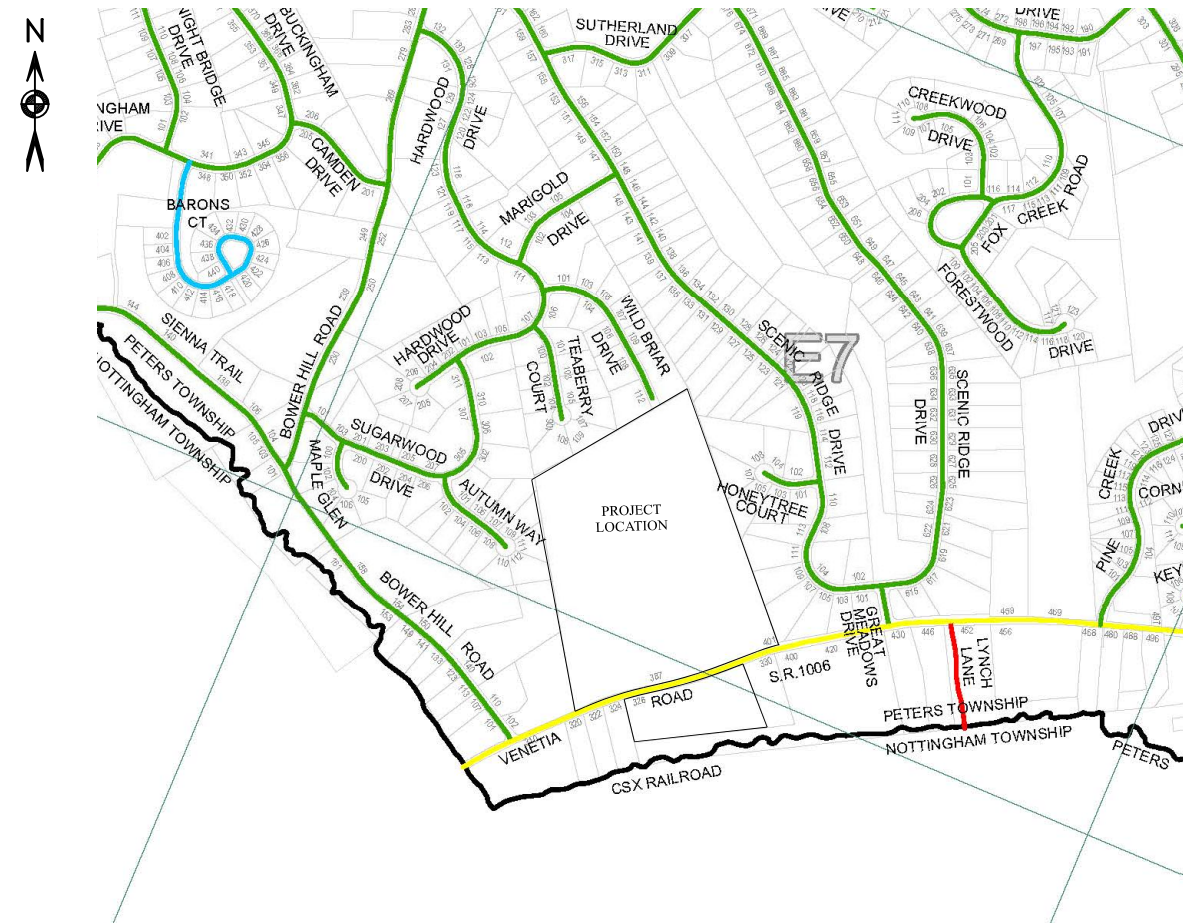


WOODBRIAR ESTATES RESIDENTIAL SUBDIVISION FINAL LAND DEVELOPMENT PLAN

PHASE 1
PETERS TOWNSHIP, WASHINGTON COUNTY, PA

PREPARED FOR:
VENETIA ROAD, LLC

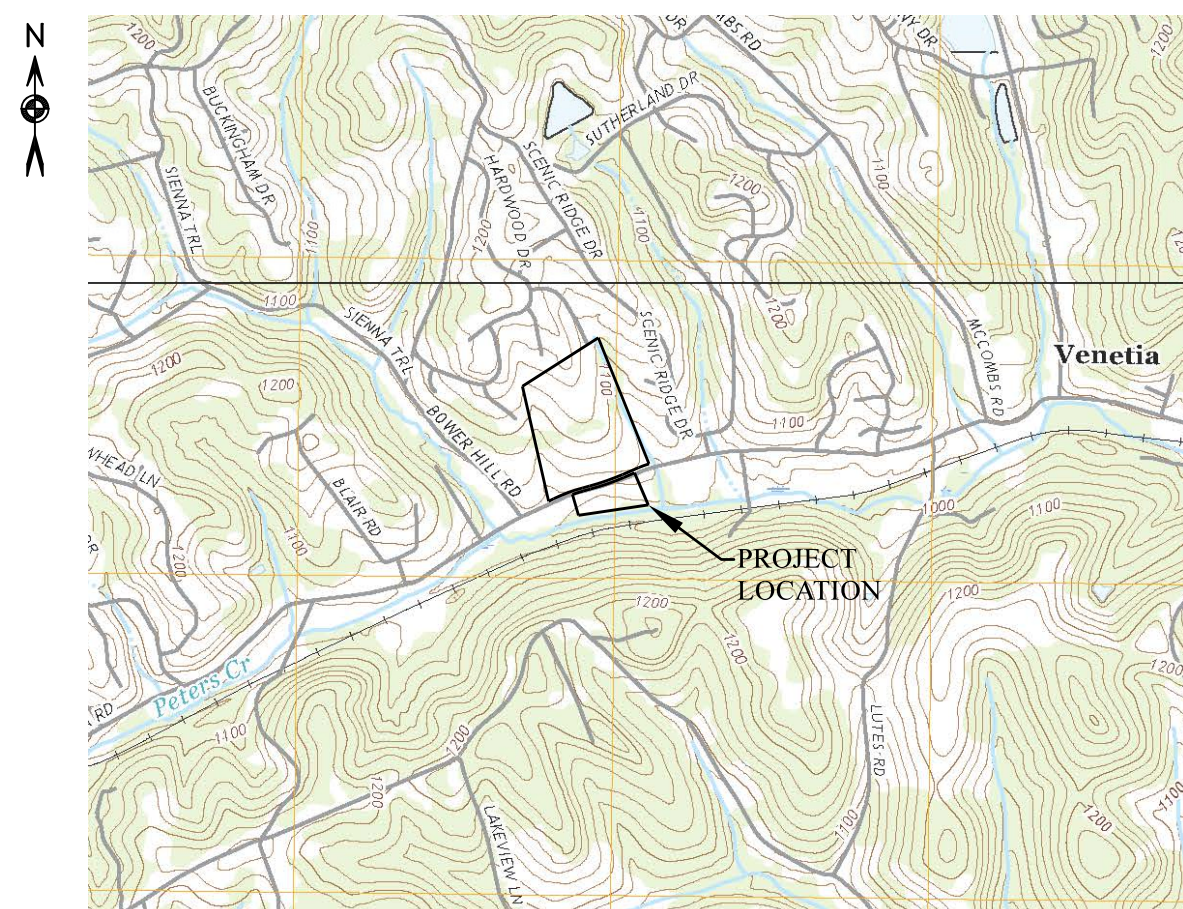
NOVEMBER 21, 2024
REVISED: FEBRUARY 3, 2025



Key Map
Scale: 1" = 1000'



Project Location Map
Scale: 1" = 500'



USGS Map
Scale: 1" = 2000'

PROJECT ENGINEERS:
JMS ENGINEERING
135 TECHNOLOGY DRIVE
SUITE 501
CANNONSBURG, PA 15317
(412) 304-7223
CONTACT: JOHN J. SCHLEICHER, P.E., P.L.S.

SHEFFLER & COMPANY, INC.
1712 MT. NEBO ROAD, 2ND FLOOR
SEWICKLEY, PA 15143
(412) 219-4509
CONTACT: GARY A. SHEFFLER, JR. P.E.

DEVELOPER:
VENETIA ROAD, LLC
290 NORTHGATE DRIVE
WARRENDALE, PA 15086
(724) 513-3485
CONTACT: STEVEN KOEHLER

SURVEYOR:
KEYSTONE SURVEYING & MAPPING, INC.
534 VALLEY BROOK ROAD
VENETIA, PA 15367
(724) 514-7047

GAS SERVICE:
PEOPLES NATURAL GAS
375 NORTH SHORE DRIVE
PITTSBURGH, PA 15212
(412) 258-4708

ELECTRIC SERVICE:
WEST PENN POWER
800 CABIN HILL DRIVE
GREENSBURG, PA 15601
(800) 544-4877

WATER SERVICE:
PENNSYLVANIA AMERICAN WATER
300 GALLERY ROAD
MCMURRAY, PA 15317
(724) 746-6400

SANITARY SEWER SERVICE:
PETERS CREEK SANITARY AUTHORITY
3502 LINCOLN AVENUE
PO BOX 3
FINLEYVILLE, PA 15332
(724) 348-6860



STOP - CALL BEFORE YOU DIG
PENNSYLVANIA LAW REQUIRES
THREE WORKING DAYS NOTICE
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776

Notice regarding underground utilities. No warranty is made that this plan shows all existing underground utilities or that the locations of existing utilities shown hereon are the correct locations. The depiction of utilities herein does not relieve the contractor(s) who will be performing excavations from complying with Pennsylvania law regarding excavations, said requirements can be satisfied, in part, by contacting the POCSS at 1-800-242-1776

Serial No. _____

SHEET NO.	SHEET TITLE
D0.0	FINAL PLAN COVER SHEET
D0.1	HOME SITE PLAN
D0.2	HOUSE ELEVATION PLAN
D0.3	GENERAL NOTES AND LEGEND
D1.0	EXISTING CONDITIONS PLAN
D1.1	EXISTING CONDITIONS EXPANDED
D1.2	FINAL DEMOLITION PLAN
D2.0	FINAL SITE/ SUBDIVISION PLAN
D2.1	FINAL SITE/SUBDIVISION PLAN
D3.0	FINAL PHASING, SIGNAGE & RADII INFO PLAN
D4.0	FINAL SITE GRADING
D5.0	FINAL UTILITY PLAN
D6.0	FINAL STORM SEWER PLAN
D9.0	FINAL LANDSCAPE PLAN
D9.1	FINAL LANDSCAPE DETAILS
D10.0	FINAL LIGHTING PLAN
D11.0	FINAL ROAD PROFILES
D11.1	FINAL UTILITY PROFILES
D11.2	FINAL UTILITY PROFILES
D11.3	FINAL UTILITY PROFILES
D11.4	FINAL UTILITY PROFILES
D12.0	FINAL CONSTRUCTION DETAILS
D12.1	FINAL CONSTRUCTION DETAILS
D12.2	SUPPLEMENTAL LANDSCAPE DETAIL



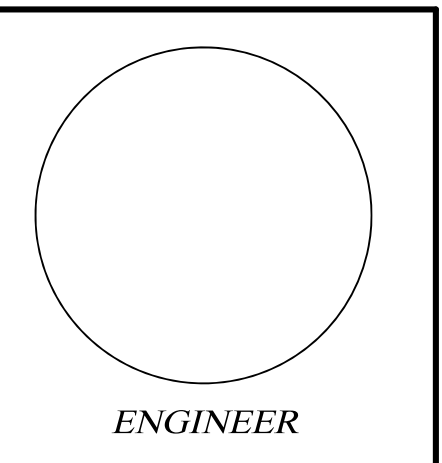
135 TECHNOLOGY DRIVE, SUITE 501 — CANNONSBURG, PA 15317

REV	DATE	PER TOWNSHIP COMMENTS	DESCRIPTION
1	02/03/25		

EQUITABLE OWNER/DEVELOPER:
VENETIA ROAD, LLC
290 NORTHGATE DRIVE
WARRENDALE PA 15086

OWNER OF RECORD:
WARREN E & RUTH S MALEY
387 VENETIA ROAD
VENETIA PA 15367

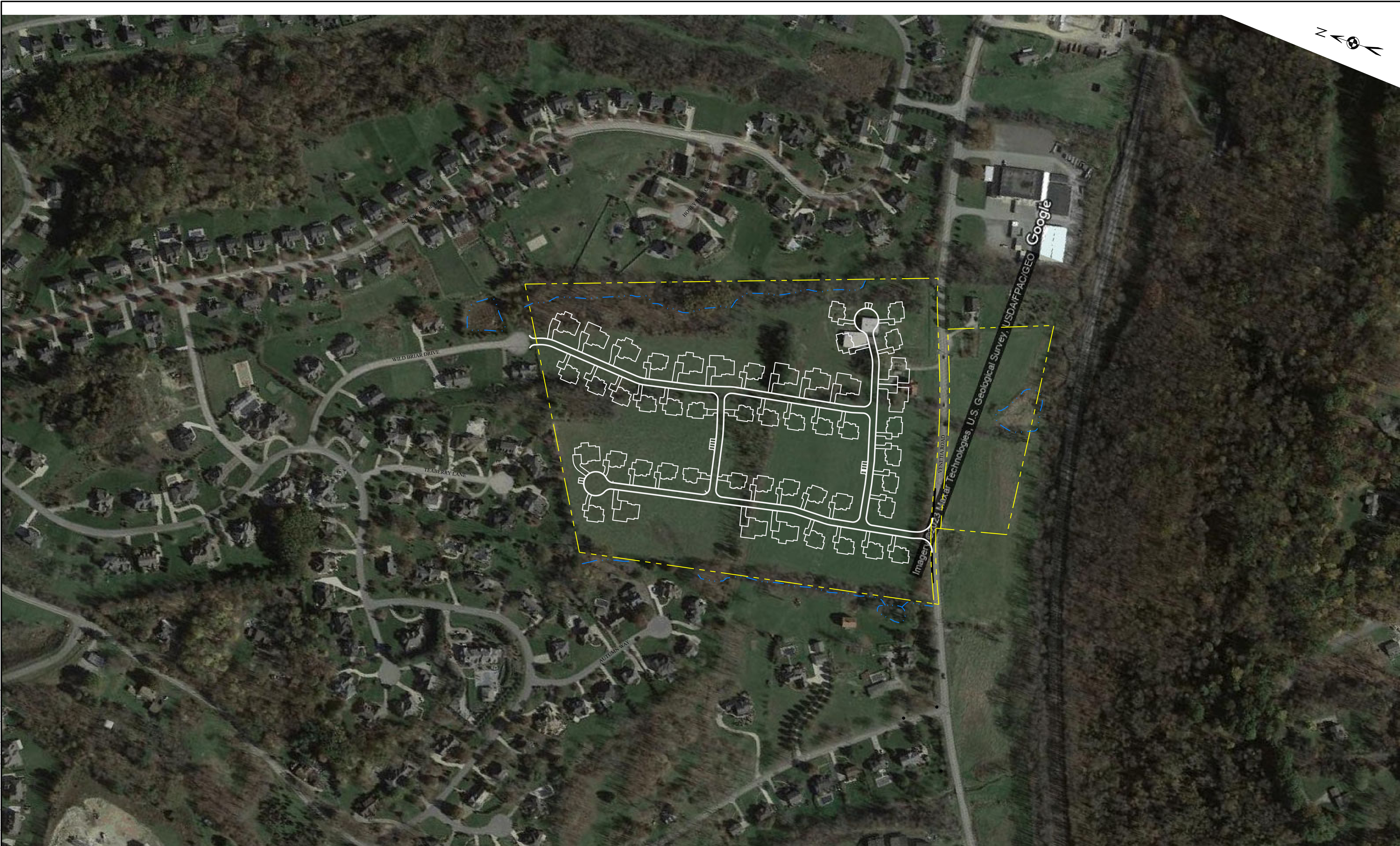
**WOODBRIAR
ESTATES**
PETERS TOWNSHIP,
WASHINGTON COUNTY, PA



PHASE 1
FINAL PLAN
COVER SHEET

DATE: 11/21/2024

SHEET NO.
D0.0



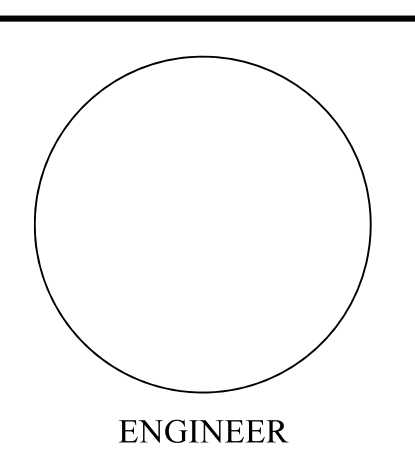
REVISIONS:

REV	DATE	PER TOWNSHIP COMMENTS DESCRIPTION
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**WOODBRIAR
 ESTATES**
 PETERS TOWNSHIP,
 WASHINGTON COUNTY, PA

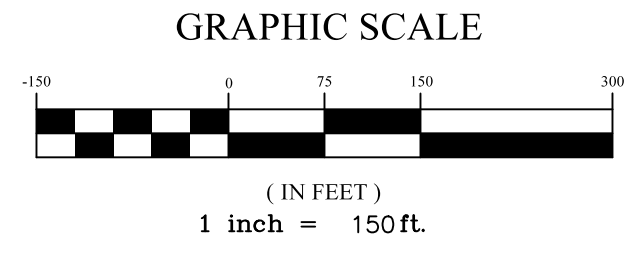


**PHASE 1
 FINAL
 HOME SITE
 PLAN**

DATE: 11/21/2024
SHEET NO.
 D0.1

LEGEND

— · — · — WATERCOURSE
 (DEFINED BED & BANK)



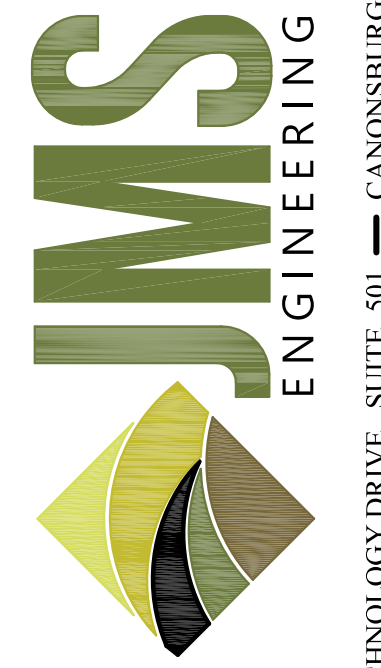
PERMIT SET
 NOT FOR CONSTRUCTION

NOTE: SEE GENERAL NOTES SHEET FOR ALL RELEVANT NOTES AND APPLICABLE TO THIS SHEET



TYPICAL HOUSE ELEVATION ILLUSTRATIONS

NOT TO SCALE
 *SUBJECT TO CHANGE



135 TECHNOLOGY DRIVE, SUITE 501 — CANONSBURG, PA 15317

REV	DATE	PER TOWNSHIP COMMENTS	DESCRIPTION
1	02/03/25		

EQUITABLE OWNER/DEVELOPER:
 VENETIA ROAD, LLC
 290 NORTHGATE DRIVE
 WARRENDALE PA 15086

OWNER OF RECORD:
 WARREN E & RUTH S WALEY
 387 VENETIA ROAD
 VENETIA PA 15367

**WOODBRIAR
 ESTATES**
 PETERS TOWNSHIP,
 WASHINGTON COUNTY, PA

ENGINEER

PHASE 1
 HOUSE
 ELEVATION
 PLAN

DATE: 11/21/2024

SHEET NO.
 D0.2

PERMIT SET
 NOT FOR CONSTRUCTION

PLAN NOTES:

- PROPOSED OPEN SPACE INTENDED TO BE USED AS PASSIVE RECREATION
- NO BUILDINGS OR OTHER STRUCTURES WILL REMAIN WITHIN THE SUBDIVISION
- SLOPE STABILITY ANALYSIS (SSA) HAS BEEN INCORPORATED INTO THE SUBJECT PROPERTY'S GEOTECHNICAL INVESTIGATION FOR ALL SLOPES GREATER THAN 3:1V AND GREATER THAN EIGHT FEET IN HEIGHT
- PLAN HAS BEEN DESIGNED TO KEEP CUT AND FILL OPERATIONS TO A MINIMUM, AND ENSURE CONFORMITY WITH TOPOGRAPHY TO CREATE THE LEAST EROSION POTENTIAL AND ADEQUATELY HANDLE THE VOLUME AND VELOCITY OF SURFACE RUNOFF
- NO WOODED SLOPES OF 25% OR GREATER ARE PROPOSED TO BE DISTURBED FOR THIS DEVELOPMENT AS DETERMINED BY GENERALLY ACCEPTED INDUSTRY STANDARDS OF TOLERANCE FOR ACCURACY, ENCOMPASSING A VERTICAL GRADE DIFFERENTIAL OF 10 FEET WITHIN SAID SLOPE CLASSIFICATION
- FLOODPLAIN AREA AS MAPPED BY FEMA EXISTS IN SOUTHERN PORTION OF DEVELOPMENT AS SHOWN. NO PROPOSED DEVELOPMENT IS IN ANY IDENTIFIED FLOODPLAIN AREA. ANY UTILITY WORK SHALL BE LOCATED AND CONSTRUCTED TO MINIMIZE OR ELIMINATE FLOOD DAMAGE
- ALL SLOPES EXCEEDING 3:1 SHALL BE PLANTED WITH HYDROSEEDED TREFOIL WITH THE ADDITION OF ONE SEEDLING TREE PER 100 SQUARE FEET FOR 25% OF THE SLOPE AREA, EXCEPT FOR SLOPES ALONG STREETS WHICH ARE FRONT YARDS ON RESIDENTIAL LOTS OR WHERE THE LANDSCAPE PLAN IDENTIFIES SPECIFIC PLANTINGS AND LOCATIONS
- TO THE FULLEST EXTENT POSSIBLE, EASEMENTS HAVE BEEN CENTERED ON OR ADJACENT TO REAR OR SIDE LOT LINES
- THE LENGTH, WIDTH AND SHAPE OF BLOCKS HAVE BEEN DETERMINED WITH DUE REGARD TO PROVISION OF ADEQUATE SITES FOR SINGLE-FAMILY RESIDENTIAL HOMES AS WELL AS TOPOGRAPHY, ZONING, AND STREET INTERSECTION REQUIREMENTS
- THE DESIGN AND LAYOUT OF THE LOTS AND PARCELS OF THIS DEVELOPMENT HAVE BEEN DESIGNED TO INCORPORATE FLEXIBILITY, ECONOMY, AND INGENUITY IN ACCORDANCE WITH MODERN AND EVOLVING PRINCIPLES OF SITE PLANNING AND DEVELOPMENT
- THE SIZE, SHAPE, AND ORIENTATION OF LOTS HAVE BEEN DESIGNED AS APPROPRIATE FOR SINGLE-FAMILY RESIDENTIAL HOMESITES CONTEMPLATED
- PROPOSED STREETS ARE LOCATED TO BE SUITABLE TO THE CONTOUR OF THE LAND, TO HAVE A SUITABLE ALIGNMENT AND GRADE, AND TO BE ABLE TO DRAIN PROPERLY IN ACCORDANCE WITH THE STANDARDS ESTABLISHED BY TOWNSHIP ORDINANCES
- ALL EXTERNAL ACCESS POINTS TO THIS DEVELOPMENT WILL HAVE A GATEWAY TREATMENT AS APPROPRIATE, DETERMINED WITH TOWNSHIP STAFF AND TRAFFIC ENGINEER, ALSO SUBJECT TO PENNDOT REQUIREMENTS FOR PROPOSED CONNECTION TO VENETIA ROAD. GATEWAY TREATMENT(S) AS APPROPRIATE TO BE DETERMINED AT TIME OF FINAL PLAN APPROVAL AND DEFINED AS FOLLOWS:
 - A NEIGHBORHOOD TRAFFIC CALMING AREA/PROCEED SLOWLY SIGN FOLLOWED BY A SPEED CONTROL DEVICES AHEAD SIGN IN ACCORDANCE WITH TOWNSHIP'S STANDARD DETAILS.
 - A LANDSCAPED MEDIAN ENTRY ISLAND AT THE EXTERNAL INTERSECTION IS NOT CURRENTLY PROPOSED DUE TO RIGHT OF WAY LIMITATIONS.
- STREET GRADES HAVE BEEN DESIGNED FOR MAXIMUM VISIBILITY AND IN ACCORDANCE WITH ALL APPLICABLE DESIGN CRITERIA
- STREET GRADE VERTICAL CURVES HAVE BEEN PROVIDED IN ACCORDANCE WITH TOWNSHIP CODE FOR DESIGN SPEED OF 25 MPH. ALTERNATIVELY, IF VERTICAL SAG CURVES CANNOT MEET TOWNSHIP STANDARDS A STREETLIGHT SHALL BE PROVIDED AT THE LOCATION.
- SIGHT DISTANCE AT ALL APPLICABLE INTERSECTIONS WITH TOWNSHIP ROADS HAS BEEN PROVIDED IN ACCOMPANYING TRAFFIC STUDY (WHERE REQUIRED) AND ALL INTERSECTIONS EXCEED MINIMUM SIGHT DISTANCE AS REQUIRED BY TOWNSHIP AND PENNDOT CODE
- NO CUL-DE-SAC STREETS AS PROPOSED TO EXCEED 600 FEET IN LENGTH AS MEASURED FROM NEAREST INTERSECTION. NO CENTERLINE GRADE ON ANY CUL-DE-SAC STREET EXCEEDS 10% GRADE NOR 5% GRADE FOR CUL-DE-SAC ITSELF
- HORIZONTAL TRAFFIC CALMING PROVIDED ON PLANS AS SHOWN IN ACCORDANCE WITH TOWNSHIP CODE. ADDITIONAL TRAFFIC CALMING TO BE PROVIDED WITH FINAL PLAN APPROVAL AS APPROPRIATE, DETERMINED WITH TOWNSHIP STAFF AND TRAFFIC ENGINEER
- THE SPACING OF TRAFFIC CALMING DEVICES HAVE BEEN PROVIDED WITH STREET LAYOUT AND GEOMETRY, INCLUDING LOW-SPEED HORIZONTAL CURVES AND INTERSECTION LOCATIONS. THE FIRST TRAFFIC CALMING DEVICE(S) ARE LOCATED WHERE THEY CANNOT BE APPROACHED AT A HIGH SPEED FROM EITHER DIRECTION. ADDITIONAL TRAFFIC CALMING TO BE PROVIDED WITH FINAL PLAN APPROVAL AS APPROPRIATE, DETERMINED WITH TOWNSHIP STAFF AND TRAFFIC ENGINEER
- THIS DEVELOPMENT HAS BEEN DESIGNED TO PROACTIVELY ACCOMMODATE PERSONS WITH DISABILITIES TO ALLOW ALL PUBLIC RESOURCES TO BE ACCESSIBLE TO ALL PERSONS. OFF STREET GUEST PARKING HAS BEEN PROVIDED WITH ACCESSIBLE PARKING STALL AND SIDEWALKS TO INCLUDE ACCESSIBLE RAMPS AT ALL APPROPRIATE INTERSECTIONS
- CONSERVATION RESIDENTIAL INVENTORY AND SITE ANALYSIS HAS BEEN INCORPORATED INTO SITE DESIGN, AND WAS PRESENTED TO TOWNSHIP PLANNING/ENGINEERING STAFF AS A CONCEPTUAL PRELIMINARY PLAN PRIOR TO FILING OF THIS PRELIMINARY PLAN APPLICATION
- THE CONSERVATION RESIDENTIAL OVERLAY DEVELOPMENT/SUBDIVISION PROCESS HAS BEEN FOLLOWED IN ACCORDANCE WITH TOWNSHIP CODE, INCLUDING SUBMISSION OF CONCEPT PLANS AND PRE-APPLICATION MEETINGS WITH TOWNSHIP PLANNING DEPARTMENT
- THE DEVELOPMENT IS PROPOSED TO BE CONSTRUCTED IN TWO PHASES. LOTS INCLUDED IN PHASE 1: 49 LOTS AND LOTS INCLUDED IN PHASE 2: 3 LOTS. FINAL PLAN APPROVAL IS ANTICIPATED TO BE APPLIED FOR AS SOON AS POSSIBLE AFTER PRELIMINARY PLAN APPROVAL.
- ALL CONSTRUCTION AND INSPECTION IS TO BE DONE IN ACCORDANCE WITH PETERS TOWNSHIP CONSTRUCTION DETAILS AND SPECIFICATIONS AND INSPECTION PROCEDURES.

SANITARY SEWER NOTES:

- ALL SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH THE PETERS CREEK SANITARY AUTHORITY (PCSA) STANDARD DRAWINGS AND SPECIFICATIONS.
- A 10 FOOT HORIZONTAL SEPARATION AND AN 1.5 FOOT VERTICAL SEPARATION BETWEEN SANITARY SEWERS AND OTHER UTILITIES ARE REQUIRED.
- MINIMUM COVER OVER THE SANITARY SEWER SHALL BE 4 FEET.
- FOR THE PURPOSES OF STRUCTURE MANUFACTURING AND CONSTRUCTION, A 0.3 FT DROP ACROSS ALL SANITARY SEWER MANHOLES SHALL BE PROVIDED.
- ALL SANITARY SEWER PIPE SHALL BE SDR 35 PVC UNLESS OTHERWISE NOTED ON THE PLAN SET. ALL SANITARY LINES AND LATERALS SHALL BE BEDDED TO MEET PCSA STANDARDS.
- ALL MANHOLES SHOWN ARE 4 FT DIAMETER UNLESS OTHERWISE NOTED ON THE PLAN SET. MANHOLES GREATER THAN 20 FT DEEP SHALL BE A MINIMUM OF 5 FT IN DIAMETER AND VENTILATED.
- SANITARY SEWER MAINLINES OR LATERALS INSTALLED UNDER ROADWAYS WILL BE REQUIRED TO UTILIZE 100% PENNDOT 2A LIMESTONE BACKFILL FROM THE TOP OF THE PIPE ZONE (12" ABOVE THE CROWN OF PIPE) FOR THE FULL DEPTH OF BACKFILL IN ACCORDANCE WITH PCSA STANDARD DETAIL DRAWINGS.
- LATERALS MUST BE FURNISHED WITH BACKWATER VALVES IN COMPLIANCE WITH UCC AND IPC CODES AND WILL BE INSTALLED AT THE TIME SUCH LATERALS ARE CONNECTED.
- SITE TEES ARE REQUIRED FOR EACH LOT. SITE TEES TO BE PLACED, WHEN POSSIBLE, AT THE BORDER OF THE RIGHT OF WAY OR EASEMENT, CLOSEST TO THE PROPOSED OR EXISTING BUILDING. AN ADDITIONAL SITE TEE IS TO BE PLACED AT THE OF THE SLOPES IN INSTANCES WHERE THE SANITARY SEWER MAINLINE ELEVATION COMPARED TO THE LOT BUILDING AREA ELEVATION DICTATES.
- ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE CORE DRILLED AND A RUBBER BOOT INSTALLED, BREAK IN CONNECTIONS ARE NOT PERMITTED. THE MANHOLE INVERT SHALL BE RESHAPED FOR THE NEW FLOW PATTERN.
- PRESSURE TREATED WOODEN POSTS MEASURING 4-INCH BY 4-INCH (NOMINALLY) SHALL BE USED DURING CONSTRUCTION TO IDENTIFY THE LOCATION OF LATERAL ENDS. SAID POSTS SHALL BE SURVEYED FOR AS-BUILT RECORD DOCUMENTATION.
- SPLASH TYPE CONNECTIONS SHALL BE REQUIRED AT INTERSECTIONS WITH EXISTING LINES TO AVOID CONFLICTS ARISING FROM DISAGREEMENT IN INVERT ELEVATIONS. SPLASH CONNECTIONS SHALL ALSO BE REQUIRED AT ABRUPT CHANGES IN GRADE.
- LANDSCAPING SHALL BE PLACED IN SUCH A WAY TO MAINTAIN MINIMUM PIPE COVER AND KEEP MANHOLE LIDS VISIBLE AND SLIGHTLY ABOVE GRADE
- THE SHALL BE PROVIDED WITH ACCURATE AS-BUILT LOCATIONS OF THE SANITARY SEWER ALONG WITH RECORDED EASEMENTS AT THE CONCLUSION OF CONSTRUCTION.
- CONTRACTOR OR DEVELOPER'S REPRESENTATIVE IS REQUIRED TO NOTIFY THE AUTHORITY'S ENGINEER A MINIMUM OF 48 HOURS IN ADVANCE OF STARTING OR STOPPING WORK FOR THE SCHEDULING OF CONSTRUCTION OBSERVATION.
- THE CONTRACTOR IS REQUIRED TO INSTALL "MAN PANS" IN ALL MANHOLES OF A TYPE APPROVED BY THE PETERS CREEK SANITARY AUTHORITY.
- THE CONTRACTOR SHALL VERIFY WHICH EXISTING LATERALS ARE TO REMAIN AND THE ASSOCIATED DEPTH OF SAID LATERALS PRIOR TO WORK ON EXISTING MAINLINES OR STRUCTURES.
- DUCTILE IRON PIPE IS REQUIRED FOR DEPTHS IN EXCESS OF 22 FEET OR WHEN THE PIPE SLOPE IS 20% OR GREATER AND CONCRETE ANCHORS ARE USED.
- ALL INDIVIDUAL LOTS SHALL BE SERVED BY GRAVITY FLOW UNLESS OTHERWISE APPROVED BY THE AUTHORITY.
- ALL SANITARY SEWER SERVICE LATERALS SERVING PROPOSED LOTS/HOUSES SHALL BE INSTALLED A MINIMUM OF 5 FT FROM ANY ADJOINING PARCEL PROPERTY LINE.
- CONTRACTOR SHALL VERIFY ALL SIZES, MATERIALS, AND CONDITION OF EXISTING PIPES, TO BE REPLACED CONNECTED TO, PRIOR TO ORDERING MATERIALS.

CONSTRUCTION SEQUENCE

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED AND IMMEDIATELY STABILIZED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING, GRUBBING AND TOPSOIL STRIPPING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.

IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION AND CONTACT THE ENGINEER.

A WRITTEN REPORT MUST BE KEPT BY THE CONTRACTOR DOCUMENTING INSPECTIONS AND REPAIRS TO ALL BMPS. THE CONTRACTOR SHALL INSPECT AND LOG ALL ACTIVITIES ONTO DEP FORM 3800-FM-BCW0271D (DATED 12/2019) AND KEPT ON SITE AT ALL TIMES.

THE SITE IS LOCATED WITHIN THE PETERS CREEK WATERSHED, HAVING A CHAPTER 93 WATERSHED CLASSIFICATION OF TROUT STOCKING FISHERY.

- AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING, AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE WASHINGTON COUNTY CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
- AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH WORK DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM, INC. SHALL BE NOTIFIED AT 1-800-242-1776 OR 811 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- LAYOUT THE LIMITS OF THE CONSTRUCTION SITE AND ESTABLISH BENCHMARKS AND REFERENCE POINTS.
- STAKE OUT THE LIMIT OF DISTURBANCE (LOD) AS INDICATED ON THE CONSTRUCTION PLANS.
- INSTALL THE ROCK CONSTRUCTION ENTRANCE IN THE LOCATIONS SHOWN ON THE PLAN AND IN ACCORDANCE WITH STANDARD DETAIL. INSTALL ANY CULVERTS AND/OR STORM DRAIN CONVEYANCE SYSTEM UNDER THE ENTRANCE AS SHOWN ON THE PLANS OR REQUIRED BY THE EXISTING CONDITIONS.
- ONCE THE CONSTRUCTION ENTRANCE IS INSTALLED, THE CONTRACTOR SHALL INSTALL THE COMPOST FILTER FENCE AS REQUIRED FOR E&S PLAN PHASE 1. INSTALL ALL COMPOST FILTER SOCKS AS SHOWN ON THE E&S CONTROL PLAN DRAWINGS AND IN ACCORDANCE WITH THE STANDARD DETAILS. ALL COMPOST FILTER SOCKS SHALL BE INSTALLED PARALLEL TO THE CONTOURS. TREES SHALL NOT BE REMOVED IN ORDER TO INSTALL COMPOST FILTER SOCKS. SLIGHT DEVIATION FROM INSTALLATION PARALLEL TO CONTOURS IS ACCEPTABLE TO AVOID TREES.
- AFTER THE EXTERIOR COMPOST FILTER SOCKS ARE INSTALLED, THE CONTRACTOR SHALL CLEAR AND GRUB THE TREES AS SHOWN ON THE DEMOLITION PLAN.

E&S PLAN - PHASE II

- AFTER THE SILT SOCKS ARE INSTALLED AND FUNCTIONING, BEGIN CUT/FILL GRADING OPERATIONS.
- AS THE EARTHWORK IS PROCESSING, THE INSTALLATION OF THE INFILTRATION BASINS MAY TAKE PLACE. THEY WILL NOT FUNCTION AS AN INFILTRATION BASIN OR SEDIMENT BASIN.
- AS THE EARTHWORK IS PROGRESSING AND THE CUT AND FILL SLOPES ARE TAKING SHAPE AND HAVE REACHED FINAL GRADE, THEY SHALL HAVE TOPSOIL PLACED AND BE SEEDED.
- ONCE THE SLOPES HAVE BEEN SEEDED, THEY SHALL HAVE EROSION CONTROL BLANKETS PLACED ON THE SLOPES. EROSION CONTROL BLANKETS SHALL BE PLACED IN ACCORDANCE WITH THE PLANS AND DETAILS.

NOTE: CONTRACTOR SHALL GRADE SUCH THAT ALL CUT, AND FILL EARTHWORK CONTINUE TO PROMOTE SHEET FLOW AS IN THE EXISTING CONDITIONS. CONTRACTOR SHALL NOT GRADE IN ANY WAY THAT CAUSES CHANNELIZATION OF RUNOFF FLOW. ANY CHANNELIZATION SHALL BE CORRECTED TO ENSURE SHEET FLOW DURING SITE GRADING.

- INSTALL THE CONCRETE WASHOUT FACILITIES IN ACCORDANCE WITH THE STANDARD DETAIL.
- SITE UTILITIES INCLUDING WATER AND SEWER, STORM SEWER, GAS, AND ELECTRIC/COMMUNICATIONS WITHIN THE LIMIT OF DISTURBANCE CAN BE INSTALLED AT THE CONTRACTOR'S DISCRETION TO AVOID RE-DISTURBING AREAS LATER AS THE SITE REACHES GRADE, PROVIDE DOWNSTREAM BMPS ARE IN PLACE AS PER PLANS. UTILIZE TRENCH PLUGS AND COMPOST FILTER SOCK AS NECESSARY AND REFER TO THE STANDARD DETAILS PROVIDED ON THE DETAIL SHEET. THE TOTAL LENGTH OF EXCAVATED TRENCH OPEN AT ANY ONE TIME SHOULD NOT BE GREATER THAN THE TOTAL LENGTH OF UTILITY LINE THAT CAN BE PLACED IN THE TRENCH AND BACKFILLED IN ONE WORKING DAY. UTILIZE A PUMPED WATER-FILTER BAG, AS NECESSARY. WATER FILTER BAGS MUST BE SURROUNDED BY COMPOST FILTER SOCK TO TREAT FOR ADDITIONAL SEDIMENT REMOVAL PRIOR TO BEING DISCHARGED TO SURFACE WATERS OR STORMWATER INLETS.

NOTE: THE CONSTRUCTION OF ANY UTILITIES (SPECIFICALLY STORM AND SANITARY SEWERS) SHALL BE DONE DURING EXPECTED PERIODS OF DRY WEATHER AND ONLY THE AMOUNT OF TRENCH THAT CAN BE COMPLETED IN ONE DAY SHALL BE OPENED AT ANY TIME. THE TRAP SHALL BE REPAIRED DAILY TO ENSURE THAT IT IS FUNCTIONING PROPERLY. AS THE UTILITY IS INSTALLED, THE DISTURBANCE SHALL BE SEEDED AND MULCHED IMMEDIATELY TO ENSURE VEGETATION GROWTH AND LIMIT THE POSSIBILITY OF EROSION. WHEN THE WORK IS COMPLETED, THE TRAP SHOULD BE INSPECTED FOR ANY DAMAGE CAUSED BY THE UTILITY INSTALLATION AND ANY NECESSARY REPAIRS ARE TO BE MADE IMMEDIATELY. ONCE INSTALLED, ALL STORMWATER INLETS SHALL BE PROTECTED FROM ENTERING SEDIMENT BY THE USE OF INLET PROTECTION AS SHOWN ON THE PLANS TO PREVENT SEDIMENT FROM ENTERING THE PREVIOUSLY CONSTRUCTED INFILTRATION POND. PLEASE NOTE SEDIMENT SHALL BE PREVENTED FROM ENTERING THE INFILTRATION BASIN BY THE INSTALLATION OF COMPOST SILT SOCK ON THE UPHILL SIDE OF THE BMP. INLET PROTECTION MUST BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT THROUGHOUT THE DURATION OF CONSTRUCTION. BAGS CAN BE EMPTIED, AND RINSED OR REPLACED WHEN FILTER BAGS ARE HALF FULL AND FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING.

E&S PLAN - PHASE III

- AS DISTURBED AREAS WITHIN THE PROJECT APPROACH FINAL GRADE, PREPARATIONS SHOULD BE MADE FOR SEEDING AND MULCHING TO BEGIN. IN NO CASE SHOULD AN AREA EXCEEDING 15,000 SQUARE FEET WHICH IS TO BE STABILIZED BY VEGETATION REACH FINAL GRADE WITHOUT BEING SEEDED OR MULCHED. FILL SLOPES SHOULD BE SEEDED AND MULCHED AT REGULAR VERTICAL INCREMENTS - 15 TO 25 FEET MAXIMUM - AS FILL IS BEING CONSTRUCTED. THIS WILL ALLOW THE BOTTOM OF THE FILL TO PROGRESS TOWARD STABILIZATION WHILE WORK CONTINUES ON THE UPPER PORTION, MAKING STABILIZATION EASIER TO ACHIEVE AND PROVIDING SOME VEGETATION BUFFERING AT THE BOTTOM OF THE SLOPE.
- FINE GRADE AND STABILIZE ALL AREAS OF THE SITE. STABILIZE ROADS WITH STONE BASE IMMEDIATELY AFTER THE SUBGRADE IS REACHED. UTILIZE PROPER SLOPE AND TRENCH SHORING METHODS TO ALLEVIATE CUTBANK CAVING. ALL UNPAVED DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY WITH SEED AND MULCH AND EROSION CONTROL BLANKETS ONCE GRADING IS COMPLETE WITHIN FOUR DAYS ONCE THE CONSTRUCTION HAS BEEN COMPLETED.
- INSTALL ALL PROPOSED PAVING AND CONCRETE SITEWORK.
- ALL AREAS NOT PAVED SHALL RECEIVE A MINIMUM OF 6" OF TOPSOIL. INSTALL PLANTS IN ACCORDANCE WITH THE LANDSCAPE PLAN.
- ONCE A UNIFORM 70% PERENNIAL VEGETATIVE COVER IS ACHIEVED ON ALL DISTURBED AREAS. UPON COMPLETE OF ALL EARTH DISTURBANCE ACTIVITIES INVOLVED WITH THE SUBDIVISION INFRASTRUCTURE, AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND OPERATOR SHALL CONTRACT THE WASHINGTON COUNTY CONSERVATION DISTRICT FOR A FINAL INSPECTION TO CONVERT SITE TO POST CONSTRUCTION STORMWATER MANAGEMENT PHASE.
- AFTER THE CONSERVATION DISTRICT HAS DETERMINED THE SITE TO BE STABILIZED, THE INFILTRATION BASINS AREA SHALL BE CONVERTED TO THE PERMANENT INFILTRATION BASIN. ANY SEDIMENT SHALL BE REMOVED, AND THE MEDIA SHALL BE INSTALLED ACCORDING TO THE APPROVED PLANS.
- ONCE THE CONVERSION HAS BEEN COMPLETED AND THE SITE HAS BEEN STABILIZED, THE NOTICE OF TERMINATION (NOT) SHALL BE FILED FOR THE PROJECT.

DISPOSAL DIRECTIONS FOR SEDIMENT:
SEDIMENT REMOVED FROM BMPS SHALL BE SPREAD IN AN AREA PROTECTED BY EXISTING BMP'S (PRIOR TO FINAL STABILIZATION) OR REMOVED TO AN APPROVED WASTE SITE.

STORM SEWER NOTES:

- FOR THE PURPOSES OF STRUCTURE MANUFACTURING AND CONSTRUCTION, A 0.2 FT DROP ACROSS ALL STORM SEWER STRUCTURES SHALL BE PROVIDED.
- ALL STORM SEWER PIPE SHALL BE HDPE PIPE UNLESS OTHERWISE NOTED ON THE PLAN SET.
- ALL MANHOLES SHOWN ARE 4 FT DIAMETER UNLESS OTHERWISE NOTED ON THE PLAN SET.
- ALL INLETS ARE PROPOSED WITHOUT HOODS UNLESS OTHERWISE NOTED ON THE PLAN SET.
- INLETS WITHIN SUMP CONDITIONS SHALL BE CONSTRUCTED TO INCLUDE A HOOD.

EXISTING DATA SOURCES:

- SURVEY DATA:
TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY JONES CONSULTANTS.
- DATUM INFORMATION:
PENNSYLVANIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE
NORTH AMERICAN DATUM OF 1983 (NDA 83)
- FLOOD PLAINS:
FEMA MAP NUMBERS 42125C0352E AND 42125C0356E INDICATED NO DELINEATED FLOODPLAIN ON THE PORTION OF THE PROPERTY LOCATED TO THE NORTH OF VENETIA ROAD. A PORTION OF THE PROPERTY LOCATED ON THE SOUTHERN SIDE OF VENETIA ROAD IS LOCATED WITHIN ZONE AE.
- A DESIGN ONE CALL WAS PLACED ON MARCH 10, 2022, TICKET NUMBER 20220692514-000.

GENERAL UTILITY NOTES:

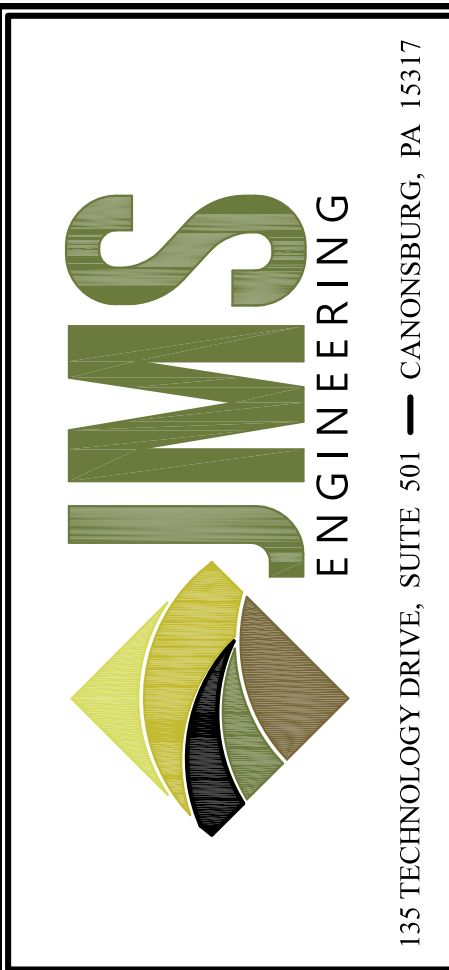
- ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC. ARE TO BE INSTALLED UNDERGROUND. ALL NEW UTILITIES/SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.
- THE LOCATION OF EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH THE LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, REMOVAL OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINT CONFLICTS SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER OF RECORD.
- CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- DEFINE AND LOCATE VERTICALLY AND HORIZONTALLY ALL ACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE NOT TO REMAIN. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.
- THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDERS REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY WORK AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATIONS THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, DOOR ACCESS, AND EXTERIOR GRADING. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES TO AVOID CONFLICTS AND ENSURE PROPER DEPTHS ARE ACHIEVED. IN ADDITION TO MEETING THE UTILITY OWNER REQUIREMENTS, THE UTILITY TIE-INS/CONNECTIONS SHALL BE COORDINATED. THIS SHALL BE COMPLETED PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE CONFLICTS EXIST WITH THESE PLANS, THE ENGINEER OF RECORD SHALL BE NOTIFIED IN WRITING TO RESOLVE SAID CONFLICTS PRIOR TO CONSTRUCTION.
- THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS SHALL BE ADJUSTED, IF REQUIRED, TO MATCH THE EXISTING GRADE AND UTILITY PLANS. THE SANITARY CLEANOUT TOPS SHALL BE REINSTALLED IN THE SAME MANNER AS THE ORIGINAL CLEANOUTS. REFER TO OTHER PORTIONS OF THIS PLAN SET FOR ADDITIONAL NOTES.

EXISTING CONDITIONS LEGEND

- PROPERTY LINE
- EXISTING ADJOINING ROW OR PROPERTY LINES
- EXISTING EXTERNAL ROADWAY
- EXISTING WATERCOURSE (DEFINED BED AND BANKS)
- EXISTING EASEMENTS
- EXISTING FLOODPLAIN
- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING TREE LINE
- EXISTING FENCE LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS

PROPOSED CONDITIONS LEGEND

- PROPOSED LOT LINES
- PROPOSED ROAD RIGHT OF WAY
- PROPOSED UTILITY/ACCESS/PCSM EASEMENT(S)
- PROPOSED BUFFER/BUFFER SETBACK
- PROPOSED BUILDING SETBACK LINES
- PROPOSED ROADWAY CENTERLINE
- PROPOSED WEDGE CURB
- PROPOSED SIDEWALK
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE/HYDRANT
- PROPOSED ROOF DRAIN CONNECTIONS
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED ENDWALL WITH OUTLET PROTECTION



135 TECHNOLOGY DRIVE, SUITE 501 — CANONSBURG, PA 15317

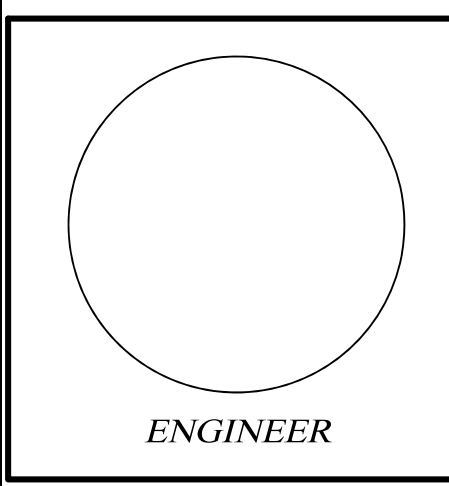
REV	DATE	PER TOWNSHIP COMMENTS	DESCRIPTION
1	02/09/25		

VENETIA ROAD, LLC
290 NORTHGATE DRIVE
WARRENDALE PA 15086

WARREN E & RUTH S WALEY
387 VENETIA ROAD
VENETIA PA 15367

WOODBRIAR ESTATES

PETERS TOWNSHIP,
WASHINGTON COUNTY, PA

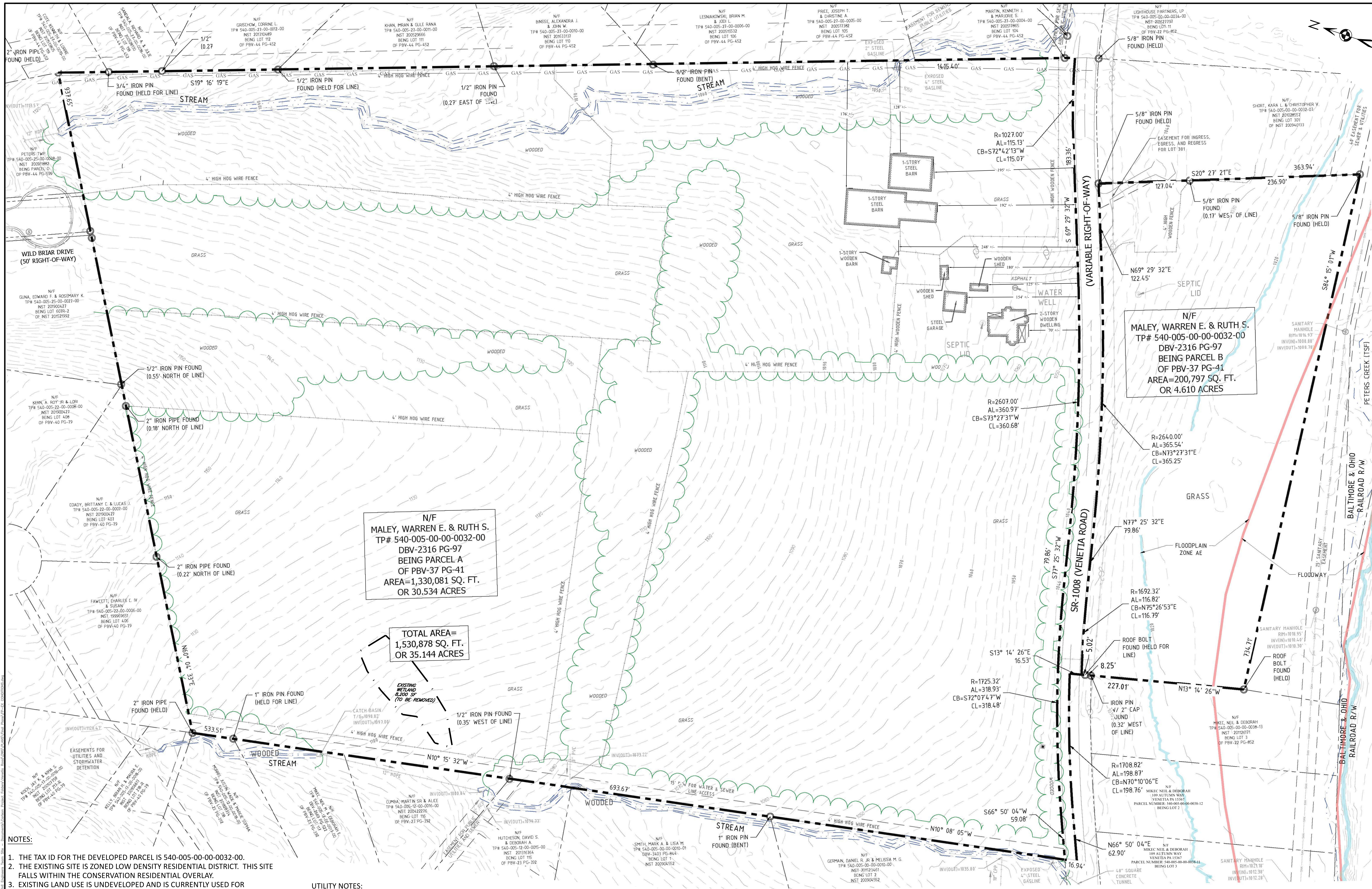


**PHASE 1
GENERAL
NOTES/LEGEND**

DATE: 11/21/2024

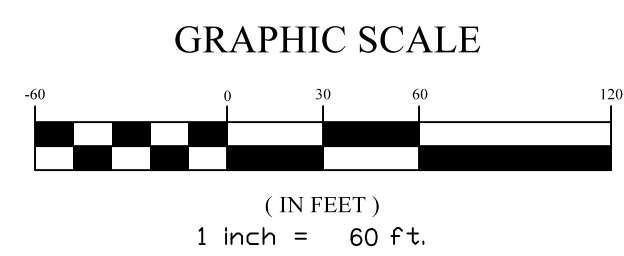
**SHEET NO.
D0.3**

**PERMIT SET
NOT FOR CONSTRUCTION**



- NOTES:**
1. THE TAX ID FOR THE DEVELOPED PARCEL IS 540-005-00-0032-00.
 2. THE EXISTING SITE IS ZONED LOW DENSITY RESIDENTIAL DISTRICT. THIS SITE FALLS WITHIN THE CONSERVATION RESIDENTIAL OVERLAY.
 3. EXISTING LAND USE IS UNDEVELOPED AND IS CURRENTLY USED FOR AGRICULTURAL PURPOSES.
 4. EXISTING TOPOGRAPHY IS BASED ON SURVEYED LOCATIONS AS WELL AS 2-FT LIDAR CONTOURS DERIVED FROM THE PAMAP PROGRAM, PA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES.
 5. FEMA MAP NUMBERS 42125C0352E AND 42125C0356E INDICATED NO DELINEATED FLOODPLAINS ON THE NORTHERN SIDE OF THIS PROPERTY. A PORTION OF THE SOUTHERN SIDE OF THE PROPERTY (SOUTH SIDE OF VENETIA ROAD) IS LOCATED WITHIN ZONE AE.
 6. THE DRAWING IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983).
 7. SEE GENERAL NOTES SHEET FOR ALL RELEVANT NOTES AND LEGEND ITEMS APPLICABLE TO THIS SHEET.

- UTILITY NOTES:**
1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM A FIELD SUMMARY OF OBSERVED EVIDENCE ONLY. THE PLANS MAKE NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE PLANS DO NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.
 2. ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO SEWER LINES, WATERLINES, UTILITY TRANSMISSION LINES, RAILROADS, AND WATERCOURSES ARE SHOWN TO THE EXTENT PRACTICABLE BASED ON FIELD OBSERVATIONS.
 3. A DESIGN ONE CALL WAS PLACED ON MARCH 10, 2022 TICKET NUMBER 20220692514-000.



PERMIT SET
NOT FOR CONSTRUCTION



REVISIONS:

REV	DATE	PER TOWNSHIP COMMENTS	DESCRIPTION
1	02/03/25		

EQUITABLE OWNER/DEVELOPER:
VENETIA ROAD, LLC
 290 NORTHGATE DRIVE
 WARRENDALE PA 15086

OWNER OF RECORD:
 WARREN E. & RUTH S. MALEY
 387 VENETIA ROAD
 VENETIA PA 15367

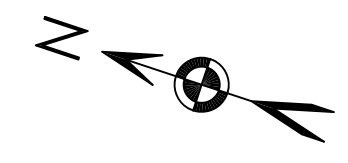
WOODBRIAR ESTATES
 PETERS TOWNSHIP,
 WASHINGTON COUNTY, PA

ENGINEER

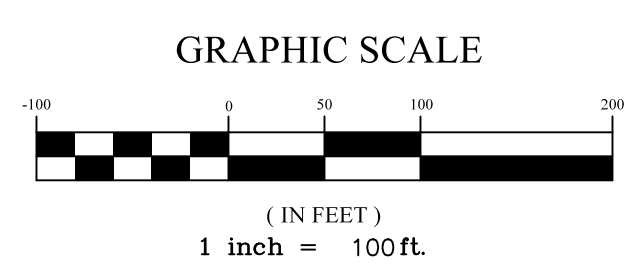
PHASE 1 EXISTING CONDITIONS PLAN
 DATE: 11/21/2024

SHEET NO. D1.0

135 TECHNOLOGY DRIVE, SUITE 501 — CANONSBURG, PA 15317



- NOTES:
1. SEE THE GENERAL NOTES SHEET FOR ALL RELEVANT NOTES AND LEGEND ITEMS APPLICABLE TO THIS SHEET.
 2. SEE THE EXISTING CONDITIONS SHEET FOR MORE DETAILED SUBJECT PROPERTY INFORMATION.
 3. REFER TO THE SIGNED AND SEALED BOUNDARY SURVEY DATED FEBRUARY 16, 2022 FOR BENCH MARK INFORMATION.



PERMIT SET
NOT FOR CONSTRUCTION

JMS
ENGINEERING

135 TECHNOLOGY DRIVE, SUITE 501 — CANONSBURG, PA 15317

REVISIONS:

REV	DATE	PER TOWNSHIP COMMENTS	DESCRIPTION
1	02/03/25		

EQUITABLE OWNER/DEVELOPER:
VENETIA ROAD, LLC
290 NORTHGATE DRIVE
WARRENDALE PA 15086

OWNER OF RECORD:
WARREN E & RUTH S WALEY
387 VENETIA ROAD
VENETIA PA 15367

**WOODBRIAR
ESTATES**

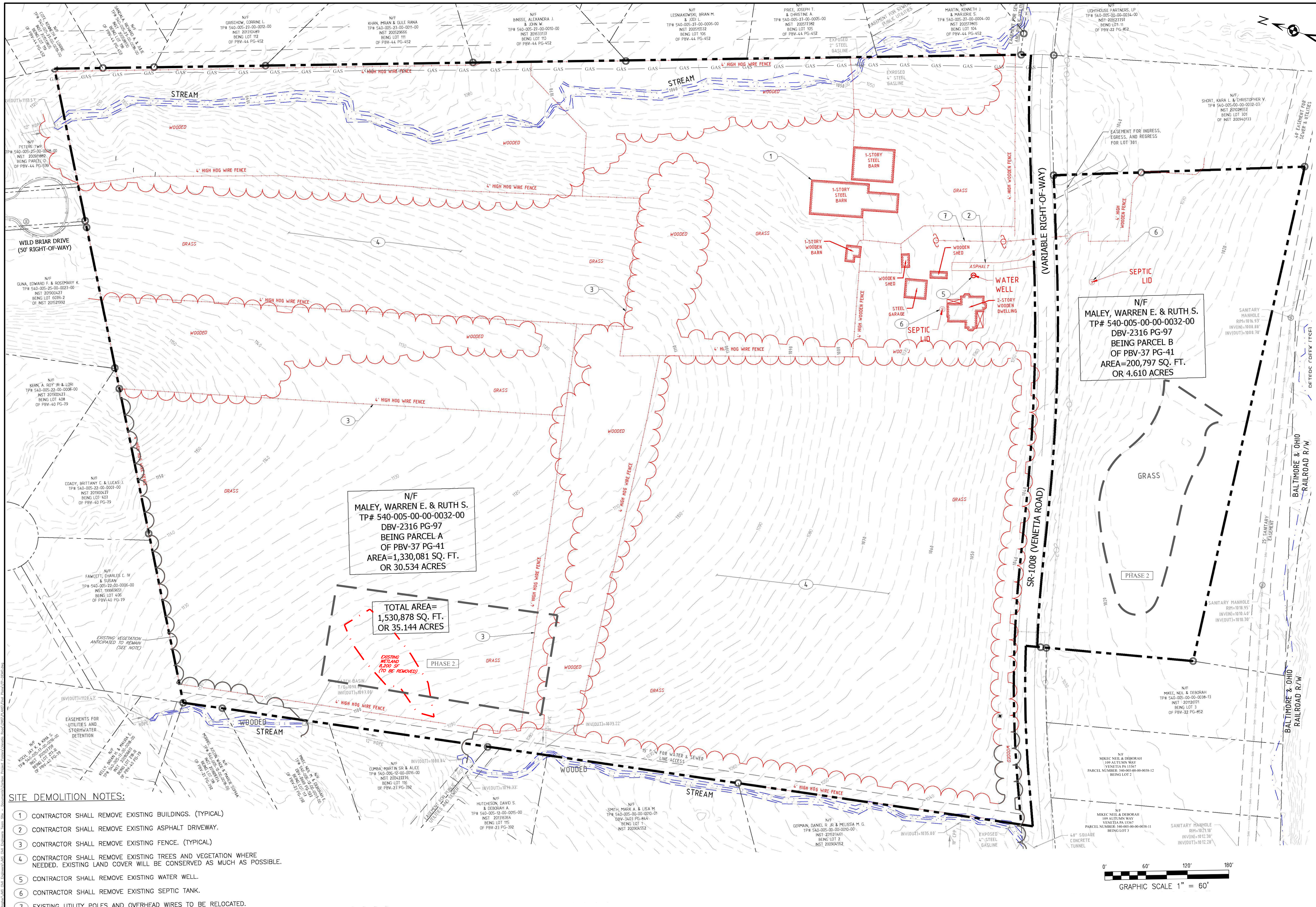
PETERS TOWNSHIP,
WASHINGTON COUNTY, PA

ENGINEER

**PHASE 1
EXISTING
CONDITIONS
EXPANDED**

DATE: 11/21/2024

SHEET NO.
D1.1



- SITE DEMOLITION NOTES:**
1. CONTRACTOR SHALL REMOVE EXISTING BUILDINGS. (TYPICAL)
 2. CONTRACTOR SHALL REMOVE EXISTING ASPHALT DRIVEWAY.
 3. CONTRACTOR SHALL REMOVE EXISTING FENCE. (TYPICAL)
 4. CONTRACTOR SHALL REMOVE EXISTING TREES AND VEGETATION WHERE NEEDED. EXISTING LAND COVER WILL BE CONSERVED AS MUCH AS POSSIBLE.
 5. CONTRACTOR SHALL REMOVE EXISTING WATER WELL.
 6. CONTRACTOR SHALL REMOVE EXISTING SEPTIC TANK.
 7. EXISTING UTILITY POLES AND OVERHEAD WIRES TO BE RELOCATED.

NOTES:

1. SEE GENERAL NOTES SHEET FOR ALL RELEVANT NOTES AND LEGEND ITEMS APPLICABLE TO THIS SHEET.
2. THE REMOVAL OF THE EXISTING WATER WELL AND SEPTIC TANK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, COUNTY, STATE, AND FEDERAL REGULATIONS.

EXISTING VEGETATION NOTE:
 EXISTING VEGETATION WITHIN THE PROPOSED 25 FT BUFFER SETBACK WILL REMAIN WHERE FEASIBLE, SUBJECT TO GRADING, IMPROVEMENTS, AND MAINTENANCE NEEDS INCLUDING REMOVAL OF DEAD, DISEASED, OR DISTRESSED TREES AS NECESSARY.



135 TECHNOLOGY DRIVE, SUITE 501 — CANONSBURG, PA 15317

REV	DATE	PER TOWNSHIP COMMENTS	DESCRIPTION
1	02/03/25		

REVISIONS:

EQUITABLE OWNER/DEVELOPER:
VENETIA ROAD, LLC
 290 NORTHGATE DRIVE
 WARRENDALE PA 15086

OWNER OF RECORD:
 WARREN E & RUTH S MALEY
 387 VENETIA ROAD
 VENETIA PA 15367

WOODBRIAR ESTATES

PETERS TOWNSHIP,
 WASHINGTON COUNTY, PA

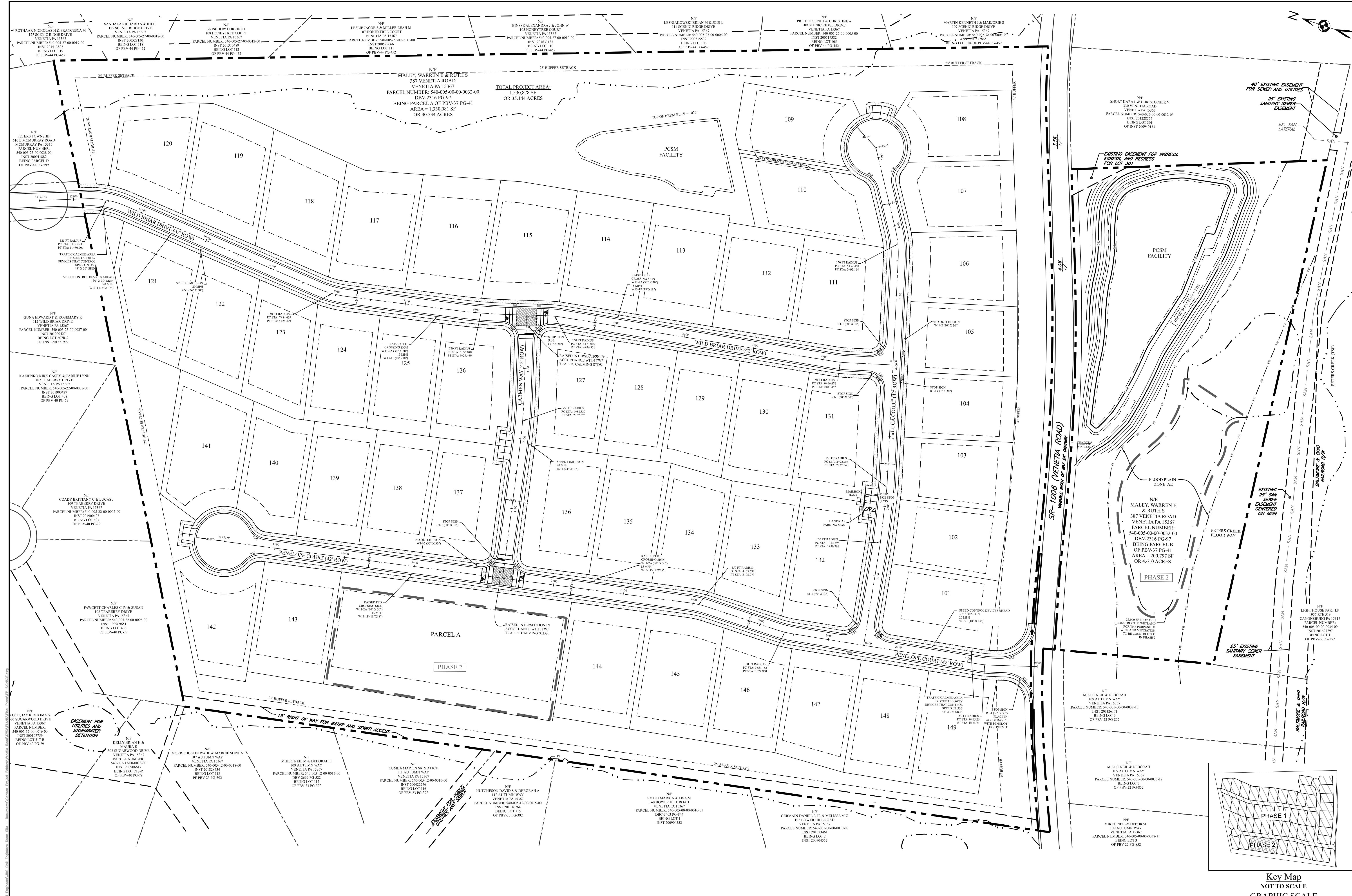
ENGINEER

PHASE 1 FINAL DEMOLITION PLAN

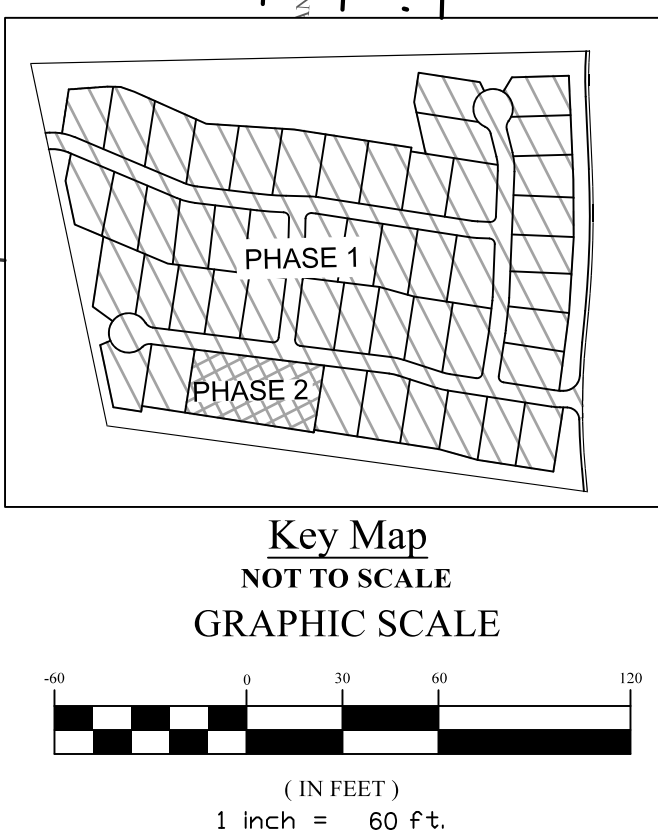
DATE: 11/21/2024

SHEET NO.
D1.2

PERMIT SET
 NOT FOR CONSTRUCTION



- NOTES:**
- SIGNAGE ASSOCIATED WITH THE PROPOSED SUBDIVISION ENTRANCE TO BE INSTALLED IN ACCORDANCE WITH APPROVED VANDOT HOP PERMIT.
 - ALL PROPOSED DEVELOPMENT NOT WITHIN THE SHOWN PHASE LINES ARE PART OF PHASE 1. THERE ARE 49 RESIDENTIAL LOTS WITHIN PHASE 1 AND 3 RESIDENTIAL LOTS WITHIN PHASE 2. ALL PROPOSED STORMWATER MANAGEMENT AND UTILITY MAINS ARE PROPOSED TO CONSTRUCTED WITHIN PHASE 1.
 - SEE GENERAL NOTES SHEET FOR ALL RELEVANT NOTES AND LEGEND ITEMS APPLICABLE TO THIS SHEET.



REVISIONS:

REV	DATE	PER TOWNSHIP COMMENTS	DESCRIPTION
1	02/03/25		

EQUITABLE OWNER/DEVELOPER:
VENETIA ROAD, LLC
 290 NORTHGATE DRIVE
 WARRENDALE PA 15086

OWNER OF RECORD:
 WARREN E & RUTH S MALEY
 387 VENETIA ROAD
 VENETIA PA 15367

WOODBRIAR ESTATES

PETERS TOWNSHIP,
 WASHINGTON COUNTY, PA

ENGINEER

MIKEC NEIL & DEBORAH
 109 ALTUNN WAY
 VENETIA PA 15367
 PARCEL NUMBER: 540-005-00-0008-12
 BEING LOT 2
 OF PBV-22 PG-82

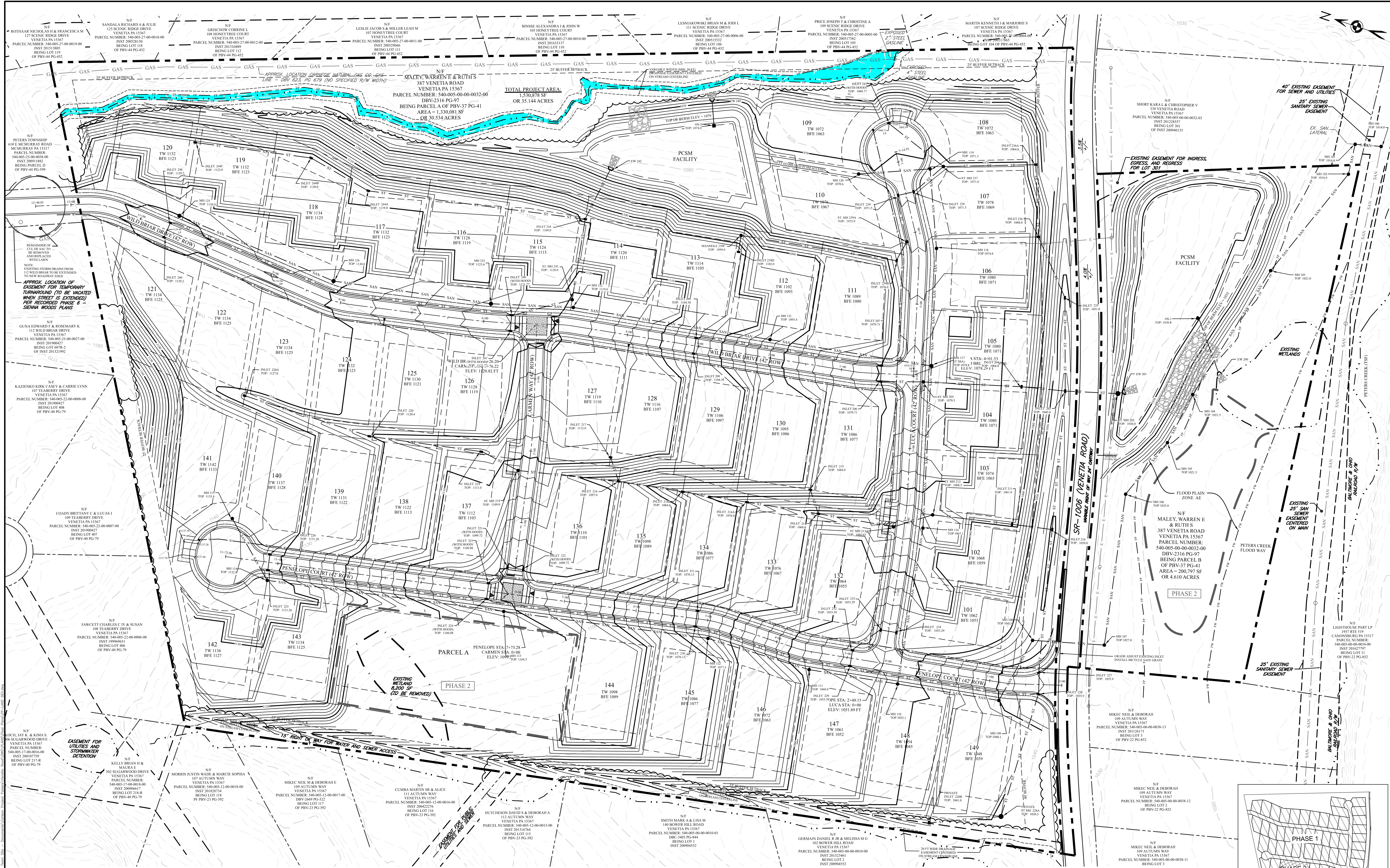
PHASE 1 FINAL PHASING, SIGNAGE & RADII INFO.

DATE: 11/21/2024

SHEET NO.
D3.0

PERMIT SET
NOT FOR CONSTRUCTION

135 TECHNOLOGY DRIVE, SUITE 301 — CANONSBURG, PA 15317



- NOTES:**
- EXISTING VEGETATION WITHIN THE PROPOSED 25' BUFFER SETBACK WILL REMAIN WHERE FEASIBLE, SUBJECT TO GRADING, IMPROVEMENTS, AND MAINTENANCE NEEDS INCLUDING REMOVAL OF DEAD, DISEASED, OR DISTRESSED TREES AS NECESSARY.
 - SEE GENERAL NOTES SHEET FOR ALL RELEVANT NOTES AND LEGEND ITEMS APPLICABLE TO THIS SHEET.
 - A GEOTECHNICAL ENGINEER SHALL OVERSEE ALL GRADING ACTIVITIES, INCLUDING BUT NOT LIMITED TO ROADWAY AND BUILDING SUBGRADE, STORMWATER MANAGEMENT FACILITY EMBANKMENT, CUT AND FILL SLOPE STABILITY, AND DRAINAGE. AT THE COMPLETION OF WORK, THE ON-SITE GEOTECHNICAL ENGINEER SHALL PROVIDE DOCUMENTATION SUMMARIZING INSPECTIONS AND SUPPORTING THAT ON-SITE GRADING ACTIVITIES WERE DONE IN ACCORDANCE WITH THE GEOTECHNICAL RECOMMENDATIONS.
 - GRADING EFFORTS SHALL BE DONE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED IN CONJUNCTION WITH THIS LAND DEVELOPMENT.
 - FINAL GRADING FOR EACH INDIVIDUAL LOT TO BE PROVIDED AS PART OF THE BUILDING PERMIT PHASE.

EARTHWORK QUANTITIES:

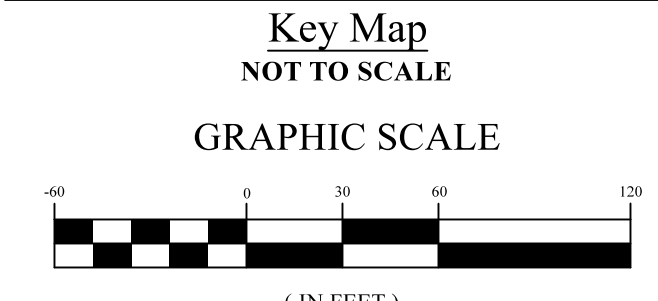
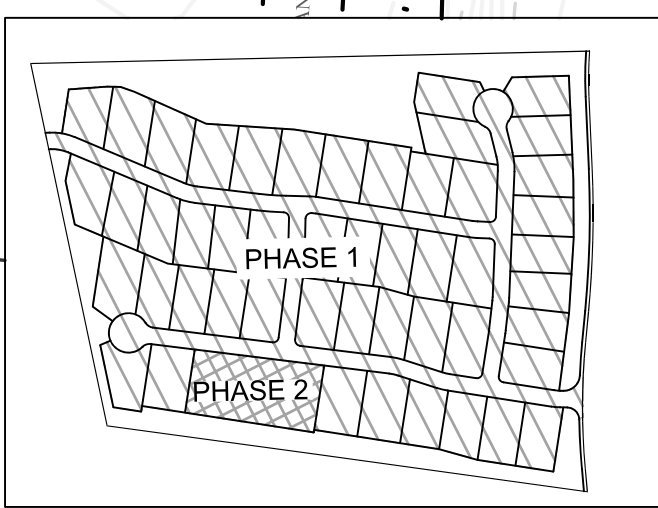
CUT VOLUME: 152,466 CY
 FILL VOLUME: 143,211 CY
 TOPSOIL: 37,567 CY

NET EXPORT VOLUME: 9,255 CY*

* NOTE: EARTHWORK QUANTITIES TO BE ADJUSTED TO BALANCE ON SITE, BASED ON ACTUAL TOPSOIL QUANTITY, COMPACTION, AND FINAL SITE GRADING.

LEGEND

- CALCULATED WATERWAY
- 100 YEAR FLOODPLAIN
- FEMA MAPPED 100 YEAR FLOODPLAIN
- DRAINAGE EASEMENT FOR A NATURAL WATERCOURSE



JMS ENGINEERING
 135 TECHNOLOGY DRIVE, SUITE 301 — CANONSBURG, PA 15317

REVISIONS:

REV	DATE	PER TOWNSHIP COMMENTS	DESCRIPTION
1	02/03/25		

EQUITABLE OWNER/DEVELOPER:
VENETIA ROAD, LLC
 290 NORTHGATE DRIVE
 WARRENDALE PA 15086

OWNER OF RECORD:
 WARREN E & RUTH S MALEY
 387 VENETIA ROAD
 VENETIA PA 15367

WOODBRIAR ESTATES
 PETERS TOWNSHIP,
 WASHINGTON COUNTY, PA

ENGINEER

PHASE 1 FINAL SITE GRADING
 DATE: 11/21/2024
 SHEET NO. **D4.0**

PERMIT SET
 NOT FOR CONSTRUCTION



135 TECHNOLOGY DRIVE, SUITE 301 — CANONSBURG, PA 15317

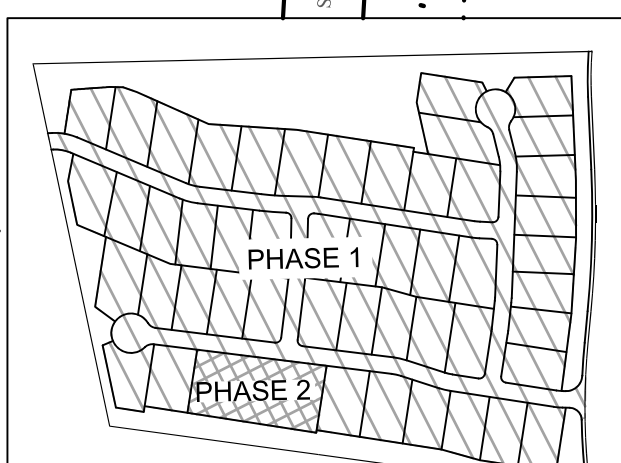
REV	DATE	PER TOWNSHIP COMMENTS	DESCRIPTION
1	02/03/25		

EQUITABLE OWNER/DEVELOPER:
VENETIA ROAD, LLC
 290 NORTHGATE DRIVE
 WARRENDALE PA 15086
 OWNER OF RECORD:
WARREN E & RUTH S MALEY
 387 VENETIA ROAD
 VENETIA PA 15367

WOODBRIAR ESTATES

PETERS TOWNSHIP, WASHINGTON COUNTY, PA

ENGINEER
PHASE 1 FINAL UTILITY PLAN
 DATE: 11/21/2024
 SHEET NO. **D5.0**



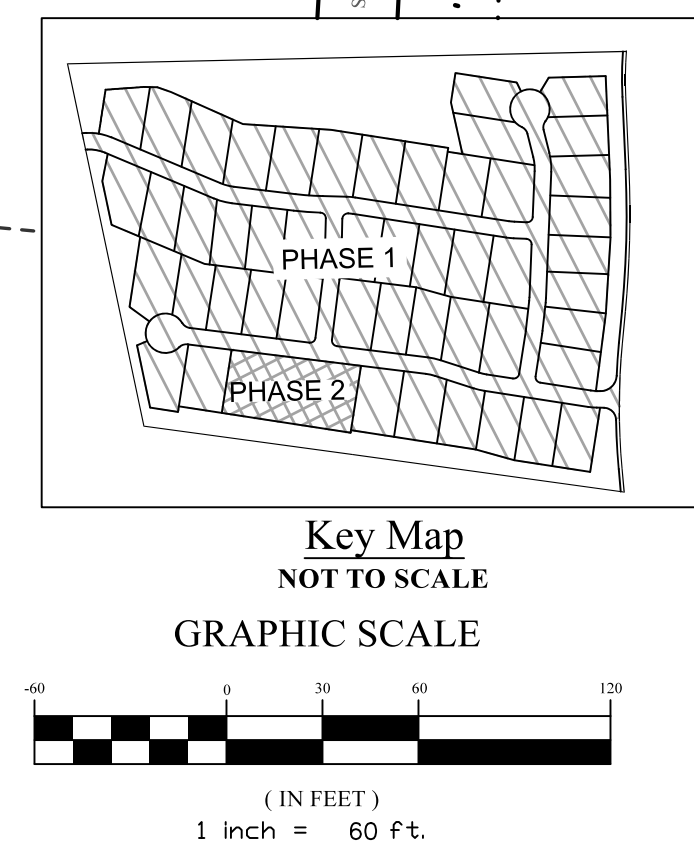
Key Map
 NOT TO SCALE
 GRAPHIC SCALE
 (IN FEET)
 1 inch = 60 ft.

NOTE: SEE GENERAL NOTES SHEET FOR ALL RELEVANT NOTES AND LEGEND ITEMS APPLICABLE TO THIS SHEET

PERMIT SET
NOT FOR CONSTRUCTION



- NOTES:**
1. ALL PROPOSED STORM INLETS AND STORM SEWER TO BE PUBLIC UNLESS NOTED OTHERWISE.
 2. SEE GENERAL NOTES SHEET FOR ALL RELEVANT NOTES AND LEGEND ITEMS APPLICABLE TO THIS SHEET



JMS ENGINEERING

135 TECHNOLOGY DRIVE, SUITE 501 — CANONSBURG, PA 15317

REVISIONS:

REV	DATE	PER TOWNSHIP COMMENTS	DESCRIPTION
1	02/25/25		

EQUITABLE OWNER/DEVELOPER:
VENETIA ROAD, LLC
 290 NORTHGATE DRIVE
 WARRENDALE PA 15086

OWNER OF RECORD:
WARREN E & RUTH S MALEY
 387 VENETIA ROAD
 VENETIA PA 15367

WOODBRIAR ESTATES

PETERS TOWNSHIP, WASHINGTON COUNTY, PA

ENGINEER

PHASE 1 FINAL STORM SEWER PLAN

DATE: 11/21/2024

SHEET NO. D6.0

PERMIT SET
NOT FOR CONSTRUCTION

REV	DATE	PER TOWNSHIP COMMENTS	DESCRIPTION
1	02/26/25		

VENETIA ROAD, LLC
290 NORTHGATE DRIVE
WARRENDALE PA 15086

WARREN E & RUTH S MALEY
387 VENETIA ROAD
VENETIA PA 15367

WOODBRIAR ESTATES
PETERS TOWNSHIP,
WASHINGTON COUNTY, PA

LANDSCAPE ARCHITECT

**PHASE 1
FINAL
LANDSCAPE
PLAN**

DATE: 11/21/2024

SHEET NO.
D9.0



STORMWATER MANAGEMENT PERIMETER LANDSCAPING CALCULATIONS:

SWM FACILITY ON THE NORTH SIDE OF VENETIA ROAD
PERIMETER = 566 FT
REQUIRED PLANTINGS = 19 PLANTINGS (566 / 30 = 18.87, USE 19)
1/2 DECIDUOUS TREES = 13
1/2 EVERGREEN TREES = 6

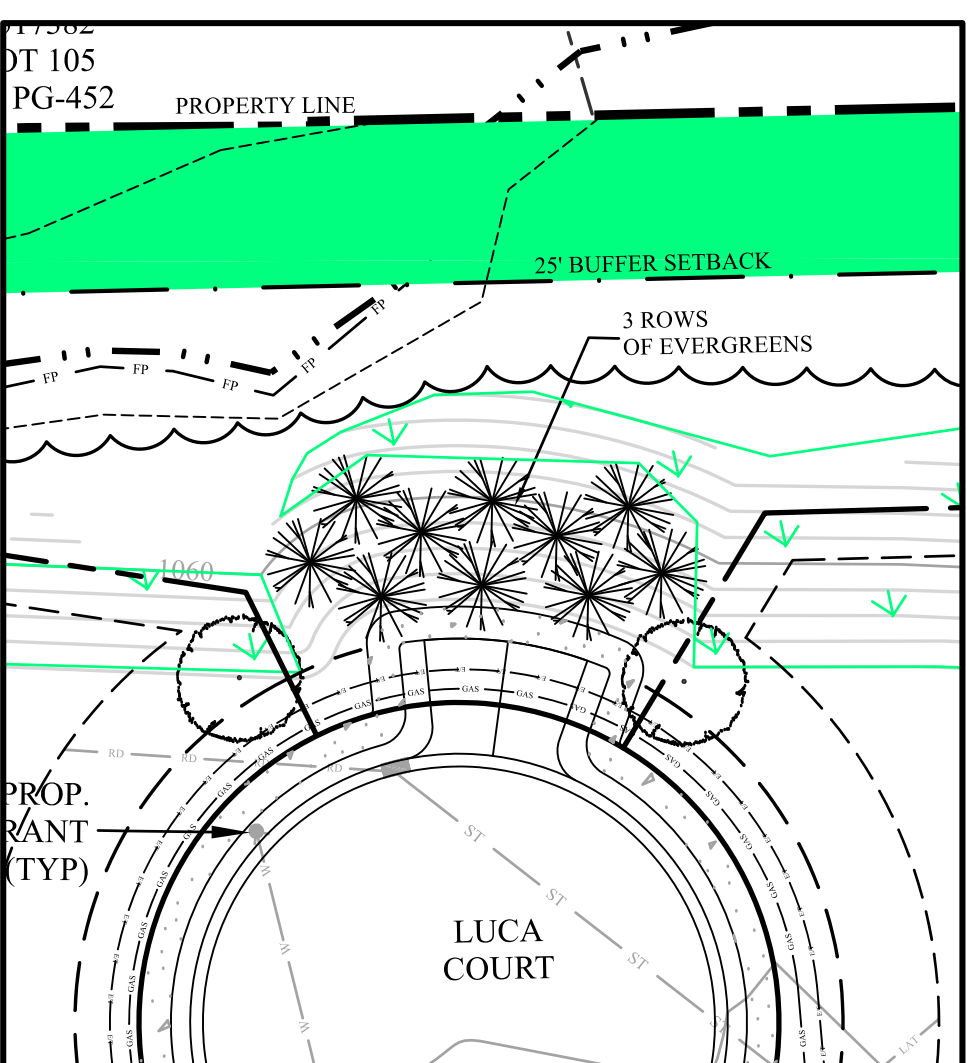
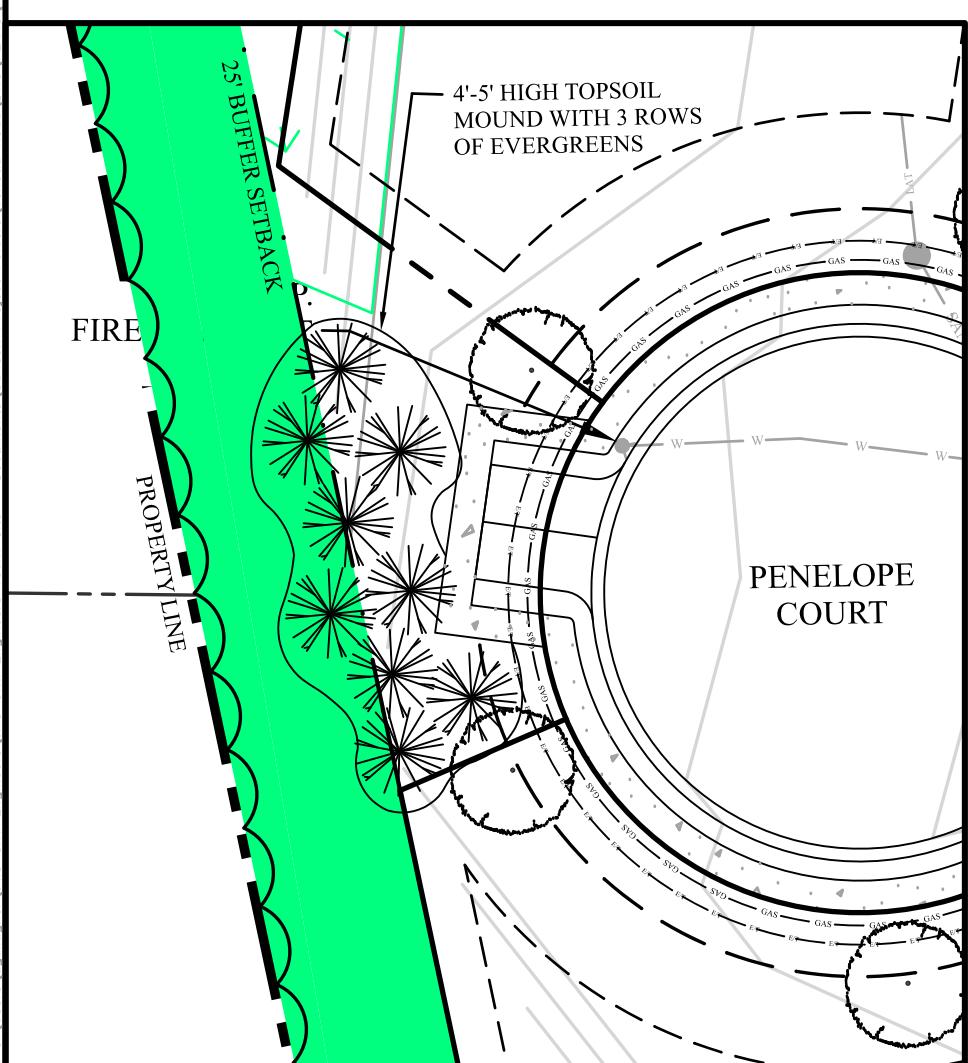
SWM FACILITY ON THE SOUTH SIDE OF VENETIA ROAD
PERIMETER = 976 FT
REQUIRED PLANTINGS = 33 PLANTINGS (976 / 30 = 32.53, USE 33)
1/2 DECIDUOUS TREES = 22
1/2 EVERGREEN TREES = 11

REQUIRED PLANTINGS ARE SHOWN WITHIN THE DRAINAGE EASEMENT CONTAINING THE SWM FACILITY. OTHER PLANTINGS SHOWN OUTSIDE OF THE EASEMENT ARE NOT COUNTED WITHIN THE ABOVE PLANTINGS.

PLANTING LEGEND

○ DECIDUOUS TREES - FRANK'S RED MAPLE (OR EQUIVALENT SIMILAR SPECIES)

✱ EVERGREEN TREES - NORWAY SPRUCE (OR EQUIVALENT SIMILAR VARIETY)

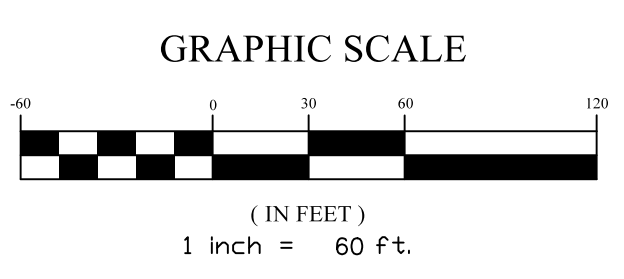


PLANT SCREEN AT PENELOPE COURT
SCALE: 1" = 30'

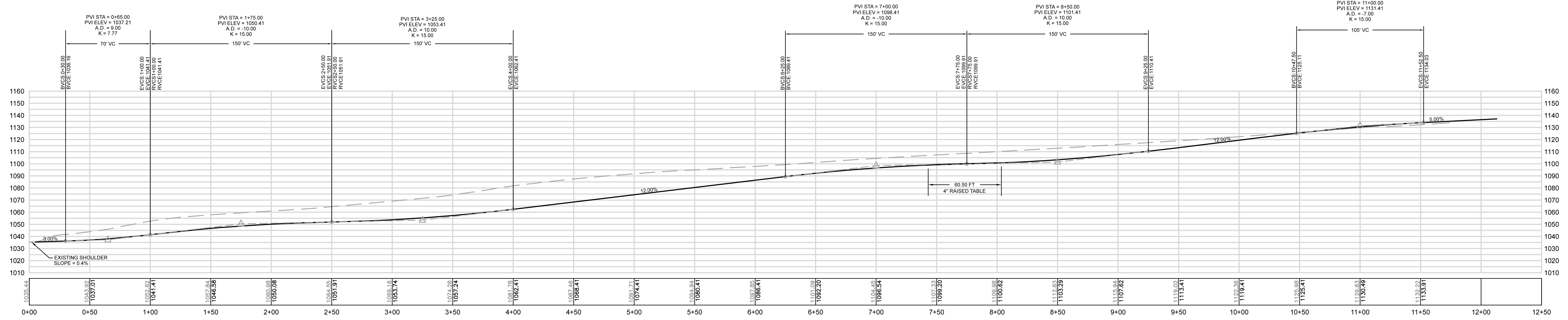
PLANT SCREEN AT LUCA COURT
SCALE: 1" = 30'

- NOTES:**
- ALTHOUGH NOT A TOWNSHIP CODE REQUIREMENT, EXISTING VEGETATION WITHIN THE PROPOSED 25 FT BUFFER SETBACK WILL REMAIN WHERE FEASIBLE, SUBJECT TO GRADING, IMPROVEMENTS, AND MAINTENANCE NEEDS INCLUDING REMOVAL OF DEAD, DISEASED, OR DISTRESSED TREES AS NECESSARY AT THE DISCRETION OF THE DEVELOPER AND LANDSCAPING CONTRACTOR.
 - ALL SLOPES EXCEEDING 3:1 SHALL BE PLANTED WITH HYDROSEED TREFOIL WITH THE ADDITION OF ONE SEEDLING TREE PER 100 SQUARE FEET FOR 25% OF THE SLOPE AREA, EXCEPT FOR SLOPES ALONG STREETS WHICH ARE FRONT YARDS FOR RESIDENTIAL LOTS OR AREAS IDENTIFIED FOR OTHER PLANTINGS AS SHOWN ON THIS SHEET.
 - PROPOSED 40' BUFFER ALONG VENETIA ROAD SHALL BE PLANTED IN ACCORDANCE WITH TOWNSHIP REGULATIONS.
 - STREET TREES TO BE PROVIDED IN ACCORDANCE WITH TOWNSHIP REGULATIONS AND DEVELOPER SPECIFICATIONS.
 - FOR THE PROPOSED PLANTINGS LOCATED WITHIN THE STORMWATER MANAGEMENT POND EASEMENT: PROPOSED DECIDUOUS TREES SHOWN SHALL BE AT LEAST 2 INCHES IN CALIPER AT THE TIME OF PLANTING. PROPOSED EVERGREENS SHALL BE AT LEAST 6 FT IN HEIGHT AT THE TIME OF PLANTING.
 - FOR THE PROPOSED PLANTINGS LOCATED ELSEWHERE WITHIN THE PROPOSED DEVELOPMENT OUTSIDE THE STORMWATER MANAGEMENT POND EASEMENT: PROPOSED DECIDUOUS TREES SHOWN SHALL BE AT LEAST 2 INCHES IN CALIPER AND 8 FT IN HEIGHT AT THE TIME OF PLANTING. PROPOSED EVERGREENS SHALL BE AT LEAST 5-6 FT IN HEIGHT AT THE TIME OF PLANTING.
 - SEE GENERAL NOTES SHEET FOR ALL RELEVANT NOTES APPLICABLE TO THIS SHEET.

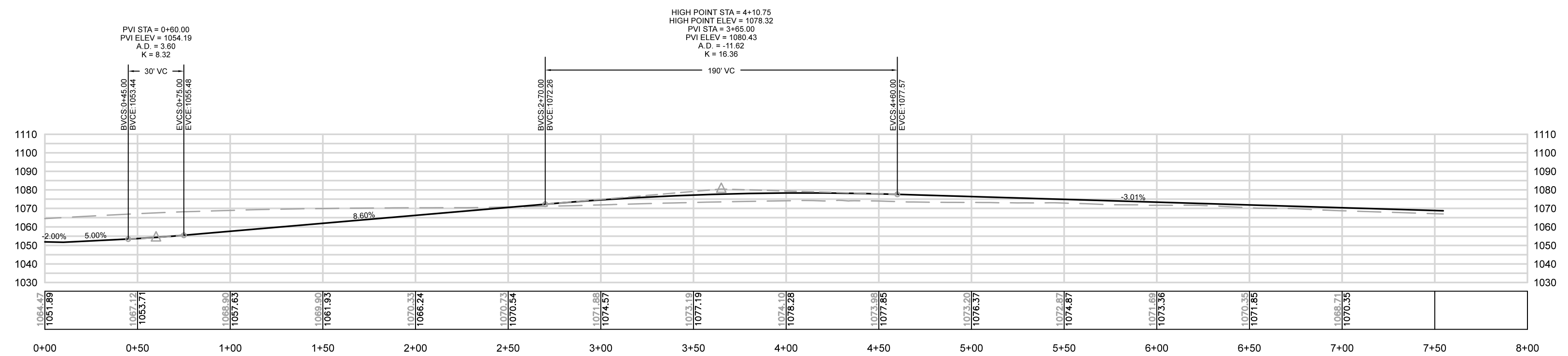
- LEGEND**
- PROPOSED 40' BUFFER AREA TO BE VEGETATED IN ACCORDANCE WITH TOWNSHIP REGULATIONS
 - PROPOSED 25 FOOT BUFFER SETBACK
 - PROPOSED SLOPE EXCEEDING 3:1 PLANTING AREA. (SEE NOTES THIS SHEET)
 - DECIDUOUS TREES / EVERGREEN TREES
 - SIGHT TRIANGLE



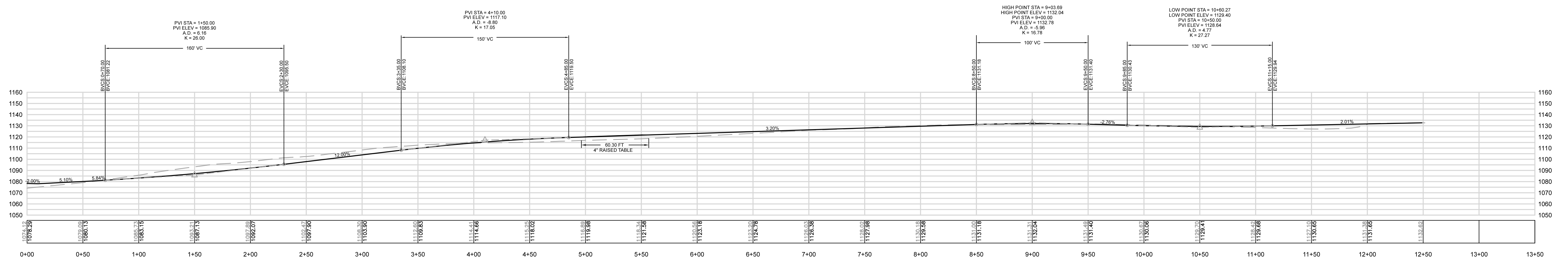
PERMIT SET
NOT FOR CONSTRUCTION



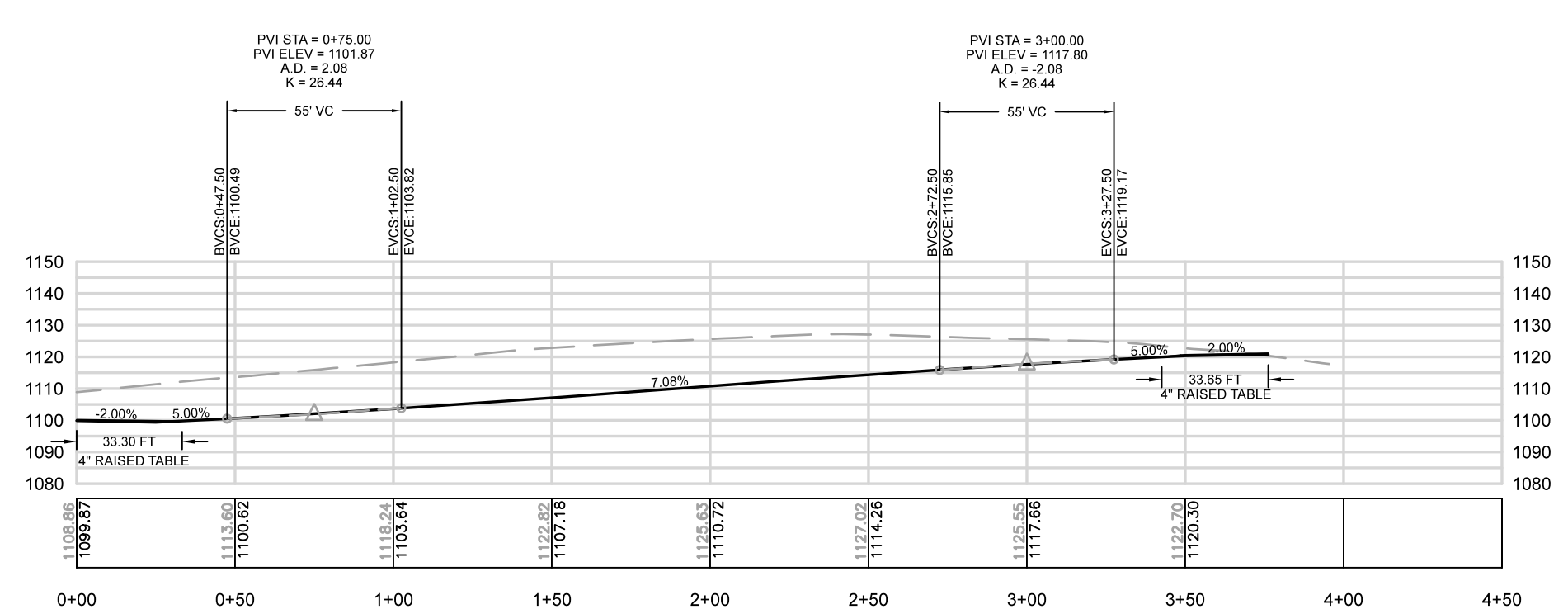
PENELOPE COURT (42 FT RIGHT OF WAY) PROFILE
 HORIZONTAL SCALE: 1" = 50'
 VERTICAL SCALE: 1" = 50'



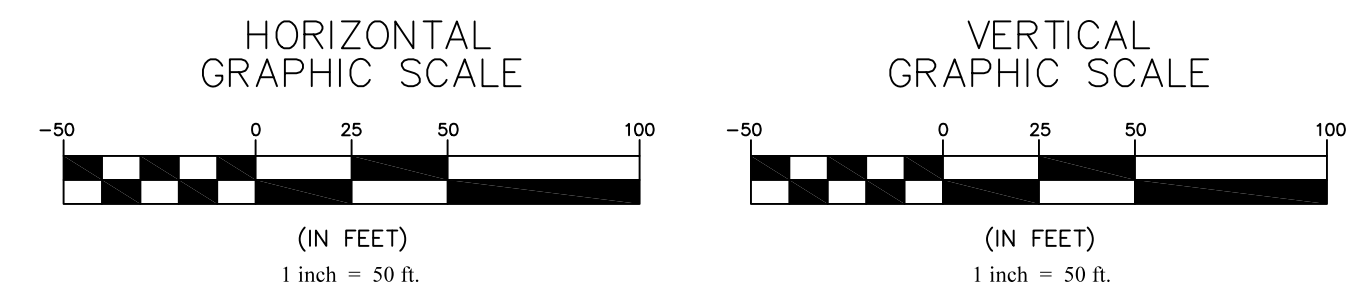
LUCA COURT (42 FT RIGHT OF WAY) PROFILE
 HORIZONTAL SCALE: 1" = 50'
 VERTICAL SCALE: 1" = 50'



WILD BRIAR DRIVE (42 FT RIGHT OF WAY) PROFILE
 HORIZONTAL SCALE: 1" = 50'
 VERTICAL SCALE: 1" = 50'



CARMEN WAY (42 FT RIGHT OF WAY) PROFILE
 HORIZONTAL SCALE: 1" = 50'
 VERTICAL SCALE: 1" = 50'



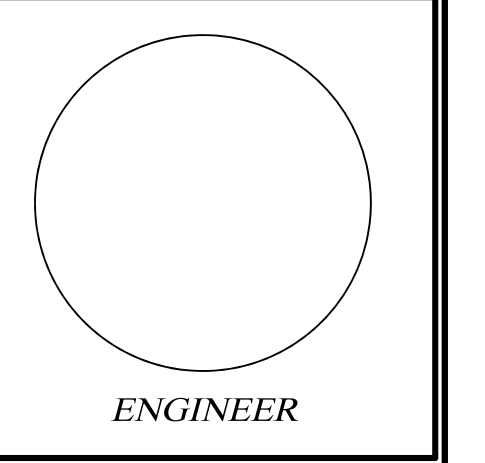
REVISIONS:

REV	DATE	PER TOWNSHIP COMMENTS	DESCRIPTION
1	02/23/25		

EQUITABLE OWNER/DEVELOPER:
VENETIA ROAD, LLC
 290 NORTHGATE DRIVE
 WARRENDALE PA 15086

OWNER OF RECORD:
 WARREN E & RUTH S MALEY
 387 VENETIA ROAD
 VENETIA PA 15367

WOODBRIAR ESTATES
 PETERS TOWNSHIP,
 WASHINGTON COUNTY, PA



PHASE 1 FINAL ROAD PROFILES
 DATE: 11/21/2024
 SHEET NO. **D11.0**

PERMIT SET
 NOT FOR CONSTRUCTION

REVISIONS:

NO.	DATE	DESCRIPTION
1	02/03/25	PER TOWNSHIP COMMENTS

EQUITABLE OWNER/DEVELOPER:
VENETIA ROAD, LLC
290 NORTHGATE DRIVE
WARRENDALE PA 15086

OWNER OF RECORD:
WARREN E & RUTH S MALEY
387 VENETIA ROAD
VENETIA PA 15367

WOODBRIAR ESTATES

PETERS TOWNSHIP,
WASHINGTON COUNTY, PA

ENGINEER

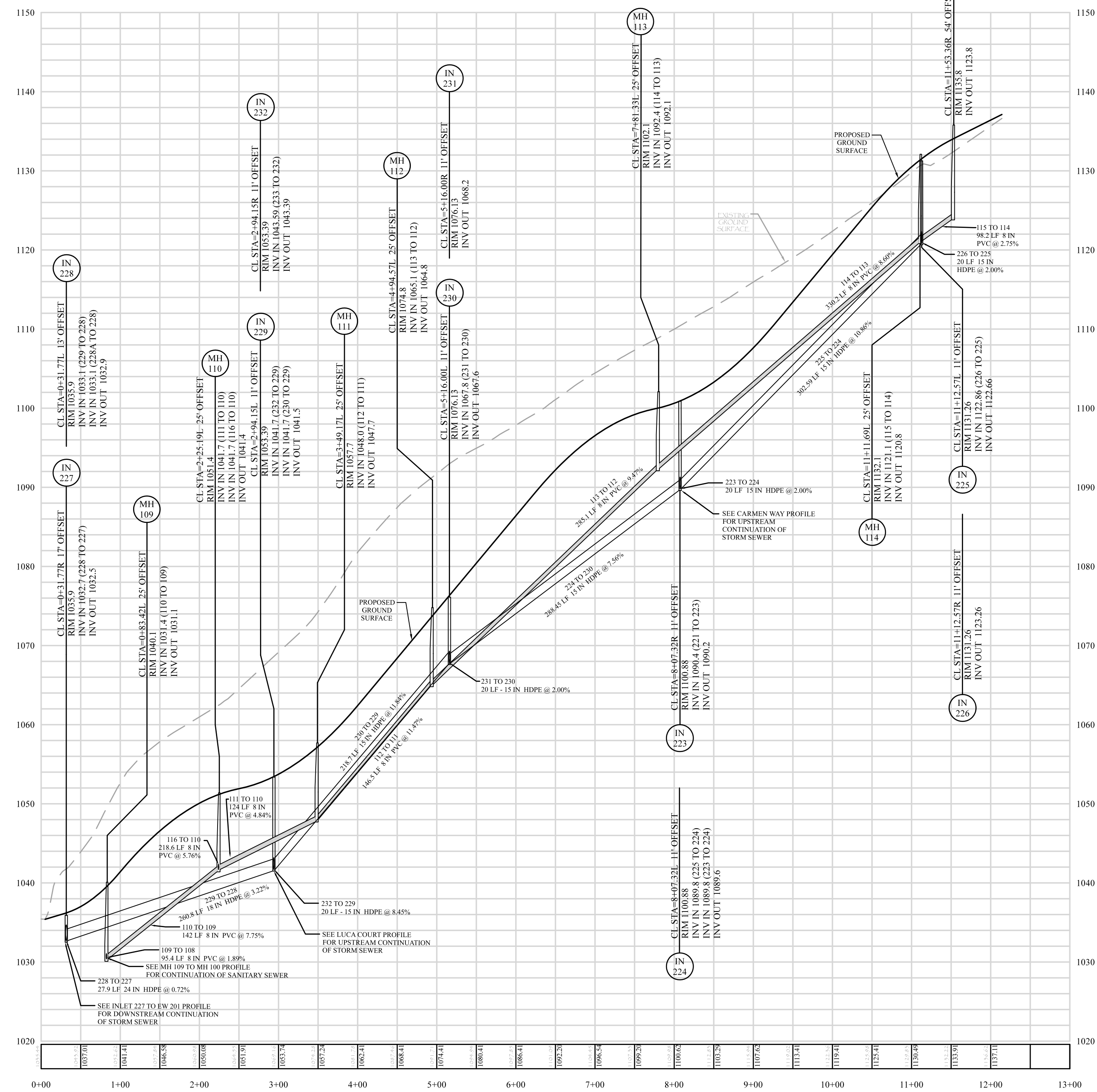
**PHASE 1
FINAL UTILITY
PROFILES**

DATE: 11/21/2024

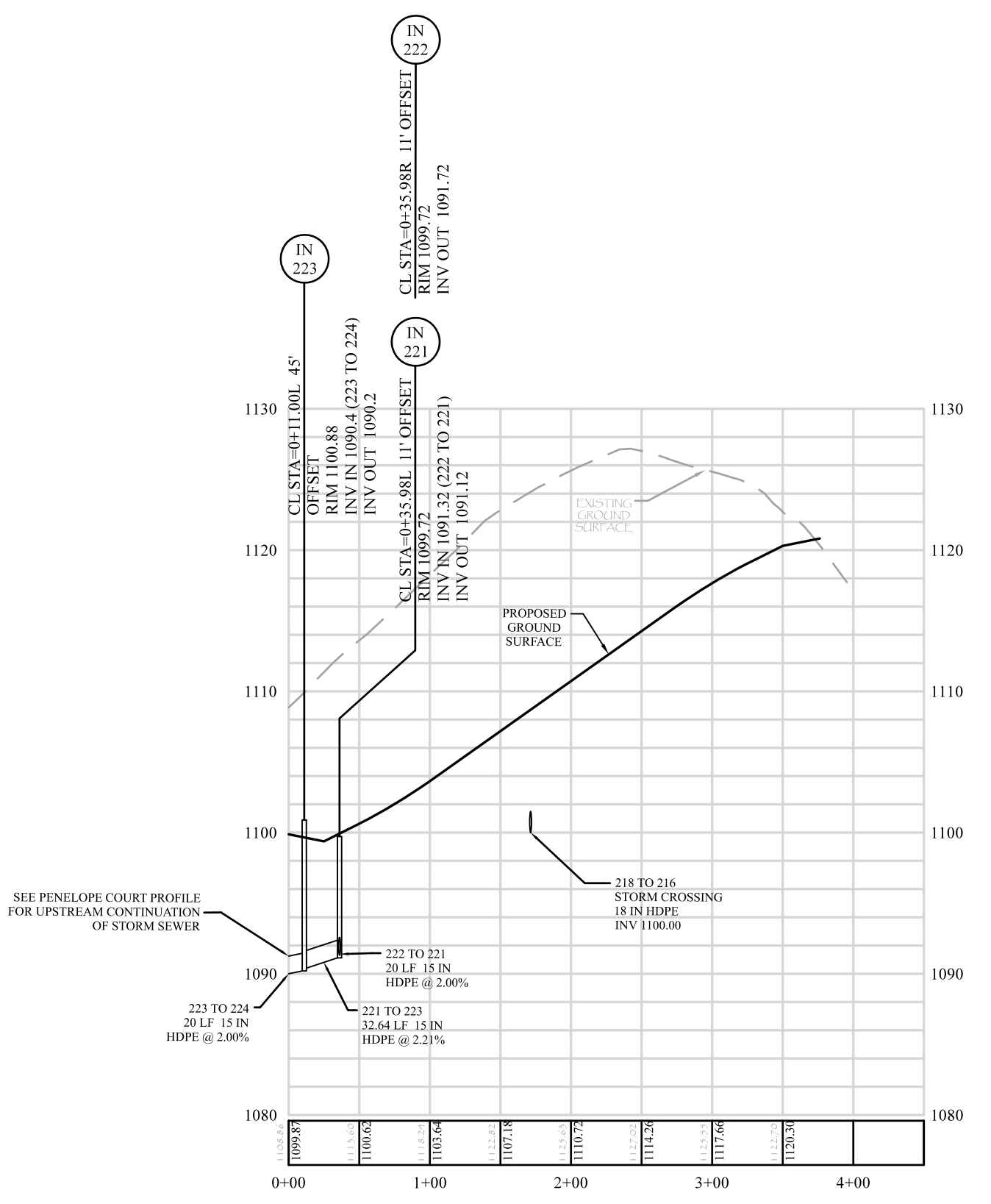
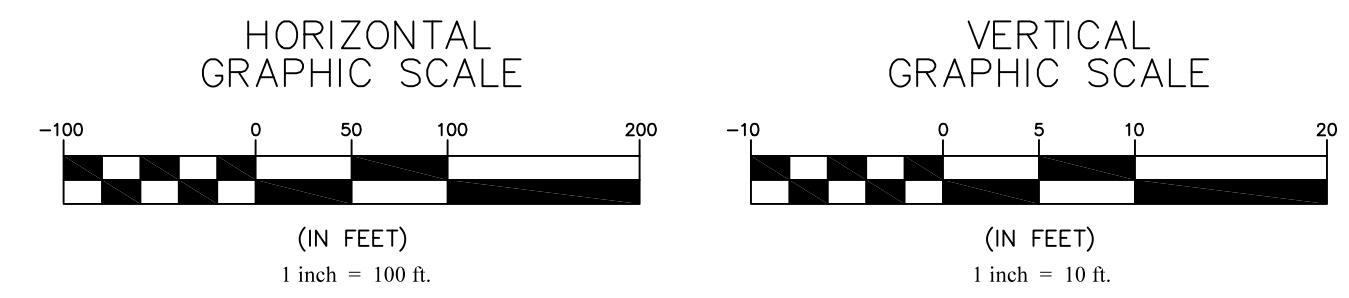
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D11.1

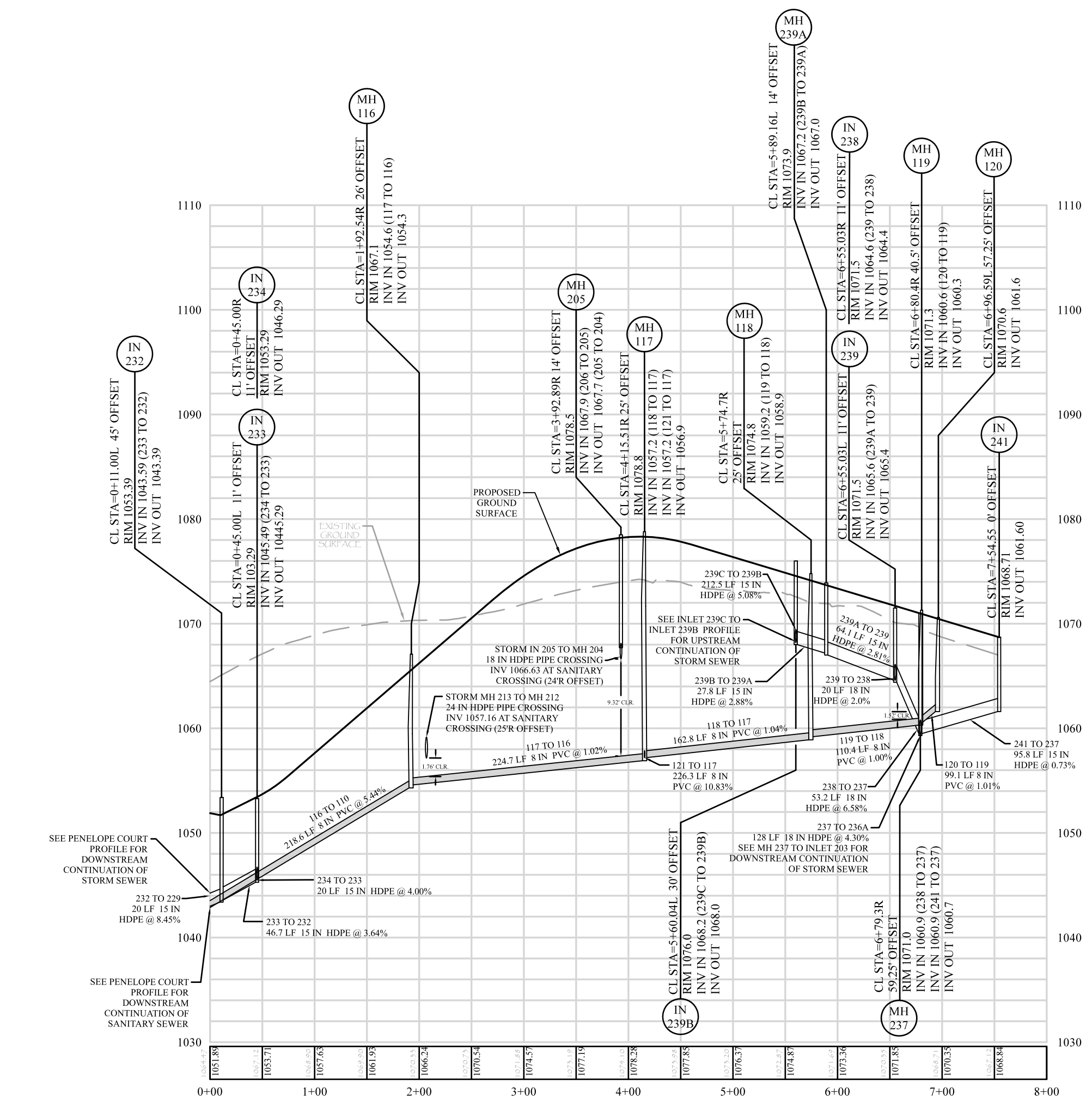
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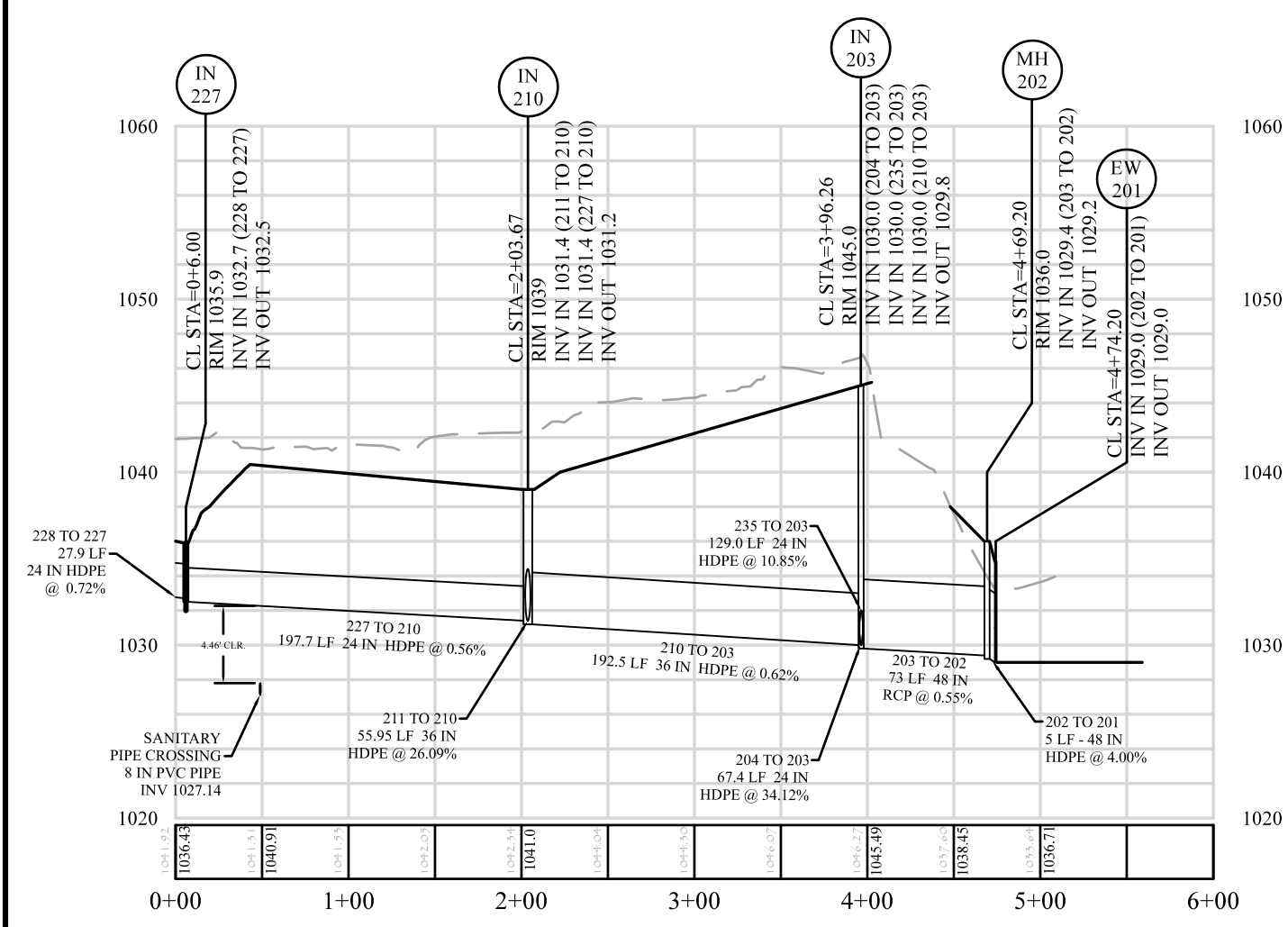
PENELOPE COURT (42 FT RIGHT OF WAY) PROFILE
HORIZONTAL SCALE: 1" = 100'
VERTICAL SCALE: 1" = 10'
NOTE: SEE ROADWAY PROFILES FOR ROADWAY DESIGN ELEMENTS



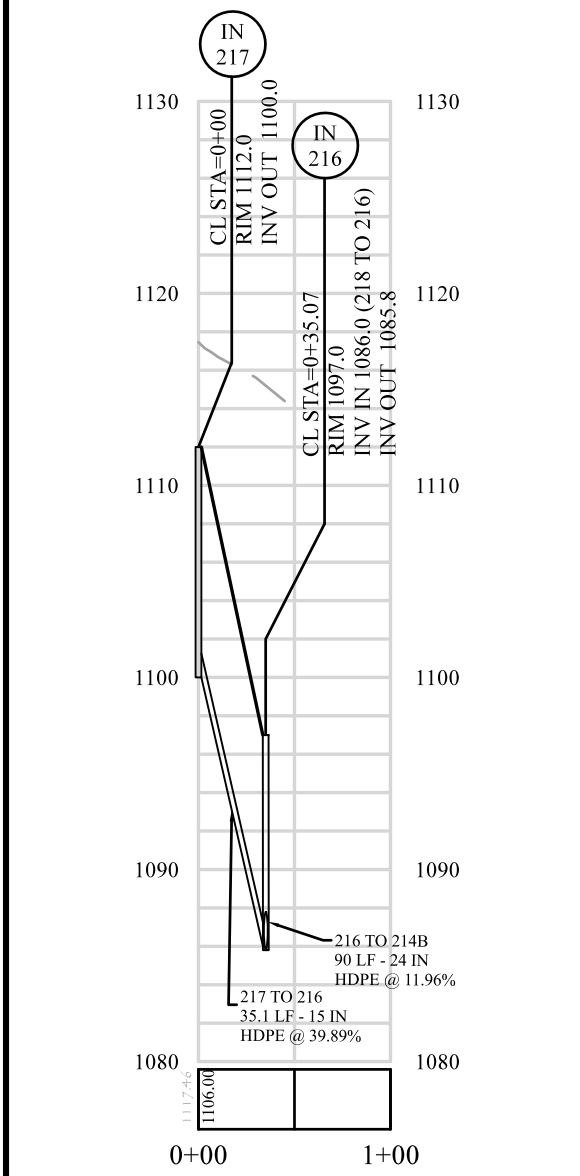
CARMEN WAY (42 FT RIGHT OF WAY) PROFILE
HORIZONTAL SCALE: 1" = 100'
VERTICAL SCALE: 1" = 10'
NOTE: SEE ROADWAY PROFILES FOR ROADWAY DESIGN ELEMENTS



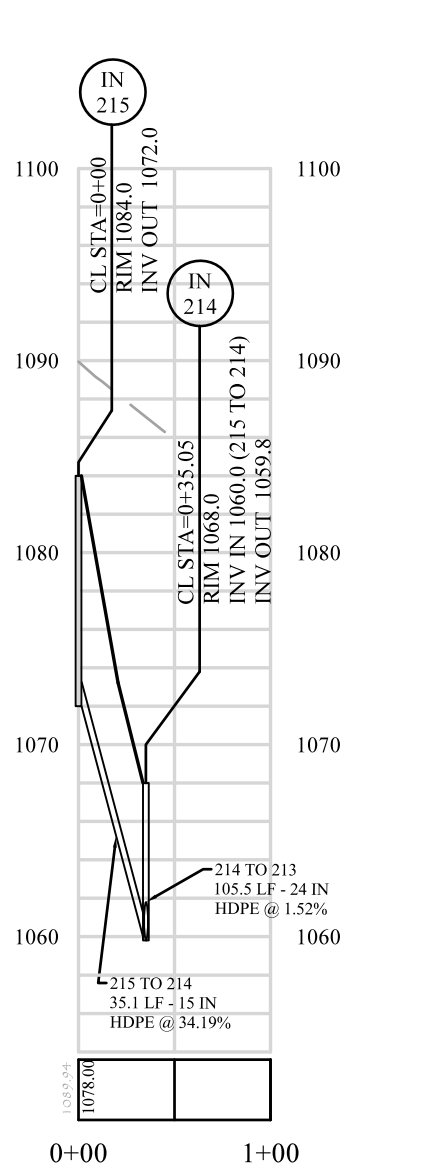
LUCA COURT (42 FT RIGHT OF WAY) PROFILE
HORIZONTAL SCALE: 1" = 100'
VERTICAL SCALE: 1" = 10'
NOTE: SEE ROADWAY PROFILES FOR ROADWAY DESIGN ELEMENTS



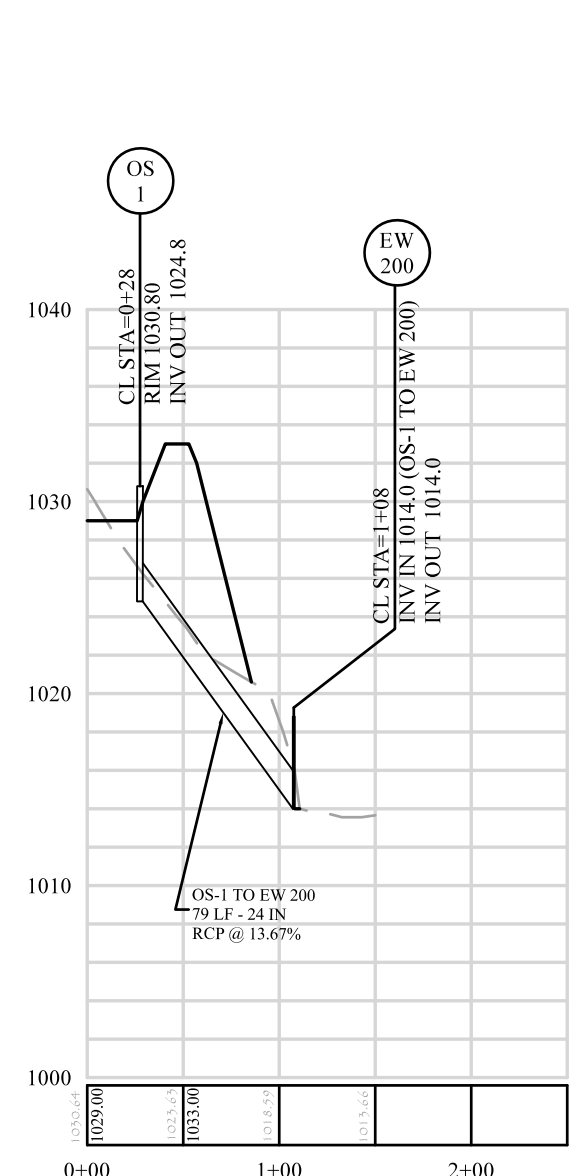
INLET 227 TO EW 201 PROFILE
 HORIZONTAL SCALE: 1" = 100'
 VERTICAL SCALE: 1" = 10'



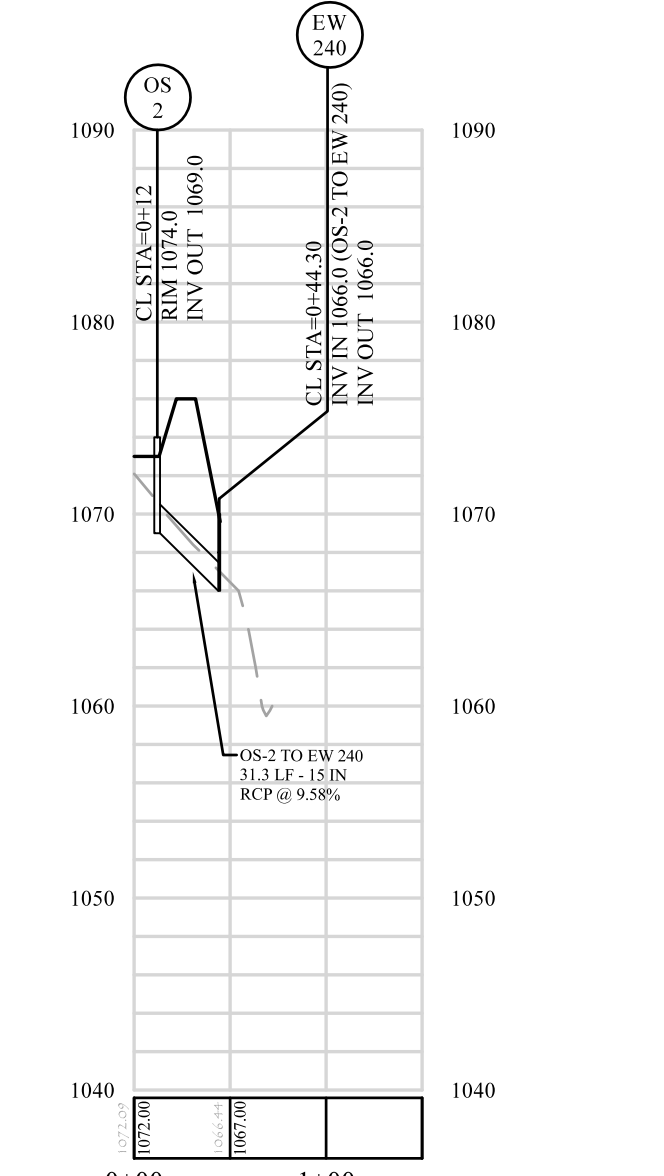
INLET 217 TO INLET 216 PROFILE
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 VERTICAL SCALE: 1" = 10'



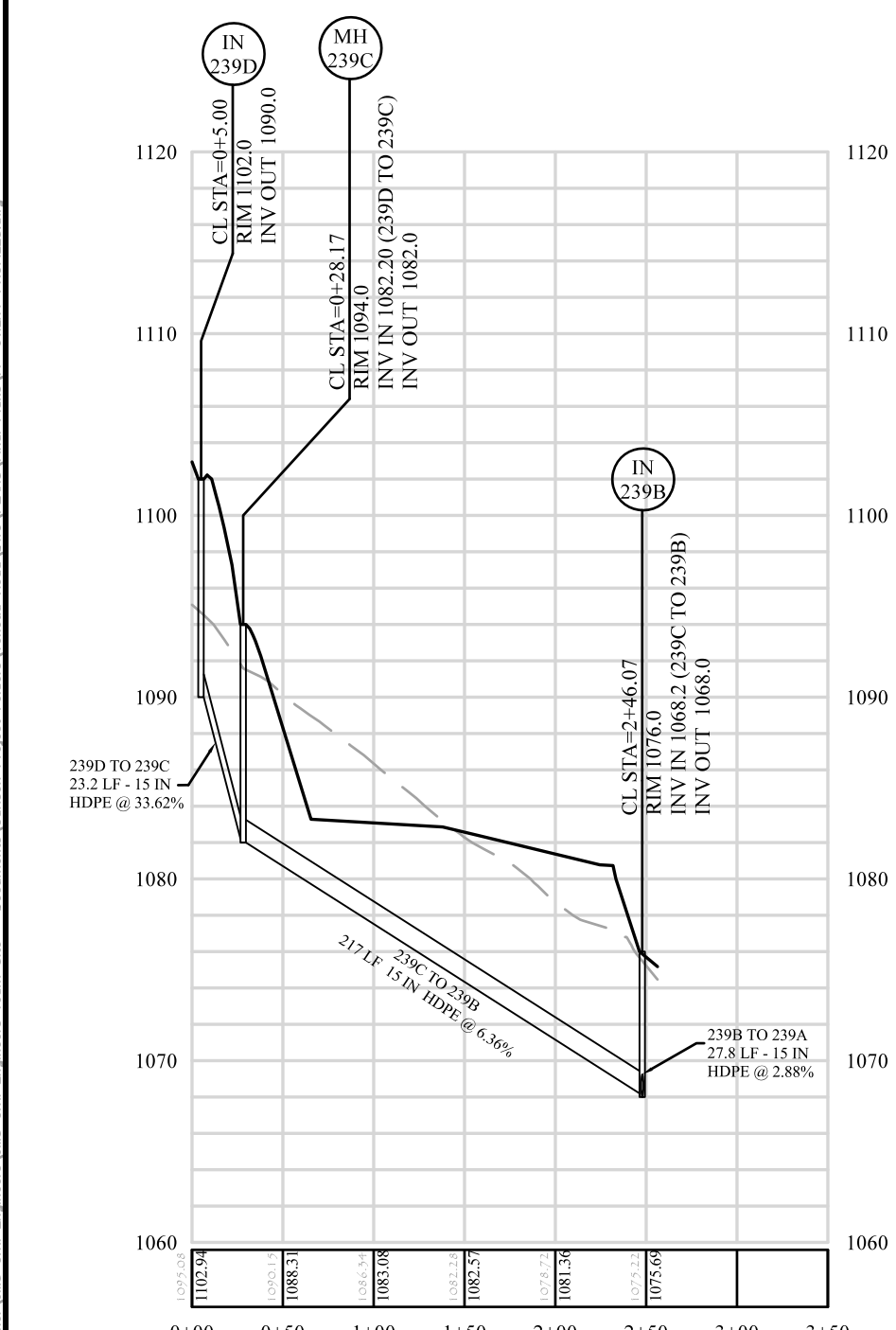
INLET 215 TO INLET 214 PROFILE
 HORIZONTAL SCALE: 1" = 100'
 VERTICAL SCALE: 1" = 10'



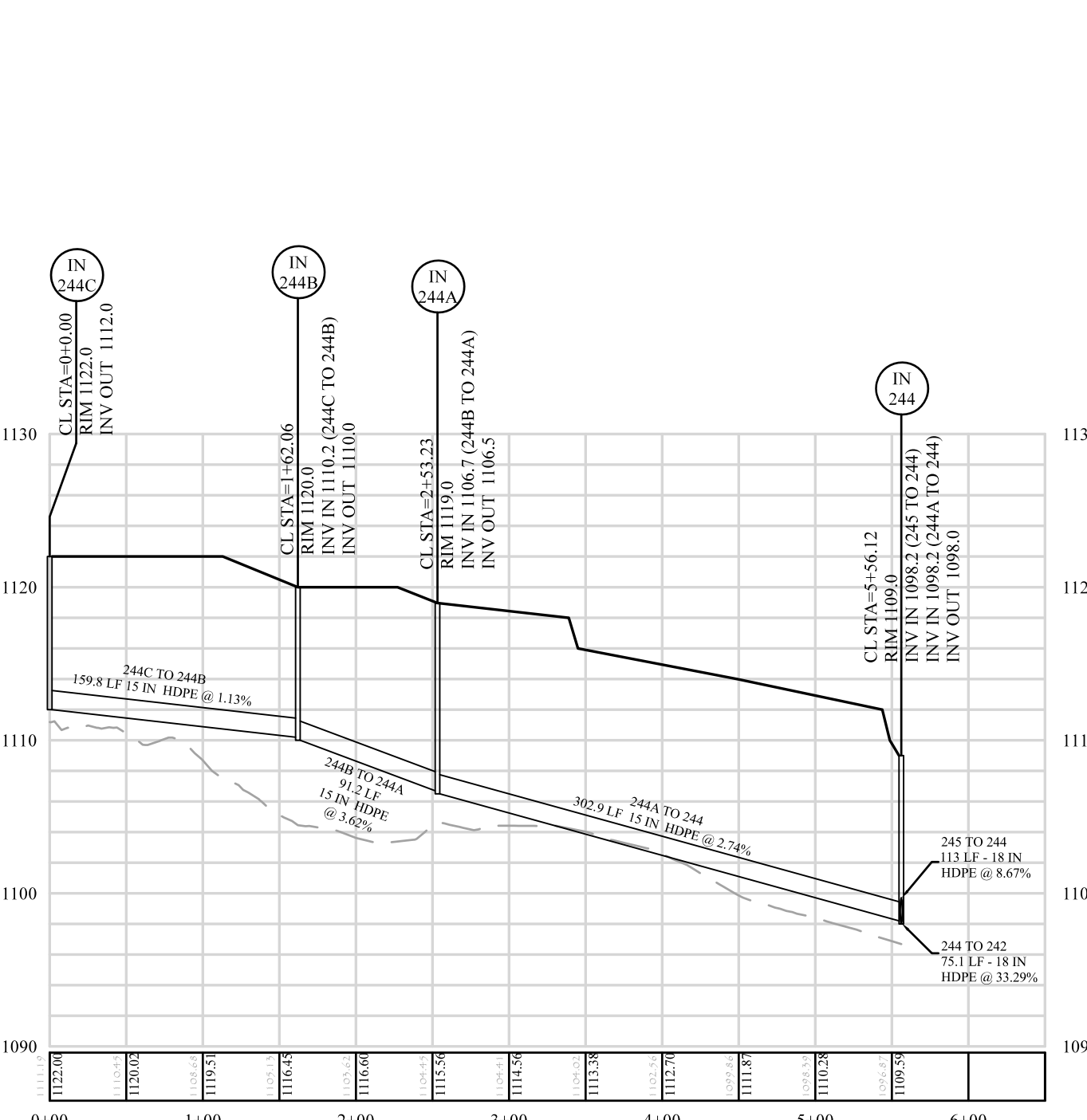
OUTLET STRUCTURE 1 TO ENDWALL 200 PROFILE
 HORIZONTAL SCALE: 1" = 100'
 VERTICAL SCALE: 1" = 10'



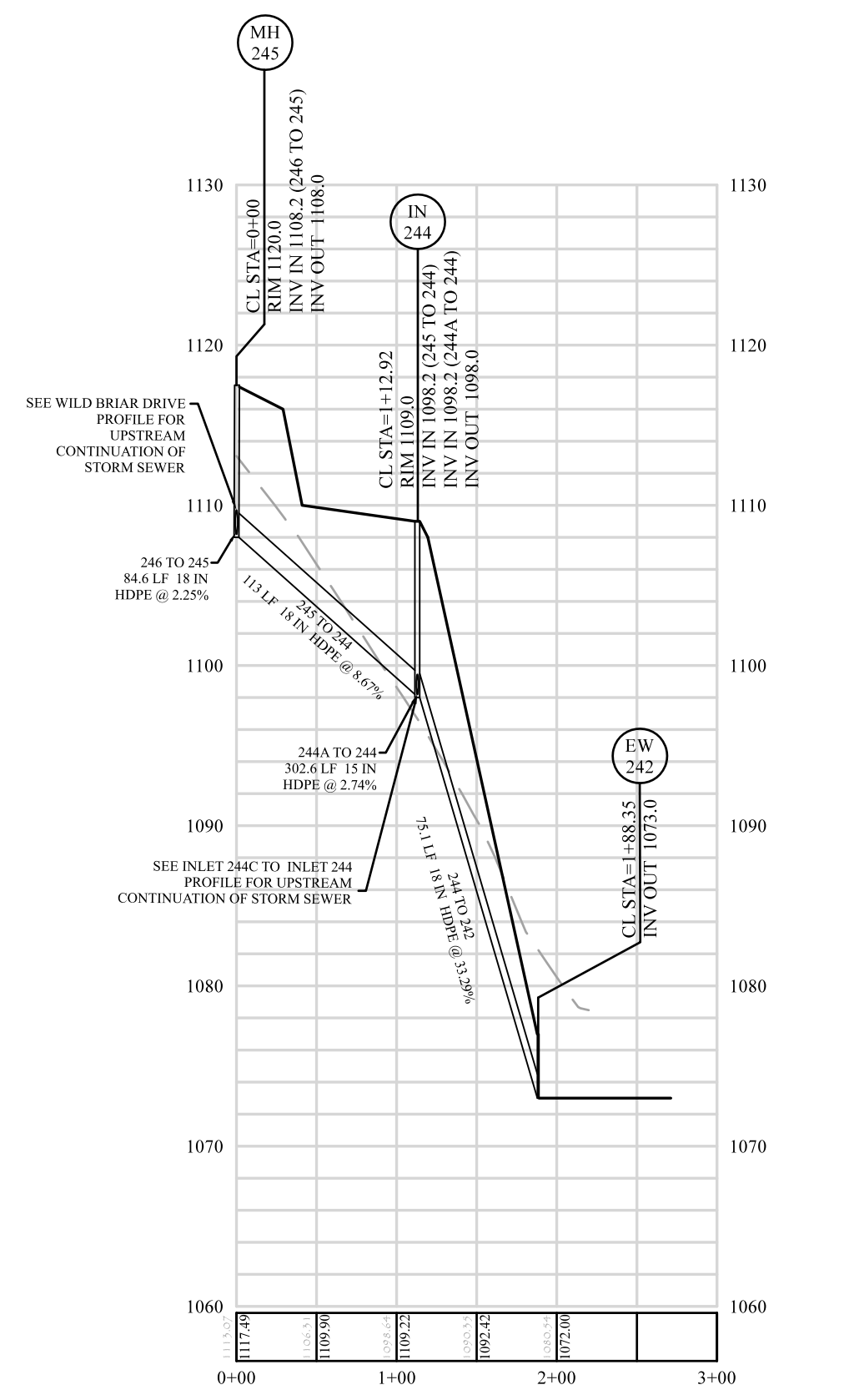
OUTLET STRUCTURE 2 TO ENDWALL 240 PROFILE
 HORIZONTAL SCALE: 1" = 100'
 VERTICAL SCALE: 1" = 10'



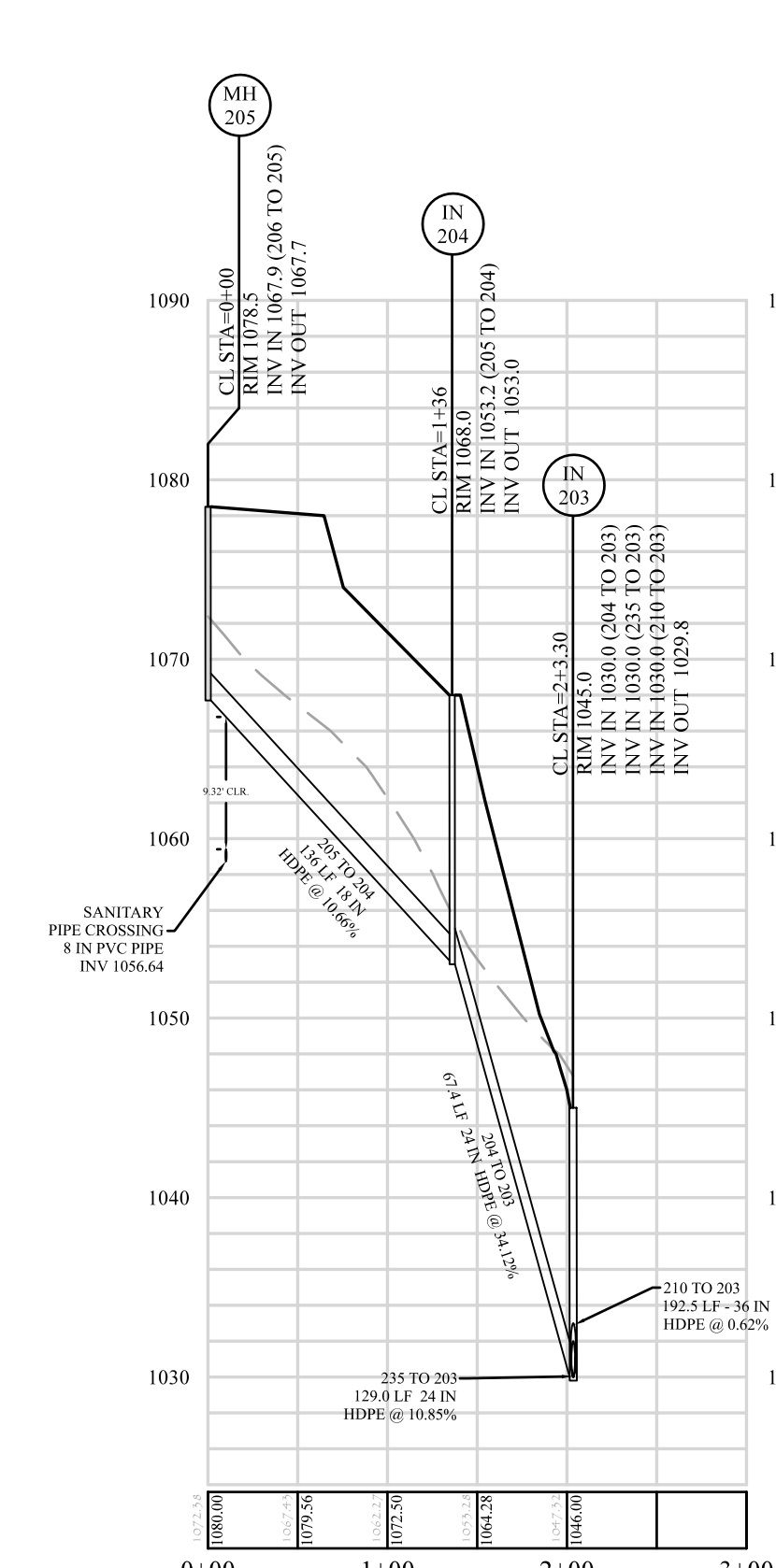
INLET 239D TO INLET 239B PROFILE
 HORIZONTAL SCALE: 1" = 100'
 VERTICAL SCALE: 1" = 10'



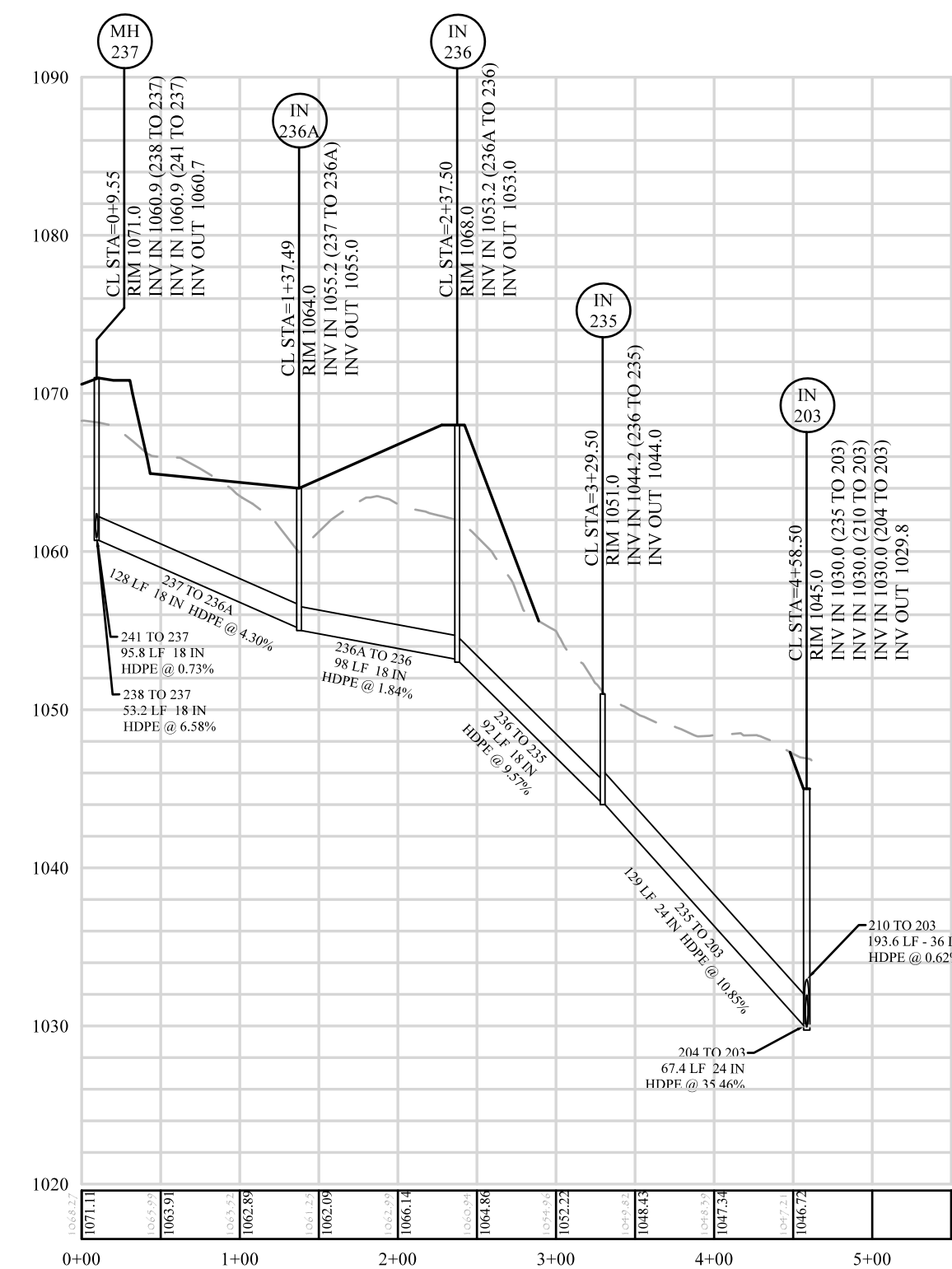
INLET 244C TO INLET 244 PROFILE
 HORIZONTAL SCALE: 1" = 100'
 VERTICAL SCALE: 1" = 10'



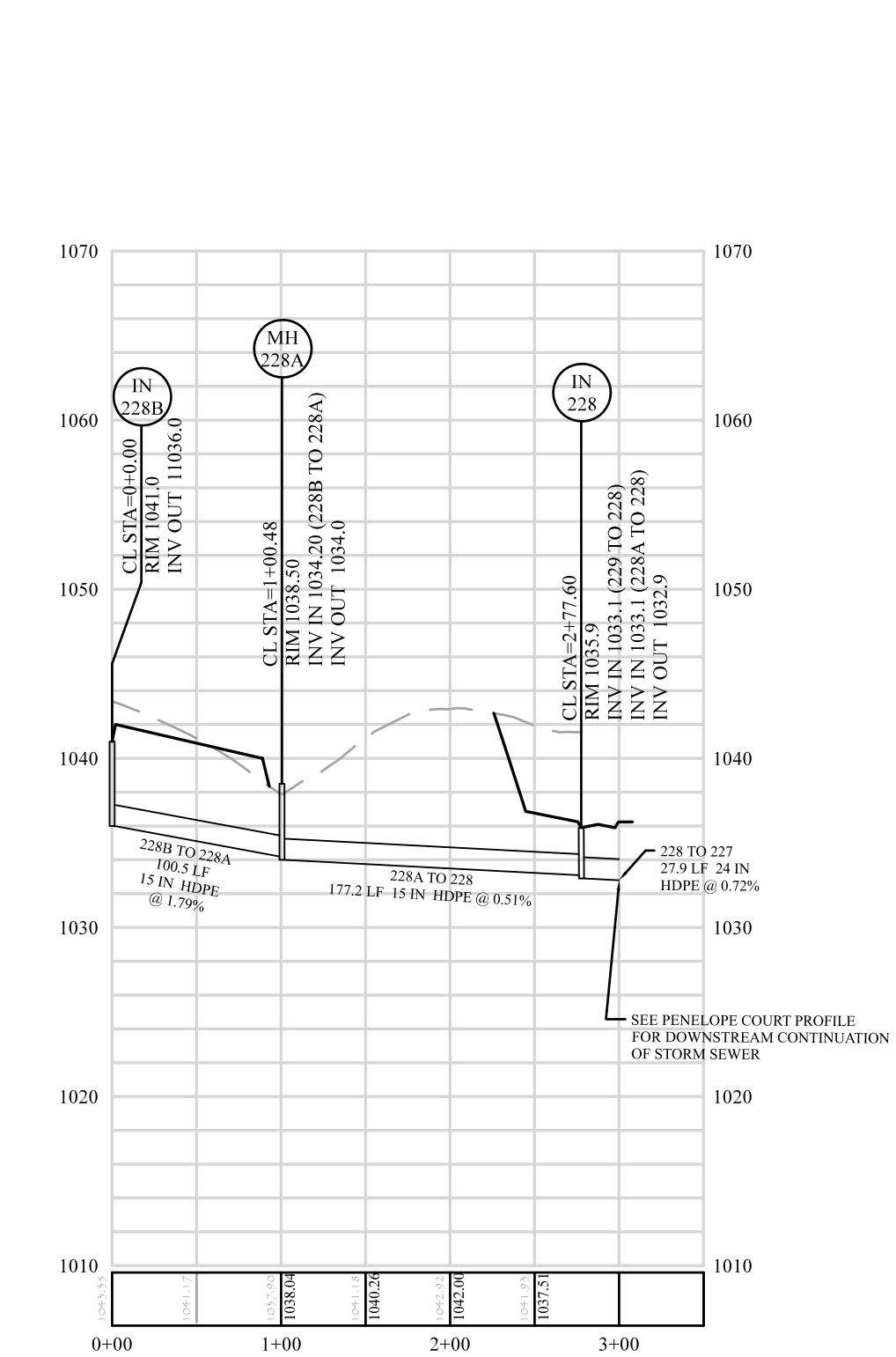
STORM MANHOLE 245 TO ENDWALL 242 PROFILE
 HORIZONTAL SCALE: 1" = 100'
 VERTICAL SCALE: 1" = 10'



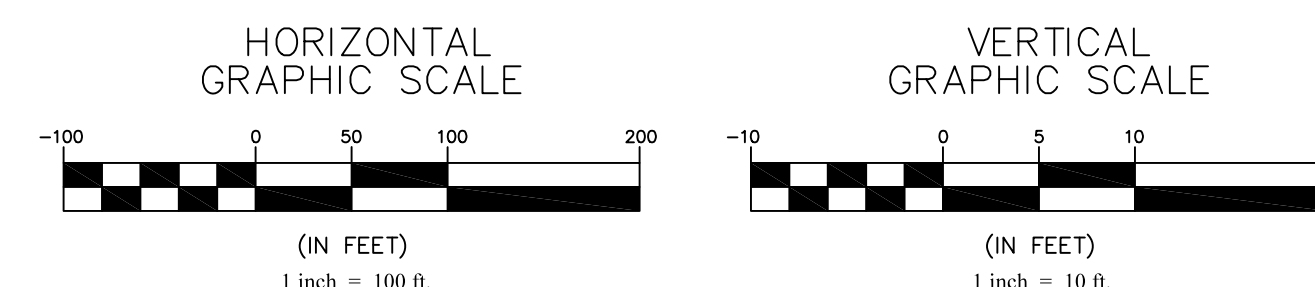
STORM MANHOLE 205 TO INLET 203 PROFILE
 HORIZONTAL SCALE: 1" = 100'
 VERTICAL SCALE: 1" = 10'




STORM MANHOLE 237 TO INLET 203 PROFILE
 HORIZONTAL SCALE: 1" = 100'
 VERTICAL SCALE: 1" = 10'



INLET 228B TO INLET 228 PROFILE
 HORIZONTAL SCALE: 1" = 100'
 VERTICAL SCALE: 1" = 10'



NOTE: SEE GENERAL NOTES SHEET FOR ALL RELEVANT NOTES AND LEGEND ITEMS APPLICABLE TO THIS SHEET



JMS ENGINEERING
 135 TECHNOLOGY DRIVE, SUITE 501 — CANONSBURG, PA 15317

REV	DESCRIPTION
1	02/03/25

EQUITABLE OWNER/DEVELOPER:
VENETIA ROAD, LLC
 290 NORTHGATE DRIVE
 WARRENDALE PA 15086

OWNER OF RECORD:
WARREN E & RUTH S MALEY
 387 VENETIA ROAD
 VENETIA PA 15367

WOODBRIAR ESTATES
 PETERS TOWNSHIP,
 WASHINGTON COUNTY, PA

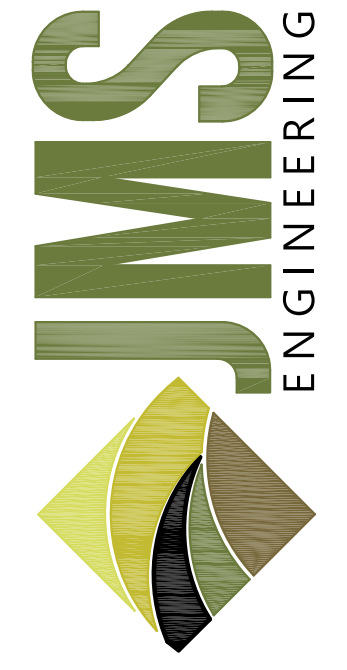
ENGINEER

PHASE 1 FINAL UTILITY PROFILES

DATE: 11/21/2024

SHEET NO. **D11.3**

PERMIT SET
NOT FOR CONSTRUCTION



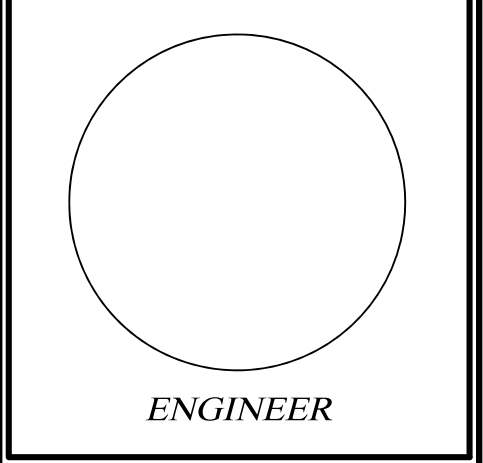
135 TECHNOLOGY DRIVE, SUITE 501 — CANONSBURG, PA 15317

REV	DATE	PER TOWNSHIP COMMENTS	DESCRIPTION
1	02/23/25		

EQUITABLE OWNER/DEVELOPER:
VENETIA ROAD, LLC
 290 NORTHGATE DRIVE
 WARRENDALE PA 15086

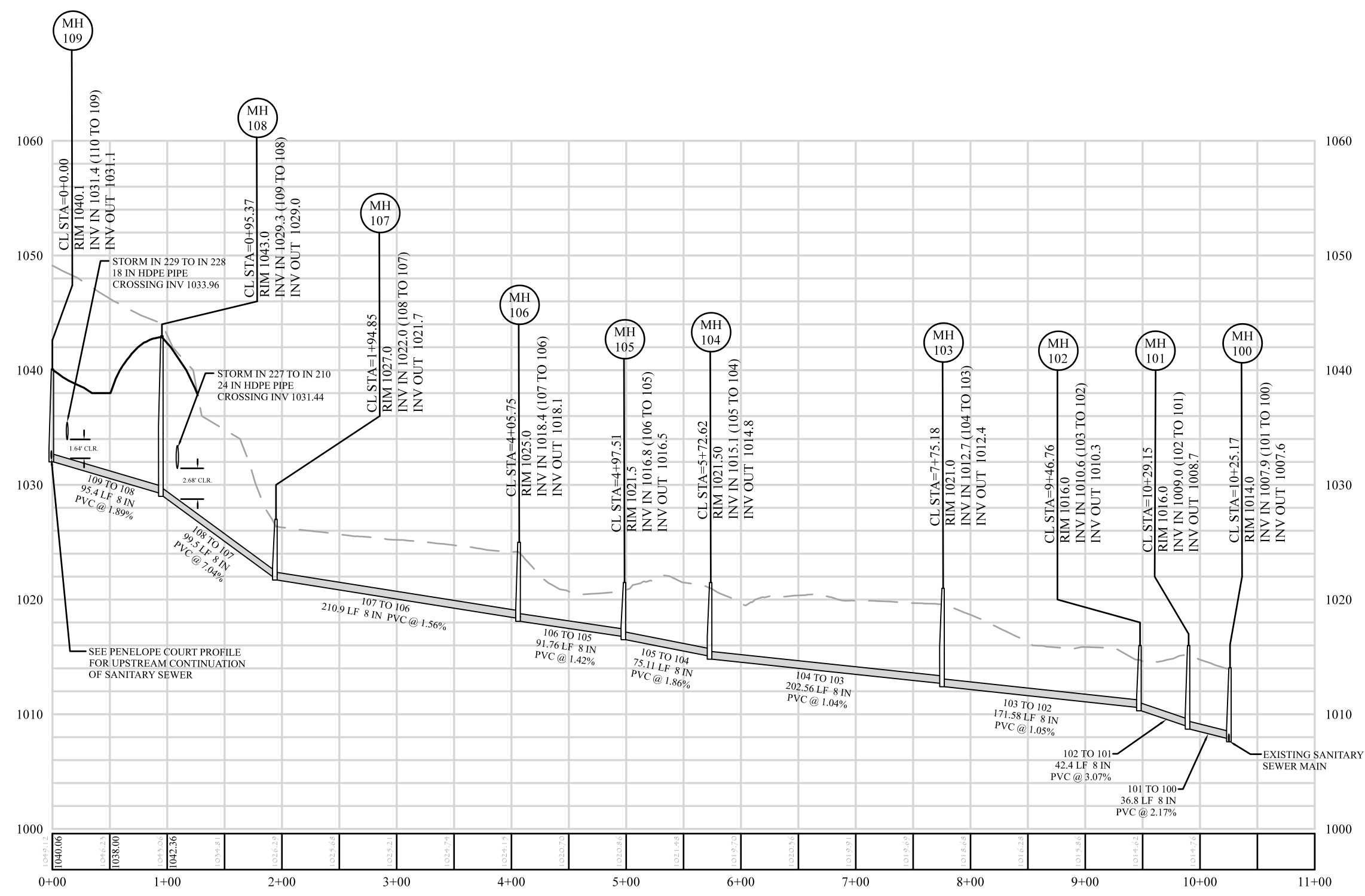
OWNER OF RECORD:
WARREN E & RUTH S MALEY
 387 VENETIA ROAD
 VENETIA PA 15367

WOODBRIAR ESTATES
 PETERS TOWNSHIP,
 WASHINGTON COUNTY, PA

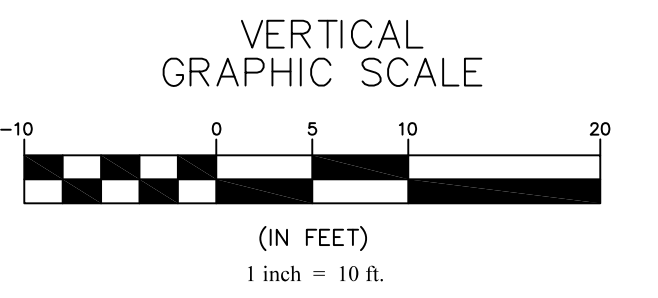
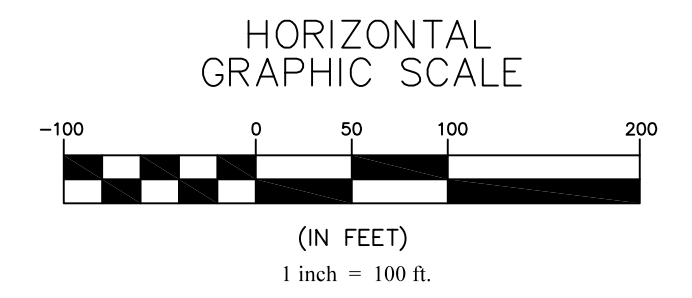


PHASE 1 FINAL UTILITY PROFILES

DATE: 11/21/2024
SHEET NO. D11.4

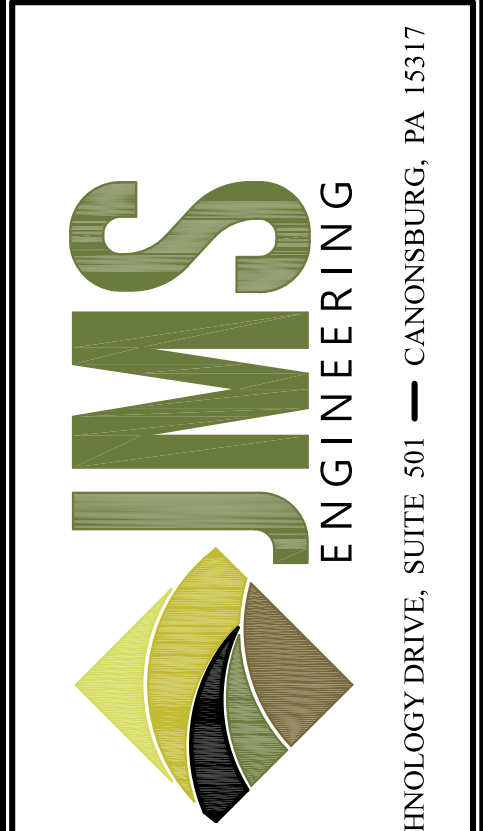
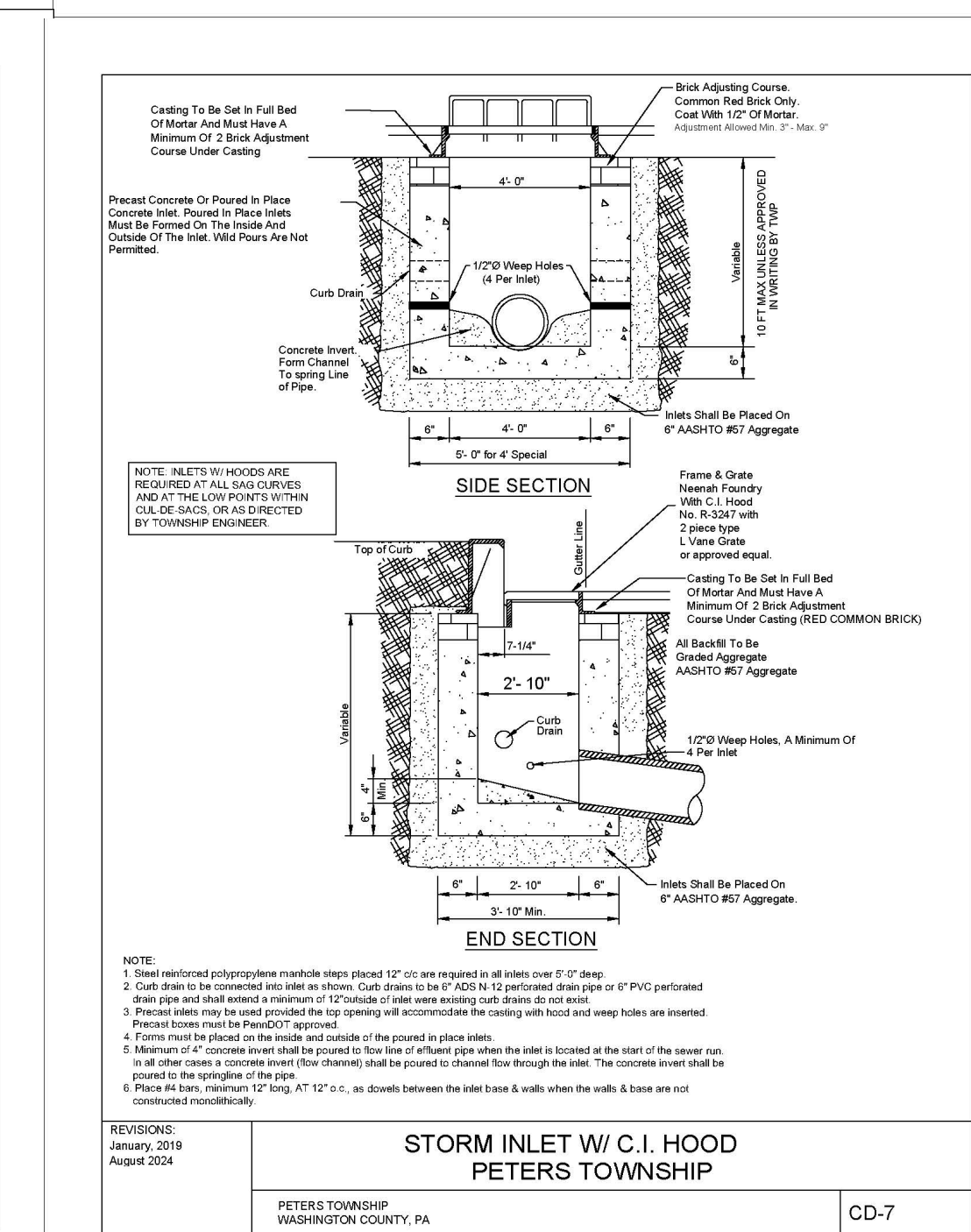
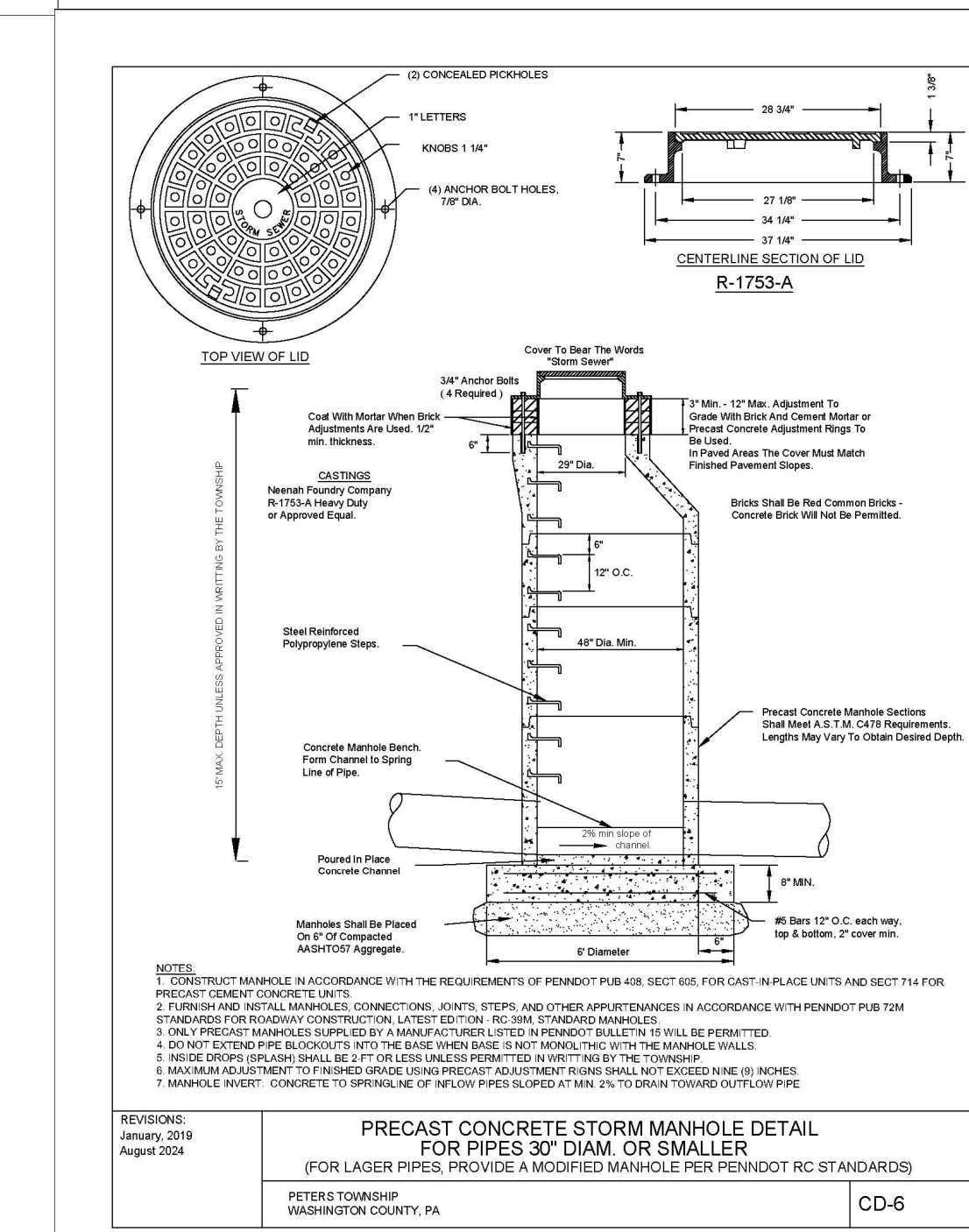
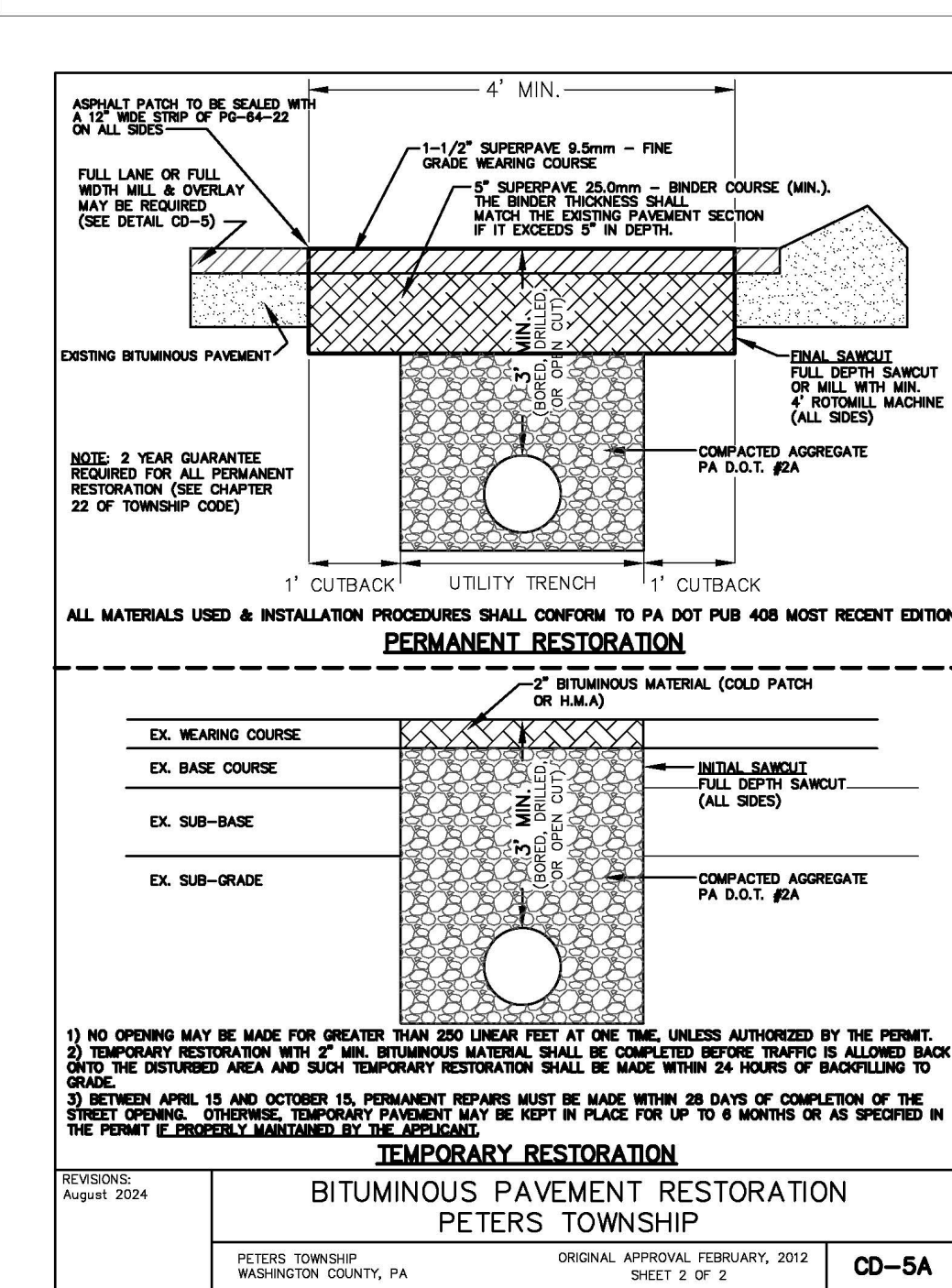
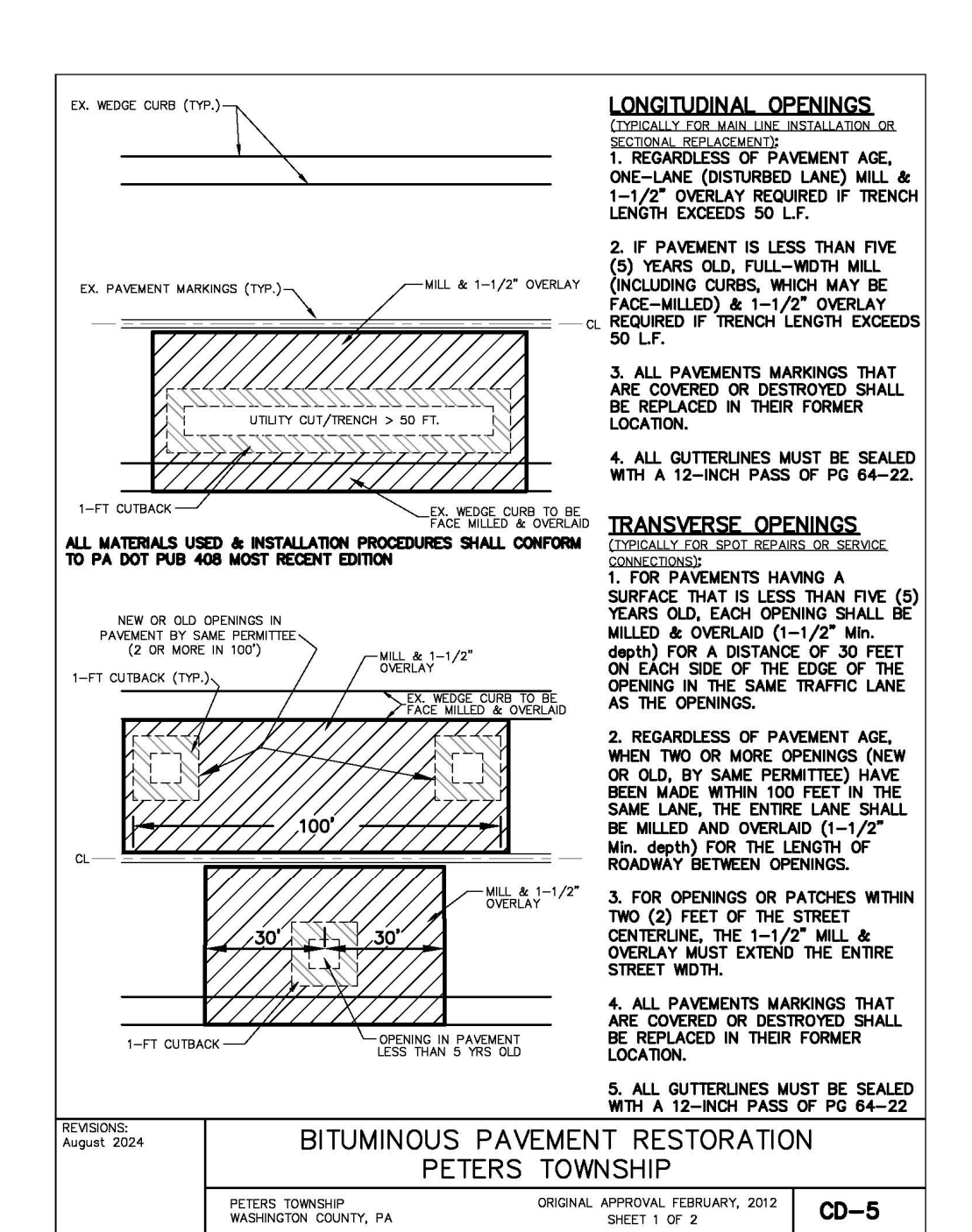
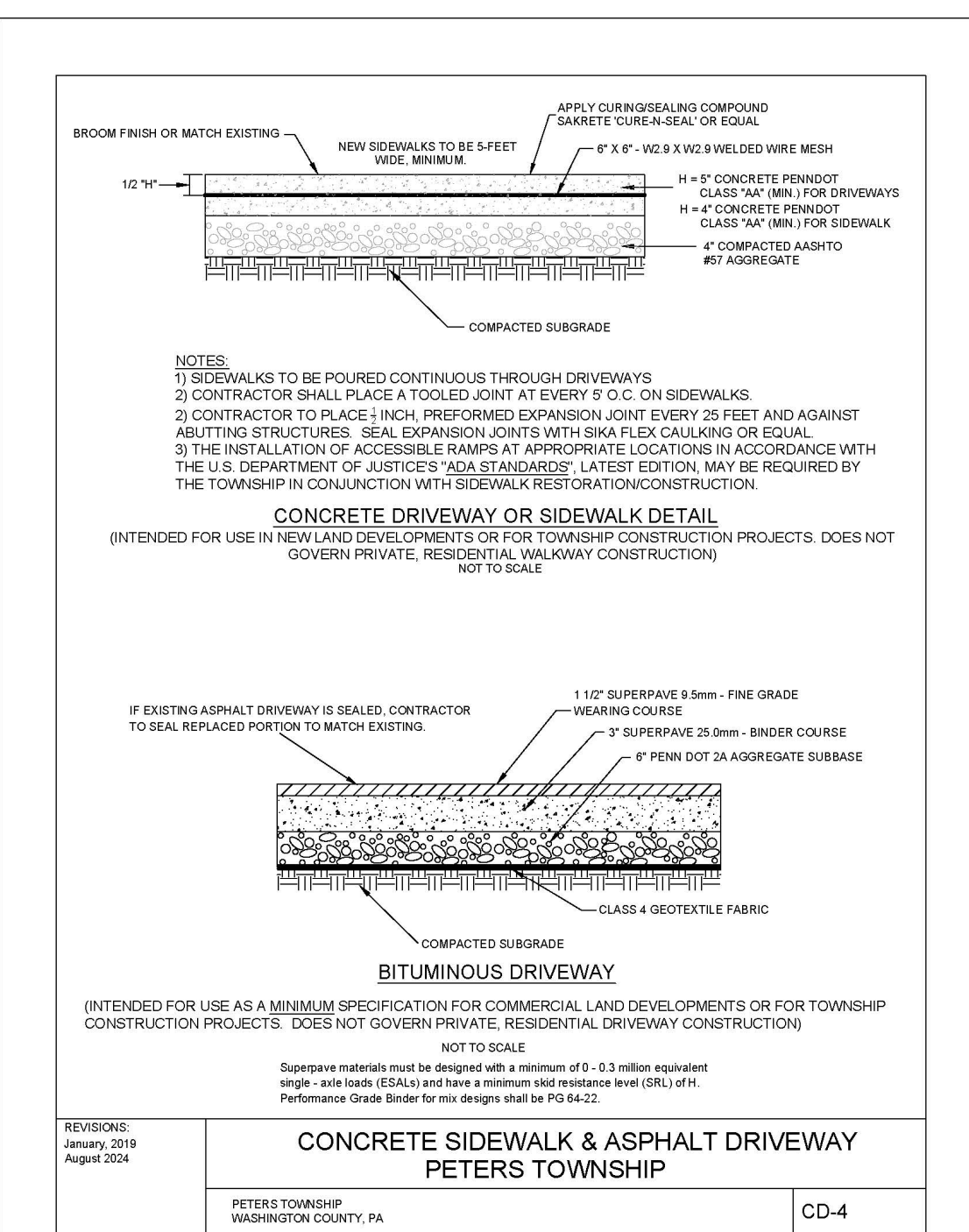
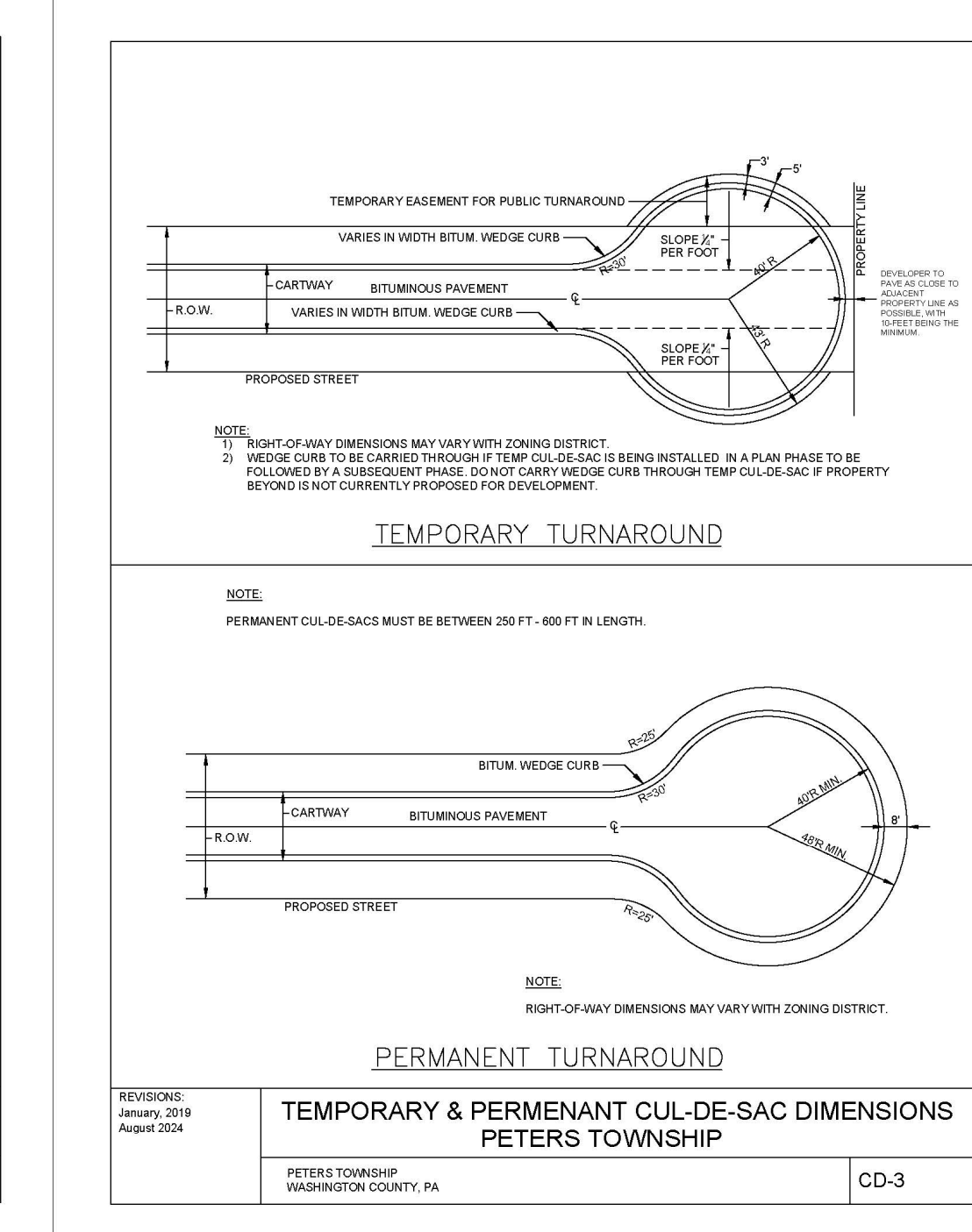
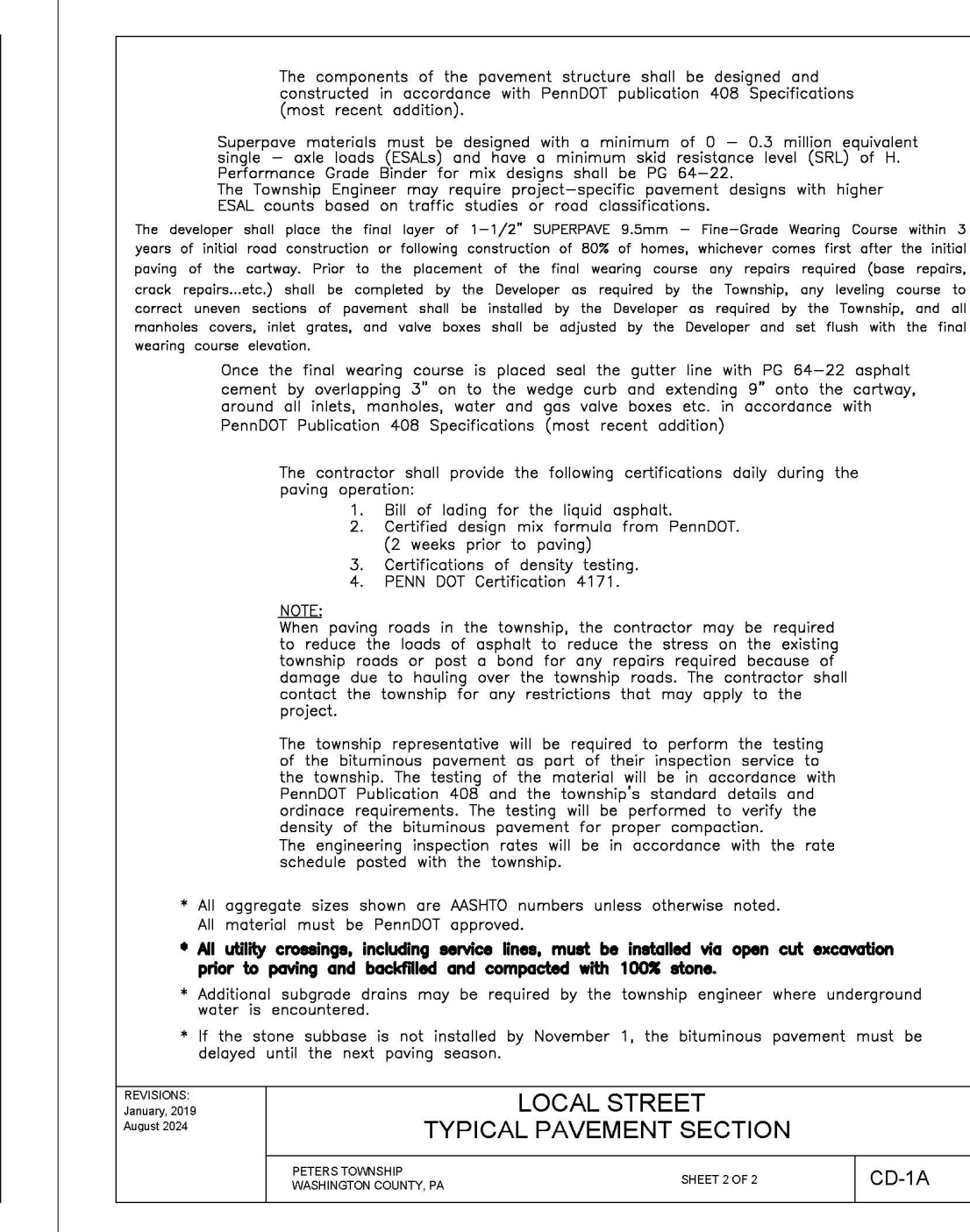
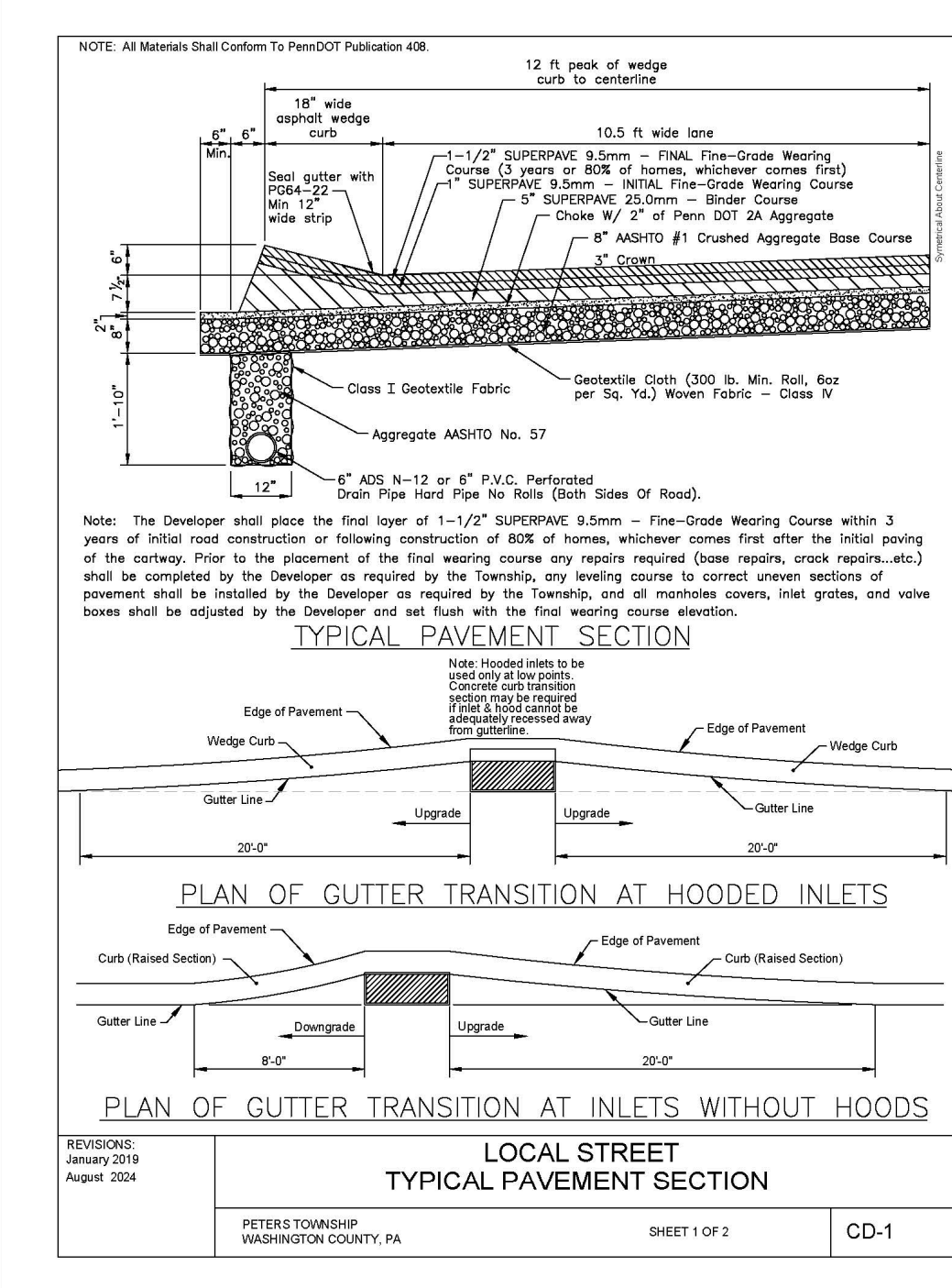
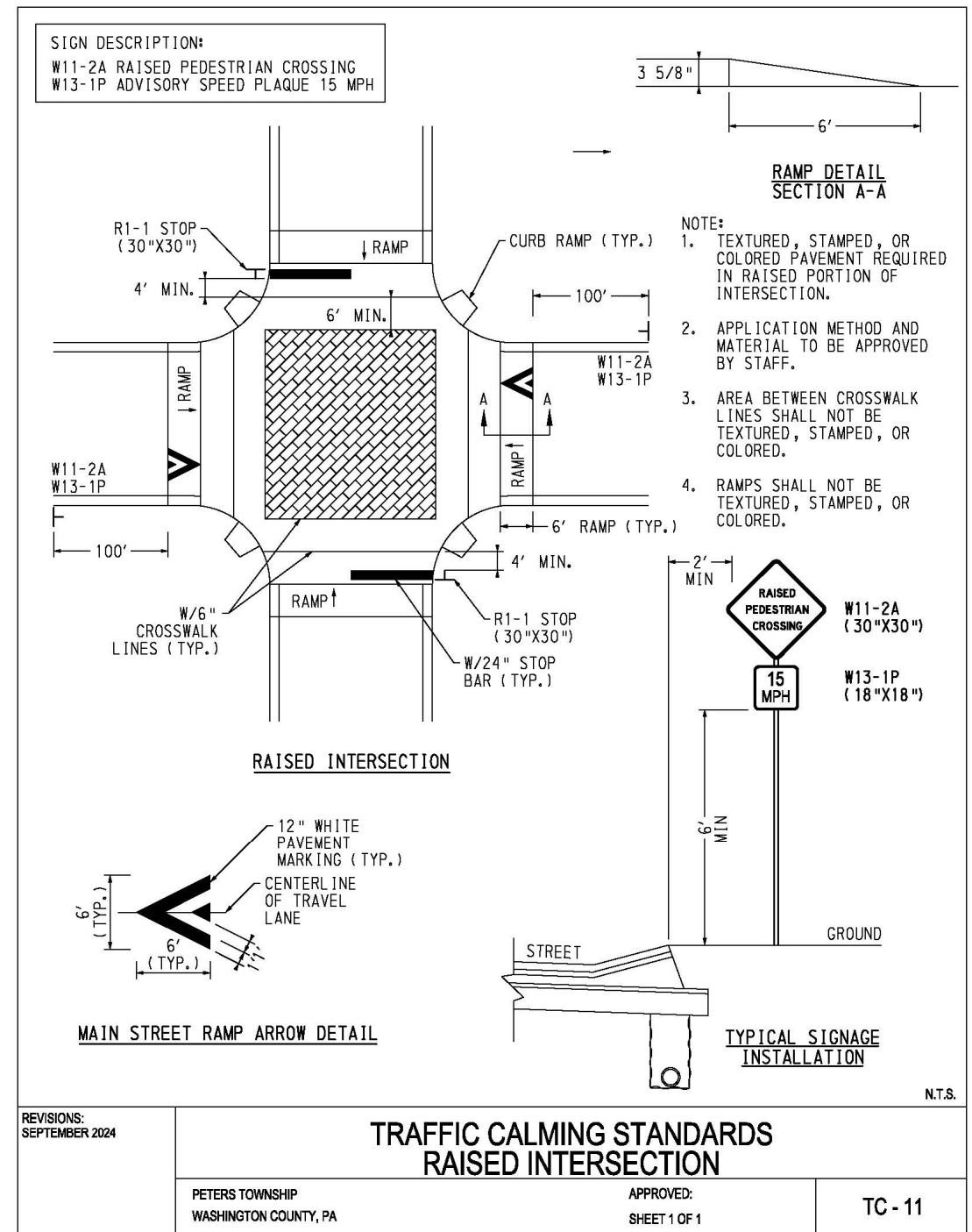
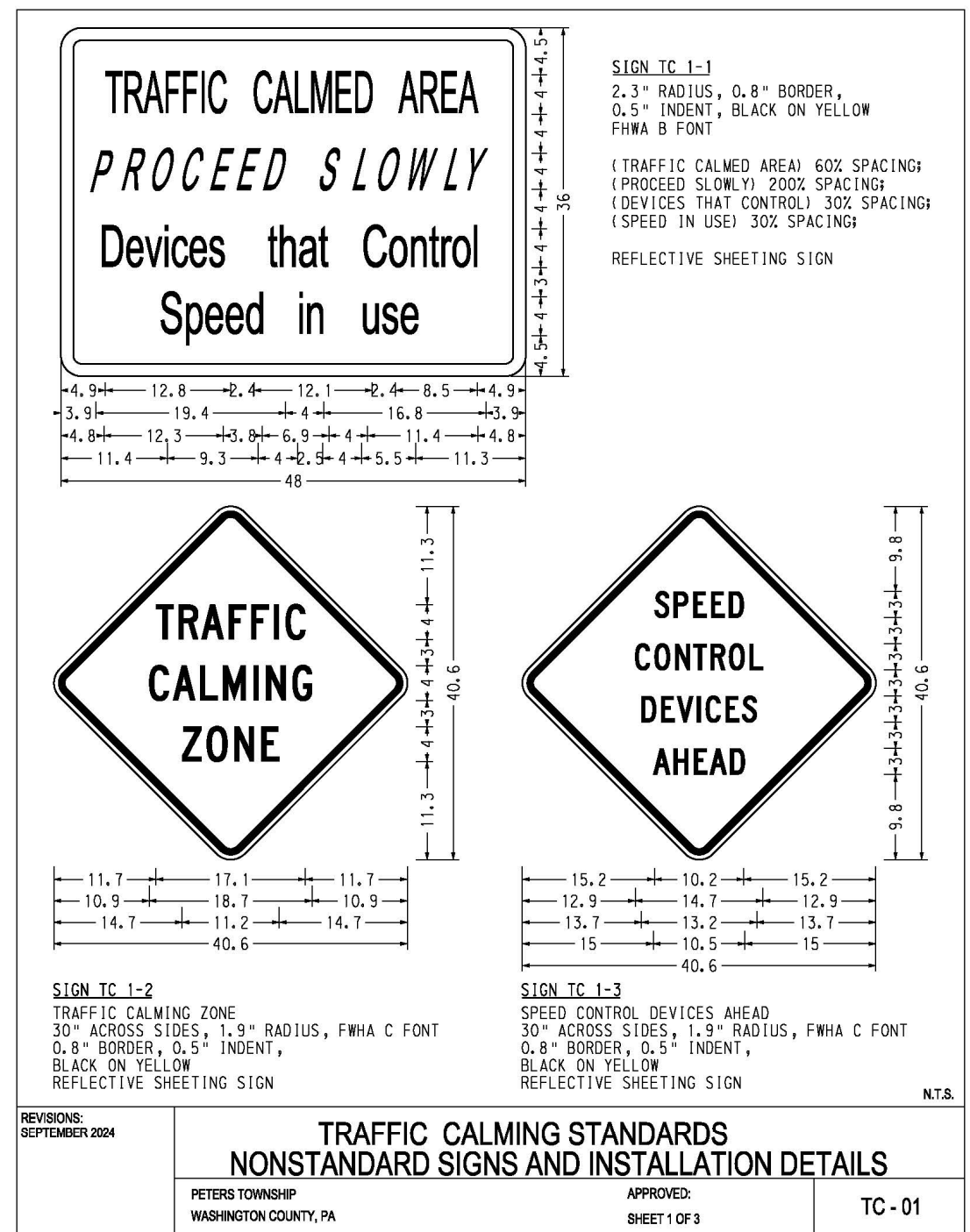


SANITARY MANHOLE 109 TO MANHOLE 100 PROFILE
 HORIZONTAL SCALE: 1" = 100'
 VERTICAL SCALE: 1" = 10'



PERMIT SET
NOT FOR CONSTRUCTION

FILE LOCATION: C:\Users\jacob@jms.com\Desktop\Projects\Woodbriar Estates\Phase 1\Utility Profiles\11-21-2024



135 TECHNOLOGY DRIVE, SUITE 301 - CANONSBURG, PA 15317

REV	DATE	DESCRIPTION
1	02/03/25	PER TOWNSHIP COMMENTS

WOODBRIAR VENETIA ROAD, LLC
290 NORTHGATE DRIVE
WARRENDALE PA 15086

OWNER OF RECORD
WARREN E. & RUTH S. MALEY
387 VENETIA ROAD
VENETIA PA 15387

WOODBRIAR ESTATES

PETERS TOWNSHIP, WASHINGTON COUNTY, PA

ENGINEER

PHASE 1 FINAL CONSTRUCTION DETAILS

DATE: 11/21/2024

SHEET NO. **D12.0**

PERMIT SET
NOT FOR CONSTRUCTION

NOTES

- The maximum depth of an inlet is 15 feet unless otherwise specified.
- When used in conjunction with a manhole, the inlet shall be installed at a minimum of 4 inches below the manhole.
- All inlets shall be in accordance with applicable standards.
- When used in conjunction with a manhole, the inlet shall be installed at a minimum of 4 inches below the manhole.
- When used in conjunction with a manhole, the inlet shall be installed at a minimum of 4 inches below the manhole.

REVISIONS:
January 2019
August 2024

**STORM INLET WITHOUT HOOD
PETERS TOWNSHIP**

PETERS TOWNSHIP
WASHINGTON COUNTY, PA

CD-8

NOTES

- The maximum depth of an inlet is 15 feet unless otherwise specified.
- When used in conjunction with a manhole, the inlet shall be installed at a minimum of 4 inches below the manhole.
- All inlets shall be in accordance with applicable standards.
- When used in conjunction with a manhole, the inlet shall be installed at a minimum of 4 inches below the manhole.
- When used in conjunction with a manhole, the inlet shall be installed at a minimum of 4 inches below the manhole.

REVISIONS:
January 2019
August 2024

**STORM INLET WITHOUT HOOD
PETERS TOWNSHIP**

PETERS TOWNSHIP
WASHINGTON COUNTY, PA

CD-8

NOTES

- THE BEDDING SHALL HAVE A MINIMUM DEPTH OF SIX (6) INCHES BELOW ALL PIPE AND SHALL BE BACKFILLED WITH SAND TO TWELVE (12) INCHES ABOVE PIPE.
- ALL STREET DRIVEWAYS, AND PARKING AREAS CROSSINGS SHALL BE BACKFILLED FROM 12" ABOVE PIPE TO SUBGRADE WITH PAW 24.
- IN ALL OTHER TRENCH AREAS BACKFILL FROM THE SPRINGLINE TO 12" ABOVE THE TOP OF PIPE WITH SELECT MATERIAL, SELECT MATERIAL, FIBER, SHOCK WITH A RISE OF COARSE, ORGANIC MATERIAL AND ROCK TAMPED IN LAYERS; THE REMAINING BACKFILL FROM THE TRENCH SHALL BE PLACED.

REVISIONS:
January 2019
August 2024

**PIPE TRENCHING & BEDDING DETAIL
PETERS TOWNSHIP**

PETERS TOWNSHIP
WASHINGTON COUNTY, PA

CD-9

NOTES

- OPENING FOR PIPE IN BACKWALL CAST IN FOR PIPE SIZE 18", 24", 30", 36"
- CONCRETE HAS A 5000 PSI SLAB ENHANCED
- WALL AND BASE REINFORCEMENT IS 4 BARS 1" OC EACH WAY
- DEEP BEARINGS FOR ALL PRECAST PRODUCTS MUST BE SUBMITTED FOR APPROVAL
- CONSTRUCT IN ACCORDANCE WITH THE REQUIREMENTS OF PENNDOT PLAN 408, SECTION 605, FOR CAST IN PLACE UNITS AND SECTION 614 FOR PRECAST CEMENT CONCRETE UNITS.

REVISIONS:
January 2019
August 2024

**ENDWALL OR HEADWALL DETAIL
PETERS TOWNSHIP**

PETERS TOWNSHIP
WASHINGTON COUNTY, PA

CD-12

NOTE: MONUMENTS SHALL BE INSTALLED IN SUBDIVISIONS AT DESIGNATED LOCATIONS WITHIN THE STREET RIGHT OF WAY, GENERALLY 5'-0" OFF THE R.O.W. LINE, STREETWARD.

CONCRETE SURVEY MONUMENT DETAIL

REVISIONS:
January 2019
August 2024

**CONCRETE SURVEY MONUMENT DETAIL
PETERS TOWNSHIP**

PETERS TOWNSHIP
WASHINGTON COUNTY, PA

CD-14

NOTES

- RAMPS MUST BE INSTALLED PRIOR TO CONCRETE WITH INSTALLATION OF THE FINAL ASPHALT WEARING COURSE.
- DEPRESSED CURB TO MATCH FINAL WEARING ELEVATION. INSURE POSITIVE DRAINAGE, AND THAT WATER CONTINUES TO FOLLOW ROAD GUTTER LINE.

REVISIONS:
August 2024

**HANDICAP RAMP TYPICAL DETAILS
WEDGE CURB TO FLUSH CURB TRANSITION**

PETERS TOWNSHIP
WASHINGTON COUNTY, PA

CD-15

NOTES

- RAMPS MUST BE INSTALLED PRIOR TO CONCRETE WITH INSTALLATION OF THE FINAL ASPHALT WEARING COURSE.
- DEPRESSED CURB TO MATCH FINAL WEARING ELEVATION. INSURE POSITIVE DRAINAGE, AND THAT WATER CONTINUES TO FOLLOW ROAD GUTTER LINE.

REVISIONS:
August 2024

**HANDICAP RAMP TYPICAL DETAILS
WEDGE CURB TO FLUSH CURB TRANSITION**

PETERS TOWNSHIP
WASHINGTON COUNTY, PA

CD-15A

**SOLID STATE AREA LIGHTING
COLONIAL SERIES-LED**

FEATURES

- Luminaire:** Outdoor, corrosion resistant, heavy duty low copper aluminum assembly (AZ55 alloy, $\le 25\%$ copper). Minimum wall thickness is .1875". Traditional styling of the housing, powder with clear aluminum housing for hinges for easy access. All hardware is stainless steel.
- LED Optical Module:** Low copper AZ55 alloy (C-25 copper) cast aluminum housing, integrated clear, non-reflective, 30° or 45° glass lens, sealed with a continuous silicone gasket. Includes anti-flicker (AF) and anti-glare (AG) Reflector-Plate option, and adds the module from water intrusion and electrical short-circuits. LED's are available in standard Neutral White (5000K), or optional Cool White (5000K) or Warm White (3000K). Each luminaire is optically controlled by a Reflector-Plate (R-Plate) module from 412° to 180°. (3 types per module) or from 0° to 180° (4 types per module).
- LED Driver:** High CRI, high power LED driver with 1.5 watt output with a 300mA (CCL21 and CCL18 only) for nominal 1.5 watt output. LED's are available in standard Neutral White (5000K), or optional Cool White (5000K) or Warm White (3000K). Consult factory for other LED options.
- LED Driver:** High CRI, high power LED driver with 1.5 watt output with a 300mA (CCL21 and CCL18 only) for nominal 1.5 watt output. LED's are available in standard Neutral White (5000K), or optional Cool White (5000K) or Warm White (3000K). Consult factory for other LED options.
- Finish:** Electrochromically applied TGIC Polyester Powder Coat on substrate protected with 20 mil power wash on 140°F. Four step iron phosphate pretreatment for protection and corrosion. 600°F bake for maximum hardness and durability. Finish is in standard.

REVISIONS:
August 2024

PROJECT NAME:
COLONIAL SERIES-LED

NOTE: MOUNTED ON 12 FT TALL POLE

COLONIAL - LED SPECIFICATIONS

Wall Mounting:

- CCL18-LED: 1.5W, 300mA, 30° beam angle, 1200lm, 1200lm Max
- CCL21-LED: 1.5W, 300mA, 45° beam angle, 1200lm, 1200lm Max
- CCL18-LED: 1.5W, 300mA, 30° beam angle, 1200lm, 1200lm Max
- CCL21-LED: 1.5W, 300mA, 45° beam angle, 1200lm, 1200lm Max
- CCL18-LED: 1.5W, 300mA, 30° beam angle, 1200lm, 1200lm Max
- CCL21-LED: 1.5W, 300mA, 45° beam angle, 1200lm, 1200lm Max

MAX INPUT WATTAGE

LED Type	Max Input Wattage
CCL18-LED	1.5W
CCL21-LED	1.5W
CCL18-LED	1.5W
CCL21-LED	1.5W

OWNER/DEVELOPER:
VENETIA ROAD, LLC
290 NORTHGATE DRIVE
WARRENDALE, PA 15086

OWNER OF RECORD:
WARREN E & RUTH S MALEY
387 VENETIA ROAD
VENETIA, PA 15387

**WOODBRIAR
ESTATES**

PETERS TOWNSHIP,
WASHINGTON COUNTY, PA

ENGINEER

**PHASE 1
FINAL
CONSTRUCTION
DETAILS**

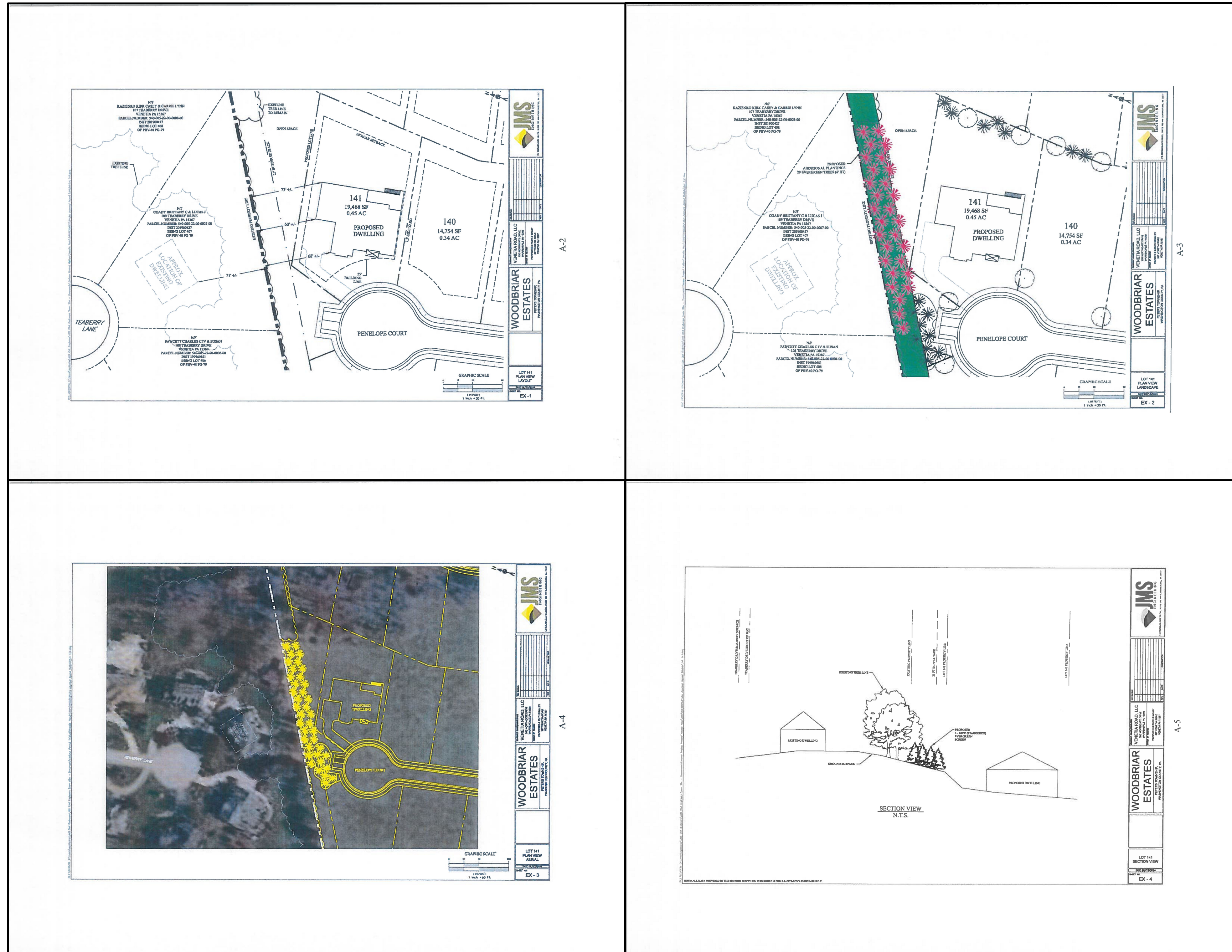
DATE: 11/21/2024

SHEET NO.
D12.1

REV	DATE	PER TOWNSHIP COMMENTS	DESCRIPTION
1	02/03/25		

DEVELOPER HAS ENTERED INTO A SETTLEMENT AGREEMENT DATED JANUARY 27, 2025 (THE "SETTLEMENT AGREEMENT") WITH LUCAS J. COADY AND BRITTANY C. COADY (COLLECTIVELY, "COADY"). COADY IS THE OWNER OF TAX PARCEL NUMBER 540-005-22-00-0007-00 (THE "COADY PROPERTY"). THE SETTLEMENT AGREEMENT INCLUDES THE FOLLOWING PROVISIONS:

1. DEVELOPER SHALL NOT CONSTRUCT A DWELLING OR OTHER BUILDING ON LOT 141 PRIOR TO THE EARLIER OF (A) FIVE (5) YEARS AFTER THE EFFECTIVE DATE OF THE SETTLEMENT AGREEMENT; AND (B) COADY'S CONVEYANCE OF THE COADY PROPERTY TO A THIRD PARTY.
2. DEVELOPER SHALL INSTALL AND MAINTAIN ADDITIONAL SCREENING IN THE OPEN SPACE LOCATED BETWEEN THE COADY PROPERTY AND LOT 141 AS GENERALLY DETAILED ON THIS PLAN SHEET AND FURTHER DESCRIBED IN THE SETTLEMENT AGREEMENT.
3. DEVELOPER'S OBLIGATIONS ARE PERSONAL TO COADY AND MAY BE ENFORCED ONLY BY COADY AND MAY NOT BE ENFORCED BY OTHER PERSON, INCLUDING A SUCCESSOR-IN-INTEREST TO THE COADY PROPERTY. FURTHER, COADY MAY NOT ENFORCE SUCH OBLIGATIONS AFTER COADY'S CONVEYANCE OF THE COADY PROPERTY TO A THIRD PARTY.
4. THE TOWNSHIP IS UNDER NO OBLIGATION TO ENFORCE ANY PROVISION OF THIS AGREEMENT, AND THE TOWNSHIP SHALL NOT BE LIABLE TO ANY OTHER PARTY OR ITS RESPECTIVE SUCCESSORS IN INTEREST TO SUCH PARTY'S REAL PROPERTY FOR NONENFORCEMENT OF THIS AGREEMENT.



REV	DATE	PER TOWNSHIP COMMENTS	DESCRIPTION
1	02/03/25		

EQUITABLE OWNER/DEVELOPER:
VENETIA ROAD, LLC
 290 NORTHGATE DRIVE
 WARRENDALE PA 15086

OWNER OF RECORD:
 WARREN E & RUTH S MALEY
 387 VENETIA ROAD
 VENETIA PA 15367

WOODBRIAR ESTATES

PETERS TOWNSHIP,
WASHINGTON COUNTY, PA

PHASE 1
 SUPPLEMENTAL
 LANDSCAPE
 DETAILS

DATE: 11/21/2024
 SHEET NO.
 D12.2

PERMIT SET
 NOT FOR CONSTRUCTION