### A. PROJECT INFORMATION

1. **APPLICATION IS:**  ☒ Development Project  ☐ Protest Appeal  

2. **STAFF REVIEW DATE:**  

3. **SITE INFORMATION**

   Development Address: 2178 Centre Ave  
   Parcel ID(s)/Lot-and-Block Number(s): 10-P-113, 113A, 113B, 113C  
   Project Description: Building restoration for use as barbershop, restaurant, and 4 dwelling units.

4. **CONTACT INFORMATION**

   Applicant Name: Chiradg Moradiya  
   Applicant Contact (phone and email): 216-732-0111

### B. ZBA HEARING INFORMATION

Zone Case #176. of 2021  
Date of Hearing: Click here to enter a date.  
Time of Hearing: Click here to enter text.  
Zoning Designation: LNC  
Neighborhood: Middle Hill  
Zoning Specialist: CS

### C. ZBA REQUESTS

Type of Request: Variance  
Code Section:  
Description: 914.02.A - two parking stalls required, 1 provided

Type of Request: Variance  
Code Section:  
Description:
4,000 PSI, 7% AIR ENTRAINED CONCRETE
SEE NOTE 1

COMPACTED PENNDOT 2A AGGREGATE BASE
COMPACTED TO 95% MODIFIED PROCTOR
COMPACTED OR UNDISTURBED SUBGRADE (PER SPECS)

NOTE:
SEE CONCRETE CONTROL JOINT DETAIL

NOTES:
1. SLABS SHALL BE TREATED WITH ONE OF THE FOLLOWING (OR APPROVED EQUAL):
   - BARRICADE WB244, EUCLID CHEMICAL CO.
   - SS HARDEN X SI, SEALSOURCE INTERNATIONAL, LLC.
2. REINFORCE CONCRETE WITH MACRO SYNTHETIC FIBER REINFORCEMENT AS SPECIFIED BY THE GEOTECHNICAL ENGINEER.
3. F'C=4000 PSI MINIMUM.

7" REVEAL CONCRETE CURB
SEE NOTE 1

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3. F'C=4000 PSI MINIMUM.

CONCRETE SIDEWALK

SECTION A-A

NOTES:
1. 1/4" WIDE x 1" DEEP DUMMY JOINTS SCORED AT 5' INTERVALS.
2. CONSTRUCTION EXPANSION JOINTS SPACED EVERY 20' AND BETWEEN CURB AND SIDEWALK WHERE ADJACENT.
3. SIDEWALK TO BE BROOM FINISHED.

PLANTING/TOPSOIL MIX

CRUSHED AGGREGATE STONE BASE
(AASHTO NO. 37)
1. HOT MIX BITUMINOUS ONLY, PER CURRENT EDITION OF PENNDOT PUBLICATION 408, HOT MIX BITUMINOUS ONLY, PER CURRENT EDITION OF PENNDOT PUBLICATION 408.
4. DPW MAY ALLOW PG 64-22 ON SECONDARY STREETS IF STREET IS NOT A TRUCK OR BUS ROUTE. DPW MAY ALLOW PG 64-22 ON SECONDARY STREETS IF STREET IS NOT A TRUCK OR BUS ROUTE.
5. RIGID BASE COURSE: PENNDOT TYPE “AAA” CONCRETE, OR ALTERNATE MATERIAL TO MATCH EXISTING RIGID BASE COURSE: PENNDOT TYPE “AAA” CONCRETE, OR ALTERNATE MATERIAL TO MATCH EXISTING AS DIRECTED BY THE DEPARTMENT OF PUBLIC WORKS.
6. AGGREGATE SUB-BASE: COMPACTED TO STANDARDS OF CURRENT EDITION OF PENNDOT PUBLICATION 408, SECTION 400.
7. EIAL DESIGN RANGE: 3 TO 30 MILLION. EIAL DESIGN RANGE: 3 TO 30 MILLION.
8. DESIGN TO BE BASED ON CURRENT EDITION OF PENNDOT PUBLICATION 42.
9. BITUMINOUS PAVEMENT FOR PRIMARY (ARTERIAL AND COLLECTOR) STREETS
CITY OF PITTSBURGH STANDARDS OF CONSTRUCTION

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1. Steel for posts shall conform to the mechanical requirements of ASTM A 499-81 Grade 60 and to the chemical requirements of ASTM A1-76 Carbon Steel Tee Rail having nominal weight of "30 LBS or greater per linear foot.

2. After fabrication all steel posts shall be galvanized to meet the requirements of ASTM A-123.

3. Sign mounting height to be per MUTCD requirements.

4. All sign posts shall have "break away" features that meet AASHTO requirements contained in "Standard Specifications for Structural Supports for Highway Signs, Luminaires and Traffic Signals". The "break away" features shall be structurally adequate to carry the sign shown on the plans at 60 MPH wind loadings. Installations shall be in accordance with manufacturers recommendations.

NOTES:

1. Construct sign in accordance with PennDot Specifications.

2. Steel pipe bollard filled with non-shrink grout (when in front of parking space) painted OSHA yellow.

3. Encase pipe with concrete after pipe is set. F'C(28 days)=3000 PSI (Typ.)

4. Concrete footing compacted or undisturbed soil.

5. Slope concrete away from post.

6. Sidewalk finished grade.

7. Metal sign post.

8. Private parking sign in bollard.

9. Enclosure gate (see detail).

10. Dumpster enclosure gates.

11. Dumpster enclosure plan.

12. Dumpster by others (Republic Services, 1-YD container).

13. Typical metal sign post.

14. Typical metal sign post.

15. Typical metal sign post.
CURB CUT DETAIL

EX. GROUND
C38
CLASS I GEOTEXTILE
THREE SIDES
COMPACTED 2A AGGREGATE UNDERDRAIN
4" DIAMETER MIN. PERFORATED PIPE

ADA-ACCESSIBLE RAMP WITH HANDRAIL DETAIL

ADA-ACCESSIBLE RAMP WITH HANDRAIL

2" HANDRAIL

SCALE:
NTS
CURB CUT DETAIL
16

SCALE:
NTS
ADA-ACCESSIBLE RAMP WITH HANDRAIL DETAIL
16A

TOP VIEW

SIDE VIEW

FRONT VIEW

12" MIN.

2' - 9"

18' - 1

13' - 16"
TRAFFIC LOADS: CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, OTHER APPLICABLE DESIGNED FACTORS. SEE DRAWING NO. 7001-110-111 FOR NON TRAFFIC INSTALLATION.

THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

(1, 2) INTEGRATED DUCTILE IRON FRAME & GRATE TO MATCH BASIN O.D.

NOTES:
1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A336 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A336 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

NOTES:
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4 - DIMENSIONS ARE FOR REFERENCE ONLY. ACTUAL DIMENSIONS MAY VARY.
5 - DIMENSIONS ARE IN INCHES
6 - SEE DRAWING NO. 7001-110-775 FOR ADS N-12 & HANCOR DUAL WALL bell information & DRAWING NO. 7001-110-364 FOR N-12 HP bell information.

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WS-C1
SINGLE SERVICE CONNECTION
(4" AND LARGER)

WS-STS
TYPICAL WATER TAP SERVICE TERMINATION FOR 2" AND SMALLER CONNECTION

WS-3
CONCRETE BLOCKING FOR PRESSURE PIPE

WS-B
TRENCH REQUIREMENTS FOR 4" THROUGH 12" LIVE WATER TAP

WS-CTT
CUT-IN TEE AND TAPPING TEE

ST-5
SEPARATED HOUSE LATERAL ONE CONNECTION TO MAIN

WS-1
EXISTING WATER MAIN

WS-2
EXISTING WATER MAIN

PLUG OR CRIMP EXISTING SERVICE LINE AS DIRECTED

PWSA PERFORMS ACTUAL TAP TO MAIN ONLY AND MAINTAINS METER; ALL OTHER WORK BY CUSTOMER.

PWSA APPROVED GATE VALVE (BY CUSTOMER)

NOTES:
1. ALL Valves MUST be "RIGHT TURN TO OPEN".
2. CONTRACTOR MUST SUPPLY EQUIPMENT TO MECHANICAL JOINT RETAINER GLANDS, USING EITHER SET SCREW OR LUG CAPS AND PLUGS. IN ADDITION, ALL PIPE BENDS SHALL BE HARNESSED WITH current OSHA STANDARDS.
3. CONTRACTOR MUST SUPPLY EQUIPMENT TO ALL TRENCH BACKFILL MATERIAL TO BE PLACED AND MECHANICALLY COMPACTED IN 6" COMPACTED LAYERS.
4. CONTRACTOR MUST SUPPLY EQUIPMENT TO CENTERING OF TAPPING TEE CONNECTION SHALL BE 18" MINIMUM FROM EDGE OF PAVEMENT.

PROPERTY LINE

DOMESTIC LINE (BY CUSTOMER)

EXISTING WATER MAIN

EXISTING WATER MAIN

MECHANICAL JOINT, DUCTILE IRON,
WRAP PIPE AS PER PWSA APPROVED GATE VALVE WITH MEG BOX (BY CUSTOMER)

MECHANICAL JOINT TAPPING VALVE (BURIED OPEN)

EXISTING WATER MAIN BELL/HUB OR OTHER EXISTING SERVICE CONNECTIONS.

CUSTOMER IS REQUIRED TO ENTER VALUES FOR ALL DIMENSION FIELDS ABOVE.

CUSTOMER APPROVED BLOCKING (SEE DETAIL WS-3)

EXCAVATION AND SHORING REQUIRED AS PER CURRENT OSHA STANDARDS.

700 River Ave, Suite 100, Pittsburgh, PA 15212

FOR 2" AND SMALLER CONNECTION

(SEE DETAIL WS-3)

CUSTOMER IS REQUIRED TO ENTER VALUES FOR ALL DIMENSION FIELDS ABOVE.

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700 River Ave, Suite 100, Pittsburgh, PA 15212

CUSTOMER APPROVED BLOCKING (SEE DETAIL WS-3)

EXCAVATION AND SHORING REQUIRED AS PER CURRENT OSHA STANDARDS.
NOTES:

1. METER TO BE INSTALLED IN A WARM, NON-FREEZING, ACCESSIBLE AREA WITHIN DWELLING, A MINIMUM OF 2'-0" FROM FLOOR AND A MAXIMUM OF 3'-0" FROM POINT OF ENTRY AND/OR FROM INSIDE WALL.

2. SEE ACHD PLUMBING CODE FOR ADDITIONAL PIPING AND PRESSURE REGULATOR REQUIREMENTS.

3. PROPER METER ACCESS REQUIRED. METER SETTING CAN NOT BE IN A RESTRICTED AREA (EG UNDER STEPS, BEHIND FURNACE OR HOT WATER TANK), OR IN OTHER OBSTRUCTED AREAS IN ANY WAY.

4. METER SETTING VALUES:

5. THE METER AND MXU SHALL BE PURCHASED FROM AND INSTALLED BY PWSA.

6. METER ASSEMBLY SETTINGS MUST BE INSTALLED BY THE CUSTOMER BEFORE THE METER WILL BE SET INCLUDING METER SIGNAL WIRING.

7. CUSTOMER SHALL PROVIDE PROPER DRAIN AT METER SETTING LOCATION.

8. METER MUST BE INSTALLED IN A HORIZONTAL POSITION ONLY.

9. CUSTOMER TO BE PROVIDE DATA FOR PROPER PWSA SIZING AND PEAK DOMESTIC DEMAND.

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APPROVED REDUCED PRESSURE ZONE (RPZ) TYPE BACKFLOW PREVENTION ASSEMBLY PER ASSE No. 1013 (INSTALLED BY OWNER)

<table>
<thead>
<tr>
<th>SIZE</th>
<th>MANUFACTURER</th>
<th>MODEL #</th>
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</thead>
<tbody>
<tr>
<td>1&quot;</td>
<td>WATTS</td>
<td>WS-5CDI</td>
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</table>

APPROVED PRIVATE DOUBLE DECTOR CHECK TYPE BACKFLOW PREVENTION ASSEMBLY PER ASSE No. 1048 (INSTALLED BY CUSTOMER)

<table>
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<td>1&quot;</td>
<td>WATTS</td>
<td>WS-5FPLH</td>
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PEAK FIRE PROTECTION DEMAND - 275 GPM

NOTES:

1. SERVICE BOX SHALL BE BINGHAM & TAYLOR BUFFALO STYLE (3" OLD STYLE), 34930 OR APPROVED EQUAL.

2. LABELED "WATER" ON THE COVER.

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WS-5FPLH

TYPICAL PLUMBING SCHEMATIC LOW HAZARD FIRE PROTECTION SERVICE

WS-5FPLH

TYPICAL PLUMBING SCHEMATIC LOW HAZARD FIRE PROTECTION SERVICE

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SITE UTILITY WATER SERVICE DETAILS
NOTES:
1. ALL TRENCH BACKFILL MATERIAL TO BE PLACED AND MECHANICALLY COMPACTED IN 6" COMPACTED LAYERS.
2. TRENCH BEDDING MAY NEED TO BE MODIFIED IN POOR COMPACTION AREAS.
3. CURTAIN PIPE MATERIALS AND/OR RELATED TRENCH MATERIALS MAY NEED TO BE SUBSTITUTED IF CONTAMINATED SOILS ARE ENCOUNTERED.
4. REINFORCEMENT SHALL BE CONSIDERED INCIDENTAL TO CONCRETE PAVING BASE.
5. PAVING MATERIAL TO MATCH EXISTING STREET SURFACE AND SHALL CONFORM WITH REQUIREMENTS OF OWNER.

SAW-CUT EXISTING PIPE SEWER, NO BREAK-IN OR HAMMER CONNECTIONS PERMITTED. JOINTS MUST BE INSPECTED BY PWSA BEFORE AND AFTER FLEXIBLE COUPLINGS ARE INSTALLED.
WYE MATERIAL WILL MATCH SEWER MAIN MATERIAL.
PIPE MAIN ID OF NEW WYE SECTION WILL MATCH ID OF EXISTING PIPE SEWER MAIN.
WYE LOCATION WILL BE LOCATED AT 2 O'CLOCK OR 10 O'CLOCK ON BARREL OF PIPE SEWER.

EXISTING PIPE SEWER (TYP)
CONNECT BELL END OF WYE WITH APPROVED COMPRESSION JOINT MATERIAL
STAINLESS STEEL CLAMP ASSEMBLY (TYP)
FERNCO COUPLING OR APPROVED EQUAL (TYP)
NEW CUT-IN WYE
SAW-CUT EXISTING PIPE (TYP)
COUPLING
SAW-CUT WYE AND PIPE SEWER TO SQUARE PLAIN BASE (TYP)
NEW CUT-IN WYE
STAINLESS STEEL CLAMP ASSEMBLY (TYP)
FERNCO COUPLING OR APPROVED EQUAL (TYP)
EXISTING PIPE SEWER (TYP)
CONNECT BELL END OF WYE WITH APPROVED COMPRESSION JOINT MATERIAL
STAINLESS STEEL CLAMP ASSEMBLY (TYP)
FERNCO COUPLING OR APPROVED EQUAL (TYP)
NEW CUT-IN WYE
SAW-CUT EXISTING PIPE (TYP)
COUPLING
SAW-CUT WYE AND PIPE SEWER TO SQUARE PLAIN BASE (TYP)
**PROPOSED TREE BOX (TYP.)**

**DOGWOOD, CORNELIAN CHERRY (CORNUS MAS - 'GOLDEN GLORY')**

**MULCH**

**FLOWERING CHERRY (PRUNUS SPP - 'ACCOLADE', 'AUTUMNALIS', OR 'SNOW GOOSE' - NOT 'OKAME' OR 'PINK FLAIR')**

**GRASS LAWN**

**BLUE-EYED GRASS (SISYRINCHIUM ANGUSTIFOLIUM)**

**ILEX GLABRA 'CHAMZIN' NORDIC EASTERN REDBUD (CERCIS CANADENSIS)**

**RHODODENDRON (L. RHODODENDRON)**

**PENNSYLVANIA SEDGE (CAREX PENSYLVANICA)**

**SHRUBS (TYP.)**

**TREES (TYP.)**

**GROUND COVER (TYP.)**
PROJECT NUMBER
REVISIONS
BIG TOM'S
BARBERSHOP
SITE LANDSCAPE
DETAILS
CONSTRUCTION DOCUMENTS
C502
06/16/2021
TOM TOM 24
DEVELOPMENT, LLC
1802 BENTLEY DRIVE, #402
PITTSBURGH, PA, 15219
700 River Ave, Suite 100,
Pittsburgh, PA 15212
(P): 412.321.3951

NOTES:
1. ROOT BARRIERS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. ROOT BARRIERS SHALL BE INSTALLED WHEN ROOT BALL IS LOCATED WITHIN 8' OF PAVEMENT.

SECTION VIEW
PLAN VIEW
SCALE: NTS

ROOT BARRIERS

CENTRAL LEADER
TRUNK CALIPER SHALL MEET ANSI Z60 CURRENT EDITION FOR ROOT BALL SIZE
ROOT BALL MODIFIED AS REQUIRED
Rounded Top Soil Shall Be Constructed Around The Root Ball (Begin at Root Ball Periphery)
EXISTING SOIL
SLOPE SIDES OF Loosened Soil
Bottom Of Root Ball Rests On Existing Or Recompacted Soil

NOTES:
1. TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.
2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

TREE W/ BERM (EXISTING SOIL NOT MODIFIED)

TOP OF ROOT BALL SHALL BE FLUSH WITH FINISHED GRADE
PRIOR TO MULCHING, LIGHTLY TAMPER SOIL AROUND THE ROOT BALL IN 4" LIFTS TO BRACE TREE (DO NOT OVER COMPACT. WHEN MULCH IS Poured, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.)
Loosened Soil (Dig and Turn The Soil To Reduce Compaction To The Area and Depth Shown)
4" Layer of Mulch (No More Than 1" Of Mulch On Top Of Root Ball; See Specifications For Mulch)

CENTRAL LEADER
TRUNK CALIPER SHALL MEET ANSI Z60 CURRENT EDITION FOR ROOT BALL SIZE
ROOT BALL MODIFIED AS REQUIRED
Rounded Top Soil Shall Be Constructed Around The Root Ball (Begin at Root Ball Periphery)
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TREE W/ BERM (EXISTING SOIL MODIFIED)

TOP OF ROOT BALL SHALL BE FLUSH WITH FINISHED GRADE
PRIOR TO MULCHING, LIGHTLY TAMPER SOIL AROUND THE ROOT BALL IN 4" LIFTS TO BRACE TREE (DO NOT OVER COMPACT. WHEN MULCH IS Poured, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.)
4" Layer Of Mulch
No More Than 1" Of Mulch On Top Of Root Ball (See Specifications For Mulch)

EXISTING SOIL
Bottom Of Root Ball Rests On Existing Or Recompacted Soil

NOTES:
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2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.
TREE STAKING - LODGE POLES (2)

- Remove nursery stake if central leader needs to be straightened or held erect. It is acceptable to attach a 1" x 8' bamboo pole to the central leader and trunk.
- 2'-3" long non-abrasive rubber ties.
- Two (2) three inch lodge pole pine stakes, installed approximately 2" away from the edge of the root stakes. Stake location shall not interfere with permanent branches.

SHRUB - MODIFIED SOIL

- 2 - 3" thick layer of mulch finished grade.
- Modified soil (depth varies, see specifications for soil modification).
- Root ball rests on existing or recompacted soil.

NOTES:
1. Shrubs shall be of quality prescribed in the root observations detail and specifications.
2. See specifications for further requirements related to this detail.
3. Settle soil around root ball of each groundcover prior to mulching.

GROUNDCOVER PLANTS TO BE TRIANGULARLY SPACED

- Full and bushy to ground

NOTES:
1. Quantities shown for contractor convenience only. Contractor to verify all quantities for planting areas.
2. B&B = ball and burlapped, cal. = caliper, ht. = height
3. Refer to drawing C501 for tree layout/spacing.

GROUNDCOVER SPECIES:

- 4" layer of mulch. No more than 2" of mulch on top of root ball (see specifications for mulch).
- 4" high X 6" wide round - topped soil, bed above root ball surface shall be constructed around the root ball. Bed shall begin at root ball perimeter.

NOTES:
1. Quantities shown for contractor convenience only. Contractor to verify all quantities for planting areas.
2. B&B = ball and burlapped, cal. = caliper, ht. = height
3. Refer to drawing C501 for shrub layout/spacing.
GENERAL NOTES:

1. ALL EROSION DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND TILLS 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 RETAINED ON THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED IF ANY CHANGES ARE MADE TO THE DRAWINGS. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT THE DISCRETION OF THE REVIEWER.


3. AT LEAST 30 DAYS PRIOR TO STARTING ANY EROSION DISTURBANCE ACTIVITY, OR EXPANDING INTO AN AREA PREVIOUSLY URBANIZED, THE OPERATOR SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INC. AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED UNTIL THE E&S BMPS SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESIGNED IN THE E&S PLAN.

4. PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

5. PAGE 1 OF 10

6. AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITY, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION SEDIMENT AND POLLUTION. THE OPERATOR SHALL INSTITUTE蘇ENT MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND THE REGIONAL OFFICE OF THE DEPARTMENT.

STAGING OF CONSTRUCTION ACTIVITIES:

THE FOLLOWING SEQUENCE OF CONSTRUCTION ACTIVITIES HAVE BEEN DEVELOPED TO PROVIDE THE CONTRACTOR WITH A GENERAL PROCEDURE FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR IS ADVISED TO ADJUST THE SEQUENCE OF CONSTRUCTION ACTIVITIES TO MEET THE SPECIFIC SITE CONDITIONS OF THE PROJECT.

1. INSTALL ROCK CONSTRUCTION ENTRANCE AT THE ANTICIPATED ENTRANCE TO THE CONSTRUCTION AREA.

2. INSTALL SEDIMENT FILTER BAG INLET PROTECTION IN THE EXISTING DRAINS WITHIN THE PROJECT LIMITS OF DISTURBANCE IF IDENTIFIED IN THE PLAN DRAWINGS.

3. INSTALL COMPOST FILTER BAGS IN THE CONSTRUCTION ENTRANCE.

4. INSTALL COMPOST FILTER SOCK IN THE CONSTRUCTION ENTRANCE.

5. INSTALL EROSION AND SEDIMENT CONTROLS IN PLACE UNTIL THE UNIFORM PERMANENT VEGETATION STABILIZATION IS ACHIEVED AT AREAS TO BE SEEDED OR UNTIL EXPOSED EARTH SURFACES ARE COVERED WITH A PERMANENT AGGREGATE, MULCH, OR HARDSCAPE MATERIAL.

6. REMOVE EROSION AND SEDIMENT CONTROLS UPON STABILIZATION OF ALL SURFACES.

7. REMOVE SEDIMENT AND EROSION CONTROLS UPON STABILIZATION OF THE PROJECT LIMITS OF DISTURBANCE.

8. INSTALL ROCK CONSTRUCTION ENTRANCE AT THE ANTICIPATED ENTRANCE TO THE CONSTRUCTION AREA.

9. INSTALL SEDIMENT FILTER BAG INLET PROTECTION IN THE EXISTING DRAINS WITHIN THE PROJECT LIMITS OF DISTURBANCE IF IDENTIFIED IN THE PLAN DRAWINGS.

10. INSTALL COMPOST FILTER BAGS IN THE CONSTRUCTION ENTRANCE.

11. INSTALL COMPOST FILTER SOCK IN THE CONSTRUCTION ENTRANCE.

12. INSTALL EROSION AND SEDIMENT CONTROLS IN PLACE UNTIL THE UNIFORM PERMANENT VEGETATION STABILIZATION IS ACHIEVED AT AREAS TO BE SEEDED OR UNTIL EXPOSED EARTH SURFACES ARE COVERED WITH A PERMANENT AGGREGATE, MULCH, OR HARDSCAPE MATERIAL.

13. REMOVE EROSION AND SEDIMENT CONTROLS UPON STABILIZATION OF ALL SURFACES.

14. ALL SEDIMENT AND EROSION CONTROLS MUST BE REMOVED IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT. THE OPERATOR SHALL STABILIZE ALL GRADED AREAS IMMEDIATELY UPON REACHING FINISHED GRADE.

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FILTER BAG INLET PROTECTION - TYPE M INLET

NOTES:
1. SOIL FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PADEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PADEP EROSION CONTROL MANUAL.
2. COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL. GRADE, BOTH ENDS OF THE BARIER SHALL BE EXTENDED AT LEAST 2 FEET UPSTREAM AT 45 DEGREES TO THE MAIN BARIER ALIGNMENT. MAXIMUM LENGTH ABOVE ANY BARIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.
3. TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.
4. ACCUMULATED SEDIMENT SHALL BE REMOVED IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.
5. FILTER BAG SOCKS SHALL BE INSPECTED AND REPLACED AS NECESSARY. IF EXCESSIVE AMOUNT OF SEDIMENT IS DETECTED, FILTER BAG SOCKS SHALL BE REPLACED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

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

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DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.
6'x8' STEEL PLATE WITH 1" MIN. THICKNESS
REPAIR ASPHALT STREET (PER CITY REQUIREMENT)

ESTABLISH DRIVEWAY CURB-CUT (27' WIDTH, MATCH EXISTING SIDEWALK SCORING PATTERN)

6'x6' STEEL PLATE WITH 1" MIN. THICKNESS
REPAIR ASPHALT STREET (PER CITY REQUIREMENT)

EXISTING STOP SIGN

100.00'
5.00'

10.00'

5.00'

100.00'

PROJECT NUMBER
C701

06/16/2021

TOM TOM 24 DEVELOPMENT, LLC
1802 BENTLEY DRIVE, #402
PITTSBURGH, PA, 15219

1595 River Ave, Suite 100,
Pittsburgh, PA 15212
(P): 412.321.3951

MAINTENANCE AND PROTECTION OF TRAFFIC PLAN

LEGEND:

CHANNELIZING DEVICES
SIGN LOCATION
WORK SPACE
SIGN
FLASHING ARROW BOARD ON TRAILER

06/16/2021 5:58:10 PM
1802 Bentley Drive, #402
Pittsburgh, PA 15219

WIRING CHERRY (PRUNUS SPP - 'ACCOLADE', 'AUTUMNALIS', OR 'SNOW GOOSE' - NOT 'OKAME' OR 'PINK FLAIR"

DUMPSTER ENCLOSURE, 5' HIGH VINYL PRIVACY FENCE (BUFFTECH CHESTERFIELD W/CERTAGRAIN TEXTURE)
(DUMPSTER: REPUBLIC SERVICES, 1-YD CONTAINER)

5' HIGH VINYL PRIVACY FENCE

WHEEL STOP

Curb-Cut (27' Width, Match Existing Sidewalk Scoring Pattern)

REPAIR ASPHALT STREETF (PER CITY REQUIREMENTS)

LANDSCAPING (TYP.)

GRASS LAWN (TYP.)

PROPOSED  TREE BOX (TYP.)

CONCRETE SIDEWALK

FLOWERING CHERRY (PRUNUS SPP - 'ACCOLADE', 'AUTUMNALIS', OR 'SNOW GOOSE' - NOT 'OKAME' OR 'PINK FLAIR"

HEAVY DUTY CONCRETE PAVEMENT PAD

PROPOSED SIDEWALK ENTRANCE

REPAIR CONCRETE SIDEWALK/CURB (PER CITY REQUIREMENTS, MATCH EXISTING SCORING PATTERN)

PROPOSED ADA-ACCESSIBLE SIDE RAMP WITH HANDRAIL

EXISTING 3-STORY BUILDING

ADA-ACCESSIBLE LANDSCAPING ENTRANCE DOOR

REPAIR ASPHALT STREET (PER CITY REQUIREMENTS)

LANDSCAPING ENTRANCE DOOR

FLORERING CHERRY (PRUNUS SPP - 'ACCOLADE', 'AUTUMNALIS', OR 'SNOW GOOSE' - NOT 'OKAME' OR 'PINK FLAIR"

BOLLARD (TYP.)

CONCRETE CURB

CONCRETE SIDEWALK/CURB (PER CITY REQUIREMENTS, MATCH EXISTING SCORING PATTERN)

5.00' 13.69'

8.00' 3.00' 8.66'

11.66' 4.00' 5.57'

22.00' 3.00' 8.76'

56.91' 10.00' 9.58'

20.00' 4.00' 5.52'

10.14' 5.92'

23.67' 34.14'

R11.66'

R14.00'

R2.00'

R2.00'

15.00'

19.00'

19.58'

21.00'

10.00'

12.10'

19.00'

8.00'

4.49'

8.00'

2.09'

4.50'

6.00'

1.00'

18.93'

4.63'

4.20'

3.44'

6.48'

480'

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