— SANITARY SEWER (PVT) ---- PRIVATE STORM SEWER LINE PRIVATE STORM MANHOLE PRIVATE STORM INLET PRIVATE RETAINING WALL UNDERDRAIN PRIVATE STORM YARD INLET PRIVATE DOWNSPOUT CLEANOUT PRIVATE STORM CLEANOUT PRIVATE STORM TRAP MANHOLE PRIVATE STORMCEPTER STRUCTURE PRIVATE BMP OUTLET STRUCTURE PRIVATE BMP SYSTEM SQUARE CATCH BASIN COMMUNICATION LINE (PVT) TELECOM LINE (PVT) _____ G _____ GAS LINE (PVT) PROPOSED LIGHT POLE (BY OTHERS) - EXISTING WATERMAIN EXISTING FIRE HYDRANT EXISTING TEE EXISTING WATER VALVE EXISTING IRRIGATION WATER LINE EXISTING SANITARY SEWER EXISTING SANITARY MANHOLE EXISTING STORM SEWER EXISTING STORM MANHOLE EXISTING STORM INLET EXISTING OVERHEAD ELECTRIC EXISTING UNDERGROUND ELECTRIC EXISTING ELECTRIC VAULT EXISTING ELECTRIC JUNCTION BOX EXISTING ELECTRIC MANHOLE EXISTING LIGHT POLE EXISTING GENERAL COMMUNICATIONS EXISTING HANDHOLE EXISTING UNDERGROUND TV EXISTING UNDERGROUND PHONE ---- Gx ---- Gx --- EXISTING NATURAL GAS LINE

EXISTING NATURAL GAS VALVE

PENNSYLVANIA ACT 38 (AMENDING ACT 172)

Requires three (3) working days notification to utility companies prior to any digging, drilling, blasting or excavating. Contractor shall

PA ONE-CALL

1-800-242-1776

information and the locations must be considered approximate. Other utilities may exist which are not shown. It shall be the Contractor's responsibility to ascertain the physical location of all utility lines prior to the start of construction.

FNB Financial Center Parcel G1 Lower Hill

Pittsburgh, PA 15222

Gensler

1 East Pratt Street Suite 202 Baltimore, MD 21202 United States

Tel 410.539.8776 Fax 410.539.8741

SUBCONSULTANT Michael Baker INTERNATIONAL 100 Airside Drive Pittsburgh, PA 15108 United States

Tel 412.269.6300

Seal / Signature

△ Date Description

Project Name FNB Financial Center

Project Number

019.6815.000 Description

CIVIL GENERAL NOTES, ABBREVIATIONS AND LEGEND

Scale NTS

C01.01



	GENERAL NOTES	
/ ۲ ۱		FNB Financial
xx	1. SEE SHEET C01.01 FOR GENERAL NOTES 2. SEE SHEET C01.02 FOR LEGEND	Center Parcel G1
	2. OLE ONLET OUT.02 TOR LEGEND	
		LOWEI ΠΙΙΙ Pittsburgh PA 15222
EX EX		Gensler
(A) $SS_X (A)$ $SS_X (A)$		1 East Pratt Street Tel 410.539.8776 Suite 202 Fax 410.539.8741
		United States
		SUBCONSULTANT Michael Baker
		INTERNATIONAL
LP		100 Airside Drive Tel 412.269.6300 Pittsburgh, PA 15108 United States
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		Project Number
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<u>a</u>	0 10' 20' 40'	CV1_01
	SCALE: 1" = 20'	
		© 2015 Gensler



SHEET N	NOTES
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GENERAL NOTES

- SEE SHEET C01.01 FOR GENERAL NOTES
 SEE SHEET C01.02 FOR LEGEND

FNB Financial Center Parcel G1 Lower Hill

Pittsburgh, PA 15222

Gensler

1 East Pratt Street Suite 202 Baltimore, MD 21202 United States

SUBCONSULTANT

100 Airside Drive Pittsburgh, PA 15108 United States

Michael Baker INTERNATIONAL

Tel 410.539.8776 Fax 410.539.8741

Tel 412.269.6300

Project Name
FNB Financial Center
Project Number

△ Date Description

Project Number 019.6815.000 Description PARCEL PLAN

Seal / Signature

Scale 1" = 30'

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SCALE: 1" = 30'

CV1.02



	GENERAL NOTES	FNR Einanai
- SAN MH RIM = 842.48' INV IN (A) = 829.68' INV OUT = 829.58' x - x - x - x - x	 SEE SHEET C01.01 FOR GENERAL NOTES SEE SHEET C01.02 FOR LEGEND DEMOLITION OF SITE FEATURES TO TAKE PLACE AS NEEDED FOR THE PROGRESSION OF 	Center Parce Lower Hill
	 CONSTRUCTION ACTIVITIES. 4. UNLESS NOTED FOR DEMOLITION, ALL SITE FEATURES 	Pittsburgh, PA 15222
- Onx Cnx Cnx	WASHINGTON PLACE SHOULD BE PROTECTED OR REPLACED IN KIND	Gensler
EX EX	5. CONCRETE SIDEWALK DEMOLITION SHALL BE TO THE	1 East Pratt Street Suite 202
SSX 8"F	6. SEE SHEET LA0.02 FOR TREE DEMOLITION	Baltimore, MD 21202 United States
		SUBCONSULTANT Michael Baker
×9 ×111		INTERNATIONAL 100 Airside Drive Pittsburgh, PA 15108 United States
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OMB SE'		Seal / Signature
30"RCP		
(6)		
		Project Name FNB Financial Center
- CSx	SHEET LEGEND	Project Number 019.6815.000 Description
\mathbb{W}		SITE DEMOLITION PLAN
4	I I I SITE FEATURE DEMO LINE Imit of concrete demo LIMIT OF CONCRETE DEMO	Scale
	~	1" = 20'
	0 <u>10'20'</u> 40'	CD1 01
	SCALE: 1" = 20'	

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ncial rcel G1

Tel 410.539.8776 Fax 410.539.8741

Tel 412.269.6300



	GENERAL NOTES		
		FNB Financial	
- SAN MH RIM = 842.48' INV IN (A) = 829.68'	1. SEE SHEET C01.01 FOR GENERAL NOTES	Center Parcol G1	
INV OUT = 829.58'	 SEE SHEET C01.02 FOR LEGEND DEMOLITION OF SITE UTILITIES 		
X	TO TAKE PLACE AS NEEDED FOR THE PROGRESSION OF	Lower Hill	
ž · · · · · · · · · · · · · · · · · · ·	4. UNLESS NOTED FOR	Pittsburgh, PA 15222	
×10	DEMOLITION, ALL UTILITIES SHOULD BE PROTECTED.		
- chx - chx		Gonslor	
		ACIDICI 1 Foot Broot Street	
EX EX		1 East Pratt Street 1 El 410.539.8776 Suite 202 Fax 410.539.8741 Baltimore, MD 21202 Fax 410.539.8741	
SSX 8"A		United States	
30"RCP			
		MICHAEL BAKER	
×m ×m		100 Airside Drive Tel 412.269.6300 Pittsburgh PA 15108	
		United States	
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50"RCP			
Sector		Project Name	
		FNB Financial Center	
CSx			
WV to		Project Number	
WV PO R LE	SHEET LEGEND	U19.6815.000	
₩ ₩ /		UTILITY DEMOLITION PLAN	
× · ·			
		Scale	
	<<	$1^{\circ} = 20^{\circ}$	
	0 10' 20' 40'	CD1.02	
	SCALE: 1" = 20'		
		© 2015 Gensler	



SHEET NOTES T STAIRCASE (REFER TO LANDSCAPE DRAWINGS) HANDRAIL (REFER TO LANDSCAPE DRAWINGS) RETAINING WALL (REFER TO ARCHITECTURE AND STRUCTURE Pittsburgh, PA 15222 DRAWINGS) OVERLOOK (REFER TO ARCHITECTÙRE DRAWINGS) CONCRETE WEDGE CURB (5/CS5.02) BIORETENTION TREE WELL Gensler (1/CS5.03) (7) LOADING DOCK YARD (4/CS5.02) 1 East Pratt Street Suite 202 CONCRETE MOUNTABLE CURB Baltimore, MD 21202 (PENNDOT RC-65M) United States 9 VALET SERVICE AREA (5/CS5.01) SUBCONSULTANT REINFORCED CONCRETE **Michael Baker** SIDEWALK - 4" THICK (5/CS5.01) CONCRETE DEEP CURB INTERNATIONAL (1/CS5.01) 100 Airside Drive Pittsburgh, PA 15108 (12) TYPE 3 CURB RAMP (1/CS5.02) United States 13) PLANTING AREA (REFER TO LANDSCAPE DRAWINGS) (14) ASPHALT SIDEWALK (4/CS5.01) (15) TYPE 2 CURB RAMP (2/CS5.02) (16) 4" SOLID WHITE LANE LINE (17) SERVICE RAMP (18) PAINTED CROSSWALK (7/CS5.01) TERRACE AREA (REFER TO LANDSCAPE DRAWINGS) 20 PLAZA AREA (REFER TO LANDSCAPE DRAWINGS) SIDEWALK (REFER TO LANDSCAPE DRAWINGS) 22 STOP LINE (8/CS5.04) CURB TRANSITION (6/CS5.02) 24 EMERGENCY EGRESS UTILITY ENCLOSURE (REFER TO ARCHITECTURE DRAWINGS) GARAGE ENTRANCE METAL LANDSCAPE EDGING (REFER TO LANDSCAPE DRAWINGS) DOORWAY (REFER TO ARCHITECTURE DRAWINGS) LOADING DOCK ACCESS (REFER TO ARCHITECTURE DRAWINGS) BUILDING COLUMN (REFER TO ARCHITECTURE DRAWINGS) ADA ACCESSIBLE SITE FURNISHING (REFER TO LANDSCAPE DRAWINGS) MODIFIED TYPE 3 CURB RAMP (7/CS5.02) **GENERAL NOTES** 1. SEE SHEET C01.01 FOR GENERAL NOTES AND LEGEND. 2. BLOCK G1 & G4 PARCEL DETAILS - PARCEL ID = 2-C-450 - LOT AREA = 1.37 ACRES - ZONING = SP-11 SPECIALLY PLANNED DISTRICT - PARCEL ID = 2-C-453 - LOT AREA = 0.67 ACRES - ZONING = SP-11 SPECIALLY PLANNED DISTRICT - WYLIE AVENUE (VACATED RIGHT-OF-WAY) - AREA = 0.78 ACRES 4. PROPOSED PARCELS - G1 = 1.37 ACRES - G2 = 0.77 ACRES △ Date Description - G3 = 0.27 ACRES - G4 = 0.67 ACRES 5. RIGHT-OF-WAYS - LOGAN STREET = 80 FEET - BEDFORD AVENUE = 10 FOOT SIDEWALK + 4 FOOT PLANTER - WASHINGTON PLACE = 10 FOOT SIDEWALK + 4 FOOT PLANTER - WYLIE AVENUE = 78 FEET (PROPOSED TO BE VACATED) 6. FRONTAGES - LOGAN STREET = COMMERCIAL TERRACE / FORECOURT (E & F) - BEDFORD AVENUE = COMMERCIAL TERRACE / FORECOURT (E & F) WASHINGTON PLACE = COMMERCIAL TERRACE / FORECOURT (E & F) PRIMARY FRONTAGE - WYLIE AVENUE = COMMERCIAL TERRACE / FORECOURT (E & F) PRIMARY FRONTAGE PROPOSED TO BE VACATED 7. BUILDING HEIGHT: ZONE L = 80 FOOT MINIMUM, 300-700 FEET MAXIMUM 8. PARKING: INTERGRAL, PODIUM, AND PARKING GARAGE PARKING PERMITTED 9. BUILDING SIZES: G1 (OFFICE) 10. SLOPES 3:1 AND STEEPER WILL BE SEEDED WITH ERNMX-181 MIXTURE. 11. AREAS LESS THAN 3:1 NOT COVERED IN THE LANDSCAPE PLAN Seal / Signature WILL BE SEEDED WITH ERNMX-113 MIXTURE. Project Name FNB Financial Center SHEET LEGEND Project Number 019.6815.000 CONCRETE PAVEMENT/ SIDEWALK Description EXPOSED AGGREGATE CONCRETE PAVING SITE PLAN ASPHALT SIDEWALK Scale 1" = 20' ~ **CS1.01** 10' 20' SCALE: 1" = 20'

FNB Financial **Center Parcel G1** Lower Hill

Tel 410.539.8776 Fax 410.539.8741

Tel 412.269.6300



POINT TABL	E
NORTUNO	FACTINO
411572.96	1344619.13
411571.99	1344619.35
111574 00	1044040.00
-++10/1.83	1044010.00
411552.72	1344623.09
411552.19	1344625.94
	1044000 05
411543.10	1344628.29
411542.31	1344626.56
411527 35	1344634 20
	1011001.20
411528.26	1344636.04
411527.41	1344636.48
411509.24	1344648 24
411000.24	1044040.24
411448.20	1344667.55
411447.31	1344668.00
411446 25	1344663 76
+11440.20	1044000.70
411484.04	1344641.65
411524.67	1344631.27
411539.40	1344620 18
	1011020.10
411524.14	1344628.07
411520.90	1344621.81
411496 33	1344625 40
	10TTUZU.4U
411490.96	1344627.36
411472.10	1344634.04
A11/62 60	13//627 40
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411443.85	1344644.12
411436.35	1344646.79
A11AA4 05	1211657 40
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411445.06	1344663.64
411437.14	1344667.74
411433 02	1344661 52
	40440
411538.03	1344613.16
411538.92	1344619.11
411553.87	1344616.88
111570.83	1344614 34
411070.00	
411601.37	1344609.77
411612.47	1344605.98
411607.49	1344602.16
411603.60	1344603 02
411000.00	1044000.02
411603.69	1344603.36
411593.31	1344604.91
411586.93	1344601.87
A11601 44	13//502.00
+11001.44	1044093.99
411601.74	1344595.24
411609.40	1344593.54
411617.33	1344599.63
444000.07	1011000.00
411622.87	1344603.88
411619.83	1344607.85
411615.08	1344604.20
411429.32	1344633 12
	1044000.05
411426.86	1344626.22
411438.73	1344629.77
411455.56	1344617.40
411436 68	1344622 01
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411466.99	1344619.70
411483.82	1344607.34
411464.93	1344611.94
A11/76 07	134/607 65
τιτ τ ιυ.81	
411484.95	1344604.81
411488.78	1344605.01
411497.81	1344609.31
411501 62	1.344600 51
411580.66	1344581.47
411583.50	1344578.91
411586.16	1344573.36
411591.69	1344575.46
111600 04	1311560 45
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411602.62	1344562.95
411587.82	1344569.88
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411652 11	1344575 02
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411654.13	1344589.34
411646.38	1344583.40
411644.38	1344552.19
411640.38	1344552.24
411644 20	1344563 32
1110 11 .20	
411640.20	1344563.25
411633.52	1344553.60
411651.25	1344553.57
411660.04	1344556.29
A11666 44	13//560.00
411655.41	1344562.33
	1344579.95

		F
POINT #	NORTHING	EASTING
247	411663.49	1344584.65
248	411672.27	1344573.21
249	411676.73	1344567.39
250	411684.78	1344573.33
252	411671.42	1344590.74
253	411687.29	1344602.91
254	411695.96	1344591.62
255	411700.42	1344585.80
256	411708.36	1344591.88
257	411703.89	1344609.00
259	411711.09	1344621.17
260	411719.80	1344609.82
261	411724.27	1344604.00
262	411732.22	1344610.06
263	411727.78	1344615.86
265	411734.90	1344639.43
266	411743.68	1344627.98
267	411748.14	1344622.17
268	411729.06	1344646.83
269 270	411/34.81	1344639.36
271	411733.04	1344649.89
272	411742.19	1344651.33
273	411745.23	1344647.36
274	411742.83	1344645.52
275	411751.64	1344634.04
277	411772.01	1344640.35
278	411767.54	1344646.17
279	411758.70	1344657.69
280	411766.64	1344663.78
281	411775.49	1344652.24
283	411795.85	1344658.56
284	411791.38	1344664.38
285	411782.51	1344675.95
286	411790.44	1344682.03
287	411799.34	1344670.44
289	411819.71	1344676.74
290	411815.25	1344682.56
291	411806.31	1344694.21
292	411803.50	1344697.63
293	411825.23	1344698.99
295	411834.94	1344706.41
296	411836.93	1344702.92
297	411832.15	1344685.42
298	411832.79	1344709.22
300	411804.45	1344721.52
301	411834.00	1344707.65
302	411880.84	1344732.88
303	411873.68	1344739.37
304	411833.39	1344708.45
306	411641.59	1344817.22
307	411644.18	1344815.71
308	411640.31	1344809.10
309	411637.73 411626 44	1344810.61
311	411629.03	1344789.81
312	411625.16	1344783.20
313	411622.58	1344784.72
314	411611.30	1344765.45
315	411613.90	1344763.93 1344753 14
317	411604.99	1344754.66
318	411619.02	1344734.85
319	411617.19	1344737.22
320	411629.73	1344746.87
321	411631.56 411771 40	1344744.48
322	411707.16	1344765.94
324	411644.54	1344584.71
325	411580.22	1344668.55

FNB Financial **Center Parcel G1** Lower Hill

Pittsburgh, PA 15222

Gensler

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Tel 410.539.8776 Fax 410.539.8741

SUBCONSULTANT **Michael Baker** INTERNATIONAL 100 Airside Drive Pittsburgh, PA 15108 United States

Tel 412.269.6300

△ Date Description Seal / Signature Project Name **FNB** Financial Center Project Number 019.6815.000 Description

HORIZONTAL CONTROL PLAN

Scale

1" = 15'

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CS1.02





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- LANDSCAPED BUFFER

FNB Financial **Center Parcel G1** Lower Hill

Pittsburgh, PA 15222

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SUBCONSULTANT

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Michael Baker INTERNATIONAL 100 Airside Drive Pittsburgh, PA 15108 United States

Tel 412.269.6300

Seal / Signature

△ Date Description

Project Name **FNB** Financial Center

Project Number 019.6815.000 Description SITE DETAILS

Scale NTS

CS5.01

NUMENTS ARE TO BE REPAIRED OR REPLACED BY P.L.S. LICENSED IN WEALTH OF PENNSYLVANIA IF DAMAGED DURING CONSTRUCTION.	I

TREE WELL ID	REFERENCE POINT	NORTHING	EASTING
1	А	411435.9986	1344622.10
L	В	411454.8388	1344615.39
2	Α	411464.2575	1344612.03
2	В	411483.0947	1344605.31
2	A	411588.8503	1344567.68
5	В	411607.6297	1344560.80

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Seal / Signature Project Name FNB Financial Center Project Number 019.6815.000 Description SITE DETAILS Scale NTS

△ Date Description

CS5.03

Tel 410.539.8776 Fax 410.539.8741

Tel 412.269.6300

AR OR HOOK BOLT ABLE 'A' DWG. NO. SA-101	CONCRETE DECK CURB
	6" UNDERDRAIN
<u>I CONCRETE CURB</u>	<u>Roadway partial sect</u>
	DEFORMED TIE BARS OR HOOK BOLT BARS (SEE TABLE "A" DWG. NO. SA-101)
	<u>30" C-C</u> <u>30" C-C</u> <u>15"</u> <u>15"</u>
MAX. LENGTH OF FABRIC 1	6'-0'' 30'-0'' STANDARD SLAB LENGTH BETWEEN TRANSVERSE

------TRANSVERSE WIRES, 12" O.C., W4 OR D4

SLIP DOWEL, SEE DETAIL DWG. NO. SA-101

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	FNB Financial Center Parcel G1
	Lower Hill Pittsburgh, PA 15222
	Gensler1 East Pratt StreetTel 410.539.8776Suite 202Fax 410.539.8741Baltimore, MD 21202Heited Othere
	United States SUBCONSULTANT Michael Baker INTERNATIONAL 100 Airside Drive Tel 412.269.6300
	Pittsburgh, PA 15108 United States
	△ Date Description
EVISION MADE BY CHECKED BY DESCRIPTION CITY OF PITTSBURGH	
STANDARDS OF CONSTRUCTION STREET PAVEMENTS - REINFORCING	
APPROVALS: John P. Perkun July 1, 1993	
MANAGER - DIVISION OF STREETS DATE July 1, 1993 ASST. DIRECTOR OF ENGINEERING DATE July 1, 1993 DATE July 1, 1993 DATE July 1, 1993 DATE	
DIRECTOR - DEPARTMENT OF PUBLIC WORKS DATE DIRECTOR - DEPARTMENT OF PUBLIC WORKS DATE	
<u>M-160</u> CASE NO. DWG. NO. SA-102	Seal / Signature
P1027	Project Name FNB Financial Center
	Project Number 019.6815.000 Description SITE DETAILS
	Scale NTS
	CS5.05

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GENERAL NOTES

- 1. SEE SHEET C01.01 FOR GENERAL NOTES AND LEGEND.
- 2. BLOCK G1 & G4 PARCEL DETAILS
 PARCEL ID = 2-C-450
- LOT AREA = 1.37 ACRES
 ZONING = SP-11 SPECIALLY
- PLANNED DISTRICT - PARCEL ID = 2-C-453
- LOT AREA = 0.67 ACRESZONING = SP-11 SPECIALLY
- PLANNED DISTRICT
 WYLIE AVENUE (VACATED RIGHT-OF-WAY)
- AREA = 0.78 ACRES 4. PROPOSED PARCELS
- G1 = 1.37 ACRES - G2 = 0.77 ACRES
- G3 = 0.27 ACRESG4 = 0.67 ACRES
- 5. RIGHT-OF-WAYS

 LOGAN STREET = 80 FEET
 BEDFORD AVENUE = 10 FOOT
 SIDEWALK + 4 FOOT PLANTER
 WASHINGTON PLACE = 10 FOOT
 SIDEWALK + 4 FOOT PLANTER
 WYLIE AVENUE = 78 FEET
 (PROPOSED TO BE VACATED)
- 6. FRONTAGES
 LOGAN STREET = COMMERCIAL
 TERRACE (EORECOURT (E & E))
- TERRACE / FORECOURT (E & F)
 BEDFORD AVENUE = COMMERCIAL TERRACE / FORECOURT (E & F)
- WASHINGTON PLACE = COMMERCIAL TERRACE / FORECOURT (E & F)
- FORECOURT (E & F)
 PRIMARY FRONTAGE
 WYLIE AVENUE = COMMERCIAL
 TERRACE (FORECOURT (E & F))
- TERRACE / FORECOURT (E & F) PRIMARY FRONTAGE PROPOSED TO BE VACATED 7. BUILDING HEIGHT:
- ZONE L = 80 FOOT MINIMUM,
 300-700 FEET MAXIMUM
 8. PARKING:
- PARKING: INTERGRAL, PODIUM, AND PARKING GARAGE PARKING PERMITTED
 BUILDING SIZES:
- 9. BUILDING SIZES G1 (OFFICE)

MIXTURE.

 SLOPES 3:1 AND STEEPER WILL BE SEEDED WITH ERNMX-181 MIXTURE.
 AREAS LESS THAN 3:1 NOT COVERED IN THE LANDSCAPE PLAN WILL BE SEEDED WITH ERNMX-113

SHEET LEGEND

— — — SSx —	EX. PWSA COMBINED SEWER LINE
	PWSA STORM SEWER LINE
0	EX. PWSA COMBINED SEWER MANHOLE
6	PWSA STORM MANHOLE
	EX. PWSA STORM INLET
	PWSA STORM INLET
	PRIVATE STORM SEWER LINE
\bigcirc	PRIVATE STORM MANHOLE
	PRIVATE STORM INLET PRIVATE RETAINING WALL
	PRIVATE STORM YARD INLET
ଭ	PRIVATE DOWNSPOUT CLEANOUT
0 Ø	PRIVATE STORM CLEANOUT
Ø	PRIVATE STORM TRAP MANHOLE
0	PRIVATE STORMCEPTER STRUCTURE
	PRIVATE BMP OUTLET STRUCTURE
	PRIVATE BMP SYSTEM
	SQUARE CATCH BASIN

KEY PLAN

FNB Financial Center Parcel G1 Lower Hill

Pittsburgh, PA 15222

Gensler

1 East Pratt Street Suite 202 Baltimore, MD 21202 United States Tel 410.539.8776 Fax 410.539.8741

SUBCONSULTANT Michael Baker INTERNATIONAL 100 Airside Drive Pittsburgh, PA 15108 United States

Tel 412.269.6300

△ Date Description

Seal / Signature

Project Name

FNB Financial Center

Project Number 019.6815.000 Description GRADING & DRAINAGE PLAN

Scale 1" = 20'

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CG1.01

	SHEET L	EGEND	ENR Finand	rial
RIM = 842.48'		- EXISTING PROPERTY LINE		
INV OUT = 829.58'	· · ·	- EXISTING RIGHT-OF-WAY	Center Par	cel G1
		- EXISTING CONTOUR MAJOR	Lower Hill	
		- EXISTING CONTOUR MINOR	Pittsburgh, PA 15222	
	X	EXISTING FENCE LINE		
	W _x	EXISTING WATERMAIN		
	਼ੈ	EXISTING FIRE HYDRANT	Gensler	
	⊢T_(EXISTING TEE	1 East Pratt Street	Tel 410.539.8776
SSX - Sc		EXISTING WATER VALVE	Suite 202 Baltimore, MD 21202	Fax 410.539.8741
> 30"p ~			United States	
	IR W	LINE	SUBCONSULTANT	
×m ×m	SS _x	EXISTING SANITARY SEWER	Michael Baker	
×11-	\bigcirc	EXISTING SANITARY MANHOLE	100 Airside Drive	Tel 412.269.6300
	SD _x	EXISTING STORM SEWER	Pittsburgh, PA 15108 United States	
X		EXISTING STORM INLET		
83	E _x	POWER		
	\bigcirc	EXISTING ELECTRIC VAULT		
		EXISTING ELECTRIC JUNCTION		
		BOX		
	E	EXISTING ELECTRIC MANHOLE		
	φ.	EXISTING LIGHT POLE		
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		COMMUNICATIONS		
		EXISTING HANDHOLE		
$\langle \rangle$	CTVU	EXISTING UNDERGROUND TV		
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-830 -	<u></u> <u></u> <u></u>			
OF	Gx			
URBANCE	I≈IGV			
ES BOUNDARY		■ LIMIT OF DISTURBANCE		
		NPDES BOUNDARY		
		- PROPOSED PROPERTY LINE		
		- FILTER SOCK		
	Cu	LINE		
	т	- PROPOSED TELECOM LINE		
	G	- PROPOSED GAS LINE		
		- PROPOSED STORM		
		- PROPOSED ROOF DRAIN		
	w	- PROPOSED WATER LINE		
GUARD HOUSE	ss	- PROPOSED SEWER LINE		
	6			
		CONSTRUCTION ENTRANCE		
	GENERA			
	1. SEE SHE	ET C01.01 FOR DEMOLITION		
	NOTES, /	ABBREVIATIONS AND LEGEND		
	2. SEE GRA FOR STC	ADING AND DRAINAGE DETIALS DRMWATER INSTALLATION		
	DETAILS			
	3. CONSTR REMOVE	UCTION ENTRANCES TO BE		
	BMPs RE	QUIRES PRIOR APPROVAL OF		
K K				
` ////				
			Seal / Signature	
			Project Name	
			FNR Financial Cast	 ۵r
CSX CS				
			Project Number	
POI-2			019.6815.000	
A A A			Description	
			EROSION PROTECTION	PLAN
			······································	
55t T			Scale	
*		~	1" = 20'	
	0	10' 20' 40'	CG1 02	
		SCALE: 1" = 20'		

SHEET LEGEND

Gensler
1 East Pratt Street Suite 202
Baltimore, MD 21202 United States

Michael Baker

Tel 410.539.8776 Fax 410.539.8741

Tel 412.269.6300

Seal / Signature

△ Date Description

Project Name FNB Financial Center

Project Number 019.6815.000 Description EROSION PROTECTION PLAN PHASE 2

Scale 1" = 20'

CG1.03

SHEET L	EGEND	FNR Fins
	- EXISTING PROPERTY LINE	
· ·	- EXISTING RIGHT-OF-WAY	Center P
	EXISTING CONTOUR MAJOR	Lower Hi
	EXISTING CONTOUR MINOR	Pittsburgh, PA 15222
X	EXISTING FENCE LINE	
W _x	EXISTING WATERMAIN	Concle
O	EXISTING FIRE HYDRANT	Gensie
E	EXISTING TEE	1 East Pratt Street Suite 202
	EXISTING WATER VALVE	United States
IR W	EXISTING IRRIGATION WATER	SUBCONSULTANT
	EXISTING SANITARY SEWER	Michael Baker
\bigcirc	EXISTING SANITARY MANHOLE	100 Airside Drive
	EXISTING STORM SEWER	United States
	EXISTING STORM INLET	
\bigcirc	EXISTING STORM MANHOLE	
——— E _x ———	EXISTING UNDERGROUND	
	POWER	
\bigcirc		
J	EXISTING ELECTRIC JUNCTION BOX	
Ē	EXISTING ELECTRIC MANHOLE	
φ.	EXISTING LIGHT POLE	
Cux —	EXISTING GENERAL	
	COMMUNICATIONS	
	EXISTING HANDHOLE	
CTVU	EXISTING UNDERGROUND TV	
TU	EXISTING UNDERGROUND PHONE	
Gx	EXISTING NATURAL GAS LINE	
⊠gv	EXISTING NATURAL GAS VALVE	
	LIMIT OF DISTURBANCE	
	NPDES BOUNDARY	
	- PROPOSED PROPERTY LINE	
——————————————————————————————————————	- FILTER SOCK	
	TEMPORARY CONSTRUCTION	
	FENCE	
Cu	PROPOSED COMMUNICATION	
т	- PROPOSED TELECOM LINE	
G	PROPOSED GAS LINE	
	PROPOSED STORM	
	- PROPOSED ROOF DRAIN	
w	- PROPOSED WATER LINE	
ss	PROPOSED SEWER LINE	
\bigcirc	PROPOSED STORM MANHOLE	
	PROPOSED STORM INLET	
	CONSTRUCTION ENTRANCE	
	TRENCH PLUG	△ Date Description
	PRIVATE STORM YARD INLET	
	SQUARE CATCH BASIN	
	EROSION CONTROL BLANKET	
GENERA	L NOTES	
I. SEE SHE	ET C01.01 FOR DEMOLITION	
NOTES, A	BBREVIATIONS AND LEGEND	
2. SEE GRA	DING AND DRAINAGE DETIALS	
DETAILS		
3. CONSTRU REMOVE	JCTION ENTRANCES TO BE	
	QUIRES PRIOR APPROVAL OF	
	D FOR SLOPES 3H:1V AND	
SIEEPER	λ.	
		Seal / Signature
		Project Name

Gensler
1 East Pratt Street
Suite 202
Baltimore, MD 21202
United States

Tel 410.539.8776 Fax 410.539.8741

Tel 412.269.6300

Project Name FNB Financial Center

Project Number 019.6815.000 Description EROSION PROTECTION PLAN PHASE 3

Scale 1" = 20'

~

SCALE: 1" = 20'

40'

10'

CG1.04 © 2015 Gensler

INV. 8" OUT 823.13 S N 411490.23 E 1344737.65 INV. 24" IN 816.72 NE NV. 24" OUT 816.72 NE NV. 24" OUT 816.72 SW 928 R08 R08 R08 R08 R08 R08 R08 R0		FNB Financial Center Parcel G1 Lower Hill Pittsburgh, PA 15222
828 826 826 824 822 820 818 818 818 816 814 814 814 814		CessionTel 410.539.8776 Fax 410.539.8741Sute 202 Baltimore, MD 21202 United StatesTel 410.539.8741SUBCONSULTANTSUBCONSULTANTMichael Baker Datas and Antice StatesTel 412.269.6301Mainide Drive Pitsburgh, PA 15108 United StatesTel 412.269.6301
BMP-1 SYSTEM		
90 1+00 ++++ 1 846 		△ Date Description
NN-2 842 840 840 838 838 836 836 836 836 836 836	SHEET LEGEND EXISTING GRADE PROPOSED GRADE 4' 2' 0 4' PROPOSED GRADE UERTICAL SCALE: 1"= 4' 20' 10' 0 20' HORIZONTAL SCALE: 1"= 20'	Project Name FNB Financial Center Project Number 019.6815.000 Description STORM SEWER PROFILES scale NTS CG2.01 © 2015 Gensler

2+	20	2+30	2+40) 2	2+50	2+60	0	2+70	2	+80	2+90) 	3+00	3+	10	3+20	+ + +-	3+30	 3+40	3+	-50	3+6	0	3+70
																								+ + + 842
						2															3+55.66	334.71		+ + + + + + + + + + + + + + + + + + + +
						l STA. 2+59.4 EL=833.66															PVI STA.	EL.=8		
		STA. 2+31.03 EL.=831.82				A																		-
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 2+	-20	2+30	2+40) 2	+50	2+60		2+70	+ + + 2	+80	2+90		3+00	- -	10	3+20	+ + +	+++++++++++++++++++++++++++++++++++++++	 3+40	+ + +	-50	++++++	0	826

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Michael Baker INTERNATIONAL 100 Airside Drive Pittsburgh, PA 15108 United States

Tel 412.269.6300

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, o	
	Seal / Signature
	Project Name
	FNB Financial Center
	Project Number
	010 6815 000
	Description
	DIVERSION CHANNEL PROFILES
4' 2' 0 4'	Scale
	NTS
VERTICAL SCALE: 1"= 4'	
20' 10' 0 20'	
	CC2 02
HORIZONTAL SCALE: 1"= 20'	UUZ.UZ
	© 2015 Gensler

 \triangle Date Description

	PRIVATE STORM WATER STRUCTURE TABLES					
STRUCTURE ID	STRUCTURE TYPE	DATA	LOCATION			
CB-01	SQUARE CATCH BASIN	RIM=829.95 INV. OUT=8" S 826.95	N: 411576.23 E: 1344715.62			
CB-02	SQUARE CATCH BASIN	RIM=824.90 INV. OUT=8" S 821.92	N: 411566.92 E: 1344696.80			
CB-03	SQUARE CATCH BASIN	RIM=819.88 INV. OUT=8" S 816.90	N: 411556.51 E: 1344674.50			
CB-04	SQUARE CATCH BASIN	RIM=813.85 INV. OUT=8" SW 811.85	N: 411557.88 E: 1344633.07			
CB-05	SQUARE CATCH BASIN	RIM=813.85 INV. OUT=8" SW 811.85	N: 411540.67 E: 1344642.50			
CB-06	SQUARE CATCH BASIN	RIM=813.93 INV. OUT=8" SW 811.93	N: 411510.05 E: 1344652.53			
CB-07	SQUARE CATCH BASIN	RIM=813.92 INV. OUT=8" SW 811.92	N: 411475.44 E: 1344663.69			
CB-08	SQUARE CATCH BASIN	RIM=834.75 INV. OUT=12" NW 831.46	N: 411662.72 E: 1344850.94			
CB-09	SQUARE CATCH BASIN	RIM=824.92 INV. OUT=8" NW 821.92	N: 411476.46 E: 1344734.13			
CB-10	SQUARE CATCH BASIN	RIM=819.92 INV. OUT=8" NW 816.92	N: 411464.81 E: 1344711.61			
CB-11	SQUARE CATCH BASIN	RIM=813.92 INV. OUT=8" SW 811.92	N: 411451.16 E: 1344685.20			
CB-12	SQUARE CATCH BASIN	RIM=813.92 INV. IN=8" NE 811.79 INV. OUT=8" NW 811.78	N: 411444.87 E: 1344673.30			
CB-13	SQUARE CATCH BASIN	RIM=812.93 INV. OUT=8" S 810.92	N: 411605.75 E: 1344608.15			
CB-14	SQUARE CATCH BASIN	RIM=813.90 INV. OUT=8" SW 811.90	N: 411585.64 E: 1344619.45			
CB-15	SQUARE CATCH BASIN	RIM=813.80 INV. OUT=8" SW 811.80	N: 411580.38 E: 1344638.80			
CO-01	8" STORM CLEANOUT	RIM=818.97 INV. IN=8" NE 818.25 INV. OUT=8" SW 818.25	N: 411487.16 E: 1344727.08			
CO-02	8" STORM CLEANOUT	RIM=813.43 INV. IN=8" NE 812.71 INV. OUT=8" SW 812.71	N: 411475.80 E: 1344705.08			
CO-03	8" STORM CLEANOUT	RIM=809.08 INV. IN=8" NE 808.36 INV. OUT=8" S 808.36	N: 411455.24 E: 1344665.32			
IN-01	PRIVATE TYPE M INLET	RIM=832.07 INV. OUT=18" S 829.01	N: 411699.18 E: 1344859.98			
IN-02	2' x 2' YARD DRAIN	RIM=834.25 INV. OUT=12" E 830.50	N: 411695.28 E: 1344798.62			
IN-03	2' x 2' YARD DRAIN	RIM=834.26 INV. IN=12" W 830.27 INV. OUT=12" SE 830.11 INV. OUT=12" N 830.27	N: 411689.70 E: 1344820.66			
IN-04	2' x 2' YARD DRAIN	RIM=834.16 INV. OUT=12" E 830.50	N: 411619.82 E: 1344751.53			
IN-05	PRIVATE TYPE M INLET	RIM=808.70 INV. OUT=18" NW 804.26	N: 411419.30 E: 1344669.06			
IN-06	PRIVATE TYPE M INLET	RIM=830.40 INV. OUT=18" NW 825.85	N: 411794.56 E: 1344754.96			

PRIVATE STORM WATER STRUCTURE TABLES				
STRUCTURE ID	STRUCTURE TYPE	DATA		
IN-07	PRIVATE TYPE M INLET	RIM=831.22 INV. OUT=18" S		
IN-08	PRIVATE TYPE M INLET	RIM=829.28 INV. IN=18" NE INV. IN=18" SE INV. OUT=18" S		
IN-10	2' x 2' YARD DRAIN	RIM=834.41 INV. IN=12" S 8		
MH-01	TYPE 6 MANHOLE	RIM=834.68 INV. OUT=24" S INV. OUT=48" N		
MH-03	TYPE 4 MANHOLE	RIM=822.50 INV. IN=24" NE INV. OUT=24" S		
MH-04	TYPE 4 MANHOLE	RIM=817.11 INV. IN=24" NE INV. OUT=24" S		
MH-05	TYPE 4 MANHOLE	RIM=812.50 INV. IN=24" NE INV. IN=18" SE INV. OUT=24" S		
MH-06	TYPE 4 MANHOLE	RIM=833.89 INV. OUT=18" V		
MH-07	TYPE 4 MANHOLE	RIM=834.55 INV. IN=18" N 8 INV. OUT=18" S		
MH-08	TYPE 4 MANHOLE	RIM=834.62 INV. IN=12" NW INV. IN=12" SE INV. IN=18" NE INV. OUT=18" S		
MH-09	TYPE 4 MANHOLE	RIM=834.53 INV. IN=12" W 8 INV. IN=12" N 8 INV. OUT=18" S		
MH-10	TYPE 4 MANHOLE	RIM=808.57 INV. IN=6" E 80 INV. IN=12" W 8		
OCS A-1	PRIVATE OUTLET CONTROL STRUCTURE	RIM=834.74 INV. IN=24" NE INV. OUT=24" S		
RISER-1	48" RISER PIPE	RIM=834.41 INV. IN=48" SW INV. OUT=48" N		
RISER-2	48" RISER PIPE	RIM=834.68 INV. IN=48" SW INV. OUT=48" N		
STORMCEPTOR A-2	STORMCEPTOR	RIM=810.25 INV. IN=24" NE INV. OUT=24" S		
STORMCEPTOR A-3	STORMCEPTOR	RIM=827.66 INV. IN=18" NE INV. OUT=18" V		
TRAP MH-01	TYPE 4 MANHOLE	RIM=809.99 INV. IN=24" NE INV. OUT=24" V		
TRAP MH-02	TYPE 4 MANHOLE	RIM=826.97 INV. IN=18" E 8 INV. OUT=18" N		

CONNECTION TABLES						
STRUCTURE ID	STRUCTURE TYPE	DATA	LOC			
WYE-2	18" STORM WYE	INV. IN=18" E 816.20 INV. IN=36" NE 815.45 INV. OUT=36" SW 815.45	N: 41 E: 134			
WYE-3	24 X 24 X 8" WYE	INV. IN=24" NE 816.02 INV. IN=8" NE 817.15 INV. OUT=24" SW 816.02	N: 41 E: 134			
WYE-4	24 X 24 X 8" WYE	INV. IN=24" NE 810.90 INV. IN=8" NE 811.64 INV. OUT=24" SW 810.90	N: 41 E: 134			
WYE-5	24 X 24 X 8" WYE	INV. IN=24" NE 805.71 INV. IN=8" N 806.69 INV. OUT=24" SW 805.71	N: 41 E: 134			
WYE-7	24 X 24 X 12" WYE	INV. IN=24" S 796.48 INV. OUT=24" N 796.48 INV. OUT=12" SE 796.98	N: 41 E: 134			
WYE-8	24 X 24 X 8" WYE	INV. IN=24" NE 816.72 INV. IN=8" N 817.75 INV. OUT=24" SW 816.72	N: 41 E: 134			
WYE-9	8" WYE	INV. IN=8" N 810.69 INV. IN=8" NE 810.69 INV. OUT=8" S 810.69	N: 41 E: 134			
WYE-10	8" WYE	INV. IN=8" N 810.55 INV. IN=8" NE 810.55 INV. OUT=8" S 810.55	N: 41 E: 134			
WYE-11	8" WYE	INV. IN=8" N 810.38 INV. IN=8" NE 810.38 INV. OUT=8" S 810.38	N: 41 E: 134			
WYE-12	8" WYE	INV. IN=8" N 810.18 INV. IN=8" NE 810.18 INV. OUT=8" S 810.18	N: 41 E: 134			
WYE-13	8" WYE	INV. IN=8" N 809.86 INV. IN=8" NE 809.86 INV. OUT=8" S 809.86	N: 41 E: 134			
WYE-14	8" WYE	INV. IN=8" N 809.50 INV. IN=8" NE 809.50 INV. OUT=8" S 809.50	N: 41 E: 134			

STRUCTURE ID	STRUCTURE TYPE	DATA	LOCATION
BMP CONN-1	CONNECTION TO BMP-1	INV. IN=18" N 822.00 INV. IN=48" SW 820.00	N: 411607.54 E: 1344827.01
BMP CONN-2	CONNECTION TO BMP-1	INV. IN=18" NW 822.00 INV. OUT=48" E 820.00	N: 411581.01 E: 1344775.70
BMP CONN-3	CONNECTION TO BMP-1	INV. IN=18" E 822.00 INV. IN=48" SW 820.00	N: 411556.44 E: 1344858.67
CO-01	8" STORM CLEANOUT	INV. IN=8" NE 818.25 INV. OUT=8" SW 818.25	N: 411487.16 E: 1344727.08
CO-02	8" STORM CLEANOUT	INV. IN=8" NE 812.71 INV. OUT=8" SW 812.71	N: 411475.80 E: 1344705.08
CO-03	8" STORM CLEANOUT	INV. IN=8" NE 808.36 INV. OUT=8" S 808.36	N: 411455.24 E: 1344665.32
CO-4	8" STORM CLEANOUT	INV. IN=8" N 823.13 INV. OUT=8" S 823.13	N: 411505.87 E: 1344733.66
ELBOW-1	24" STORM ELBOW	INV. IN=24" E 800.83 INV. OUT=24" NW 800.83	N: 411431.98 E: 1344622.58
			N: /11832.2/

CO-03	8" STORM CLEANOUT	INV. IN=8" NE 808.36 INV. OUT=8" S 808.36	N: 411455.24 E: 1344665.32
CO-4	8" STORM CLEANOUT	INV. IN=8" N 823.13 INV. OUT=8" S 823.13	N: 411505.87 E: 1344733.66
ELBOW-1	24" STORM ELBOW	INV. IN=24" E 800.83 INV. OUT=24" NW 800.83	N: 411431.98 E: 1344622.58
ELBOW-2	18" STORM ELBOW	INV. IN=18" SE 816.44 INV. OUT=18" W 816.44	N: 411832.24 E: 1344662.66
ELBOW-4	12" STORM ELBOW	INV. IN=12" NW 797.84 INV. OUT=12" E 797.84	N: 411630.05 E: 1344546.49
ROOF DRAIN OUTLET	ROOF DRAIN CONNECTION	INV. OUT=12" S 829.42	N: 411665.37 E: 1344749.95
TEE-1	Null Structure	INV. IN=8" SE 818.34 INV. IN=8" N 818.34 INV. OUT=8" SW 818.33	N: 411488.12 E: 1344728.93
TEE-2	Null Structure	INV. IN=8" SE 813.18 INV. IN=8" N 813.18 INV. OUT=8" SW 813.18	N: 411476.46 E: 1344706.35
TEE-4	Null Structure	INV. IN=8" SE 809.32 INV. IN=8" N 809.32 INV. OUT=8" SW 809.32	N: 411456.32 E: 1344667.38
WYE-1	24" STORM WYE	INV. IN=24" S 800.60 INV. IN=24" SE 800.60 INV. OUT=24" N 800.60	N: 411437.42 E: 1344612.31

PRIVATE STORM WATER CONNECTION TABLES

PUBLIC STORM WATER STRUCTURE TABLES *					
STRUCTURE ID STRUCTURE TYPE DATA LOCATION					
ELBOW-3	12" STORM ELBOW	RIM=799.89 INV. IN=15" E 798.09 INV. OUT=15" NW 798.09	N: 411621.19 E: 1344549.70		
EXISTING TYPE E	EXISTING TYPE E MANHOLE	RIM=809.33 INV. IN=24" SW 792.83 INV. IN=36" N 797.40 INV. OUT=42" W 753.50	N: 411665.25 E: 1344550.86		
IN-09	TYPE C INLET	RIM=807.77 INV. OUT=15" W 799.51	N: 411622.55 E: 1344553.91		
PWSA MH-1	TYPE 4 MANHOLE	RIM=809.62 INV. OUT=24" N 800.96	N: 411420.37 E: 1344618.37		
PWSA MH-2	TYPE 4 MANHOLE	RIM=808.75 INV. IN=24" S 796.20 INV. IN=15" SW 800.56 INV. OUT=24" NE 795.75	N: 411645.00 E: 1344538.51		
WYE-6	24 X 24 X 12" WYE	RIM=799.04 INV. IN=24" S 796.67 INV. IN=15" SE 796.92 INV. OUT=24" N 796.67	N: 411622.78 E: 1344546.41		
REFER TO SHEET CG5.10 FOR PRIVATE CONSTRUCTION OF PUBLIC FACILITY DETAILS.					

PRIVATE STORM WATER

A LOCATION N: 411852.86	ssx- EX. PWSA COMBINED SEWER LINE PWSA STORM SEWER LINE Image: Complex Comp	Center Parcel G1
A LOCATION N: 411852.86	 EX. PWSA COMBINED SEWER MANHOLE PWSA STORM MANHOLE 	Lower Hill
N: 411852.86	PWSA STORM MANHULE	
SW 826.00 E: 1344726.56	EX. PWSA STORM INLET	Pittsburgh, PA 15222
E 824.24 N: 411832.85 E 822.95 E: 1344711.33 SW 822.78	PWSA STORM INLET PRIVATE STORM SEWER LINE PRIVATE STORM MANHOLE PRIVATE STORM MANHOLE	Gonslor
N: 411712.11 830.95 E: 1344819.74	PRIVATE STORM INLET PRIVATE WALL UNDERDRAIN PRIVATE STORM YARD INLET	Tel 410.539.8776 Suite 202 Fax 410 539 8741
SW 819.50 NE 820.00 N: 411519.19 E: 1344786.29	 PRIVATE OTORM TARD INLET PRIVATE DOWNSPOUT CLEANOUT PRIVATE STORM CLEANOUT PRIVATE STORM TRAP MANHOI F 	Baltimore, MD 21202 United States SUBCONSULTANT
E 815.58 SW 812.29 N: 411480.33 E: 1344718.31	PRIVATE STORMCEPTER STRUCTURE PRIVATE BMP OUTLET STRUCTURE	Michael Baker
E 809.96 SW 807.74 N: 411467.75 E: 1344693.91	PRIVATE BMP SYSTEM	Pittsburgh, PA 15108 United States
E 804.88 N: 411445.00 E 803.95 E: 1344651.98 SW 802.11		
N: 411571.64 W 825.44 E: 1344921.68		
828.90 SW 828.73 N: 411688.24 E: 1344859.10		
W 829.92 E 831.24 E 828.46 S 828.29 N: 411677.08 E: 1344834.43		
2 829.71 N: 411616.27 828.91 E: 1344760.76 SE 826.60 Image: state s		
N: 411635.22 801.63 E: 1344560.75		
E 819.30 SW 819.25 N: 411513.55 E: 1344779.67		
W 820.00 NE 820.00 NE 820.00		
W 820.00 NE 820.00 NE 820.00		
E 801.64 SW 801.47 N: 411438.82 E: 1344639.19	GENERAL NOTES	
E 822.14 W 821.97 N: 411820.97 E: 1344700.64	 SEE SHEET C01.01 FOR GENERAL NOTES SEE SHEET C01.02 FOR LEGEND 	
E 801.11 W 800.95		
820.56 NW 817.20 NW 817.20 NW 817.20		
CATION 111830.91 344655.10 111484.15 344725.74 111472.84 344703.77 111451.71 344664.20 11631.55 344543.29 111490.23 344737.65 11583.59 344616.93 11571.19 344621.85 11554.71 344628.38 11536.43 344635.63 11506.66 344647.43 11473.13 344660.72		Date Description Seal / Signature
		Project Number 019.6815.000 Description INFILTRATION BED PLAN
	*	Scale 1" = 5'
	0 2.5' 5' 10' SCALE: 1" = 5'	CG3.01

GENERAL NOTES

- 1. SEE SHEET C01.01 FOR GENERAL NOTES AND LEGEND.
- 2. BLOCK G1 & G4 PARCEL DETAILS
 PARCEL ID = 2-C-450
 LOT AREA = 1.37 ACRES
- ZONING = SP-11 SPECIALLY PLANNED DISTRICT
- PARCEL ID = 2-C-453
 LOT AREA = 0.67 ACRES
- ZONING = SP-11 SPECIALLY PLANNED DISTRICT
- WYLIE AVENUE (VACATED RIGHT-OF-WAY)
- AREA = 0.78 ACRES4. PROPOSED PARCELS
- G1 = 1.37 ACRES - G2 = 0.77 ACRES
- G3 = 0.27 ACRESG4 = 0.67 ACRES
- 5. RIGHT-OF-WAYS

 LOGAN STREET = 80 FEET
 BEDFORD AVENUE = 10 FOOT
 SIDEWALK + 4 FOOT PLANTER
 WASHINGTON PLACE = 10 FOOT
 SIDEWALK + 4 FOOT PLANTER
 WYLIE AVENUE = 78 FEET
 (PROPOSED TO BE VACATED)
- 6. FRONTAGES
 LOGAN STREET = COMMERCIAL
- TERRACE / FORECOURT (E & F)BEDFORD AVENUE = COMMERCIAL TERRACE / FORECOURT (E & F)
- WASHINGTON PLACE = COMMERCIAL TERRACE / FORECOURT (E & F)
- PRIMARY FRONTAGE - WYLIE AVENUE = COMMERCIAL TERRACE / FORECOURT (E & F) PRIMARY FRONTAGE PROPOSED TO BE MAGATED
- PROPOSED TO BE VACATED
 7. BUILDING HEIGHT: ZONE L = 80 FOOT MINIMUM, 300-700 FEET MAXIMUM
- 8. PARKING: INTERGRAL, PODIUM, AND PARKING GARAGE PARKING PERMITTED
- 9. BUILDING SIZES: G1 (OFFICE)
- 10. SLOPES 3:1 AND STEEPER WILL BE SEEDED WITH ERNMX-181 MIXTURE.
 11. AREAS LESS THAN 3:1 NOT
 COVERED IN THE LANDSCARE BLANK
- COVERED IN THE LANDSCAPE PLAN WILL BE SEEDED WITH ERNMX-113 MIXTURE.

SHEET	LEGEND
– — — SSx —	EX. PWSA COMBINED SEWER LIN
	PWSA STORM SEWER LINE
\bigcirc	EX. PWSA COMBINED SEWER MANHOLE
\bigcirc	PWSA STORM MANHOLE
	EX. PWSA STORM INLET
	PWSA STORM INLET
	PRIVATE STORM SEWER LINE
\bigcirc	PRIVATE STORM MANHOLE
	PRIVATE STORM INLET PRIVATE RETAINING WALL
_	
	PRIVATE STORM YARD INLET
®ł	PRIVATE DOWNSPOUT CLEANOU
0 0	PRIVATE STORM CLEANOUT
D	PRIVATE STORM TRAP MANHOLE
0	PRIVATE STORMCEPTER STRUCTURE
	PRIVATE BMP OUTLET STRUCTURE
	PRIVATE BMP SYSTEM
	SQUARE CATCH BASIN

FNB Financial Center Parcel G1 Lower Hill

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Michael Baker INTERNATIONAL 100 Airside Drive Pittsburgh, PA 15108 United States

Tel 412.269.6300

△ Date Description

Seal / Signature

Project Name

FNB Financial Center

Project Number 019.6815.000 Description GRADING & DRAINAGE PLAN

Scale

1" = 10'

© 2015 Gensler

CG4.01

NFDGF CH

CG4.04

SCALE: 1" = 10'

© 2015 Gensler

FNB Financial Center Parcel G1

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Tel 412.269.6300

2.5.7mg/			 	 	
Τ. «Τ. δ. πασ.»					
Σ.7.0 απο					
	WYE (CAPPED)	10			

GENERAL NOTES

- 1. SEE SHEET C01.01 FOR GENERAL
- NOTES AND LEGEND. 2. BLOCK G1 & G4 PARCEL DETAILS - PARCEL ID = 2-C-450
- LOT AREA = 1.37 ACRES - ZONING = SP-11 SPECIALLY PLANNED DISTRICT
- PARCEL ID = 2-C-453
- LOT AREA = 0.67 ACRES - ZONING = SP-11 SPECIALLY
- PLANNED DISTRICT - WYLIE AVENUE (VACATED RIGHT-OF-WAY)
- AREA = 0.78 ACRES 4. PROPOSED PARCELS
- G1 = 1.37 ACRES - G2 = 0.77 ACRES
- G3 = 0.27 ACRES - G4 = 0.67 ACRES
- 5. RIGHT-OF-WAYS - LOGAN STREET = 80 FEET - BEDFORD AVENUE = 10 FOOT SIDEWALK + 4 FOOT PLANTER WASHINGTON PLACE = 10 FOOT SIDEWALK + 4 FOOT PLANTER - WYLIE AVENUE = 78 FEET (PROPOSED TO BE VACATED)
- 6. FRONTAGES - LOGAN STREET = COMMERCIAL
- TERRACE / FORECOURT (E & F) - BEDFORD AVENUE = COMMERCIAL TERRACE / FORECOURT (E & F)
- WASHINGTON PLACE = COMMERCIAL TERRACE /
- FORECOURT (E & F) PRIMARY FRONTAGE - WYLIE AVENUE = COMMERCIAL
- TERRACE / FORECOURT (E & F) PRIMARY FRONTAGE PROPOSED TO BE VACATED 7. BUILDING HEIGHT:
- ZONE L = 80 FOOT MINIMUM, 300-700 FEET MAXIMUM 8. PARKING:
- INTERGRAL, PODIUM, AND PARKING GARAGE PARKING PERMITTED 9. BUILDING SIZES:
- G1 (OFFICE)
- 10. SLOPES 3:1 AND STEEPER WILL BE SEEDED WITH ERNMX-181 MIXTURE. 11. AREAS LESS THAN 3:1 NOT COVERED IN THE LANDSCAPE PLAN WILL BE SEEDED WITH ERNMX-113 MIXTURE.

SHEET	LEGEND
— — — SSx —	EX. PWSA COMBINED SEWER LIN
	PWSA STORM SEWER LINE
\bigcirc	EX. PWSA COMBINED SEWER MANHOLE
6	PWSA STORM MANHOLE
	EX. PWSA STORM INLET
	PWSA STORM INLET
	PRIVATE STORM SEWER LINE
6	PRIVATE STORM MANHOLE
	PRIVATE STORM INLET PRIVATE RETAINING WALL
	PRIVATE STORM YARD INLET
ø	PRIVATE DOWNSPOUT CLEANOU
0 Ø	PRIVATE STORM CLEANOUT
D	PRIVATE STORM TRAP MANHOLE
0	PRIVATE STORMCEPTER STRUCTURE
	PRIVATE BMP OUTLET STRUCTURE
	PRIVATE BMP SYSTEM
	SQUARE CATCH BASIN

KEY PLAN

FNB Financial Center Parcel G1 Lower Hill

Pittsburgh, PA 15222

Gensler

1 East Pratt Street Suite 202 Baltimore, MD 21202 United States

Tel 410.539.8776 Fax 410.539.8741

SUBCONSULTANT **Michael Baker** INTERNATIONAL 100 Airside Drive Pittsburgh, PA 15108 United States

Tel 412.269.6300

△ Date Description

Seal / Signature

Project Name

FNB Financial Center

Project Number 019.6815.000 Description **GRADING & DRAINAGE PLAN**

Scale 1" = 10'

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CG4.03

GENERAL NOTES

- 1. SEE SHEET C01.01 FOR GENERAL NOTES AND LEGEND.
- 2. BLOCK G1 & G4 PARCEL DETAILS
 PARCEL ID = 2-C-450
- LOT AREA = 1.37 ACRES
 ZONING = SP-11 SPECIALLY PLANNED DISTRICT
- PARCEL ID = 2-C-453
- LOT AREA = 0.67 ACRESZONING = SP-11 SPECIALLY
- PLANNED DISTRICTWYLIE AVENUE (VACATED RIGHT-OF-WAY)
- AREA = 0.78 ACRES4. PROPOSED PARCELS
- G1 = 1.37 ACRES - G2 = 0.77 ACRES
- G3 = 0.27 ACRESG4 = 0.67 ACRES
- 5. RIGHT-OF-WAYS

 LOGAN STREET = 80 FEET
 BEDFORD AVENUE = 10 FOOT
 SIDEWALK + 4 FOOT PLANTER
 WASHINGTON PLACE = 10 FOOT
 SIDEWALK + 4 FOOT PLANTER
 WYLIE AVENUE = 78 FEET
 (PROPOSED TO BE VACATED)
- 6. FRONTAGES
 LOGAN STREET = COMMERCIAL
- TERRACE / FORECOURT (E & F)
 BEDFORD AVENUE = COMMERCIAL TERRACE / FORECOURT (E & F)
- WASHINGTON PLACE = COMMERCIAL TERRACE / FORECOURT (E & F)
- PRIMARY FRONTAGE
 WYLIE AVENUE = COMMERCIAL
 TERRACE (EORECOURT (E § E))
- TERRACE / FORECOURT (E & F)
 PRIMARY FRONTAGE
 PROPOSED TO BE VACATED
 7. BUILDING HEIGHT:
- ZONE L = 80 FOOT MINIMUM,
 300-700 FEET MAXIMUM
 8. PARKING:
- 9. FARRING:
 INTERGRAL, PODIUM, AND PARKING
 GARAGE PARKING PERMITTED
 9. BUILDING SIZES:
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- SLOPES 3:1 AND STEEPER WILL BE SEEDED WITH ERNMX-181 MIXTURE.
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SHEET	LEGEND
— — — SSx —	EX. PWSA COMBINED SEWER LIN
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	PRIVATE STORM YARD INLET
®ł	PRIVATE DOWNSPOUT CLEANOU
0 0	PRIVATE STORM CLEANOUT
Ø	PRIVATE STORM TRAP MANHOLE
0	PRIVATE STORMCEPTER STRUCTURE
	PRIVATE BMP OUTLET STRUCTURE
	PRIVATE BMP SYSTEM
	SQUARE CATCH BASIN

KEY PLAN

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Project Name FNB Financial Center Project Number

Seal / Signature

△ Date Description

019.6815.000
Description
GRADING & DRAINAGE PLAN

Scale 1" = 10'

CG4.04

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Project Name **FNB** Financial Center

Project Number 019.6815.000 Description STORM SEWER DETAILS

CG5.01

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Scale NTS

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6

CLEANOUT (SEE DETAIL CG5.02)

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Project Name **FNB** Financial Center

Project Number 019.6815.000 Description STORM SEWER DETAILS

Scale NTS

CG5.02

SEQUENCE OF CONSTRUCTION

THE FOLLOWING IS A GENERALIZED SEQUENCE OF BMP INSTALLATION FOR THIS PROJECT. THE CONTRACTOR SHALL INSTALL ALL E&S CONTROL MEASURES IN ACCORDANCE WITH THE MANUFACTURER RECOMMENDATIONS AND/OR STANDARDS DETAILS PROVIDED IN THE E&S PLAN AND, WH APPLICABLE, IN ACCORDANCE WITH PRODUCT MANUFACTURER SPECIFICATIONS. CONSTRUCTION OF ALL SITE FEATURES (I.E. STRUCTURES, ROADWAYS, UTILITIES, ETC.) SHALL BE IN ACCORDANCE WITH THE APPROVED PROJECT SITE PLAN. EACH CONSTRUCTION STAGE IS INTENDED T PROVIDE A GENERAL COURSE OF ACTION IN ORDER TO CONFORM TO THE APPLICABLE REGULATORY AGENCY REQUIREMENTS FOR TEMPORARY 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 PLAN DRAWINGS OR NARRATIVE SHOW EVERY DETAILED PIECE OF MATERIAL OR EQUIPMENT. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS LISTED IN THIS SECTION BUT MAY BE REQUIRED TO ALTER CONTROLS BASED ON EFFECTIVENESS OR DIFFERING CONDITIONS ENCOUNTERED AND/OR INSTALL ADDITIONAL CONTROLS BASED ON UNFORESEEABLE CONDITIONS.

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THE SEQUENCE MUST BE APPROVED IN WRITING FROM THE ALLEGHENY COUNTY CONSERVATION DISTRICT OR DEP PRIOR TO IMPLEMENTATION. EACH STEP OF THE SEQUENCE SHALL BE COMPLETED BEFORE PROCEEDING TO THE NEXT STEP EXCEPT WHERE NOTED.

CONSTRUCTION PHASE 1

- 1. AT LEAST TEN (10) DAYS PRIOR TO COMMENCING EARTHMOVING ACTIVITIES, THE OWNER OR OWNER'S REPRESENTATIVE SHALL NOTIFY ALL PROJECT ASSOCIATES, INCLUDING THE ALLEGHENY COUNTY CONSERVATION DISTRICT AND PADEP SOUTHWEST REGIONAL OFFICE. 2. AT LEAST THREE (3) DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES. OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED. THE
- PENNSYLVANIA ONE CALL SYSTEM, INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES. PAINT & STAKE THE PROJECT NPDES PERMIT BOUNDARY AND LIMITS OF DISTURBANCE AS IDENTIFIED ON THE PLAN DRAWINGS.
- EXISTING PAVED ROADWAYS SHALL BE USED FOR ACCESS INTO THE PROJECT SITE; ACCESS INTO CONSTRUCTION AREAS WITHIN THE PROJECT SITE WHERE EARTHMOVING WILL TAKE PLACE SHALL BE VIA A ROCK CONSTRUCTION ENTRANCE. INSTALL ROCK CONSTRUCTION ENTRANCES #1 AND #2 WHERE IDENTIFIED ON THE PLAN DRAWINGS. ROCK CONSTRUCTION ENTRANCE #3 MAY BE INSTALLED AS SITE GRADING ALLOWS. WASH RACKS AND OUTLET PROTECTION SHALL BE INSTALLED WITH EACH ROCK CONSTRUCTION ENTRANCE. FOR THE DURATION OF CONSTRUCTION, THE CONTRACTOR WILL MAINTAIN THE ROCK CONSTRUCTION ENTRANCES TO THE SPECIFIED DIMENSION AND THICKNESS AND IMMEDIATELY REMOVE ALL PROJECT RELATED SEDIMENT AND DEBRIS THAT BECOMES DEPOSITED ON PUBLIC ROADWAYS
- PROCEED WITH MOBILIZATION OF CONSTRUCTION TRAILERS AND EQUIPMENT IN THE AREA IDENTIFIED ON THE PLAN DRAWINGS. LOCATION OF LAYDOWN AREA MAY BE MODIFIED AS DEEMED NECESSARY BY THE CONTRACTOR WITH PRIOR APPROVAL FROM THE ALLEGHENY COUNTY CONSERVATION DISTRICT.
- INSTALL INLET PROTECTION IN EXISTING INLETS AS IDENTIFIED ON THE PLAN DRAWINGS AND IN ACCORDANCE WITH THE STANDARD DETAILS. ADDITIONALLY, INSTALL INLET PROTECTION IN ALL INLETS NOT IDENTIFIED ON THE PLAN DRAWINGS THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS.
- INSTALL PERIMETER CONSTRUCTION FENCE WHERE NECESSARY TO DELINEATE THE LIMITS OF WORK.
- INSTALL PERIMETER COMPOST FILTER SOCKS 1-14 AS IDENTIFIED ON THE PLAN DRAWINGS. AS NECESSARY FOR THE DURATION OF CONSTRUCTION. INSTALL A ROCK FILTER OUTLET AT ANY LOCATION WHERE A COMPOST FILTER SOCK SECTION HAS BECOME COMPROMISED BY CONCENTRATED FLOW.
- PROCEED WITH DEMOLITION OF EXISTING INFRASTRUCTURE. DEMOLITION OF SITE FEATURES AND UTILITIES TO TAKE PLACE AS NEEDED TO ACCOMMODATE THE PROGRESSION OF CONSTRUCTION ACTIVITIES. PROCEED WITH MILLING AND REMOVAL OF BITUMINOUS PAVING AND CONCRETE. EXISTING ACCESS ROADWAYS BEING USED FOR CONSTRUCTION ACCESS SHALL REMAIN INTACT UNTIL TEMPORARY CONSTRUCTION ACCESS POINTS ARE CONSTRUCTED AND OPERATIONAL. CLEAR TREES AND VEGETATION AS REQUIRED; GRUBBING AND EARTH DISTURBANCE SHALL BE MINIMIZED. STOCKPILING OF DEBRIS SHALL BE IN THE AREA IDENTIFIED ON THE PLAN DRAWING. STOCKPILED DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE AS SOON AS POSSIBLE.
- 10. INSTALL THE TEMPORARY DIVERSION DITCH AS INDICATED ON THE PLANS.
- 11. INSTALL COMPOST SOCK WASHOUT FACILITY FOR CLEANING OF CONCRETE CHUTES, MIXERS AND HOPPERS OF DELIVERY VEHICLES.
- 12. INSTALL PUMPED WATER FILTER BAG AREA TO FACILITATE DEWATERING OF EXCAVATIONS AND UTILIZE PUMPED WATER FILTER BAGS WHEN PUMPING WATER FROM WITHIN DISTURBED AREAS AND EXCAVATIONS.
- 13. BEGIN EXCAVATION OPERATIONS FOR THE BUILDING FOUNDATION IN THE AREAS IDENTIFIED ON THE PHASE 1 PLAN DRAWINGS. TOPSOIL SHALL BE STRIPPED. WHERE PRESENT, AND STOCKPILED IN THE LOCATION IDENTIFIED ON THE PLAN DRAWINGS. SITE EXCAVATION SHOULD BE STOCKPILED IN THE LOCATIONS IDENTIFIED ON THE PLAN DRAWINGS AS NECESSARY FOR THE DURATION OF CONSTRUCTION. AREAS OF THE SITE NOT NECESSARY FOR THE EXCAVATION OF THE BUILDING FOUNDATION SHALL REMAIN STABILIZED WITH THE EXISTING AGGREGATE SURFACE TO THE EXTENT POSSIBLE.
- 14. CONSTRUCTION OF THE OFFICE BUILDING SHALL PROCEED IN ACCORDANCE WITH THE APPROVED DRAWINGS.
- 15. UPON COMPLETION OR TEMPORARY CESSATION OF EARTH DISTURBANCE ACTIVITY OR ANY STAGE THEREOF, ASSOCIATED DISTURBED AREA AND STOCKPILES SHALL IMMEDIATELY BE STABILIZED. PAVED AREAS SHALL BE CONSIDERED STABILIZED UPON INSTALLATION OF GRAVEL SUBBASE.

CONSTRUCTION PHASE 2

- 16. ESTABLISHED E&S CONTROLS SHALL REMAIN IN PLACE AND ADDITIONAL ON-LOT E&S CONTROLS SHALL BE IMPLEMENTED BY THE CONTRACTOR, AS NECESSARY, DURING CONSTRUCTION ACTIVITIES. ADDITIONAL E&S MEASURES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED WITHIN THE E&S PLAN AND THE PADEP E&SPC PROGRAM MANUAL. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING SITE GRADING ON THE SITE AND FOR MAINTENANCE OF THE ASSOCIATED ON-LOT E&S CONTROLS.
- 17. BEGIN INSTALLATION OF THE PHASE 2 STORM SYSTEM AS SHOWN ON THE PLAN DRAWINGS. THE PHASE 2 STORM SYSTEM INCLUDES MH-06, PWSA MH-1, PWSA MH-2, PWSA MH-3 AND ASSOCIATED PIPE CONNECTIONS. PHASE 2 STORM SYSTEM WILL BE CONNECTED TO THE EXISTING PWSA COMBINED SEWER SYSTEM AT THE LOCATION SHOWN ON THE PLANS.
- 18. INSTALL SEDIMENT TRAP-1 AT THE LOCATION SHOWN ON THE PLANS. INSTALLATION INCLUDES GRADING ACTIVITIES, BAFFLE INSTALLATION, CLEAN OUT STAKE INSTALLATION, RISER AND OUTLET PIPE INSTALLATION. THE SEDIMENT TRAP-1 OUTLET PIPE WILL BE CONNECTED TO THE PHASE 2 STORM SYSTEM AT MH-06.
- 19. INSTALL THE DIVERSION BERM AND CULVERT TO DIVERT SURFACE WATER TO THE SEDIMENT TRAP.
- 20. BEGIN PHASE 2 PLAZA GRADING OPERATIONS, INCLUDING EARTHWORK OPERATIONS FOR THE INSTALLATION OF THE SITE TERRACES, PLAZA, STAIRS, ETC. AS IDENTIFIED ON THE PLAN DRAWINGS. SITE EXCAVATION SHOULD BE STOCKPILED IN THE LOCATION IDENTIFIED ON THE PLAN DRAWINGS AS NECESSARY FOR THE DURATION OF CONSTRUCTION.
- 21. UPON COMPLETION OR TEMPORARY CESSATION OF EARTH DISTURBANCE ACTIVITY OR ANY STAGE THEREOF, ASSOCIATED DISTURBED AREA SHALL IMMEDIATELY BE STABILIZED. PAVED AREAS SHALL BE CONSIDERED STABILIZED UPON INSTALLATION OF GRAVEL SUBBASE.

CONSTRUCTION PHASE 3

- 22. ESTABLISHED E&S CONTROLS SHALL REMAIN IN PLACE AND ADDITIONAL ON-LOT E&S CONTROLS SHALL BE IMPLEMENTED BY THE CONTRACTOR, AS NECESSARY, DURING CONSTRUCTION ACTIVITIES. ADDITIONAL E&S MEASURES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED WITHIN THE E&S PLAN AND THE PADEP E&SPC PROGRAM MANUAL. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING FINAL GRADING ON THE SITE AND FOR MAINTENANCE OF THE ASSOCIATED ON-LOT E&S CONTROLS.
- 23. CONTINUE WITH THE REMAINING EARTHWORK. GRADING ACTIVITIES AND INSTALLATION OF SITE FEATURES.
- 24. CONTINUE WITH INSTALLATION OF STORM SEWERS, APPLICABLE SITE UTILITIES AND OTHER SITE FEATURES AS GRADING ALLOWS. STORM SEWERS SHALL BE INSTALLED WORKING FROM DOWNSTREAM TO UPSTREAM IN DIRECTION, BEGINNING WITH THE SYSTEM OUTLET AND MOVING TOWARDS THE UNDERGROUND DETENTION/INFILTRATION CHAMBER. AN ENGINEER MUST BE PRESENT ON SITE TO MONITOR THE INSTALLATION **OF THIS CRITICAL STAGE.** INSTALL INLET PROTECTION IMMEDIATELY UPON INSTALLATION OF EACH INLET IN ACCORDANCE WITH THE STANDARD DETAILS. AS NECESSARY DURING CONSTRUCTION, INSTALL TRENCH PLUGS DURING UTILITY TRENCHING ACTIVITY AND UTILIZE PUMPED WATER FILTER BAGS WHEN PUMPING WATER WITHIN DISTURBED AREAS.
- 25. INSTALL UNDERGROUND DETENTION/INFILTRATION CHAMBERS IN SEQUENCE WITH STORM SEWER LINE CONNECTIONS WORKING DOWNSTREAM TO UP STREAM. AN ENGINEER MUST BE PRESENT ON SITE TO MONITOR THE INSTALLATION OF THIS CRITICAL STAGE.
- 26. INSTALL THE DIVERSION CHANNEL AS GRADING ACTIVITIES ALLOW.
- 27. RELOCATE CONSTRUCTION TRAILERS AND EQUIPMENT AS NECESSARY TO FACILITATE CONSTRUCTION OF THE REMAINING IMPROVEMENTS. 28. PROCEED WITH FINAL GRADING, INSTALLATION OF SITE PAVEMENT AND SIDEWALKS AND SITE WALKWAYS. PERIMETER E&S CONTROLS PREVIOUSLY IMPLEMENTED MUST REMAIN IN PLACE. REMOVE THE TEMPORARY DIVERSION DITCH AND DIVERSION BERM AS NECESSARY TO FACILITATE FINAL GRADING AND INSTALLATION OF SITE FEATURES. THE SEDIMENT TRAP MAY BE REMOVED UPON STABILIZATION OF THE UPSTREAM DRAINAGE AREA. RELOCATE ROCK CONSTRUCTION ENTRANCES AS NECESSARY TO MAINTAIN SITE ACCESS WHILE ALLOWING FOR PROJECT COMPLETION. PAVED AREAS SHALL BE CONSIDERED STABILIZED UPON INSTALLATION OF GRAVEL SUBBASE.
- 29. INSTALL SLOPE BLANKETS ON ALL SLOPES 3:1 (H:V) AND STEEPER NOT PREVIOUSLY STABILIZED, AND APPLY SOIL SUPPLEMENTS AND PERMANENT SEED AND MULCH TO DISTURBED AREAS THAT WILL NOT BE PAVED AND WILL NO LONGER BE SUBJECTED TO CONSTRUCTION TRAFFIC.
- 30. COMPLETE FINAL PAVING OF THE LOADING DOCK AREA, ACCESS DRIVES AND SIDEWALKS. INSTALL LANDSCAPING IN ACCORDANCE WITH THE PROJECT LANDSCAPE PLAN.
- 31. RESTORE TEMPORARY STOCKPILE AREAS TO THEIR PRE-CONSTRUCTION CONDITION, INCLUDING GRADE AND SURFACE COVER. 32. REMOVE TEMPORARY PERIMETER E&S MEASURES ONCE ALL PREVIOUSLY DISTURBED SURFACES HAVE ESTABLISHED A UNIFORM 70% PERENNIAL
- COVER OF EROSION RESISTANT VEGETATION OR HAVE BEEN OTHERWISE ACCEPTABLY STABILIZED. PAVED AREAS SHALL BE CONSIDERED STABILIZED UPON INSTALLATION OF GRAVEL SUBBASE. 33. NOTIFY THE ALLEGHENY COUNTY CONSERVATION DISTRICT UPON COMPLETION OF CONSTRUCTION.

*CRITICAL STAGES OF CONSTRUCTION ARE INDICATED WITH UNDERLINED TEXT. AN ENGINEER MUST BE PRESENT ON SITE TOT MONITOR THE INSTALLATION OF CRITICAL STAGES.

LONG-TERM OPERATION AND MAINTENANCE

SUBSURFACE INFILTRATION BED:

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o And	

• STORMWATER MANAGEMENT AND CONVEYANCE FACILITIES SHALL INCLUDE CATCH BASINS, MANHOLES, OUTLET STRUCTURES, CONVEYANCE PIPE, UNDERGROUND PERFORATED STORAGE PIPE, AND ANY OTHER DEVICE OR FEATURE IMPLEMENTED FOR CONTROL, MANAGEMENT OR CONVEYANCE OF STORMWATER RUNOFF. • STORMWATER MANAGEMENT AND CONVEYANCE FACILITIES SHALL BE CLEANED AND INSPECTED AFTER EACH RAINFALL EVENT IN EXCESS 2" OF RAINFALL IN 24-HOURS; BUT NO LESS THAN TWO (2) TIMES PER YEAR.

 ACCUMULATED SEDIMENT OR FOREIGN DEBRIS SHALL BE REMOVED FROM STORMWATER MANAGEMENT AND CONVEYANCE FACILITIES WHEN PRESENT. UNDERGROUND FACILITIES WILL BE CLEANED WITH A VACUUM TRUCK EQUIPPED WITH A HIGH-PRESSURE WATER CLEANING HEAD. THE SYSTEM WILL BE CLEANED AND VIDEO INSPECTED TO ENSURE THAT ALL DEBRIS IS REMOVED AND THAT THE SYSTEM IS INTACT AND OPERATIONAL. SILT WILL BE DISPOSED OF AT AN APPROVED DISPOSAL SITE.

• STORMWATER MANAGEMENT AND CONVEYANCE FACILITIES SHALL BE MAINTAINED IN ACCORDANCE WITH THE PROJECT PCSM PLAN, GUIDANCE OF GOVERNING ORDINANCES, AUTHORITIES HAVING JURISDICTION AND, WHERE APPLICABLE, PRODUCT MANUFACTURER RECOMMENDATIONS. CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN FOR WHICH A LICENSED PROFESSIONAL OR DESIGNEE SHALL BE PRESENT ON SITE: DURING CONSTRUCTION, INSTALLATION OF SUBSURFACE INFILTRATION BED AND DETENTION SYSTEM SHALL BE OBSERVED FOR CONSISTENCY

WITH PLAN. - UPON COMPLETION OF CONSTRUCTION, STORM SEWER FACILITIES SHALL BE OBSERVED FOR CONSISTENCY WITH PLAN,.

STREETSWEEPING:

• IMPLEMENT A STREET SWEEPING PROGRAM TO REMOVE ACCUMULATED DEBRIS. SEDIMENT, AND OTHER PARTICULATE POLLUTANTS FROM THE LOADING DOCK AND SIDEWALKS ADJACENT TO THE ROADWAYS. STREET SWEEPING IS A WATER QUALITY BMP AS IDENTIFIED BY THE PADEP AND IS EFFECTIVE IN REDUCING TOTAL SUSPENDED SOLIDS, TOTAL PHOSPHORUS, AND NITRATES IN RECEIVING WATERS. VARIATIONS IN STREET SWEEPING ARE DEPENDENT UPON TYPE OF ROADWAY, SEASONAL CHANGES, AMOUNT OF TRAFFIC, AND ADJACENT LAND USES. • (RECOMMENDATION) IMPLEMENT A BI-ANNUAL (2 TIMES/YEAR) STREET SWEEPING PROGRAM UTILIZING DRY VACUUM FILTER TECHNOLOGY. APRIL

AND OCTOBER MAY PROVE IDEAL SCHEDULING.

• STREET SWEEPING SHALL INCLUDE ALL PAVED AREAS INCLUDING, BUT NOT LIMITED TO: ACCESS DRIVES, PARKING STALLS, CURB AND GUTTER, AND SIDEWALKS.

• SCHEDULE SWEEPING FOR A TIME WHEN SITE TRAFFIC ACTIVITY AND NUMBER OF VEHICLES PRESENT IS MINIMIZED. RESTRICT PARKING, AS NECESSARY, WHEN SCHEDULING SWEEPING TO IMPROVE REMOVAL.

STORMCEPTOR: • OIL GRIT SEPARATORS ARE PROPOSED FOR INSTALLATION AT THE PROJECT SITE AS A BMP FEATURE FOR STORMWATER TREATMENT PRIOR TO DISCHARGING INTO RECEIVING CONVEYANCE FACILITIES. THE OIL GRIT SEPARATOR SHALL BE MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER RECOMMENDATIONS.

RECYCLING AND/OR DISPOSAL OF MATERIALS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND THE DETERMINATION OF CLEAN FILL FOR ALL IMPORTED FILL MATERIAL.

ALL EXCESS SOIL MATERIAL THAT WILL NOT BE USED FOR PROPOSED SITE ACTIVITIES SHALL BE TAKEN TO A WASTE AREA ON SITE. 3. SALVAGEABLE E&S MEASURES SHALL BE RECYCLED AS APPROPRIATE FOR FUTURE REUSE. UN-SALVAGEABLE E&S MEASURES SHALL BE DISPOSED OF OFFSITE AT A PADEP APPROVED WASTE FACILITY

SEDIMENT REMOVED FROM THE E&S MEASURES SHALL BE REMOVED FROM THE CONTROL DEVICE, SPREAD EVENLY AMONG THE SITE SEEDED AND MULCHED. TEMPORARY E&S MEASURES SHALL BE REMOVED ONCE PERMANENT STABILIZATION HAS BEEN ACHIEVED.

5. BUILDING MATERIALS AND OTHER CONSTRUCTION SITE WASTES SHALL BE PROPERLY MANAGED AND DISPOSED OF TO REDUCE POTENTIAL FOR POLLUTION TO SURFACE AND GROUND WATERS. PROPER TRASH DISPOSAL, RECYCLING OF MATERIALS, PROPER MATERIALS HANDLING, AND SPILL PREVENTION AND CLEAN-UP REDUCE THE POTENTIAL FOR CONSTRUCTION SITE WASTES TO BE MOBILIZED BY STORMWATER RUNOFF AND CONVEYED TO SURFACE WATERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HOUSEKEEPING, MATERIALS MANAGEMENT AND LITTER CONTROL. RECYCLING OF EXCESS MATERIAL, WHERE FEASIBLE, SHALL BE CONSIDERED PRIOR TO DISPOSAL. UNDER NO CIRCUMSTANCE SHOULD EROSION CONTROL BMPS BE USED FOR TEMPORARY STORAGE OF DEMOLITION MATERIALS OR CONSTRUCTION WASTE. BURNING OF WASTE MATERIALS IS PROHIBITED. ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS SHALL BE FOLLOWED IN THE USE, HANDLING AND DISPOSAL OF POTENTIALLY HAZARDOUS MATERIALS.

6. SHALLOW IMPACTED SOIL (ZERO (O) FEET TO TWO (2) FEET) MUST BE STOCKPILED SEPARATELY FROM AND NOT BE COMMINGLED WITH DEEPER NON-IMPACTED SOIL.

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△ Date Description

Project Name **FNB** Financial Center

Project Number 019.6815.000 Description INFILTRATION BED NOTES

CG5.03

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Scale NTS

	REINFORCING TABLE								
Ø CMP RISER	A	ВØ	REINFORCING	**BEARING PRESSURE (PSF)					
24"	4'Ø 4'x4'	26"	#5 @ 10" OCEW #5 @ 10" OCEW	2,540 1,900					
30"	4'-6"Ø 4'-6" x 4'-6"	32"	#5 @ 10" OCEW #5 @ 9" OCEW	2,260 1,670					
36"	5'Ø 5' x 5'	38"	#5 @ 9" OCEW #5 @ 8" OCEW	2,060 1,500					
42"	5'-6"Ø 5'-6" x 5'-6"	44"	#5 @ 8" OCEW #5 @ 8" OCEW	1,490 1,370					
48"	6'Ø 6' x 6'	50"	#5 @ 7" OCEW #5 @ 7" OCEW	1,210 1,270					

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CG5.04

#4 REBAR LADDER RUNGS

³/₈" x 1 ¹/₂" A36 FLAT SIDE RAIL, TYP.

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Project Name FNB Financial Center

Project Number 019.6815.000 Description INFILTRATION BED DETAILS

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CG5.05

GENERAL NOTES

DESCRIPTION

- 1. THIS WORK CONSISTS OF THE CONSTRUCTION, ERECTION AND/OR MAINTENANCE OF TEMPORARY AND/OR PERMANENT EROSION AND SEDIMENT POLLUTION CONTROL (E&S) MEASURES INDICATED ON THE CONTRACT DRAWINGS AND SPECIFICATIONS, BUT DOES NOT INCLUDE ADDITIONAL TEMPORARY CONTROL MEASURES ORDERED BY THE ENGINEER, OWNER, OR AUTHORITIES HAVING JURISDICTION DURING THE LIFE OF THE CONTRACT.
- 2. APPLY FOR ANY PERMIT AMENDMENTS OR REVISIONS TO THE PERMITTED PLAN THAT ARE REQUIRED BECAUSE OF CHANGES IN ANTICIPATED CONSTRUCTION PROCEDURES OR LOCATION OF CONSTRUCTION ENTRANCES. FURNISH THE REQUIRED APPLICATIONS, PLANS AND DOCUMENTS TO THE PLAN PREPARER AND THE ALLEGHENY COUNTY CONSERVATION DISTRICT (ACCD) AND/OR PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (PADEP). NO CHANGES SHALL BE IMPLEMENTED TO THE PERMITTED PLAN UNTIL NECESSARY APPROVALS HAVE BEEN OBTAINED.
- 3. THE PERMITTEE MUST DEVELOP, AND HAVE APPROVED BY THE ACCD, A SEPARATE E&S PLAN FOR EACH SPOIL, BORROW OR OTHER WORK AREA NOT DETAILED IN THE PERMITTED PLAN, WHETHER LOCATED WITHIN OR OUTSIDE OF THE CONSTRUCTION LIMITS.

MATERIALS

- 1. MATERIALS AND E&S MEASURES NECESSARY FOR THE CONTROL OF EROSION AND SEDIMENTATION DURING CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF THE CONTRACT DRAWINGS AND SPECIFICATIONS, AND PADEP TECHNICAL GUIDANCE NUMBER 363-2134-008.
- 2. AS DEFINED BY THE PADEP: CLEAN FILL IS DEFINED AS UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGE MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND 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 THE HAS BEEN PROCESSED FOR RE-USE.
- 3. AS DEFINED BY THE PADEP: ENVIRONMENTAL DUE DILIGENCE IS INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATABASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. 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. FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL AND MUST BE MANAGED IN ACCORDANCE WITH THE PADEP MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA CODE CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE.

GENERAL CONSTRUCTION REQUIREMENTS

- 1. INCORPORATE E&S MEASURES AS INDICATED ON THE APPROVED PLAN AS SOON AS PRACTICAL
- 2. INSPECT E&S MEASURES WEEKLY AND AFTER EACH STORMWATER EVENT. TO ENSURE THE E&S MEASURES ARE IN GOOD WORKING ORDER, MAKE NECESSARY REPAIRS IMMEDIATELY OR AS OTHERWISE INDICATED IN THE APPROVED E&S PLAN.
- 3. CONSTRUCT, STABILIZE AND ACTIVATE E&S MEASURES BEFORE SITE DISTURBANCE WITHIN TRIBUTARY AREAS OF THOSE CONTROLS.
- 4. PIPELINES WITH JOINTS THAT ALLOW A MANUFACTURED LENGTH OF PIPE TO BE PLACED IN THE TRENCH WITH THE PIPE JOINT ASSEMBLED/MADE IN THE TRENCH REQUIRE AN OPEN PIPELINE TRENCH THAT IS ONLY SLIGHTLY LONGER THAN THE LENGTH OF PIPE BEING INSTALLED. THE TOTAL LENGTH OF EXCAVATED TRENCH OPEN AT ANY ONE TIME SHOULD NOT BE GREATER THAN THE TOTAL LENGTH OF PIPELINE/UTILITY LINE THAT CAN BE PLACED IN THE TRENCH AND BACK-FILLED IN ONE WORKING DAY. NO MORE THAN 50 LINEAL FEET OF OPEN TRENCH SHOULD EXIST WHEN PIPELINE/UTILITY LINE INSTALLATION CEASES AT THE END OF THE WORKDAY. UPON COMPLETION OR TEMPORARY CESSATION OF EARTH DISTURBANCE ACTIVITY, OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED.
- STOCKPILE AND WASTE PILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2:1 OR LESS.
- 6. LIMIT THE AREA OF EXCAVATION AND EMBANKMENT OPERATIONS TO 15' VERTICAL-HEIGHT INCREMENTS. COMMENSURATE WITH CONTRACTOR'S SEEDING AND OTHER SPECIFIED TEMPORARY AND POLLUTION CONTROL MEASURES, IN ACCORDANCE WITH THE APPROVED SCHEDULE. SHOULD SEASONAL LIMITATIONS MAKE SUCH COORDINATION UNREALISTIC. IMPLEMENT TEMPORARY CONTROL MEASURES TO THE EXTENT FEASIBLE AND JUSTIFIED.
- 7. ANY OFFSITE WASTE/BORROW AREAS MUST BE APPROVED BY THE ACCD.

GENERAL BMP MAINTENANCE

ROCK CONSTRUCTION ENTRANCES INSPECT ROCK CONSTRUCTION ENTRANCE WEEKLY AND AFTER EACH STORMWATER EVENT. THE CONTRACTOR SHALL CONSTANTLY MAINTAIN ROCK CONSTRUCTION ENTRANCE THICKNESS TO THE SPECIFIED DIMENSION BY ADDING ROCK WHEN REQUIRED. THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF ROCK MATERIAL ON THE SITE FOR THIS PURPOSE. THE CONTRACTOR SHALL REMOVE AND RETURN SEDIMENT DEPOSITED ON PUBLIC ROADWAYS OR PAVED AREAS AS A RESULT OF CONSTRUCTION TO THE CONSTRUCTION SITE WHEN PRESENT. SEDIMENT IS TO BE REMOVED MANUALLY WITH FLAT SHOVEL, ANY REMAINING SEDIMENT TOO SMALL TO BE SHOVELED SHALL BE SWEPT OFF SURFACE WITH PUSH BROOM. THE CONTRACTOR SHALL NOT WASH THE ROADWAY WITH WATER.

SEDIMENT BARRIER

INSPECT SEDIMENT BARRIER (I.E. SILT SOCK, SILT FENCE, ETC.) WEEKLY AND AFTER EACH STORMWATER EVENT. AFTER REVIEWING THE RESULTS OF THE INSPECTION WITH THE CONSTRUCTION MANAGER, IMMEDIATELY CLEAN, REPAIR OR REPLACE BARRIER FOUND TO BE IN UNSATISFACTORY CONDITION. ANY BARRIER WHICH HAS BEEN UNDERMINED OR TOPPED SHALL IMMEDIATELY BE REPLACED WITH A ROCK FILTER OUTLET. ACCUMULATED SEDIMENT SHALL BE REMOVED AS REQUIRED TO KEEP THE BARRIER FUNCTIONAL OR WHEN SILT HAS ACCUMULATED TO A DEPTH OF 1/2 THE ABOVE-GROUND HEIGHT OF THE BARRIER.

PUMPED WATER FILTER BAG

PUMPED WATER FILTER BAGS SHALL BE PLACED IN A WELL-VEGETATED, GRASSY AREA AND DISCHARGE TO STABLE, EROSION RESISTANT AREAS. FILTER BAG SHALL BE REPLACED WHEN THEY BECOME ½ FULL. PUMPING RATE SHALL NOT EXCEED 750 GPM OR ½ THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMPED WATER FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE AND SHALL NOT BE REACTIVATED UNTIL THE PROBLEM IS CORRECTED.

DISTURBED AREAS

TEMPORARY STABILIZATION SHALL IMMEDIATELY BE APPLIED WHEN CESSATION OF EARTH DISTURBANCE WILL EXCEED 4 DAYS. PERMANENT STABILIZATION SHALL IMMEDIATELY BE APPLIED UPON COMPLETION OF EARTH DISTURBANCE ACTIVITY. THESE AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH STORMWATER EVENT. DISTURBED AREAS SHALL BE RESEEDED AS REQUIRED TO ESTABLISH AND MAINTAIN VEGETATION IMMEDIATELY FOLLOWING AN UNSATISFACTORY INSPECTION.

VEGETATIVE SURFACE STABILIZATION

INSPECT SEEDED AND MULCHED AREAS WEEKLY AND AFTER EACH STORMWATER EVENT TO ENSURE PROPER VEGETATIVE GROWTH. RESEED AREAS THAT DO NOT GERMINATE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 806 OF PADOT FORM 408. PERMANENT STABILIZATION BY VEGETATION IS DEFINED AS, A UNIFORM, 70%, PERENNIAL COVER ESTABLISHED OVER A PREVIOUSLY DISTURBED AREA.

CONCRETE WASHOUT FILTER SOCK RING

COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY. DAMAGED SOCKS SHALL BE REPAIRED IN ACCORDANCE WITH THE MANUFACTURER SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION. ACCUMULATED SEDIMENTS SHALL BE REMOVED WHEN DEPTH REACHES ONE-HALF THE ABOVE GROUND HEIGHT OF THE SOCK.

INLET PROTECTION

INLET PROTECTION SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. ANY NECESSARY REPAIRS SHALL BE MADE IMMEDIATELY ACCUMULATED DEBRIS AND SEDIMENT SHALL BE REMOVED TO ALLOW PROPER FUNCTIONING OF THE CONTROL MEASURE. ACCUMULATED SEDIMENT SHALL BE DISTRIBUTED EVENLY AMONG THE SITE AND STABILIZED. INLET FILTER BAGS SHALL BE REPLACED ONCE THE BAG IS ONE-HALF FULL OF SEDIMENT.

RECYCLING AND/OR DISPOSAL OF MATERIALS

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND THE DETERMINATION OF CLEAN FILL FOR ALL IMPORTED FILL MATERIAL.
- 2. ALL EXCESS SOIL MATERIAL THAT WILL NOT BE USED FOR PROPOSED SITE ACTIVITIES SHALL BE TAKEN TO A WASTE AREA ON SITE.
- 3. SALVAGEABLE E&S MEASURES SHALL BE RECYCLED AS APPROPRIATE FOR FUTURE REUSE. UN-SALVAGEABLE E&S MEASURES SHALL BE DISPOSED OF OFFSITE AT A PADEP APPROVED WASTE FACILITY.
- 4. SEDIMENT REMOVED FROM THE E&S MEASURES SHALL BE REMOVED FROM THE CONTROL DEVICE. SPREAD EVENLY AMONG THE SITE. SEEDED AND MULCHED. TEMPORARY E&S MEASURES SHALL BE REMOVED ONCE PERMANENT STABILIZATION HAS BEEN ACHIEVED.
- 5. BUILDING MATERIALS AND OTHER CONSTRUCTION SITE WASTES SHALL BE PROPERLY MANAGED AND DISPOSED OF TO REDUCE POTENTIAL FOR POLLUTION TO SURFACE AND GROUND WATERS. PROPER TRASH DISPOSAL, RECYCLING OF MATERIALS, PROPER MATERIALS HANDLING, AND SPILL PREVENTION AND CLEAN-UP REDUCE THE POTENTIAL FOR CONSTRUCTION SITE WASTES TO BE MOBILIZED BY STORMWATER RUNOFF AND CONVEYED TO SURFACE WATERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HOUSEKEEPING, MATERIALS MANAGEMENT AND LITTER CONTROL. RECYCLING OF EXCESS MATERIAL, WHERE FEASIBLE, SHALL BE CONSIDERED PRIOR TO DISPOSAL. UNDER NO CIRCUMSTANCE SHOULD EROSION CONTROL BMPS BE USED FOR TEMPORARY STORAGE OF DEMOLITION MATERIALS OR CONSTRUCTION WASTE. BURNING OF WASTE MATERIALS IS PROHIBITED. ALL APPLICABLE FEDERAL STATE AND LOCAL LAWS AND REGULATIONS SHALL BE FOLLOWED IN THE USE, HANDLING AND DISPOSAL OF POTENTIALLY HAZARDOUS MATERIALS.
- 6. SHALLOW IMPACTED SOIL (ZERO (O) FEET TO TWO (2) FEET) MUST BE STOCKPILED SEPARATELY FROM AND NOT BE COMMINGLED WITH DEEPER NON-IMPACTED SOIL.

GEOLOGIC FORMATIONS/SOIL CONDITIONS THAT MAY HAVE A POTENTIAL TO CAUSE POLLUTION

AS PER 102.4.(B)(5)(XII) OF THE PA CODE, THE PROJECT E&S PLAN SHALL IDENTIFY NATURALLY OCCURRING GEOLOGIC FORMATIONS OR SOIL CONDITIONS THAT MAY HAVE THE POTENTIAL TO CAUSE POLLUTION DURING EARTH DISTURBANCE ACTIVITIES AND INCLUDE BMPS TO AVOID OR MINIMIZE POTENTIAL POLLUTION AND ITS IMPACTS FROM THE FORMATIONS. FOR THE PROPOSED PROJECT, IT IS ANTICIPATED THAT PROPOSED BMPS WILL BE SUFFICIENT TO MANAGE AND CONTROL LIMITATIONS THAT MAY BE EXHIBITED BY THE SOILS CONTAINED WITHIN THE PROJECT SITE DURING AND UPON COMPLETION OF CONSTRUCTION.

AT A MINIMUM, BMPS WILL BE INSTALLED WHERE INDICATED ON THE PLAN DRAWINGS TO PREVENT EROSION AND SEDIMENTATION DURING AND UPON COMPLETION OF CONSTRUCTION. SEVERE EROSION HAZARD LIMITATIONS WILL BE REDUCED BY SOIL STABILIZATION THROUGH THE APPLICATION OF EROSION CONTROL BLANKETS AND TEMPORARY/PERMANENT VEGETATIVE STABILIZATION. SEDIMENTATION AND SILTATION LIMITATIONS WILL BE PREVENTED THROUGH INSTALLATION AND MAINTENANCE OF FILTRATION BMPS, SUCH AS FILTER SOCK. LIMITATIONS RELATING TO DEPTH TO BEDROCK AND VERY LIMITED COMPACTION POTENTIAL TYPICALLY DO NOT APPLY TO THIS PROJECT TYPE. SPECIAL MEASURES TO BE IMPLEMENTED DURING EARTH DISTURBANCE ACTIVITIES ASSOCIATED WITH CONSTRUCTION WILL INCLUDE THE SEGREGATION OF TOPSOIL. SOILS DISTURBED DURING CONSTRUCTION ACTIVITIES WILL BE REPLACED, RE-VEGETATED AND STABILIZED.

SEQUENCE OF CONSTRUCTION

THE FOLLOWING IS A GENERALIZED SEQUENCE OF BMP INSTALLATION FOR THIS PROJECT. THE CONTRACTOR SHALL INSTALL ALL E&S CONTROL MEASURES IN ACCORDANCE WITH THE MANUFACTURER RECOMMENDATIONS AND/OR STANDARDS DETAILS PROVIDED IN THE E&S PLAN AND, WHERE APPLICABLE, IN ACCORDANCE WITH PRODUCT MANUFACTURER SPECIFICATIONS. CONSTRUCTION OF ALL SITE FEATURES (I.E. STRUCTURES, ROADWAYS, UTILITIES, ETC.) SHALL BE IN ACCORDANCE WITH THE APPROVED PROJECT SITE PLAN. EACH CONSTRUCTION STAGE 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 PLAN DRAWINGS OR NARRATIVE SHOW EVERY DETAILED PIECE OF MATERIAL OR EQUIPMENT. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS LISTED IN THIS SECTION BUT MAY BE REQUIRED TO ALTER CONTROLS BASED ON EFFECTIVENESS OR DIFFERING CONDITIONS ENCOUNTERED AND/OR INSTALL ADDITIONAL CONTROLS BASED ON UNFORESEEABLE CONDITIONS.

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THE SEQUENCE MUST BE APPROVED IN WRITING FROM THE ALLEGHENY COUNTY CONSERVATION DISTRICT OR DEP PRIOR TO IMPLEMENTATION. EACH STEP OF THE SEQUENCE SHALL BE COMPLETED BEFORE PROCEEDING TO THE NEXT STEP EXCEPT WHERE NOTED.

CONSTRUCTION PHASE 1

- 1. AT LEAST TEN (10) DAYS PRIOR TO COMMENCING EARTHMOVING ACTIVITIES, THE OWNER OR OWNER'S REPRESENTATIVE SHALL NOTIFY ALL PROJECT ASSOCIATES, INCLUDING THE ALLEGHENY COUNTY CONSERVATION DISTRICT AND PADEP SOUTHWEST REGIONAL OFFICE.
- 2. AT LEAST THREE (3) DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM, INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- 3. PAINT & STAKE THE PROJECT NPDES PERMIT BOUNDARY AND LIMITS OF DISTURBANCE AS IDENTIFIED ON THE PLAN DRAWINGS 4. EXISTING PAVED ROADWAYS SHALL BE USED FOR ACCESS INTO THE PROJECT SITE; ACCESS INTO CONSTRUCTION AREAS WITHIN THE PROJECT SITE WHERE EARTHMOVING WILL TAKE PLACE SHALL BE VIA A ROCK CONSTRUCTION ENTRANCE. INSTALL ROCK CONSTRUCTION ENTRANCES #1 AND #2 WHERE IDENTIFIED ON THE PLAN DRAWINGS. ROCK CONSTRUCTION ENTRANCE #3 MAY BE INSTALLED AS SITE GRADING ALLOWS. WASH RACKS AND OUTLET PROTECTION SHALL BE INSTALLED WITH EACH ROCK CONSTRUCTION ENTRANCE. FOR THE DURATION OF CONSTRUCTION, THE CONTRACTOR WILL MAINTAIN THE ROCK CONSTRUCTION ENTRANCES TO THE SPECIFIED DIMENSION AND THICKNESS AND IMMEDIATELY REMOVE ALL PROJECT RELATED SEDIMENT AND DEBRIS THAT BECOMES DEPOSITED ON PUBLIC ROADWAYS.
- PROCEED WITH MOBILIZATION OF CONSTRUCTION TRAILERS AND EQUIPMENT IN THE AREA IDENTIFIED ON THE PLAN DRAWINGS. LOCATION OF LAYDOWN AREA MAY BE MODIFIED AS DEEMED NECESSARY BY THE CONTRACTOR WITH PRIOR APPROVAL FROM THE ALLEGHENY COUNTY CONSERVATION DISTRICT.
- 6. INSTALL INLET PROTECTION IN EXISTING INLETS AS IDENTIFIED ON THE PLAN DRAWINGS AND IN ACCORDANCE WITH THE STANDARD DETAILS. ADDITIONALLY, INSTALL INLET PROTECTION IN ALL INLETS NOT IDENTIFIED ON THE PLAN DRAWINGS THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS.
- 7. INSTALL PERIMETER CONSTRUCTION FENCE WHERE NECESSARY TO DELINEATE THE LIMITS OF WORK.
- 8. INSTALL PERIMETER COMPOST FILTER SOCKS 1-14 AS IDENTIFIED ON THE PLAN DRAWINGS. AS NECESSARY FOR THE DURATION OF CONSTRUCTION, INSTALL A ROCK FILTER OUTLET AT ANY LOCATION WHERE A COMPOST FILTER SOCK SECTION HAS BECOME COMPROMISED BY CONCENTRATED FLOW.
- 9. PROCEED WITH DEMOLITION OF EXISTING INFRASTRUCTURE. DEMOLITION OF SITE FEATURES AND UTILITIES TO TAKE PLACE AS NEEDED TO ACCOMMODATE THE PROGRESSION OF CONSTRUCTION ACTIVITIES. PROCEED WITH MILLING AND REMOVAL OF BITUMINOUS PAVING AND CONCRETE. EXISTING ACCESS ROADWAYS BEING USED FOR CONSTRUCTION ACCESS SHALL REMAIN INTACT UNTIL TEMPORARY CONSTRUCTION ACCESS POINTS ARE CONSTRUCTED AND OPERATIONAL. CLEAR TREES AND VEGETATION AS REQUIRED; GRUBBING AND EARTH DISTURBANC SHALL BE MINIMIZED. STOCKPILING OF DEBRIS SHALL BE IN THE AREA IDENTIFIED ON THE PLAN DRAWING. STOCKPILED DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE AS SOON AS POSSIBLE.
- INSTALL THE TEMPORARY DIVERSION DITCH AS INDICATED ON THE PLANS
- 11. INSTALL COMPOST SOCK WASHOUT FACILITY FOR CLEANING OF CONCRETE CHUTES. MIXERS AND HOPPERS OF DELIVERY VEHICLES. 12. INSTALL PUMPED WATER FILTER BAG AREA TO FACILITATE DEWATERING OF EXCAVATIONS AND UTILIZE PUMPED WATER FILTER BAGS WHEN PUMPING WATER FROM WITHIN DISTURBED AREAS AND EXCAVATIONS.
- 13. BEGIN EXCAVATION OPERATIONS FOR THE BUILDING FOUNDATION IN THE AREAS IDENTIFIED ON THE PHASE 1 PLAN DRAWINGS. TOPSOIL SHALL BE STRIPPED, WHERE PRESENT, AND STOCKPILED IN THE LOCATION IDENTIFIED ON THE PLAN DRAWINGS. SITE EXCAVATION SHOULD BE STOCKPILED IN THE LOCATIONS IDENTIFIED ON THE PLAN DRAWINGS AS NECESSARY FOR THE DURATION OF CONSTRUCTION. AREAS OF THE SITE NOT NECESSARY FOR THE EXCAVATION OF THE BUILDING FOUNDATION SHALL REMAIN STABILIZED WITH THE EXISTING AGGREGATE SURFACE TO THE EXTENT POSSIBLE.
- 14. CONSTRUCTION OF THE OFFICE BUILDING SHALL PROCEED IN ACCORDANCE WITH THE APPROVED DRAWINGS
- 15. UPON COMPLETION OR TEMPORARY CESSATION OF EARTH DISTURBANCE ACTIVITY OR ANY STAGE THEREOF, ASSOCIATED DISTURBED AREA AND STOCKPILES SHALL IMMEDIATELY BE STABILIZED. PAVED AREAS SHALL BE CONSIDERED STABILIZED UPON INSTALLATION OF GRAVEL SUBBASE.

CONSTRUCTION PHASE 2

- 16. ESTABLISHED E&S CONTROLS SHALL REMAIN IN PLACE AND ADDITIONAL ON-LOT E&S CONTROLS SHALL BE IMPLEMENTED BY THE CONTRACTOR, AS NECESSARY, DURING CONSTRUCTION ACTIVITIES. ADDITIONAL E&S MEASURES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED WITHIN THE E&S PLAN AND THE PADEP E&SPC PROGRAM MANUAL. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING SITE GRADING ON THE SITE AND FOR MAINTENANCE OF THE ASSOCIATED ON-LOT E&S CONTROLS.
- 17. BEGIN INSTALLATION OF THE PHASE 2 STORM SYSTEM AS SHOWN ON THE PLAN DRAWINGS. THE PHASE 2 STORM SYSTEM INCLUDES MH-06, PWSA MH-1, PWSA MH-2, PWSA MH-3 AND ASSOCIATED PIPE CONNECTIONS. PHASE 2 STORM SYSTEM WILL BE CONNECTED TO THE EXISTING PWSA COMBINED SEWER SYSTEM AT THE LOCATION SHOWN ON THE PLANS.
- 18. INSTALL SEDIMENT TRAP-1 AT THE LOCATION SHOWN ON THE PLANS. INSTALLATION INCLUDES GRADING ACTIVITIES, BAFFLE INSTALLATION, CLEAN OUT STAKE INSTALLATION, RISER AND OUTLET PIPE INSTALLATION. THE SEDIMENT TRAP-1 OUTLET PIPE WILL BE CONNECTED TO THE PHASE 2 STORM SYSTEM AT MH-06.
- 19. INSTALL THE DIVERSION BERM AND CULVERT TO DIVERT SURFACE WATER TO THE SEDIMENT TRAP.
- 20. BEGIN PHASE 2 PLAZA GRADING OPERATIONS, INCLUDING EARTHWORK OPERATIONS FOR THE INSTALLATION OF THE SITE TERRACES, PLAZA, STAIRS, ETC. AS IDENTIFIED ON THE PLAN DRAWINGS. SITE EXCAVATION SHOULD BE STOCKPILED IN THE LOCATION IDENTIFIED ON THE PLAN DRAWINGS AS NECESSARY FOR THE DURATION OF CONSTRUCTION.
- 21. UPON COMPLETION OR TEMPORARY CESSATION OF EARTH DISTURBANCE ACTIVITY OR ANY STAGE THEREOF, ASSOCIATED DISTURBED AREA SHALL IMMEDIATELY BE STABILIZED. PAVED AREAS SHALL BE CONSIDERED STABILIZED UPON INSTALLATION OF GRAVEL SUBBASE

CONSTRUCTION PHASE 3

- 22. ESTABLISHED E&S CONTROLS SHALL REMAIN IN PLACE AND ADDITIONAL ON-LOT E&S CONTROLS SHALL BE IMPLEMENTED BY THE CONTRACTOR, AS NECESSARY, DURING CONSTRUCTION ACTIVITIES. ADDITIONAL E&S MEASURES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED WITHIN THE E&S PLAN AND THE PADEP E&SPC PROGRAM MANUAL. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING FINAL GRADING ON THE SITE AND FOR MAINTENANCE OF THE ASSOCIATED ON-LOT E&S CONTROLS.
- 23. CONTINUE WITH THE REMAINING EARTHWORK, GRADING ACTIVITIES AND INSTALLATION OF SITE FEATURES.
- 24. CONTINUE WITH INSTALLATION OF STORM SEWERS, APPLICABLE SITE UTILITIES AND OTHER SITE FEATURES AS GRADING ALLOWS. STORM SEWERS SHALL BE INSTALLED WORKING FROM DOWNSTREAM TO UPSTREAM IN DIRECTION, BEGINNING WITH THE SYSTEM OUTLET AND MOVING TOWARDS THE UNDERGROUND DETENTION/INFILTRATION CHAMBER. AN ENGINEER MUST BE PRESENT ON SITE TO MONITOR THE INSTALLATION OF THIS CRITICAL STAGE. INSTALL INLET PROTECTION IMMEDIATELY UPON INSTALLATION OF EACH INLET IN ACCORDANCE WITH THE STANDARD DETAILS. AS NECESSARY DURING CONSTRUCTION, INSTALL TRENCH PLUGS DURING UTILITY TRENCHING ACTIVITY AND UTILIZE PUMPED WATER FILTER BAGS WHEN PUMPING WATER WITHIN DISTURBED AREAS.
- 25. INSTALL UNDERGROUND DETENTION/INFILTRATION CHAMBERS IN SEQUENCE WITH STORM SEWER LINE CONNECTIONS WORKING DOWNSTREAM TO UP STREAM. AN ENGINEER MUST BE PRESENT ON SITE TO MONITOR THE INSTALLATION OF THIS CRITICAL STAGE.
- 26. INSTALL THE DIVERSION CHANNEL AS GRADING ACTIVITIES ALLOW.
- 27. RELOCATE CONSTRUCTION TRAILERS AND EQUIPMENT AS NECESSARY TO FACILITATE CONSTRUCTION OF THE REMAINING IMPROVEMENTS.
- 28. PROCEED WITH FINAL GRADING, INSTALLATION OF SITE PAVEMENT AND SIDEWALKS AND SITE WALKWAYS. PERIMETER E&S CONTROLS PREVIOUSLY IMPLEMENTED MUST REMAIN IN PLACE. REMOVE THE TEMPORARY DIVERSION DITCH AND DIVERSION BERM AS NECESSARY TO FACILITATE FINAL GRADING AND INSTALLATION OF SITE FEATURES. THE SEDIMENT TRAP MAY BE REMOVED UPON STABILIZATION OF THE UPSTREAM DRAINAGE AREA. RELOCATE ROCK CONSTRUCTION ENTRANCES AS NECESSARY TO MAINTAIN SITE ACCESS WHILE ALLOWING FOR PROJECT COMPLETION. PAVED AREAS SHALL BE CONSIDERED STABILIZED UPON INSTALLATION OF GRAVEL SUBBASE.
- 29. INSTALL SLOPE BLANKETS ON ALL SLOPES 3:1 (H:V) AND STEEPER NOT PREVIOUSLY STABILIZED. AND APPLY SOIL SUPPLEMENTS AND PERMANENT SEED AND MULCH TO DISTURBED AREAS THAT WILL NOT BE PAVED AND WILL NO LONGER BE SUBJECTED TO CONSTRUCTION TRAFFIC. 30. COMPLETE FINAL PAVING OF THE LOADING DOCK AREA, ACCESS DRIVES AND SIDEWALKS. INSTALL LANDSCAPING IN ACCORDANCE WITH THE PROJECT LANDSCAPE PLAN.
- 31. RESTORE TEMPORARY STOCKPILE AREAS TO THEIR PRE-CONSTRUCTION CONDITION, INCLUDING GRADE AND SURFACE COVER.
- 32. REMOVE TEMPORARY PERIMETER E&S MEASURES ONCE ALL PREVIOUSLY DISTURBED SURFACES HAVE ESTABLISHED A UNIFORM 70% PERENNIAL COVER OF EROSION RESISTANT VEGETATION OR HAVE BEEN OTHERWISE ACCEPTABLY STABILIZED. PAVED AREAS SHALL BE CONSIDERED STABILIZED UPON INSTALLATION OF GRAVEL SUBBASE.
- 33. NOTIFY THE ALLEGHENY COUNTY CONSERVATION DISTRICT UPON COMPLETION OF CONSTRUCTION.
- *CRITICAL STAGES OF CONSTRUCTION ARE INDICATED WITH UNDERLINED TEXT. AN ENGINEER MUST BE PRESENT ON SITE TOT MONITOR THE INSTALLATION OF CRITICAL STAGES.

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Project Name **FNB** Financial Center

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Scale NTS

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MAINTENANCE PROGRAM

FILTER RING.

THE CONTRACTOR SHALL CONDUCT REGULAR INSPECTIONS AND MAINTAIN ALL E&S CONTROL MEASURES IN GOOD WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED. THE CONTRACTOR SHALL KEEP ONSITE A RECORD OF ALL E&S INSPECTIONS. WRITTEN RECORDS OF WEEKLY MAINTENANCE INCEPTIONS SHALL FILLED OUT AND KEPT ONSITE FOR THE DURATION OF CONSTRUCTION. IF ANY REPAIRS TO THE E&S CONTROL MEASURES ARE NECESSARY, THE CONTRACTOR WILL MAKE THE NECESSARY REPAIRS IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS DEFINED WITHIN THE PROJECT E&S PLAN. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY E&S MEASURES ONCE DISTURBED SURFACES HAVE ESTABLISH A UNIFORM 70% PERENNIAL VEGETATIVE COVER HAS ESTABLISHED OR HAVE BEEN OTHERWISE STABILIZED WITH PAVING. MAINTENANCE OF E&S CONTROL MEASURES SHALL INCLUDE, BUT IS NOT LIMITED TO:

- THE CONTRACTOR, OR HIS DESIGNEE, WILL INSPECT ALL E&S CONTROL MEASURES WEEKLY AND AFTER EACH STORMWATER EVENT; EXCEPT WHERE IDENTIFIED OTHERWISE.
- THE ROCK CONSTRUCTION ENTRANCE WILL BE INSPECTED DAILY, MAINTAINED TO THE SPECIFIED DIMENSIONS AND MAINTAIN THE CAPACITY TO REMOVE SEDIMENT FROM TIRES BY ADDING OR REPLACING ROCK WHEN NECESSARY. SEDIMENT DEPOSITED ON A PUBLIC ROADWAY WILL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY.
- DAMAGED COMPOSTED FILTER SOCKS WILL BE REPAIRED IN ACCORDANCE WITH THE MANUFACTURER SPECIFICATIONS OR REPLACED WITH 24 HOURS OF INSPECTION. ACCUMULATED SEDIMENTS WILL BE REMOVED WHEN DEPTH REACHES ONE-HALF THE ABOVEGROUND HEIGHT OF THE SOCK. BIODEGRADABLE FILTER SOCK WILL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS WILL BE REPLACED ACCORDING TO MANUFACTURER RECOMMENDATIONS. UPON STABILIZATION OF AREAS TRIBUTARY TO THE SOCK. STAKES WILL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IF VEGETATED, THE MESH WILL BE CUT OPEN AND MULCH SPREAD AS A SOIL SUPPLEMENT.
- SEDIMENT WILL BE REMOVED FROM ROCK FILTER OUTLETS WHEN ACCUMULATIONS REACH ONE-THIRD THE HEIGHT OF THE OUTLET. ACCUMULATIONS WILL BE REMOVED FROM THE FILTER SOCK WASHOUT WHEN ACCUMULATIONS REACH ONE-HALF THE HEIGHT OF THE
- INLET PROTECTION WILL BE KEPT FREE OF ACCUMULATED DEBRIS AND SEDIMENT. SEDIMENT SHALL BE REMOVED FROM STONE INLET PROTECTION WHEN ACCUMULATIONS REACH ONE-HALF THE HEIGHT OF THE STONE. INLET PROTECTION FILTER BAGS WILL BE REMOVED AND REPLACED ONCE THE BAG IS ONE-HALF FULL OF SEDIMENT. FILTER BAG INSTALLATION WILL BE MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS TO ENSURE FUNCTIONAL CAPACITY.
- 7. PUMPED WATER FILTER BAGS SHALL BE REPLACED WHEN THE BAG IS ONE-HALF FULL OF SEDIMENT.
- SEDIMENT TRAPS SHALL BE MAINTAINED TO THE DIMENSION SHOWN ON THE E&S PLAN. ALL DEVICES WITHIN OR ASSOCIATED WITH THE SEDIMENT TRAPS SHALL BE MAINTAINED IN ACCORDANCE WITH E&S STANDARD DETAILS. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT STORAGE ELEVATION WITHIN THE BASIN IS ACHIEVED.
- TEMPORARY STABILIZATION SHALL IMMEDIATELY BE APPLIED WHEN CESSATION OF EARTH DISTURBANCE WILL EXCEED 4 DAYS. PERMANENT STABILIZATION SHALL IMMEDIATELY BE APPLIED UPON COMPLETION OF EARTH DISTURBANCE ACTIVITY. VEGETATED, SEEDED AND MULCHED AREAS SHALL BE MAINTAINED AND RE-SEEDED AS NECESSARY.
- 10. UNFASTENED, TORN, OR OTHERWISE DAMAGED SECTIONS OF EROSION CONTROL BLANKET SHALL IMMEDIATELY BE REPAIRED OR REPLACED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- 11. ADDITIONAL E&S CONTROL MEASURES SHALL BE IMPLEMENTED AS NECESSARY DEPENDING UPON UNFORESEEABLE CONDITIONS ENCOUNTERED. ADDITIONAL MEASURES SHALL BE APPROVED BY THE ALLEGHENY COUNTY CONSERVATION DISTRICT PRIOR TO IMPLEMENTATION.
- 12. SEDIMENT REMOVED FROM E&S CONTROL MEASURES SHALL BE DISPOSED OF BY SPREADING IT ONSITE OR TRANSPORTING IT TO A PADEP-APPROVED WASTE FACILITY.

SEEDING AND MULCHING MATERIALS

- TEMPORARY VEGETATIVE COVER: IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. APPLY PADEP MIXTURE #1 (ANNUAL RYEGRASS) AT THE RATE OF 10 POUNDS PER ACRE BY HYDRAULIC PLACEMENT, BROADCASTING, DRILLING, OR HAND SEEDING METHODS.
- PERMANENT VEGETATIVE COVER: PREPARE SEEDBED INCLUDING TOPSOIL REPLACEMENT AS DIRECTED BY SECTION 804 OF PADOT FORM 408 PRIOR TO SEEDING. SEED AND SOIL SUPPLEMENTS (EXCEPT AS NOTED BELOW) SHALL CONFORM TO THE REQUIREMENTS OF SECTION 804. SOIL ADDITIVES SHALL BE AS PER PENN STATE AGRONOMY GUIDE RECOMMENDATIONS. ADDITIVES SHALL CONSIST OF AT LEAST 6 TONS PER ACRE OF AGRICULTURAL LIMESTONE AND 10-10-20 FERTILIZER AT THE RATE OF 1000 POUNDS PER ACRE.
- ALL SLOPES 3:1 AND STEEPER, AND NOT PROTECTED BY COARSE GRAVEL OR STONE, SHALL BE SEEDED WITH PENNDOT PUB 404 SECTION 804.2 FORMULA L MIX AT A RATE OF 48 LB/1000 SQ YD IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- 4. ALL SLOPES FLATTER THAN 3:1 SHALL BE SEEDED WITH PENNDOT PUB 404 SECTION 804.2 FORMULA B MIX AT A RATE OF 48 LB/1000 SQ YD IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- MULCH SHALL CONFORM TO THE REQUIREMENTS OF SECTION 805 OF PADOT FORM 408, AND SHALL BE APPLIED AT A RATE OF 3 TONS PER ACRE.
- IF NECESSARY, IMPORT TOPSOIL FROM OFF-SITE SOURCES. OFF-SITE SOURCES SHALL BE NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 4 INCHES DEEP; DO NOT OBTAIN FROM BOGS OR MARSHES.

TOPSOIL REPLACEMENT

- 1. TOPSOIL SHALL BE AN ACCEPTABLE SOIL ACCORDING TO ASTM D 5268, THAT IS FREE OF SUBSOIL, CLAY LUMPS, BRUSH, ROOTS, WEEDS, OTHER OBJECTIONABLE VEGETATION, OTHER FOREIGN MATERIAL LARGER THAN 1 INCH IN ANY DIMENSION, LITTER AND/OR OTHER MATERIAL UNSUITABLE OR HARMFUL TO PLANT GROWTH. pH RANGE OF 5.5 TO 7
- 4% ORGANIC MATERIAL MINIMUM

PA DEP STANDARD E&S 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 PRECONSTRUCTION MEETING.
- AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
- AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL. 6. 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. 7. 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 MAPS(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. 10. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE
- MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE. 11. 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. 12. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
- 13. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS. 14. 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, REGRADING, 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. 15. A LOG SHOWING DATES THAT E&S BMPS WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
- 16. 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 SWEPT 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. 18. 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. 19. 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.
- 20. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS. 21. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- 22. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- 23. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES. 24. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
- 25. 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.
- 26. 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.
- 27. 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. 28. 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. 29. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE
- LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPS. 30. 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.
- 31. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.
- 32. FAILURE TO CORRECTLY INSTALL E&S BMPS, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPS MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO \$10,000 PER DAY IN CIVIL PENALTIES, UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.
- 33. 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.

TEMPORARY ERNMX-104

SPECIES % PURE LIVE SEED

SEED RATE (PER ACRE) FERTILIZER TYPE FERTILIZER RATE LIMING RATE MULCH TYPE MULCHING RATE SEEDING SEASON DATES RECOMMENDATIONS PERMANENT

ERNMX-113 SPECIES

% PURE LIVE SEED

SEED RATE (PER ACRE) FERTILIZER TYPE FERTILIZER RATE LIMING RATE MULCH TYPE MULCHING RATE ANCHOR MATERIAL ANCHORING METHOD ANCHOR MATERIAL RATE SEEDING SEASON DATES

PERMANENT (STEEP SLOPE) ERNMX-181

SPECIES

% PURE LIVE SEED

SEED RATE (PER ACRE) FERTILIZER TYPE FERTILIZER RATE LIMING RATE MULCH TYPE MULCHING RATE ANCHOR MATERIAL ANCHORING METHOD ANCHOR MATERIAL RATE SEEDING SEASON DATES

ANNUAL RYEGRASS PERENNIAL RYEGRASS 50% ANNUAL RYEGRASS 50% PERENNIAL RYEGRASS 50 LB 10-10-10 500 LB / ACRE 1 TON / ACRE WHEAT STRAW OR OAT STRAW 3 TON / ACRE PER MANUFACTURER

TEMPORARY AND PERMANENT STABILIZATION SPECIFICATIONS

CREEPING RED FESCUE, ANNUAL RYEGRASS, PERENNIAL RYEGRASS (BLACKSTONE), PERENNIAL RYEGRASS (BIGLEAGUE) 25% CREEPING RED FESCUE 25% ANNUAL RYEGRASS 25% PERENNIAL RYEGRASS (BLACKSTONE) 25% PERENNIAL RYEGRASS (BIGLEAGUE) 100 LB 10-20-20 1000 LB / ACRE 6 TON / ACRE WHEAT STRAW OR OAT STRAW 3 TON / ACRE N/A N/A N/A PER MANUFACTURER RECOMMENDATIONS

INDIANGRASS, ANNUAL RYEGRASS, BIG BLUESTEM, VIRGINIA WILDRYE, CANADA WILDRYE, AUTUMN BENTGRASS, SWITCHGRASS, DEERTONGUE, PURPLE CONEFLOWER, PARTRIDGE PEA, OXEYE SUNFOLOWER, LANCELEAF COREOPSIS, BLACKEYED SUSAN, WILD BERGAMOT, COMMON MILKWEED, WRINKLELEAF GOLDENROD, CALCIO ASTER, HEATH ASTER 31.1% INDIANGRASS 20% ANNUAL RYEGRASS 14% BIG BLUESTEM 10% VIRGINIA WILDRYE 7% CANADA WILDRYE 4% AUTUMN BENTGRASS 4% SWITCHGRASS 3% DEERTONGUE 1.5% PURPLE CONEFLOWER 1.3% PARTRIDGE PEA 1.2% OXEYE SUNFLOWER 1% LANCELEAF 1% BLACKEYED SUSAN 0.3% WILD BERGAMOT 0.2% COMMON MILKWEED 0.2% WRINKLELEAF GOLDENROD 0.1% CALICO ASTER 0.1 HEATH ASTER 60 10-20-20 1000 LB / ACRE 6 TON / ACRE WHEAT STRAW OR OAT STRAW 3 TON / ACRE N/A N/A N/A PER MANUFACTURER RECOMMENDATIONS

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Seal / Signature

△ Date Description

Project Name **FNB** Financial Center

Project Number 019.6815.000 Description **EROSION CONTROL NOTES**

Scale NTS

CG5.07

SCALE: N.T.S

INSPECT CULVERT WEEKLY: REMOVE ANY FLOW OBSTRUCTIONS AND MAKE NECESSARY REPAIRS IMMEDIATELY.

RECOMMENDED.

SCALE: N.T.S.

CULVERT DETAIL

PROVIDE SUITABLE OUTLET PROTECTION* AND, WHERE APPROPRIATE, INLET PROTECTION.

FOR STREAM CROSSINGS.

ROADS WHERE THE RECOMMENDED CULVERT SPACING IS USED. FOR PERMANENT ACCESS ROADS, A MINIMUM R-6 ROCK SIZE IS

THIS DETAIL MAY BE USED FOR DITCH RELIEF CULVERTS AND FOR CROSSINGS OF ROADSIDE DITCHES. IT IS NOT APPROPRIATE * FOR STEEP SLOPE (>2H:1V) OUTFALLS, A MINIMUM 20 FOOT LONG R-5 APRON IS RECOMMENDED FOR TEMPORARY ACCESS

DIVERSION CHANNEL

NO MORE THAN ONE THIRD OF THE SHOOT (G SHALL BE MAINTAINED BETWEEN 2 AND 3 INCH REMOVED FROM PERMANENT CHANNELS TO E

(LOOł CHANNEL

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/ED MEANS OF						ONSULTANT chael Baker	
AN					INT 100 Air Pittsbu United	E R N A T I O N A L rside Drive Irgh, PA 15108 States	Tel 412.269.6300
OUSLY GRADE COLLECTOR							
EXCAVATE CHA DESIGN GRADE	NNEL TO			-SOIL BACKFILL			
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FNB Financial

PROTECTION (TYPE M) SCALE: N.T.S.

FILTEF	R BAG T	ABLE	
INLET TYPE	A	В	С
TYPE M	2'	4'	3'
YARD INLET	2'	2'	3'
SQUARE CATCH BASIN	1'	1'	1'

STONE AND CONCRETE BLOCK INLET

REPAIRED OR REPLACED IMMEDIATELY. FOR SYSTEMS DISCHARGING TO HQ OR EV SURFACE WATER, A 6 INCH THICK COMPOST LAYER SHALL BE SECURELY ANCHORED ON OUTSIDE AND OVER TOP OF STONE. COMPOST SHALL MEET THE STANDARDS IN TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

ROLLED EARTHEN BERM IN ROADWAY SHALL BE PROVIDED AND MAINTAINED IMMEDIATELY DOWN GRADIENT OF THE PROTECTED INLET UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR TO REMAIN PERMANENTLY. TOP OF BLOCK SHALL BE AT LEAST 6 INCHES BELOW ADJACENT ROADS IF PONDED WATER WOULD POSE A SAFETY HAZARD TO TRAFFIC. SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE HEIGHT OF THE STONE. DAMAGED OR CLOGGED INSTALLATIONS SHALL BE

MAXIMUM DRAINAGE AREA =1 ACRE. INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS NOT LOCATED AT A LOW POINT.

NOTES:

IP NO.	TYPE
IP-1, IP-2, IP-3, IP-4, IP-5, IP-6, IP-7, IP-10	FILTER BAG (TYPE C)
IP-11, IP-12, IP-13, IP-15, IP-16, IP-17, IP-18, IP-19, IP-20, IP-21, IP-22, IP-23, IP-24, IP-25, IP-26, IP-27, IP-28	FILTER BAG (VARIOUS)
IP-8, IP-9, IP-14	STONE AND CONCRETE BLOC INLET PROTECTION (TYPE M

INLET PROTECTION TABLE

\bigcirc	FILTER BAG INLET PROTECTION (TYPE C)	
2	SCALE: N.T.S.	

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT. AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS, A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

INSTALLATIONS.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL

-SANDBAG, FILTER LOG,

EXPANSION RESTRAINT

 $(\frac{1}{4}$ IN. NYLON ROPE)

∑ 2 IN X 2 IN. X 3/4 IN.

RUBBER BLOCK

INSTALLATION DETAIL

COMPOST SOCK, OR FILTER TUBE

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

ISOMETRIC VIEW EXTEND BERM OVER CURB IF RUNOFF IS BYPASSING INLET ON LANDWARD SIDE PLAN VIEW SECTION VIEW NOTES:

←INLET GRATE

INI FT

1 IN. REBAR FOR

BAG REMOVAL FROM

6 BAFFLE DETAIL SCALE: N.T.S.

NOTES:

SUBSTITUTION OF MATERIALS NOT SPECIFIED IN THIS DETAIL SHALL BE APPROVED BY THE DEPARTMENT OR THE LOCAL CONSERVATION DISTRICT BEFORE INSTALLATION. DAMAGED OR WARPED BAFFLES SHALL BE REPLACED WITHIN 7 DAYS OF INSPECTION. BAFFLES REQUIRING SUPPORT POSTS SHALL NOT BE INSTALLED IN BASINS REQUIRING IMPERVIOUS LINERS.

SEE APPROPRIATE BASIN DETAIL FOR PROPER LOCATION AND ORIENTATION. AN ACCEPTABLE ALTERNATIVE IS TO INSTALL A SUPER SILT FENCE AT THE BAFFLE LOCATION IN POOLS WITH DEPTHS EXCEEDING 7', THE TOP OF THE PLYWOOD BAFFLE DOES NOT NEED TO EXTEND TO THE TEMPORARY RISER CREST. SUPER SILT FENCE BAFFLES NEED NOT EXTEND TO TRCE ELEVATION. BAFFLES SHALL BE TIED INTO ONE SIDE OF THE BASIN UNLESS OTHERWISE SHOWN ON THE PLAN DRAWINGS.

x 4 in. pf ood pos	RESSURE TREAT STS OR EQUIV. M	ED⁄ ETAL			3 F
		BAF	FLE	TEMPORARY RISER	BOTTOM
	BASIN OR TRAP NO.	LENGT H Bal (FT)	HEIGHT Bah (FT)	CREST ELEV. TRCE (FT)	BOTTOM ELEV BE (FT)
	SEDIMENT TRAP-1	45	2.7	808.70	806.0

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

TYPE M INLET SEDIMENT TRAP SCALE: N.T.S.

SPECIFICATIONS. REMOVE ACCUMULATED SEDIMENT AND STABILIZE DISTURBED AREAS INSIDE THE TRAP BEFORE CONVERSION TO A STORMWATER MANAGEMENT FACILITY.

MANNER DESCRIBED IN THE E&S PLAN. CHECK BERMS FOR EROSION, PIPING AND SETTLEMENT. CLOGGED OR DAMAGED INLETS SHALL BE IMMEDIATELY RESTORED TO THE DESIGN

ACCESS FOR SEDIMENT REMOVAL AND OTHER REQUIRED MAINTENANCE ACTIVITIES SHALL BE PROVIDED. A CLEAN OUT STAKE SHALL BE PLACED NEAR THE CENTER OF EACH TRAP. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED THE CLEAN OUT ELEVATION ON THE STAKE AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS. DISPOSE OF MATERIALS REMOVED FROM THE TRAP IN THE

UPON COMPLETION, THE BERM SHALL BE SEEDED, MULCHED, BLANKETED OR OTHERWISE STABILIZED ACCORDING TO THE SPECIFICATIONS OF THE E&S PLAN DRAWINGS. ALL SEDIMENT TRAPS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT.

NOTES: FILL MATERIAL FOR THE BERM SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS. THE BERM SHALL BE COMPACTED IN LAYERED LIFTS OF NOT MORE THAN 6 TO 9 IN. THE MAXIMUM ROCK SIZE SHALL BE NO GREATER THAN 2/3 THE LIFT THICKNESS. ELEVATION BTE SHALL BE MINIMUM 24 IN. ABOVE INLET CREST ELEVATION (ICE).

TRAP NO.	Z1 (FT)	Z2 (FT)	PERF. ELEV COE (FT)	STORM SEWER INVERT ELEV. SSIE (FT)	INLET CREST ELEV. ICE (FT)	E
SEDIMENT TRAP-1	2	NA	807.00	806.00	808.70	

_____ EMBANK. TOP ELEV ELEV. ETE (FT (FT) 810.00 806.00

FNB Financial Center Parcel G1 Lower Hill

Pittsburgh, PA 15222

Gensler

1 East Pratt Street Suite 202 Baltimore, MD 21202 United States

Tel 410.539.8776 Fax 410.539.8741

SUBCONSULTANT **Michael Baker** INTERNATIONAL 100 Airside Drive Pittsburgh, PA 15108 United States

Tel 412.269.6300

Seal / Signature

△ Date Description

Project Name **FNB** Financial Center

Project Number 019.6815.000 Description EROSION CONTROL DETAILS

Scale NTS

CG5.09

FNB Financial Center Parcel G1 Lower Hill

Pittsburgh, PA 15222

Gensler

1 East Pratt Street Suite 202 Baltimore, MD 21202 United States Tel 410.539.8776 Fax 410.539.8741

SUBCONSULTANT Michael Baker INTERNATIONAL 100 Airside Drive Pittsburgh, PA 15108 United States

Tel 412.269.6300

△ Date Description

Project Name FNB Financial Center

Project Number

019.6815.000 Description

CG5.10

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PRIVATE CONSTRUCTION OF PUBLIC FACILITIES DETAILS

Scale NTS

SHEET NOTES

- (1) ELECTRICAL MANHOLE
- METER PIT (WS-5MPC/CU5.01)
 UNDERGROUND ELECTRICAL
 CONDUIT (1/CU5.03) 4 UNDERGROUND
- COMMUNICATIONS CONDUIT (PHONE/TV/CABLE) (1/CU5.03) 5 COMMUNICATION HANDHOLE
- $\langle 6 \rangle$ SANITARY SEWER CLEANOUT
- SANITARY SEWER WYE
 CONNECTION TO EXISTING
 SANITARY SEWER (ST-7/CU5.03)
- (8) SANITARY SEWER MANHOLE, 48" Ø PRECAST (SA-2/CU5.04) (WVB/CU5.01)
- (10) WATER LINE TEE
- (1) WATER LINE 45° BEND (12) GAS LINE 22.5° BEND
- (13) GAS LINE TEE
- (14) GAS LINE VALVE
- FIRE PROTECTION VALVE (WVB/CU5.01)
- (16) FIRE PROTECTION TEE
- (17) GAS LINE 90° BEND

FNB Financial Center Parcel G1 Lower Hill

Pittsburgh, PA 15222

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Tel 410.539.8776 Fax 410.539.8741

SUBCONSULTANT Michael Baker INTERNATIONAL 100 Airside Drive Pittsburgh, PA 15108 United States

Tel 412.269.6300

Seal / Signature

△ Date Description

Project Name FNB Financial Center

Project Number 019.6815.000 Description SITE UTILITY PLAN

Scale 1" = 20'

 \approx

SCALE: 1" = 20'

CU1.01

) 3+10 3+20 3+30 3+40 3	-50 3+60 3+70 3+80 3+90 4	+00	
		+844 + +	
			ST
		840	В
	SAN CO-1 SAN WYE-1		
	56 SW 56 SW	+ 	
	3.38 35.49 1 821.14 2017 821.14 2017 821.14 2017 821.06 E 1 821.06 E 1 821.06 E 1 821.06 E	+ 	
	NV 8" II NV 8" II NV 8" II NV 8" II NV 8" 134466 E 134466 E 134466 E 134467 NV 36"	+ + 832 + -	
		+ - 830	
EX. CO.		828	ļ
NEW 18" STM.		826	
42.60 L.F. 8" I. PVC @ 1.40%	EX. 16"	+ 	
		822	ŝ
	5.74 L.F. 8" SAN. PVC @ 1.40%		
		+_818 └ + + 	
) 3+10 3+20 3+30 3+40 3	50 3+60 3+70 3+80 3+90 4	1 +00	

SANITARY MANHOLE TABLE					
STRUCTURE ID	DATA	LOCATION			
BLDG CONN.	RIM=804.56 IN V. OUT=8" NW 803.83	N: 411654.19 E: 1344582.20			
SAN CO-1	RIM=821.87 IN V. IN=8" SE 821.14 IN V. OUT=8" W 821.14	N: 411868.38 E: 1344685.49			
SAN CO-2	RIM=800.89 IN V. IN=8" SE 800.16 IN V. OUT=8" W 800.16	N: 411673.81 E: 1344556.47			
SAN CO-3	RIM=800.60 IN V. IN=8" E 799.87 IN V. OUT=8" SW 799.87	N: 411673.63 E: 1344553.94			
SAN MH-01	RIM=834.85 IN V. OUT=6" NW 830.25	N: 411575.39 E: 1344913.15			
SAN MH-02	RIM=831.97 IN V. IN=6" SE 823.31 IN V. OUT=8" NW 823.14	N: 411788.10 E: 1344803.35			
SAN WYE-1	RIM=822.80 IN V. IN=8" E 821.06 IN V. IN=36" NE 819.56 IN V. OUT=36" SW 819.56	N: 411867.31 E: 1344679.85			
SAN WYE-2	RIM=801.08 IN V. IN=8" NE 799.50 IN V. IN=36" S 797.83 IN V. OUT=36" N 797.83	N: 411671.71 E: 1344551.26			
SAN WYE-3	RIM=830.12 IN V. IN=6" SE 829.57 IN V. OUT=6" NW 829.57	N: 411596.11 E: 1344902.45			

SANITARY SYSTEM

GENERAL NOTES	ENR Einancial		
1. POT HOLE/TEST PIT WHERE CROSSING EXISTING UTILITIES.	Center Parcel G1		
	Lower Hill		
	Pittsburgh, PA 15222		
	Gensler		
	1 East Pratt Street Tel 410.539.8776 Suite 202 Fax 410.539.8741 Baltimore, MD 21202 Fax 410.539.8741		
	Michael Baker		
	100 Airside Drive Tel 412.269.6300 Pittsburgh, PA 15108		
	United States		
	☐ △ Date Description		
	Seal / Signature		
	Project Name FNB Financial Center		
	Project Number		
	019.6815.000		
	Description SANITARY SEWER PROFILES		
EXISTING GRADE			
4' 2' 0 4'	Scale		
VERTICAL SCALE: 1"= 4'	NTS		
20' 10' 0 20'	C112 04		
HORIZONTAL SCALE: 1"= 20'	UU2.UI		
	© 2015 Gensler		

GENERAL NOTES	ENR Einancial		
1. POT HOLE/TEST PIT WHERE CROSSING EXISTING UTILITIES.	Center Parcel G1		
	I ower Hill		
	Pittsburgh, PA 15222		
	Gensler		
	1 East Pratt Street Tel 410.539.8776 Suite 202 Fax 410.539.8741 Baltimore, MD 21202 Fax 410.539.8741		
	United States		
	100 Airside DriveTel 412.269.6300Pittsburgh, PA 15108		
	United States		
	△ Date Description		
	Seal / Signature		
	Project Name		
	FNB Financial Center		
	Project Number		
SHEET LEGEND	Description		
– – – – – EXISTING GRADE – – – – PROPOSED GRADE	WATERLINE AND FIREWATER LINE PROFILES		
	Sacla		
4' 2' 0 4' VERTICAL SCALE: 1''= 4'	NTS		
20' 10' 0 20'			
HORIZONTAL SCALE: 1"= 20'	CU2.02		
	© 2015 Gensler		

GENERAL NOTES	ENR Einanaial	
1. POT HOLE/TEST PIT WHERE CROSSING EXISTING UTILITIES.	Center Parcel G1	
	I ower Hill	
	Pittsburgh, PA 15222	
	Gensler	
	1 East Pratt Street1 el 410.539.8776Suite 202Fax 410.539.8741Baltimore, MD 21202United States	
	SUBCONSULTANT	
	Michael Baker	
	100 Airside Drive Tel 412.269.6300 Pittsburgh, PA 15108 United States	
	\triangle Date Description	
	Seal / Signature	
	Project Name	
	FNB Financial Center	
	Project Number	
SHEET LEGEND	UIJ.00IJ.UUU Description	
– – – – – EXISTING GRADE – – – PROPOSED GRADE	GAS LINE PROFILES	
4' 2' 0 <i>1</i> '	Scale	
VERTICAL SCALE: 1"= 4'	NTS	
20' 10' 0 20'	CI 12 02	
HORIZONTAL SCALE: 1"= 20'	UU2.UJ	
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FNB Financial Center Parcel G1 Lower Hill

Pittsburgh, PA 15222

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SUBCONSULTANT

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Michael Baker INTERNATIONAL 100 Airside Drive Pittsburgh, PA 15108 United States

Tel 412.269.6300

Seal /	Signature

Date Description

Project Name FNB Financial Center

Project Number

019.6815.000 Description

CU5.01

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UTILITY DETAILS - WATER AND SANITARY SEWER

Scale NTS

Authority

FNAMF\$

The Pittsburgh Water and Sewer Authority Cut-In Tee And Tapping Tee Backfill with approved compacted granular materıal (2A) or selected earth (as dırected)

Backfill with approved compacted granular material (AASHTO No. 67 Aggregate))

Supplemental Detail DrawingWS—CTT

<----- Existing water main

____" x____" TAPPING SLEEVE ASSEMBLY MECHANICAL JOINT, DUCTILE IRON, FULL SLEEVE

 $_{\star}$ \star \star Mechanical joint tapping value *

(BY CUSTOMER)

- SERVICE LINE TO BUILDING ____" PIPE (BY CUSTOMER)

- EXISTING WATER MAIN CONCRETE THRUST BLOCKING REQUIRED

- SERVICE LINE TO BUILDING

____" PIPE (BY CUSTOMER)

-MECHANICAL JOINT TEE WITH

(see detail ws-3)

RODDING OR ANCHOR TEE

(BY CUSTOMER)

(BY CUSTOMER)

<u>Cut-In Tee</u>

PWSA APPROVED ----

(TYP.)

TRANSITION COUPLING

Supplemental Detail Drawing: SA-1A

Binder and wearing course per current City of Pittsburgh, PENNDOT, or Allegheny County standards / Saw cut existing pavement (typ.)

FNB Financial Center Parcel G1 Lower Hill

Pittsburgh, PA 15222

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Tel 412.269.6300

Seal /	Signature

△ Date Description

Project Name

FNB Financial Center

Project Number 019.6815.000 Description

UTILITY DETAILS - WATER AND SANITARY SEWER

Scale NTS

CU5.02

UTILITY	NUMBER OF PVC CONDUITS	PVC SIZE	
COMMUNICATION & TELECOM	8	4"	
ELECTRICAL (TO G1 BLDG.)	1	4"	
ELECTRICAL (TO KIOSKS)	1	4"	

FNB Financial Center Parcel G1 Lower Hill

Pittsburgh, PA 15222

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SUBCONSULTANT

Tel 410.539.8776 Fax 410.539.8741

Michael Baker INTERNATIONAL 100 Airside Drive Pittsburgh, PA 15108 United States

Tel 412.269.6300

Seal / Signature

△ Date Description

Project Name **FNB** Financial Center

019.6815.000 Description

CU5.03

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Project Number

UTILITY DETAILS - WATER AND SANITARY SEWER

Scale NTS

R E	V	Ι	S	ΙO	N	S	DCUAO	The Pittsburgh Water	and Sewer Authority
							rgu60	Sewer Manhole	Cover Casting
							Pittsburgh		C C
prove	d by:						Water & Sewer	Scale: N.T.S.	Supplemental
							Authority	\$FILENAME\$	Detail Drawing: SIVI II C O V

NOTES:

FNB Financial Center Parcel G1 Lower Hill

Pittsburgh, PA 15222

Gensler

1 East Pratt Street Suite 202 Baltimore, MD 21202 United States

Tel 410.539.8776 Fax 410.539.8741

SUBCONSULTANT **Michael Baker** INTERNATIONAL 100 Airside Drive Pittsburgh, PA 15108 United States

Tel 412.269.6300

△ Date Description
Seal / Signature
Project Name FNB Financial Center
Project Number 019.6815.000 Description UTILITY DETAILS - PRIVATE CONSTRUCTION OF PUBLIC FACILITIES
Scale NTS
CU5.04

Michael Baker

January 28, 2022

Legal Description For Washington Place Right of Way

Situated in the City of Pittsburgh, County of Allegheny, and the Commonwealth of Pennsylvania being a part of Parcel 2-C-450 and being further bounded and described.

Beginning in the easterly Right of Way of Bedford Avenue (Right of Way Varies) at the end of a curve that intersects the northerly Right of Way of Washington Place (120' Right of Way).

Thence North 38°06'41" East a distance of 7.84' to a point Thence South 52°30'17" East a distance of 4.17' to a point. Thence South 38°06'41" West a distance of 12.92' to a point. Thence South 52°30'17" East a distance of 73.78' to a point. Thence South 37°26'43" West a distance of 7.08' to a point. Thence South 52°30'17" East a distance of 23.49' to a point. Thence South 52°30'17" East a distance of 5.43' to a point. Thence North 27°38'58" East a distance of 5.43' to a point. Thence North 37°29'43" East a distance of 9.08' to a point. Thence South 52°40'09" East a distance of 14.39' to a point. Thence North 38°09'12" East a distance of 1.02' to a point. Thence South 52°30'57" East a distance of 10.42' to a point.

Thence South 65°29'43" West a distance of 75.72' to a point in the northerly Right of Way of Washington Place.

Thence along the northerly Right of Way of Washington Place North 19° 37'25" West a distance of 110.97' to the Principal Place of Beginning of the easement hereon described.

Said parcel of land contains 3,871.6288 square feet or 0.089 acres of land being more or less but subject to all legal highways.

The legal description is based on calculations completed by Michael Baker International In January of 2022.

MBAKERINTL.COM

100 Airside Drive | Moon Township, PA 15108 Office: 412.269.6300 | Fax: 412.375-3996

Michael Baker

January 28, 2022

Legal Description For Bedford Avenue Right of Way

Situated in the City of Pittsburgh, County of Allegheny, and the Commonwealth of Pennsylvania being a part of Parcel 2-C-450 and being further bounded and described.

Beginning in the easterly Right of Way of Bedford Avenue (Right of Way Varies) at a point in a curve that intersects the northerly Right of Way of Washington Place (120' Right of Way).

Thence South 52°30'17" East a distance of 9.08' to a point.

Thence North 37°29'43" East a distance of 210.17' to a point.

Thence North 52°33'03" East a distance of 9.69' to a point in the existing Right of Way of Bedford Avenue.

Thence South 37°57′57″ West along the easterly Right of Way of Bedford Avenue a distance of 245.75 to a point of curve to the left.

Thence continuing along said Right of Way along a Curve to the Left having a Radius of 20' and an Arc of 4.19' and a Delta Angle of 12°00'12" and a chord of 4.18' on a Bearing of South 31°26'49" West to the Principal Place of Beginning of the dedication hereon described.

Said parcel of land contains 2,017.5843 square feet or 0.046 acres of land being more or less but subject to all legal highways.

The legal description is based on calculations completed by Michael Baker International In January of 2022.

100 Airside Drive | Moon Township, PA 15108 Office: 412.269.6300 | Fax: 412.375-3996

MBAKERINTL.COM

From: Sent: To: Subject: Attachments: Slater, Nicolas Wednesday, January 26, 2022 11:43 AM jsaltzman@peoples-gas.com Lower Hill ROW Dedication 182624_G_CS1.01_Dedication Exhibit.pdf

To Whom it May Concern,

Out client is pursuing a dedication of the area on the attached Exhibit to public right of way. As part of the dedication process, it is required to notify utility companies to coordinate any issues. Please reply with any known conflicts or is the area shown on the attached Exhibit is clear or utilities.

Thank you,

From:	Microsoft Outlook
То:	jsaltzman@peoples-gas.com
Sent:	Wednesday, January 26, 2022 11:43 AM
Subject:	Relayed: Lower Hill ROW Dedication

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

jsaltzman@peoples-gas.com (jsaltzman@peoples-gas.com)

From:	Microsoft Outlook
То:	gbachism@nisource.com
Sent:	Wednesday, January 26, 2022 11:46 AM
Subject:	Relayed: Lower Hill ROW Dedication

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

gbachism@nisource.com (gbachism@nisource.com)

From:	Barren, Daniel (Dan) <daniel.barren@verizon.com></daniel.barren@verizon.com>
Sent:	Wednesday, January 26, 2022 12:12 PM
To:	Kathleen H Meeks
Cc:	Slater, Nicolas; Redondo, Gary
Subject:	EXTERNAL: Fwd: [E] Lower Hill ROW Dedication
Attachments:	182624_G_CS1.01_Dedication Exhibit.pdf

Hi Kathleen. Can you please look into this vacation? thanks.

------ Forwarded message ------From: **Slater, Nicolas** <<u>Nicolas.Slater@mbakerintl.com</u>> Date: Wed, Jan 26, 2022 at 11:46 AM Subject: [E] Lower Hill ROW Dedication To: <u>gary.redondo@verizon.com</u> <<u>gary.redondo@verizon.com</u>>, <u>daniel.barren@verizon.com</u> <<u>daniel.barren@verizon.com</u>>

To Whom it May Concern,

Out client is pursuing a dedication of the area on the attached Exhibit to public right of way. As part of the dedication process, it is required to notify utility companies to coordinate any issues. Please reply with any known conflicts or is the area shown on the attached Exhibit is clear or utilities.

Thank you,

Nicolas Slater | Civil Associate 100 Airside Drive, Airside Business Park | Moon Township, PA 15108 | [O] 412-375-3227 <u>nicolas.slater@mbakerintl.com</u> | <u>www.mbakerintl.com</u> **f** ♥ **O in D**

Daniel Barren Engineer –Network Operations Engineering

508 Old Frankstown Rd.

Monroeville PA, 15146

O 412.237.2291 | M 412.529.9266 Daniel.Barren@verizon.com

From: Sent: To: Cc: Subject: Jason R Costa <Jason.Costa@amwater.com> Wednesday, January 26, 2022 2:02 PM Slater, Nicolas Toni M Colavecchia RE: EXTERNAL: RE: Lower Hill ROW Dedication

Nicolas, Pennsylvania American Water does not own any facilities in this area of the city. Thank you!

Jason R. Costa Project Manager Operations Pennsylvania American Water 500 Noblestown Road, Carnegie, PA, 15106 412-883-4601 -Office 412-651-0599 -Cell

From: Slater, Nicolas <Nicolas.Slater@mbakerintl.com>
Sent: Wednesday, January 26, 2022 1:35 PM
To: Jason R Costa <Jason.Costa@amwater.com>
Subject: RE: EXTERNAL: RE: Lower Hill ROW Dedication

EXTERNAL EMAIL: The Actual Sender of this email is Nicolas.Slater@mbakerintl.com "Think before you click!".

Jason,

Yes, the site is located at the corner of Bedford Avenue and Washington Place in Pittsburgh.

Thank you,

Nicolas Slater | Civil Associate 100 Airside Drive, Airside Business Park | Moon Township, PA 15108 | [O] 412-375-3227 nicolas.slater@mbakerintl.com | <u>www.mbakerintl.com</u>

From: Jason R Costa <Jason.Costa@amwater.com> Sent: Wednesday, January 26, 2022 11:52 AM To: Slater, Nicolas <Nicolas.Slater@mbakerintl.com> Subject: EXTERNAL: RE: Lower Hill ROW Dedication

Nicholas,

Can you give me an idea as to what are of the city this is? I am having a hard time seeing street names on the map provided. Thank you!

Jason R. Costa

Project Manager Operations Pennsylvania American Water 500 Noblestown Road, Carnegie, PA, 15106 412-883-4601 -Office 412-651-0599 -Cell

From: Slater, Nicolas <<u>Nicolas.Slater@mbakerintl.com</u>> Sent: Wednesday, January 26, 2022 11:48 AM To: Jason R Costa <<u>Jason.Costa@amwater.com</u>>; jay.lucas@amwater.com Subject: Lower Hill ROW Dedication

EXTERNAL EMAIL: The Actual Sender of this email is <u>Nicolas.Slater@mbakerintl.com</u> "Think before you click!".

To Whom it May Concern,

Our client is pursuing a dedication of the area on the attached Exhibit to public right of way. As part of the dedication process, it is required to notify utility companies to coordinate any issues. Please reply with any known conflicts or is the area shown on the attached Exhibit is clear or utilities.

Thank you,

Nicolas Slater | Civil Associate 100 Airside Drive, Airside Business Park | Moon Township, PA 15108 | [O] 412-375-3227 nicolas.slater@mbakerintl.com | www.mbakerintl.com

From:	Microsoft Outlook
То:	ckovach@duqlight.com; rdornin@duqlight.com
Sent:	Wednesday, January 26, 2022 11:49 AM
Subject:	Relayed: Lower Hill ROW Dedication

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

ckovach@duqlight.com (ckovach@duqlight.com)

rdornin@duqlight.com (rdornin@duqlight.com)

From:	Microsoft Outlook
То:	jennifer_cloonan@comcast.com
Sent:	Wednesday, January 26, 2022 11:50 AM
Subject:	Relayed: Lower Hill ROW Dedication

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

jennifer cloonan@comcast.com (jennifer cloonan@comcast.com)

From:	Microsoft Outlook
То:	jasciolla@pgh2o.com
Sent:	Wednesday, January 26, 2022 11:50 AM
Subject:	Relayed: Lower Hill ROW Dedication

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

jasciolla@pgh2o.com (jasciolla@pgh2o.com)

SHEET NOTES

- CHORD BEARING: N40° 17' 34.13' C2 R: 20.00'
- L: 19.92' CHORD DIST: 19.11' CHORD BEARING: S8° 54' 46.11"W
- C3 R: 20.00 L: 24.26' CHORD DIST: 22.80' CHORD BEARING: S54° 22' 24.87"E C4 R: 258.00'
- L: 126.81' CHORD DIST: 125.53' CHORD BEARING: N13° 15' 02.72"W

GENERAL NOTES

- SEE SHEET C01.01 FOR GENERAL NOTES
 SEE SHEET C01.02 FOR LEGEND

FNB Financial Center Parcel G1 Lower Hill

Pittsburgh, PA 15222

Gensler

1 East Pratt Street Suite 202 Baltimore, MD 21202 United States

Tel 410.539.8776 Fax 410.539.8741

SUBCONSULTANT Michael Baker INTERNATIONAL 100 Airside Drive Pittsburgh, PA 15108 United States

Tel 412.269.6300

Seal /	Signature

△ Date Description

Project Name FNB Financial Center

Project Number 019.6815.000 Description PARCEL PLAN

Scale 1" = 30'

~

SCALE: 1" = 30'

CV1.02 © 2015 Gensler

To the Council of the City of Pittsburgh

We, the undersigned, being all of the property owners in interest and number, abutting upon the line of:

	2-C-450
Lot & Block & Address of applicant property:	626 Washington Place, Pittsburgh, PA 15219
Lot & Block & Address of abutting property: _	2-C-450 626 Washington Place, Pittsburgh, PA 15219
Lot & Block & Address of abutting property:	
Lot & Block & Address of abutting property:	
Lot & Block & Address of abutting property:	

Respectfully petition Your Honorable body for the passage of a resolution vacating, dedicating or encroaching on the above listed right-of-way and in consideration of the premises, and for the purposes of inducing the corporate authorities of said City to enact a resolution for said purpose, we do hereby stipulate, covenant and agree to release and forever discharge, said City from any and all claims for damages whatsoever which we, or either of us, may, might, or could have, or claim, for any reason of the vacation or encroachment of said public highway between said terminal points: and we further agree to indemnify, save harmless and defend said City from any claims and from the payment of any damages whatsoever resulting to any property owned by us, or either of ask, or by any persons whatsoever, abutting or non-abutting, for or by reason of said vacation or encroachment.

We further waive the right to ask for the appointment of Viewers to ascertain and assess any damages caused by such vacation or encroachment, and in the event of any Viewers proceeding being made necessary for or by reason of the passage of such resolution, we do hereby jointly and severally agree and bind ourselves, our heirs, executors, administrators, successors and assigns to pay or cause to be paid to the handbills and any other expense incurred in such Viewers' proceedings, and that said amount shall be forthwith paid upon the City Solicitor certifying to the City Treasurer the amount of said costs.

i	IN WITNESS WHEROF, We have hereunto set our hands and seals as of the			
10 -	25	Day of	Jan Var Y	, 20 <u>22</u> .
Witness	1	Proper	W Owners: (Please Sign	& Print L&B)
- 4	kit	∇		2-C-450 (seal)
NA	\rightarrow	Applicar	t: Signature & Lot & Blo	xck
VTR	4			<u>2-C-450</u> (seal)
		Abutting	g 1: Signature & Lot & B	lock
		-		(seal)
		Abutting	g 2: Signature & Lot & B	lock
0				(seal)
		Abutting	g 3: Signature & Lot & B	lock
				(seal)
		Abutting	g 4: Signature & Lot & B	lock

Personally came <u>Christopher Buccini</u> who being duly sworn says that he is personally acquainted with the owners of the property fronting or abutting upon the within described highway, and that he or she knows said petition is signed by all of said owners, and that the signatures of said petition are while proper and genuine signatures of said owners. <u>The property of the property for the prope</u>