

# PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

FOR



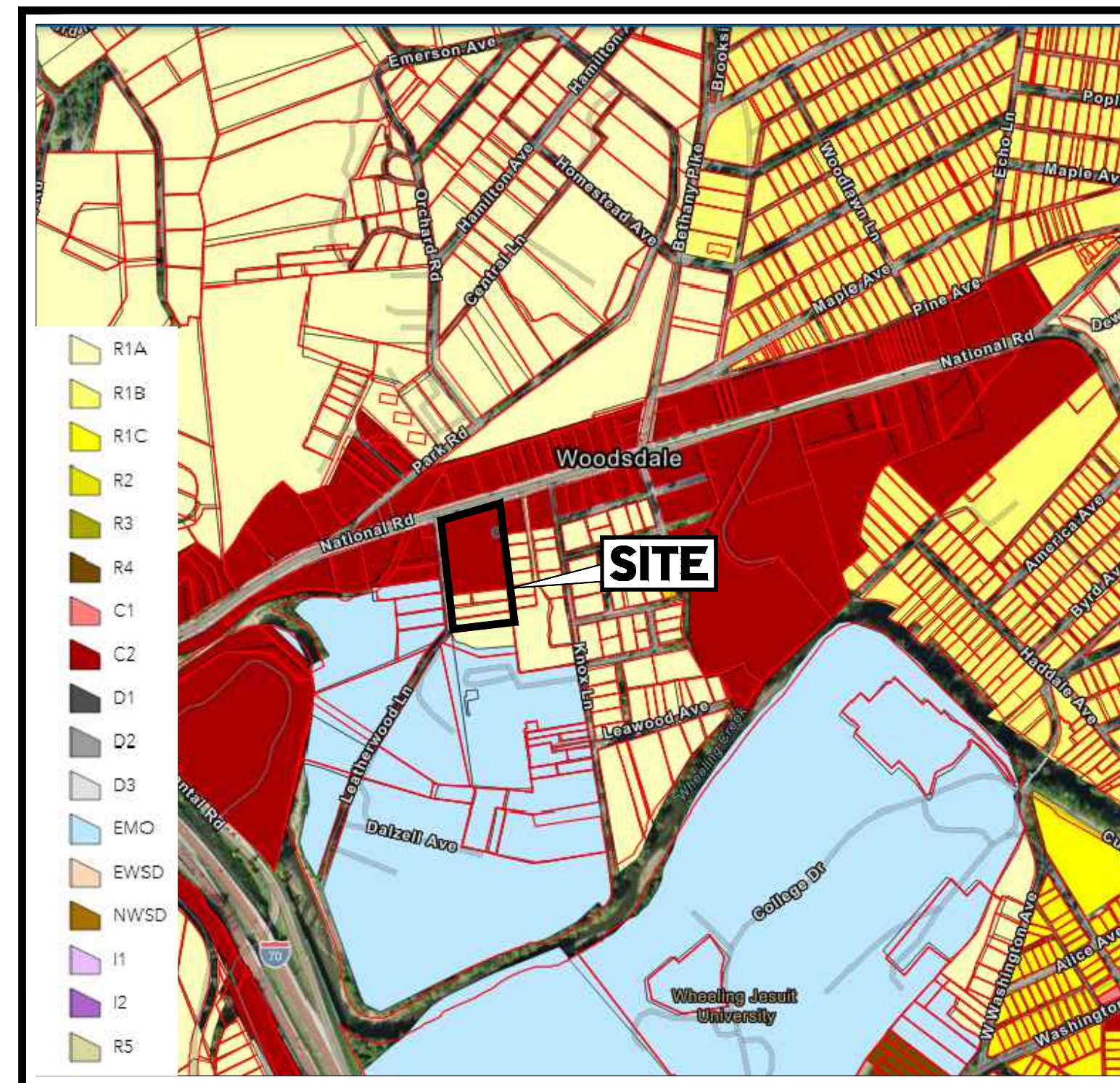
## PROPOSED FINANCIAL OFFICE BUILDING WITH DRIVE-THRU ITMS

LOCATION OF SITE

842 NATIONAL ROAD

CITY OF WHEELING

OHIO COUNTY, WV 26003



**ZONING MAP**

SCALE: 1" = 600'  
SOURCE: CITY OF WHEELING, WV



**LOCATION MAP**

SCALE: 1" = 500'  
SOURCE: GOOGLE MAPS

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### REVISIONS

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PROJECT No.: PAD220035.00  
DRAWN BY: JWC  
CHECKED BY: AFM  
DATE: 08/10/2023  
CAD ID: PAD230035.00-CNDS-0A

PROJECT:  
**PRELIMINARY/  
FINAL LAND  
DEVELOPMENT  
PLANS**  
FOR



PROPOSED DEVELOPMENT  
842 NATIONAL ROAD  
CITY OF WHEELING  
OHIO COUNTY, WV 26003



1 ALLEGHENY SQUARE, SUITE 402  
PITTSBURGH, PA 15212  
Phone: (724) 638-8500

www.BohlerEngineering.com



REGISTERED LANDSCAPE ARCHITECT  
WEST VIRGINIA LICENSE No.

SHEET TITLE:

**COVER SHEET**

SHEET NUMBER:

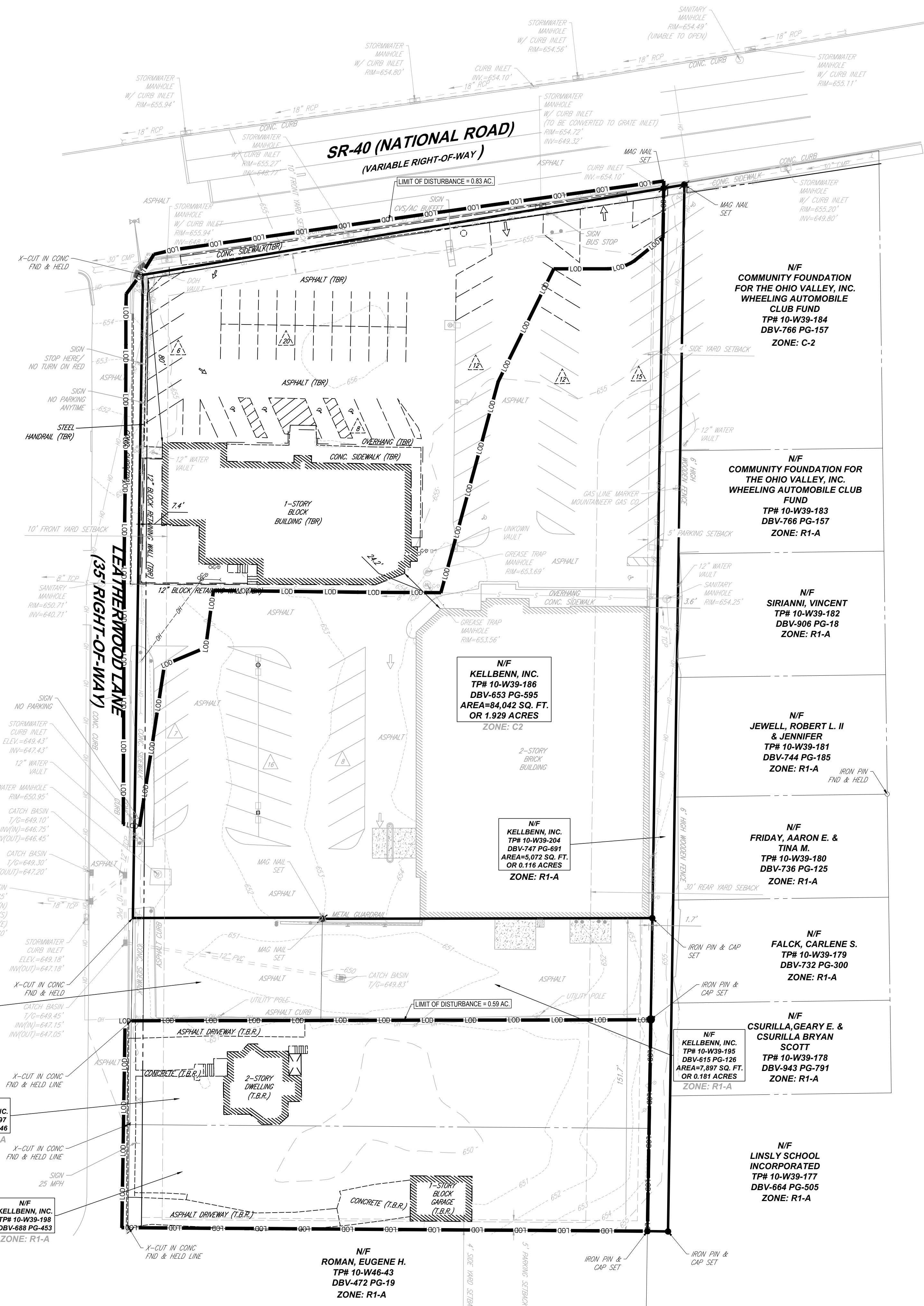
**C-101**

ORG. DATE - 08/10/2023

PREPARED BY







**LEGEND**

**EXISTING**

PROPERTY LINE	---
R.O.W. LINE	---
ADJACENT PROPERTY LINE	---
SETBACK LINE	---
BUILDING	▭
CONCRETE CURB	---
FENCE	---
GUIDE RAIL	---
SET IRON PIN & CAP / SET MAG NAIL	●
SIGN	---
PARKING COUNT	⚠
AREA LIGHT	⬜
DRAINAGE INLET	⊠
STORM/SANITARY MANHOLE	⊙
WATER/GAS VALVES	⊕
ROOF DRAIN/CLEANOUT	⊖
FIRE HYDRANT	⊕
UTILITY POLE W/ LIGHT	⊕
UTILITY POLE	⊕
OVERHEAD UTILITY WIRES	---
SANITARY SEWER	---
STORM PIPE	---

**LEGEND**

**TO BE REMOVED**

BUILDING	▭
CONCRETE CURB	---
GUIDE RAIL	---
ACCESSIBLE SYMBOL	♿
PARKING COUNT	⚠
AREA LIGHT	⬜
DRAINAGE INLET	⊠
STORM/SANITARY MANHOLE	⊙
ROOF DRAIN/CLEANOUT	⊖
UTILITY POLE	⊕
OVERHEAD UTILITY WIRES	---
STORM PIPE	---

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 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
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FOR

**UNIFIED BANK**

PROPOSED DEVELOPMENT

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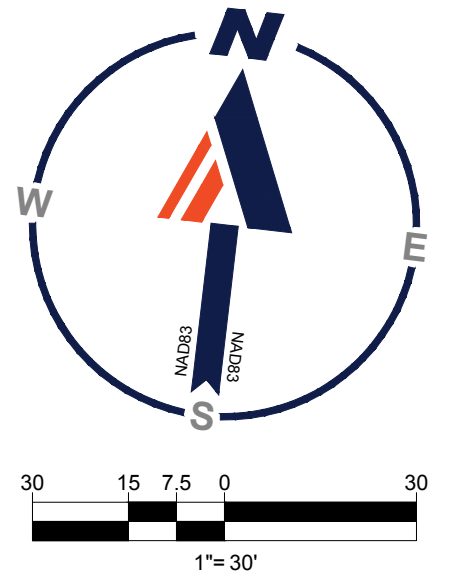
**M.W. TAKACS**

REGISTERED LANDSCAPE ARCHITECT  
 WEST VIRGINIA LICENSE No.

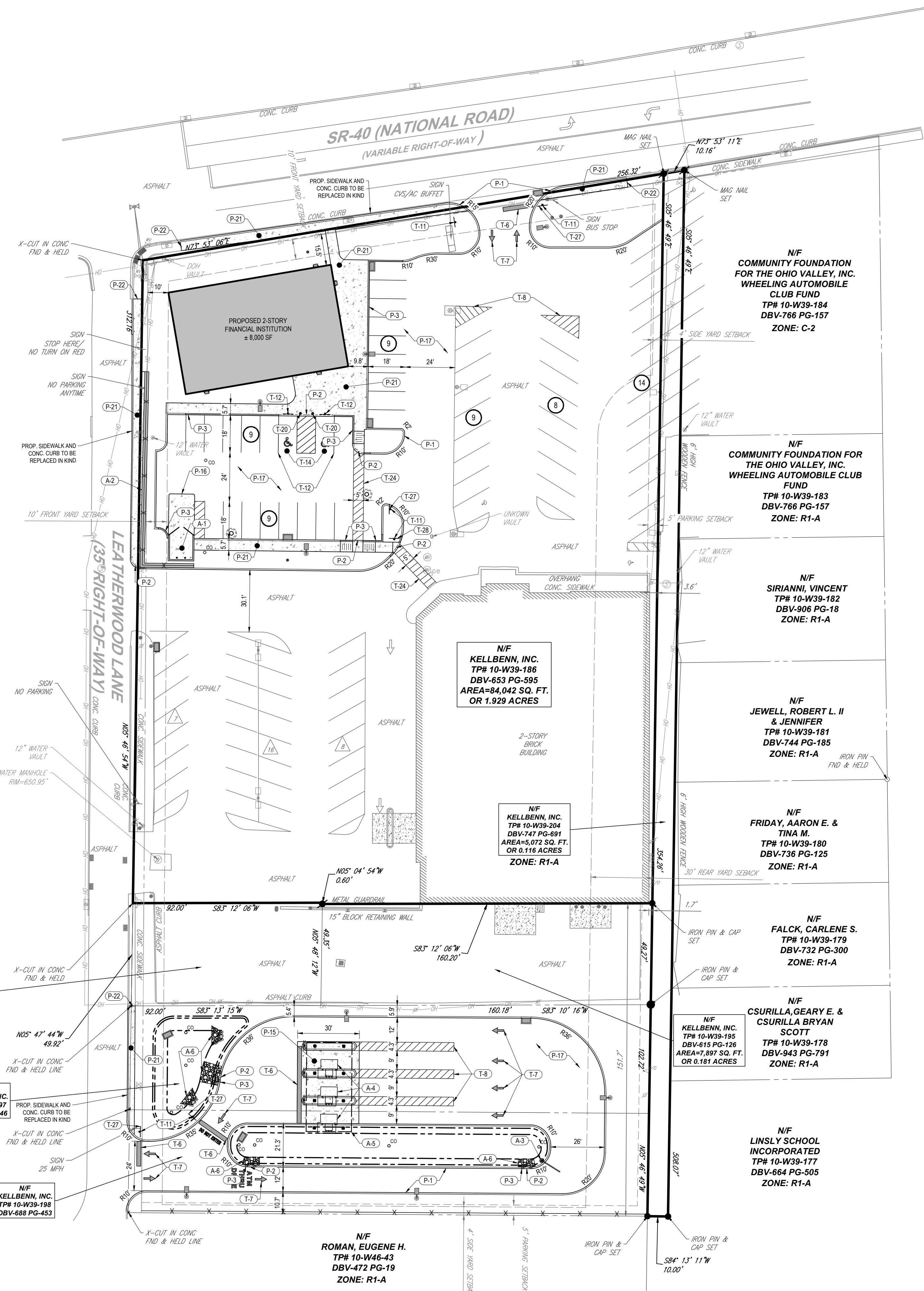
SHEET TITLE:  
**EXISTING CONDITIONS/ DEMOLITION PLAN**

SHEET NUMBER:  
**C-201**

ORG. DATE - 08/10/2023



R:\2023\PA\230035.00\CADD\DRWINGS\PLAN SET\DRWING SITE PLANS\PA230035.00-LDVP-0A.dwg...LAYOUT: C-201.DWG



**LEGEND**  
EXISTING

CONCRETE CURB	—
FENCE	—X—
GUIDE RAIL	—+—
SET IRON PIN & CAP / SET MAG NAIL	●
SIGN	—
PARKING COUNT	⊠
AREA LIGHT	⊠
DRAINAGE INLET	⊠
STORM/SANITARY MANHOLE	⊠
WATER/GAS VALVES	⊠
ROOF DRAIN/CLEANOUT	⊠
FIRE HYDRANT	⊠
UTILITY POLE W/ LIGHT	⊠
UTILITY POLE	⊠
OVERHEAD UTILITY WIRES	—

**LEGEND**  
PROPOSED

BUILDING	▭
RETAINING WALL	▭
CONCRETE CURB	▭
FLUSH CURB	▭
FENCE	—X—
ACCESSIBLE SYMBOL	♿
CROSSWALK	▭
SIDEWALK	▭
RAMP	▭
SIGN	—
BOLLARD	⊠
PARKING COUNT	⊠
AREA LIGHT	⊠
DRAINAGE INLET	⊠
MANHOLE	⊠



**LOCATION MAP**  
SCALE: 1" = 1,000'  
SOURCE: GOOGLE MAPS 2022

**REVISIONS**

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**M.W. TAKACS**  
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WEST VIRGINIA LICENSE No.

SHEET TITLE:  
**SITE PLAN**  
SHEET NUMBER:  
**C-301**  
ORG. DATE - 08/10/2023

**ZONING TABLE**

ZONE: C2 - GENERAL COMMERCIAL  
PROPOSED USE: FINANCIAL INSTITUTION (PERMITTED BY RIGHT WITHIN C2 DISTRICT)

**APPLICANT/ OWNER INFORMATION**

APPLICANT: UNIFIED BANK  
201 S. FOURTH STREET  
MARTINS FERRY, OH 43935

PROPERTY OWNER: KELLBENN, INC.  
1144 MARKET STREET, SUITE 101  
WHEELING, WV 26003

**BULK REQUIREMENTS**

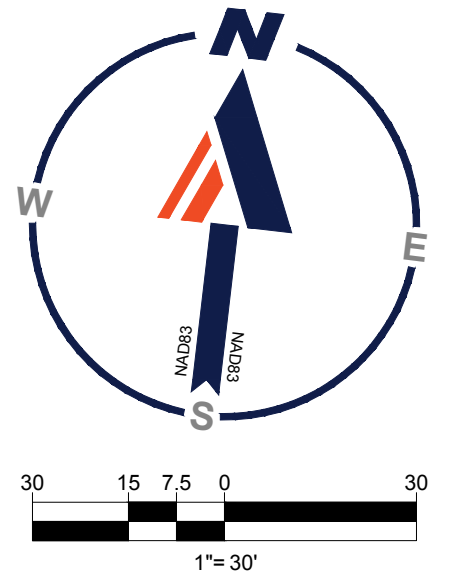
ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000 SF	84,042 SF	NO CHANGE
MIN. LOT FRONTAGE	75.0'	253.4'	NO CHANGE
MIN. LOT DEPTH	100.0'	310.4'	NO CHANGE
MAX. FLOOR AREA RATIO	1.5	0.28	0.30
MIN. YARD SETBACKS			
FRONT YARD	10.0'	80.0'	10.0'
2 SIDE YARD	10.0'	N/A	NO CHANGE
1 SIDE YARD	4.0'	1.7' (ENC)	NO CHANGE
SIDE YARD (ABUTTING R1-A)	5.0'	1.7' (ENC)	NO CHANGE
REAR YARD	15.0'	N/A	N/A
REAR YARD (ABUTTING R1-A)	30.0'	N/A	N/A
MAX. PERMITTED HEIGHT	45.0' (3 STORIES)	2 STORIES	2 STORIES
MIN. NUMBER OF PARKING SPACES	88 SPACES	103 SPACES	88 SPACES

REQUIRED MINIMUM PARKING FOR RETAIL (EXISTING CVS) = 1 SPACE PER 250 SF OF GFA  
 = (13,658 SF / 250) = 55 SPACES  
 REQUIRED MINIMUM PARKING FOR OFFICES (PROPOSED FINANCIAL INSTITUTION) = 1 SPACE PER 250 SF OF GFA  
 = (8,000 SF / 250) = 33 SPACES  
 REQUIRED MINIMUM TOTAL PARKING SPACES = 88 SPACES

KEY = VARIANCE REQUIRED  
ENC = EXISTING NON-CONFORMITY

**LEGEND**  
PROPOSED FEATURES

(A-1) TRASH ENCLOSURE.
(A-2) RETAINING WALL.
(A-3) CLEARANCE BAR.
(A-4) INTERACTIVE TELLER MACHINE.
(A-5) CANOPY.
(A-6) RIPRAP.
(P-1) TYPICAL CONCRETE CURB.
(P-2) TYPICAL FLUSH CONCRETE CURB.
(P-3) TAPERED CURB.
(P-15) PAVEMENT AND TIE-IN.
(P-16) CONCRETE PAVEMENT.
(P-17) REINFORCED CONCRETE PAVEMENT.
(P-18) STANDARD ASPHALT PAVEMENT.
(P-21) CONCRETE SIDEWALK.
(P-22) SIDEWALK TIE-IN.
(T-4) WHITE PAINTED STOP BAR.
(T-7) WHITE PAINTED TRAFFIC ARROW.
(T-8) PAVEMENT MARKING.
(T-11) STANDARD POLE MOUNTED SIGN INSTALLATION.
(T-12) ADA ACCESSIBLE PARKING SPACE STRIPING.
(T-14) RESERVED PARKING SPACE WITH PENALTIES & VAN ACCESSIBLE SIGNS.
(T-18) RESERVED PARKING SIGN WITHIN BOLLARD.
(T-20) BOLLARD.
(T-24) STANDARD CROSSWALK.
(T-27) STANDARD STOP SIGN.
(T-28) STANDARD PEDESTRIAN CROSSING SIGN.



R:\2023\PA230035.00\CADD\DRAWINGS\PLAN SET\DRIVE\SITE PLANS\PA230035.00-LDVP-0A.dwg...LA\OUT: C-301 SITE

**REVISIONS**

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**M.W. TAKACS**  
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 WEST VIRGINIA LICENSE No.

**GRADING PLAN**

SHEET NUMBER:  
**C-401**

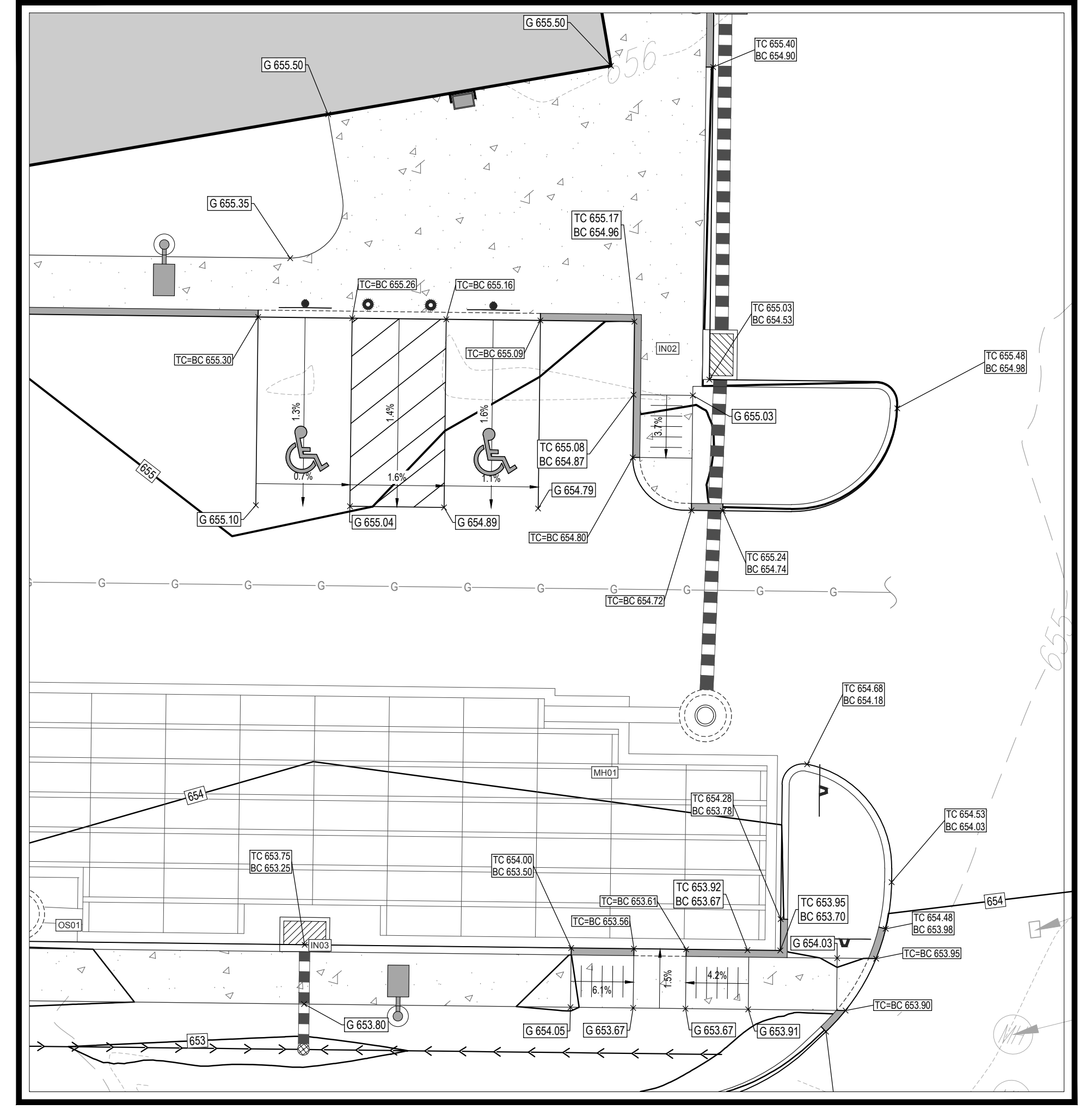
ORG. DATE - 08/10/2023

**LEGEND**  
**EXISTING**

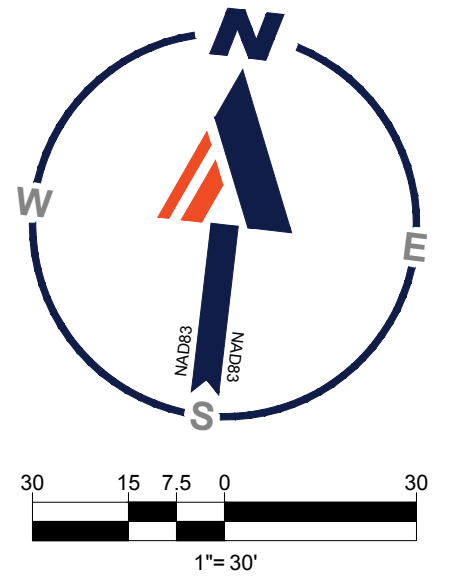
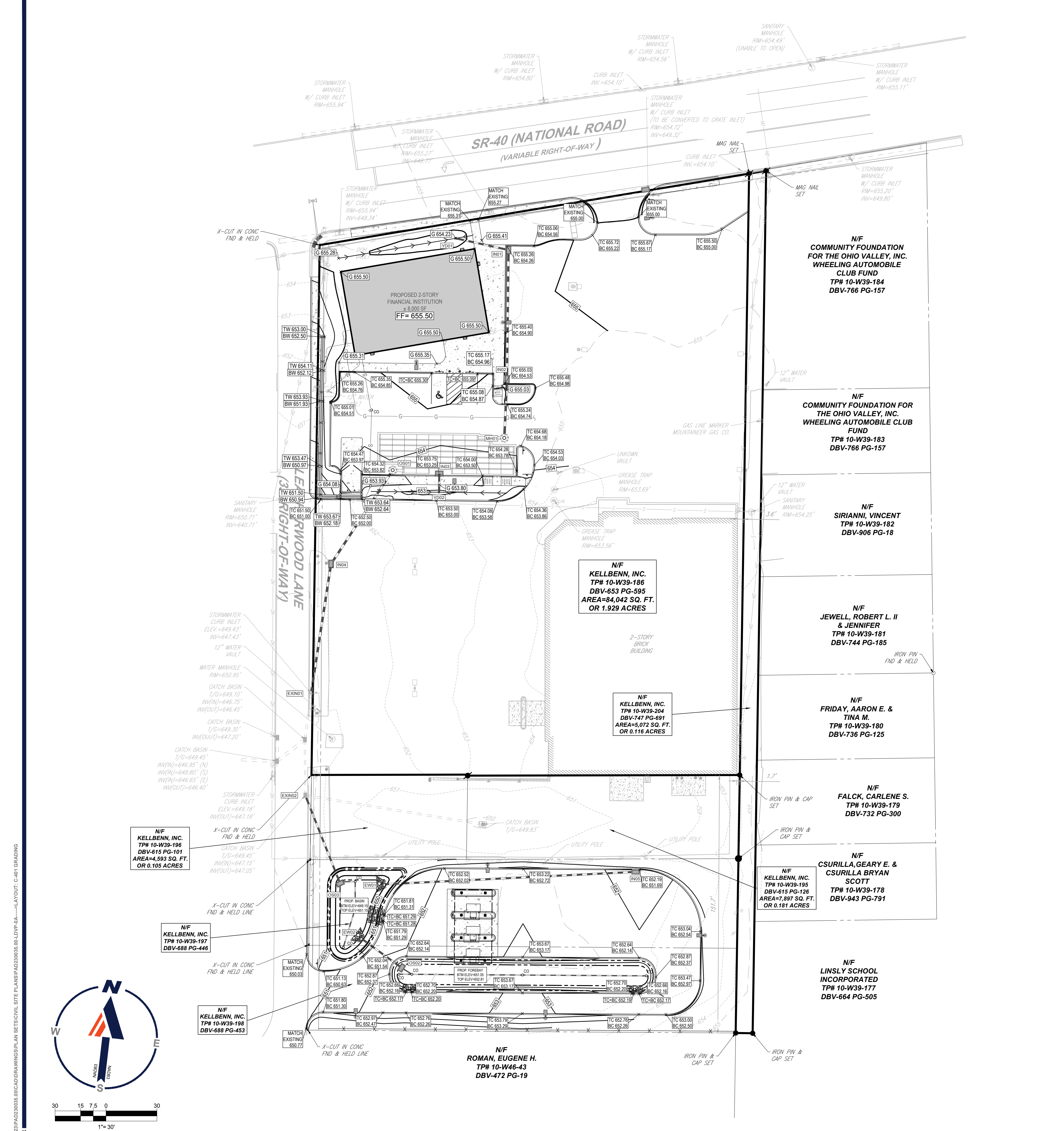
CONCRETE CURB	—
FENCE	—X—
GUIDE RAIL	—
SET IRON PIN & CAP / SET MAG NAIL	●
SIGN	—
AREA LIGHT	—
DRAINAGE INLET	—
STORM/SANITARY MANHOLE	—
WATER/GAS VALVES	—
ROOF DRAIN/CLEANOUT	—
FIRE HYDRANT	—
UTILITY POLE W/ LIGHT	—
UTILITY POLE	—
OVERHEAD UTILITY WIRES	—
SANITARY SEWER	—S—
STORM PIPE	—

**LEGEND**  
**PROPOSED**

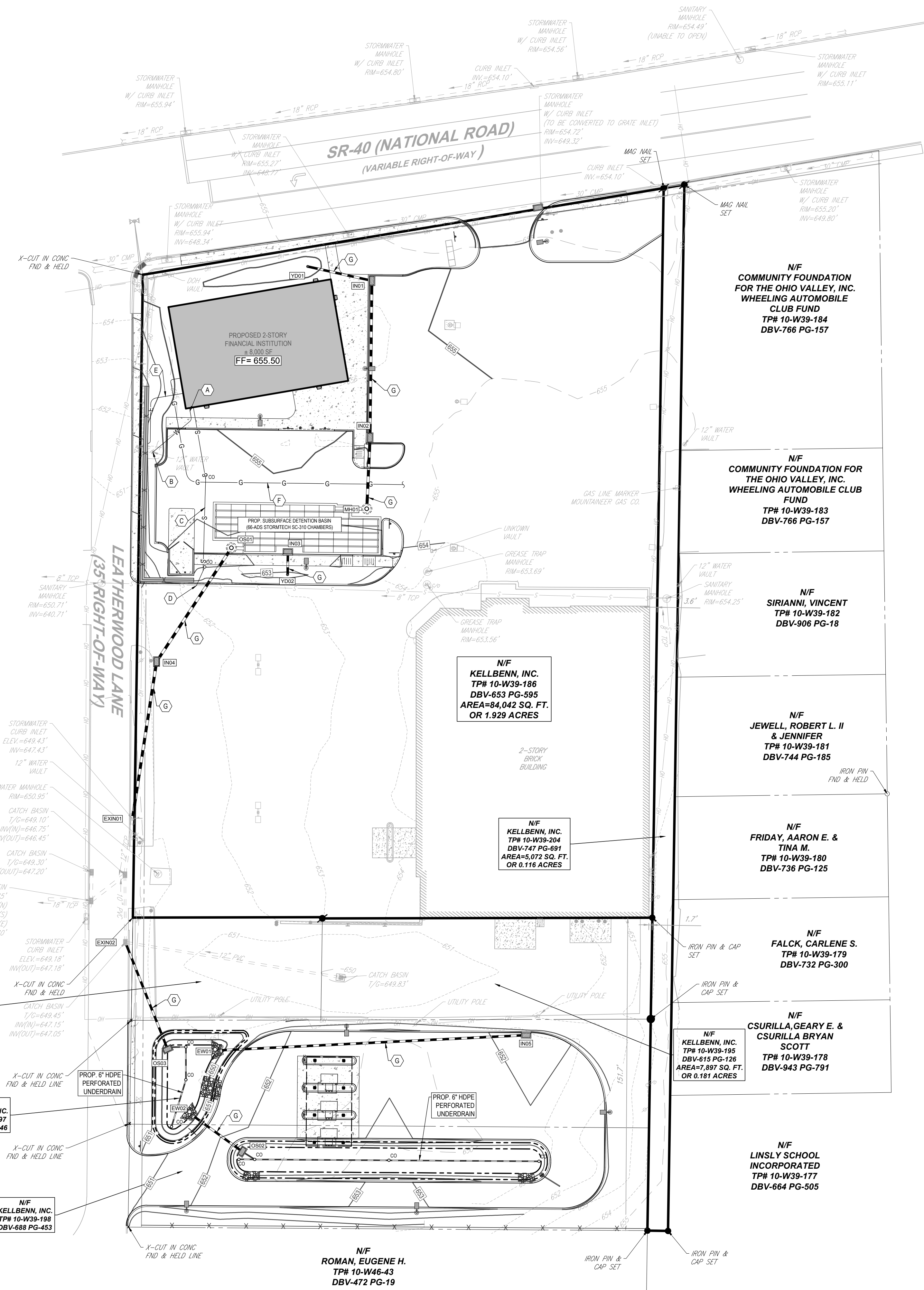
BUILDING	—
RETAINING WALL	—
CONCRETE CURB	—
FLUSH CURB	—
FENCE	—X—
ACCESSIBLE SYMBOL	—
CROSSWALK	—
SIDEWALK	—
RAMP	—
SIGN	—
BOLLARD	—
AREA LIGHT	—
DRAINAGE INLET	—
MANHOLE	—
CLEANOUT	—
ELECTRIC LINE	—E—
GAS LINE	—G—
WATER LINE	—W—
SANITARY SEWER	—S—
SWALE	—
STORM PIPE	—
SPOT ELEVATION	123.00 (TC 123.50) (BC 123.00)



**ADA ENLARGEMENT AREA**  
 SCALE: 1" = 10'



R:\2023\PA230035.00\CADD\DRAWINGS\PLAN SET\TRICAL SITE PLANS\PA230035.00-LDVP-0A.dwg...LAUTOUT\_C-401.GRD



**LEGEND**

**EXISTING**

CONCRETE CURB	—
FENCE	—X—
GUIDE RAIL	—
SET IRON PIN & CAP 7	—●—
SET MAG NAIL	—●—
SIGN	—
AREA LIGHT	—
DRAINAGE INLET	—
STORM/SANITARY MANHOLE	—
WATER/GAS VALVES	—
ROOF DRAIN/CLEANOUT	—
FIRE HYDRANT	—
UTILITY POLE W/LIGHT	—
UTILITY POLE	—
OVERHEAD UTILITY WIRES	—
SANITARY SEWER	—
STORM PIPE	—

**LEGEND**

**PROPOSED**

BUILDING	—
RETAINING WALL	—
CONCRETE CURB	—
FLUSH CURB	—
FENCE	—X—
ACCESSIBLE SYMBOL	—
CROSSWALK	—
SIDEWALK	—
RAMP	—
SIGN	—
BOLLARD	—
AREA LIGHT	—
DRAINAGE INLET	—
MANHOLE	—
CLEANOUT	—
ELECTRIC LINE	—E—
GAS LINE	—G—
WATER LINE	—W—
SANITARY SEWER	—S—
STORM PIPE	—

**LEGEND**

**PROPOSED UTILITIES**

(A)	PROPOSED WATER SERVICE IN ACCORDANCE WITH CITY WATER DEPARTMENT REGULATIONS AND SPECIFICATIONS.
(B)	GC TO CONNECT TO EXISTING WATER VAULT PER AUTHORITY REGULATIONS. GC SHALL VERIFY SIZE, LOCATION AND CONDITION OF EXISTING LINE PRIOR TO CONNECTION.
(C)	PROPOSED SANITARY LATERAL AT MINIMUM 2.00% SLOPE IN ACCORDANCE WITH SEWER AUTHORITY. REFER TO SANITARY PIPE SCHEDULE.
(D)	GC TO CONNECT TO EXISTING SANITARY SEWER PER WATER AUTHORITY REGULATIONS. GC SHALL VERIFY SIZE, LOCATION AND CONDITION OF EXISTING SERVICE LINE PRIOR TO CONNECTION.
(E)	PROPOSED UNDERGROUND ELECTRICAL AND TELEPHONE CONDUITS IN ACCORDANCE WITH SERVICE PROVIDERS REGULATIONS AND SPECIFICATIONS. GC TO COORDINATE WITH SERVICE PROVIDERS PRIOR TO CONSTRUCTION.
(F)	PROPOSED GAS SERVICE IN ACCORDANCE WITH AUTHORITY REGULATIONS AND SPECIFICATIONS. GC SHALL VERIFY SIZE, LOCATION AND CONDITION OF EXISTING SERVICE LINE PRIOR TO CONNECTION.
(G)	PROPOSED HDPE STORM PIPE. REFER TO STORM SEWER PIPE SCHEDULE.

**STORM STRUCTURE SCHEDULE**

NAME	TYPE	GRIT/IRIM ELEV. (FT.)	INVERTS
EXIN01	TYPE M INLET	648.43	INV IN = 647.53 (15" HDPE)
IN01	TYPE C INLET	654.31	INV IN = 650.74 (12" HDPE) INV OUT = 650.64 (15" HDPE)
IN02	TYPE C INLET	654.59	INV IN = 649.88 (15" HDPE) INV OUT = 649.78 (15" HDPE)
IN03	TYPE C INLET	653.31	INV IN = 649.43 (12" HDPE)
IN04	TYPE M INLET	651.31	INV IN = 648.02 (15" HDPE) INV OUT = 647.92 (15" HDPE)
MH01	MANHOLE	654.24	INV IN = 649.43 (15" HDPE)
OS01	MANHOLE	653.71	INV OUT = 648.93 (15" HDPE)
YD01	YARD DRAIN	654.23	INV OUT = 651.06 (12" HDPE)
YD02	YARD DRAIN	652.66	INV OUT = 649.78 (12" HDPE)
EW01	ENDWALL	-	INV IN = 649.15 (12" HDPE)
EW02	ENDWALL	-	INV IN = 649.15 (12" HDPE)
EXIN02	TYPE M INLET	649.45	INV IN = 647.15 (12" HDPE)
IN05	TYPE C INLET	651.76	INV OUT = 649.67 (12" HDPE)
OS02	TYPE M INLET	651.05	INV OUT = 649.55 (12" HDPE)
OS03	TYPE M INLET	650.15	INV OUT = 647.65 (12" HDPE)

**STORM SEWER PIPE SCHEDULE**

FROM	TO	SIZE (IN.)	TYPE	LENGTH (FT.)	SLOPE(%)
IN01	IN02	15"	HDPE	76	1.00%
IN02	MH01	15"	HDPE	35	1.00%
IN04	EXIN01	15"	HDPE	77	0.50%
OS01	IN04	15"	HDPE	66	1.38%
YD01	IN01	12"	HDPE	32	1.00%
YD02	IN03	12"	HDPE	11	3.00%
IN05	EW01	12"	HDPE	148	0.35%
OS02	EW02	12"	HDPE	29	1.36%
OS03	EXIN02	12"	HDPE	56	0.90%

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REGISTERED LANDSCAPE ARCHITECT  
 WEST VIRGINIA LICENSE No. \_\_\_\_\_

SHEET TITLE:  
**UTILITY PLAN**

SHEET NUMBER:  
**C-501**

ORG. DATE - 08/10/2023

North arrow pointing up.

Graphic scale: 1" = 30'

Scale markings: 0, 7.5, 15, 30

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SHEET TITLE:  
**SOIL EROSION & SEDIMENT POLLUTION CONTROL PLAN**

SHEET NUMBER:  
**C-601**

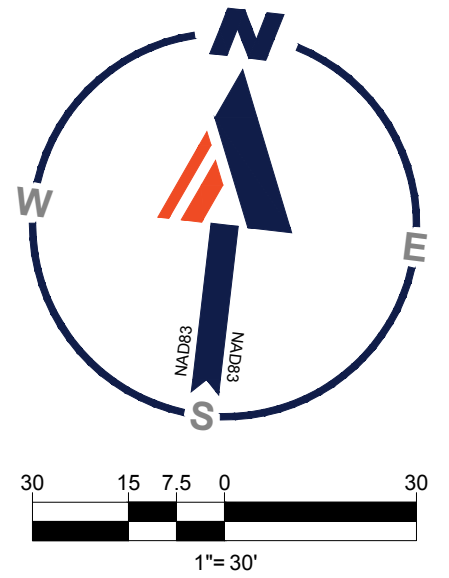
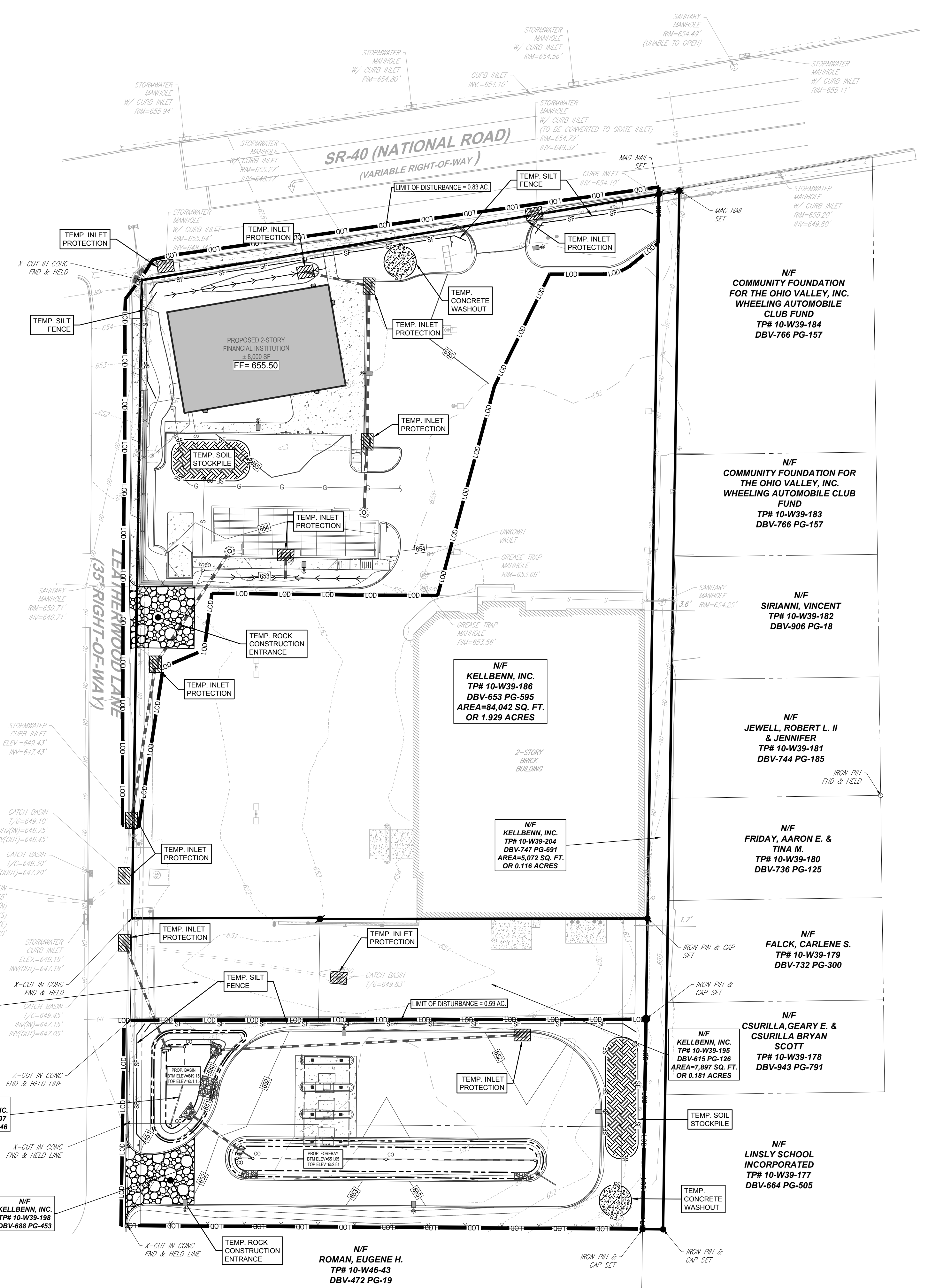
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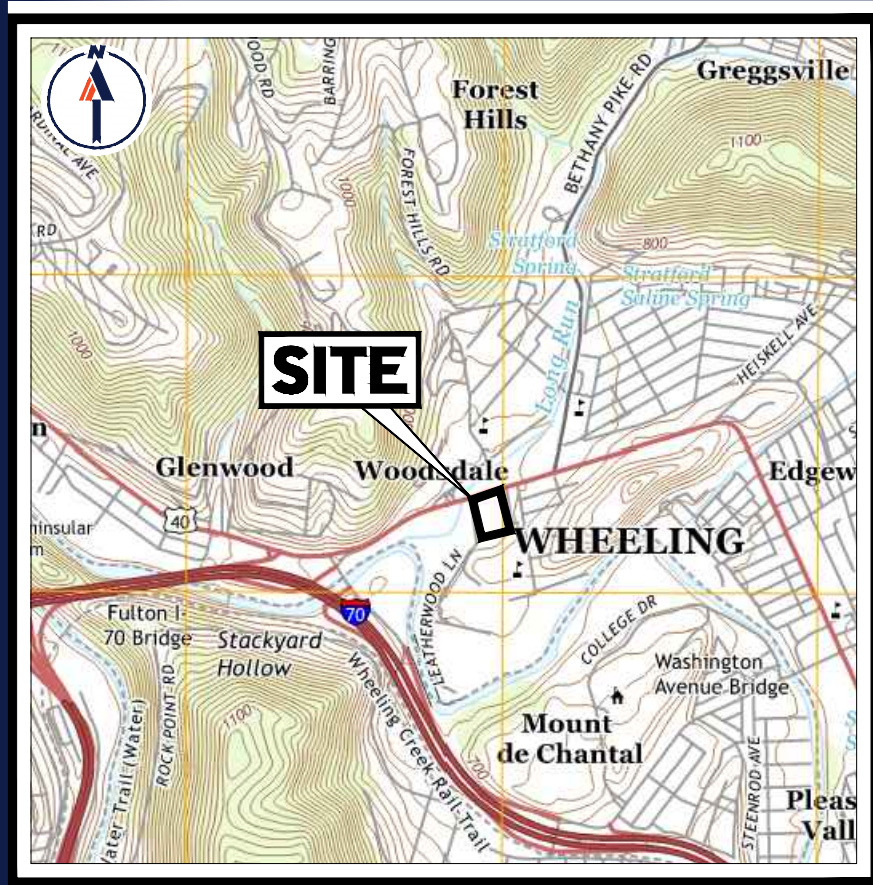
CONCRETE CURB	—
FENCE	—X—
GUIDE RAIL	—+—
SET IRON PIN & CAP / SET MAG NAIL	●
SIGN	—
AREA LIGHT	—□—
DRAINAGE INLET	—
STORM/SANITARY MANHOLE	—○—
WATER/GAS VALVES	—
ROOF DRAIN/CLEANOUT	—
FIRE HYDRANT	—
UTILITY POLE W/ LIGHT	—
UTILITY POLE	—
OVERHEAD UTILITY WIRES	—
SANITARY SEWER	—
STORM PIPE	—

**LEGEND**  
 PROPOSED

LIMIT OF DISTURBANCE	—LOD—
SILT FENCE	—FS—
CONCRETE WASHOUT	—
TEMPORARY STOCKPILE	—
ROCK CONSTRUCTION ENTRANCE	—



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**USGS MAP**

SCALE: 1" = 2,000'  
SOURCE: USGS



**SOIL MAP**

SCALE: 1" = 200'  
SOURCE: WEB SOIL SURVEY

**LOCATION OF ALL SURFACE WATERS**

THE SUBJECT SITE IS LOCATED WITHIN THE HUC 12 LONG RUN - WHEELING CREEK WATERSHED.

**RECYCLING OR DISPOSAL OF MATERIALS**

THE FOLLOWING IS A LIST THAT INCLUDES, BUT THAT IS NOT LIMITED TO, THE POTENTIAL CONSTRUCTION WASTES THAT MAY EXIST ON-SITE:

- CONCRETE CURB AND SIDEWALK
- ASPHALT
- E&S BMP - SILT FENCE
- E&S BMP - INLET PROTECTION
- E&S BMP - REGULATED FILL MATERIALS

ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE WV DEPS SOLID WASTE MANAGEMENT REGULATIONS. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.

1.) DUST CONTROL - CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE AT THE STABILIZED CONSTRUCTION ENTRANCE. THE PURPOSE IS TO TRAP DUST AND MUD THAT WOULD OTHERWISE BE CARRIED OFF-SITE BY CONSTRUCTION TRAFFIC.

2.) SOLID WASTE DISPOSAL - NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, ARE ALLOWED TO BE DISCHARGED FROM THE SITE WITH STORMWATER.

3.) SANITARY FACILITIES - ALL PERSONNEL INVOLVED WITH CONSTRUCTION ACTIVITIES MUST COMPLY WITH STATE AND LOCAL SANITARY OR SEPTIC SYSTEM REGULATIONS.

4.) WATER SOURCE - NON-STORMWATER COMPONENTS OF SITE DISCHARGE MUST BE CLEAN WATER. WATER USED FOR CONSTRUCTION WHICH DISCHARGES FROM THE SITE MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE STATE HEALTH DEPARTMENT.

5.) CONCRETE WASTE FROM CONCRETE READY-MIX TRUCKS - DISCHARGE OF EXCESS OR WASTE CONCRETE AND/OR WASH WATER FROM CONCRETE TRUCKS WILL BE ALLOWED ON THE CONSTRUCTION SITE, BUT ONLY IN SPECIFICALLY DESIGNATED DIKED AREAS PREPARED TO PREVENT CONTACT BETWEEN THE CONCRETE AND/OR WASH WATER AND STORMWATER THAT WILL BE DISCHARGED FROM THE SITE.

**POTENTIAL THERMAL IMPACTS TO SURFACE WATERS**

A POTENTIAL FOR THERMAL IMPACTS EXISTS IN INSTANCES WHERE SURFACE RUNOFF IS DIRECTLY CONVEYED TO A RECEIVING STREAM WITHOUT ADEQUATE ATTENUATION OR COOLING TO AVOID THERMAL IMPACTS. THE FOLLOWING ARE PROPOSED: SILT FENCE DURING CONSTRUCTION, LANDSCAPING. ALL OF THOSE MEASURES WILL HELP TO CONTROL RUNOFF VOLUME AND RATE AND THEREBY PROVIDE ADDITIONAL COOLING TIME, THEREBY MINIMIZING THERMAL IMPACTS TO THE RECEIVING STREAM.

**E&S PLAN PLANNING & DESIGN**

THE FOLLOWING MEASURES ARE TAKEN TO MINIMIZE THE EXTENT AND DURATION OF EARTH DISTURBANCE:
- ACCESS THE SITE THRU DESIGNATED CONSTRUCTION ENTRANCE
- SEQUENCE CONSTRUCTION ACTIVITIES BY LIMITING DISTURBANCES TO A SPECIFIC TASK SUCH THAT EACH TASK IS COMPLETED BEFORE THE NEXT TASK IS INITIATED

THE FOLLOWING MEASURES ARE TAKEN TO MAXIMIZE PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION:
- ACCESS THE SITE THRU DESIGNATED CONSTRUCTION ENTRANCE

THE FOLLOWING MEASURES ARE TAKEN TO MINIMIZE SOIL COMPACTION:
- ACCESS THE SITE THRU DESIGNATED CONSTRUCTION ENTRANCE
- USE OF TREADED MACHINERY WHERE PRACTICAL DURING EARTHMOVING OPERATIONS
- GRADE SITE TO MINIMIZE EXTENT OF CUTS/FILLS

THE FOLLOWING MEASURES ARE TAKEN TO PREVENT OR MINIMIZE GENERATION OF INCREASED STORM WATER RUNOFF:
- DIRECT RUNOFF TO INLETS AND BASIN TO CONTROL RUNOFF RATES
- PROVIDE LANDSCAPING TO HELP REDUCE RUNOFF VOLUME

**EXISTING/PROPOSED RIPARIAN FOREST BUFFERS**

REGARDING EXISTING OR PROPOSED RIPARIAN FOREST BUFFERS, NOTE THE FOLLOWING:
- THERE ARE NO EXISTING/PROPOSED RIPARIAN FOREST BUFFERS LOCATED WITHIN OR OUTSIDE THE LIMITS OF DISTURBANCE FOR THIS PROJECT.

**OVERALL SITE CONSTRUCTION SEQUENCE**

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED IN COMPLIANCE WITH THE EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE MANUAL BEFORE ANY FOLLOWING STAGE IS INITIATED.

AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES INCLUDING, BUT NOT LIMITED TO, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS AND A REPRESENTATIVE OF THE OHIO COUNTY CONSERVATION DISTRICT FOR AN ON-SITE PRE-CONSTRUCTION MEETING.

BEFORE INITIATING ANY REVISION TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE OHIO COUNTY CONSERVATION DISTRICT. THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.

- 1. INSTALL CONSTRUCTION ENTRANCE AND STAGING AREAS AS DESIGNATED ON THE PLANS.
2. INSTALL ALL PERIMETER SILT FENCE, TREE PROTECTION FENCING, CONSTRUCTION FENCING, INLET PROTECTION WITHIN THE DESIGNATED LIMIT OF DISTURBANCE AS INDICATED ON THE PLANS.
3. CONSTRUCT SUBSURFACE DETENTION BASIN, FOREBAY, AND DETENTION BASIN.

ONCE SUBSURFACE BASIN, FOREBAY, AND DETENTION BASIN IS CONSTRUCTED, STABILIZED AND FUNCTIONING PROPERLY, INITIATE THE NECESSARY EARTHWORK TO REACH THE GRADES INDICATED ON THE PLANS. BUILDING CONSTRUCTION MAY COMMENCE UPON ACCEPTANCE OF BUILDING PAD BY OWNER.

INITIATE STORM SEWER INSTALLATIONS FOR THE FEATURES SHOWN ON THE PLANS STARTING AT THE FURTHEST DOWNSTREAM STRUCTURE. THE PERMITTEE SHALL PROVIDE ENGINEERING OVERSIGHT FOR THE CONSTRUCTION OF SUBSURFACE BASIN, A LICENSED PROFESSIONAL OR DESIGNEE KNOWLEDGEABLE IN THE DESIGN AND CONSTRUCTION OF SUBSURFACE BASINS.

CONTINUE WITH THE BALANCE OF EARTHWORK INCLUDING UTILITY INSTALLATION (SANITARY, ELECTRIC, TELEPHONE, CABLE AND GAS) WHERE APPLICABLE.

INITIATE FINAL GRADING AND PLACEMENT OF TOPSOIL IN ALL LANDSCAPE AREAS. AS SOON AS SLOPES, CHANNELS, DITCHES AND OTHER DISTURBED AREAS REACH FINAL GRADE, THEY MUST BE STABILIZED.

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CLEAR SITE OF DEBRIS AND ALL UNWANTED MATERIALS. OPERATOR SHALL REMOVE FROM SITE, RECYCLE OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS.

REMOVAL OF EXCESS OR WASTE CONCRETE AND/OR WASH WATER FROM CONCRETE TRUCKS WILL BE ALLOWED ON THE CONSTRUCTION SITE, BUT ONLY IN SPECIFICALLY DESIGNATED DIKED AREAS PREPARED TO PREVENT CONTACT BETWEEN THE CONCRETE AND/OR WASH WATER AND STORMWATER THAT WILL BE DISCHARGED FROM THE SITE.

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**MAINTENANCE PROGRAM**

THE FOLLOWING MAINTENANCE PROGRAM HAS BEEN DEVELOPED TO PROVIDE FOR THE INSPECTION OF BMPs ON A WEEKLY BASIS AND AFTER EACH MEASURABLE RUNOFF EVENT, AND TO INCLUDE THE REPAIR OF THE BMPs TO ENSURE THEIR EFFECTIVE AND EFFICIENT OPERATION:

UNTIL THE SITE IS STABILIZED AND DURING CONSTRUCTION ACTIVITIES, ALL BMPs MUST BE MAINTAINED PROPERLY BY THE CONTRACTOR. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS.

COMPOST FILTER SOCK - INSPECTIONS SHALL BE CONDUCTED ON A WEEKLY BASIS AND/OR AFTER EACH RUNOFF EVENT. NEEDED REPAIRS SHOULD BE INITIATED IMMEDIATELY AFTER THE INSPECTION.

INLET PROTECTION (FILTER BAGS) - INSPECTIONS SHALL BE CONDUCTED ON A WEEKLY BASIS AND/OR AFTER EACH RUNOFF EVENT. NEEDED REPAIRS SHOULD BE INITIATED IMMEDIATELY AFTER THE INSPECTION.

SWALES - SWALES SHALL BE INSPECTED FOR EROSION AND/OR SEDIMENT ACCUMULATION ON AN ANNUAL BASIS. AFTER A SIGNIFICANT RUNOFF EVENT OR AS DIRECTED BY THE CONSERVATION DISTRICT AND/OR BOROUGH ENGINEER.

SEDIMENT BASIN - INSPECTIONS SHALL BE CONDUCTED ON A WEEKLY BASIS AND/OR AFTER EACH RUNOFF EVENT. NEEDED REPAIRS SHOULD BE INITIATED IMMEDIATELY AFTER THE INSPECTION.

CONSTRUCTION ENTRANCES - LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE MUST BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

SEDIMENT BARRIERS AND BASINS/TRAPS MUST BE INSPECTED AND THEY MUST BE CLEANED OUT AT SUCH TIME AS THEIR ORIGINAL CAPACITY HAS BEEN REDUCED BY 50 PERCENT.

INSPECTIONS SHALL EVALUATE DISTURBED AREAS AND AREAS USED FOR STORING MATERIALS THAT ARE EXPOSED TO RAINFALL FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM OR DISCHARGING FROM THE SITE.

GRASSED AREAS SHALL BE INSPECTED TO CONFIRM THAT A HEALTHY STAND OF GRASS IS MAINTAINED. THE SITE HAS ACHIEVED FINAL STABILIZATION ONCE ALL AREAS ARE COVERED WITH BUILDING FOUNDATION OR PAVEMENT.

DISCHARGE POINTS MUST BE INSPECTED TO DETERMINE WHETHER EROSION AND SEDIMENT CONTROL MEASURES ARE EFFECTIVE IN PREVENTING DISCHARGE OF SEDIMENT FROM THE SITE OR IMPACTS TO RECEIVING WATERS.

**E&S - MONITORING, INSPECTION AND REPORTING REQUIREMENTS**

THE PERMITTEE AND CO-PERMITTEE(S) MUST ENSURE THAT VISUAL SITE INSPECTIONS ARE CONDUCTED WEEKLY, AND WITHIN 24 HOURS AFTER EACH MEASURABLE RAINFALL EVENT THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL THE RECEIPT AND ACKNOWLEDGEMENT OF THE NOT BY THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT.

A SUMMARY OF SITE CONDITIONS, E&S BMP AND PCSM BMP, IMPLEMENTATION AND MAINTENANCE AND COMPLIANCE ACTIONS, AND (2) THE DATE, TIME, NAME AND SIGNATURE OF THE PERSON CONDUCTING THE INSPECTION.

NON-COMPLIANCE REPORTING WHERE E&S, PCSM OR PPC BMPs ARE FOUND TO BE INOPERATIVE OR INEFFECTIVE DURING AN INSPECTION, OR ANY OTHER TIME, THE PERMITTEE AND CO-PERMITTEE(S) SHALL, WITHIN 24 HOURS, CONTACT THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT.

REDUCTION, LOSS, OR FAILURE OF THE BMPs, THE PERMITTEE AND CO-PERMITTEE SHALL TAKE IMMEDIATE ACTION TO RESTORE THE BMPs OR PROVIDE AN ALTERNATIVE METHOD OF TREATMENT.

TERMINATION OF COVERAGE UNTIL PERMANENT STABILIZATION OF EARTH DISTURBANCE ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY THAT ARE AUTHORIZED BY THIS PERMIT AND WHEN BMPs IDENTIFIED IN THE PCSM PLAN HAVE BEEN PROPERLY INSTALLED.

COMPLETION CERTIFICATE AND FINAL PLANS WITHIN 30 DAYS AFTER THE COMPLETION OF EARTH DISTURBANCE ACTIVITIES AUTHORIZED BY THIS PERMIT.

OPERATOR SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE COUNTY CONSERVATION DISTRICT, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SOIL AND BORROW AREAS, REGARDLESS OF THEIR LOCATIONS.

CONTRACTOR SHALL USE TREADED MACHINERY AND MINIMIZE SOIL COMPACTION WHEREVER POSSIBLE.

PROJECT: PA230230035.DWG/ADDIRAWINGS/PLAN SET/STRUCTURAL SITE PLANS/PA230230035-00-CMDS-0A...LAYOUT: C-602-SE-03C NOTES & DETAILS



Table with 3 columns: REV, DATE, COMMENT. Includes a 'DRAWN BY' field.



NOT APPROVED FOR CONSTRUCTION

Table with project details: PROJECT No., DRAWN BY, CHECKED BY, DATE, CAD ID.

PRELIMINARY FINAL LAND DEVELOPMENT PLANS FOR



PROPOSED DEVELOPMENT 842 NATIONAL ROAD CITY OF WHEELING OHIO COUNTY, WV 26003

BOHLER logo and address: 1 ALLEGHENY SQUARE, SUITE 402 PITTSBURGH, PA 15212



SHEET TITLE: SOIL EROSION & SEDIMENT POLLUTION CONTROL NOTES & DETAILS

SHEET NUMBER: C-602

ORG. DATE - 08/10/2023

**GENERAL CONSERVATION NOTES AND SPECIFICATIONS**

- I. GENERAL INFORMATION
- A. THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE AVAILABLE AT THE SITE.
- B. NO SEDIMENT OR DEBRIS ARE ALLOWED TO LEAVE THE SITE WITHOUT FIRST BEING PROPERLY FILTERED.
- C. ANY SEDIMENT THAT IS TRACKED ONTO THE ROAD MUST BE CLEANED OFF BEFORE THE END OF THE DAY.
- D. DISTURBED AREAS ON WHICH EARTHMOVING ACTIVITIES HAVE CEASED AND WHICH WILL REMAIN EXPOSED SHALL BE STABILIZED IMMEDIATELY, EITHER TEMPORARILY OR PERMANENTLY, INCLUDING THE RESTORATION OF DRIVEWAYS, STOCKPILES, OFF-SITE UNDERGROUND UTILITY LINES AND GRADED PERIMETER AREAS. DURING NON-GERMINATION PERIODS, MULCH MUST BE APPLIED AT RECOMMENDED RATES. CRUSHED STONE ON PAVEMENT SUBGRADES IS CONSIDERED ADEQUATE PROTECTION.
- E. AREAS THAT FAIL TO GERMINATE MUST BE RE-SEEDING OR MULCHED.
- F. WHERE DISTURBED AREAS ARE DIFFICULT TO STABILIZE, NETTING SHOULD BE USED TO HOLD SEED AND MULCH IN PLACE; THIS IS ESPECIALLY IMPORTANT AROUND WATERCOURSES, IN SWALES AND AREAS OF CONCENTRATED FLOWS, STEEP SLOPES.
- G. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL AFTER EACH RAINFALL EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING, AND RE-NETTING, MUST BE PERFORMED IMMEDIATELY. IF AT ANY TIME PRIOR TO SITE STABILIZATION ANY E&SP PROBLEMS OCCUR WHICH REQUIRE ADDITIONAL CONTROLS, IMMEDIATE ACTION MUST BE TAKEN TO CORRECT THE PROBLEMS.
- H. THE CONTRACTOR MUST DEVELOP AND COORDINATE WITH OWNER AND HAVE APPROVED BY THE COUNTY CONSERVATION DISTRICT, A SEPARATE EROSION AND SEDIMENT POLLUTION CONTROL PLAN FOR EACH SPOIL, BORROW OR OTHER WORK AREA NOT DETAILED ON THE PERMITTED PLANS, WHETHER LOCATED WITHIN OR OUTSIDE OF THE LIMITS OF CONSTRUCTION.
- I. CONTRACTOR SHALL NOTIFY THE COUNTY CONSERVATION DISTRICT OF DISPOSAL METHOD AND LOCATION OF MATERIALS (IF ANY) TO BE REMOVED FROM SITE.
- J. ALL MATERIALS TO BE RECYCLED OR DISPOSED OF MUST DO SO IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS. STOCKPILES TO BE HAULED OFF SITE MUST HAVE AN APPROVED EROSION AND SEDIMENT CONTROL PLAN AT THE DESTINATION LOCATION.
- K. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN SOIL STABILIZATION THROUGHOUT CONSTRUCTION. ADDITIONAL MEASURES REQUIRED TO ENSURE ON-SITE AND OFF-SITE STABILIZATION IN AND ADJACENT TO CONSTRUCTION ACTIVITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE AT NO COST TO THE OWNER. IMMEDIATE NOTIFICATION SHALL BE GIVEN TO THE OWNER AND ENGINEER SHOULD ADDITIONAL STABILIZATION MEASURES BE NECESSARY, IN ACCORDANCE WITH THE NPDES AND/OR SWPPP REQUIREMENTS FOR THE PROJECT.

**II. STANDARD FOR LAND GRADING**

- A. DEFINITION: RESHAPING THE GROUND SURFACE BY GRADING TO PLAN GRADES, WHICH ARE DETERMINED BY TOPOGRAPHIC SURVEY AND LAYOUT.
- A.1. PROVISIONS SHALL BE MADE TO SAFELY CONDUCT SURFACE WATER TO STORM DRAINS OR SUITABLE WATER COURSES AND TO PREVENT SURFACE RUNOFF FROM DAMAGING CUT FACES AND FULL SLOPES.
- A.2. ADJOINING PROPERTY SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS.
- B. INSTALLATION REQUIREMENTS
- B.1. TIMBER, LOGS, BRUSH, RUBBISH, ROCKS, STUMPS AND VEGETABLE MATTER WHICH WILL INTERFERE WITH THE GRADING OPERATION OR AFFECT THE PLANNED STABILITY OR FILL AREAS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH STANDARD FOR DISPOSAL OF MATERIALS.
- B.2. FILL MATERIAL IS TO BE FREE OF BRUSH, RUBBISH, TIMBER, LOGS, VEGETATIVE MATTER AND STUMPS IN AMOUNTS THAT WILL BE DETRIMENTAL TO CONSTRUCTING STABLE FILLS.
- B.3. ALL FILLS SHALL BE COMPACTED SUFFICIENTLY FOR THEIR INTENDED PURPOSE AND AS REQUIRED TO REDUCE SLIPPING, EROSION OR EXCESS SATURATION.
- B.4. ALL DISTURBED AREAS SHALL BE LEFT WITH A NEAT AND FINISHED APPEARANCE AND SHALL BE PROTECTED FROM EROSION.
- B.5. (SEE I. D.)

**III. STANDARD FOR UTILITY TRENCH EXCAVATION**

- A. LIMIT ADVANCE CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
- B. LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY. DAILY BACKFILLING OF THE TRENCH MAY BE DELAYED FOR A MAX. OF SIX DAYS FOR CERTAIN CASES REQUIRING TESTING OF THE INSTALLED PIPE.
- C. WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING TO A FACILITY FOR REMOVAL OF SEDIMENT (SEDIMENT FILTER BAG, SEE DETAIL) BEFORE PIPE PLACEMENT AND/OR BACKFILLING BEGINS.
- D. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS AND APPROPRIATE TEMPORARY EROSION AND SEDIMENT POLLUTION CONTROL MEASURES / FACILITIES WILL BE INSTALLED. SEEDING AND MULCHING OF ALL DISTURBED AREAS WILL BE DONE IMMEDIATELY.
- E. WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, PLUG CONSTRUCTION AND BACKFILLING WILL BE SELF CONTAINED AND SEPARATE FORM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION OPERATIONS.
- F. ALL SOIL EXCAVATED FROM THE TRENCH WILL BE PLACED ON THE UPHILL SIDE OF THE TRENCH.

**IV. STANDARD FOR TEMPORARY STABILIZATION**

- A. STANDARD FOR TEMPORARY STABILIZATION WITH FIBERMULCH
- A.1. MULCHING IS MOST APPLICABLE TO THOSE AREAS SUBJECT TO PERIODIC DISTURBANCE AND REWORKING IN ADDITION, STABILIZATION WITH FIBER MULCH SHALL BE USED DURING NON-GERMINATION PERIODS.
- A.2. PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO THE SLOPE.
- A.3. GRADE AS NEEDED AND FEASIBLE. SEE STANDARD FOR LAND GRADING.
- A.4. PROTECTIVE MATERIALS TO BE USED:
- A.4.a. UNROTTED SMALL-GRAIN UNCHOPPED STRAW OR HAY AT 3.0 TONS PER ACRE (4 TONS PER ACRE BETWEEN NOVEMBER 1 AND MARCH 1) SPREAD UNIFORMLY AND ANCHORED WITH LIQUID MULCH BINDER. BINDER PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE PRODUCT MANUFACTURER'S SPECIFICATIONS.
- A.4.b. HYDROMULCHER. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL. LIQUID MULCH BINDERS APPLY IMMEDIATELY AFTER PLACEMENT OF STRAW OR STRAW MULCH TO MINIMIZE LOSS BY WIND OR WATER. PRODUCTS TO BE INSTALLED AT A RATE OF 1 TON PER ACRE (MINIMUM) OR PER MANUFACTURER'S SPECIFICATIONS.
- B. STANDARD FOR TEMPORARY STABILIZATION WITH SEED
- B.1. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN TWELVE (12) MONTHS MUST BE SEEDING AND MULCHED IMMEDIATELY WITH A TEMPORARY COVER.
- B.2. ALL AREAS TO BE PERMANENTLY SEEDING SHALL ALSO RECEIVE TEMPORARY SEEDING CONCURRENTLY.
- B.3. SEEDING PREPARATION FOR TEMPORARY SEEDING
- B.3.a. PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO SLOPE.
- B.3.b. APPLY AGRICULTURAL LIME AT A RATE OF 1 TONE PER ACRE
- B.3.c. APPLY 10-10-10 FERTILIZER AT RATE OF 500 POUNDS PER ACRE
- B.3.d. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF FOUR (4) INCHES.
- C. SEEDING: SEE SEEDING SPECIFICATIONS

**V. STANDARD FOR PERMANENT STABILIZATION**

- A. SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT VEGETATIVE COVER
- A.1. SITE PREPARATION
- A.1.a. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND ANCHORING, AND MAINTENANCE.
- A.1.b. SUBSOIL SHOULD BE TESTED FOR LIME REQUIREMENT AND LIMESTONE, IF NEEDED, SHOULD BE APPLIED TO BRING SOIL PH TO BETWEEN 5.5 AND 7.0 AND INCORPORATED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES.
- A.1.c. IMMEDIATELY PRIOR TO TOPSOIL DISTRIBUTION, THE SURFACE SHOULD BE SCARIFIED OR OTHERWISE LOOSENEED TO A DEPTH OF 3-5 INCHES TO PROVIDE A GOOD BOND WITH THE TOPSOIL.
- A.2. APPLYING TOPSOIL
- A.2.a. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING SOIL STRUCTURE.
- A.2.b. ALL DISTURBED TOPSOIL ON-SITE IS TO BE REDISTRIBUTED ON-SITE IN AREAS NOT COVERED BY IMPERVIOUS SURFACES. NO REMOVAL OF TOPSOIL IS ALLOWED UNLESS APPROVED BY THE TOWNSHIP. UNIFORM APPLICATION TO A DEPTH OF 6-8 INCHES (UNSETTLED) IS RECOMMENDED. SOILS WITH A PH OF 4.0 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM DEPTH OF 12 INCHES OF SOIL HAVING A PH OF 5.0 OR MORE.
- A.3. SEEDBED PREPARATION
- A.3.a. A SOIL TEST SHALL BE CONDUCTED TO ACCURATELY DETERMINE NECESSARY SOIL AMENDMENTS.
- A.3.b. PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO SLOPE.
- A.3.c. SOIL MODIFICATIONS:
- A.3.c.1. APPLY 10-20-20 RATED FERTILIZER AT A RATE OF 1000 POUNDS PER ACRE OR 25 POUNDS PER 1000 SQUARE FEET, OR AS DIRECTED BY SOIL TEST.
- A.3.c.2. APPLY AGRICULTURAL LIME AT A RATE OF 6 TONS PER ACRE OR 240 POUNDS PER 1000 SQUARE FEET, OR AS DIRECTED BY SOIL TEST.
- A.3.d. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM FINE SEEDBED IS PREPARED.
- A.3.e. REMOVE FROM THE SURFACE ALL STONES ONE INCH (1") OR LARGER IN ANY DIMENSION, REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS OR OTHER UNSUITABLE MATERIAL.
- A.3.f. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RE-TILLED AND FIRMED AS ABOVE.
- A.4. SEEDING: SEE SEEDING SPECIFICATIONS
- A.5. SEED BED AREAS SHALL ALSO BE STABILIZED USING AN APPROVED METHOD (EG. HYDROMULCHING) AS OUTLINED IN ITEM IV.A. HEREIN.
- B. STANDARD FOR PERMANENT STABILIZATION WITH SOD
- B.1. METHODS AND MATERIALS
- B.1.a. CULTIVATED SOD IS PREFERRED OVER NATIVE OR PASTURE SOD. SPECIFY "CERTIFIED SOD," OR OTHER HIGH QUALITY CULTIVATED SOD.
- B.1.b. SOD SHOULD BE FREE OF WEEDS AND UNDESIRABLE COARSE WEDDY GRASSES.
- B.1.c. SOD SHOULD BE OF UNIFORM THICKNESS, APPROXIMATELY 5/8 INCH, PLUS OR MINUS 1/4 INCH, AT TIME OF CUTTING. (EXCLUDES TOP GROWTH).
- B.1.d. SOD SHOULD BE VIGOROUS AND DENSE AND BE ABLE TO RETAIN ITS OWN SHAPE AND WEIGHT WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP FROM THE UPPER 0% OF THE STRIP. BROKEN PADS OR TORN AND UNEVEN ENDS WILL NOT BE ACCEPTABLE.
- B.1.e. A SOD OF KENTUCKY 31 TALL FESCUE WITH BLUEGRASS, OR A FESCUE BLEND IS PREFERRED.
- B.1.f. ONLY MOST, FRESH UNHEATED SOD SHOULD BE USED. SOD SHOULD BE HARVESTED, DELIVERED AND INSTALLED WITHIN A PERIOD OF 36 HOURS.
- B.2. SITE PREPARATIONS: SEE SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT VEGETATIVE COVER (ITEM V.A. ABOVE)
- B.3. SOD PLACEMENT
- B.3.a. SOD STRIPS SHOULD BE LAID ON THE CONTOUR, NEVER UP AND DOWN THE SLOPE, STARTING AT THE BOTTOM OF THE SLOPE AND WORKING UP. ON STEEP SLOPES, THE USE OF LADDERS WILL FACILITATE THE WORK AND PREVENT DAMAGE TO THE SOD, DURING PERIODS OF HIGH TEMPERATURE, LIGHTLY IRRIGATE THE SOIL IMMEDIATELY PRIOR TO LAYING THE SOD.
- B.3.b. PLACE SOD STRIPS WITH SNUG EVEN JOINTS THAT ARE STAGGERED. OPEN SPACES INVITE EROSION.
- B.3.c. ROLL OR TAMP SOD IMMEDIATELY FOLLOWING PLACEMENT TO INSURE SOLID CONTACT OF ROOT MAT AND SOIL SURFACE. DO NOT OVERLAP SOD. ALL JOINTS SHOULD BE BUTTED TIGHTLY IN ORDER TO PREVENT VOIDS, WHICH WOULD CAUSE DRYING OF THE ROOTS.
- B.3.d. ON SLOPES GREATER THAN 3 TO 1, SECURE SOD TO SURFACE SOIL WITH WOOD PEGS, WIRE STAPLES OR A BIODEGRADABLE FASTENER.
- B.3.e. SURFACE WATER CANNOT ALWAYS BE DIVERTED FROM FLOWING OVER THE FACE OF THE SLOPE, BUT A CAPPING STRIP OF HEAVY JUTE OR PLASTIC NETTING, PROPERLY SECURED, ALONG THE CROWN OF THE SLOPE AND EDGES WILL PROVIDE EXTRA PROTECTION AGAINST LIFTING AND UNDERCUTTING OF SOD. THE SAME TECHNIQUE CAN BE USED TO ANCHOR SOD IN WATER-CARRYING CHANNELS AND OTHER CRITICAL AREAS. WIRE STAPLES MUST BE USED TO ANCHOR NETTING IN CHANNEL WORK.
- B.3.f. IMMEDIATELY FOLLOWING INSTALLATION, SOD SHOULD BE WATERED UNTIL MOISTURE PENETRATES THE SOIL LAYER BENEATH SOD TO A DEPTH OF 4 INCHES. MAINTAIN OPTIMUM MOISTURE FOR AT LEAST TWO WEEKS.
- B.4. FOLLOW-UP INSPECTION: AFTER THE FIRST GROWING SEASON, THE SOD SHOULD BE INSPECTED TO DETERMINE IF ADDITIONAL FERTILIZATION OR LIMING IS NEEDED.

**SEEDING SPECIFICATIONS**

- SEEDING DATES
- A. SEEDING SHALL OCCUR BETWEEN MARCH 1ST AND MAY 15TH OR BETWEEN AUGUST 15TH AND NO LATER THAN OCTOBER 15TH.
- B. IF SEEDING CANNOT BE CONDUCTED DURING THE TIMEFRAMES NOTED ABOVE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE WRIWER AND ALL APPROPRIATE AGENCIES TO DETERMINE AN ACCEPTABLE MEANS IN WHICH TO STABILIZE THE SITE THROUGH THE NEXT GROWING SEASON.
2. SEED MIXTURES: SEED MIXTURE TO BE USED ON THIS SITE SHALL CONSIST OF THE FOLLOWING UNLESS OTHERWISE NOTED ON THE PLANS. RATES ARE IN THE FORM OF POUNDS PER ACRE (LBA) PER PURE LIVE SEED (POUNDS / ACRE PLS). CONTRACTOR WILL NEED TO ADJUST ACCORDINGLY BASED ON THE SEED GERMINATION AND PURITY RATING (SEE ITEM #3 BELOW).
- TEMPORARY SEEDING
- A. TEMPORARY SEED MIXTURES: DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE DISTURBED AGAIN WITHIN TWELVE (12) MONTHS MUST BE SEEDING WITH A TEMPORARY SEED MIXTURE CHOSEN ACCORDING TO THE TIME OF YEAR THE MIXTURE SHALL BE PLANTED FROM TABLE 3.10.1.
- B. APPLICATION OF TEMPORARY SEEDING SHALL INCLUDE MULCH, WHICH SHALL BE APPLIED DURING OR IMMEDIATELY AFTER SEEDING. SEEDING MADE DURING OPTIMUM SEEDING DATES ON FAVORABLE, VERY FLAT SOIL CONDITIONS MAY NOT NEED MULCH TO ACHIEVE ADEQUATE STABILIZATION.
1. MULCHING IS MOST APPLICABLE TO THOSE AREAS SUBJECT TO PERIODIC DISTURBANCE AND REWORKING IN ADDITION, STABILIZATION WITH FIBER MULCH SHALL BE USED DURING NON-GERMINATION PERIODS.
2. PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO THE SLOPE.
3. GRADE AS NEEDED AND FEASIBLE. SEE STANDARD FOR LAND GRADING.
4. PROTECTIVE MATERIALS TO BE USED:
- 4.1. UNROTTED SMALL-GRAIN UNCHOPPED STRAW OR HAY AT 2.0 TONS PER ACRE OR 90 LBS./1,000 SQUARE FEET (4 TONS PER ACRE BETWEEN NOVEMBER 1 AND MARCH 1) SPREAD UNIFORMLY AND ANCHORED WITH LIQUID MULCH BINDER. BINDER PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE PRODUCT MANUFACTURER'S SPECIFICATIONS. STRAW MULCH SHALL BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR WATER. ANCHORING METHODS ARE AS FOLLOWS:
- 4.1.1 MECHANICAL - A DISK CRIMPER, OR SIMILAR TYPE TOOL SHALL BE SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH MATERIAL INTO SOIL. STRAW MECHANICALLY ANCHORED SHALL NOT BE FINELY CHOPPED BUT LEFT TO A LENGTH OF APPROXIMATELY SIX (6) INCHES.
- 4.1.2 MULCH NETTING - NETTING SHALL BE USED ACCORDING TO THE MANUFACTURERS RECOMMENDATIONS. NETTING MAY BE NECESSARY TO HOLD MULCH IN PLACE IN AREAS OF CONCENTRATED RUNOFF AND ON CRITICAL SLOPES.
- 4.1.3 SYNTHETIC BINDERS - SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRI-TAC), DCA-70, PETROSET, TERRA TRACK, OR EQUIVALENT MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER.
- 4.1.4 WOOD-CELLULOSE FIBER - WOOD-CELLULOSE FIBER BINDER SHALL BE APPLIED AT A NET DRY WEIGHT OF 750 LB./AC. THE WOOD-CELLULOSE FIBER SHALL BE MIXED WITH WATER AND THE MIXTURE SHALL CONTAIN A MAXIMUM OF 50 LB / 100 GALLONS.
- 4.2. HYDROSEEDERS - IF WOOD CELLULOSE FIBER IS USED, IT SHALL BE USED AT 2000 LBS./AC. OR 46 LB./1,000 SQUARE FEET.
- 4.3. OTHER - OTHER ACCEPTABLE MULCHES INCLUDE MULCH MATTINGS APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS OR WOOD CHIPS APPLIED AT 6 TON/ACRE

- PERMANENT SEEDING
- A. PERMANENT SEEDING SHALL CONSIST OF A NURSE CROP PLUS A PERMANENT SEED MIXTURE, AS FOLLOWS:
1. NURSE CROP (SELECT ONE):
- ANNUAL RYEGRASS (25 POUNDS / ACRE PLS) OR SPRING OATS (50 POUNDS / ACRE PLS) OR WINTER RYE (85 POUNDS / ACRE PLS) (REFERENCE: WV DEP EROSION AND SEDIMENT CONTROL BMP MANUAL, LATEST EDITION, TABLE 3.11.2)
- II. PERMANENT SEED MIX (SEE PERMANENT SEEDING TABLE FOR MORE SEEDING MIXTURE OPTIONS):
- RED FESCUE (20 POUNDS / ACRE PLS) KENTUCKY BLUEGRASS (40 POUNDS / ACRE PLS) MERION BLUEGRASS (30 POUNDS / ACRE PLS) (REFERENCE: WV DEP EROSION AND SEDIMENT CONTROL BMP MANUAL, LATEST EDITION, TABLE 3.11.1)
- B. PURE LIVE SEED
1. SEED USED FOR THE PURPOSE OF PERMANENT STABILIZATION SHALL BE LABELED WITH GERMINATION AND PURITY PERCENTAGES. UNLABELED SEED WILL BE REJECTED. SEED SHALL NOT BE USED MORE THAN ONE (1) YEAR BEYOND THE LABEL DATE.
2. DETERMINING THE PERCENT PURE LIVE SEED (PERCENT PLS) OF A LABELED SEED: MULTIPLY BY THE PERCENTAGE OF PURE SEED BY THE PERCENTAGE OF GERMINATION AND DIVIDE THE RESULT BY 100 ((%PURE X %GERMINATION) / 100 )
3. DETERMINING THE SEED RATE: SIMPLY DIVIDE THE PERCENT PLS RATING OF THE SEED INTO THE PLS REQUIRED, AS NOTED ABOVE. THE RESULT IS THE POUNDS OF SEED REQUIRED. FOR EXAMPLE, IF THE REQUIRED RATE IS 64 POUNDS PLS, AND THE SEED IS RATED AT 35% PLS, DIVIDE 64 BY 0.35 TO GET 182.9 POUNDS, WHICH IS THE AMOUNT OF THAT SEED REQUIRED PER ACRE.
- C. SITE PREPARATION:
1. SUBSOILER, PLOW, OR OTHER IMPLEMENT SHALL BE USED TO REDUCE SOIL COMPACTION AND ALLOW MAXIMUM INFILTRATION. (MAXIMIZING INFILTRATION WILL HELP CONTROL BOTH RUNOFF RATE AND WATER QUALITY.) SUBSOILING SHOULD BE DONE WHEN THE SOIL MOISTURE IS LOW ENOUGH TO ALLOW THE SOIL TO CRACK OR FRACTURE. SUBSOILING SHALL NOT BE DONE ON SLIP-PRONE AREAS WHERE SOIL PREPARATION SHOULD BE LIMITED TO WHAT IS NECESSARY FOR ESTABLISHING VEGETATION.
2. THE SITE SHOULD BE GRADED AS NEEDED TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION AND SEEDING.
3. TOPSOIL SHALL BE APPLIED WHERE NEEDED TO ESTABLISH VEGETATION.
- D. SEEDBED PREPARATION:
1. LIME - AGRICULTURAL GROUND LIMESTONE SHALL BE APPLIED TO ACID SOIL AS RECOMMENDED BY A SOIL TEST. IN LIEU OF A SOIL TEST, LIME SHALL BE APPLIED AT THE RATE OF 100 LB./1,000 SQUARE FEET, OR 2 TONS/ACRE.
2. FERTILIZER - FERTILIZER SHALL BE APPLIED AS RECOMMENDED BY A SOIL TEST. FERTILIZER SHALL BE APPLIED AT A RATE OF 25 LB / 1,000 SQUARE FEET OR 1,000 LB / ACRE OF A 10-10-10 OR 12-12-12 ANALYSES.
3. THE LIME AND FERTILIZER SHALL BE WORKED INTO THE SOIL WITH A DISK HARROW, SPRING-TOOTH HARROW, OR OTHER SUITABLE FIELD IMPLEMENT TO A DEPTH OF 3 INCHES, ON SLOPING LAND, THE SOIL SHALL BE WORKED ON THE CONTOUR.
- E. SEEDING SHOULD BE DONE MARCH 1 TO MAY 31 OR AUGUST 1 TO SEPTEMBER 30. IF SEEDING OCCURS OUTSIDE OF THE ABOVE SPECIFIED DATES, ADDITIONAL MULCH AND IRRIGATION MAY BE REQUIRED TO ENSURE A MINIMUM OF 80% GERMINATION. TILLAGE FOR SEEDBED PREPARATION SHOULD BE DONE WHEN THE SOIL IS DRY ENOUGH TO CRUMBLE AND NOT FORM RIBBONS WHEN COMPRESSED BY HAND. FOR WINTER SEEDING, SEE DORMANT SEEDING SECTION.
- F. DORMANT SEEDINGS:
1. SEEDINGS SHOULD NOT BE MADE FROM OCTOBER 1 THROUGH NOVEMBER 30. DURING THIS PERIOD, THE SEEDS ARE LIKELY TO GERMINATE BUT PROBABLY WILL NOT BE ABLE TO SURVIVE THE WINTER.
2. THE FOLLOWING METHODS ARE USED FOR DORMANT SEEDING:
- 2.1. FROM OCTOBER 1 THROUGH NOVEMBER 20, PREPARE THE SEEDBED, ADD THE REQUIRED AMOUNTS OF LIME OR FERTILIZER, THEN MULCH AND ANCHOR AFTER NOVEMBER 20, AND BEFORE MARCH 15. BROADCAST THE SELECTED SEED MIXTURE, INCREASE THE SEEDING RATES BY 50% FOR THIS TYPE OF SEEDING.
- 2.2. FROM NOVEMBER 20 THROUGH MARCH 15, WHEN SOIL CONDITIONS PERMIT, PREPARE THE SEEDBED, LIME AND FERTILIZE, APPLY THE SELECTED SEED MIXTURE, MULCH OR ANCHOR. INCREASE THE SEEDING RATES BY 50% FOR THIS TYPE OF SEEDING.
- 2.3. APPLY SEED UNIFORMLY WITH A CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDRO-SEEDER (SLURRY MAY INCLUDE SEED AND FERTILIZER) ON A FIRM, MOIST SEEDBED.
- 2.4. WHERE FEASIBLE, EXCEPT WHEN A CULTIPACKER TYPE SEEDER IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING OPERATIONS WITH A CULTIPACKER, ROLLER, OR LIGHT DRAG, ON SLOPING LAND. SEEDING OPERATIONS SHOULD BE ON CONTOUR WHERE FEASIBLE.
- APPLICATION OF SEED: SEEDING SHALL BE APPLIED AND ESTABLISHED IN ACCORDANCE WITH THE "WV DEP EROSION AND SEDIMENT CONTROL BMP MANUAL," LATEST EDITION.
8. SEED MAY BE APPLIED THROUGH ANY OF THE FOLLOWING MEANS AND METHODS, OR OTHER ACCEPTED INDUSTRY PRACTICES, UNLESS SPECIFICALLY NOTED OTHERWISE ON THESE PLANS:
1. DRILL SEEDING
2. BROADCAST SEEDING (TWO DIRECTIONS)
3. HYDROSEEDING (TWO DIRECTIONS)
- C. ALL SEED SHALL BE TEMPORARILY OR PERMANENTLY STABILIZED UNTIL A 70% PERENNIAL COVER IS ACHIEVED. BELOW IS A LIST OF PROTECTIVE MULCHING MATERIALS TO BE USED:
- 1.1. UNROTTED SMALL-GRAIN UNCHOPPED STRAW OR HAY AT 2.0 TONS PER ACRE OR 90 LBS./1,000 SQUARE FEET (4 TONS PER ACRE BETWEEN NOVEMBER 1 AND MARCH 1) SPREAD UNIFORMLY AND ANCHORED WITH LIQUID MULCH BINDER. BINDER PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE PRODUCT MANUFACTURER'S SPECIFICATIONS. STRAW MULCH SHALL BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR WATER. ANCHORING METHODS ARE AS FOLLOWS:
- 4.1.1 MECHANICAL - A DISK CRIMPER, OR SIMILAR TYPE TOOL SHALL BE SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH MATERIAL INTO SOIL. STRAW MECHANICALLY ANCHORED SHALL NOT BE FINELY CHOPPED BUT LEFT TO A LENGTH OF APPROXIMATELY SIX (6) INCHES.
- 4.1.2 MULCH NETTING - NETTING SHALL BE USED ACCORDING TO THE MANUFACTURERS RECOMMENDATIONS. NETTING MAY BE NECESSARY TO HOLD MULCH IN PLACE IN AREAS OF CONCENTRATED RUNOFF AND ON CRITICAL SLOPES.
- 4.1.3 SYNTHETIC BINDERS - SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRI-TAC), DCA-70, PETROSET, TERRA TRACK, OR EQUIVALENT MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER.
- 4.1.4 WOOD-CELLULOSE FIBER - WOOD-CELLULOSE FIBER BINDER SHALL BE APPLIED AT A NET DRY WEIGHT OF 750 LB./AC. THE WOOD-CELLULOSE FIBER SHALL BE MIXED WITH WATER AND THE MIXTURE SHALL CONTAIN A MAXIMUM OF 50 LB / 100 GALLONS.
- 4.2. HYDROSEEDERS - IF WOOD CELLULOSE FIBER IS USED, IT SHALL BE USED AT 2000 LBS./AC. OR 46 LB./1,000 SQUARE FEET.
- 1.3. OTHER - OTHER ACCEPTABLE MULCHES INCLUDE MULCH MATTINGS APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS OR WOOD CHIPS APPLIED AT 6 TON/ACRE
- D. ONCE SEED HAS BEEN SET, VEHICULAR TRAFFIC OR OTHER SOURCES OF COMPACTION SHALL BE AVOIDED E. IRRIGATION: NEWLY SOWN APPLICATIONS SHOULD BE SUPPLIED WITH ADEQUATE WATER, A MINIMUM OF 1/4" TWICE A DAY, UNTIL VEGETATION IS WELL ESTABLISHED (A MINIMUM OF 75% COVER).

Table 3.10.1 Temporary seed chart

COMMON	SCIENTIFIC	PLANTING DATES	APPLICATION RATE LBS/ACRE
Annual Ryegrass	<i>Lolium multiflorum</i>	2/16 – 5/15 8/1 – 11/1	40
Field Bromegrass	<i>Bromus ciliatus</i>	3/1 – 6/15 8/1 – 9/15	40
Spring Oats	<i>Avena sativa</i>	3/1 – 6/15	100
Winter Rye	<i>Secale cereale</i>	8/15 – 2/28	170
Winter Wheat	<i>Triticum aestivum</i>	8/15 – 2/28	180
Japanese Millet	<i>Echinochloa crusgalli</i>	5/15 – 8/15	30
Redtop	<i>Agrostis alba</i>	3/1 – 6/15	10
Annual Ryegrass and Spring Oats	<i>Lolium multiflorum</i> <i>Avena sativa</i>	3/1 – 6/15	30 70
German/Foxtail Millet	<i>Setaria italica</i>	5/1 – 8/1	40
Hairy Vetch	<i>Vicia villosa</i>	8/15 – 4/1	60

\*Inoculation is required. If a hydroseeder is utilized, the application rate is 5 times the recommended rate.

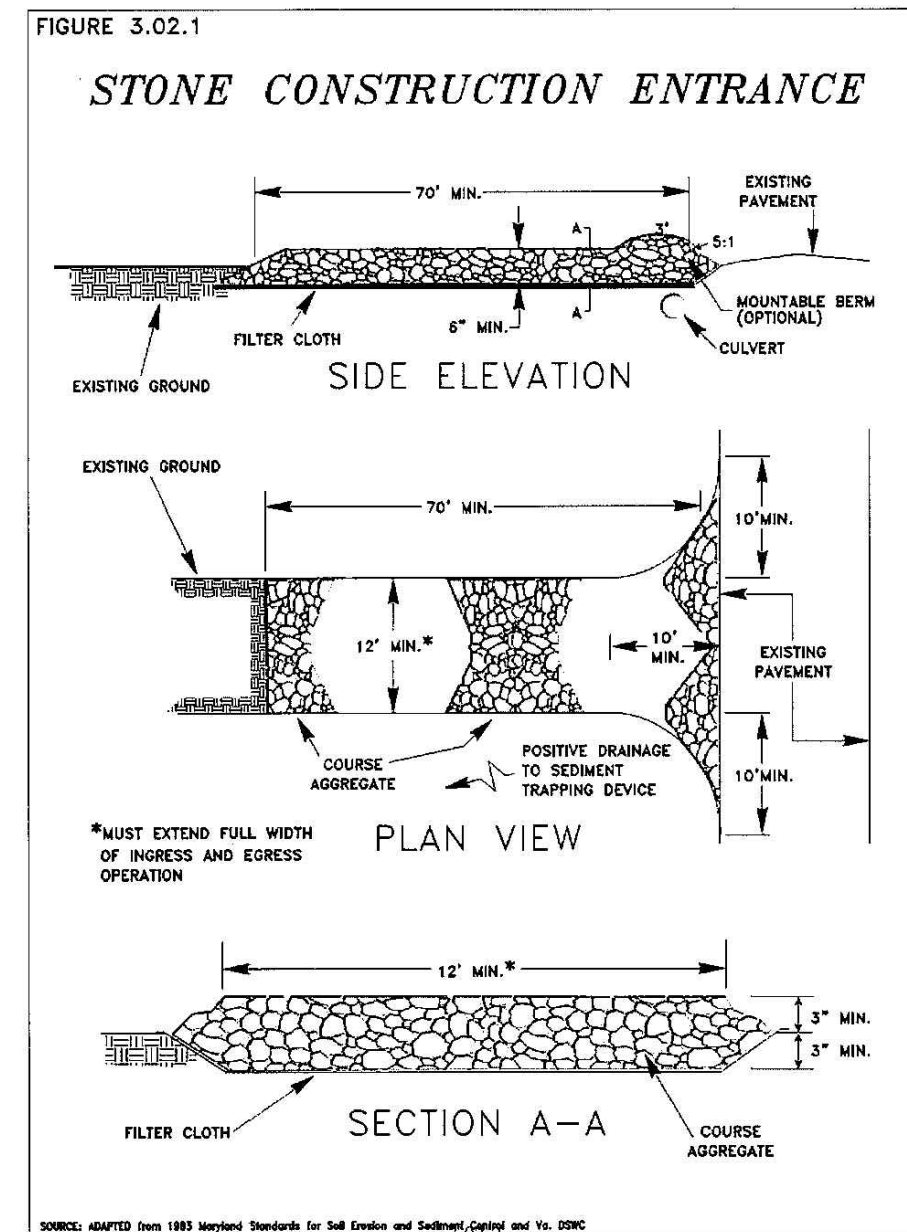
Table 3.11.2 Nurse crops

COMMON	SCIENTIFIC	PLANTING DATES	APPLICATION RATE LBS/ACRE
Annual Ryegrass	<i>Lolium multiflorum</i>	2/16 – 5/15 8/1 – 11/1	25
Field Bromegrass	<i>Bromus ciliatus</i>	3/1 – 6/15 8/1 – 9/15	20
Spring Oats	<i>Avena sativa</i>	3/1 – 6/15	50
Winter Rye	<i>Secale cereale</i>	8/15 – 2/28	85
Winter Wheat	<i>Triticum aestivum</i>	8/15 – 2/28	90
Japanese Millet	<i>Echinochloa crusgalli</i>	5/15 – 8/15	15
Redtop	<i>Agrostis alba</i>	3/1 – 6/15	10
Annual Ryegrass and Spring Oats	<i>Lolium multiflorum</i> <i>Avena sativa</i>	3/1 – 6/15	15 35
German/Foxtail Millet	<i>Setaria italica</i>	5/1 – 8/1	25
Hairy Vetch*	<i>Vicia villosa</i>	8/15 – 4/1	30

\* Inoculation is required. If a hydroseeder is utilized, the application rate is five times the recommended rate.

Table 3.11.1 Permanent seeding

SEED MIX	PLANT NAMES		APPLICATION RATE LBS/ACRE
	COMMON	SCIENTIFIC	
A	Kentucky 31 Fescue	<i>Festuca arundinacea</i>	65
	Red Fescue	<i>Festuca rubra</i>	20
	Birdsfoot Trefoil	<i>Lotus corniculatus</i>	5
B	Switchgrass	<i>Panicum virgatum</i>	15
	Perennial Ryegrass	<i>Lolium perenne</i>	20
	Redtop	<i>Agrostis alba</i>	5
C	Birdsfoot Trefoil	<i>Lotus corniculatus</i>	15
	Red Fescue	<i>Festuca rubra</i>	20
	Kentucky Bluegrass	<i>Poa pratensis</i>	40
D	Merion Bluegrass	<i>Poa pratensis</i>	30
	Kentucky 31 Fescue	<i>Festuca arundinacea</i>	45
	Red Fescue	<i>Festuca rubra</i>	20
E	Kentucky Bluegrass	<i>Poa pratensis</i>	25
	White Dutch Clover	<i>Trifolium repens</i>	5
	Perennial Ryegrass	<i>Lolium perenne</i>	30
F	Switchgrass	<i>Panicum virgatum</i>	15
	Crownvetch	<i>Coronilla varia</i>	20
	Perennial Pea	<i>Lathyrus latifolius</i>	30
G	Orchardgrass	<i>Dactylis glomerata</i>	20
	Ladino Clover	<i>Trifolium repens</i>	5
	Redtop	<i>Agrostis alba</i>	5
H	Birdsfoot Trefoil	<i>Lotus corniculatus</i>	15
	Weeping Lovegrass	<i>Eragrostis curvula</i>	45
	Perennial Ryegrass	<i>Lolium perenne</i>	10
I	Crownvetch	<i>Coronilla varia</i>	25
	Orchardgrass	<i>Dactylis glomerata</i>	40
	Perennial Ryegrass	<i>Lolium perenne</i>	30
J	Crownvetch	<i>Coronilla varia</i>	25
	Orchardgrass	<i>Dactylis glomerata</i>	40
	Perennial Ryegrass	<i>Lolium perenne</i>	30
K	Perennial Ryegrass	<i>Lolium perenne</i>	30
	Switchgrass	<i>Panicum virgatum</i>	15
	Crownvetch	<i>Coronilla varia</i>	20
L	Perennial Ryegrass	<i>Lolium perenne</i>	30
	Switchgrass	<i>Panicum virgatum</i>	15
	Crownvetch	<i>Coronilla varia</i>	20
M	Orchardgrass	<i>Dactylis glomerata</i>	20
	Ladino Clover	<i>Trifolium repens</i>	5
	Redtop	<i>Agrostis alba</i>	5
N	Orchardgrass	<i>Dactylis glomerata</i>	20
	Ladino Clover	<i>Trifolium repens</i>	5
	Redtop	<i>Agrostis alba</i>	5
O	Perennial Ryegrass	<i>Lolium perenne</i>	40
	Birdsfoot Trefoil	<i>Lotus corniculatus</i>	15
	Redtop	<i>Agrostis alba</i>	5
P	Sericea Lespedeza	<i>Lespedeza cunata</i>	40
	Orchardgrass	<i>Dactylis glomerata</i>	30
	Redtop	<i>Agrostis alba</i>	5
Q	Orchardgrass	<i>Dactylis glomerata</i>	25
	Reed Canarygrass <sup>1</sup>	<i>Phalaris arundinacea</i>	30
	Redtop	<i>Agrostis alba</i>	5
R	Ladino Clover	<i>Trifolium repens</i>	5
	Birdsfoot Trefoil	<i>Lotus corniculatus</i>	15
	Kentucky Bluegrass	<i>Poa pratensis</i>	30
S	Redtop	<i>Agrostis alba</i>	5
	White Clover	<i>Trifolium repens</i>	5
	Birdsfoot Trefoil	<i>Lotus corniculatus</i>	15
T	Reed Canarygrass <sup>1</sup>	<i>Phalaris arundinacea</i>	40
	Weeping Lovegrass	<i>Eragrostis curvula</i>	5
	Perennial		



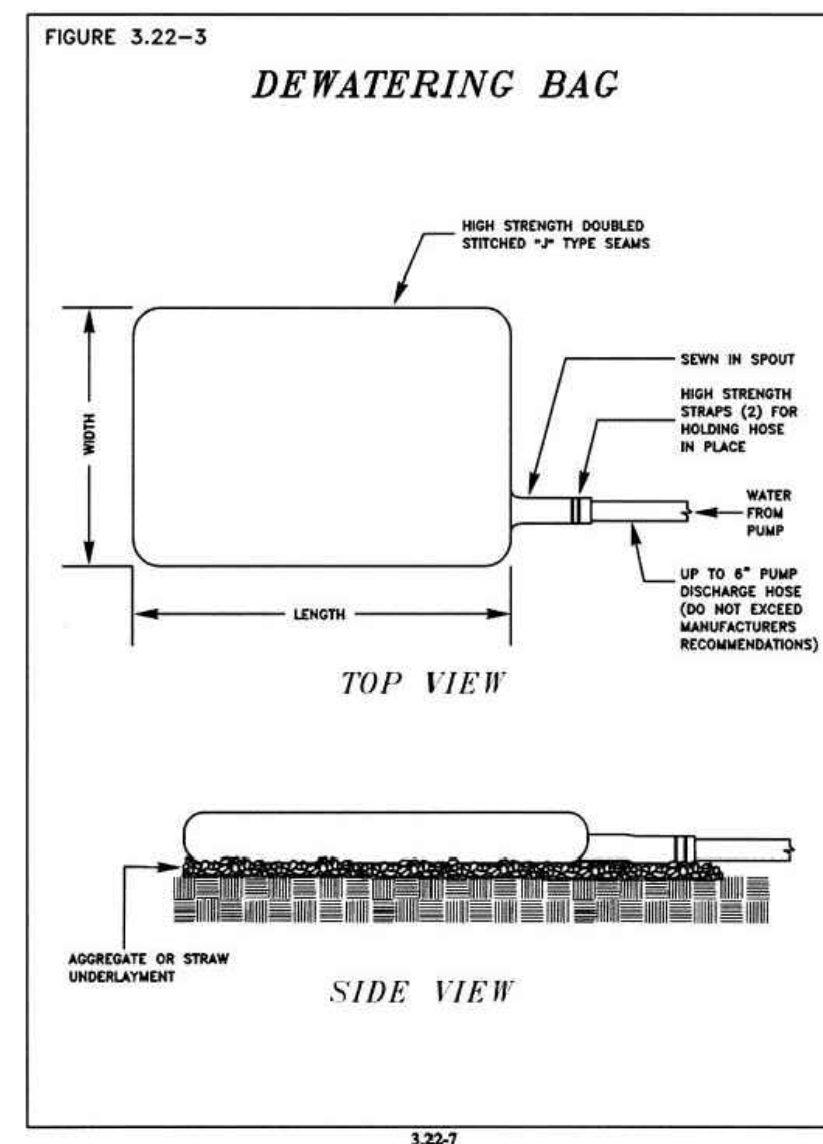
**NOTES:**

USE 3/4 INCH STONE FOR LOW VOLUME ENTRANCES AND LARGER STONE (4 1/2 INCH) FOR HEAVY USE OR MATERIAL DELIVERY ENTRANCES. LENGTH IS AS REQUIRED, BUT NOT LESS THAN 70 FEET. THICKNESS SHOULD NOT BE LESS THAN 6 INCHES. THE WIDTH SHALL BE A MINIMUM OF 10 FEET, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.

GEOTEXTILE FABRIC SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO THE PLACING OF STONE. ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PAVED ACROSS THE ENTRANCE. IF A CULVERT IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES SHALL BE USED. IF NECESSARY, DIVERT ANY WATER RUNNING DOWN ACROSS ROAD TO A SEDIMENT TRAP LOCATED ON EITHER SIDE OF THE STABILIZED CONSTRUCTION ENTRANCE.

MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURED USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ON PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. WHEELS OF ALL VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. IF WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO APPROVED SEDIMENT TRAPPING DEVICE. IF THE STREET IS WASHED, PRECAUTIONS MUST BE TAKEN TO PREVENT MUDDY WATER FROM RUNNING INTO WATERWAYS OR STORM SEWERS. INSPECTION AND NEEDED MAINTENANCE SHOULD BE PROVIDED DAILY BUT AT A MINIMUM EVERY SEVEN DAYS AND AFTER EVERY RAIN OF 0.5 INCH OR GREATER.

**ROCK CONSTRUCTION ENTRANCE**  
NOT TO SCALE



**NOTES:**

LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
GRAB TENSILE	ASTM D-4632	250 LB
PUNCTURE	ASTM D-4833	165 LB
FLOW RATE	ASTM D-4491	70 GAL / MIN / SQ FT
MULLEN BURST	ASTM D-3796	500 LB / SQ IN
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	100%

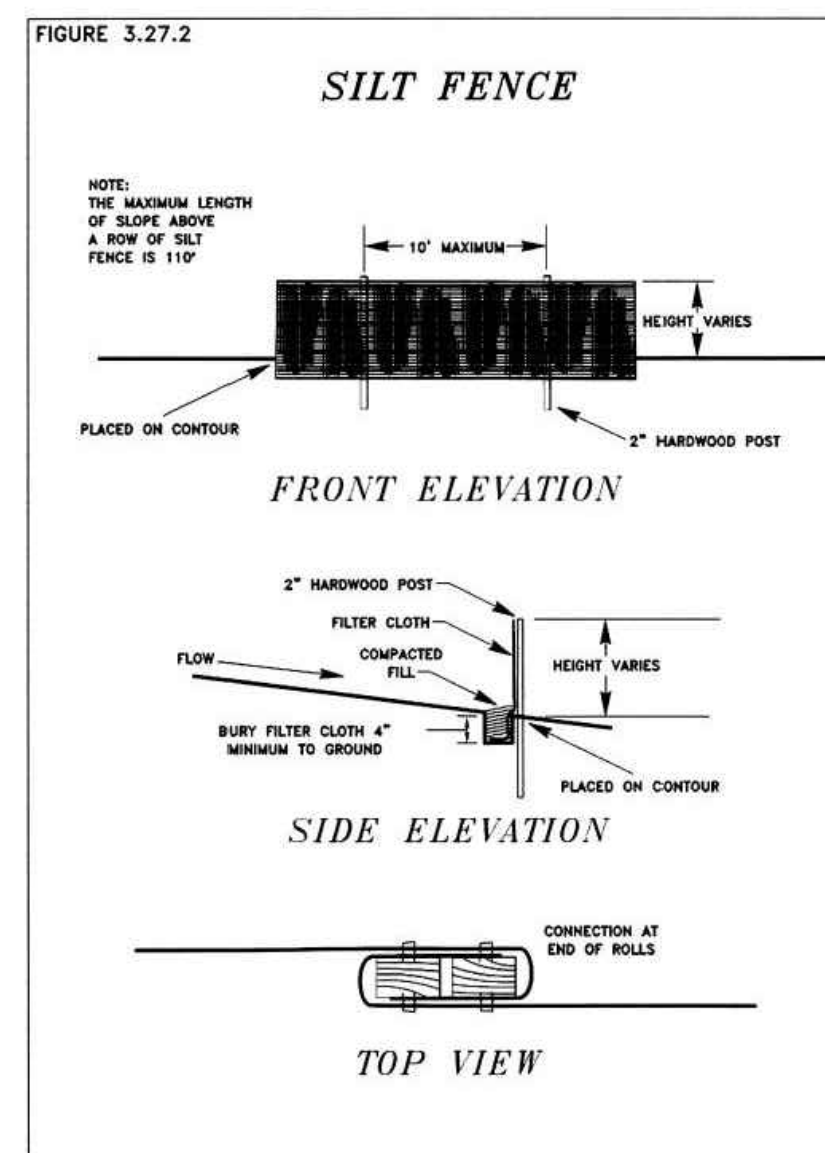
A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL, UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. THE PUMPING RATE SHALL BE NO GREATER THAN 1000 GPM.

THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

FILTER BAGS SHALL BE INSPECTED FREQUENTLY DURING PUMPING OPERATIONS. REPAIRS AND REPLACEMENTS ARE TO OCCUR ONCE THE SEDIMENT BUILD-UP PREVENTS THE STRUCTURE FROM FUNCTIONING AS DESIGNED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT.

**PUMPED WATER FILTER BAG**  
NOT TO SCALE



**NOTES:**

THE SILT FENCE MUST BE ENTRENCHED AT LEAST 4 INCHES. THE FENCE MUST BE PLACED ON THE CONTOUR PERPENDICULAR TO THE FLOW OF WATER. IT IS NOT TO BE INSTALLED IN AREAS OF CONCENTRATED FLOWS OR IN AREAS THAT WOULD REQUIRE IT TO CONTAIN SEDIMENT FROM TOO LARGE OF AN AREA.

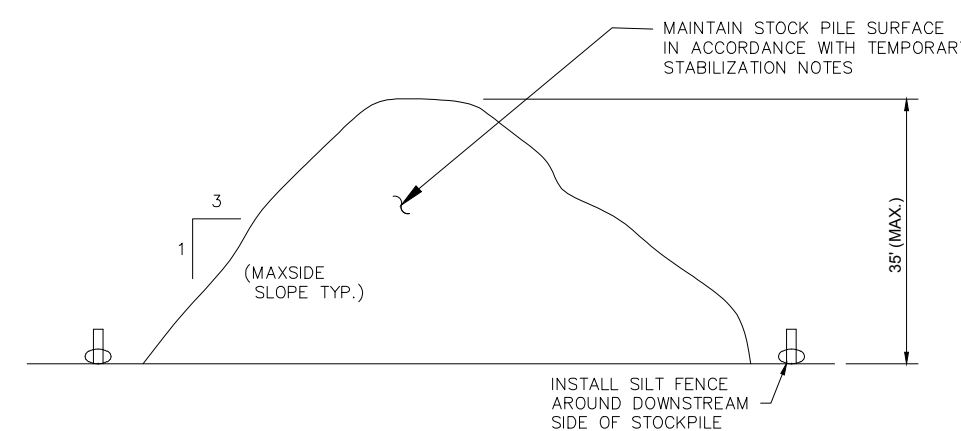
SILT FENCE WILL NOT BE USED IN AREAS WHERE ROCK OR SOME OTHER HARD SURFACE PREVENTS THE FULL AND UNIFORM ANCHORING OF THE BARRIER. SILT FENCE SHOULD NEVER BE INSTALLED IN STREAMS OR SWALES OR IN ANY AREA WHERE THERE IS A REASONABLE CHANCE OF CONCENTRATED FLOW. IN AREAS WHERE CONCENTRATED FLOWS CAN BE EXPECTED, USE DIVERSIONS AND SEDIMENT TRAPS AND/OR SEDIMENT BASINS. IN DITCHES OR SWALES ROCK CHECK DAMS SHOULD BE USED IN PLACE OF SILT FENCE.

AN EFFORT SHOULD BE MADE TO LOCATE SILT FENCE AT LEAST 5 FEET TO 10 FEET BEYOND THE TOE OF SLOPE. SILT FENCE SHOULD BE LIMITED TO SITUATIONS IN WHICH ONLY SHEET PILING IS EXPECTED. SILT FENCE SHOULD BE INSTALLED PRIOR TO MAJOR SOIL DISTURBANCE. SILT FENCE SHOULD BE PLACED ACROSS THE BOTTOM OF A SLOPE ALONG A LINE OF UNIFORM ELEVATION (ALWAYS PERPENDICULAR TO THE DIRECTION OF FLOW). ANY TIME A SECTION OF SILT FENCE IS KNOCKED DOWN BY CONCENTRATED FLOWS THE SILT FENCE WILL BE REPLACED WITH A DIVERSION AND SEDIMENT TRAP OR SUPER SILT FENCE.

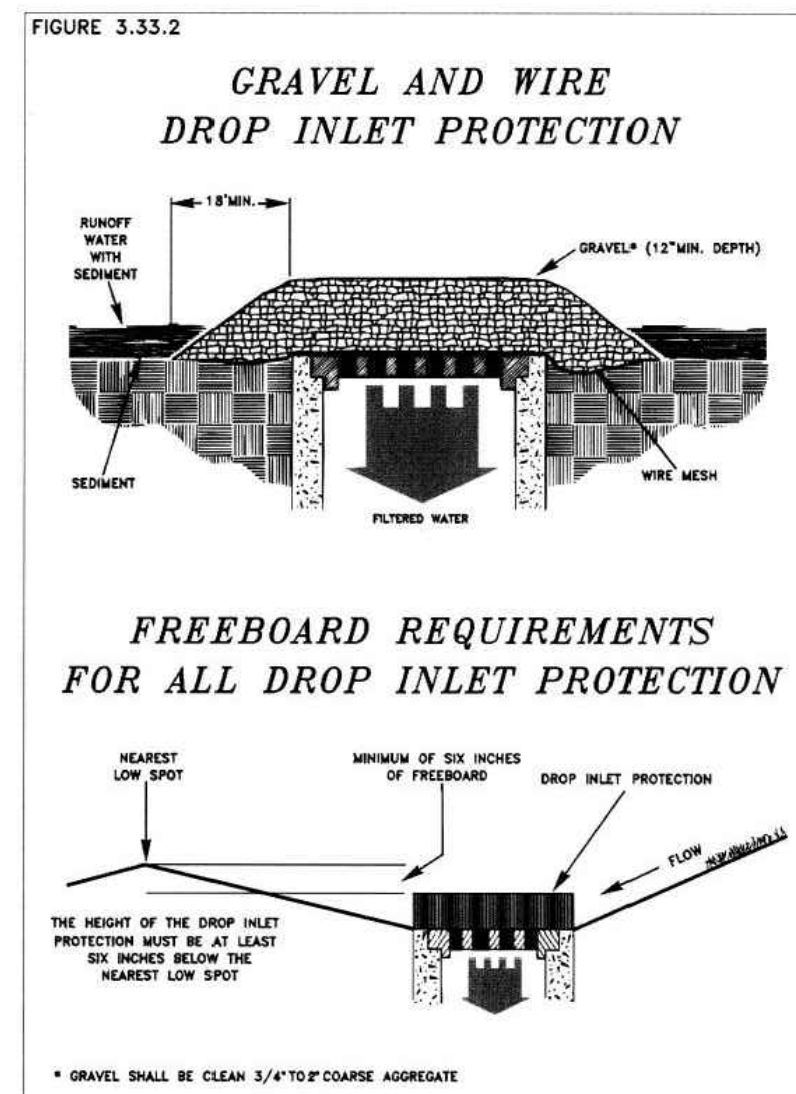
**MAINTENANCE:**

SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL OF 0.5 INCH OR GREATER AND AT LEAST DAILY DURING PROLONGED RAINFALL OR ONCE A WEEK. ANY REQUIRED REPAIRS OR MAINTENANCE SHALL BE MADE IMMEDIATELY. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCE RESULTING FROM END RUNS AND UNDERCUTTING. IF THE FENCE IS NOT INSTALLED ON THE CONTOUR PERPENDICULAR TO THE FLOW OF THE WATER BOTH OF THESE CONDITIONS CAN OCCUR. SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. IF ANY SECTION OF SILT FENCE IS KNOCKED DOWN DURING A RAIN EVENT (BECAUSE IT WAS INSTALLED IN AN AREA OF CONCENTRATED FLOW) THEN OTHER MEASURES SUCH AS A SEDIMENT TRAP AND DIVERSION OR SUPER SILT FENCE MUST BE INSTALLED.

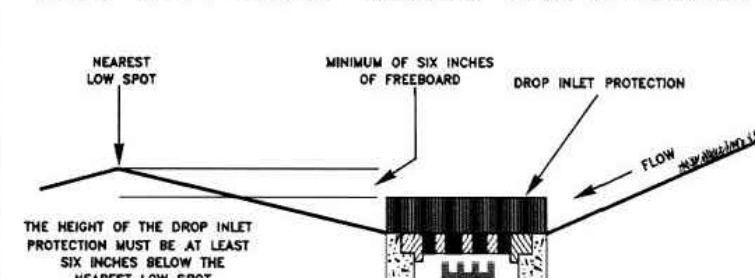
**SILT FENCE**  
NOT TO SCALE



**TEMPORARY SOIL STOCKPILE**  
NOT TO SCALE



**FREEBOARD REQUIREMENTS FOR ALL DROP INLET PROTECTION**



\* GRAVEL SHALL BE CLEAN 3/4\"/>

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PROJECT No.: PAD220035.00  
DRAWN BY: JWC  
CHECKED BY: APM  
DATE: 08/10/2023  
CAD I.D.: PAD230035.00-CNDS-0A

**PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS FOR**



PROPOSED DEVELOPMENT  
842 NATIONAL ROAD  
CITY OF WHEELING  
OHIO COUNTY, WV 26003

**BOHLER**

1 ALLEGHENY SQUARE, SUITE 402  
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**SOIL EROSION & SEDIMENT POLLUTION CONTROL DETAILS**

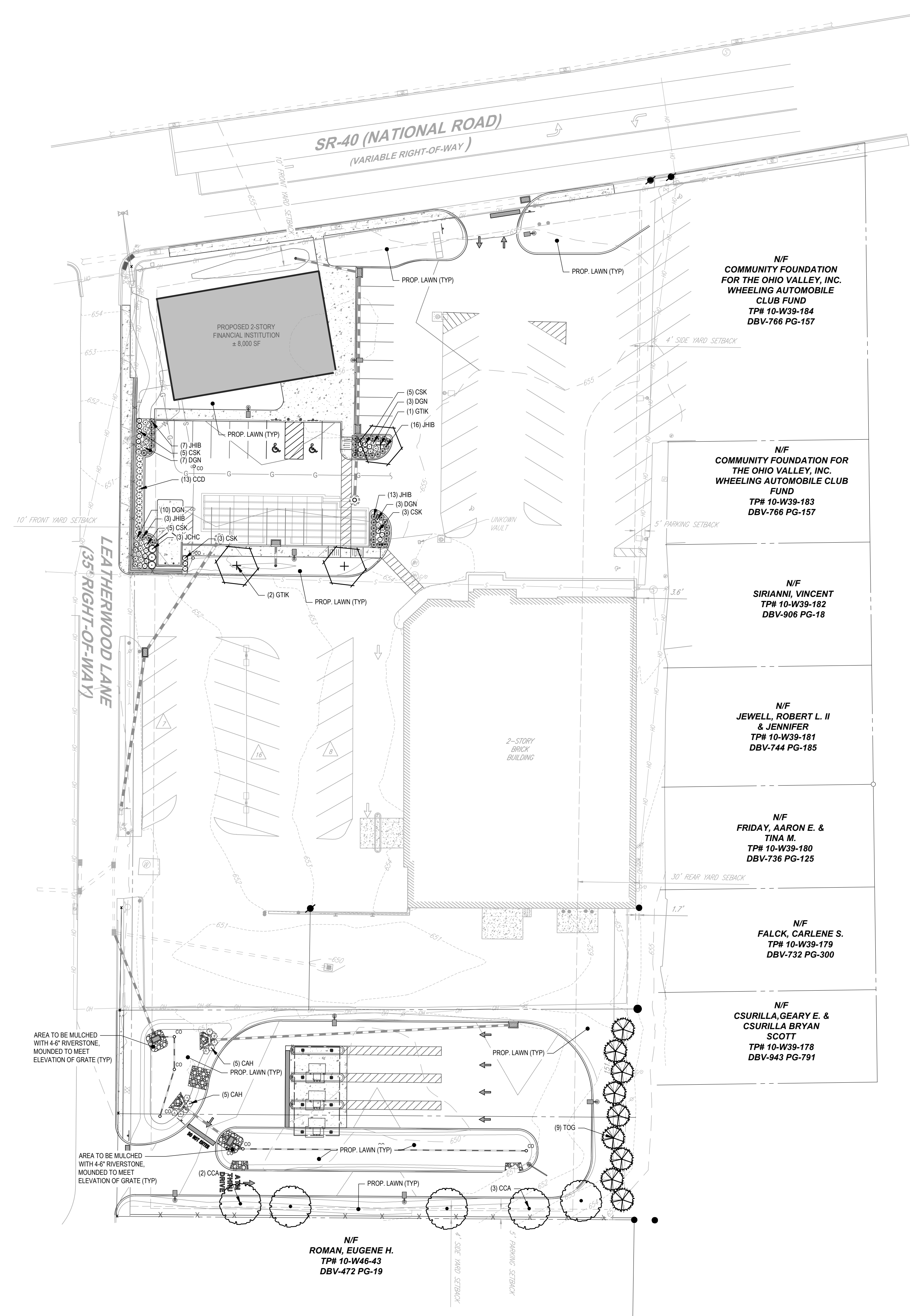
SHEET NUMBER:  
**C-604**

ORG. DATE - 08/10/2023









N/F  
COMMUNITY FOUNDATION  
FOR THE OHIO VALLEY, INC.  
WHEELING AUTOMOBILE  
CLUB FUND  
TP# 10-W39-184  
DBV-766 PG-157

N/F  
COMMUNITY FOUNDATION FOR  
THE OHIO VALLEY, INC.  
WHEELING AUTOMOBILE CLUB  
FUND  
TP# 10-W39-183  
DBV-766 PG-157

N/F  
SIRIANNI, VINCENT  
TP# 10-W39-182  
DBV-906 PG-18

N/F  
JEWELL, ROBERT L. II  
& JENNIFER  
TP# 10-W39-181  
DBV-744 PG-185

N/F  
FRIDAY, AARON E. &  
TINA M.  
TP# 10-W39-180  
DBV-736 PG-125

N/F  
FALCK, CARLENE S.  
TP# 10-W39-179  
DBV-732 PG-300

N/F  
CSURILLA, GEARY E. &  
CSURILLA, BRYAN  
SCOTT  
TP# 10-W39-178  
DBV-943 PG-791

N/F  
ROMAN, EUGENE H.  
TP# 10-W46-43  
DBV-472 PG-19

**GENERAL NOTES:**

1. THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.
2. ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN IN ACCORDANCE WITH LANDSCAPE SPECIFICATION #2.C., UNLESS OTHERWISE STATED ON THIS PLAN.
3. SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.
4. IF IRRIGATION IS REQUIRED BY THE OWNER OR APPROVING MUNICIPALITY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN PRODUCTS MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF AN IRRIGATION SYSTEM.
5. PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER AND THE MUNICIPAL ENGINEER AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. ANY PLANT MATERIAL THAT ARE TO BE INSTALLED WITHIN STORMWATER BMP FEATURES MUST BE NATIVE SPECIES.
6. WITHOUT EXCEPTION, WEED BARRIER FABRIC SHALL NOT BE INSTALLED WITHIN ANY BMP FACILITY. BMP FACILITIES INCLUDE RAINGARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.

**PLANT SCHEDULE**

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CCA	5	CARPINUS CAROLINIANA	AMERICAN HORNBEEAM	2.5' CAL	B&B
GTIK	4	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE THORNLESS LOCUST	2.5' CAL	B&B
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TOG	9	THUJA OCCIDENTALIS 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6-8'	B&B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CAH	10	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET (DWARF)	24-30"	CONTAINER
CCD	13	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	BLUE MIST SHRUB	18-24"	CONTAINER
CSK	21	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	15-18"	CONTAINER
DGN	23	DEUTZIA GRACILIS 'NIKKO'	SLENDER DEUTZIA	18-24"	CONTAINER
JCHC	3	JUNIPERUS CHINENSIS 'HETZI COLUMNARIS'	COLUMNAR HETZ JUNIPER	4-5'	B&B
JHB	39	JUNIPERUS HORIZONTALIS 'MONBER'	ICEE BLUE JUNIPER	15-18' SPRD	CONTAINER

**COMPLIANCE CHART**

SECTION	REQUIREMENT	CALCULATIONS (REQUIRED / PROVIDED)	COMPLIANCE
1355.05 REQUIRED LANDSCAPING IN ALL DISTRICTS EXCEPT R-1A, R-1B, R-1C AND R-2	A. AT LEAST ONE MAJOR DECIDUOUS SHADE TREE, NOT LESS THAN TWO AND ONE-HALF INCHES CALIPER MEASURED THREE FEET ABOVE THE GROUND AT THE TIME OF PLANTING, SHALL BE PROVIDED WITHIN EACH PARKING AREA FOR EVERY 3,000 SQUARE FEET OF PAVED AREA OR EVERY TEN PARKING SPACES, WHICHEVER IS GREATER. THE TREES SHALL BE SPACED EVENLY THROUGHOUT THE LOT INTERIOR TO PROVIDE SHADE AND REDUCE GLARE. IN ALL OFF-STREET PARKING AREAS CONTAINING TWENTY-FIVE OR MORE PARKING SPACES, AT LEAST TEN PERCENT OF THE INTERIOR OF THE PARKING AREA SHALL BE CURBED AND LANDSCAPED WITH TREES, SHRUBS, AND OTHER PLANTS.	TOTAL IMPROVED PARKING AREA = 23,564+ SF REQUIRED: 23,564 / 3,000 = 7.8 OR 8 TREES PROVIDED: 5 CCA, 3 GTIK, (8 TREES)	COMPLIES
1355.06 REQUIRED SCREENING IN ALL DISTRICTS EXCEPT R-1A, R-1B, R-1C AND R-2	D. ALL ISLANDS AND SCREENS (SEE SECTION 1355.06) SHALL BE LANDSCAPED WITH TREES, SHRUBS, GRASSES, AND/OR GROUND COVERS. THE MATERIALS SELECTED FOR THE LANDSCAPED OVERHANG AREA MUST BE OF SUITABLE HEIGHT AND HARDINESS FOR THE SIZE AND USE OF THE AREA. SPECIES SELECTED SHALL BE TOLERANT OF URBAN CONDITIONS AND DEICING AGENTS. ALL NEW PLANT MATERIALS SHALL BE CONSISTENT AND COMPATIBLE WITH THE EXISTING VEGETATION OF THE SITE AND THE SURROUNDING AREA. PLANT MATERIALS JUDGED TO BE INAPPROPRIATE BY THE PLANNING ADMINISTRATOR OR PLANNING COMMISSION WILL NOT BE APPROVED.	TOTAL IMPROVED PARKING AREA = 23,564+ SF REQUIRED (10%): 2,356.4+ SF LANDSCAPE AREA PROVIDED: 3,361.6+ SF LANDSCAPE AREA (14.3%)	COMPLIES
1355.06 REQUIRED SCREENING IN ALL DISTRICTS EXCEPT R-1A, R-1B, R-1C AND R-2	A. ALL OFF STREET PARKING AREAS, OFF STREET LOADING AREAS, OUTDOOR STORAGE AREAS, REFUSE AND RECYCLING AREAS, AND UTILITY IMPROVEMENTS SUCH AS TRANSFORMERS, EXTERNAL HEATING AND COOLING EQUIPMENT SHALL BE EFFECTIVELY SCREENED. C. THE SCREENING SHALL BE ALONG THE LOT LINES THAT ADJOIN ADJACENT AREAS OR ARE ADJACENT TO OR FACE PREMISES SITUATED IN ANY RESIDENTIAL ZONE OR INSTITUTIONAL BUILDINGS. IT SHALL BE OF EVERGREEN PLANTING OF SUCH TYPE, HEIGHT, AND SPACING, AS IN THE JUDGMENT OF THE PLANNING ADMINISTRATOR OR PLANNING COMMISSION, WILL EFFECTIVELY SCREEN THE ACTIVITIES ON THE LOT FROM THE VIEW OF PERSONS STANDING ON ADJOINING PROPERTIES. THE PLAN AND SPECIFICATIONS FOR SUCH PLANTING SHALL BE FILED WITH THE APPROVED PLAN FOR THE USE OF THE LOT. D. A WALL OR FENCE, OF LOCATION, HEIGHT, AND DESIGN APPROVED BY THE PLANNING ADMINISTRATOR OR PLANNING COMMISSION, MAY BE SUBSTITUTED FOR THE REQUIRED PLANTING.	SCREENING HAS BEEN PROVIDED WHERE FEASIBLE	EXISTING NON-COMFORMITY

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DRAWN BY: JWC  
CHECKED BY: AFM  
DATE: 08/10/2023  
CAD I.D.: PAD230035.00-LLGT-0A

PROJECT:  
**PRELIMINARY/  
FINAL LAND  
DEVELOPMENT  
PLANS**  
FOR

**UNIFIED BANK**  
PROPOSED DEVELOPMENT  
842 NATIONAL ROAD  
CITY OF WHEELING  
OHIO COUNTY, WV 26003

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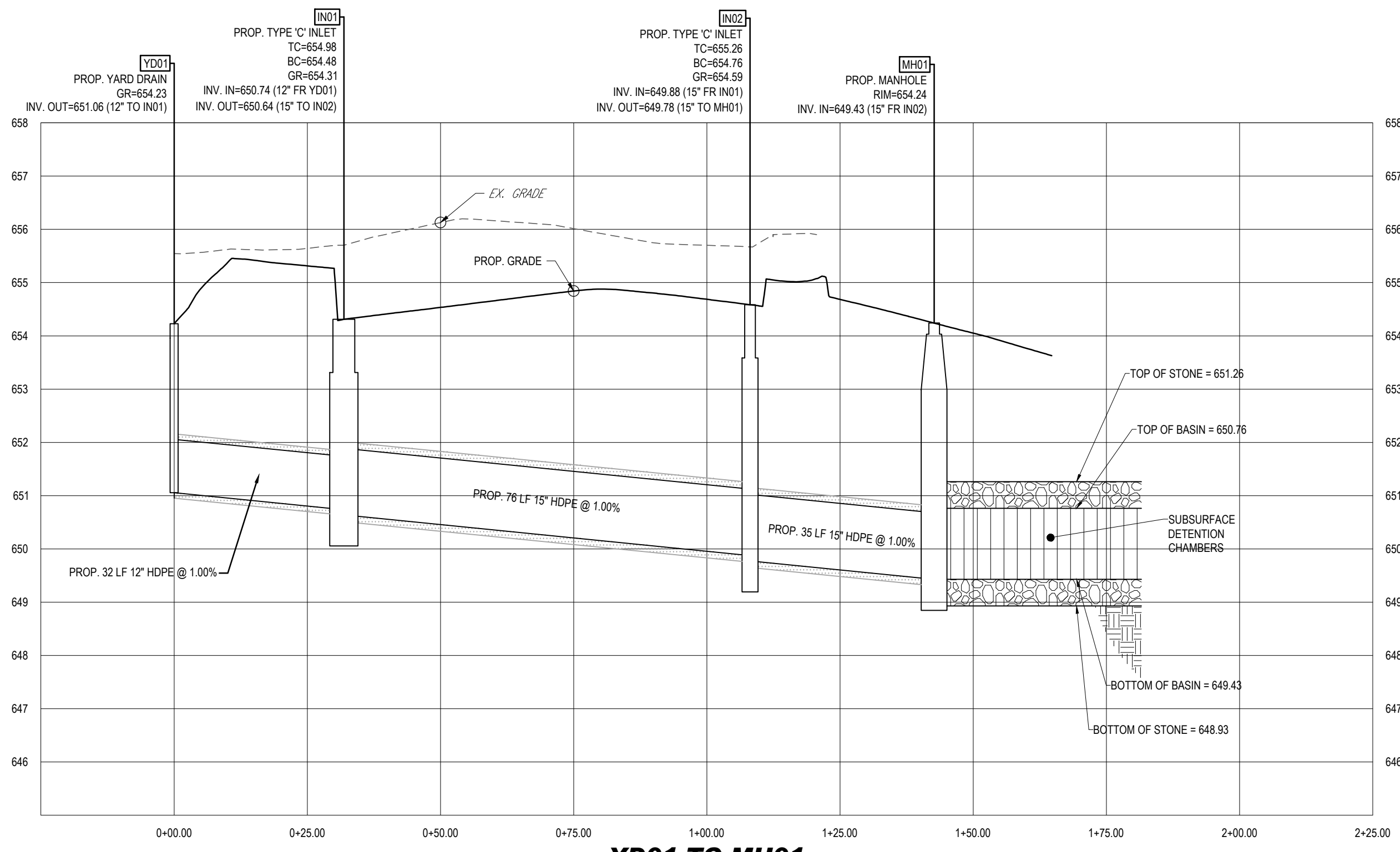
**M.W. TAKACS**  
REGISTERED LANDSCAPE ARCHITECT  
WEST VIRGINIA LICENSE No.

SHEET TITLE:  
**LANDSCAPE PLAN**

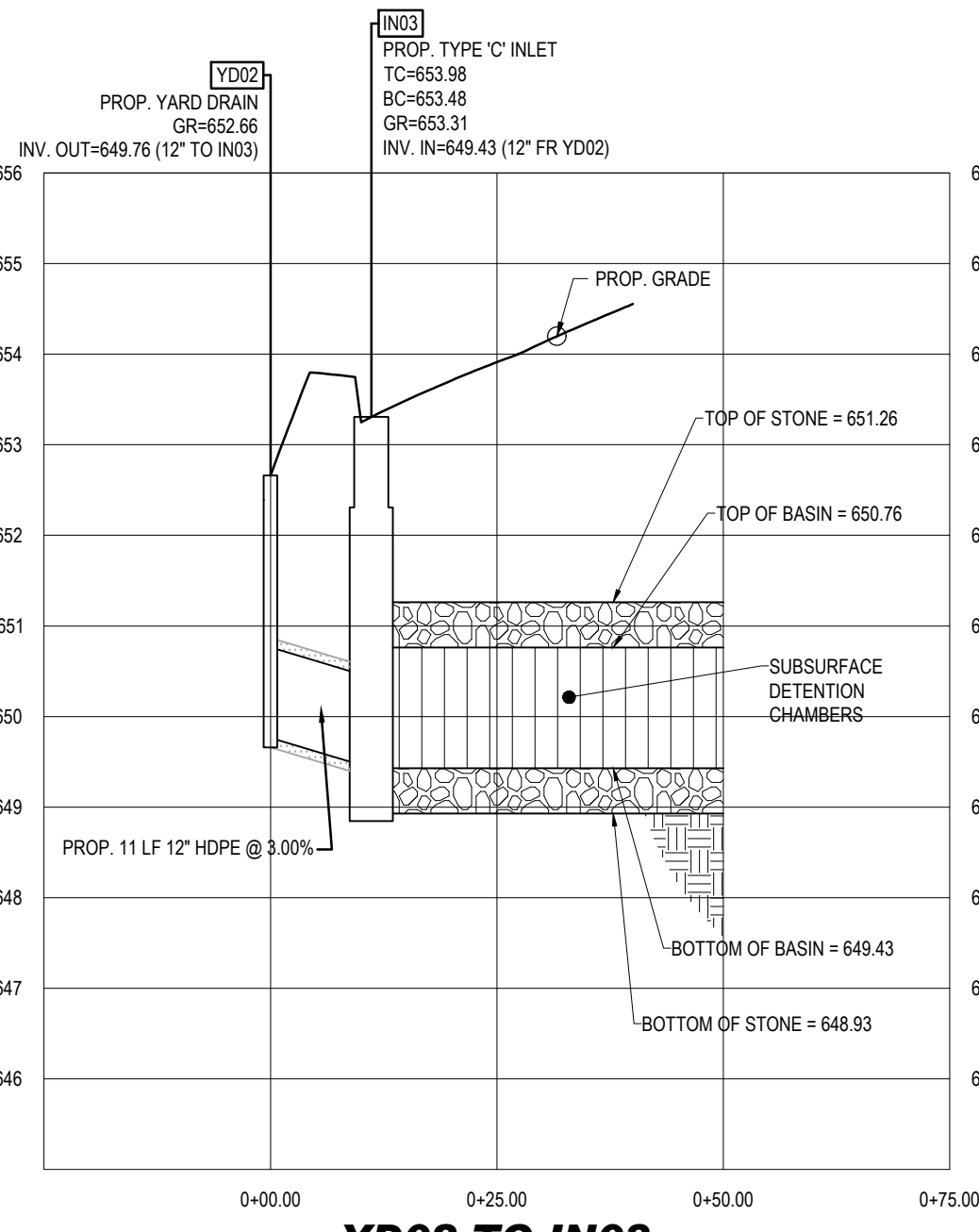
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**C-702**

ORG. DATE - 08/10/2023

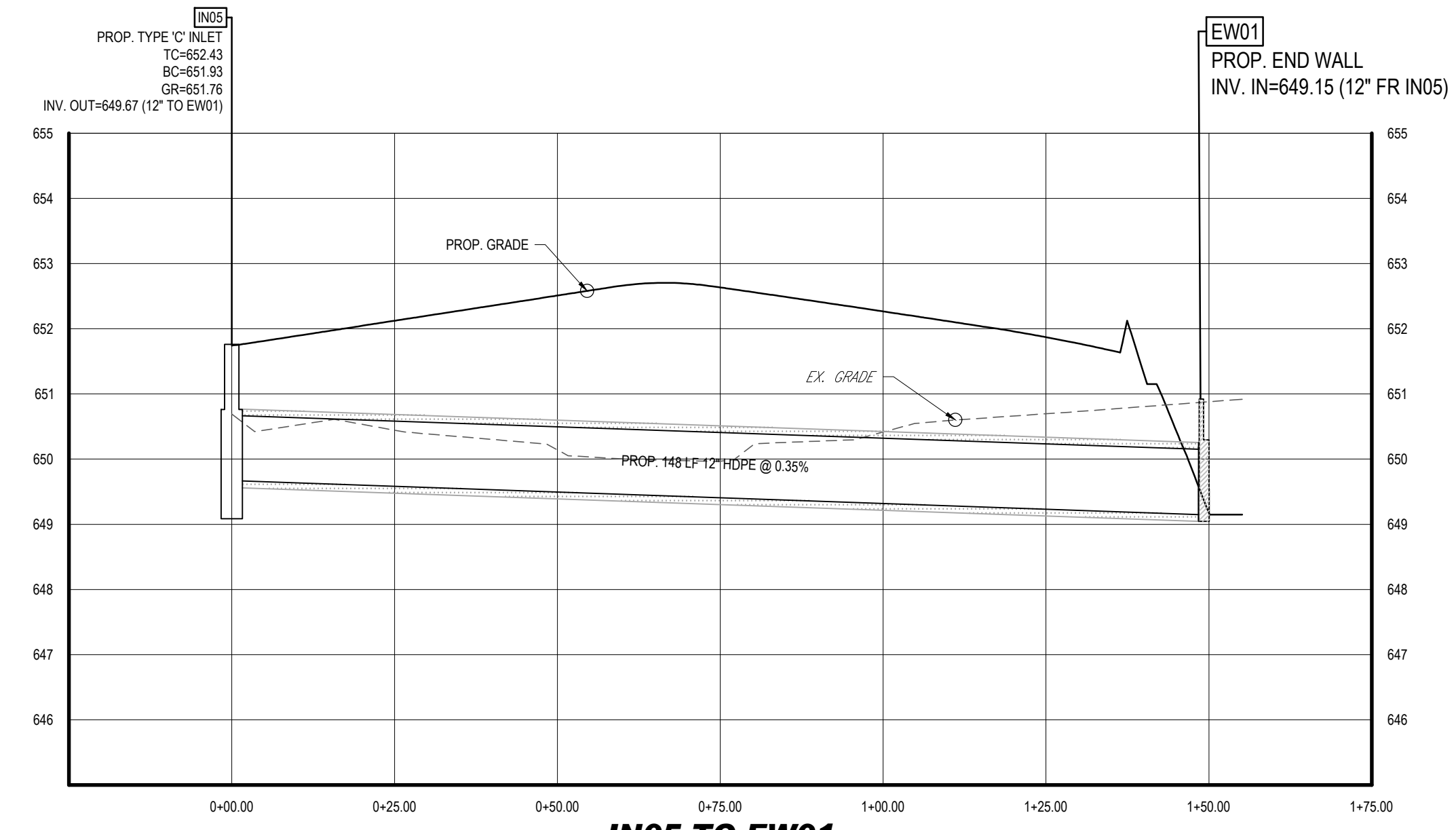




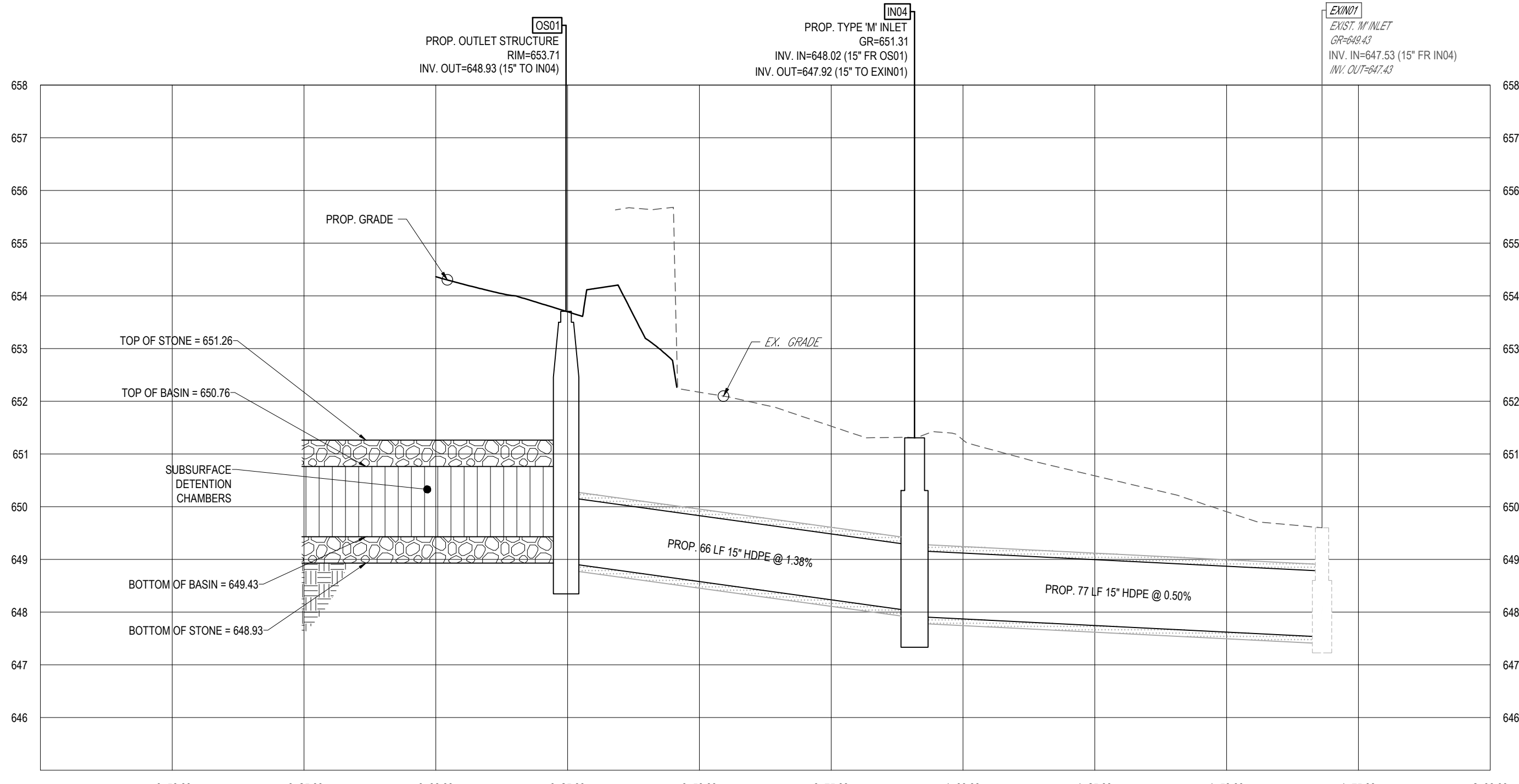
**YD01 TO MH01**  
SCALE: 1"= 20' HORIZONTAL  
1"= 2' VERTICAL



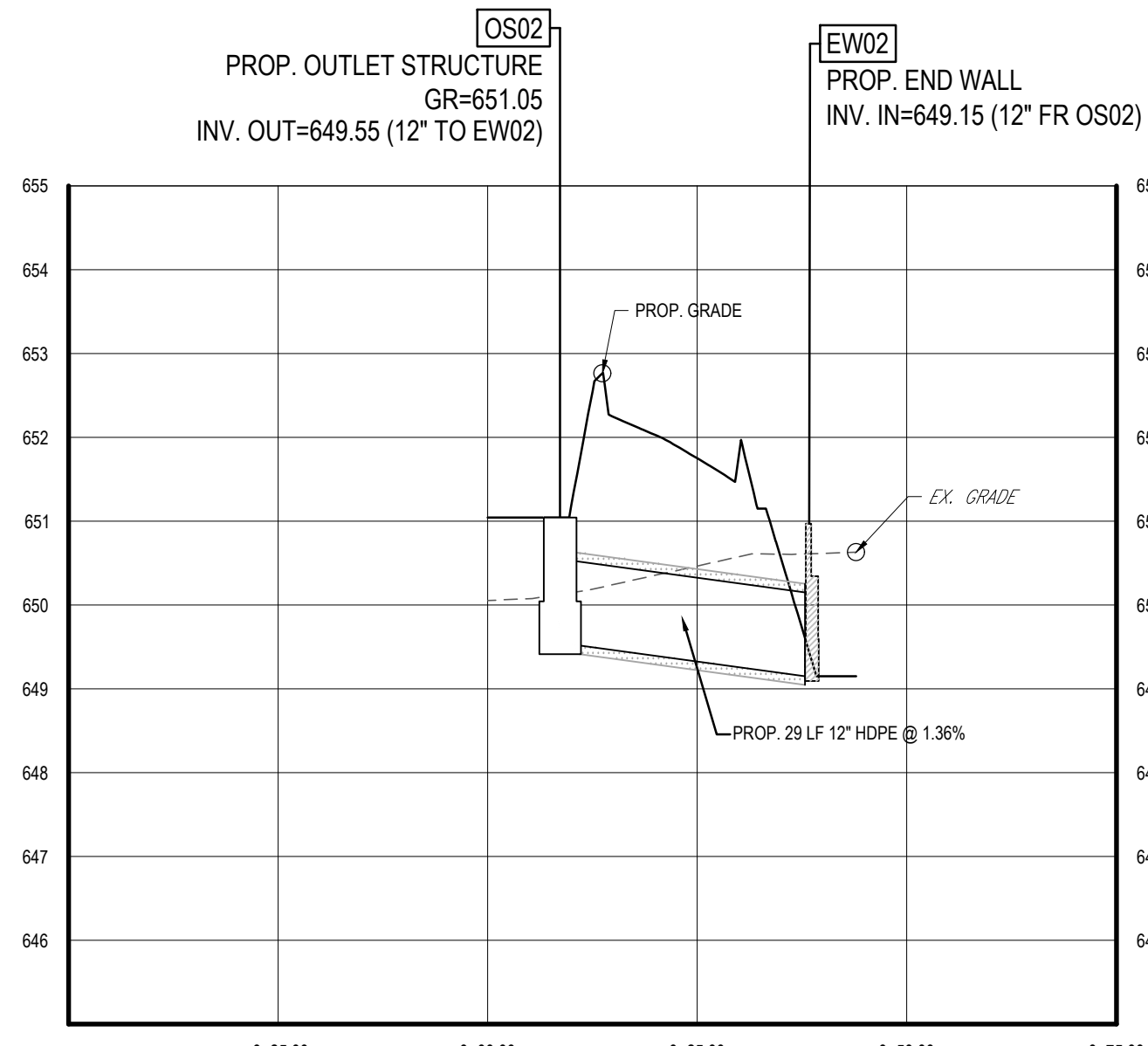
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1"= 2' VERTICAL



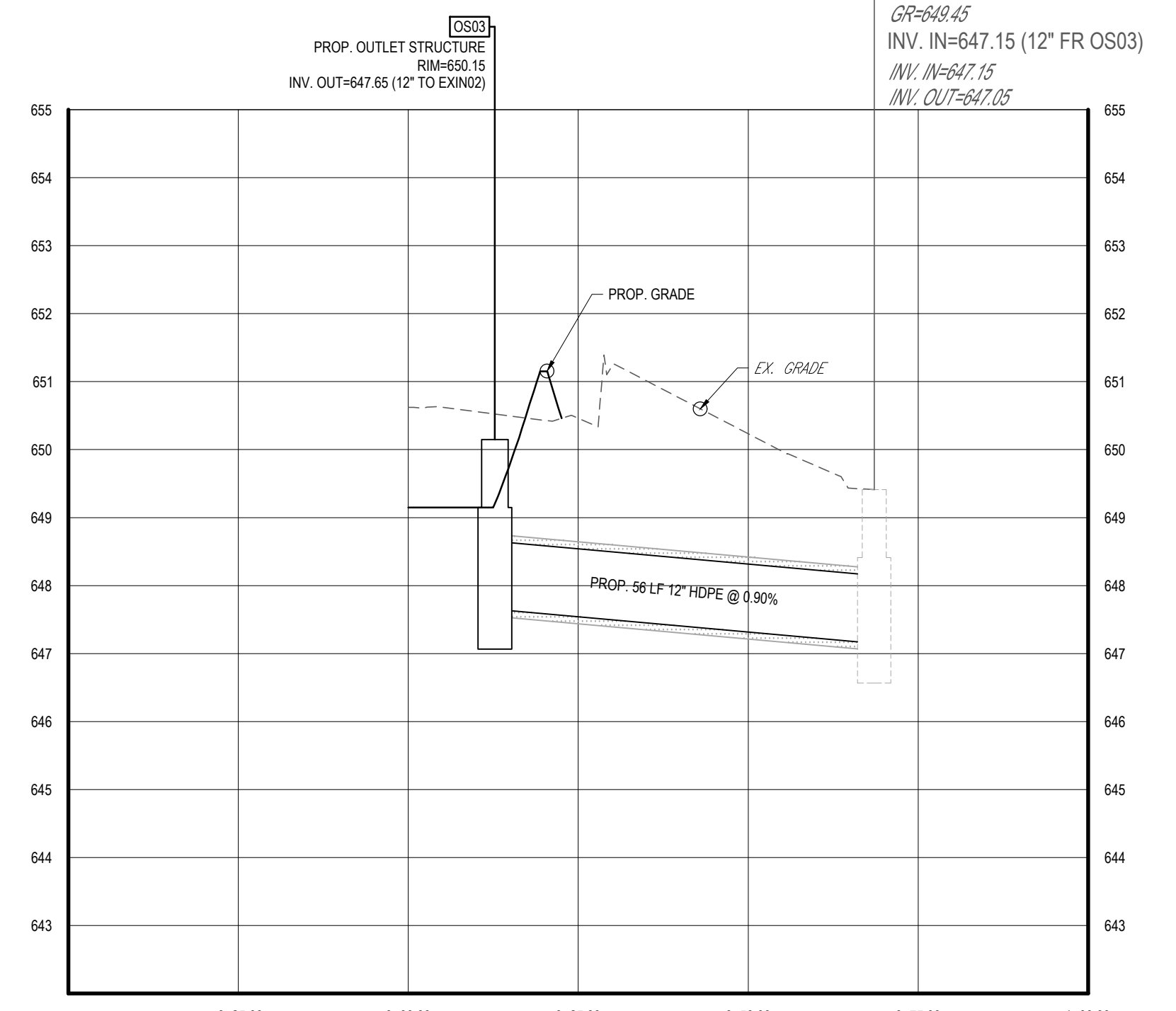
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1"= 2' VERTICAL



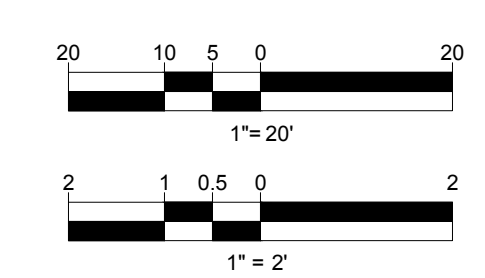
**OS01 TO EXIN01**  
SCALE: 1"= 20' HORIZONTAL  
1"= 2' VERTICAL



**OS02 TO EW02**  
SCALE: 1"= 20' HORIZONTAL  
1"= 2' VERTICAL



**OS03 TO EXIN02**  
SCALE: 1"= 20' HORIZONTAL  
1"= 2' VERTICAL



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DRAWN BY: JWC  
CHECKED BY: APM  
DATE: 08/10/2023  
CAD I.D.: PAD230035.00-PROF-0A

PROJECT:  
**PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS**  
FOR



PROPOSED DEVELOPMENT  
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OHIO COUNTY, WV 26003

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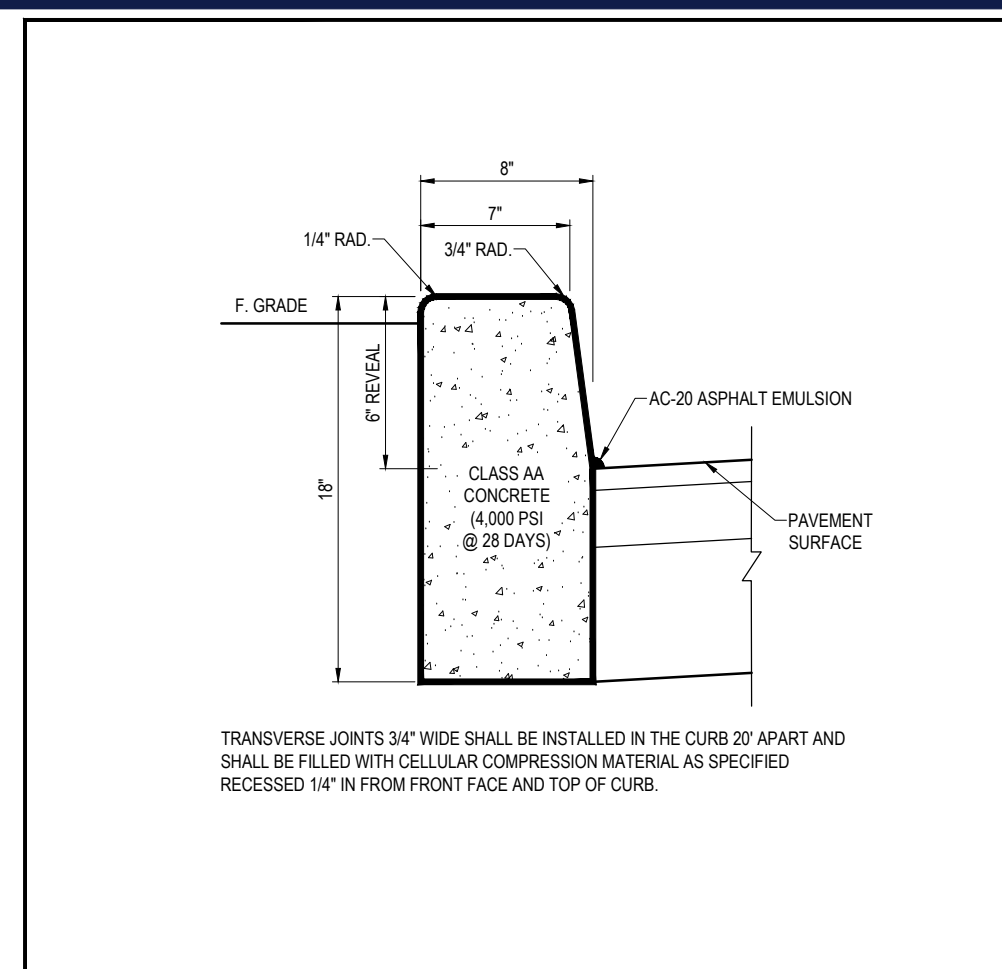


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**PROFILE PLAN**

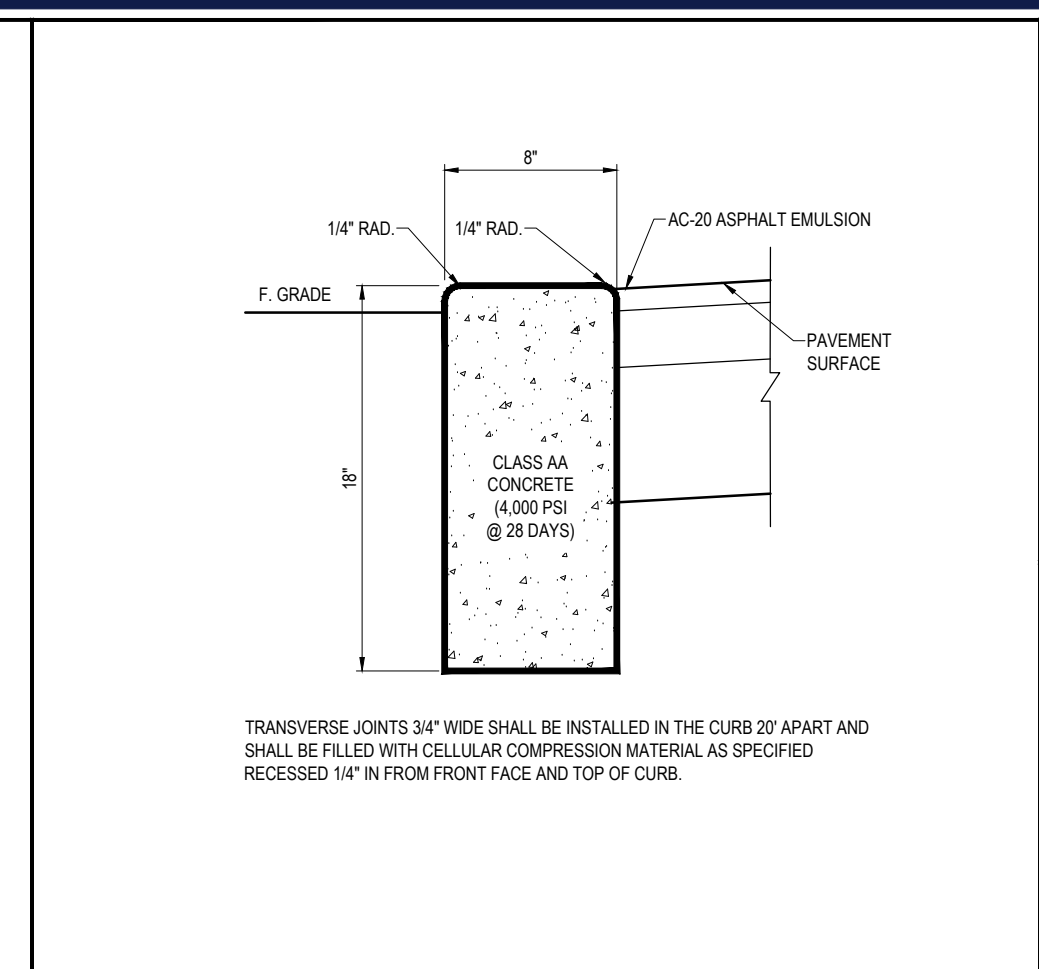
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**C-801**

ORG. DATE - 08/10/2023

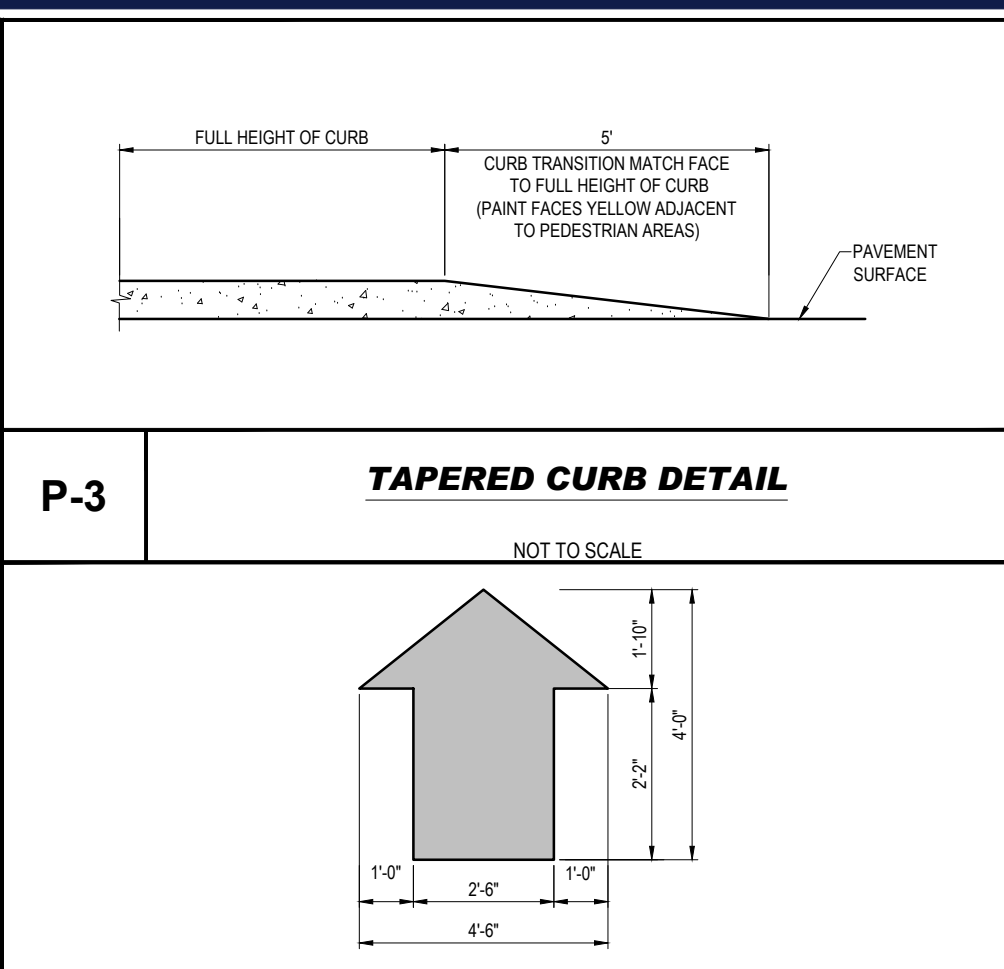
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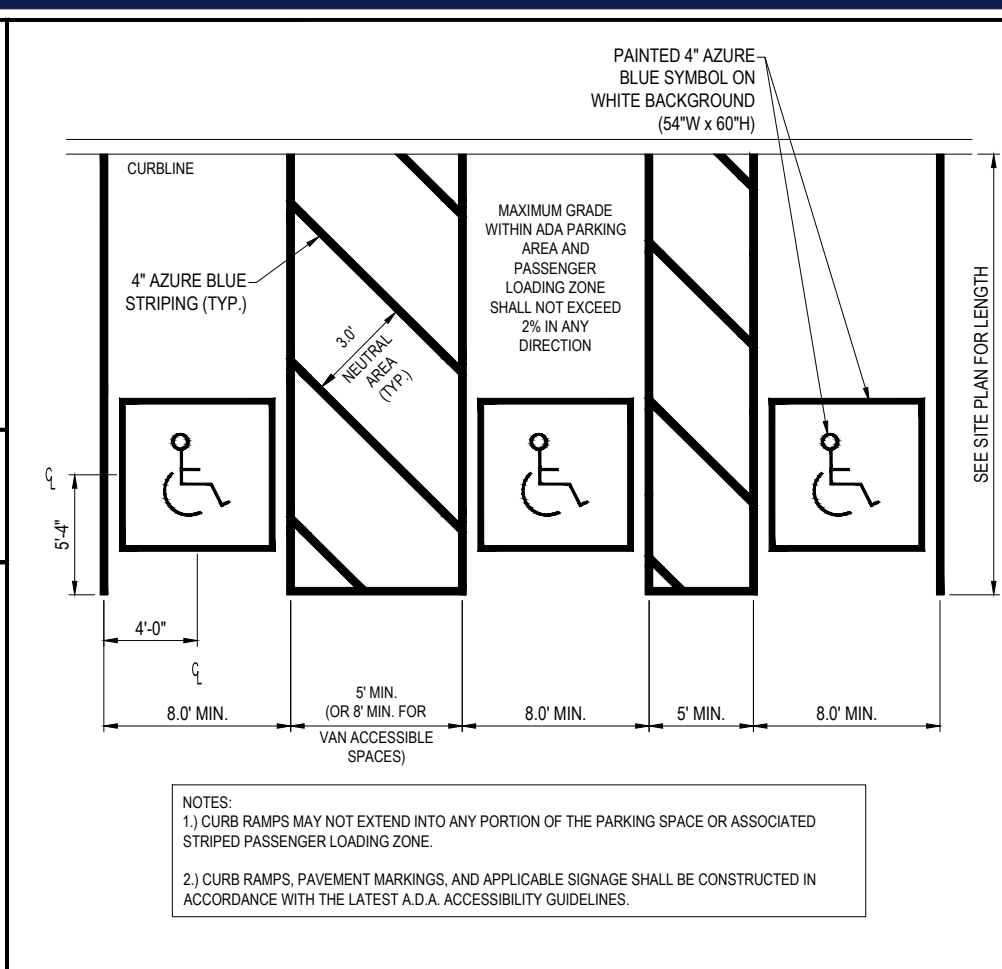
**P-1 TYPICAL CONCRETE CURB DETAIL**  
NOT TO SCALE



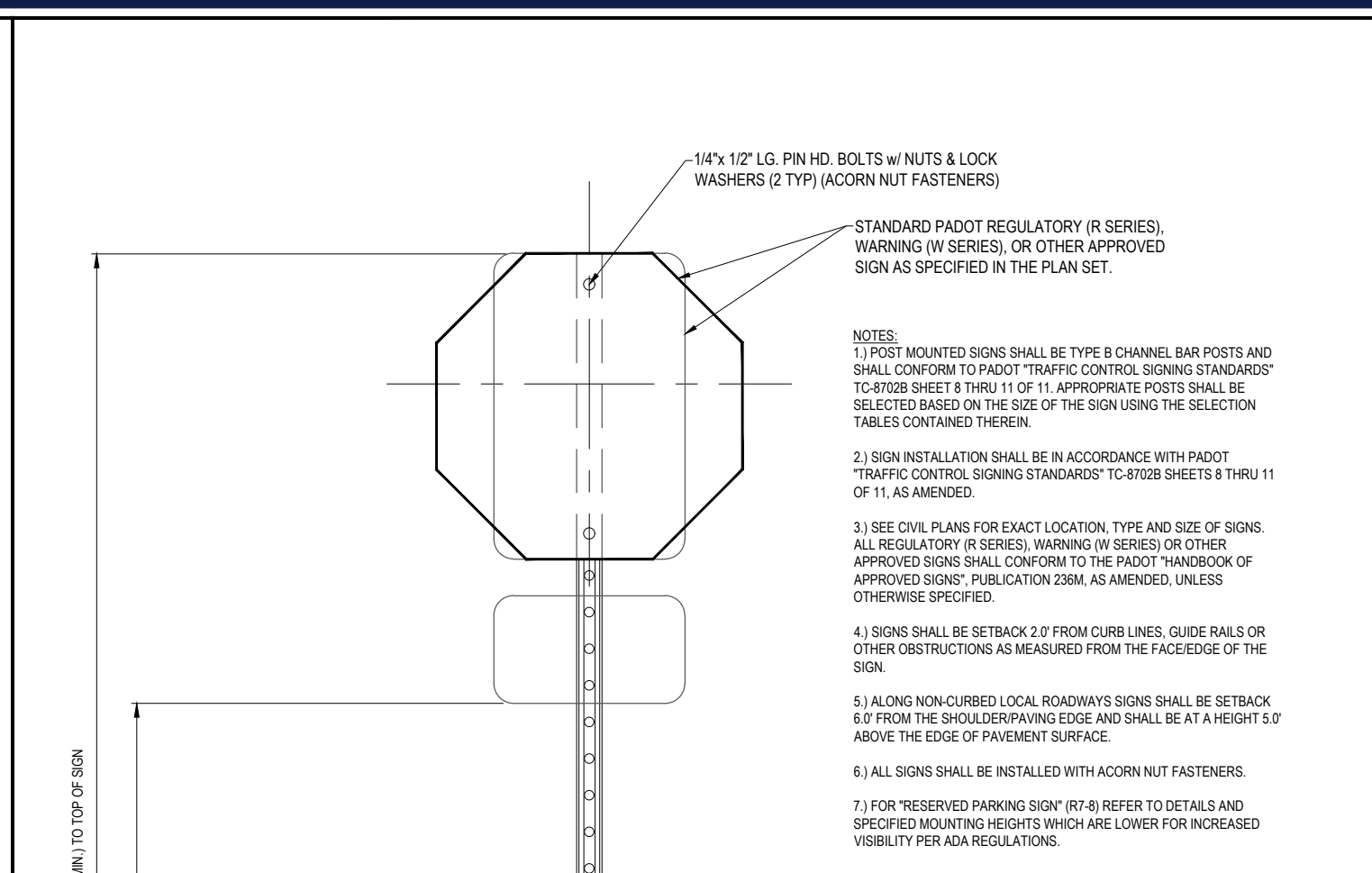
**P-2 TYPICAL FLUSH CONCRETE CURB DETAIL**  
NOT TO SCALE



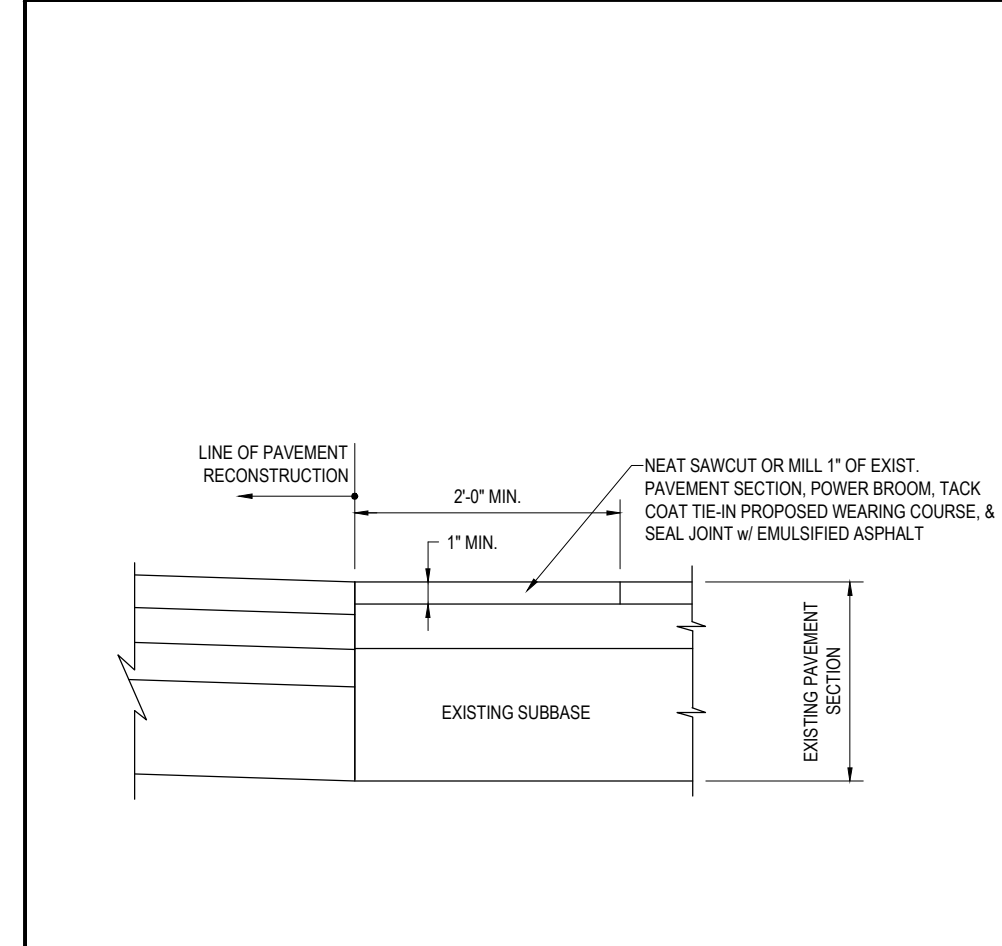
**P-3 TAPERED CURB DETAIL**  
NOT TO SCALE



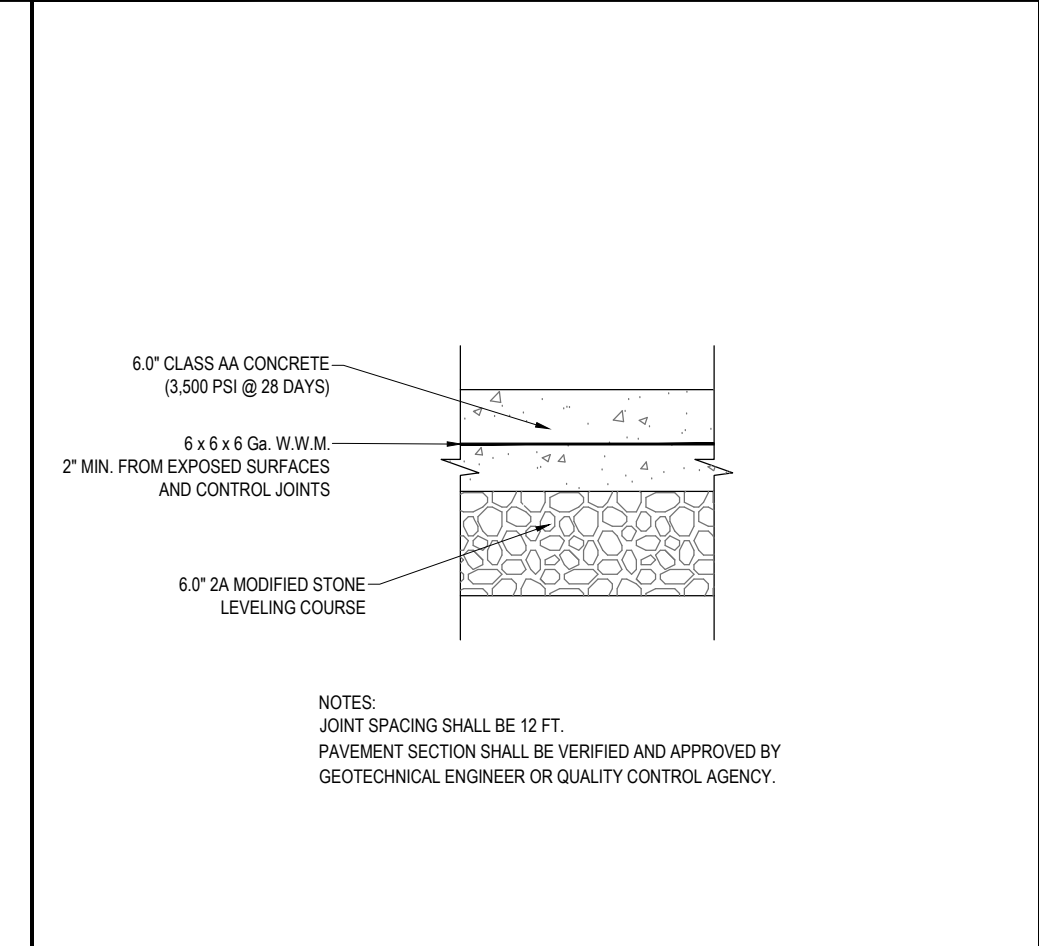
**T-12 ADA ACCESSIBLE PARKING SPACE STRIPING (3 SPACES)**  
NOT TO SCALE



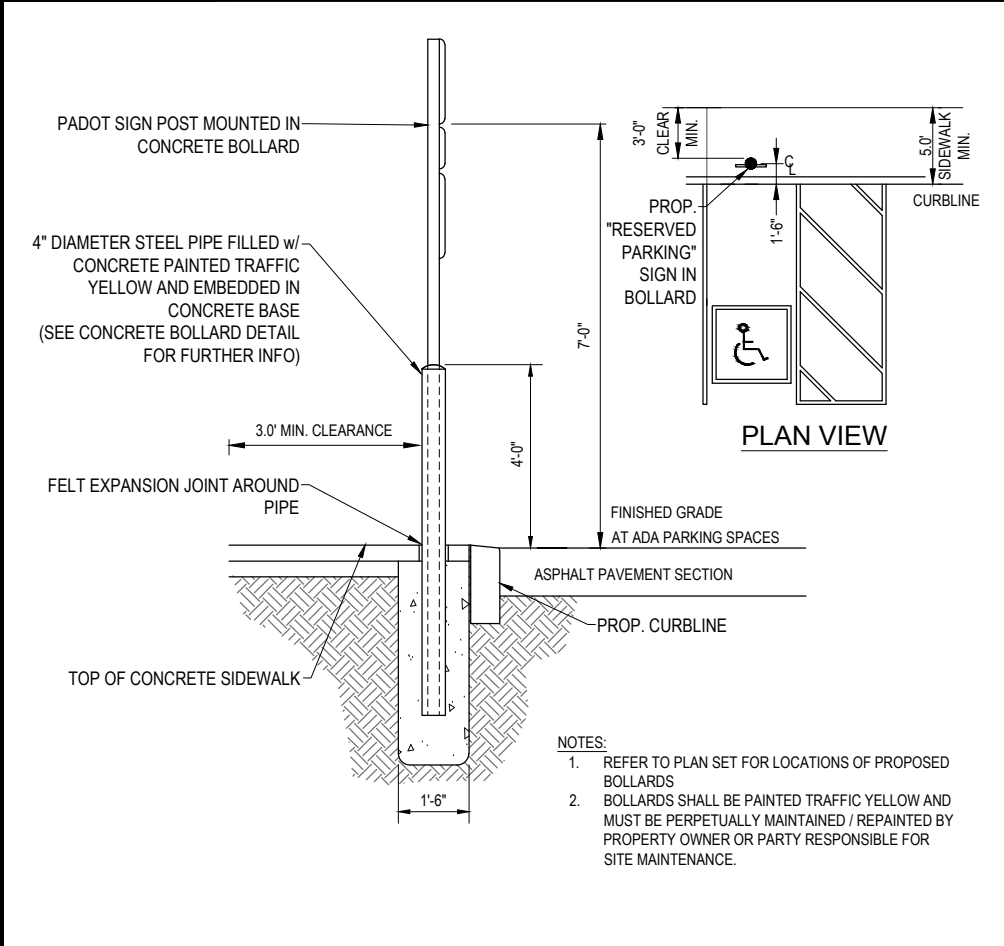
**T-11 STANDARD POLE MOUNTED SIGN INSTALLATION DETAIL**  
NOT TO SCALE



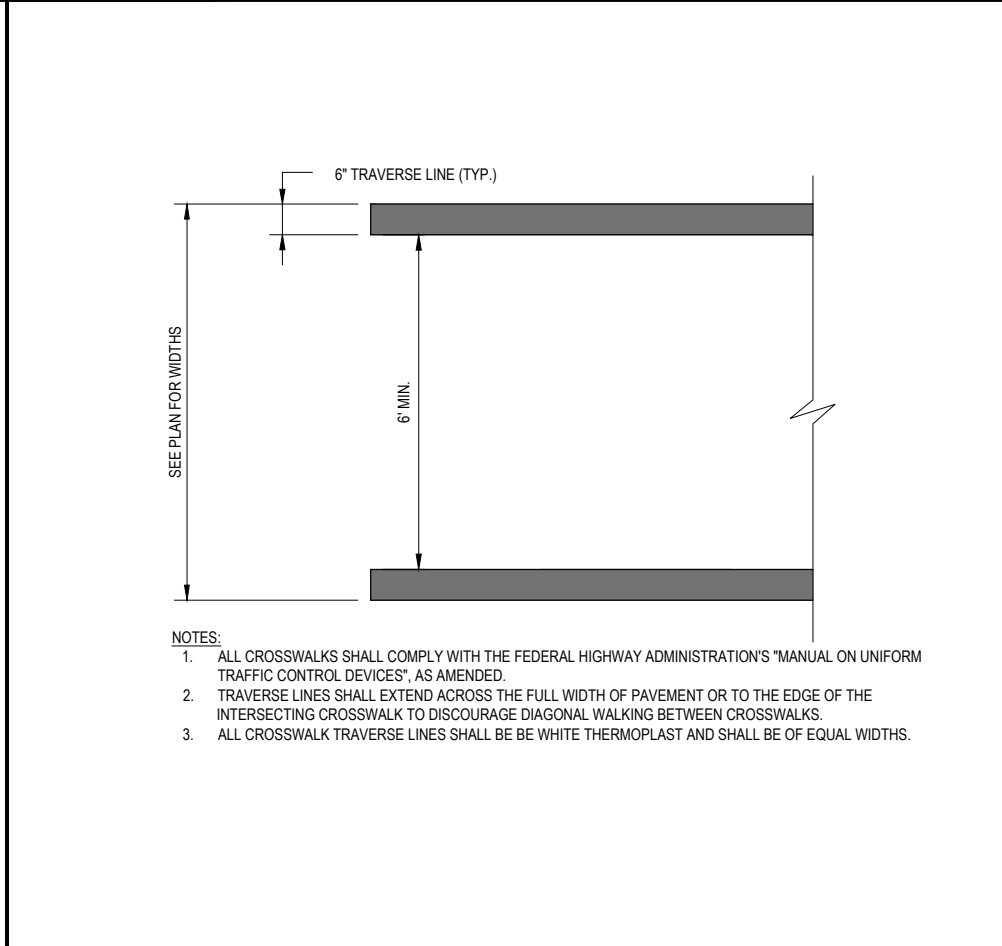
**P-13 PAVEMENT TIE-IN DETAIL**  
NOT TO SCALE



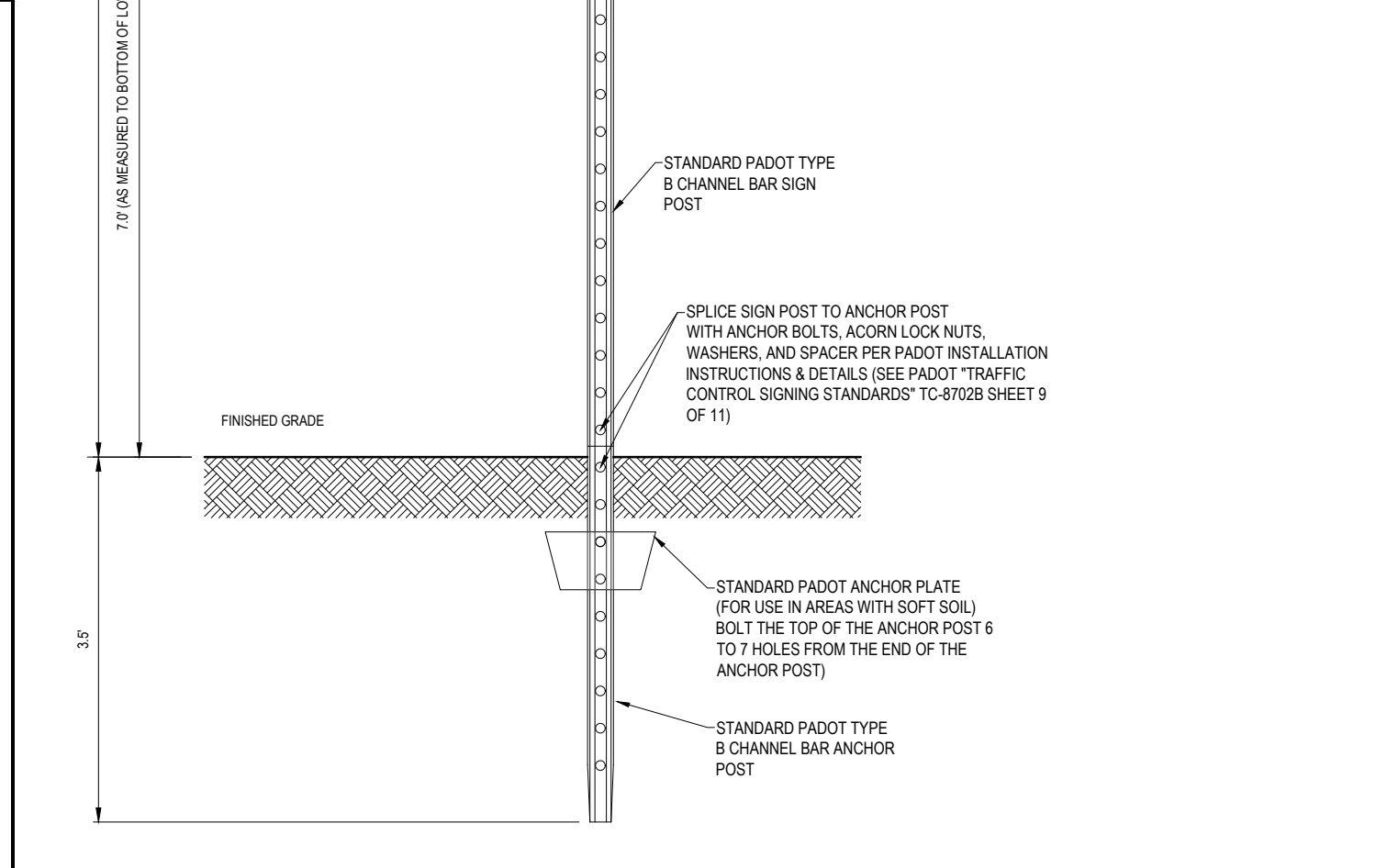
**P-16 REINFORCED CONCRETE PAVEMENT DETAIL**  
NOT TO SCALE



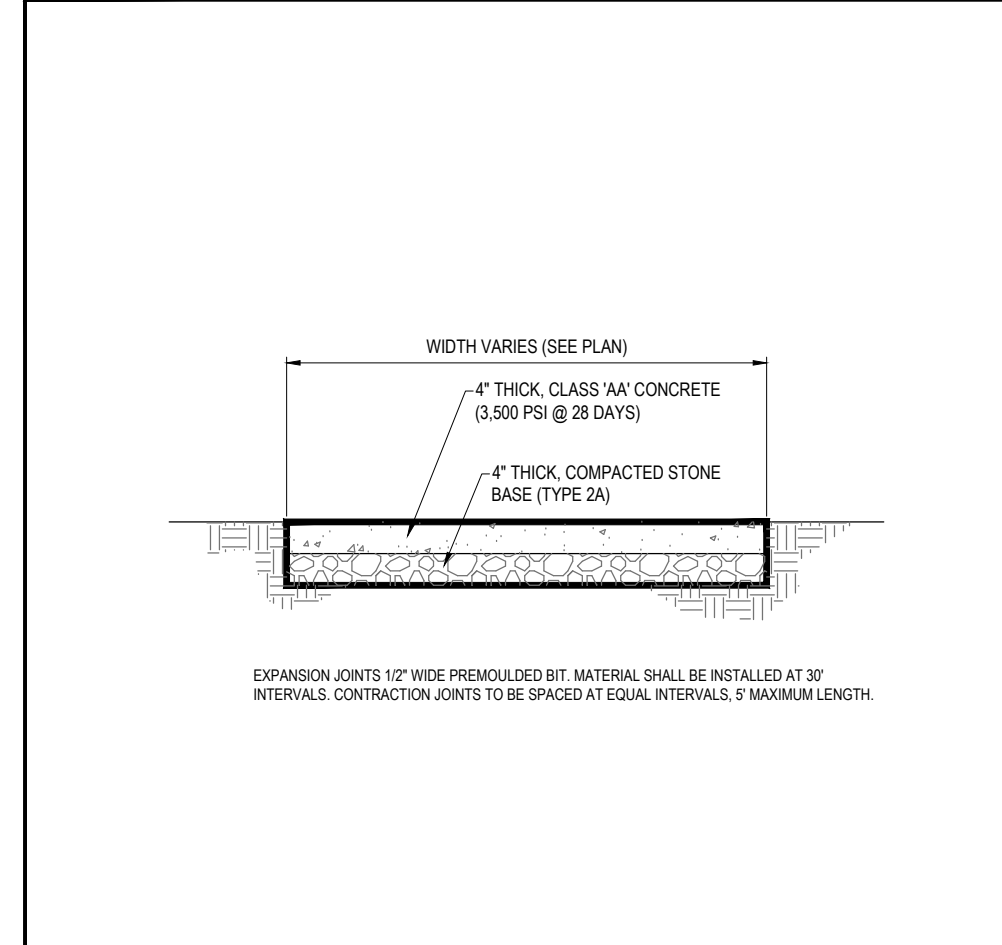
**T-17 WHITE PAINTED TRAFFIC ARROW DETAIL**  
NOT TO SCALE



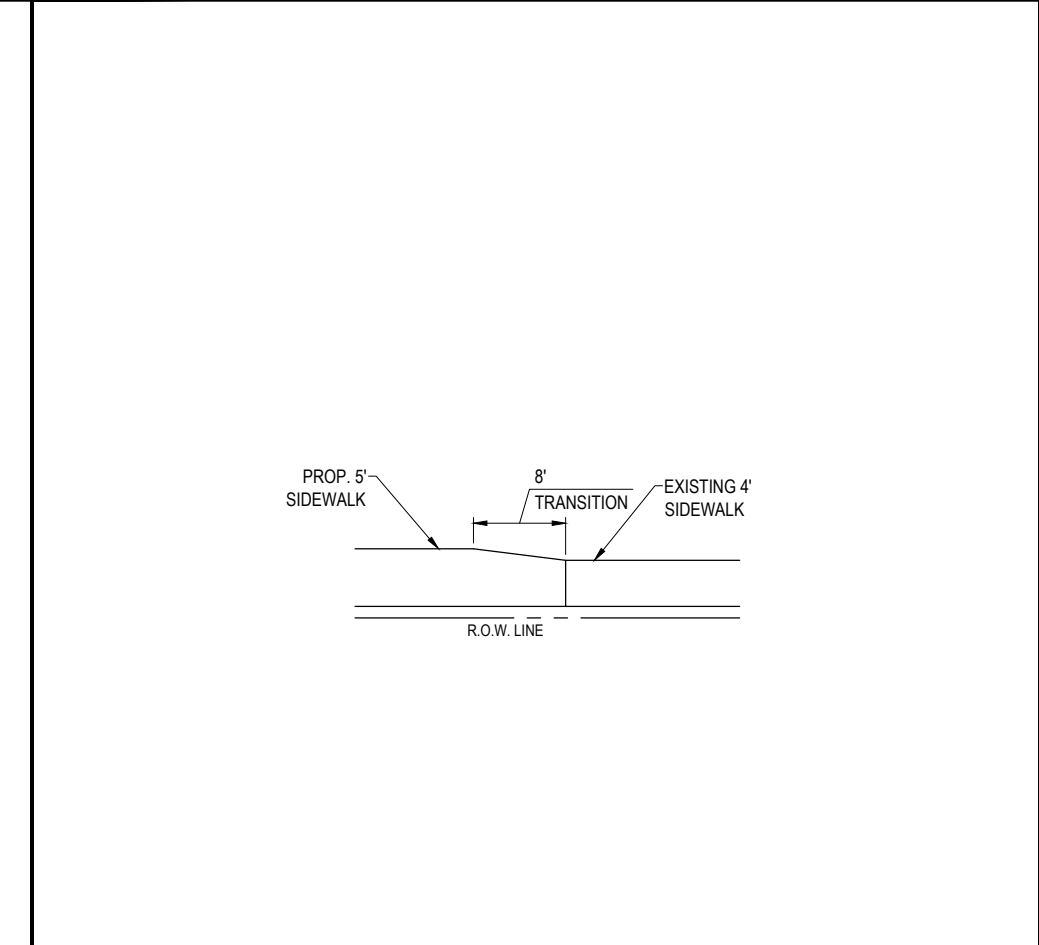
**T-24 STANDARD CROSSWALK DETAIL**  
NOT TO SCALE



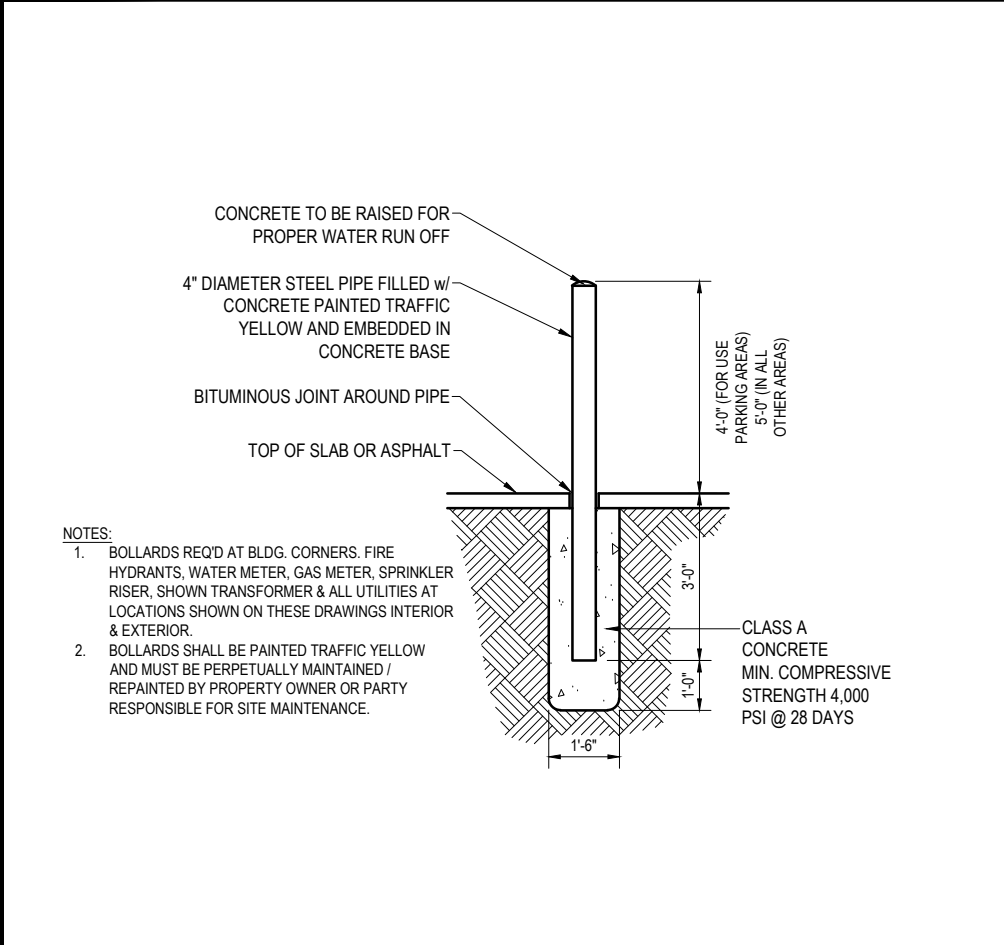
**T-12 ADA ACCESSIBLE PARKING SPACE STRIPING (3 SPACES)**  
NOT TO SCALE



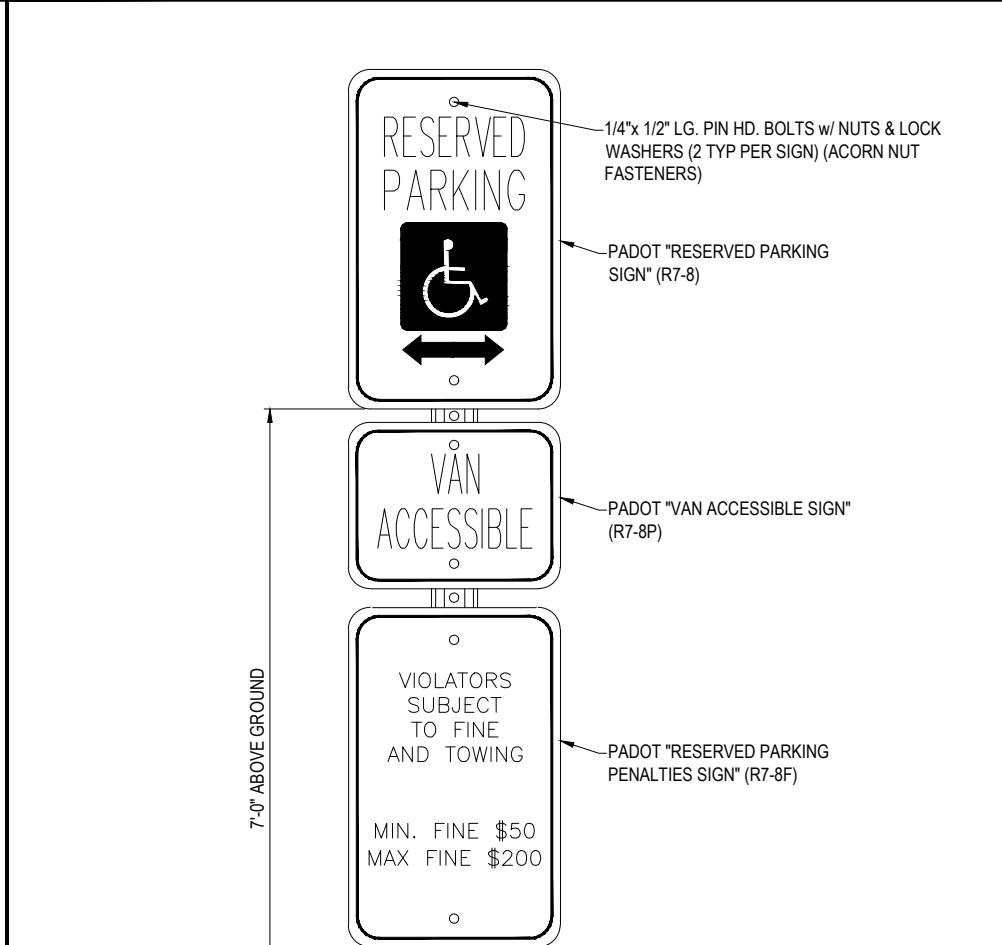
**P-21 CONCRETE SIDEWALK DETAIL**  
NOT TO SCALE



**P-22 SIDEWALK TIE-IN DETAIL**  
NOT TO SCALE



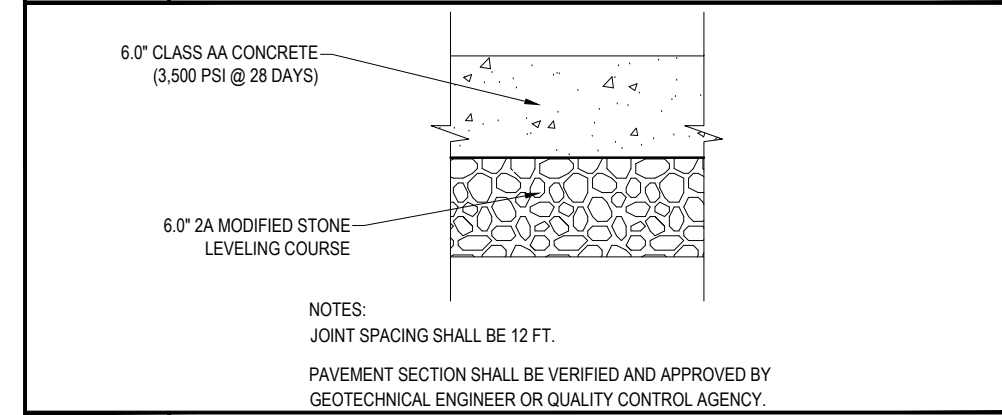
**T-20 BOLLARD DETAIL**  
NOT TO SCALE



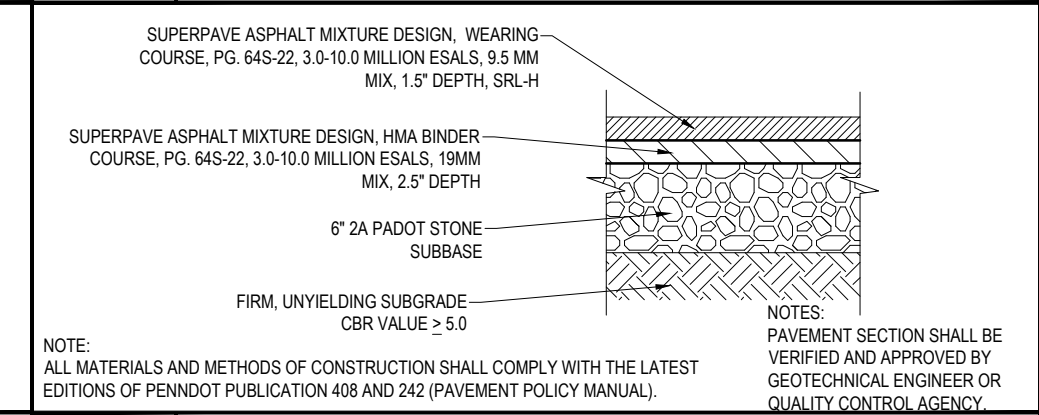
**T-14 RESERVED PARKING SPACE WITH PENALTIES & VAN ACCESSIBLE SIGNS**  
NOT TO SCALE



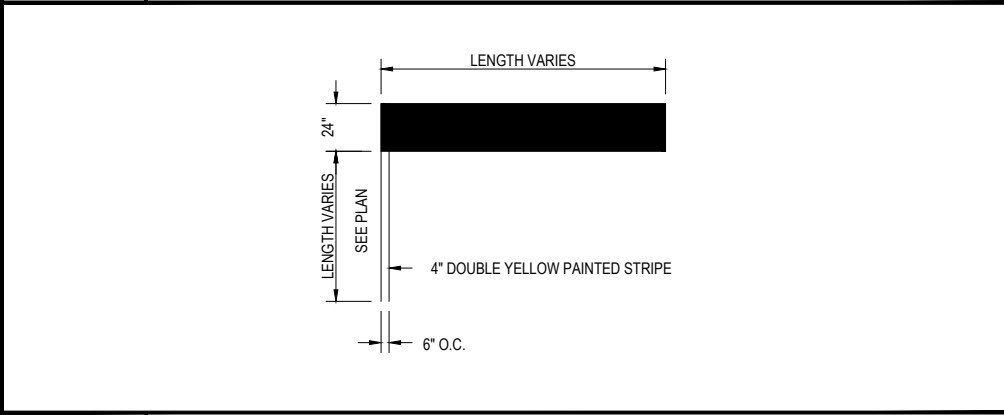
**T-11 STANDARD POLE MOUNTED SIGN INSTALLATION DETAIL**  
NOT TO SCALE



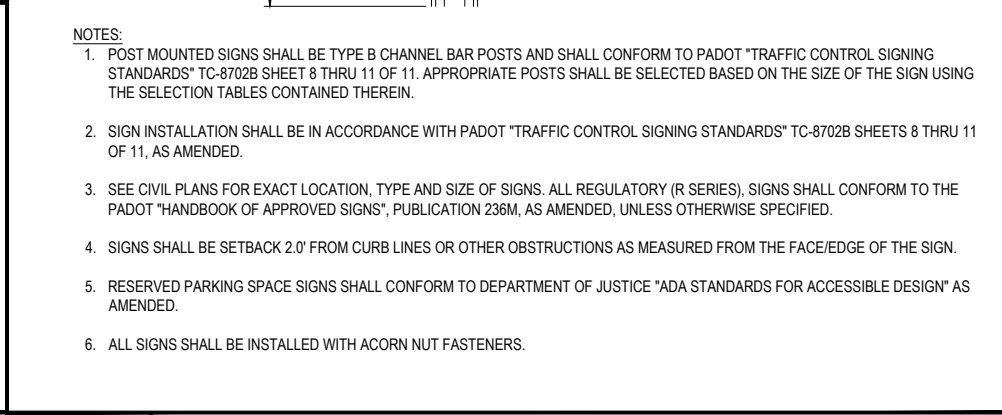
**P-15 CONCRETE PAVEMENT DETAIL**  
NOT TO SCALE



**P-17 STANDARD ASPHALT PAVEMENT DETAIL**  
NOT TO SCALE



**T-6 WHITE PAINTED STOP BAR DETAIL**  
NOT TO SCALE



**T-14 RESERVED PARKING SPACE WITH PENALTIES & VAN ACCESSIBLE SIGNS**  
NOT TO SCALE



**T-11 STANDARD POLE MOUNTED SIGN INSTALLATION DETAIL**  
NOT TO SCALE

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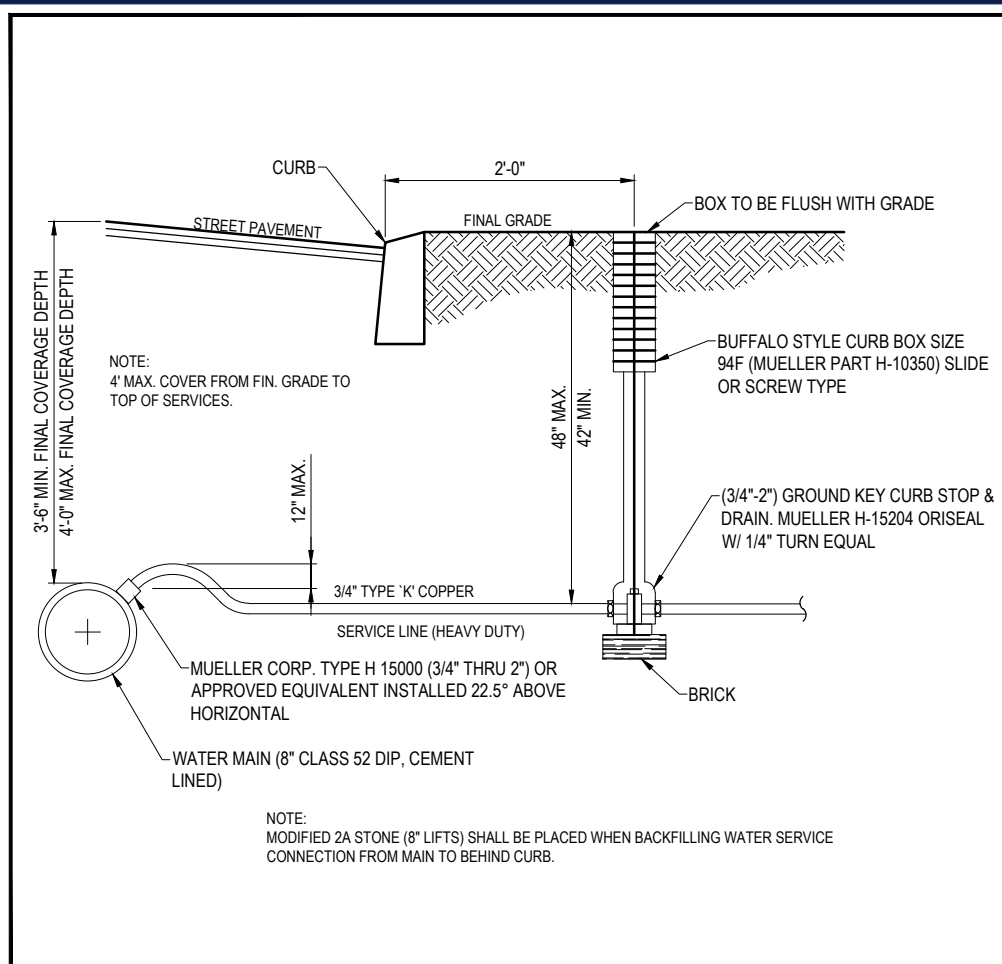
PROJECT No.: PADD220035.00  
DRAWN BY: JWC  
CHECKED BY: AFM  
DATE: 08/10/2023  
CAD I.D.: PADD230035.00-CNDS-0A

**PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS**  
FOR  
**UNIFIED BANK**  
PROPOSED DEVELOPMENT  
842 NATIONAL ROAD  
CITY OF WHEELING  
OHIO COUNTY, WV 26003

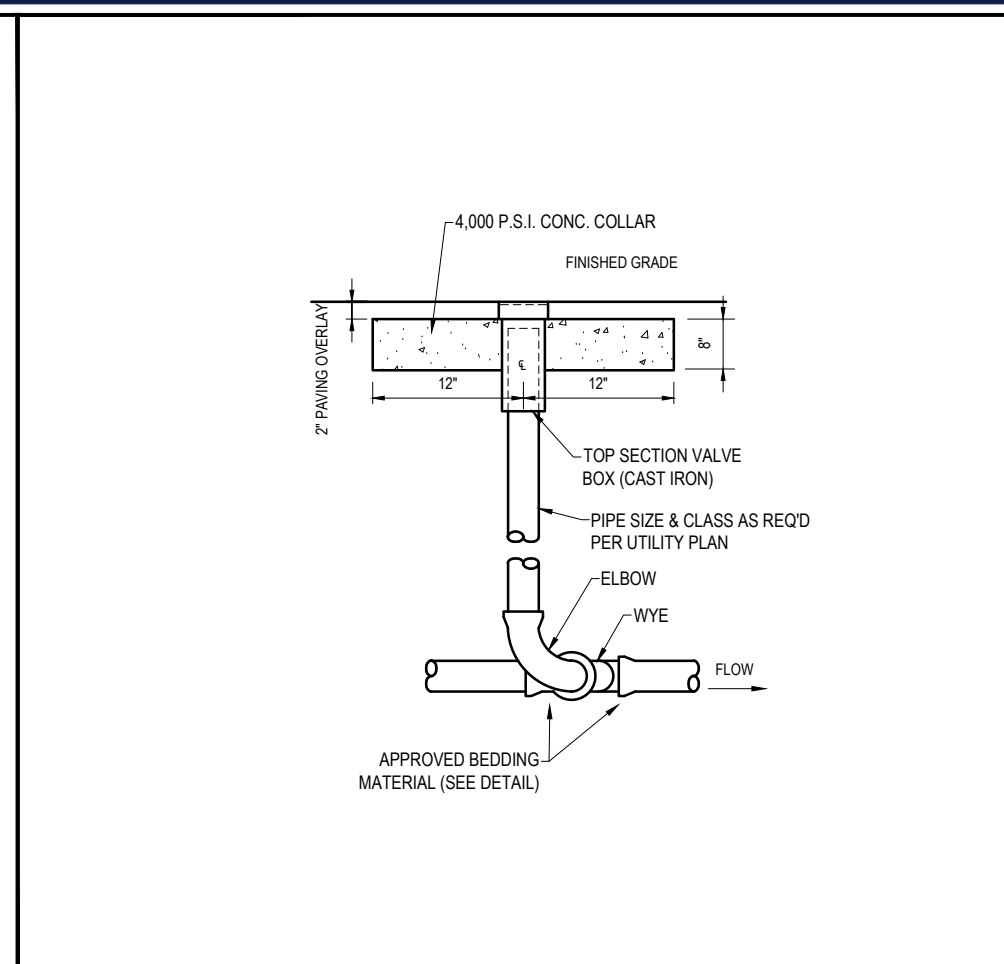
**BOHLER**  
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WEST VIRGINIA LICENSE No.

SHEET TITLE:  
**DETAIL SHEET**  
SHEET NUMBER:  
**C-901**  
ORG. DATE - 08/10/2023

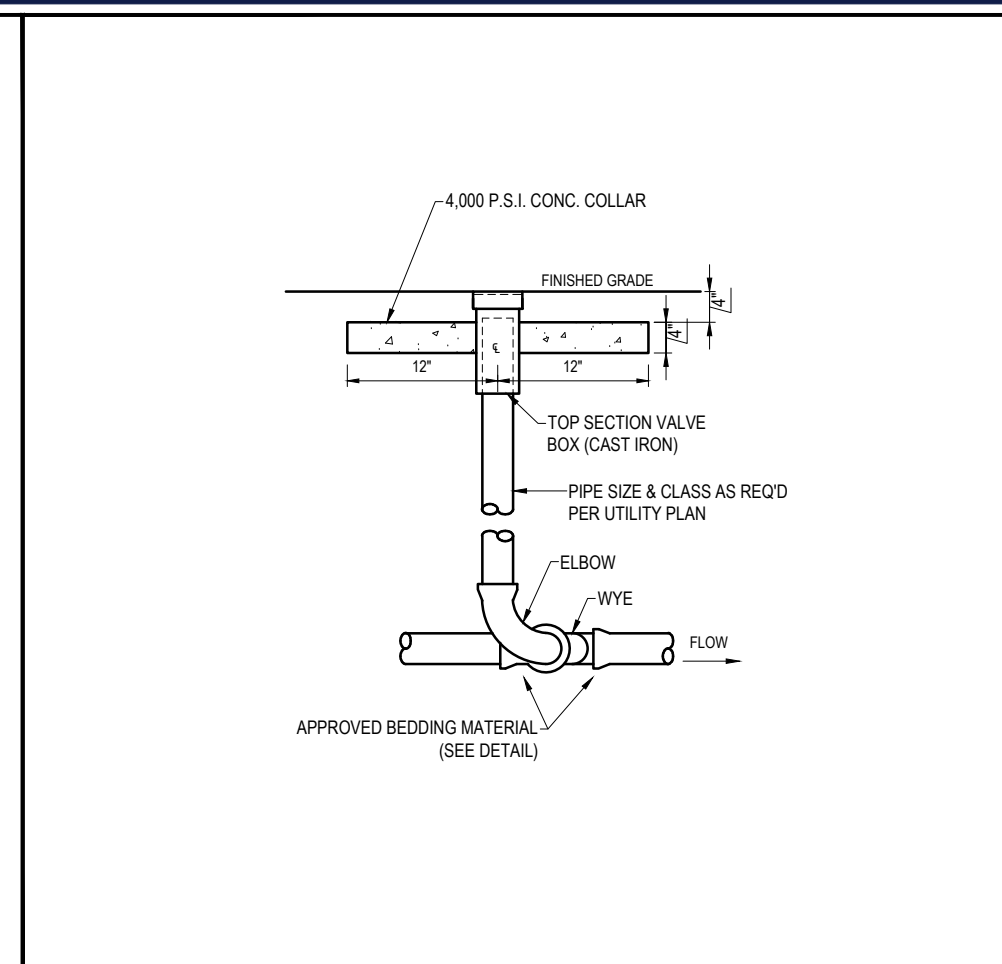
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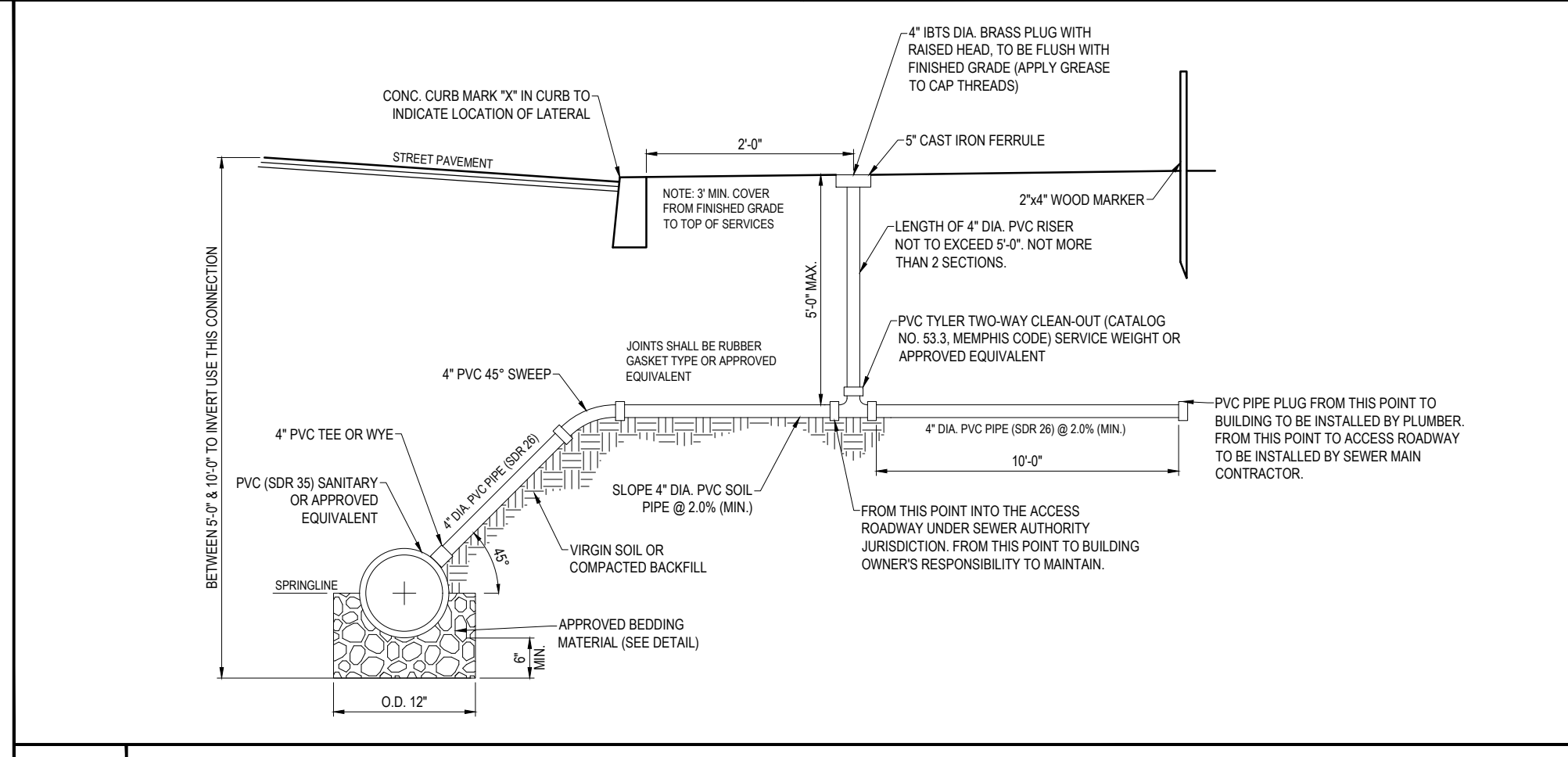
**W-2 WATER SERVICES CONNECTION DETAIL**  
NOT TO SCALE



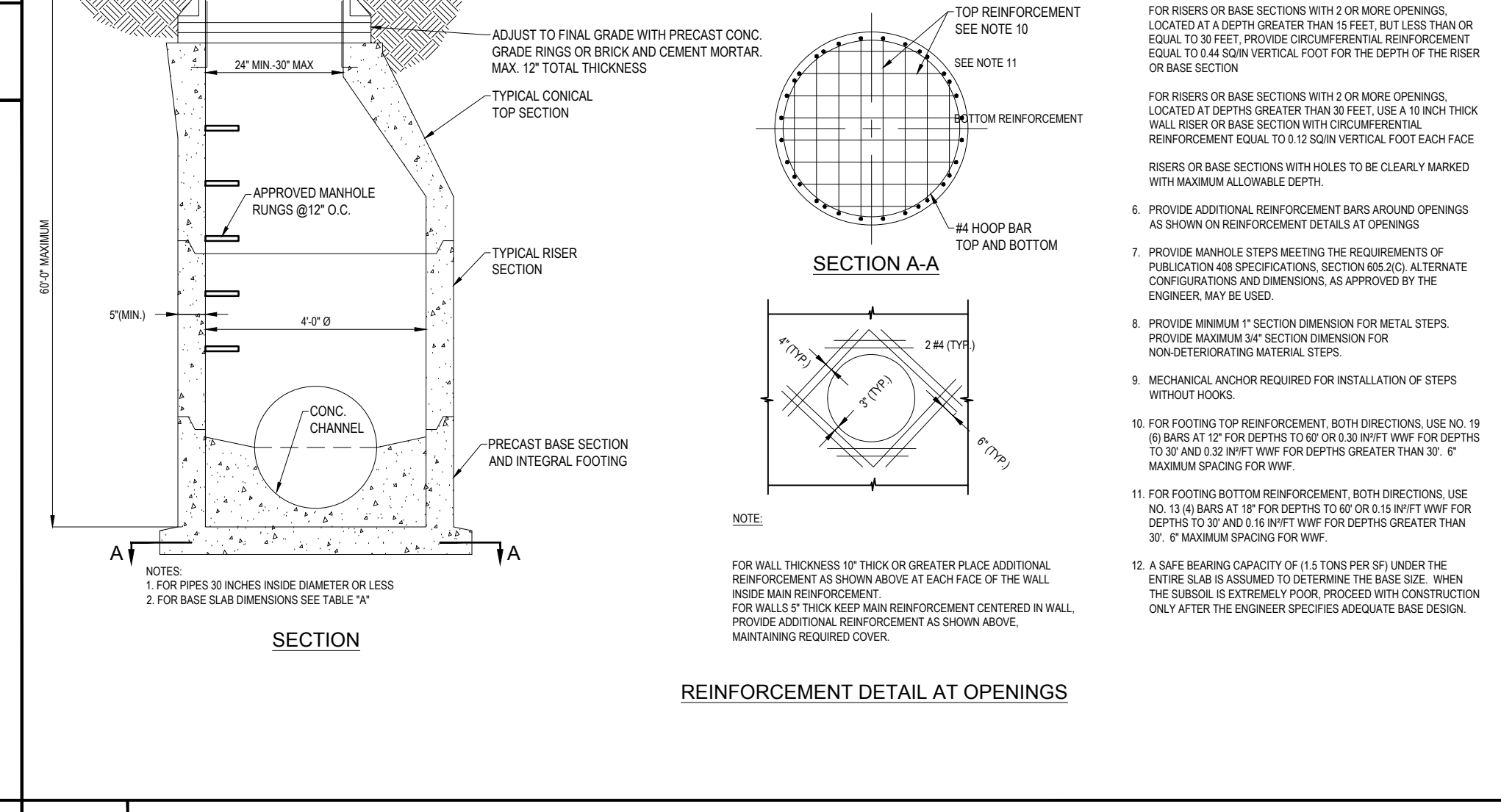
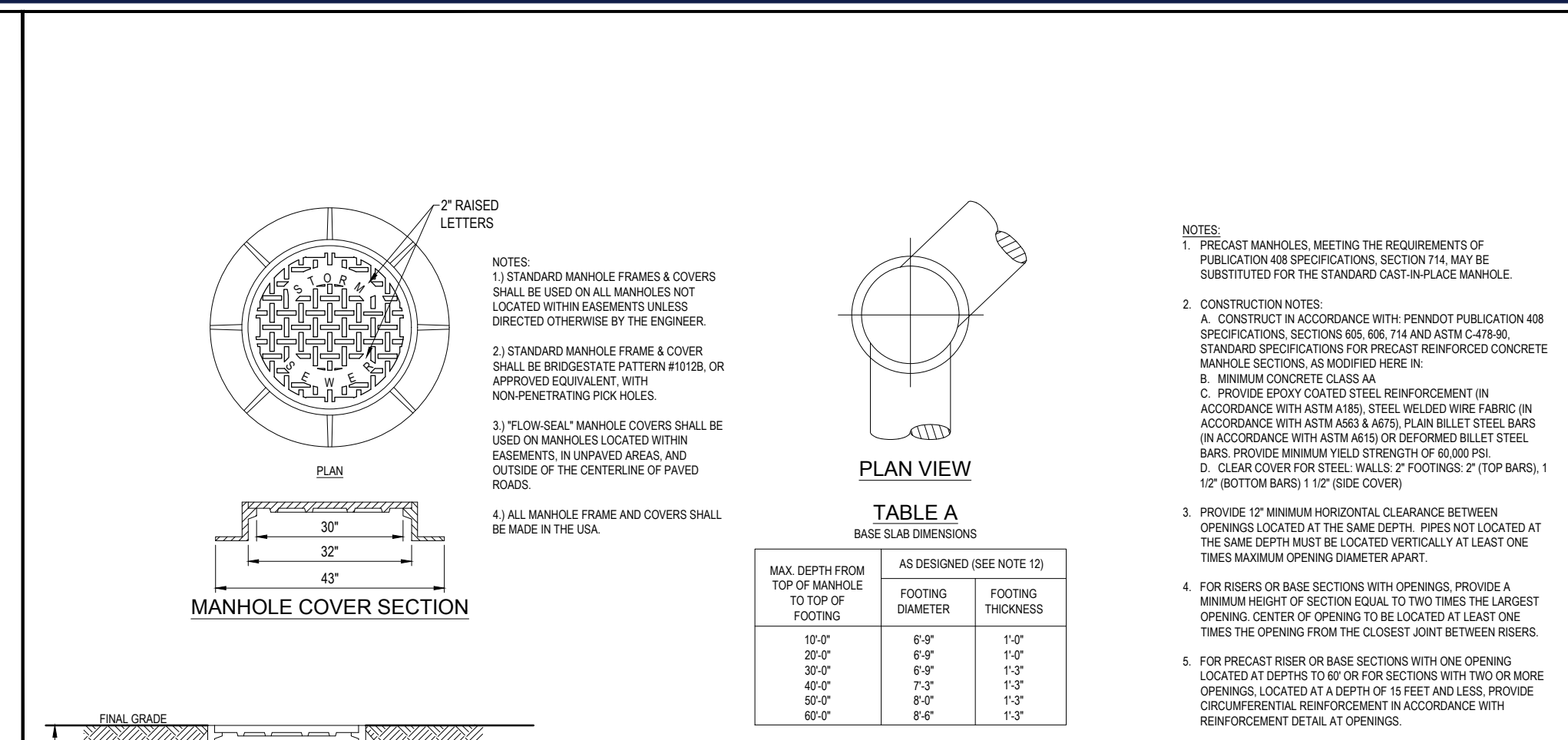
**S-12 TYPICAL CLEANOUT DETAIL (PAVED AREAS)**  
NOT TO SCALE



**S-13 TYPICAL CLEANOUT DETAIL (LANDSCAPE AREAS)**  
NOT TO SCALE



**S-1 TYPICAL SANITARY SEWER LATERAL DETAIL**  
NOT TO SCALE



**R-4 PRECAST STORM MANHOLE DETAILS**  
NOT TO SCALE

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PROJECT No.:	PAD220035.00
DRAWN BY:	JWC
CHECKED BY:	APM
DATE:	08/10/2023
CAD I.D.:	PAD230035.00-CNDS-0A

**PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS FOR**

**UNIFIED BANK**

PROPOSED DEVELOPMENT

842 NATIONAL ROAD  
CITY OF WHEELING  
OHIO COUNTY, WV 26003

**BOHLER**

1 ALLEGHENY SQUARE, SUITE 402  
PITTSBURGH, PA 15212  
Phone: (724) 638-8500

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**M.W. TAKACS**

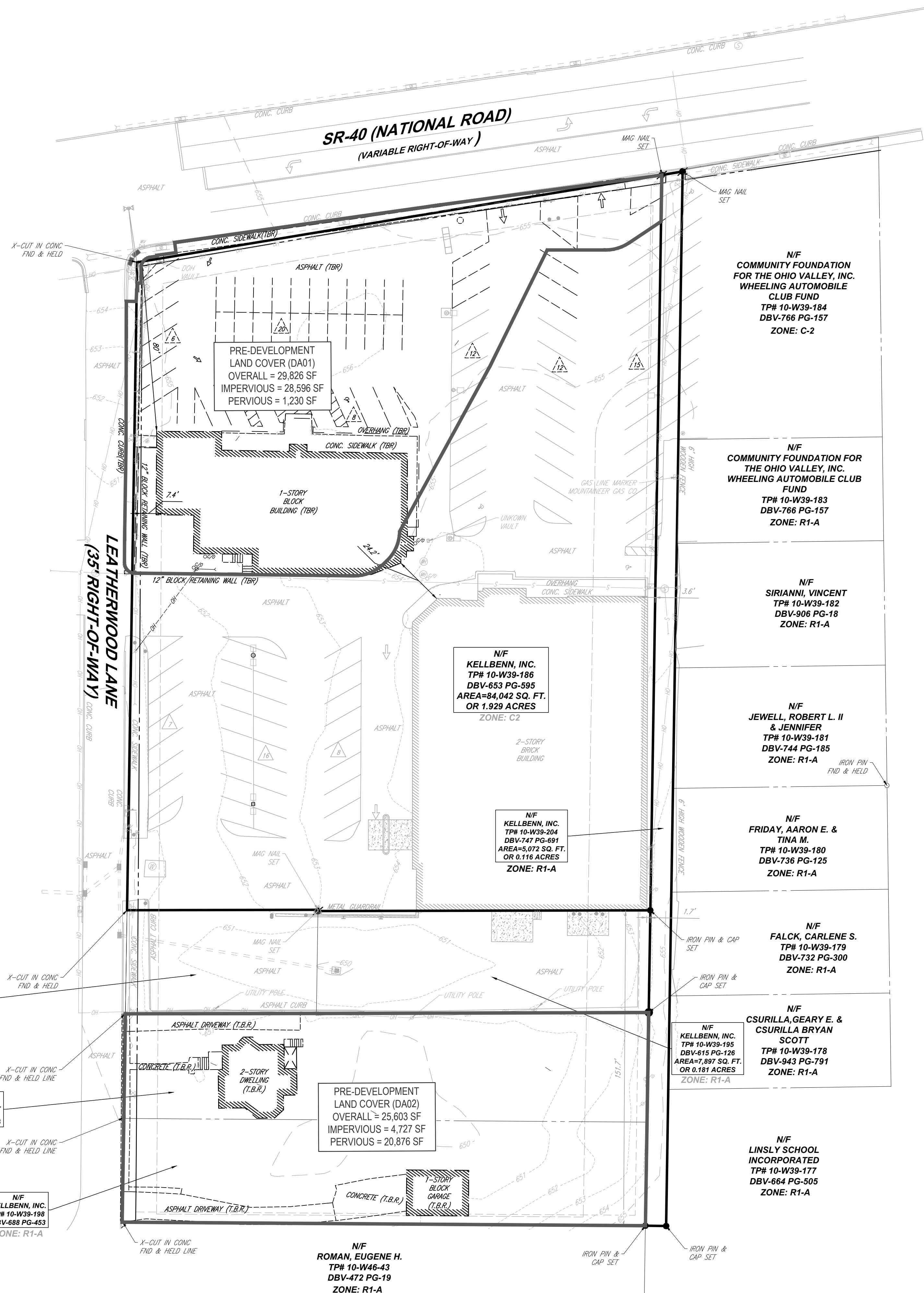
REGISTERED LANDSCAPE ARCHITECT  
WEST VIRGINIA LICENSE No.

SHEET TITLE:  
**DETAIL SHEET**

SHEET NUMBER:  
**C-902**

ORG. DATE - 08/10/2023

R:\2023\PA230035.00\CADD\DRAWINGS\PLAN SET\TRICHTL SITE PLANS\PA230035.00-CNDS-0A.dwg - LAYOUT - C-902.DETAILS



PRE-DEVELOPMENT  
LAND COVER (DA01)  
OVERALL = 29,826 SF  
IMPERVIOUS = 28,596 SF  
PERVIOUS = 1,230 SF

N/F  
KELLBENN, INC.  
TP# 10-W39-186  
DBV-653 PG-595  
AREA=84,042 SQ. FT.  
OR 1.929 ACRES  
ZONE: C-2

N/F  
KELLBENN, INC.  
TP# 10-W39-204  
DBV-747 PG-691  
AREA=5,072 SQ. FT.  
OR 0.116 ACRES  
ZONE: R1-A

PRE-DEVELOPMENT  
LAND COVER (DA02)  
OVERALL = 25,603 SF  
IMPERVIOUS = 4,727 SF  
PERVIOUS = 20,876 SF

N/F  
ROMAN, EUGENE H.  
TP# 10-W46-43  
DBV-472 PG-19  
ZONE: R1-A

N/F  
COMMUNITY FOUNDATION  
FOR THE OHIO VALLEY, INC.  
WHEELING AUTOMOBILE  
CLUB FUND  
TP# 10-W39-184  
DBV-766 PG-157  
ZONE: C-2

N/F  
COMMUNITY FOUNDATION  
FOR THE OHIO VALLEY, INC.  
WHEELING AUTOMOBILE CLUB  
FUND  
TP# 10-W39-183  
DBV-766 PG-157  
ZONE: R1-A

N/F  
SIRIANNI, VINCENT  
TP# 10-W39-182  
DBV-906 PG-18  
ZONE: R1-A

N/F  
JEWELL, ROBERT L. II  
& JENNIFER  
TP# 10-W39-181  
DBV-744 PG-185  
ZONE: R1-A

N/F  
FRIDAY, AARON E. &  
TINA M.  
TP# 10-W39-180  
DBV-736 PG-125  
ZONE: R1-A

N/F  
FALCK, CARLENE S.  
TP# 10-W39-179  
DBV-732 PG-300  
ZONE: R1-A

N/F  
CSURILLA, GEARY E. &  
CSURILLA BRYAN  
SCOTT  
TP# 10-W39-178  
DBV-943 PG-791  
ZONE: R1-A

N/F  
LINSLEY SCHOOL  
INCORPORATED  
TP# 10-W39-177  
DBV-664 PG-505  
ZONE: R1-A

N/F  
KELLBENN, INC.  
TP# 10-W39-196  
DBV-615 PG-101  
AREA=4,993 SQ. FT.  
OR 0.105 ACRES  
ZONE: R1-A

N/F  
KELLBENN, INC.  
TP# 10-W39-197  
DBV-688 PG-446  
ZONE: R1-A

N/F  
KELLBENN, INC.  
TP# 10-W39-198  
DBV-688 PG-453  
ZONE: R1-A



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PROJECT No.: PAD220035.00  
DRAWN BY: JWC  
CHECKED BY: APM  
DATE: 08/10/2023  
CAD ID: PAD230035.00-HYDR-0A

**PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS**  
FOR  
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PROPOSED DEVELOPMENT  
842 NATIONAL ROAD  
CITY OF WHEELING  
OHIO COUNTY, WV 26003

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**M.W. TAKACS**  
REGISTERED LANDSCAPE ARCHITECT  
WEST VIRGINIA LICENSE No.

SHEET TITLE:  
**PRE-DEVELOPMENT HYDROLOGY PLAN**  
SHEET NUMBER:  
**C-903**

ORG. DATE - 08/10/2023

