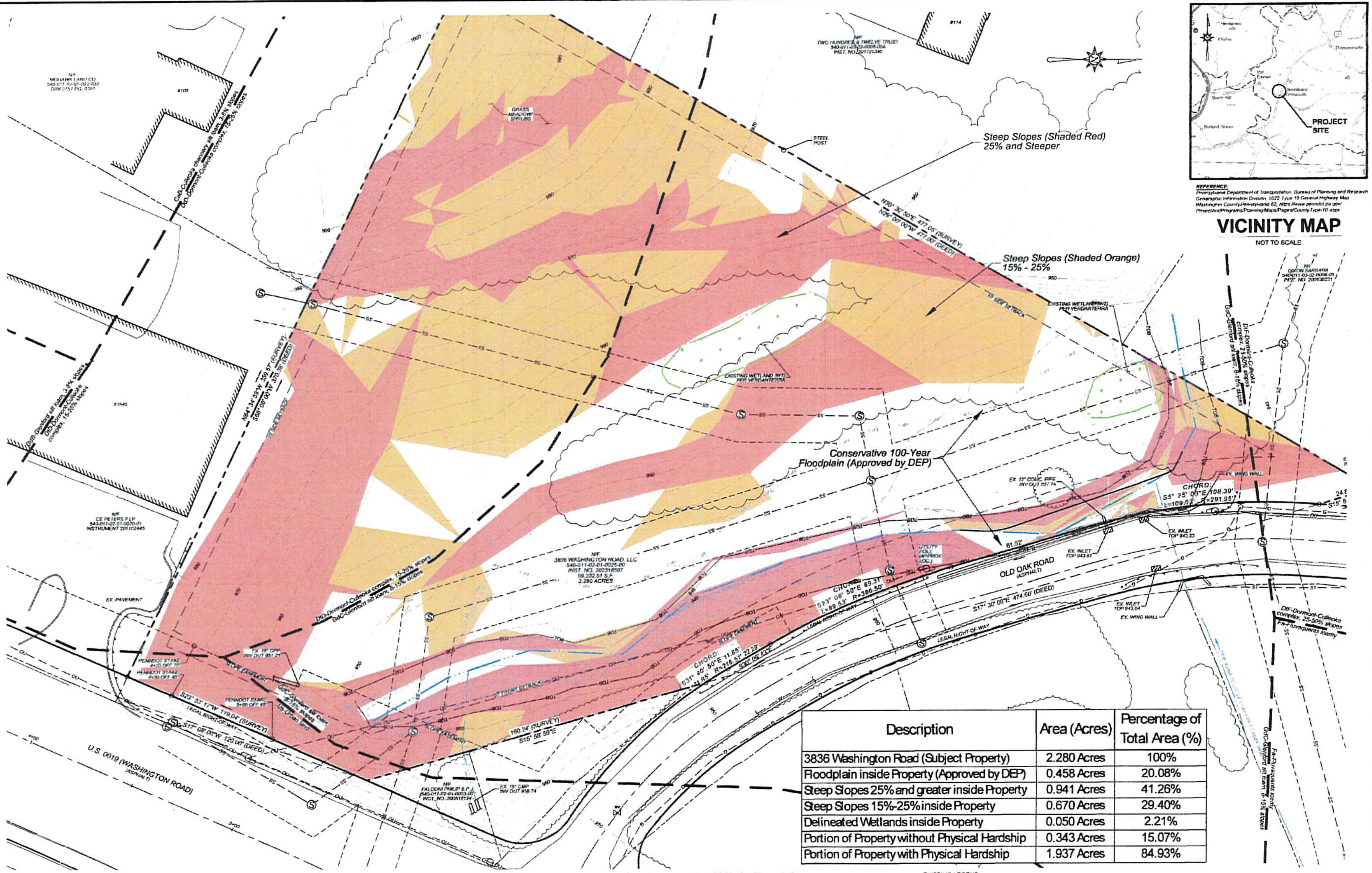

Description	Area (Acres)	Percentage of Total Area (%)
3836 Washington Road (Subject Property)	2.280 Acres	100%
Floodplain inside Property (Approved by DEP)	0.458 Acres	20.08%
Steep Slopes 25% and greater inside Property	0.941 Acres	41.26%
Steep Slopes 15%-25% inside Property	0.670 Acres	29.40%
Delineated Wetlands inside Property	0.050 Acres	2.21%
Portion of Property without Physical Hardship	0.343 Acres	15.07%
Portion of Property with Physical Hardship	1.937 Acres	84.93%

EXISTING HARDSHIPS PLAN

GRAPHIC SCALE (IN FEET)
0 20 40

REFERENCES:

1. PROPERTY BOUNDARY INFORMATION IS PER INSTRUMENT #201625669
2. ADJOINER PROPERTY LINES ALONG WITH EXISTING BUILDING(S)/DWELLING(S) OR STRUCTURE(S) IS AS PER WASHINGTON COUNTY'S GEOGRAPHIC INFORMATION SYSTEM (GIS) VIEWER PUBLICLY AVAILABLE DATA. THIS INFORMATION SHALL BE CONSIDERED APPROXIMATE IN NATURE.
3. THE ILLUSTRATED PLAN TOPOGRAPHY IS PER SURVEY
4. ROAD RIGHT-OF-WAY LOCATION(S) ARE APPROXIMATE

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE & 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
Pennsylvania One Call System, Inc.
1-800-242-1776
SERIAL # 20221040836

EXISTING LEGEND

- EX. INDEX CONTOUR (10 FOOT INTERVAL)
- EX. INTERMEDIATE CONTOUR (2 FOOT INTERVAL)
- EX. PROPERTY LINE
- ADJACENT PROPERTY LINE
- ZONING DISTRICT YARD SETBACKS
- RIGHT OF WAY
- EX. PAVEMENT W/ CENTERLINE
- EASEMENT
- EX. BUILDING/STRUCTURE
- EX. SOIL MAP UNIT DELINEATION
- EX. TREELINE
- EX. SANITARY SEWER LINE W/ MANHOLE
- EX. OVERHEAD UTILITY LINE
- EX. STORMWATER PIPES W/ INLETS
- EX. GUIDERAIL
- EX. STREAM
- EX. TOP OF BANK
- EX. FLOODWAY
- EX. WETLAND

PREPARED FOR:
3836 Washington Road, LLC
100 Lindley Road
Canonsburg, PA 153174938
Poseon: Angelo Quarture
Phone: 724-873-4550
Email: angelo@qlholdings.com

REVISION HISTORY

DATE	NO.	DESCRIPTION

3836 WASHINGTON ROAD, LLC
PHYSICAL HARDSHIPS PLAN

TAX I.D. 540-011-02-01-0025-00
PETERS TOWNSHIP
WASHINGTON COUNTY, PA

PROJECT NO.:	23.103
DATE:	3/13/2024
SCALE:	1" = 20'
DRAWN BY:	L.R.H.
CHECKED BY:	S.O.

harshman CE GROUP, LLC
100 COURSON HILL ROAD
WASHINGTON, PA 15301-3250
T. 724.503.4125

DRAWING NO.:
23.103-C01
SHEET NUMBER 1 OF

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