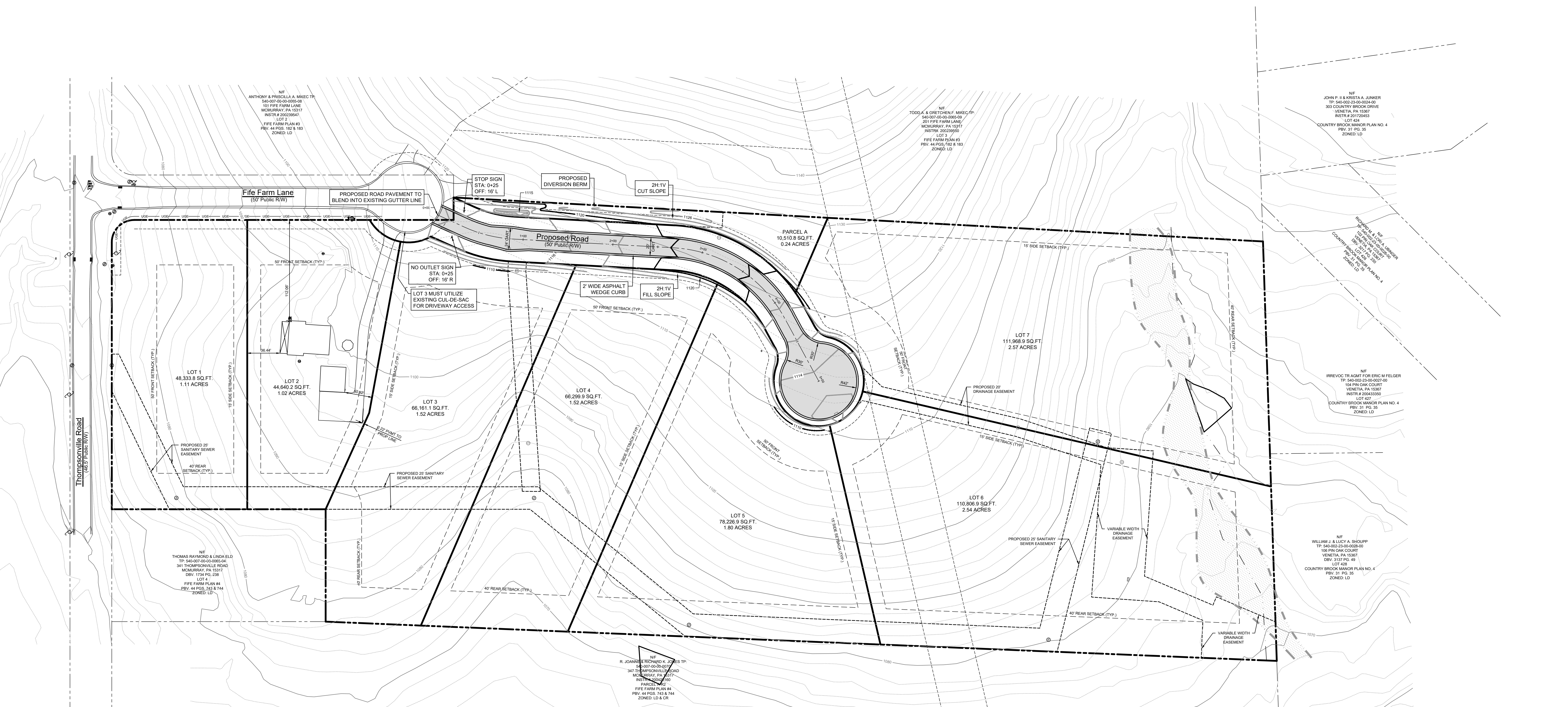


Drawing Legend	
	PROPERTY BOUNDARY LINE
	ADJOINING PROPERTY LINES
	ASPHALT PAVEMENT
	STREAMS/WATERCOURSES
	PROPOSED SUBDIVISION/LOT LINES
	PROPOSED ASPHALT WEDGE CURBS
	PROPOSED ROADWAY BASELINE
	PROPOSED BUILDING SETBACK LINES
	PROPOSED EASEMENT LINE
	EXISTING WETLANDS
	EXISTING CONTOURS (2' INTERVAL)
	PROPOSED CONTOURS (2' INTERVAL)
	100 YEAR FLOODPLAIN

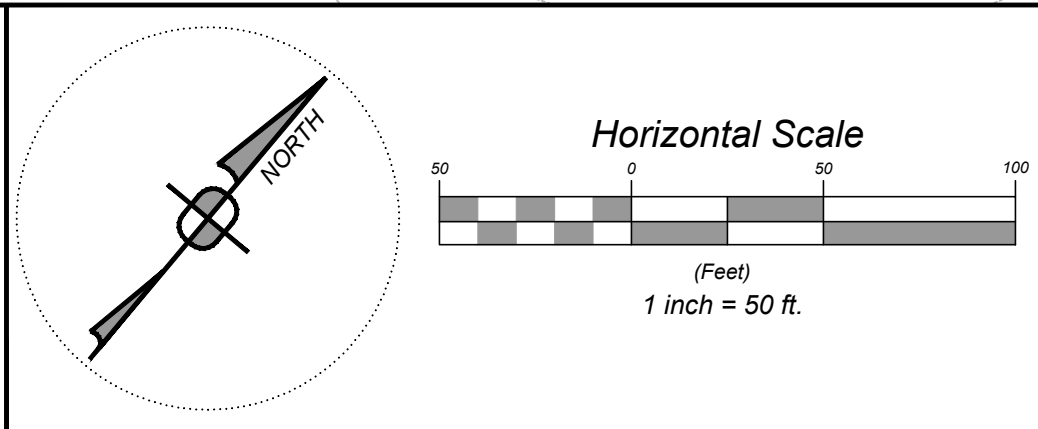
Site Data Chart	
PETERS TWP. ZONING DISTRICT	LD - LOW DENSITY RESIDENTIAL DISTRICT CR - CONSERVATION RESIDENTIAL OVERLAY
MIN. GROSS LOT SIZE REQUIRED	21,780 SQ.FT. (23,780 SQ.FT. CORNER LOT)
MIN. GROSS LOT SIZE PROVIDED	44,640 SQ.FT.
MIN. GROSS DENSITY ALLOWED	1.2 DU / ACRE
MIN. GROSS DENSITY PROVIDED	0.5 DU / ACRE
MIN. LOT FRONTAGE	100 FEET
MIN. FRONT SETBACK	50 FEET
MIN. SIDE SETBACK	15 FEET, (SHEDS 5 FEET)
MIN. REAR SETBACK	40 FEET (PRINCIPLE) 15 FEET (ACCESSORY) 5 FEET SHED
MAX BUILDING HEIGHT	35 FEET
MAX LOT COVERAGE	15%



811 Know what's below. Call before you dig.

POCS SER. #: DESIGN - 20221240525-000

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



Date:	Revision Description:	By:	Professional Seal	Prepared By:
05/10/2022	PRELIMINARY TOWNSHIP SUBMITTAL	AGM		

Professional Seal:

Prepared By: **Sheffler & Company, Inc.**
ENGINEERING • SURVEYING

1712 Mount Nebo Road
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Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Fife Farms Residential Subdivision Plan No. 5

Prepared For:
AEON Properties

Situate In:
Peters Township, Washington County, Pennsylvania

Site Layout / Grading Plan	
DRAWING SCALE: 1" = 50'	DESIGNED BY: AGM
DATE ISSUED: 05/12/2022	REVIEWED BY: GAS
PROJECT JOB#: 4147	FIELD BOOK #: ---
CADD#: 4147 - FIFE - C200 - SITE GRADING PLAN.DWG	

AEON Properties
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Canonsburg, Pa 15317
Email: Ted@AeonProperties.com

Sheet No.
C200