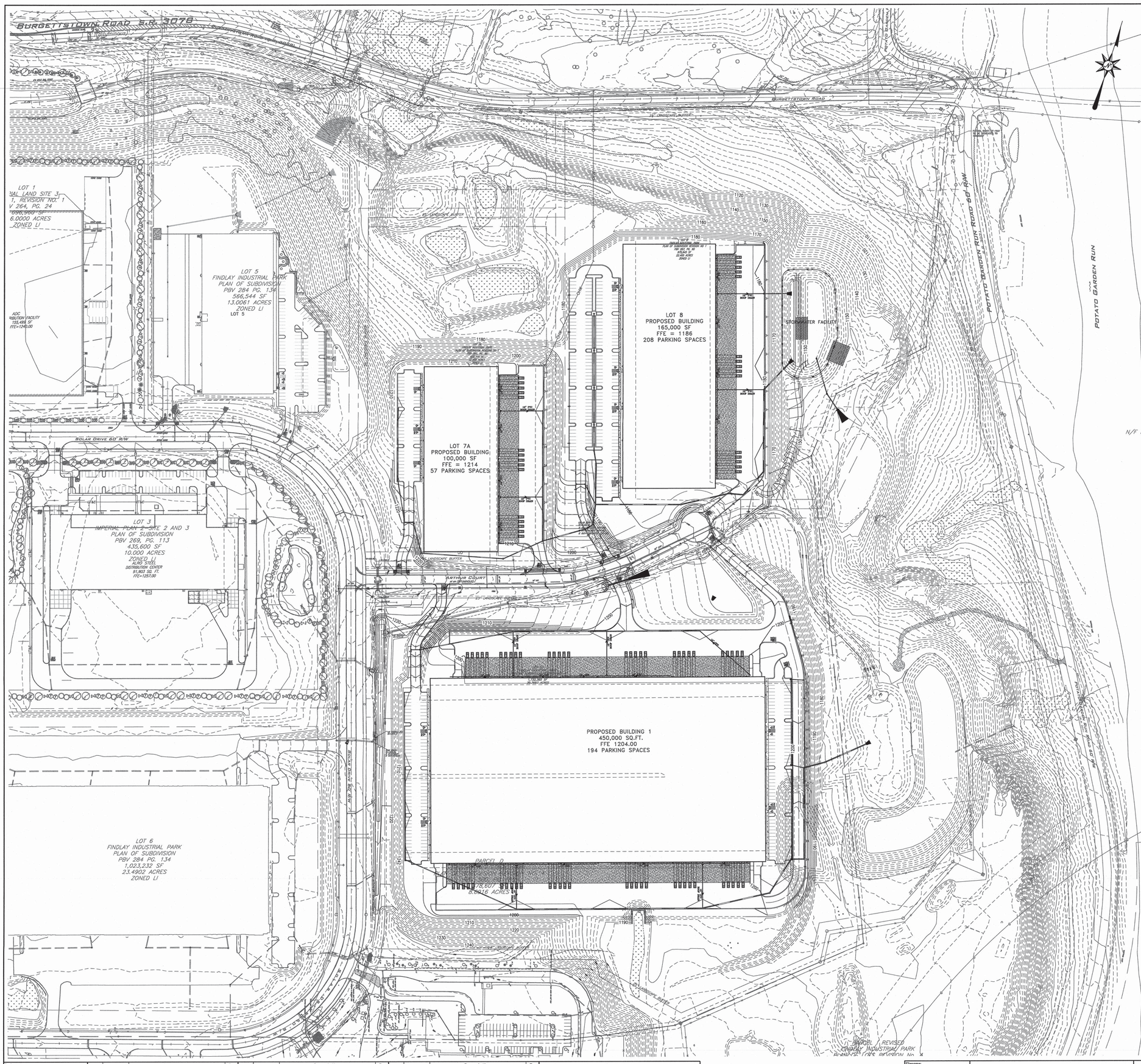

Grading/Drainage Plan Notes:

1. Notify the Pennsylvania One Call System at 811 a minimum of (5) days prior to any demolition, excavation, or construction. All existing subsurface utility information presented on the contract drawings is characterized as utility quality level C or D per "CI/ASCE 38-02 - Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data" unless specifically noted otherwise. The locations of all existing utilities shown on this plan have been determined from the best information available and are given for the convenience of the Contractor. All existing sewers, piping and utilities shown are not to be interpreted as the exact location, or as the only obstacles that may occur on the site. The Engineer assumes no responsibility for their accuracy. Prior to the start of any demolition, excavation, or construction activity, notify the utility companies for field locations of existing utilities. Verify existing conditions, locate all utilities by digging test pits, and proceed with caution around any anticipated features. Notify the Owner immediately of any conflicts with existing utilities. Immediately and completely repair existing utilities that are damaged during demolition, excavation, or construction at no additional cost to the Owner.
2. All work and materials to comply with all specifications provided; local, county, state, and federal regulations and codes; and O.S.H.A. Standards.
3. Implement and maintain a work zone traffic control plan in accordance with PennDOT publication 213 ("Work Zone Traffic Control") for work in or adjacent to vehicular traffic areas.
4. Designate and maintain on-site a trained competent person for all excavation work who shall be on call 24-hours-per-day-7-days-per-week in case of emergency. Provide 24-hour contact information for the trained competent person prior to any work.
5. All materials furnished and work completed shall be in strict accordance with PennDOT Form 408 and PennDOT Standard Details (Pub. 72) as amended unless otherwise specified.
6. Perform work in accordance with all applicable governing codes, rules, standards, and regulations.
7. Furnish, install, and maintain all erosion and sediment control facilities in accordance with County Conservation District and Pennsylvania Department of Environmental Protection standards and requirements. Install a rock construction entrance and keep surfaced streets in a clean condition at all times during construction. Adhere to all terms & conditions as outlined in the General N.P.D.E.S. Permit for stormwater discharge associated with construction activities. Maintain a copy of the Erosion and Sedimentation Control Plan on site.
8. Inspect existing drainage structures to be inspected, repaired, and to remove all silt and debris form existing structures.
9. All excavation is considered unclassified. The Contractor is responsible for all means, methods, and materials of construction to complete the work. The Contractor is responsible for the offsite disposal of any and all excess or unsuitable material unable to be placed on site and for importing any borrow material necessary to complete the work.
10. Existing grade contour intervals shown at 2 foot intervals. Proposed grade contour intervals shown at 2 foot intervals.
11. Furnish and install smooth interior corrugated polyethylene pipe (CPP) storm sewer piping as manufactured by ADS or Hancor or approved equal, unless otherwise indicated. Furnish and install high performance corrugated polyethylene pipe (HPCPP) storm sewer piping as manufactured by ADS or approved equal as specifically specified on the plans.
12. Furnish and install PennDOT type "M" inlets with structural steel frames within paved areas and PennDOT type "C" inlets along curb lines. Furnish and install standard or modified inlet base units as necessary to accommodate pipe sizes and angle of pipe entry. For every inlet in paved areas, furnish and install 10 lineal feet of 4-inch perforated Schedule 40 PVC radial underdrain in each direction that is under surfaces to be paved. Inlet frames and grates to be installed to match slope of adjacent pavement profile, cross section and adjacent asphalt pavement.
13. Install storm sewer manholes in paved areas with top elevations flush with pavement. Install manholes in unpaved areas with top elevations 6" above finish grade, unless otherwise noted. Install traffic bearing rings & covers on all storm sewer manholes. Covers shall be labeled "storm sewer".
14. Contractor to install cleanout and trap on all roof drain down spouts. Plumbing contractor to contact Allegheny County Health Department to coordinate all required permit inspections and specific construction details associated with roof drain connections to the sewer system.
15. Adjust proposed pavement as necessary to assure a smooth fit and continuous grade to existing pavement. Adjust top elevations of existing utility structures and other existing at-grade structures to remain as necessary to proposed finished grade and pavement elevations.
16. Adjust grades as necessary to assure positive drainage away from buildings and toward existing or proposed storm sewer structures for all paved and unpaved areas. Adjust grades and inlet top elevations as necessary to provide positive drainage.
17. Place 4 inches of topsoil on all unsurfaced areas disturbed by grading operation. Install stabilization fabric on all slopes 3H:1V or steeper. Seed disturbed areas in accordance with County Conservation District and Pennsylvania Department of Environmental Protection specifications and water until a healthy stand of grass is grown.
18. Prior to bituminous pavement construction verify 2% maximum slope for all ADA areas. Notify the Owner if slopes in ADA areas exceed 2%. Provide an as-built survey sealed by a registered surveyor of all ADA spaces and routes.
19. Transition all temporary paving or grade changes in vehicular or pedestrian travel ways to provide a smooth travel way and avoid trip hazards.
20. Collect groundwater seepage, if encountered during excavation, via underdrains and discharge to the storm sewer system. Areas of drainage encountered shall be designated on as-built plans.
21. Overexcavate existing fill material containing organic material as directed by the Geotechnical Engineer and replace with compacted suitable fill.
22. Parge the interior surface of all inlet structures with Portland cement grout. Grout annular space around storm pipes where entering structures to assure water-tight connection at structure. Grout pipes on exterior of structures prior to backfill and on the interior of structures after backfill and compaction are complete.
23. The grading plan has been prepared based on the subsurface investigation report prepared by Pennsylvania Soil & Rock, Inc. Contractor to refer to the subsurface investigation report for all construction details related to cut and fill slope and stormwater detention basin embankments. Environmental or Geotechnical reports provided by the Owner or Engineer are for information only and should not be relied on and the Contractor must make his own independent verification as he determines is necessary. Conduct additional tests determined necessary for construction of the improvements at no additional cost to the owner.

EXISTING LEGEND

- BENCHMARK
- CONTOUR (2-ft)
- CONTOUR (10-ft)
- CURB (Concrete)
- DITCH
- FENCELINE W/ POST
- GUIDERAIL
- LIGHT STANDARD
- MANHOLES: SANITARY, STORM, TELEPHONE, MISC
- PAVEMENT EDGE
- PROPERTY LINE (Parcel)
- PROPERTY LINE (ROW)
- SIGN
- STREAM
- CONIFEROUS TREE
- DECIDUOUS TREE
- UTILITY LINE (Electric)
- UTILITY LINE (Underground Telephone)
- UTILITY LINE (Gas) W/ BOX, METER, MARKER, AND VALVE
- UTILITY LINE (Sanitary Sewer) W/ MANHOLES
- UTILITY LINE (Storm) W/ CATCH BASIN AND MANHOLE
- UTILITY LINE (Telephone) W/ POLE, OVERHEAD WIRE AND GUY WIRE
- UTILITY LINE (Water) W/ BOX, METER, HYDRANT AND VALVE

PROPOSED LEGEND

- CONTOUR (2-ft)
- CONTOUR (10-ft)
- UTILITY LINE (Storm) W/ CATCH BASIN AND MANHOLE
- UNDERDRAIN
- RIPRAP
- BUILDING
- CURB (Concrete)
- SIDEWWALK
- SIGN
- CONCRETE PAVEMENT
- STONE ACCESS ROAD
- SPLIT RAIL FENCE
- CHAINLINK FENCE
- GUIDE RAIL
- LIGHT POST
- WALL PACK

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL Pennsylvania One Call System, Inc

CALL 811
SERIAL No.
20213511875

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
JOHN R. HEYL

Scale: 1"=100'	No.	Date	Description	By	No.	Date	Description	By	No.	Date	Description	By
Drawn By / Checked By / Approved By												

LSSE Civil Engineers and Surveyors
846 4th Avenue
Coraopolis, Pennsylvania 15108
Phone: 412-264-4400
Fax: 412-264-1200
email: info@lsse.com

0' 100' 200' 300'

Filename: M6651203gp.dwg
Date: December 2021

The Buncher Company
1300 Penn Ave #300
Pittsburgh, PA 15222

Arthur Court Development
Lots 7A, 8 & 10 Findlay Industrial Park
Land Development Submission
Situate In
Findlay Township, Allegheny County, Pennsylvania

Sheet Title: Overall Grading Plan
Drawing No. M665-12-3-5
Sheet No. 5 of 24

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