



May 12, 2025

Peters Township Municipal Building
610 McMurray Road
McMurray, PA 15317

Subject: 3836 Washington Road, LLC Land Development Project
Peters Township, Washington County, PA

PROJECT NARRATIVE:

The 3836 Washington Road, LLC Land Development Project is located at Parcel ID No. 540-011-02-01-0025-00 at the southwest corner of the intersection between Washington Road (U.S. 0019) and Old Oak Road.

All land included within the development will be under the ownership of 3836 Washington Road, LLC (Primary Contact: Angelo Quarture).

The purpose of this development is to construct a commercial retail center (8,133 SF) with a 2,358 SF pastry/coffee shop, a 3,379 SF wine/cigar bar, and a 2,396 SF restaurant. The development will also consist of both internal (basement) and external parking, utility service line extensions and the rerouting of a sanitary main, construction and installation of retaining walls, as well as the construction and installation of stormwater management facilities.

The site also contains an existing 25' width sanitary easement maintained by Peters Township Sanitary Sewer Authority crossing the property part of which will be rerouted with a proposed 25' width sanitary easement for Peters Township Sanitary Sewer Authority. There is also a slope easement of variable width maintained by PennDOT along the edge of the Washington Road (U.S. 0019) right-of-way and a portion of the Old Oak Road right-of-way extending from the intersection.

The property shall be privately owned by 3836 Washington Road, LLC. Therefore, it shall be the responsibility of the private property owner to oversee and manage the control and maintenance of all buildings, permanent improvements, and grounds not dedicated to the Township or to a condominium association. We will be more than willing to provide any further information or documentation required by the Township Planning Commission in regard to the continued maintenance of the common areas.

The site shall also contain a 25' wide landscape buffer located along the northwestern side property line consisting of one row of evergreens 5' to 6' high planted 10' from each other (totaling 36 evergreen trees), as well as two rows of staggered shrubs at an initial height greater

than 2' planted 5' from each other (totaling 81 shrubs). There will also be three more typical landscape areas across the site. Please see the Landscaping Plan included together with the Land Development Plan drawings for further details.

Natural features on the site that are to remain largely unimpacted consist solely of the Unnamed Tributary to Little Chartiers Creek (WWF) save for the site access crossing which has already been permitted under Chapter 105 Permit No. GP076300224003.

Stormwater on the site is to be captured and conveyed utilizing catch basins and storm sewer piping. Onsite stormwater will be managed utilizing two underground detention facilities. The larger facility shall be located under the upper parking lot and shall consist of an ADS StormTech Chamber System and aggregate bedding. The smaller facility shall be located outside the entrance to the parking garage and shall consist of a perforated pipe and trench aggregate bedding. Stormwater volume up to the 2-year/24-hour storm event shall be fully detained and infiltrated. Stormwater discharge rates shall be managed such that the post-construction peak outflow rates for the site shall be less than the pre-construction peak outflow rates for the site for the 1, 2, 5, 10, 25, 50, and 100-year/24-hour storm events. The stormwater outflow discharge point is located along the Unnamed Tributary to Little Chartiers Creek (WWF) at the northern end of the site north of the access road crossing. Please see the PCSM Plan drawings and the Stormwater Management Report for further information.

Construction NPDES permitting has been completed and approved under NPDES Permit No. PAC630340.

This narrative is in reference to the following plan drawings:

- The Land Development Plan drawings for 3836 Washington Road, LLC, dated November 15, 2024, and last revised August 21, 2025.
- The E&S Plan drawings for 3836 Washington Road, LLC, dated August 16, 2024, and last revised November 12, 2024.
- The PCSM Plan drawings for 3836 Washington Road, LLC, dated August 16, 2024, and last revised November 12, 2024.

