

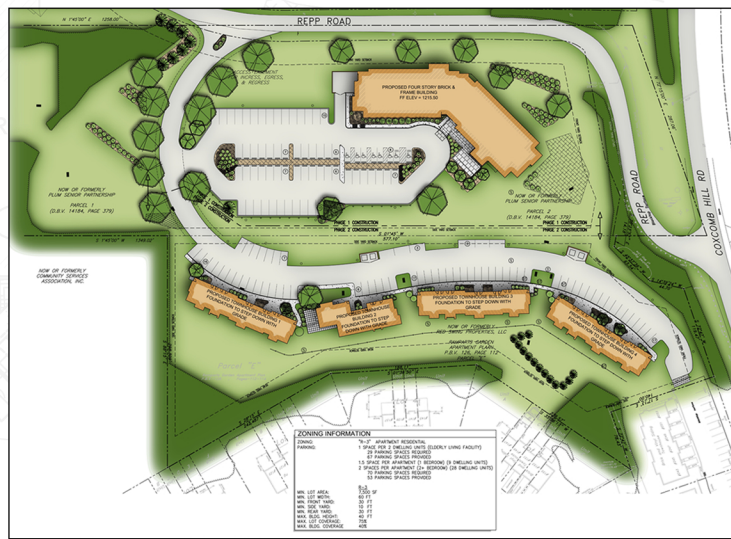
PLUM HEIGHTS INDEPENDENT LIVING HOUSING PROJECT

PLUM BOROUGH, PENNSYLVANIA



RED SWING COLLABORATED WITH A.M. RODRIGUEZ ASSOCIATES, A PROMINENT PITTSBURGH-AREA LAND DEVELOPER TO PREPARE AN 11.3-ACRE SITE IN PLUM BOROUGH THAT WILL ACCOMMODATE A MULTI-STORY RESIDENTIAL BUILDING OF AFFORDABLE HOUSING FOR SENIOR CITIZENS WITH A FUTURE PHASE II. RED SWING PREPARED A MASTER PLAN DESIGN FOR THE CHALLENGING SITE, WHICH WAS LOCATED ON AN UNEVEN WOODED HILLSIDE. RED SWING DESIGNED A COMPLETE SITE GRADING PLAN FOR BOTH PHASES OF DEVELOPMENT. SPECIFIC SCOPE ITEMS INCLUDED:

- DESIGN AND PREPARATION OF CONSTRUCTION PLANS AND DOCUMENTS.
- COORDINATING WITH THE LOCAL MUNICIPALITY AND COUNTY CONSERVATION DISTRICT FOR PERMITTING/ZONING APPROVALS.
- DEVELOPING EROSION AND SEDIMENTATION CONTROL, AS WELL AS STORMWATER MANAGEMENT, PLANS.
- DESIGNING SITE UTILITIES LAYOUT.
- ON-SITE COORDINATION WITH CONSTRUCTION CONTRACTOR.



SITE CHALLENGES:

- DRAINAGE ISSUES: TO ADDRESS WATER RUNOFF TOWARD THE DOWNHILL PROPERTY, RED SWING DESIGNED A SITE STORMWATER MANAGEMENT PLAN THAT INCORPORATED AN INNOVATIVE, LOW-IMPACT APPROACH, WHICH INVOLVED SECTIONING THE SITE INTO SMALLER DRAINAGE AREAS TO MANAGE RUNOFF IN SMALLER RETENTION AREAS BLENDED IN AND AROUND THE SITE.
- GRADING/SITE CONSTRAINTS: BECAUSE OF SITE TOPOGRAPHY AND SLOPES, GEOTECHNICAL AND EARTHWORK EFFORTS INCLUDED LARGE CUT-AND-FILL OPERATIONS TO BENCH THE SITE, WHICH CREATED THE LEVEL AREAS REQUIRED TO SUPPORT THE BUILDINGS AND NEEDED PARKING.

CLIENT/CONTACT:

A.M. RODRIGUEZ

CONTRACTOR:

SOTA CONSTRUCTION

ARCHITECT:

PAUL RODRIGUEZ ASSOCIATES

KEY PERSONNEL:

MATTHEW SMITH, ROBERT MCCOLLIM

PROJECT DATES:

JANUARY 2010-SUMMER 2012

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