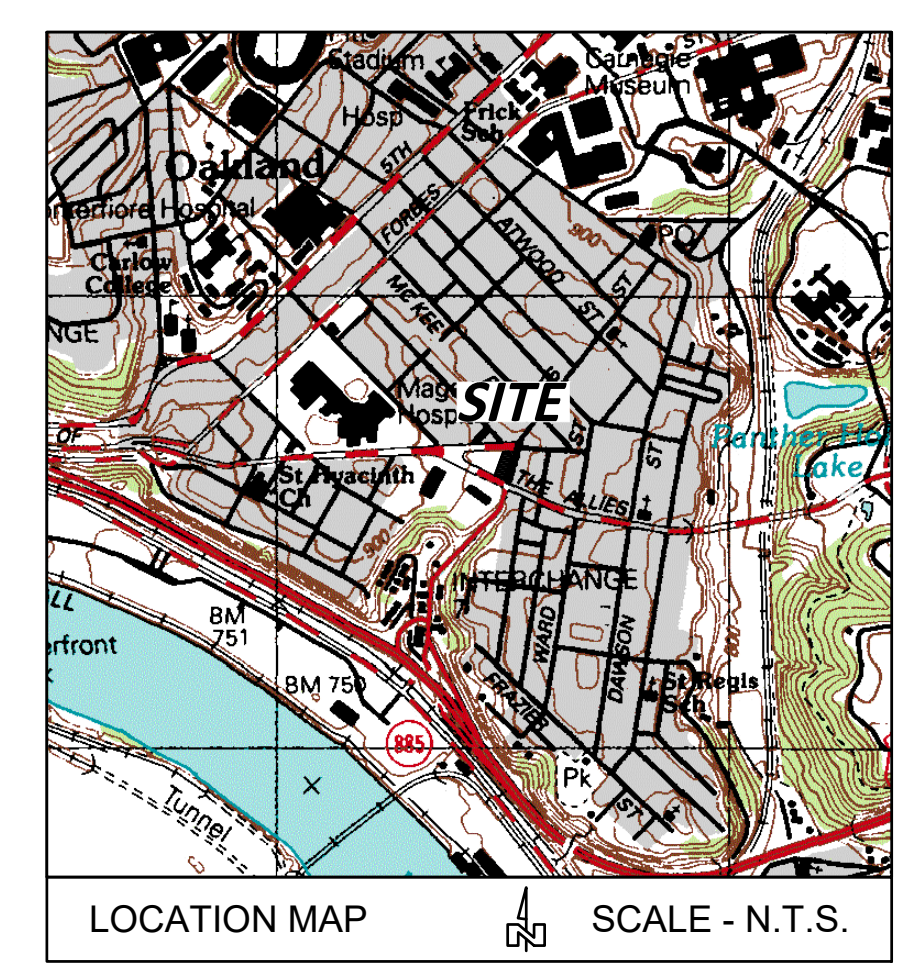


LEGEND

—//—	OVERHEAD ELECTRIC LINE	—CS—	COMBINED SEWER LINE
—E—	UNDERGROUND ELECTRIC	SMH	MANHOLE
UP	UTILITY POLE	CO	CLEANOUT, VENT
EM	ELECTRIC MANHOLE	ST	STORM SEWER
EM BX	ELECTRIC METER/BOX	STMH	STORM MANHOLE
V	ELECTRIC VAULT	CB	CATCH BASIN
LP	LIGHT POLE	TMH	COMMUNICATION MANHOLE
G	GAS LINE	TB	COMMUNICATION BOX
GV	GAS VALVE	CH	COMMUNICATION LINE
GM	GAS METER	—//—	EDGE OF PAVEMENT
W	WATER LINE	—○—	SURVEY MARKERS
WV	WATER VALVE WATER BOX	—X—	UNKNOWN VALVE
HY	HYDRANT		



FLOOD INFORMATION

ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

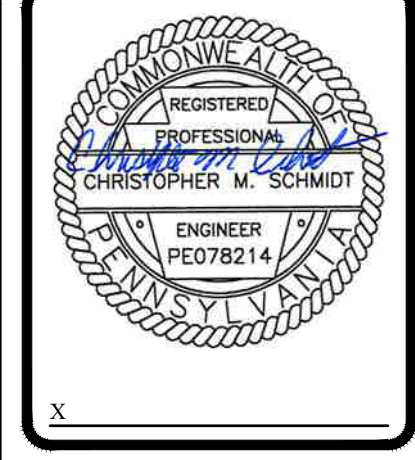
CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND WORKING DAYS IN DESIGN STAGE - STOP CALL

811 P.O.C.S. SERIAL NUMBER: 20211314657
1-800-242-1776

DEMOLITION NOTES

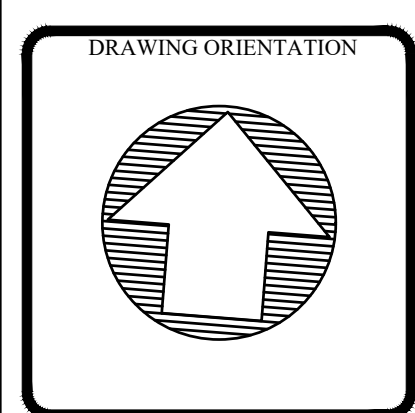
- ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REMOVED UNLESS NOTED OTHERWISE WITHIN THIS CONSTRUCTION SET AND/OR PROJECT SPECIFICATIONS. THIS INCLUDES FOUNDATION SLABS, WALLS AND FOOTINGS, CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE BACKFILLED WITH SATISFACTORY MATERIALS AND COMPACTED.
- CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD AND REMOVE EXISTING PLANTS/VEGETATION AS NEEDED TO PERFORM DEMOLITION, INSTALLATION, AND/OR GRADING OPERATIONS.
- NO TREES SHALL BE REMOVED, NOR VEGETATION DISTURBED BEYOND THE LIMITS OF CONSTRUCTION WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
- ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED AND SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFF-SITE IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, REPAIR DAMAGE ACCORDING TO THE APPROPRIATE UTILITY COMPANY STANDARDS AND AT THE CONTRACTOR'S EXPENSE.
- DEMOLITION DEBRIS FROM THE EXISTING SITE SHALL BE REMOVED IN THEIR ENTIRETY BENEATH THE PROPOSED BUILDING FOOTPRINT.
- ALL UTILITY DISCONNECTION, REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY/AGENCY. UTILITY CONTACTS ARE LISTED ON THE COVER SHEET.
- THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR OBTAINS PRIOR WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.
- EROSION AND SEDIMENTATION CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE PROPERLY INSTALLED AND SHALL FUNCTION PROPERLY PRIOR TO INITIATION OF DEMOLITION ACTIVITIES.
- ASBESTOS OR HAZARDOUS MATERIALS, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
- CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL AND OSHA REGULATIONS DURING ALL DEMOLITION ACTIVITIES.
- CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, STRUCTURES, AND FEATURES TO REMAIN. ANY ITEMS TO REMAIN THAT HAVE BEEN DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH STATE DEPARTMENT OF TRANSPORTATION REGULATIONS AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
- PROVIDE NEAT, STRAIGHT, FULL DEPTH, SAW CUTS OF EXISTING PAVEMENT WHERE INDICATED ALONG LIMITS OF PAVEMENT DEMOLITION.
- ALL UTILITY AND STRUCTURE REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED AND PROPERLY DOCUMENTED BY A CERTIFIED PROFESSIONAL, WHEN APPLICABLE, WITH THE APPROPRIATE UTILITY COMPANY, MUNICIPALITY AND/OR AGENCY. DEMOLITION OF REGULATED ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO, WELLS, ASBESTOS, UNDERGROUND STORAGE TANKS, SEPTIC TANKS AND ELECTRIC TRANSFORMERS. DEMOLITION CONTRACTOR SHALL REFER TO ANY ENVIRONMENTAL STUDIES FOR DEMOLITION RECOMMENDATIONS AND GUIDANCE. AVAILABLE ENVIRONMENTAL STUDIES MAY INCLUDE, BUT ARE NOT LIMITED TO, PHASE I ESA, PHASE II, WETLAND AND STREAM DELINEATION AND ASBESTOS SURVEY. ALL APPLICABLE ENVIRONMENTAL STUDIES SHALL BE MADE AVAILABLE UPON REQUEST.
- ALL PAVEMENT, BASE COURSES, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC., WITHIN THE AREA TO BE DEMOLISHED SHALL BE REMOVED TO FULL DEPTH. EXISTING BASE COURSE MATERIALS MAY BE WORKED INTO THE NEW PAVEMENT OR BUILDING SUBGRADE PROVIDED THAT THE GRADATION, CONSISTENCY, COMPACTION, SUBGRADE CONDITION, ETC., ARE IN ACCORDANCE WITH THE SPECIFICATIONS AND RECOMMENDATIONS OF GEOTECHNICAL INVESTIGATION. BASE COURSE MATERIALS SHALL NOT BE WORKED INTO THE SUBGRADE AREAS TO RECEIVE LANDSCAPING.
- THE CONTRACTOR SHALL USE SUITABLE METHODS TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION ACTIVITY.



Corporate Office
Ema Technical Center
35 Wilson Street, Suite 201
Pittsburgh, PA 15223
PHONE: (412) 781-9660
FAX: (412) 781-5904

Mars Office
133 Ridge Road, Suite B
Valencia, PA 16059
PHONE: (724) 625-4544
FAX: (724) 625-4549

DATE ISSUED:	PROJECT STATUS:
06/17/2021	
REVISIONS:	NO.
	DESCRIPTION
	DATE



PROJECT TITLE: Bates Street and Coltart Street Interim Site Plan Demolition Plan

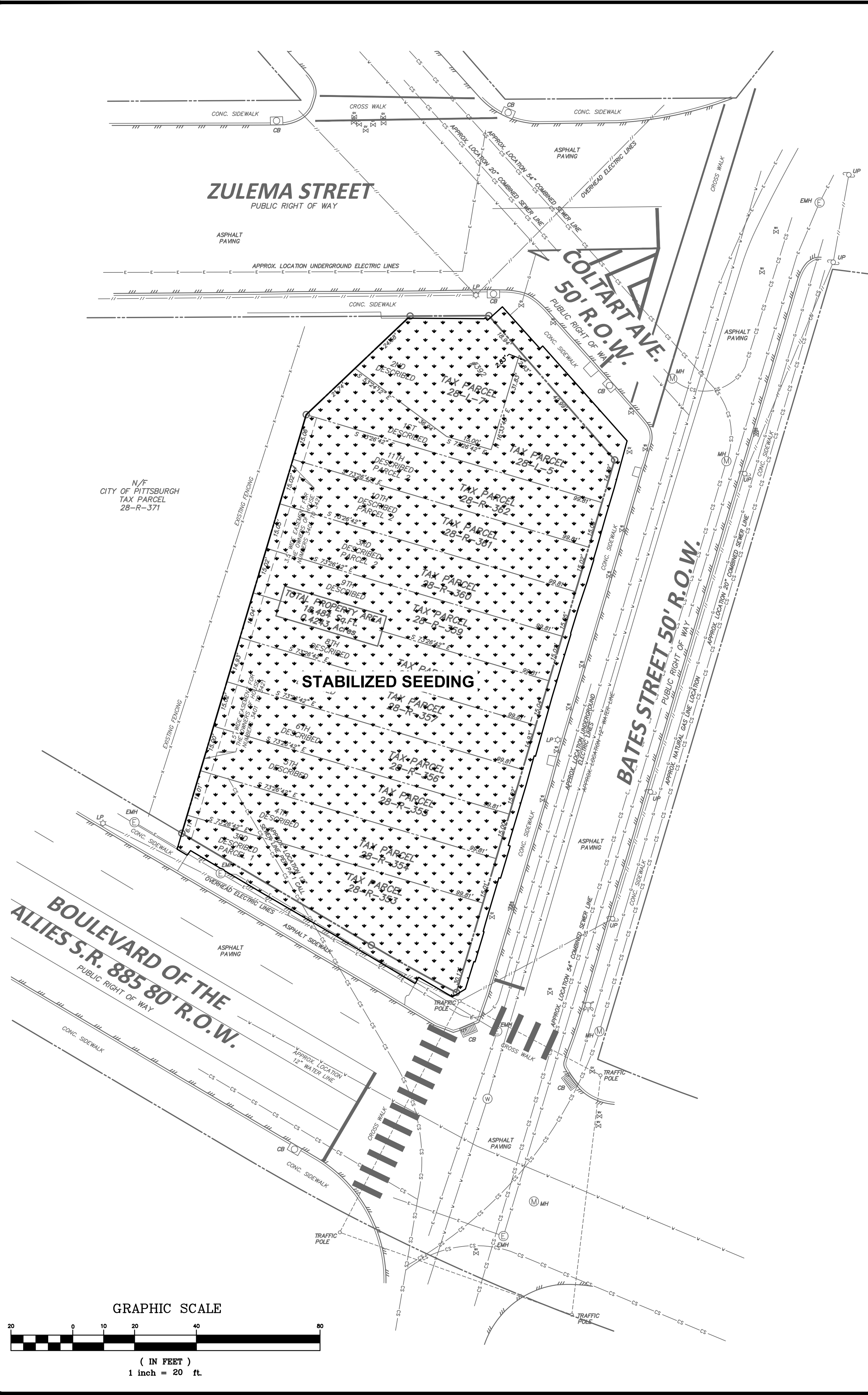
CLIENT ADDRESS: Walnut Capital Partners
5500 Forbes Avenue
Pittsburgh, PA 15202

PROJECT LOCATION: 4th Ward - City of Pittsburgh
Allegheny County, PA

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HORIZ. SCALE: 1" = 20'	VERT. SCALE: 1" = 20'
SHEET: 1 OF 2	
CD101	
PROJECT #: 13644	

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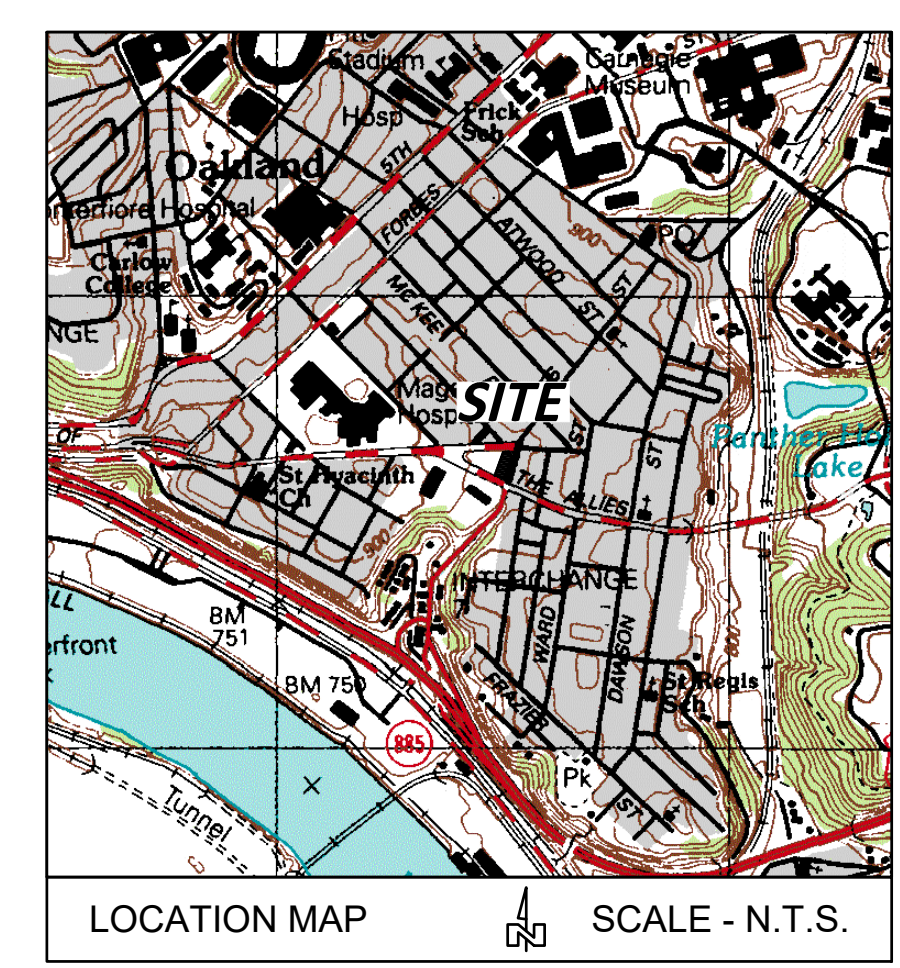


LEGEND

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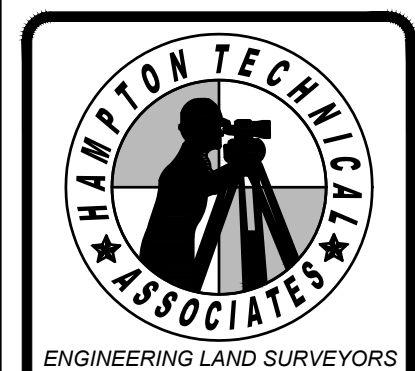
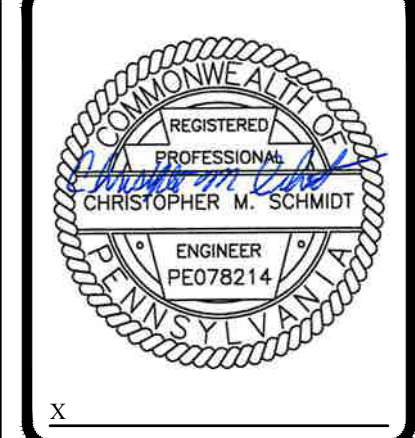
PROPOSED LEGEND

—•••—	STABILIZED SEEDING
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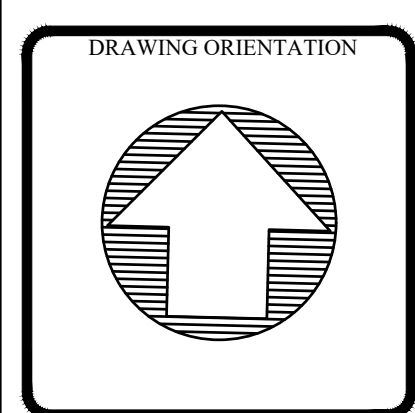
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CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
 P.D.A. SYSTEM INC. P.O.C.S. SERIAL NUMBER 20211314657
 1-800-242-1776



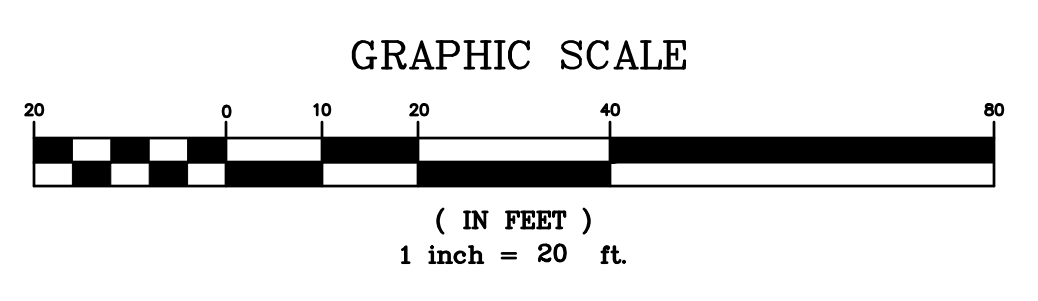
ENGINEERING LAND SURVEYORS ESTABLISHED 1969 www.hampton-technical.com
Corporate Office
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 35 Wilson Street, Suite 201
 Pittsburgh, PA 15223
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 PHONE: (724) 625-4544
 FAX: (724) 625-4549

DATE ISSUED:	06/17/2021	DATE	
PROJECT STATUS:		DESCRIPTION	
NO.			



VEGETATIVE PRACTICES
 FERTILIZING, SEEDING, AND MULCHING WILL BE USED AS BOTH A TEMPORARY AND A FINAL EROSION AND SEDIMENTATION CONTROL MEASURE. GRASS MIXTURES ARE USED ACCORDING TO PERMANENT AND TEMPORARY COVER REQUIREMENTS. THE TEMPORARY SEED MIX SHALL BE USED IN ALL DISTURBED AREAS THAT WILL NOT BE REWORKED WITHIN 4 DAYS AND DURING PERIODS OF THE YEAR WHEN PERMANENT SEEDING CANNOT BE PLACED. AS DISTURBED AREAS WITHIN A PROJECT APPROACH FINAL GRADE, PREPARATIONS SHOULD BE MADE FOR SEEDING AND MULCHING TO BEGIN (I.E. ANTICIPATE THE COMPLETION DATE AND SCHEDULE THE SEEDER). IN NO CASE SHOULD AN AREA 15,000 SQUARE FEET, WHICH IS TO BE STABILIZED BY VEGETATION, REACH FINAL GRADE WITHOUT BEING SEEDED AND MULCHED. WAITING UNTIL EARTHMOVING IS COMPLETED BEFORE MAKING PREPARATION FOR SEEDING AND MULCHING IS NOT ACCEPTABLE. PERMANENT SEED MIX SHALL BE APPLIED WITHIN 4 DAYS AFTER FINAL GRADING HAS BEEN ACCOMPLISHED. APPLY SLOPE SEEDING ON SLOPES GREATER THAN 3V:1H. REFER TO THE MODIFIED VERSION OF PADEP E&S MANUAL STANDARD WORKSHEET #21 BELOW FOR TEMPORARY AND PERMANENT SEEDING STABILIZATION SPECIFICATIONS.

(TEMPORARY)
 SPECIES: PERENNIAL RYEGRASS
 PURE LIVE SEED: 95 %
 APPLICATION RATE: 60 LB/ACRE
 FERTILIZER TYPE: 10-10-10 (X-X-X)
 FERTILIZER APPL. RATE: 500 LB/ACRE
 LIMING RATE: 1.0 T/ACRE
 MULCH TYPE: STRAW OR HAY
 MULCHING RATE: 3.0 T/ACRE
 (PERMANENT) TOPSOIL PLACEMENT DEPTH: 4.0 IN.
 SPECIES: ANNUAL RYEGRASS, (PERENNIAL RYEGRASS)
 PURE LIVE SEED: 95 (95) %
 APPLICATION RATE: 5 (50) LB/ACRE
 FERTILIZER TYPE: 10-20-20 (X-X-X)
 FERTILIZER APPL. RATE: 1000 LB/ACRE
 LIMING RATE: 6.0 T/ACRE
 MULCH TYPE: STRAW OR HAY
 MULCHING RATE: 3.0 T/ACRE
 ANCHOR MATERIAL: NONASPHALTIC EMULSION (IF NECESSARY)
 ANCHORING METHOD: SPRAY
 RATE OF ANCHOR MATERIAL APPL: 120 GALLONS PER ACRE LB/ACRE
 SEEDING SEASON DATES: MARCH 15 TO JUNE 1 / AUG 1 TO OCT 15
 (PERMANENT - STEEP SLOPE)
 TOPSOIL PLACEMENT DEPTH: 2.0 IN.
 SPECIES: ANNUAL RYEGRASS, (SWITCH GRASS)
 % PURE LIVE SEED: 95 (90) %
 APPLICATION RATE: 10 (10) LB/ACRE
 FERTILIZER TYPE: 10-10-20 (X-X-X)
 FERTILIZER APPL. RATE: 1000 LB/ACRE
 LIMING RATE: 6.0 T/ACRE
 MULCH TYPE: N/A
 MULCHING RATE: N/A T/ACRE
 EROSION CONTROL BLANKET TYPE: NAG S150BN OR APPROVED EQUAL
 ANCHOR MATERIAL: NONASPHALTIC EMULSION (IF NECESSARY)
 ANCHORING METHOD: SPRAY
 RATE OF ANCHOR MATERIAL APPL: 120 GALLONS PER ACRE LB/ACRE
 SEEDING SEASON DATES: MARCH 15 TO JUNE 1 / AUG 1 TO OCT 15



Bates Street and Coltart Street Interim Site Plan Site Stabilization Plan

PROJECT LOCATION:
 4th Ward - City of Pittsburgh Allegheny County, PA
 CLIENT ADDRESS:
 Walnut Capital Partners
 5500 Forbes Avenue
 Pittsburgh, PA 15223

DRAWN BY:	CHECKED BY:
JEC	CMS
CAD FILE:	
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HORIZ. SCALE:	VERT. SCALE:
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SHEET:	2 OF 2
CD102	
PROJECT #:	13644