

Zoning and Development Review ZBA Requests Supplement

		A. PROJECT INFORMATIO	DN
1.	<b>ZONING DEVELOPMENT RE</b> Application is:	EVIEW CASE INFORMATION	Protest Appeal
	ZDR Case Number:	BDA-2025-00163	
	Project Description:	Retaining wall at Rear along Str	eam
	Case Review Date:	March 2025	
2.	SITE INFORMATION		
	Development Address:	2467 MCNEILLY RD	
	Parcel (s):	139-F-20	
	Zoning Designation:	R1D-L, UI	
	Neighborhood:	Brookline	
	Registered Community Org	anization: Brookline Together	
	Date of Development Activ	ities Meeting: N/R	

### **B. ZBA REQUESTS**

Type of Request: Variance

Code Section: 915.02A.1.e

Description: USE OF 260 SQ FT AS ACCESSORY PLAYGROUND TO EXISTING DAYCARE CENTER WITH APROXX 127 FT LONG AND 20FT HGIH RETAINING WALL ALONG MCNEILLY RUNWAY AT REAR.

## 2467 McNeilly Rd, Pittsburgh, PA – BDA -New Construction- Retaining Wall Narrative

### **PROJECT DESCRIPTION:**

IN THE LAST SEVERAL YEARS, THE SOUTHERLY SLOPE AT THE REAR OF THE PROPERTY, 2467 MCNEILLY ROAD, HAS BEEN ERODING AWAY ALONG THE STREAM BANK. IN APRIL 2024, LARGE RAIN EVENTS CONTRIBUTED TO ANOTHER SLOPE AND BACKYARD LOSS. PART OF THE FENCE WAS DISLODGED DUE TO THE EROSION. THE STREAM IS IN NEED OF REHABILITATION AND THE LANDOWNER IS IN PROGRESS OF OBTAINING A STREAM PERMIT (PADEP CHAPTER 105 GP-3) TO REMOVE THE GRAVEL BAR IN THE STREAM CAUSING FLOW RESTRICTION AND THUS BANK EROSION; AND TO REINFORCE THE BANK WITH A RETAINING WALL DESIGNED SPECIFICALLY FOR THE SATURATION ZONE, ALONG THE EDGE OF THE STREAM.

THE PROPERTY IS USED AS A DAYCARE AND THE PLAN IS TO RESTORE THE BACKYARD AREA FOR OUTDOOR ACTIVITIES. A FENCE FOR SAFETY WILL BE PLACED ALONG THE TOP OF THE RETAINING WALL AND ALSO AROUND THE PLAY-YARD SO THAT CHILDREN CAN NOT ACCESS THE RETAINING WALL AREA.

### PHOTO #9 OF THE ATTACHED PHOTO LOG WAS TAKEN ON 03/03/2025 AND IS WHERE THE SLOPE IS PROPOSED TO BE RESTORED. A TEMPORARY FENCE IS CURRENTLY IN PLACE FOR THE DAYCARE PLAYYARD.

THE CONTRACTOR WILL BEGIN THE WORK ONCE ALL PERMITS AND APPROVALS ARE RECEIVED.

### APPROVAL/PERMITS NEEDED:

1. PADEP CHAPTER 105 GP-3 BANK REHABILITATION, BANK PROTECTION AND GRAVEL BAR REMOVAL PERMIT APPLICATION IS IN PROGRESS FOR ENCROACHMENT OF MCNEILLY RUN (WWF).

2. CITY OF PITTSBURGH BDA-2025-00163 PERMIT IN PROGRESS FOR RETAINING WALL CONSTRUCTION- NEW CONSTRUCTION.

## **PHOTO LOG**



Photo 1: View from north towards building.



Photo 2: View from north towards western property line.



Photo 3: View from south towards west side of building.



Photo 4: View from south towards back of building.



Photo 5: View from edge of backyard towards stream at eastern property line.



Photo 6: View from edge of backyard towards stream at western property line.



Photo 7: View from stream to the southeast, heading downstream



Photo 8: View from stream to the southeast, heading downstream



Photo 9: View from stream towards the northwest, to the Little Village Learning Center building

PADEP CHAPTER 105 GP-3 BANK REHAB. AND GRAVEL BAR REMOVAL PERMIT APPLICATION IN PROGRESS



Plot Date: 3/3/25 File Location: K:\ShefflerCo\Sheffler Project Files\Jobs 5100-5199\5156 - 2467 McNeilly Road\Drawings\Civil **GP-3** Exhibit.dwg ÷. 5156 Name:





THE PROJECT CONSISTS OF STREAM IMPROVEMENTS TO THORN RUN, INCLUDING REPAIR OF AN EXISTING STREAMBANK SLOPE FAILURE, REMOVAL OF A SEDIMENT BAR IN THE STREAMBED, AND APPROXIMATELY 150 LINEAR FEET OF STREAM REHABILITATION.

THE EROSION AND SEDIMENT CONTROL PLAN PROPOSES THE USE OF/INSTALLATION OF, BUT NOT LIMITED TO, PUMPED WATER FILTER BAG, STREAM PUMP AROUND METHOD, RESTORATIVE GRADING, STREAMBANK SLOPE STABILIZATION, AND SEEDING AND MULCHING DISTURBED AREAS.

THE CONSTRUCTION SEQUENCE INCLUDES:

- 1. TO THE EXTENT POSSIBLE, THE PROPOSED WORK SHOULD COMMENCE DURING THE LOW FLOW SEASON.
- 2. ACCESS THE SITE FROM THE PAVED DRIVE ADJACENT TO THE STREAM.
- 3. INSTALL TEMPORARY DAM UPSTREAM OF PROPOSED WORK AREA.
- 4. INSTALL BYPASS PUMP SYSTEM, DISCHARGE PIPE, AND ENERGY DISSIPATER FOR IN-CHANNEL WORK AREA ACCORDING THE THE STANDARD DETAILS. BEGIN BYPASS PUMPING OPERATIONS.
- 5. REMOVE THE SEDIMENT BAR WITHIN THE STREAMBED LOCATED NEAR THE UNDERCUT STREAMBANK. MATERIAL FROM THE SEDIMENT BAR SHOULD BE TESTED FOR SUITABILITY AS FILL MATERIAL FOR THE SLOPE STABILIZATION. ANY UNSUITABLE MATERIAL REMOVED SHALL BE PLACED IN A TRUCK LOCATED ON THE PAVED DRIVE ADJACENT TO THE STREAM.
- 6. STABILIZE THE STREAMBANK SLOPE BELOW THE CONTAINMENT TANK USING METHODOLOGY SHOWN ON STANDARD DETAIL(C400).
- 7. BEGIN GRADING OPERATIONS FOR STREAM REHABILITATION.
- 8. ONCE FINAL SLOPES AND GRADES ARE ACHIEVED, IMMEDIATELY SEED AND MULCH TO PROMOTE EARLY STABILIZATION OF THE SUROUNDING DISTURBED AREAS.
- 9. REMOVE BYPASS PUMPING OPERATIONS AND TEMPORARY DAM.

THE RESPONSIBILITY OF THE CONTRACTOR TO IT WILL ΒE PFRFORM THF INSTALLATION, INSPECTIONS, AND MAINTENANCE AND REPAIR OF THE FACILITIES. AFTER REPAIRS SHOULD BE COMPLETED IMMEDIATELY THE NEED IS ALL DISCOVERED. AN ADEQUATE SUPPLY OF BACKUP EROSION AND SEDIMENTATION CONTROL DEVICES/MATERIALS SHOULD BE MAINTAINED ON THE SITE TO ΒE USED FOR REPAIRS AND/OR MAINTENANCE. ALL FACILITIES ARE TO ΒE INSPECTED WEEKLY AND IMMEDIATELY AFTER A RAINFALL EVENT.







Name:



NOTES:

LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

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. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5% FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

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.

THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM or 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

### STANDARD CONSTRUCTION DETAIL #3-16 PUMPED WATER FILTER BAG

NOT TO SCALE





PERMANENT SEEDING SPECIFICATIONS:

TOPSOIL 4" TO 6" (MINIMUM) TOPSOIL SHALL BE REQUIRED ON ALL LAWN AREAS.

LIMESTONE RAW, GROUND AGRICULTURAL LIMESTONE CONTAINING MORE THAN 90 PERCENT CALCIUM CARBONATES (ADJUST Ph LEVELS TO 6.5 TO 7.0). APPLY AT A RATE OF 6 TON/AC (275 LB/ 1,000 SF).

<u>COMMERCIAL FERTILIZER</u> IN THE ABSENCE OF A SOIL TEST, USE 1000 LB/AC OF 10-20-20 (23 LB/1000 SF) MIXED INTO SEEDBED PRIOR TO SEEDING, OR IN A TANK WITH SEED WHEN HYDROSEEDING.

> <u>INOCULANT</u> INOCULANT FOR TREATING LEGUMINOUS SEEDS SHALL BE A STANDARD COMMERCIAL PRODUCT CONSISTING OF A SUITABLE CARRIER CONTAINING A CULTURE OF NITROGEN FIXING BACTERIA SPECIFIC FOR SEEDS TO BE INOCULATED. INOCULANT SHALL NOT BE USED LATER THAN DATE INDICATED ON THE CONTAINER.

<u>MULCH</u> CLEAN OAT OR WHEAT STRAW SHALL BE FREE FROM MATURE SEED-BEARING STALKS OR ROOTS OF PROHIBITED OF NOXIOUS WEEDS AS DEFINED BY THE PENNSYLVANIA SEED ACT 1947. APPLY AT A RATE OF 139 POUNDS 1,000 SQUARE FEET (3 TONS PER ACRE). PRECAUTIONS SHALL BE TAKEN TO STABILIZE MULCH UNTIL THE VEGETATIVE COVER IS ESTABLISHED.

SEED MIXTURE SHALL BEAR A GUARANTEED STATEMENT OF ANALYSIS AND SHALL BE COMPOSED OF THE FOLLOWING VARIETIES AND MIXED IN PROPORTIONS SPECIFIED.

	PERMANENT SEED MIXTURE	PROPORTION BY WEIGHT	MINIMUM PURITY
POA PRAT	TENSIS		
KEN'	TUCKY BLUEGRASS	50%	85%
(COL	UMBIA OR EQUAL)		
LOLIUM P	ERENNE		
TURI	-TYPE PERENNIAL RYEGRAS	S	
PENI	N-FINE PERENNIAL RYEGRASS	S 25%	98%
CITATION	II PERENNIAL RYEGRASS	25%	98%

<u>PERMANENT SEEDING</u> PERMANENT SEEDING SHALL BE APPLIED AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET.

PREPARATION OF SEEDING GRADE AS I BELOW FIN

GRADE AS NECESSARY TO BRING SUBGRADE TO A TRUE, SMOOTH SLOPE PARALLEL TO AND FOUR INCHES BELOW FINISH GRADE. PLACE TOPSOIL OVER SPECIFIED AREAS TO A DEPTH SUFFICIENTLY GREATER THAN SIX (6) INCHES SO THAT AFTER SETTLEMENT AND LIGHT ROOLING THE COMPLETE WORK WILL CONFORM TO LINES, GRADES AND ELEVATIONS SHOWN.

FERTILIZER AND AGRICULTURAL LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL BY ROTOTILLING OR OTHER METHOD TO A MINIMUM DEPTH OF FOUR (4) INCHES. THE ENTIRE SURFACE SHALL THEN BE REGRADED AND ROLLED. AREAS TO BE SEEDED SHALL THEN BE LOOSENED TO A DEPTH OF TWO (2) INCHES. SEEDING SHALL BE DONE IN TWO SEPARATE OPERATIONS. THE SECOND SEEDING SHALL BE DONE IMMEDIATELY AFTER THE FIRST AND AT RIGHT ANGLES TO THE FIRST SEEDING AND LIGHTLY RAKED INTO THE SOIL. MULCH SEEDED AREAS IMMEDIATELY AFTER SEEDING.







## **SEGMENTAL BLOCK RETAINING WALL PLANS**

# **2467 MCNEILLY ROAD** PITTSBURGH, PENNSYLVANIA





## **JOB NO. 25003**

## **PREPARED FOR:**

## **R.I. LAMPUS COMPANY 816 R.I LAMPUS AVENUE SPRINGDALE, PA 15144**

SHEET

CODES

SCOPE

SYSTEM.

	REVISIONS				BY: SAM	SNONWEAL X	2467 MONFULY DOAD		
	01	02/13/25	REVISED FOR VERSA-LOK STANDARD BLOCK	CHECKED BY: SAM		PROFESSIONAL	Z407 IVICINEILLI RUAD		
	02	02/20/25	REVISED WALL LAYOUT AND PROFILE			SCOTT A. MILLER		DOLI DENIA	
						ENGINEER No. PE-042739-R	FIIISDUN	NGH, FLINN	NS I LVAINIA
						2/20/25	$\bigcirc \bigcirc \land$		
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@gmail.com						Scott A.Miller on February 13, 2025	JOB#: 25003	DATE: 01/31/25	PAGE: 1 OF 3



## **INDEX OF SHEETS**

## **DESCRIPTION COVER SHEET** WALL LOCATION PROFILE & DETAILS WALL CONSTRUCTION NOTES & DETAILS

THE DETAILING OF THE RETAINING WALL IS BASED ON ON THE NCMA **DESIGN MANUAL FOR SEGMENTAL RETAINING WALLS, 3RD EDITION** 

THE SCOPE OF WORK INCLUDES THE DESIGN AND CONSTRUCTION OF (1) **GEOGRID REINFORCED SEGMENTAL BLOCK RETAINING WALL USING THE VERSA-LOK STANDARD - 0.75" SETBACK WITH SYNTEEN SF35 GEOGRID** 





LEVEL SLOPE BEHIND WALL MAX. 100 PSF LIVE LOAD FOR LIGHT DUTY VEHICLE TRAFFIC AND PARKING AT LEAST 3.0 FT. BEHIND THE WALL KEEP ALL CONSTRUCTION TRAFFIC AND LOADS AT LEAST 5.0 FT. BEHIND WALL UNTIL THE PAVEMENTS ARE COMPLETE. ONLY LIGHTWEIGHT SINGLE AXLE OR HAND OPERATED EQUIPMENT SHALL BE USED FOR PAVING, AND CURB PLACEMENT WITHIN 5.0 FT. BEHIND WALL



The seal appearing on this document was authorized by

Scott A.Miller

on February 20, 2025

DATE: 01/31/25

JOB#: 25003

PAGE: 2 OF 3

		REVISIONS	DR	
	01	02/13/25	REVISED FOR VERSA-LOK STANDARD BLOCK	СНЕ
	02	02/20/25	REVISED WALL LAYOUT AND PROFILE	
@gmail.com				



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	REVISIONS							
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CKED BY: SAM	O REGISTERED O	2467 MCNEILLY ROAD
	SCOTT A. MILLER ENGINEER No. PE-042739-R	PITTSBURGH, PENNSYLVANIA
	2/20/25	MALL DETAILS
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	Scott A.Miller on February 13, 2025	JOB#: 25003 DATE: 01/31/25 PAGE: 3 OF 3

- 1. The use of this General Permit is limited to activities which constitute a single, complete project in and along a continuous reach of stream Slope protection and dumped rock protection shall not exceed the placement of a maximum of 1 cubic yard per running foot below the plane of the ordinary high water mark or the high tide line (in order to be consistent with the requirements of the Corps of Engineers). Where slope protection or dumped rock protection is required to be placed in the floodway or floodplain above the plane of the ordinary high water mark or the high tide line, an additional 1 cubic yard per running foot of stream is authorized.
- 2. Riprap and other types of slope protection, except for vegetative stabilization and dumped stone protection, should be constructed in two layers.
  - (A) An outer layer of massive particles to resist the forces of moving water.
    - (1)The outer layer or principal protection layer should consist of well-graded particles. It is recommended that riprap slope protection shall be sized in accordance with the following Table E(2) designated DESIGN PARAMETERS FOR RIPRAP.
    - (2)The protecting layer should be placed to a minimum thickness approximately 6 inches greater than the maximum particle size, or in accordance with the following Table E(2) for riprap design.
  - (B) An underlying filter layer of fine material or filter fabric.
    - (1)Satisfactory filter materials are mixtures of gravel and clean sand with about 80% of the material ranging between 2 inches and 1/4 inch. An alternative is a commercially available geosynthetic filter fabric that will allow drainage without loss of bank material.

(2) The gravel filter layer should be placed to a thickness in accordance with the following Table E(2) for riprap design.

TABLE E(2). DESIGN PARAMETERS FOR RIPRAP

	NATIONAL STONE	AVERAGE SIZE OF	RANGE OF STONE	RECOMMENDED PLACEMENT	RECOMMENDED FILTER	MAXIMUM AI STREAMFLOW V FEET PER	LLOWABLE /ELOCITIES IN SECOND
	ASSOCIATION NUMBER	STONE IN INCHES	SIZE IN INCHES	THICKNESS IN INCHES	THICKNESS IN INCHES	1.5 HORIZONTAL TO 1 VERTICAL SLOPE	2 HORIZONTAL TO 1 VERTICAL SLOPE
••	R·4	6	3 TO 12	15	4	8	10
	R-5	9	5 TO 18	24	6	11	12
	R-6	12	7 TO 24	- 30	···· 8 ···	~ 13 _ ~~~	1
	R-7	15	12 TO 30	36	10	14	16

- 3. Grouting of slope protection or dumped rock protection is not authorized by this General Permit.
- 4. Only clean, nonpolluting materials shall be used for bank rehabilitation and protection projects in order to minimize excessive turbidity by leaching of fines as well as to preclude entrance of undesirable chemical constituents to the watercourse by natural runoff or leaching.
- 5. Slag is not authorized for use under this General Permit unless it qualifies as a co-product which is suitable for the specific use.
- 6. Along streams which are classified priority 1-A or designated Scenic Rivers, it is recommended that bank protection and rehabilitation projects shall maintain the natural character of the bank by incorporating vegetation (see Drawing Nos. 11, 12 and 13). However, woody vegetation shall not be incorporated in riprap protection. The use of concrete rubble for dumped rock protection is prohibited along Scenic Rivers.
- 7. Dumped rock protection shall have a maximum exterior slope of 1.5 horizontal to 1.0 vertical and a minimum top width of 18 inches at the top of the zone to be protected, as shown on Drawing No. 3B. No filter layer is required for dumped rock protection using well-graded rock. National Stone Association R-7 rock is the minimum rock size to be used for dumped rock protection.
- 8. Slope protection should not be placed with an exterior slope steeper than 1.5 horizontal to 1.0 vertical.
- 9. For rock riprap installations, a trench must be excavated at the toe of the slope to provide a supporting base. This trench should be extended to an elevation of at least 2 feet below the streambed level and be filled with the same material as the outer protection layer.
- 10. Immediately following completion of the project all disturbed slopes shall be stabilized to prevent accelerated erosion in accordance with the approved Erosion and Sediment Control Plan.
- 11. Bank rehabilitation and bank protection projects shall be maintained in a functional condition at all times. Periodic removal of debris deposited on the bank project may be necessary.
- 12. Each bank rehabilitation and bank protection project shall not hinder commercial or recreational navigation nor interfere with the normal migration of fish.
- 13. Channel deflectors may not extend from the bank into the channel a distance greater than 25% of the total channel width, and may not extend above the normal water flow a distance greater than 6 inches at the streamward tip.
- 14. The maximum height of a vertical wall authorized under this General Permit is 6 feet measured from the top of wall to the streambed or lakebed adjacent to the wall.





RETAINING WALL SITEP PLAN AND CONSTRUCTION DRAWINGS (PROVIDED SEPARATELY)