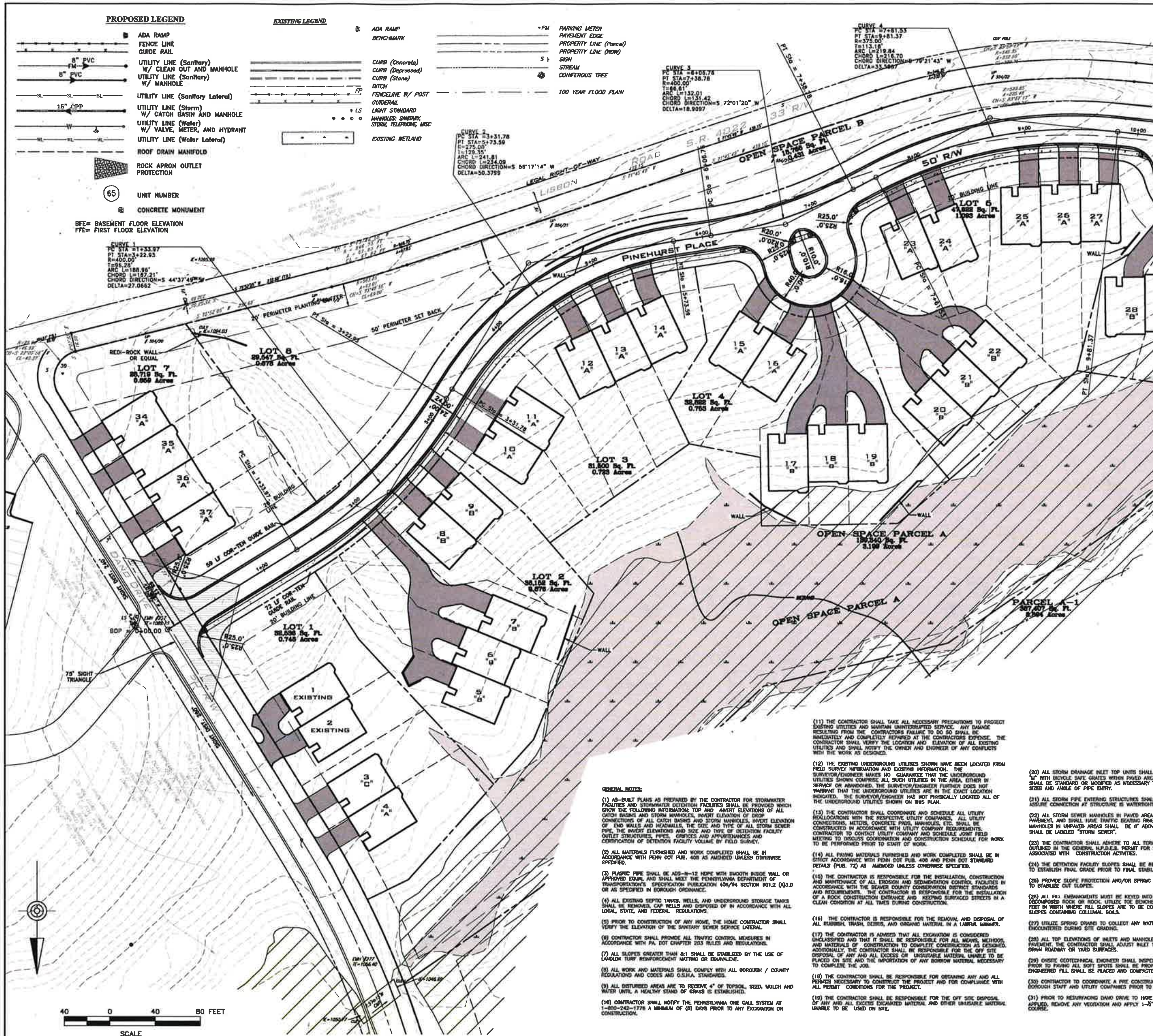

UNIT SCHEDULE

Legend	Unit Type
"A"	SLAB ON GRADE
"B"	UNIT WITH BASEMENT
"C"	SLAB ON GRADE W/STEM WALLS
"D"	UNIT WITH BASEMENT AND STEM WALLS

SUBDIVISION INFORMATION

*PLAN PREPARED PER ARTICLE SEVEN CLUSTER DEVELOPMENT

Required	Provided
15 Acres	11.6 Acres Modification Granted on March 15, 2005
35'	35'
3,000 Sq. Ft.	4,760 Sq. Ft.
n/a	35'
6 Units/Acre	3.36 Units/Acre

Required	Provided
20'	20'
25'	25'
10'	10'/Zero Between Units Modification Granted on March 15, 2005
25%	60%
50'	50'
2.5/Unit	4/Unit
1,000 LF	1,057.36 LF Modification Granted on December 7, 2004

GENERAL NOTES:

(1) AS-BUILT PLANS AS PREPARED BY THE CONTRACTOR FOR STORMWATER FACILITIES AND STORMWATER DETENTION FACILITIES SHALL BE PROVIDED WHICH SHOW THE FOLLOWING INFORMATION: TOP AND INVERT ELEVATIONS OF ALL CATCH BASINS AND STORM MANHOLES, INVERT ELEVATION OF DROP CONNECTIONS OF ALL CATCH BASINS AND STORM MANHOLES, INVERT ELEVATION OF END WALLS AND HEADWALLS, THE SIZE AND TYPE OF ALL STORM SEWER PIPE, THE INVERT ELEVATIONS AND SIZE AND TYPE OF DETENTION FACILITY OUTLET STRUCTURES, PIPES, ORIFICES AND APPURTENANCES AND CERTIFICATION OF DETENTION FACILITY VOLUME BY FIELD SURVEY.

(2) ALL MATERIALS FURNISHED AND WORK COMPLETED SHALL BE IN ACCORDANCE WITH PENN DOT PUB. 408 AS AMENDED UNLESS OTHERWISE SPECIFIED.

(3) PLASTIC PIPE SHALL BE ADS-N-12 HDPE WITH SMOOTH INSIDE WALL OR APPROVED EQUAL AND SHALL MEET THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION'S SPECIFICATION PUBLICATION 408/94 SECTION 601.2 (A)3.D OR AS SPECIFIED IN BOROUGH ORDINANCE.

(4) ALL EXISTING SEPTIC TANKS, WELLS, AND UNDERGROUND STORAGE TANKS SHALL BE REMOVED, CAP WELLS AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

(5) PRIOR TO CONSTRUCTION OF ANY HOME, THE HOME CONTRACTOR SHALL VERIFY THE ELEVATION OF THE SANITARY SEWER SERVICE LATERAL.

(6) CONTRACTOR SHALL PROVIDE ALL TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH PA. DOT CHAPTER 203 RULES AND REGULATIONS.

(7) ALL SLOPES GREATER THAN 3:1 SHALL BE STABILIZED BY THE USE OF LANDLOK TURF REINFORCEMENT MATTING OR EQUIVALENT.

(8) ALL WORK AND MATERIALS SHALL COMPLY WITH ALL BOROUGH / COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.

(9) ALL DISTURBED AREAS ARE TO RECEIVE 4" OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.

(10) CONTRACTOR SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776 A MINIMUM OF (8) DAYS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

(11) THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE RESULTING FROM THE CONTRACTORS FAILURE TO DO SO SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTORS EXPENSE. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND SHALL NOTIFY THE OWNER AND ENGINEER OF ANY CONFLICTS WITH THE WORK AS DESIGNED.

(12) THE EXISTING UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING INFORMATION. THE SURVEYOR/ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR/ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR/ENGINEER HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN.

(13) THE CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL UTILITY REALLOCATIONS WITH THE RESPECTIVE UTILITY COMPANIES. ALL UTILITY CONNECTIONS, METERS, CONCRETE PADS, MANHOLES, ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH UTILITY COMPANY REQUIREMENTS. CONTRACTOR TO CONTACT UTILITY COMPANY AND SCHEDULE JOINT FIELD MEETING TO DISCUSS COORDINATION AND CONSTRUCTION SCHEDULE FOR WORK TO BE PERFORMED PRIOR TO START OF WORK.

(14) ALL PAVING MATERIALS FURNISHED AND WORK COMPLETED SHALL BE IN STRICT ACCORDANCE WITH PENN DOT PUB. 408 AND PENN DOT STANDARD DETAILS (PUB. 72) AS AMENDED UNLESS OTHERWISE SPECIFIED.

(15) THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION, CONSTRUCTION AND MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROL FACILITIES IN ACCORDANCE WITH THE BEAVER COUNTY CONSERVATION DISTRICT STANDARDS AND REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF A ROCK CONSTRUCTION ENTRANCE AND KEEPING SURFACED STREETS IN A CLEAN CONDITION AT ALL TIMES DURING CONSTRUCTION.

(16) THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL RUBBISH, TRASH, DEBRIS, AND ORGANIC MATERIAL IN A LAWFUL MANNER.

(17) THE CONTRACTOR IS ADVISED THAT ALL EXCAVATION IS CONSIDERED UNCLASSIFIED AND THAT IT SHALL BE RESPONSIBLE FOR ALL MEANS, METHODS, AND MATERIALS OF CONSTRUCTION TO COMPLETE CONSTRUCTION AS DESIGNED. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OFF SITE DISPOSAL OF ANY AND ALL EXCESS OR UNSUITABLE MATERIAL UNABLE TO BE PLACED ON SITE AND THE IMPORTATION OF ANY BORROW MATERIAL NECESSARY TO COMPLETE THE JOB.

(18) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY TO CONSTRUCT THE PROJECT AND FOR COMPLIANCE WITH ALL PERMIT CONDITIONS FOR THE PROJECT.

(19) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OFF SITE DISPOSAL OF ANY AND ALL EXCESS EXCAVATED MATERIAL AND OTHER UNUSABLE MATERIAL UNABLE TO BE USED ON SITE.

(20) ALL STORM DRAINAGE INLET TOP UNITS SHALL BE PENN DOT TYPE "M" WITH BICYCLE SAFE GRATES WITHIN PAVED AREAS. INLET BASE UNITS SHALL BE STANDARD OR MODIFIED AS NECESSARY TO ACCOMMODATE PIPE SIZES AND ANGLE OF PIPE ENTRY.

(21) ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.

(22) ALL STORM SEWER MANHOLES IN PAVED AREA SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING AND COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".

(23) THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

(24) THE DETENTION FACILITY SLOPES SHALL BE REDRESSED W/ TOPSOIL TO ESTABLISH FINAL GRADE PRIOR TO FINAL STABILIZATION.

(25) PROVIDE SLOPE PROTECTION AND/OR SPRING DRAINS AS NECESSARY TO STABILIZE CUT SLOPES.

(26) ALL FILL EMBANKMENTS MUST BE KEYED INTO FIRM RESIDUAL SOIL, DECOMPOSED ROCK OR ROCK. UTILIZE TOE BENCHES A MINIMUM OF 20 FEET IN WIDTH WHERE FILL SLOPES ARE TO BE CONSTRUCTED AGAINST SLOPES CONTAINING COLLUVIAL SOILS.

(27) UTILIZE SPRING DRAINS TO COLLECT ANY WATER FROM SPRINGS ENCOUNTERED DURING SITE GRADING.

(28) ALL TOP ELEVATIONS OF INLETS AND MANHOLES SHALL BE FLUSH W/ PAVEMENT. THE CONTRACTOR SHALL ADJUST INLET TOPS AS NECESSARY TO DRAIN ROADWAY OR YARD SURFACES.

(29) ONSITE GEOTECHNICAL ENGINEER SHALL INSPECT ROADWAY SUBBASE PRIOR TO PAVING ALL SOFT SPOTS SHALL BE PROPERLY REMOVED AND ENGINEERED FILL SHALL BE PLACED AND COMPACTED TO 95% PROCTOR.

(30) CONTRACTOR TO COORDINATE A PRE CONSTRUCTION MEETING BETWEEN BOROUGH STAFF AND UTILITY COMPANIES PRIOR TO COMMENCING WORK.

(31) PRIOR TO RESURFACING DANO DRIVE TO HAVE AN INVERTED SEAL APPLIED, REMOVE ANY VEGETATION AND APPLY 1-½" ID-2 WEARING COURSE.

NOTES:

1. ALL BUILDING UNITS SHALL BE PROVIDED WITH OFF STREET PARKING SPACES AND ALL DRIVEWAYS SHALL BE PAVED.
2. ALL COMMON OPEN SPACE SHALL BE RESERVED AS PERMANENT OPEN SPACE AND SHALL NOT BE DISTURBED.
3. ACCESSORY STRUCTURES SHALL NOT BE PERMITTED WITHIN ANY FRONT YARD.
4. AS PER THE APPROVED STORMWATER MANAGEMENT PLAN. THE BOROUGH SHALL HAVE RIGHT OF ACCESS TO THE ONSITE DETENTION FACILITY FOR THE RIGHT OF MAINTENANCE IN THE EVENT THE OWNER, ASSIGNS OR HEIRS DO NOT ADEQUATELY MAINTAIN THE FACILITY. THE OWNER , ASSIGNS OR HEIRS SHALL REIMBURSE THE BOROUGH FOR ALL COST ASSOCIATED WITH SAID MAINTENANCE. THE AFOREMENTIONED RIGHTS GRANTED TO THE BOROUGH IN NO WAY DIMINISH THE RESPONSIBILITY OF THE OWNER, ASSIGNS OR HEIRS OF SAID MAINTENANCE, AND NO LIABILITY WILL BE ASSUMED BY THE BOROUGH ASSOCIATED WITH REQUIRED ACCESS FOR MAINTENANCE PURPOSES.
5. WETLAND AREA SHALL NOT BE DISTURBED WITHOUT PROPER PERMITS.
6. ALL BUILDING LOTS WITHIN THIS DEVELOPMENT SHALL BE SUBMITTED FOR FINAL SUBDIVISION APPROVAL AND RECORDING IN RELATION TO THE INDIVIDUAL TOWNHOUSE UNITS PLACED UPON THAT LOT WITHIN 30 DAYS OF CONSTRUCTION OF THE FOUNDATION.

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL CHRISTOPHER STEVEN VULFF ENGINEER 079756

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ISSUE / REVISIONS

NO	DATE	COMMENTS	BY	CHKD
05	5/25/2018	REVISED PER COMMENTS	CAB	CSW
04	4/9/2018	REVISED PER COMMENTS	CAB	CSW
03	10/26/2017	PER COMMENTS	CAB	CSW
02	10/18/2017	PLANNING COMMISSION MEETING	CAB	CSW
01	9/18/2017	NPDES SUBMISSION	CAB	CSW

LDG Larson Design Group

SITE PLAN

PINEHURST VILLAGE PLAN OF LOTS
OHIOVILLE BOROUGH, BEAVER COUNTY, PENNSYLVANIA

Pinehurst Village Development, LP
428 Boulevard of the Allies, Suite 100
Pittsburgh, PA 15219
PHONE 412-398-4283

Larson Design Group • Architects Engineers Surveyors
300 South Walnut Lane • Suite 202
Beaver, PA 15009
PHONE 724.495.7020 TOLL FREE 877.323.6603
FAX 724.495.2594 • www.larsondesigngroup.com

SHEET NO.: C200

PROJECT NO.: 11352-003