*Plan Notes:*

*Property Owner:* *T. Smith Land, LLC*
*100 Farm Lane*
*Wexford, PA 15090*

*Tax Parcels:* *010-4F35-17F1 & 010-4F35-17F2*

*Deed Reference:* *Theresa L. Smith to T. Smith Land, LLC*
*Instrument No. 2025_____*

*The purpose of this plan is to consolidate the two tax parcels identified above and further subdivide those two parcels into 6 building lots.*

*All lots shown hereon will be served by public water (MWAAT) and public sewer (BCRA)*

*Access to Theresa Way for occupied homes shall only be granted to Lots 2 through 5.*

*No obstructions over 3.5 feet high that would obscure the vision of drivers entering or exiting Theresa Way shall be permitted within the 75 foot clear site triangle which shall be measured 75 feet along the centerline of Myoma Road in each direction and 75 feet along the centerline of Theresa Way.*

*The rights and responsibilities for the construction, perpetual maintenance, including but not limited to repairs, re-construction, upgrades and snow removal shall be spelled out in an agreement acceptable to the Adams Township Board of Supervisors and Adams Township Solicitor, and recorded with the Butler County Recorder of Deeds prior the transfer of any lot within this plan.*

*No portion of this property lies within a FEMA designated floodplain or floodway according to available mapping for the project site.*

*Access to the state highway shall be only as authorized by A PennDOT Highway Occupancy Permit (HOP) for Lots 1 and 6 and the proposed Theresa Way.*

*Zoning Requirements -* *R-2 Residential District*
*Conventional Single Family Homes*

| | |
|---|---|
| *Max Density* | *1 / Per Acre* |
| *Minimum Lot Size:* | *43,560 sq.ft. (1 Acre)* |
| *Minimum Lot Width:* | *125.00 feet (at building line)* |
| *Minimum Front Setback:* | *50.00 feet* |
| *Minimum Side Setback:* | *15.00 feet (two required)* |
| *Minimum Rear Setback:* | *25.00 feet* |

I, James A. Sperdute, R.S., a Professional Land Surveyor of the Commonwealth of Pennsylvania do hereby certify that the plan shown hereon is based upon an actual field survey of the land described and that all angles, distances and courses are correctly shown, that the monuments and markers as shown on the plan have been or will be set, and to the best of my knowledge, that this plan correctly represents the lots, lands, streets and highways as surveyed and plotted by my for the owners or agents.

James A. Sperdute, RS # 24457-E — Date 4/28/25

I, _____ a Registered Professional Engineer for the Township of Adams, do hereby certify, to the best of my knowledge and belief, that the Subdivision Plan or Land Development meets all of the engineering requirements set forth in the Adams Township Zoning Ordinance, Subdivision and Land Development Ordinance, and the Public and Private Improvement Code except as departures have authorized by the approval authority.

Adams Township Engineer — Date 4/12/2025

PE 083668
Registration Number

Reviewed by the Butler County Planning Commission this 16th day of April, 25

R. Henshaw MKS
~~Director~~ Secretary

J. Hines MKS
Chairperson

PLAN# 25059

COMMONWEALTH OF PENNSYLVANIA }
}SS:
COUNTY OF BUTLER }

Recorded in the Office for the recording of deeds, plats, etc. in the County of Butler and Commonwealth of Pennsylvania in Plan Book Volume 429 Page(s) _____.

Given under my hand and seal this 2nd day of June 2025.

Recorder of Deeds

MICHELE M. MUSTELLO
RECORDER OF DEEDS
*My Commission Expires First Monday in January 2028*

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

KNOW ALL MEN BY THESE PRESENTS: That T. Smith Land, LLC by virtue of a Resolution of its Board of Directors, does hereby adopt this plan as its plan of subdivision if its property in the Township of Adams, County of Butler an Commonwealth of Pennsylvania, and for divers advantages accruing to it, does hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, streets, land, rights-of-way, easements, ways and other public highway shown upon the plan with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan and any future acceptance of said public highways, rights-of-way and easements by the Township of Adams. T. Smith Land, LLC hereby covenants and agrees to and by these presents does release and forever discharge the Township of Adams, its successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon T. Smith Land, LLC, its successors and assigns and purchasers of lots in this plan.

It Witness Whereof, the said Corporation has caused its Corporate Seal to be effixed by the hand of its President and same to be attested by its Secretary, this 30th day of April, 25.

T. Smith Land LLC
Name of Corporation (SEAL)

ATTEST:
Secretary — President

The foregoing adoption and dedication is made by T. Smith Land, LLC with the full understanding and agreement that the approval of the Township Board of Supervisors of the Township of Adams, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County, Court House, Butler, Pennsylvania within ninety (90) days of date of said approval.

T. SMITH LAND, LLC
Name of Corporation — President

COMMONWEALTH OF PENNSYLVANIA }
}SS:
COUNTY OF BUTLER }

On this 30th day of April A.D., 25 before me, a Notary Public in and for said County any Commonwealth, personally appeared, Jeff Smith, President of T. Smith Land, LLC, who being duly sworn, deposes and says that he was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal of said Corporation duly sign and sealed by and as for the act and deed of the said T. Smith Land, LLC for the uses and purposes therein mentioned, and that the name of this deponent subscribed to the said released and dedication as President of T. Smith Land, LLC in attestation of the due execution and delivery of said release and dedication of this deponents own and proper and respective handwriting.

T. SMITH LAND, LLC
Name of Corporation

Sworn to and subscribed before me the day and date above written.

WITNESS MY HAND AND NOTARIAL SEAL this 30th day of April A.D. 25

My Commission Expires the 15th day of August, A.D., 25

Commonwealth of Pennsylvania - Notary Seal
Paula K. Rouda, Notary Public
Butler County
My commission expires August 15, 2025
Commission number 1141586
Member, Pennsylvania Association of Notaries

Paula K Rouda
Notary Public

Reviewed by the Planning Commission of the Township Of Adams, County of Butler and Commonwealth of Pennsylvania on this 2nd day of April, 2025

ATTEST:
Secretary — Chairperson

The Township Board of Supervisors of the Township of Adams, County of Butler and Commonwealth of Pennsylvania, hereby gives public notice that it is approving this plan of subdivision for recording purposes only. The approval of this subdivision plat by the Township of Adams does not constitute an acceptance of the roads, streets, alleys, stormwater and sanitary drainage facilities, easements or rights-of-way, water mains or any other services or improvements shown on this plan nor as an assumption of maintenance responsibility, nor will the same be accepted or maintained until constructed in accordance with all Township specifications and requirements and officially accepted by action of the Township Board of Supervisors.

This plat of subdivision is approved by action of the Township Board of Supervisors of the Township of Adams, Butler County, Pennsylvania on this 2nd day of May A.D., 20 25.

ATTEST:
Secretary — Chairperson
Supervisor — Supervisor
Supervisor — Supervisor

ADAMS TOWNSHIP ENGINEER

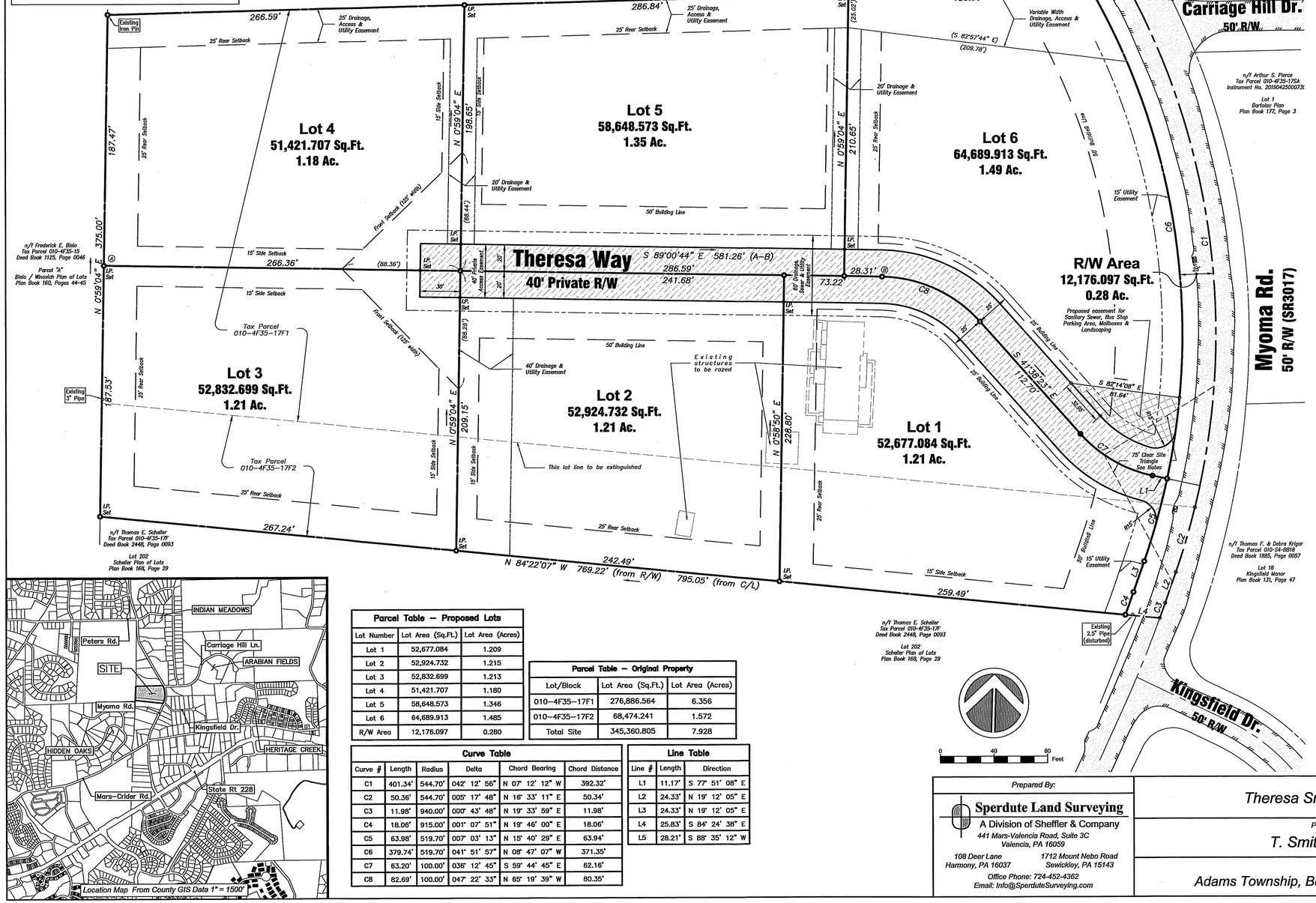
ADAMS TOWNSHIP PLANNING COMMISSION

ADAMS TOWNSHIP BOARD OF SUPERVISORS

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — JAMES ANTHONY SPERDUTE — LAND SURVEYOR No. SU-024135-E

SURVEYOR

Instr: 202506020008215
Pgs: 3 Ft: $45.00 6/2/2025 10:58 AM
Michele Mustello
Butler County Recorder PA
T20250007048







**Parcel Table – Proposed Lots**

| Lot Number | Lot Area (Sq.Ft.) | Lot Area (Acres) |
|---|---|---|
| Lot 1 | 52,677.084 | 1.209 |
| Lot 2 | 52,924.732 | 1.215 |
| Lot 3 | 52,832.699 | 1.213 |
| Lot 4 | 51,421.707 | 1.180 |
| Lot 5 | 58,648.573 | 1.346 |
| Lot 6 | 64,689.913 | 1.485 |
| R/W Area | 12,176.097 | 0.280 |

**Parcel Table – Original Property**

| Lot/Block | Lot Area (Sq.Ft.) | Lot Area (Acres) |
|---|---|---|
| 010-4F35-17F1 | 276,886.564 | 6.356 |
| 010-4F35-17F2 | 68,474.241 | 1.572 |
| Total Site | 345,360.805 | 7.928 |

**Curve Table**

| Curve # | Length | Radius | Delta | Chord Bearing | Chord Distance |
|---|---|---|---|---|---|
| C1 | 401.34' | 544.70' | 042° 12' 56" | N 07° 12' 12" W | 392.32' |
| C2 | 50.36' | 544.70' | 005° 17' 48" | N 16° 33' 11" E | 50.34' |
| C3 | 11.98' | 940.00' | 000° 43' 48" | N 19° 33' 59" E | 11.98' |
| C4 | 18.06' | 915.00' | 001° 07' 51" | N 19° 46' 00" E | 18.06' |
| C5 | 63.98' | 519.70' | 007° 03' 13" | N 15° 40' 29" E | 63.94' |
| C6 | 379.74' | 519.70' | 041° 51' 57" | N 08° 47' 07" W | 371.35' |
| C7 | 63.20' | 100.00' | 036° 12' 45" | S 59° 44' 45" E | 62.16' |
| C8 | 82.69' | 100.00' | 047° 22' 33" | N 65° 19' 39" W | 80.35' |

**Line Table**

| Line # | Length | Direction |
|---|---|---|
| L1 | 11.17' | S 77° 51' 08" E |
| L2 | 24.33' | N 19° 12' 05" E |
| L3 | 24.33' | N 19° 12' 05" E |
| L4 | 25.83' | S 84° 24' 38" E |
| L5 | 28.21' | S 88° 35' 12" W |

| PLAN BOOK | PAGE |
|---|---|
| 429 | 1 |

| Revisions | | |
|---|---|---|
| 3/17/2025 | JSS | Per Owners Comments |
| 4/24/2025 | JSS | Add Easement |
| 4/24/2025 | JSS | Revise Sanitary Sewer Esmt. |
| | | |
| | | |

*Prepared By:*
**Sperdute Land Surveying**
A Division of Sheffler & Company
*441 Mars-Valencia Road, Suite 3C*
*Valencia, PA 16059*
*108 Deer Lane, Harmony, PA 16037* — *1712 Mount Nebo Road, Sewickley, PA 15143*
*Office Phone: 724-452-4362*
*Email: Info@SperduteSurveying.com*

*Theresa Smith Plan of Lots*

*Prepared For:* T. Smith Land, LLC

*Situate In:* Adams Township, Butler County, Pennsylvania

*Record Plan*

*DRAWING SCALE:* 1"=40' | *DESIGNED BY:* JSS
*DATE ISSUED:* March 13, 2025 | *REVIEWED BY:* JAS
*PROJECT JOB#:* 1001-2527339

*Client:* T. Smith Land, LLC, 100 Farm Lane, Wexford, PA 15090

*Sheet No.* 1 of 1

**OWNER'S CERTIFICATION**

We, TODD R. HEINSBERG & RONALD J. LIGHTNER, the undersigned, hereby declare that we are the owners of the property shown on this final plan, that the final plan and the proposed subdivision or land development were made with the owner's consent, and that the owners desire the final plan to be recorded as such.

In witness whereof I have set my hand and seal this 30 day of MAY, 2025.

(Owner signature)

(Owner signature)

**ACKNOWLEDGEMENT**

COMMONWEALTH OF PENNSYLVANIA } } SS:
COUNTY OF BUTLER }

Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared the above named TODD R. HEINSBERG & RONALD J. LIGHTNER who acknowledged the foregoing final plan of subdivision or land development to be her act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 30 day of MAY, 2025.

(Notary Public) SEAL

Commonwealth of Pennsylvania - Notary Seal
Lesley Renee McDowell, Notary Public
Butler County
My commission expires August 5, 2026
Commission number 1191886
Member, Pennsylvania Association of Notaries

My commission expires the 5 day of AUGUST, 2026.

**MUNICIPAL APPROVAL (SLIPPERY ROCK TWP.-BUTLER CO.)**

The Board of Supervisors of the Township of Slippery Rock hereby gives public notice that in approving this plan for recording purposes only, the Township of Slippery Rock assumes no obligations, legal or otherwise, expressed or implied, either to accept said streets as township streets, or roads, or grades, pave and curb the streets in said plan, or to construct sewers therein or to install any other such service ordinarily installed in township streets or roads.

Approved by the TOWNSHIP of SLIPPERY ROCK BOARD OF SUPERVISORS this 10th day of MARCH, 20 25.

(Secretary) SEAL (Chairman)

Slippery Rock Township Butler County, PA

Reviewed by the TOWNSHIP of SLIPPERY ROCK PLANNING COMMISION this 19th day of March, 2025.

(Secretary) SEAL (Chairman)

Slippery Rock Township Butler County, PA

**BUTLER COUNTY PLANNING COMMISSION REVIEW**

Reviewed by the Butler County Planning Commission this 19 day of MARCH, 2025

(Secretary) (Chairman)

BUTLER COUNTY PLANNING COMMISSION

See Comments On File at the Butler County Planning Commission

Plan Number: 25043

SEAL

**PROFFESSIONAL CERTIFICATE**

I, JEFFREY A. SHUTY, a Professional SURVEYOR of the Commonwealth of Pennsylvania, do hereby certify that this plan shown hereon is true and correct to the standards of the Butler County Subdivision and Land Development Ordinance and that the survey and all angles, distances, and courses are accurately shown, that the monuments and markers as shown on the plat have been, or will be set, and to the best of my knowledge, that this plan correctly represents the lots, lands, streets, and highways as surveyed and plotted by me for the owners or agents.

(Professional's Name) SEAL

COMMONWEALTH OF PENNSYLVANIA — JEFFREY A. SHUTY — LICENSED PROFESSIONAL SURVEYOR — SU075509

SU075509
(Professional's Registration No.)

3/26/2025
(Date)

**PROOF OF RECORDING**

COMMONWEALTH OF PENNSYLVANIA } } SS:
COUNTY OF BUTLER }

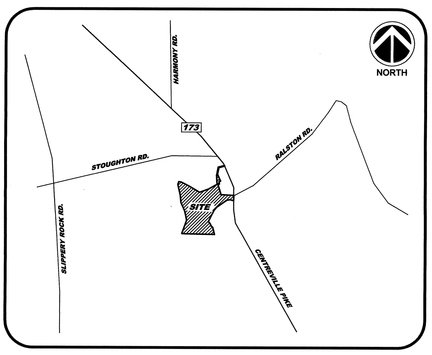
Recorded in the office for the recording of deeds, plats and plans in said County, in Plan Book Volume 429 Page(s) 2
Given under my hand and seal this 4th day of JUNE, 2025.

(Recorder of Deeds)

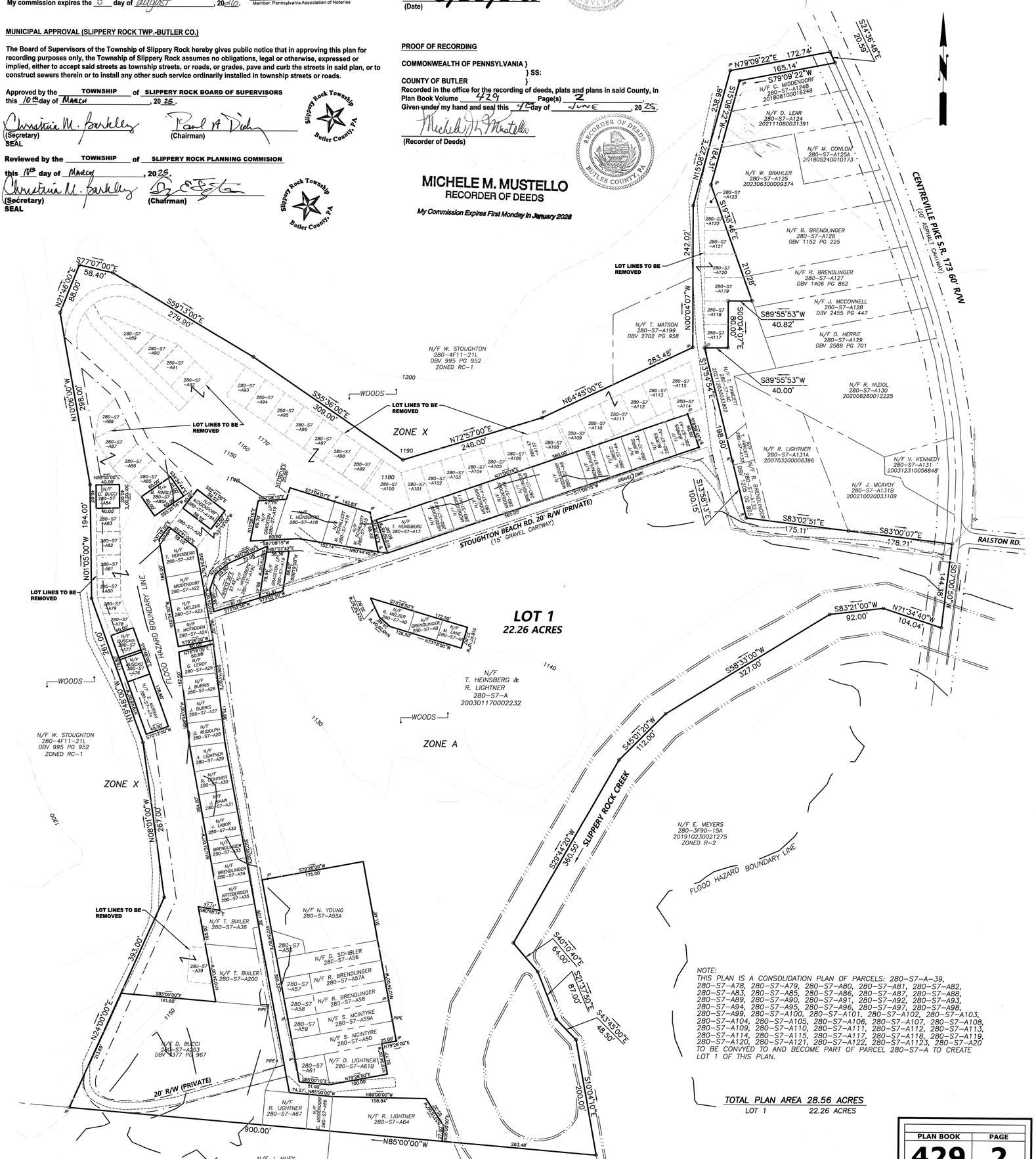
RECORDER OF DEEDS — BUTLER COUNTY, PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2028

Instr: 202506040008385
Pgs: 1 Ft. $65.00
Michele Mustello
Butler County Recorder PA
6/4/2025 10:21 AM
T20250007175




**VICINITY MAP**
NOT TO SCALE


LOT 1
22.26 ACRES
ZONE X
ZONE A
WOODS
LOT LINES TO BE REMOVED
STOUGHTON BEACH RD. 20' R/W (PRIVATE)
(15' GRAVEL CARTWAY)
CENTREVILLE PIKE S.R. 173 60' R/W
(20' ASPHALT CARTWAY)
RALSTON RD.
SLIPPERY ROCK CREEK
FLOOD HAZARD BOUNDARY LINE
20' R/W (PRIVATE)
N/F W. STOUGHTON 280-4F11-21L DBV 995 PG 952 ZONED RC-1
N/F T. HEINSBERG & R. LIGHTNER 280-S7-A 200301170002232
N/F E. MEYERS 280-3F90-15A 201910230021275 ZONED R-2
N/F J. HUEY 280-4F11-22 201304030009379 ZONED AC-1
N/F R. LIGHTNER 280-S7-A64
N/F D. BUCCI 280-S7-A203 DBV 1377 PG 967
N/F T. BIXLER 280-S7-A200
N/F N. YOUNG 280-S7-A55A
N/F D. SCHUBLER 280-S7-A56
N/F R. BRENDLINGER 280-S7-A57A
N/F R. BRENDLINGER 280-S7-A58
N/F S. MCINTYRE 280-S7-A59A
N/F S. MCINTYRE 280-S7-A60
N/F D. LIGHTNER 280-S7-A61B
N/F R. LIGHTNER 280-S7-A67
N/F T. MATSON 280-S7-A199 DBV 2702 PG 958
N/F D. LEAR 280-S7-A124 202111080031391
N/F C. MODENDORF 280-S7-A124B 201808100016248
N/F M. CONLON 280-S7-A125A 201805240010173
N/F W. BRAHLER 280-S7-A125 202306300009374
N/F R. BRENDLINGER 280-S7-A126 DBV 1152 PG 225
N/F R. BRENDLINGER 280-S7-A127 DBV 1406 PG 862
N/F J. MCCONNELL 280-S7-A128 DBV 2455 PG 447
N/F D. HERRIT 280-S7-A129 DBV 2588 PG 701
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N/F V. KENNEDY 280-S7-A131 200312310056848
N/F J. MCAVOY 200210020033109
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N/F T. HEINSBERG 280-S7-A6
N/F T. HEINSBERG 280-S7-A5
N/F T. HEINSBERG 280-S7-A4
N/F T. HEINSBERG 280-S7-A3
N/F T. HEINSBERG 280-S7-A2
N/F T. HEINSBERG 280-S7-A1
N/F MODENDORF 280-S7-A22
N/F R. MELZER 280-S7-A23
N/F T. MCFADDEN 280-S7-A24
N/F G. LEROY 280-S7-A25
N/F J. BURRIS 280-S7-A26
N/F J. BURRIS 280-S7-A27
N/F D. RUDOLPH 280-S7-A28
N/F S. LIGHTNER 280-S7-A29
N/F R. LIGHTNER 280-S7-A30
N/F J. SHAW 280-S7-A31
N/F J. LABOR 280-S7-A32
N/F BRENDLINGER 280-S7-A33
N/F BRENDLINGER 280-S7-A34
N/F ARTZBERGER 280-S7-A35
N/F BRENDLINGER 280-S7-A36
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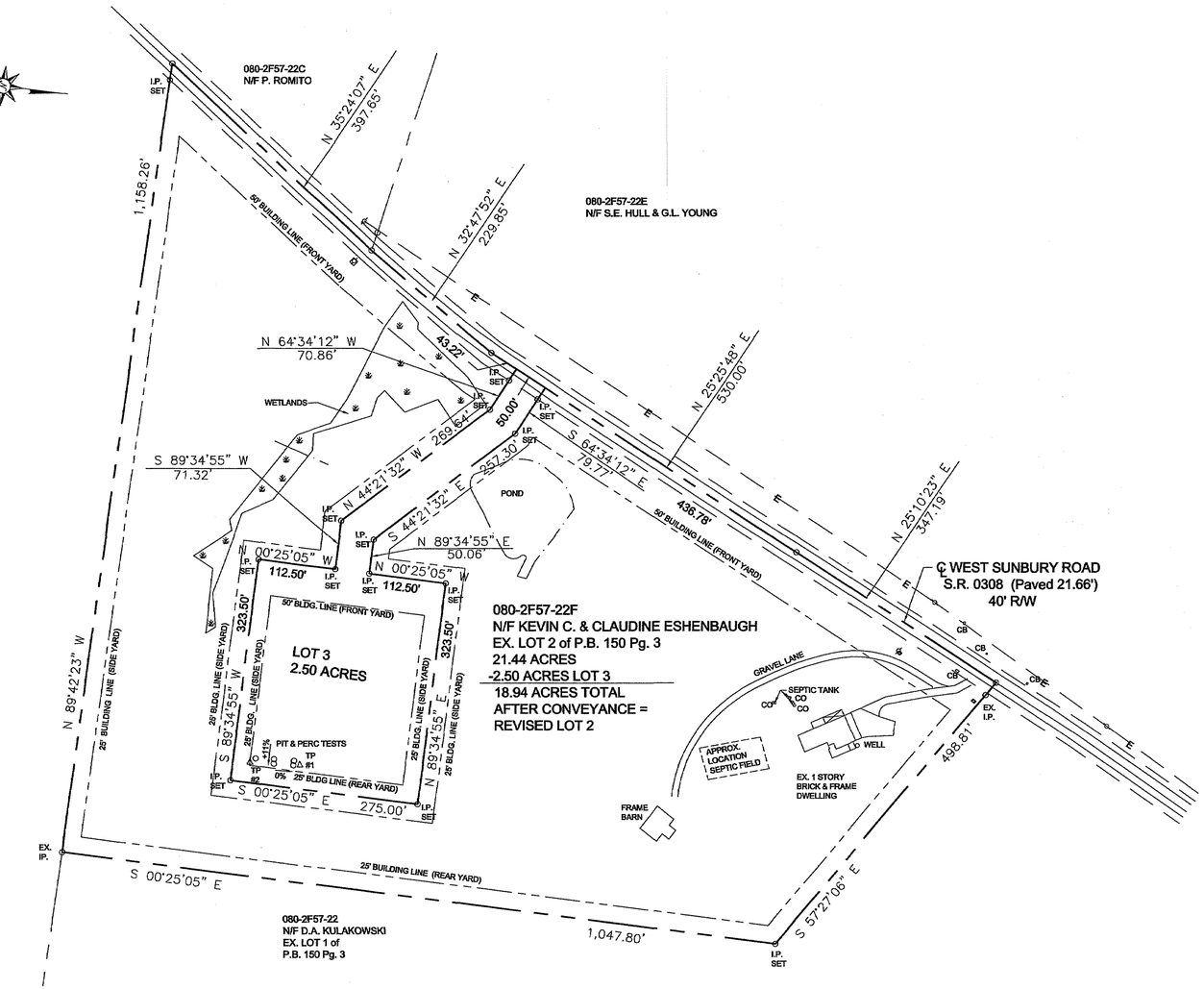
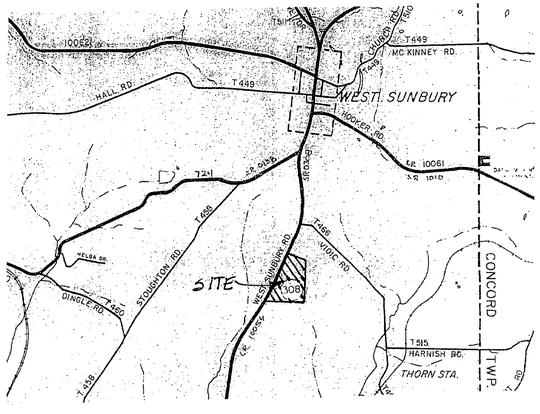
N/F BRENDLINGER




VICINITY MAP Scale: 1" = 2000'

**VICINITY MAP Scale: 1" = 2000'**

NOTES:

SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

A HIGHWAY OCCUPANCY PERMIT IS REQUIRED FOR ACCESS ONTO A STATE HIGHWAY PURSUANT TO SECTION 420 OF PA STATE HIGHWAY LAW.

PROPOSED WATER WELL TO SERVE THIS LOT IS TO BE LOCATED OUTSIDE OF THE 100' ISOLATION DISTANCE FROM THE SEPTIC SYSTEM TO BE BUILT.

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE X - AREA OF MINIMAL FLOOD HAZARD DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

OWNERS: KEVIN & CLAUDINE ESHENBAUGH
1130 WEST SUNBURY ROAD
WEST SUNBURY, PA 16061

REF: ESHENBAUGH SUBDIVISION, P.B. 150 PG. 3

REF: PROPERTY SURVEY FOR GERALD E. & JANET E. CAMPBELL BY LAND SURVEYORS, INC., 07/25/2023, #22-167.

0 100 200 300

Instr: 202506090008679
Pgs: 1 $: 145.50
Michele Mustello
Butler County Recorder PA
6/9/2025 12:02 PM
T20250007433

**CLAY TOWNSHIP DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, That we, Kevin C. and Claudine Eshenbaugh, of the Township of Clay, of the County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Lots of our property, situate in Clay Township, Butler County, Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway purposes all slope areas and all drives, roads, streets, lanes, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler, and Township of Clay, we hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Clay, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Kevin C. and Claudine Eshenbaugh, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 24th day of March, 20 25.

ATTEST:

Carla D Rugg — Kevin C Eshenbaugh — Claudine Eshenbaugh

NOTARY PUBLIC — OWNER — OWNER

Commonwealth of Pennsylvania - Notary Seal
Carla D. Rugg, Notary Public
Butler County
My commission expires June 24, 2027
Commission number 1022332
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA )SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and Township, personally appeared the above named Kevin C. and Claudine Eshenbaugh, and acknowledged the foregoing release and dedications and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 24th day of March 20 25.

My commission expires this 24th day of June, 2027

SEAL

Carla D Rugg
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Carla D. Rugg, Notary Public
Butler County
My commission expires June 24, 2027
Commission number 1022332
Member, Pennsylvania Association of Notaries

**TITLE CLAUSE (NO MORTGAGE)**

We, Kevin C. and Claudine Eshenbaugh, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of Gerald E. and Janet E. Campbell, as recorded in Deed Book Volume 2527 page 632, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

Carla D Rugg — Kevin C Eshenbaugh — Claudine Eshenbaugh

WITNESS — OWNERS

I, Cheryl A. Hughes, a Registered Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan as shown hereon is based upon actual field survey of the land described and that all angles, distances and courses are correctly shown, that the monuments and markers have been set as shown on the plan, and that this plan correctly represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.

March 5, 2025 — Cheryl A. Hughes
DATE — SIGNATURE OF LAND SURVEYOR)
REGISTRATION NUMBER SU-32490-E

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL Cheryl A. Hughes LAND SURVEYOR SU-32490-E

The Board of Supervisors of the Township of Clay hereby gives public notice that in approving this plan for recording purposes only, the Township of Clay assumes no obligations, legal or otherwise, expressed or implied either to accept said streets as Township streets or roads or grade, pave and curb the streets in said plan, or to construct sewers therein or to install any other such service ordinarily installed in Township streets or roads.

SECRETARY — SEAL — CHAIRMAN

Approval by the Board of Supervisors of the Township of Clay this 5th day of June, 20 25

SECRETARY — SEAL — CHAIRMAN

CLAY TOWNSHIP SUPERVISORS SEAL BUTLER COUNTY, PA

Reviewed by the Clay Township Planning Commission this 29th day of May, 20 25

SECRETARY — SEAL — CHAIRMAN

CLAY TOWNSHIP SEAL PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 19 day of MARCH, 20 25

SECRETARY — SEAL — CHAIRMAN

Plan # 25048

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA )SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 429 page 3

Given under my hand and seal this 9th day of JUNE, 20 25.

SEAL

Michele M Mustello
RECORDER

RECORDER OF DEEDS BUTLER COUNTY, PA

| PLAN BOOK | PAGE |
|---|---|
| 429 | 3 |

**MICHELE M. MUSTELLO**
**RECORDER OF DEEDS**

*My Commission Expires First Monday in January 2028*

# ESHENBAUGH PLAN

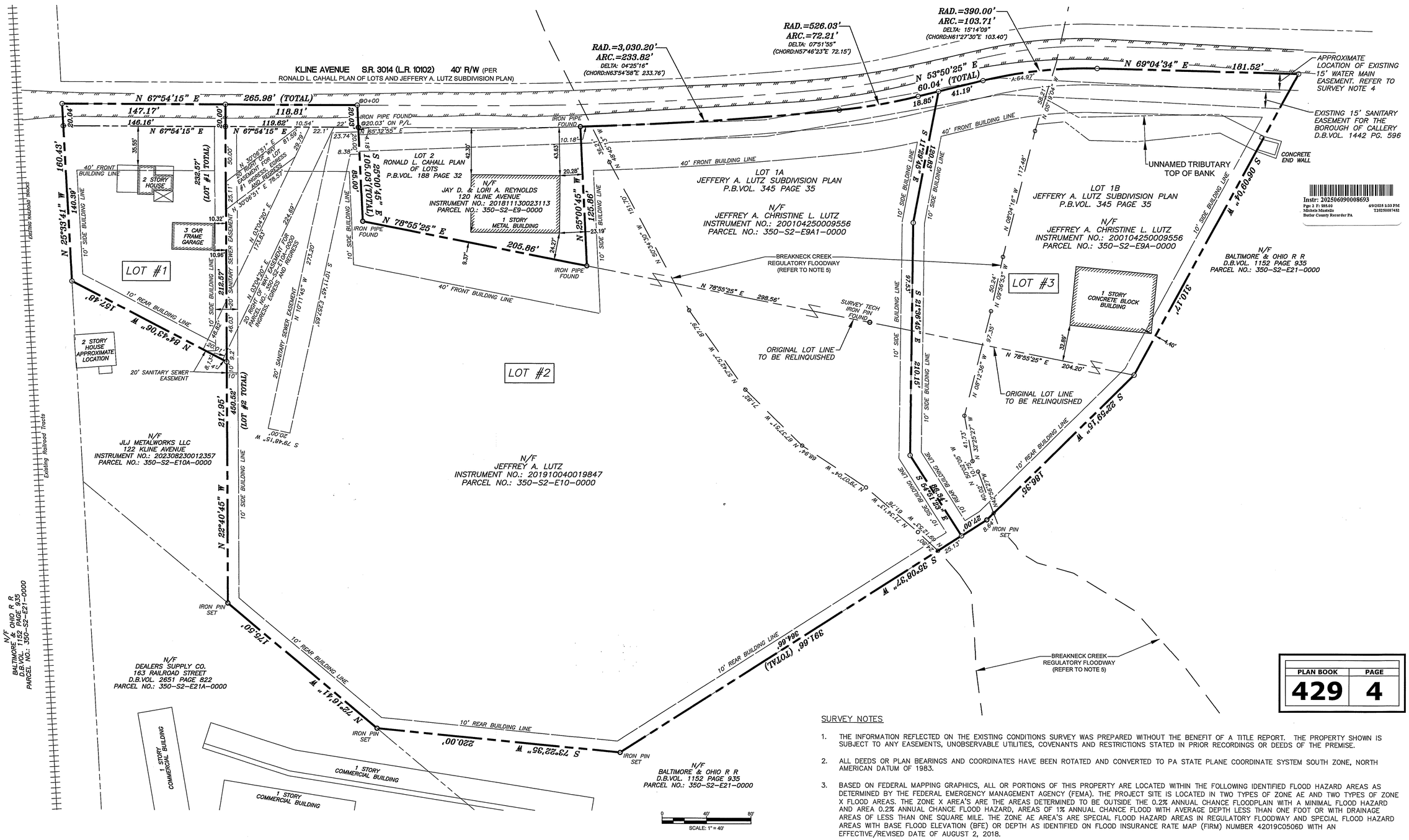
**MINOR SUBDIVISION FINAL PLAN**
**FOR: KEVIN C. & CLAUDINE ESHENBAUGH**
Situate In
CLAY TWP., BUTLER CO., PENNSYLVANIA

D.B. 2527 PG. 632

| No. | Date | Description | By |
|---|---|---|---|
| | | | |

| | | |
|---|---|---|
| Drawn By: BEC | Scale: 1" = 100' | Drawing No.: M1781-001-25 |
| Checked By: | Date: MARCH 5, 2025 | Sheet No.: 1 of 1 |
| Approved By: | | Filename: |

LSSE Civil Engineers and Surveyors
523 North Main Street
Butler, Pennsylvania 16001
724-287-6955
Email: chughes@lsse.com
Fike • LSI • LSSE • Rabell • Senate




| AREA TABULATION CHART | | |
|---|---|---|
| PRE-EXISTING LOTS | | |
| TAX MAP NUMBER: 350-S2-E9A-0000 | = | 68,881 SQ. FT. OR 1.5813 ACRES |
| TAX MAP NUMBER: 350-S2-E9A1-0000 | = | 49,947 SQ. FT. OR 1.1466 ACRES |
| TAX MAP NUMBER: 350-S2-E10-0000 | = | 300,308 SQ. FT. OR 6.8941 ACRES |
| TOTAL PROPERTY AREA | = | 419,136 SQ .FT. OR 9.6220 ACRES |
| NEW TOTAL LOTS | | |
| LOT #1 | = | 27,958 SQ. FT. OR 0.6418 ACRES |
| LOT #2 | = | 301,433 SQ. FT. OR 6.9199 ACRES |
| LOT #3 | = | 89,745 SQ. FT. OR 2.0603 ACRES |
| TOTAL PROPERTY AREA | = | 419,136 SQ .FT. OR 9.6220 ACRES |

SURVEY NOTES

1. THE INFORMATION REFLECTED ON THE EXISTING CONDITIONS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THE PROPERTY SHOWN IS SUBJECT TO ANY EASEMENTS, UNOBSERVABLE UTILITIES, COVENANTS AND RESTRICTIONS STATED IN PRIOR RECORDINGS OR DEEDS OF THE PREMISE.
2. ALL DEEDS OR PLAN BEARINGS AND COORDINATES HAVE BEEN ROTATED AND CONVERTED TO PA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NORTH AMERICAN DATUM OF 1983.
3. BASED ON FEDERAL MAPPING GRAPHICS, ALL OR PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN THE FOLLOWING IDENTIFIED FLOOD HAZARD AREAS AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE PROJECT SITE IS LOCATED IN TWO TYPES OF ZONE AE AND TWO TYPES OF ZONE X FLOOD AREAS. THE ZONE X AREA'S ARE THE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN WITH A MINIMAL FLOOD HAZARD AND AREA 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE. THE ZONE AE AREA'S ARE SPECIAL FLOOD HAZARD AREAS IN REGULATORY FLOODWAY AND SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATION (BFE) OR DEPTH AS IDENTIFIED ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 42019C0506D WITH AN EFFECTIVE/REVISED DATE OF AUGUST 2, 2018.
4. APPROXIMATE LOCATION OF THE 15' WATER MAIN EASEMENT FOR THE MUNICIPAL WATER AUTHORITY OF ADAMS TOWNSHIP INSTRUMENT NO. 200704250010146. EASEMENT LOCATION WAS PER THE APPROXIMATE LOCATION OF THE EXISTING WATERLINE REF: WATERLINE AS-BUILT FOR THE MUNICIPAL WATER AUTHORITY OF ADAMS TOWNSHIP BY: SHOUP ENGINEERING INC. SERV. #8574, DATED 03/07/2008.
5. BREAKNECK CREEK REGULATORY FLOODWAY IS LOCATED IN ZONE AE FLOOD AREA IN THE FEMA MAPS. THESE LINES ARE SUBJECT TO CHANGE BASED UPON POSSIBLE FUTURE UPDATES WITH SUBSEQUENT FEMA MAPPING.
6. THERE ARE PREEXISTING NON-CONFORMING STRUCTURES SHOWN ON LOT 1 AND LOT 3 IN THIS PLAN.
7. ALL LOTS SHOWN WITHIN THIS LOT LINE REVISION PLAN ARE PREVIOUSLY TIED IN TO THE PUBLIC SANITARY SEWER SYSTEM.
8. LOT 1 AND THE NORTHWESTERLY PART OF LOT 2 SHOWN ON THIS LOT LINE REVISION GOES TO THE CENTER OF THE STATE RIGHT-OF-WAY AS WRITTEN IN THE EXISTING RECORDED DEED WHICH IS RECORDED UNDER INSTRUMENT NO.: 201910040019847. THE OWNER AT THIS TIME DOES NOT PLAN ON DEDICATING THIS AREA TO THE STATE.
9. THIS PLAN RECONFIGURES THREE TAX PARCELS: 350-S2-E10-0000, 350-S2-E9A1-0000, & 350-S2-E9A-0000 INTO THREE REVISED PARCELS. NO NEW PARCEL(S) WILL BE CREATED.

| PLAN BOOK | PAGE |
|---|---|
| 429 | 4 |


COMMONWEALTH OF PENNSYLVANIA — MARK B. SCHMIDT — PROFESSIONAL LAND SURVEYOR

HAMPTON TECHNICAL ASSOCIATES
ENGINEERING LAND SURVEYORS
ESTABLISHED 1960
www.hampton-technical.com

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FAX: (412) 781-5904

☐ Mars Office
123 Ridge Road, Suite B
Valencia, PA 16059
PHONE: (724) 625-4544
FAX: (724) 625-4549


| DATE ISSUED: | PROJECT STATUS: |
|---|---|
| 05/05/2025 | |
| REVISIONS: | |
| NO. | DESCRIPTION |
| | DATE |

DRAWING ORIENTATION

PROJECT TITLE:
**LUTZ'S - KLINE AVENUE DEVELOPMENT**
**LOT LINE REVISION**
PLAN FOR RECORDING

CLIENT NAME & ADDRESS:
JEFFREY A. LUTZ
P.O. BOX 109, CALLERY, PA 16024-0109

PROJECT LOCATION:
124 KLINE AVENUE, CALLERY, PA 16024
CALLERY BOROUGH, BUTLER COUNTY, PA

| DRAWN BY: | CHECKED BY: |
|---|---|
| CLR, JSH | MBS |
| CAD FILE: | 13277_LLR101.DWG |
| HORZ. SCALE: | VERT. SCALE: |
| 1"=40' | N/A |
| SHEET: | 1 OF 2 |
| LLR101 | |
| PROJECT #: | 13277 |

Z:\PROJECTS\13200 Jobs\13277\02_Production\13277_LLR101.dwg, LLR101, 5/5/2025 12:41 PM, Chris Richardson

## INDIVIDUAL ADOPTION, DEDICATION, AND RELEASE

KNOW ALL MEN BY THESE PRESENTS, THAT WE JEFFERY A. LUTZ AND CHRISTINE L. LUTZ OF THE BOROUGH OF CALLERY, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTY, SITUATE IN THE BOROUGH OF CALLERY, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO (ME, US), DO HEREBY IRREVOCABLY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL STREETS AND OTHER PUBLIC PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER OR BOROUGH OF CALLERY, WE JEFFERY A. LUTZ AND CHRISTINE L. LUTZ HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND BOROUGH OF CALLERY, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND OTHER PUBLIC USES, AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON JEFFERY A. LUTZ AND CHRISTINE L. LUTZ OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 19 DAY OF May, 2025.

ATTEST:

NOTARY PUBLIC
MY COMMISSION EXPIRES: 4/11/28

Commonwealth of Pennsylvania - Notary Seal
Kirsten K. Bender, Notary Public
Butler County
My commission expires April 11, 2028
Commission number 1268346
Member, Pennsylvania Association of Notaries

JEFFERY A. LUTZ

CHRISTINE L. LUTZ

WE, JEFFERY A. LUTZ AND CHRISTINE L. LUTZ, FULLY UNDERSTANDING AND AGREE THAT THE APPROVAL OF THE BOROUGH OF CALLERY, IF HERETO ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, COUNTY COURT HOUSE, BUTLER, PENNSYLVANIA, WITHIN NINETY (90) DAYS OF DATE OF SAID APPROVAL.

JEFFERY A. LUTZ

CHRISTINE L. LUTZ

## INDIVIDUAL ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER } SS:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED JEFFERY A. LUTZ AND CHRISTINE L. LUTZ WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE PART OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND DEED, AND THAT THEY DESIRE THE SAME TO BE RECORDED AS SUCH.

WITNESS OUR HAND AND NOTARIAL SEAL THIS 19 DAY OF May, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES: (SEAL) 4/11/28

Commonwealth of Pennsylvania - Notary Seal
Kirsten K. Bender, Notary Public
Butler County
My commission expires April 11, 2028
Commission number 1268346
Member, Pennsylvania Association of Notaries

## CERTIFICATION OF TITLE – NO MORTGAGE

WE JEFFERY A. LUTZ AND CHRISTINE L. LUTZ, DO HEREBY CERTIFY THAT THE TITLE TO PART OF THE PROPERTY SHOWN HEREON IS IN THE NAME OF JEFFERY A. LUTZ AND CHRISTINE L. LUTZ AND IS RECORDED IN THE DEED BOOK VOLUME 2001, PAGE 4250 (INSTRUMENT NO. 200104250009556)

WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

JEFFERY A. LUTZ

CHRISTINE L. LUTZ

## SURVEYOR'S CERTIFICATION

I, MARK B. SCHMIDT, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES AND COURSES ARE CORRECTLY SHOWN, THAT THE MONUMENTS AND MARKERS AS SHOWN ON THE PLAT HAVE BEEN SET, AND TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

5-8-2025
DATE

MARK B. SCHMIDT, P.L.S.REGISTRATION NO. SU-36950-E

## BUTLER COUNTY PLANNING COMMISSION CERTIFICATE

REVIEWED WITH OR WITHOUT COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION THIS 16 DAY OF APRIL, 2025.

SECRETARY

DIRECTOR

Plan # 25077

## PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER } SS:

*RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY AT INSTRUMENT NUMBER* 202506090008693 PLAN BOOK 429 PAGES 4-5

GIVENUNDER MY HAND AND SEAL THIS 9TH DAY OF JUNE, A.D. 2025.

**MICHELE M. MUSTELLO**
**RECORDER OF DEEDS**
*My Commission Expires First Monday in January 2028*

RECORDER

## INDIVIDUAL ADOPTION, DEDICATION, AND RELEASE

KNOW ALL MEN BY THESE PRESENTS, THAT I JEFFERY A. LUTZ OF THE BOROUGH OF CALLERY, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS MY PLAN OF LOTS OF MY PROPERTY, SITUATE IN THE BOROUGH OF CALLERY, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO ME, DO HEREBY IRREVOCABLY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL STREETS AND OTHER PUBLIC PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER OR BOROUGH OF CALLERY, I JEFFERY A. LUTZ HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND BOROUGH OF CALLERY, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND OTHER PUBLIC USES, AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON JEFFERY A. LUTZ MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 19 DAY OF May, 2025.

ATTEST:

Commonwealth of Pennsylvania - Notary Seal
Kirsten K. Bender, Notary Public
Butler County
My commission expires April 11, 2028
Commission number 1268346
Member, Pennsylvania Association of Notaries

NOTARY PUBLIC
MY COMMISSION EXPIRES: 4/11/28

JEFFERY A. LUTZ

I, JEFFERY A. LUTZ, FULLY UNDERSTANDING AND AGREE THAT THE APPROVAL OF THE BOROUGH OF CALLERY, IF HERETO ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, COUNTY COURT HOUSE, BUTLER, PENNSYLVANIA, WITHIN NINETY (90) DAYS OF DATE OF SAID APPROVAL.

JEFFERY A. LUTZ

## INDIVIDUAL ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER } SS:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED JEFFERY A. LUTZ WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE IS THE PART OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS DIRECTION, THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND DEED, AND THAT HE DESIRES THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 19 DAY OF May, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/11/28
(SEAL)

Commonwealth of Pennsylvania - Notary Seal
Kirsten K. Bender, Notary Public
Butler County
My commission expires April 11, 2028
Commission number 1268346
Member, Pennsylvania Association of Notaries

## CERTIFICATION OF TITLE – NO MORTGAGE

I JEFFERY A. LUTZ, DO HEREBY CERTIFY THAT THE TITLE TO PART OF THE PROPERTY SHOWN HEREON IS IN THE NAME OF JEFFERY A. LUTZ AND IS RECORDED IN THE INSTRUMENT NO. 201910040019847

I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

JEFFERY A. LUTZ

## BOROUGH ENGINEER'S CERTIFICATION

THIS PLAN WAS REVIEWED BY THE BOROUGH ENGINEER FOR CONFORMANCE WITH THE CALLERY BOROUGH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND OTHER APPLICABLE TOWNSHIP ORDINANCES.

6/3/2025
DATE

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DANIEL J. BARNA
ENGINEER PE094030
PENNSYLVANIA

Daniel J. Barna
NAME

PE094030
REGISTRATION NUMBER

## BUILDING PERMIT STATEMENT

CALLERY BOROUGH AGREES NOT TO ISSUE BUILDING PERMITS UNTIL THE "PLANNING MODULE FOR LAND DEVELOPMENT HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATIONS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

DATE

BOROUGH MANAGER / SECRETARY

A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO § 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE STATE HIGHWAY LAW, BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.

## BOROUGH COUNCIL FINAL APPROVAL CERTIFICATE

BOROUGH COUNCIL OF THE BOROUGH OF CALLERY HEREBY GIVES PUBLIC NOTICE THAT IT IS APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY. BOROUGH COUNCIL HAS NOT ACCEPTED DEDICATION OF ANY STREETS, LANDS, OR PUBLIC FACILITIES AND HAS NO OBLIGATION, LEGAL OR OTHERWISE, TO IMPROVE OR MAINTAIN SUCH STREETS, LANDS, OR PUBLIC FACILITIES.

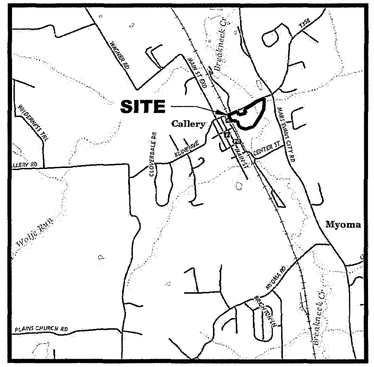
THIS PLAN APPROVED BY ACTION OF BOROUGH COUNCIL OF THE BOROUGH OF CALLERY, BUTLER COUNTY, PENNSYLVANIA ON THIS 2ND DAY OF JUNE, 2025.

ATTEST:

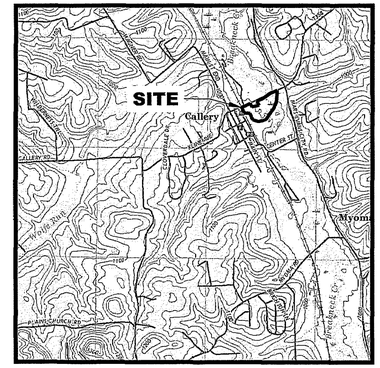
SECRETARY, CALLERY BOROUGH

PRESIDENT, CALLERY BOROUGH COUNCIL

SEAL




**Vicinity Map**
OAKDALE, PA QUADRANGLE
Scale - 1" = 2000'




**USGS Map**
OAKDALE, PA QUADRANGLE
Scale - 1" = 2000'

## ZONING TABLE

ZONED: I – LIGHT INDUSTRIAL ZONE DISTRICT

MINIMUM BUILDING SETBACK:
FROM STREET ABUTTING LOT: 40 FEET
FROM SIDE OR REAR LOT LINE: 10 FEET
FROM SIDE OR REAR YARD LINE ABUTTING THE RESIDENTIAL ZONE DISTRICT OR A RESIDENTIALLY OCCUPIED LOT IN THE VILLAGE CENTER ZONE DISTRICT: 40 FEET.

MINIMUM LOT AREA:
LOT CONNECTED TO PUBLIC SEWERS: 20,000 SQUARE FEET
LOT NOT CONNECTED TO PUBLIC SEWERS: ONE ACRE.

MINIMUM BUILDING SETBACK:
LOT CONNECTED TO PUBLIC SEWERS: 100 FEET.
LOT NOT CONNECTED TO PUBLIC SEWERS: 160 FEET.

MAXIMUM BUILDING HEIGHT:
PRINCIPAL BUILDING: 40 FEET (TWO STORIES)
ACCESSORY BUILDING: 20 FEET

MAXIMUM LOT COVERAGE:
BUILDING COVERAGE AS A PERCENT OF THE TOTAL LOT AREA: 40%

## OWNER / DEVELOPER

JEFFREY A. LUTZ & CHRISTINE L. LUTZ
P.O. BOX 109
PITTSBURGH, PA. 16024-0109

## PROPERTY INFORMATION

PROPERTY ADDRESS:
119, & 124 KLINE AVENUE
Evans City, PA 16033
TAX MAP NUMBER: 350-S2-E10-0000,
350-S2-E9A1-0000, & 350-S2-E9A-0000

TOTAL PLAN AREA 419,136 SQ.FT. OR 9.6220 ACRES

| PLAN BOOK | PAGE |
|---|---|
| 429 | 5 |

REGISTERED SURVEYOR

CALLERY BOROUGH ENGINEER

CALLERY BOROUGH COUNCIL

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS


HAMPTON TECHNICAL ASSOCIATES
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FAX: (412) 781-5904

☐ Mars Office
123 Ridge Road, Suite B
Valencia, PA 16059
PHONE: (724) 625-4544
FAX: (724) 625-4549


| NO. | DESCRIPTION | DATE |
|---|---|---|

DATE ISSUED: 05/05/2025
REVISIONS:
PROJECT STATUS:

DRAWING ORIENTATION

PROJECT TITLE:
**LUTZ'S - KLINE AVENUE DEVELOPMENT**
**LOT LINE REVISION CLAUSES AND NOTES**
PLAN FOR RECORDING

CLIENT NAME & ADDRESS:
JEFFREY A. LUTZ
P.O. BOX 109, CALLERY, PA 16024-0109

PROJECT LOCATION:
124 KLINE AVENUE, CALLERY, PA 16024
CALLERY BOROUGH, BUTLER COUNTY, PA

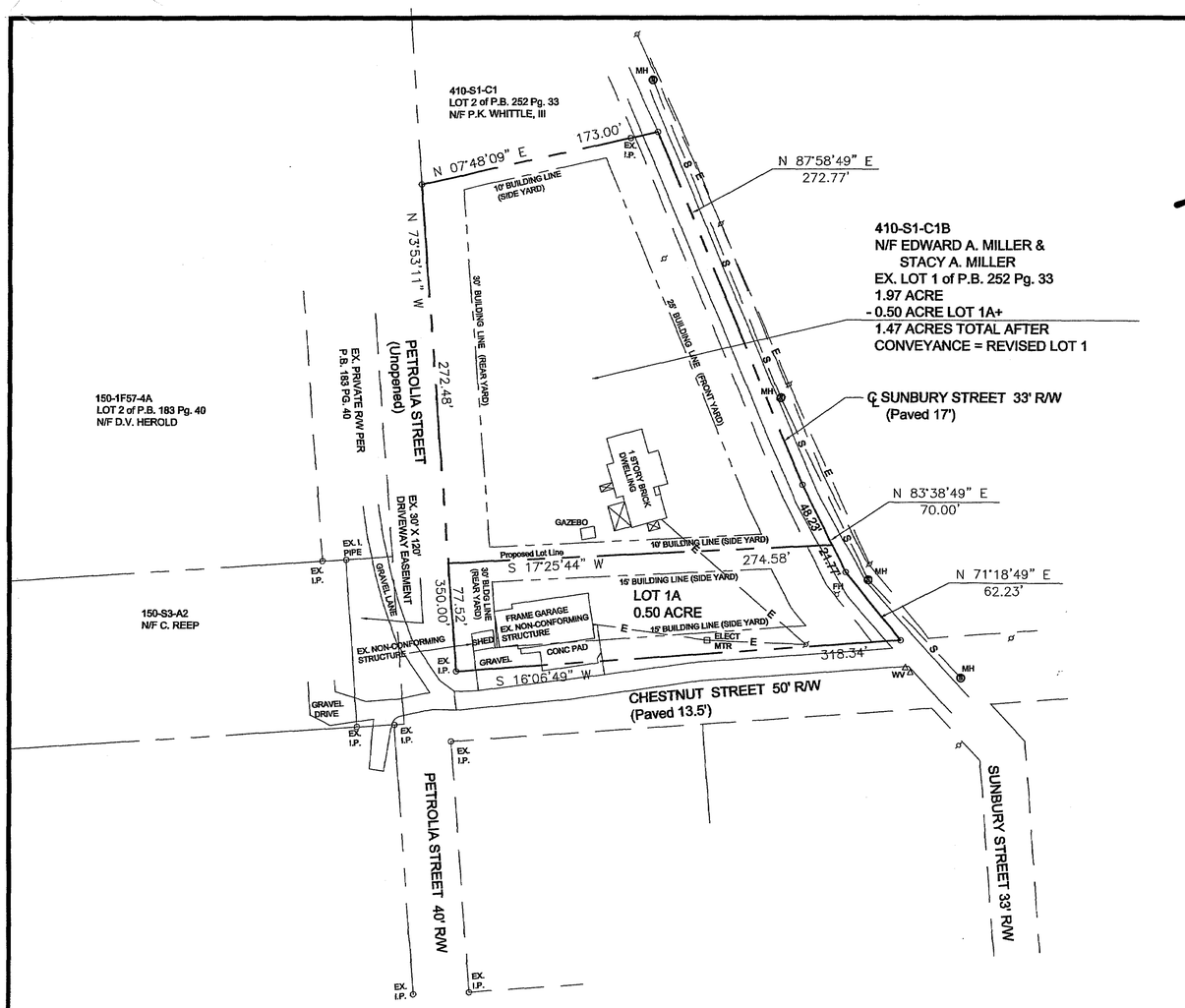
| DRAWN BY: | CHECKED BY: |
|---|---|
| CLR, JSH | MBS |

CAD FILE: 13277_LLR501.DWG

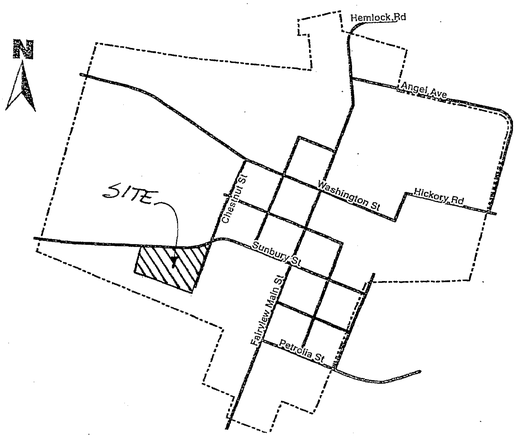
| HORZ. SCALE: | VERT. SCALE: |
|---|---|
| N/A | N/A |

SHEET: 2 OF 2
**LLR501**
PROJECT #: 13277


Z:\PROJECTS\13200\13277\02_Production\13277_LLR501.dwg, LLR501, 5/5/2025 12:41 PM, Chris Robertson




AS OF THE DATE OF THIS DEED/PLOT PLAN/DEED NOTICE RECORDING, THE PROPERTY/SUBDIVISION DESCRIBED HEREON IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF GARAGE STORAGE PURPOSES USE. THIS WAIVER APPLIES TO LOT 1A OF THE PLAN AS SHOWN HEREON. NO PORTION OF THIS PROPERTY/SUBDIVISION HAS BEEN APPROVED BY FAIRVIEW BOROUGH OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND THE DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 ET.SEQ.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF LOT 1A SHOULD CONTACT APPROPRIATE OFFICIALS OF FAIRVIEW BOROUGH, WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.




VICINITY MAP

NOTES:

SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

PROPERTY OWNERS: EDWARD & STACY MILLER
122 SUNBURY STREET
PETROLIA, PA 16050

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE X - AREA OF MINIMAL FLOOD HAZARD DETERMINED TO BE OUTSIDE THE 0.2 % ANNUAL CHANCE FLOODPLAIN.

REF: MILLER PLAN NO. 1 BY R.B. SHANNON & ASSOC., INC., P.B. 252 PG. 33.

REF: PROPERTY SURVEY FOR CHANCE & BONNIE REEP BY LAND SURVEYORS, INC., 08/23/2024, #24-075.

0 50 100 150

We, Edward A. Miller and Stacy A. Miller, the undersigned, hereby declare that we are the owners of the property shown on this final plan, that the final plan and the proposed subdivision or land development were made with the owner's consent, and that the owners desire the final plan to be recorded as such.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 30 day of May, 20 25.

ATTEST:

Edward A Miller
OWNER

Stacy A Miller
OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Edward A. Miller and Stacy A. Miller, who acknowledged the foregoing final plan of subdivision or land development to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 30 day of May, 20 25.

My Commission expires the 12 day of Sept, 20 25.

SEAL

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
ROBERT JOHN WHITE - Notary Public
Butler County
My Commission Expires September 12, 2026
Commission Number 1192574

I, Cheryl A. Hughes, a Registered Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan as shown hereon is true and correct to the standards of the Butler County Subdivision and Land Development Ordinance and that the survey and all angles, distances, and courses are accurately shown, that the monuments and markers as shown on the plat have been, or will be set, and to the best of my knowledge, that this plan correctly represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.

May 9, 2025
DATE

SEAL

REG. NO. SU-32490-E

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
Cheryl A. Hughes
LAND SURVEYOR
SU-32490-E

Reviewed by the Borough Council of Fairview this 2 day of JUNE, 20 25.

SECRETARY

SEAL

CHAIRMAN/PRESIDENT

Approved by the Butler County Planning Commission this 21 day of MAY, 20 25.

SECRETARY

SEAL

CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

See Comments on File at the Butler County Planning Commission

Plan Number: 25113

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the office for the recording of deeds, plans, etc. in said County in Plan Book Volume 429 page 6.

Given under my hand and seal this 9TH day of JUNE, 20 25.

SEAL

RECORDER

RECORDER OF DEEDS
BUTLER COUNTY, PA

| PLAN BOOK | PAGE |
|---|---|
| 429 | 6 |

MICHELE M. MUSTELLO
RECORDER OF DEEDS

*My Commission Expires First Monday in January 2028*

Instr: 202506090008698
Pgs: 1 T: $45.00 09/2025 1:45 PM
Michele Mustello
Butler County Recorder PA
T20250097438

410-S1-C1B
INST. #200705150012119

| No. | Date | Description | By |
|---|---|---|---|
| | | | |

# MILLER PLAN #2

## MINOR SUBDIVISION FINAL PLAN
FOR: EDWARD A. MILLER & STACY A. MILLER
Situate In
FAIRVIEW BOROUGH, BUTLER CO., PENNSYLVANIA

| | | | |
|---|---|---|---|
| Drawn By: BEC | Scale: 1" = 50' | Drawing No. | M1839-001-25 |
| Checked By | Date: MAY 9, 2025 | Sheet No. | 1 of 1 |
| Approved By | | Filename: | |

LSSE Civil Engineers and Surveyors
523 North Main Street
Butler, Pennsylvania 16001
724-287-5865
Email: chughes@lsse.com

Filke • LSI • LSSE • Rabell • Senate

REVIEWED BY THE COUNTY PLANNING COMMISSION OF THE COUNTY OF BUTLER THIS 19 DAY OF FEBRUARY, 2025.

SECRETARY

CHAIRMAN

PLAN #25030

BUTLER COUNTY PLANNING COMMISSION SEAL

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF FORWARD THIS 27 DAY OF February, 2025.

SECRETARY

PRESIDENT

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF FORWARD HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF FORWARD ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED, EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS OR ROADS OR TO GRADE, PAVE AND CURB THE STREETS IN SAID PLAN, OR TO CONSTRUCT SEWERS THEREIN OR TO INSTALL ANY OTHER SUCH SERVICE ORDINARILY INSTALLED IN TOWNSHIP STREETS OR ROADS.

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF FORWARD THIS 13 DAY OF March, 2025.

SECRETARY

PRESIDENT

FORWARD TOWNSHIP SEAL

KNOW ALL MEN BY THESE PRESENTS, THAT I, RICHARD M. WRIGHT, OF THE TOWNSHIP OF FORWARD, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS MY PLAN OF PROPERTY SITUATE IN THE TOWNSHIP OF FORWARD, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND DO HEREBY DEDICATE FOREVER FOR PUBLIC USE FOR HIGHWAY AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANES, WAYS, RIGHTS-OF-WAY AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN AND I RELEASE, REMISE, AND DISCHARGE THE TOWNSHIP OF FORWARD, THEIR SUCCESSORS OR ASSIGNS, OF AND FROM ALL LIABILITY, COURSES OF ACTION, CLAIMS OR DAMAGES ARISING FROM OR PERTAINING TO IN ANY MANNER SAID ROADS AND RIGHTS-OF-WAYS.

I FURTHER AGREE THAT SAID PLAN IS APPROVED BY THE TOWNSHIP OF FORWARD FOR "PLANNING PURPOSES ONLY" AND THAT SAID TOWNSHIP SHALL NOT ISSUE ANY "BUILDING PERMITS" FOR LOTS CONTAINED HEREIN, NOR SHALL ANY LOTS BE DEEDED UNTIL EITHER ALL OF SAID ROADS AND IMPROVEMENTS IN ACCORDANCE WITH FORWARD TOWNSHIP ORDINANCES HAVE BEEN COMPLETED AND ACCEPTED BY SAID TOWNSHIP OR UNTIL THE TOWNSHIP HAS APPROVED A BOND WITH SUFFICIENT SURETY TO GUARANTEE CONSTRUCTION OF THE SAME.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 10 DAY OF June, 2025.

ATTEST:

NOTARY PUBLIC

RICHARD M. WRIGHT

THOMAS E. & CAROL A. ENGLISH – TAX PARCEL 160-4F29-13A3

WE, THOMAS E. & CAROL A. ENGLISH, OF FORWARD TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, THE OWNERS OF THE LAND ADJACENT TO THIS LOT LINE REVISION PLAN, AS RECORDED IN DEED BOOK VOLUME 2324, PAGE 523, BEING TAX PARCEL 160-4F29-13A3, AND FOR OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS, DO HEREBY AGREE TO THE RECORDING OF SAID PLAN INSOFAR AS IT AFFECTS OUR PROPERTY.

WE FURTHER AGREE TO THE NOTES, DEDICATIONS, ACKNOWLEDGEMENTS AND COVENANTS APPEARING HEREON.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEALS THIS 29 DAY OF May, 2025.

ATTEST:

NOTARY

THOMAS E. ENGLISH

CAROL A. ENGLISH

COMMONWEALTH OF PENNSYLVANIA )
) SS
COUNTY OF BUTLER )

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED THE ABOVE NAMED THOMAS E. & CAROL A. ENGLISH, AND ACKNOWLEDGE THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 29 DAY OF May, 2025.

MY COMMISSION EXPIRES THE 29 DAY OF June, 2025.

NOTARY PUBLIC

SEAL

Commonwealth of Pennsylvania - Notary Seal
Lindsey Berry, Notary Public
Butler County
My commission expires June 29, 2027
Commission number 1291688
Member, Pennsylvania Association of Notaries

DAVID M. & VICKY M. ENGLISH – TAX PARCEL 160-4429-14C

WE, DAVID M. & VICKY M. ENGLISH, OF FORWARD TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, THE OWNERS OF THE LAND ADJACENT TO THIS LOT LINE REVISION PLAN, AS RECORDED IN DEED BOOK VOLUME 2582, PAGE 76, BEING TAX PARCEL 160-4F29-14C, AND FOR OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS, DO HEREBY AGREE TO THE RECORDING OF SAID PLAN INSOFAR AS IT AFFECTS OUR PROPERTY.

WE FURTHER AGREE TO THE NOTES, DEDICATIONS, ACKNOWLEDGEMENTS AND COVENANTS APPEARING HEREON.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEALS THIS 27 DAY OF May, 2025.

ATTEST:

NOTARY

DAVID M. ENGLISH

VICKY M. ENGLISH

COMMONWEALTH OF PENNSYLVANIA )
) SS
COUNTY OF BUTLER )

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED THE ABOVE NAMED DAVID M. & VICKY M. ENGLISH, AND ACKNOWLEDGE THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 27 DAY OF May, 2025.

MY COMMISSION EXPIRES THE 29 DAY OF June, 2027.

NOTARY PUBLIC

SEAL

Commonwealth of Pennsylvania - Notary Seal
Lindsey Berry, Notary Public
Butler County
My commission expires June 29, 2027
Commission number 1291688
Member, Pennsylvania Association of Notaries

DENNIS H. & INEZ V. SCHMIDT – TAX PARCEL 160-4F29-15

WE, DENNIS H. & INEZ V. SCHMIDT, OF FORWARD TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, THE OWNERS OF THE LAND ADJACENT TO THIS LOT LINE REVISION PLAN, AS RECORDED IN DEED BOOK VOLUME 934, PAGE 1006, BEING TAX PARCEL 160-4F29-15, AND FOR OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS, DO HEREBY AGREE TO THE RECORDING OF SAID PLAN INSOFAR AS IT AFFECTS OUR PROPERTY.

WE FURTHER AGREE TO THE NOTES, DEDICATIONS, ACKNOWLEDGEMENTS AND COVENANTS APPEARING HEREON.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEALS THIS 29 DAY OF May, 2025.

ATTEST:

NOTARY

DENNIS H. SCHMIDT

INEZ V. SCHMIDT

COMMONWEALTH OF PENNSYLVANIA )
) SS
COUNTY OF BUTLER )

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED THE ABOVE NAMED DENNIS H. & INEZ V. SCHMIDT, AND ACKNOWLEDGE THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 29 DAY OF May, 2025.

MY COMMISSION EXPIRES THE 29 DAY OF June, 2027.

NOTARY PUBLIC

SEAL

Commonwealth of Pennsylvania - Notary Seal
Lindsey Berry, Notary Public
Butler County
My commission expires June 29, 2027
Commission number 1291688
Member, Pennsylvania Association of Notaries

JOHN H. & BETH A. DRUSHEL – TAX PARCEL 160-4F29-18D

WE, JOHN HENRY & BETH A. DRUSHEL, OF FORWARD TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, THE OWNERS OF THE LAND ADJACENT TO THIS LOT LINE REVISION PLAN, AS RECORDED IN INSTRUMENT NUMBER 200305190021247, BEING TAX PARCEL 160-4F29-18D, AND FOR OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS, DO HEREBY AGREE TO THE RECORDING OF SAID PLAN INSOFAR AS IT AFFECTS OUR PROPERTY.

WE FURTHER AGREE TO THE NOTES, DEDICATIONS, ACKNOWLEDGEMENTS AND COVENANTS APPEARING HEREON.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEALS THIS 2 DAY OF June, 2025.

ATTEST:

NOTARY

JOHN HENRY DRUSHEL

BETH A. DRUSHEL

COMMONWEALTH OF PENNSYLVANIA )
) SS
COUNTY OF BUTLER )

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED THE ABOVE NAMED JOHN HENRY & BETH A. DRUSHEL, AND ACKNOWLEDGE THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 2 DAY OF June, 2025.

MY COMMISSION EXPIRES THE 29 DAY OF June, 2027.

NOTARY PUBLIC

SEAL

Commonwealth of Pennsylvania - Notary Seal
Lindsey Berry, Notary Public
Butler County
My commission expires June 29, 2027
Commission number 1291688
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA )
) SS:
COUNTY OF BUTLER )

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED THE ABOVE NAMED RICHARD M. WRIGHT, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE HIS ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 10 DAY OF June, 2025.

MY COMMISSION EXPIRES THE 29 DAY OF June, 2027.

NOTARY PUBLIC

SEAL:

Commonwealth of Pennsylvania - Notary Seal
Lindsey Berry, Notary Public
Butler County
My commission expires June 29, 2027
Commission number 1291688
Member, Pennsylvania Association of Notaries

I, RICHARD M. WRIGHT, OWNER OF THE WRIGHT-ENGLISH-SCHMIDT-DRUSHEL LOT LINE REVISION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF RICHARD M. WRIGHT, AS RECORDED IN INSTRUMENT NUMBER 202412030018095 (TAX PARCEL NUMBER 160-4F29-14).
I FURTHER CERTIFY THAT THERE IS NO MORTGAGE LIEN OR ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS

RICHARD M. WRIGHT

COMMONWEALTH OF PENNSYLVANIA )
) SS:
COUNTY OF BUTLER )

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY, IN PLAN VOLUME 429 PAGE 7-9
GIVEN UNDER MY HAND AND SEAL THIS 10th DAY OF June, 2025

RECORDER

SEAL

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2028

BUTLER COUNTY RECORDER OF DEEDS

| PLAN BOOK | PAGE |
|---|---|
| 429 | 7 |

Instr: 202506100008836
Pgs: 3 T: $125.00 6/10/2025 1:11 PM
Michele Mustello T20250007566
Butler County Recorder PA

150.439 ACRES = TOTAL ACREAGE OF ALL PARCELS
54.367 ACRES = TOTAL ACREAGE RICHARD M. WRIGHT PROPERTY

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| OWNERS: | JOHN HENRY & BETH A. DRUSHEL<br>469 PROSPECT ROAD<br>EVANS CITY, PA 16033 | OWNERS: | DAVID M. & VICKY M. ENGLISH<br>231 DUFFORD ROAD<br>EVANS CITY, PA 16033 | OWNERS: | THOMAS E. & CAROL A. ENGLISH<br>118 MELLOTT LANE<br>EVANS CITY, PA 16033 | OWNERS: | DENNIS H. & INEZ V. SCHMIDT<br>529 PROSPECT ROAD<br>EVANS CITY, PA 16033 | OWNERS: | RICHARD M. WRIGHT<br>PO BOX 55<br>CLUNE, PA 15727 |
| PROPERTY ADDRESS: | 469 PROSPECT ROAD<br>EVANS CITY, PA 16033 | PROPERTY ADDRESS: | 231 DUFFORD ROAD<br>EVANS CITY, PA 16033 | PROPERTY ADDRESS: | 118 MELLOTT LANE<br>EVANS CITY, PA 16033 | PROPERTY ADDRESS: | 5229 PROSPECT ROAD<br>EVANS CITY, PA 16033 | PROPERTY ADDRESS: | 259 DUFFORD ROAD<br>EVANS CITY, PA 16033 |
| DEED REFERENCE: | INST. NO. 200305190021247 | DEED REFERENCE: | DEED BOOK 2582, PAGE 76 | DEED REFERENCE: | DEED BOOK 2324, PAGE 523 | DEED REFERENCE: | DEED BOOK 934, PAGE 1006 | DEED REFERENCE: | INST. NO. 202412030018095 |
| TAX PARCEL NO.: | 160-4F29-14 | TAX PARCEL NO.: | 160-4F29-14C | TAX PARCEL NO.: | 160-4F29-13A3 | TAX PARCEL NO.: | 160-4F29-15 | TAX PARCEL NO.: | 160-4F29-14 |

# WRIGHT-ENGLISH-SCHMIDT-DRUSHEL LOT LINE REVISION PLAN

[LOT LINE REVISION FOR TAX PARCEL NO. 160-4F29-14, TAX PARCEL NO. 160-4F29-14C, TAX PARCEL NO. 160-4F29-13A3, TAX PARCEL NO. 160-4F29-15, AND TAX PARCEL 160-4F29-18D]

SITUATE: FORWARD TOWNSHIP, BUTLER COUNTY, PA.

DATE: JANUARY 24, 2025


**SURVEY TECH & ASSOCIATES, LLC**
ENGINEERING LAND SURVEYS
308 SENECA LANE – EVANS CITY, PA. 16033
PHONE (724) 432-3007


I, TAMARA A. RANALLI, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES AND COURSES ARE CORRECTLY SHOWN; THAT THE MONUMENTS AND MARKERS AS SHOWN ON THE PLAT HAVE BEEN SET OR FOUND, AND TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

COMMONWEALTH OF PENNSYLVANIA – REGISTERED PROFESSIONAL LAND SURVEYOR – TAMARA A. RANALLI – SU-051843-E

REGISTRATION NO. SU-051843E

REVISIONS:

DRAWN BY: SM/TR | CHECKED BY: T.R.

DWG. NO: 5800-2024-SUB
SHEET 1 OF 3

G:\English-Wright Sub 5800-2024\English-Wright-5800-2024-state.DWG – Mar 07, 2025 @ 1:55pm (1 DEDICATIONS) ENGLISH-WRIGHT STATE.crd

NOTES:

(A) PARCEL 1, LANDS OF RICHARD M. WRIGHT, IS TO BE CONVEYED TO JOHN HENRY & BETH A. DRUSHEL, AND IS TO BECOME AN INTEGRAL PART OF TAX PARCEL NO. 160-4F29-18D, THE ADJOINING LANDS AS PRESENTLY OWNED BY JOHN HENRY & BETH A DRUSHEL, AS RECORDED IN BUTLER COUNTY RECORDER OF DEEDS OFFICE IN INSTRUMENT NUMBER 200305190021247. PARCEL 1 IS TO BECOME AN INTEGRAL PART OF TAX PARCEL 160-4F29-18D AND BECOME ONE LOT KNOWN AS PARCEL 2B – REVISED, CONSISTING OF 40.350 ACRES. SAID PARCEL 1 IS NOT TO BE CONSIDERED AS A SEPARATE BUILDABLE LOT.

(B) PARCEL 2, LANDS OF RICHARD M. WRIGHT, IS TO BE CONVEYED TO DENNIS H. & INEZ V. SCHMIDT, AND IS TO BECOME AN INTEGRAL PART OF TAX PARCEL NO. 160-4F29-15, THE ADJOINING LANDS AS PRESENTLY OWNED BY DENNIS H. & INEZ V. SCHMIDT, AS RECORDED IN BUTLER COUNTY RECORDER OF DEEDS OFFICE IN DEED BOOK VOLUME 934, PAGE 1006. PARCEL 2 IS TO BECOME AN INTEGRAL PART OF TAX PARCEL 160-4F29-15 AND BECOME ONE LOT KNOWN AS PARCEL 2A, CONSISTING OF ±59.203 ACRES. SAID PARCEL 2 IS NOT TO BE CONSIDERED AS A SEPARATE BUILDABLE LOT.

(C) PARCEL 3, LANDS OF RICHARD M. WRIGHT, IS TO BE CONVEYED TO THOMAS E. & CAROL A. ENGLISH, AND IS TO BECOME AN INTEGRAL PART OF TAX PARCEL NO. 160-4F29-13A3, THE ADJOINING LANDS AS PRESENTLY OWNED BY THOMAS E. & CAROL A. ENGISH, AS RECORDED IN BUTLER COUNTY RECORDER OF DEEDS OFFICE IN DEED BOOK VOLUME 2324, PAGE 523. PARCEL IS TO BECOME AN INTEGRAL PART OF TAX PARCEL 160-4F29-13A3 AND BECOME ONE LOT KNOWN AS PARCEL 3 – REVISED, CONSISTING OF 10.984 ACRES. SAID PARCEL 3 IS NOT TO BE CONSIDERED AS A SEPARATE BUILDABLE LOT.

(D) PARCEL 4, LANDS OF RICHARD M. WRIGHT, IS TO BE CONVEYED TO DAVID M. & VICKY M. ENGLISH, AND IS TO BECOME AN INTEGRAL PART OF TAX PARCEL NO. 160-4F29-14C THE ADJOINING LANDS AS PRESENTLY OWNED BY DAVID M. & VICKY M. ENGLISH, AS RECORDED IN BUTLER COUNTY RECORDER OF DEEDS OFFICE IN DEED BOOK VOLUME 2582, PAGE 76. PARCEL 4 IS TO BECOME AN INTEGRAL PART OF TAX PARCEL 160-4F29-14C AND BECOME ONE LOT KNOWN AS PARCEL A – REVISED, CONSISTING OF 29.405 ACRES. SAID PARCEL 4 IS NOT TO BE CONSIDERED AS A SEPARATE BUILDABLE LOT.

(E) ALL LOCATIONS OF SUBSURFACE UTILITIES AND/OR OTHER UTILITIES MAY OR MAY NOT BE DETERMINED BY THIS SURVEY.

ANY SUBSURFACE UTILITIES SHOWN ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT PA ONE CALL PRIOR TO ANY CONSTRUCTION AND/OR EXCAVATION TO VERIFY THE LOCATIONS, SIZE AND DEPTHS. CALL 1-800-242-1776.

(F) THIS PLAT REQUIRES A HIGHWAY OCCUPANCY PERMIT PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW".

(G) THIS SURVEY AND PLAN IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS AND AGREEMENTS OF PRIOR RECORD.

N/F
EDWARD T. DORAN, III & BONITA B. DORAN
DBV 1438, PG 1050
TAX PARCEL 160-4F29-17

51.01 ACRES
(SEE SHEET 3 OF 3)

N/F
DENNIS H. & INEZ V. SCHMIDT
DBV 934, PG 1006
TAX PARCEL 160-4F29-15

THIS TOTAL PARCEL, 160-4F29-15, WAS NOT FIELD SURVEYED AT THIS TIME (PLOTTED FROM DEED DESCRIPTION)

N/F
THE CONNELL FAMILY PROTECTION TRUST, DATED 8/9/2015,
FRANK A. CONNELL, SR AND BRUCE E. CONNELL,
GUARDIANS OF CHARLES SR AND BRUCE E. CONNELL
WITH RIGHT OF SURVIVORSHIP
INSTR. NO. 201708220013898
TAX PARCEL 160-4F29-16

N/F
JESSE P. & HILLARY MELLOTT
INST. NO. 201808140016640
TAX PARCEL 160-4F29-13A4

LOT 4
CLIFFORD E. WOOD PLAN OF LOTS NO. 1
PBV 82, PG. 42

N/F
CHRISTOPHER G. & LINDSEY KELLEY
INST. NO. 201509290021454
TAX PARCEL 160-4F29-13A2

LOT 2
CLIFFORD E. WOOD
PLAN OF LOTS NO. 1
PBV 82, PG. 42

N/F
THOMAS E. & CAROL A. ENGLISH
DBV 2324, PG 523
TAX PARCEL 160-4F29-13A3

LOT 3
3.625 ACRES

PLAN REFEERENCE:
LOT 3
CLIFFORD E. WOOD PLAN OF LOTS NO. 1
PBV 82, PG. 42

THIS TOTAL PARCEL, LOT 3, WAS NOT FIELD SURVEYED AT THIS TIME (PLOTTED FROM PLAN OF RECORD)

N/F
ROBERT J. & SANDRA J. OLANYK
DBV 1451, PG. 465
TAX PARCEL 160-4F29-13ABA

SUBDIVISION OF PROPERTY FOR CHARLES F. FLACH III, WILLIAM D. ROCCIA & ROBERT J. OLANYK
PARCEL NO. 3
PBV 130, PG. 15

N/F
CHARLES F. FLACH, IV & SARA M. FLACH
INST. NO. 200810020022422
TAX PARCEL 160-4F29-14A1

SUBDIVISION OF PROPERTY FOR CHARLES F. FLACH III, WILLIAM D. ROCCIA & ROBERT J. OLANYK
PARCEL NO. 2
PBV 130, PG. 15

N/F
CHARLES F. FLACH, III & PATRICIA B. FLACH
DBV 1450, PG. 353
TAX PARCEL 160-4F29-18C1

SUBDIVISION OF PROPERTY FOR CHARLES F. FLACH III, WILLIAM D. ROCCIA & ROBERT J. OLANYK
PURPART PARCEL NO. 1
PBV 130, PG. 15

N/F
WESLEY H. & LINDA A. SCHMIDT
INST NO 200512160035934
TAX PARCEL 160-4F29-14

LOT LINE REVISION PLAN OF PATRICIA K. WOOD SUBDIVISION PLAN
PBV 187, PG. 48

PURPART LOT 1

PURPART LOT 1

N/F
DAVID M. & VICKY M. ENGLISH
DBV 2582, PG 76
TAX PARCEL 160-4F29-14C

PLAN REFENCE:
PARCEL "A"
"LOT LINE REVISION" PATRICIA K. WOOD SUBDIVISION PLAN
PB VOL. 187, PG 48

N/F
JOHN HENRY & BETH A. DRUSHEL
INST. NO. 200305190021247
TAX PARCEL 160-4F29-18D

REFERENCE SURVEY BY: SURVEY-TECH CORPORATION
DWG. NO.: 2003-4612
DATED: DECEMBER 19, 2003

PLAN REFERENCE:
PARCEL 2B
DRUSCHEL SUBDIVISION PLAN NO. 2
PB VOL. 171, PG 18

THIS TOTAL PARCEL 2B WAS NOT FIELD SURVEYED A THIS TIME

PROSPECT ROAD SR 0528 33' R/W
PROSPECT ROAD SR 0528 VARIABLE R/W WIDTH 33' R/W 40' R/W
DUFFORD ROAD T-412 33' R/W
MELLOTT LANE (PRIVATE)

PARCEL 1
17.802 ACRES
TO BE CONVEYED TO
JOHN HENRY & BETH A. DRUSHEL

PARCEL 2
8.193 ACRES
TO BE CONVEYED TO
DENNIS H. & INEZ V. SCHMIDT

PARCEL 2A
±59.203 ACRES TOTAL

PARCEL 3
7.359 ACRES
TO BE CONVEYED TO
THOMAS E. & CAROL A. ENGLISH

LOT 3 – REVISED
10.984 ACRES TOTAL

PARCEL 4
10.516 ACRES
TO BE CONVEYED TO
DAVID M. & VICKY M. ENGLISH

PARCEL 5
10.497 ACRES
RESIDUAL
TO BE RETAINED

PARCEL A – REVISED
29.405 ACRES TOTAL

PARCEL 2B–REVISED
40.350 ACRES TOTAL

TO BE CONVEYED TO DAVID M. & VICKY M. ENGLISH [SEE NOTE (D)]

TO BE CONVEYED TO THOMAS E. & CAROL A. ENGLISH [SEE NOTE (C)]

TO BE CONNECTED TO JOHN HENRY & BETH A. DRUSHEL [SEE NOTE (A)]

TO BE CONNECTED TO DENNIS H. & INEZ V. SCHMIDT [SEE NOTE (B)]

FORMER LOT LINE TO BE DELETED UPON THE RECORDING OF THIS PLAN, THE RECORDING OF A DEED OF CONVEYANCE FOR PARCEL 2, AND A DEED CONSOLIDATING THE PARCELS INTO ONE PARCEL.

FORMER LOT LINE TO BE DELETED UPON THE RECORDING OF THIS PLAN, THE RECORDING OF A DEED OF CONVEYANCE FOR PARCEL 4, AND A DEED CONSOLIDATING THE PARCELS INTO ONE PARCEL.

FORMER LOT LINE TO BE DELETED UPON THE RECORDING OF THIS PLAN, THE RECORDING OF A DEED OF CONVEYANCE FOR PARCEL A, AND A DEED CONSOLIDATING THE PARCELS INTO ONE PARCEL.

FORMER LOT LINE TO BE DELETED UPON THE RECORDING OF THIS PLAN, THE RECORDING OF A DEED OF CONVEYANCE FOR PARCEL 1, AND A DEED CONSOLIDATING THE PARCELS INTO ONE PARCEL.

25' DRAINAGE EASEMENT ON EXISTING UNNAMED TRIBUTARY IN THIS AREA (APPROX. LOCATION)

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 10°12'13" E | 125.99' |
| L2 | N 21°25'18" E | 145.33' |
| L3 | N 25°04'42" E | 238.46' |
| L4 | N 28°41'55" E | 238.45' |
| L5 | N 13°12'50" E | 105.37' |
| L6 | N 16°33'52" E | 38.15' |
| L7 | N 21°04'55" E | 48.16' |
| L8 | N 21°04'55" E | 70.00' |
| L9 | S 56°11'22" E | 437.99' |
| L10 | S 33°36'33" E | 150.72' |
| L11 | S 32°28'18" E | 288.41' |
| L12 | S 34°11'24" E | 20.17' |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 1020.15' | 275.70' | 274.87' | N 20°57'23" E | 15°29'05" |
| C2 | 918.10' | 72.39' | 72.37' | N 18°49'24" E | 4°31'03" |
| C3 | 1392.33' | 397.44' | 396.09' | S 12°54'16" E | 16°21'18" |
| C4 | 302.50' | 119.22' | 118.45' | S 44°53'58" E | 22°34'49" |
| C5 | 412.98' | 77.92' | 77.80' | S 39°35'42" E | 10°48'36" |
| C6 | 412.98' | 14.55' | 14.55' | S 46°00'33" E | 2°01'06" |
| C7 | 412.98' | 92.46' | 92.27' | S 40°36'15" E | 12°49'42" |
| C8 | 225.35' | 157.25' | 154.08' | S 67°00'30" E | 39°58'48" |

150.439 ACRES = TOTAL ACREAGE OF ALL PARCELS
54.367 ACRES = TOTAL ACREAGE RICHARD M. WRIGHT PROPERTY

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| OWNERS: | JOHN HENRY & BETH A. DRUSHEL<br>469 PROSPECT ROAD<br>EVANS CITY, PA 16033 | OWNERS: | DAVID M. & VICKY M. ENGLISH<br>231 DUFFORD ROAD<br>EVANS CITY, PA 16033 | OWNERS: | THOMAS E. & CAROL A. ENGLISH<br>118 MELLOTT LANE<br>EVANS CITY, PA 16033 | OWNERS: | DENNIS H. & INEZ V. SCHMIDT<br>5229 PROSPECT ROAD<br>EVANS CITY, PA 16033 | OWNERS: | RICHARD M. WRIGHT<br>PO BOX 55<br>CLUNE, PA 15727 |
| PROPERTY ADDRESS: | 469 PROSPECT ROAD<br>EVANS CITY, PA 16033 | PROPERTY ADDRESS: | 231 DUFFORD ROAD<br>EVANS CITY, PA 16033 | PROPERTY ADDRESS: | 118 MELLOTT LANE<br>EVANS CITY, PA 16033 | PROPERTY ADDRESS: | 5229 PROSPECT ROAD<br>EVANS CITY, PA 16033 | PROPERTY ADDRESS: | 259 DUFFORD ROAD<br>EVANS CITY, PA 16033 |
| DEED REFERENCE: | INST. NO. 200305190021247 | DEED REFERENCE: | DEED BOOK 2582, PAGE 76 | DEED REFERENCE: | DEED BOOK 2324, PAGE 523 | DEED REFERENCE: | DEED BOOK 934, PAGE 1006 | DEED REFERENCE: | INST. NO. 202412030018095 |
| TAX PARCEL NO.: | 160-4F29-14 | TAX PARCEL NO.: | 160-4F29-14C | TAX PARCEL NO.: | 160-4F29-13A3 | TAX PARCEL NO.: | 160-4F29-15 | TAX PARCEL NO.: | 160-4F29-14 |

## FORWARD TOWNSHIP
## PRESENT LOT & BLOCK REQUIREMENTS

CHAPTER 22 SECTION 22-407 OF THE FORWARD TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AMENDED.
ORD. No. 2006-1, 6/20/2006

| PRESENT ZONING DISTRICT: NO ZONING | REQUIREMENT |
|---|---|
| MINIMUM LOT SIZE: | 87,120 SQUARE FEET (2 ACRES) |
| MINIMUM LOT WIDTH: | 100 FEET AT THE BUILDING LINE |
| MINIMUM FRONT YARD: | 50 FEET |
| MINIMUM REAR YARD: | 20 FEET |
| MINIMUM SIDE YARD: | 15 FEET |

NORTH

0' 100' 200' 300'

SCALE: 1" = 100'

THE BEARING DATUM FOR THIS PLAN IS ON THE PENNSYLVANIA STATE PLANE SYSTEM PA SOUTH NAD 1983 (UNLESS NOTED OTHERWISE)

| PLAN BOOK | PAGE |
|---|---|
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# WRIGHT-ENGLISH-SCHMIDT-DRUSHEL LOT LINE REVISION PLAN

[LOT LINE REVISION FOR TAX PARCEL NO. 160-4F29-14, TAX PARCEL NO. 160-4F29-14C, TAX PARCEL NO. 160-4F29-13A3, TAX PARCEL NO. 160-4F29-15, AND TAX PARCEL 160-4F29-18D]

SITUATE: FORWARD TOWNSHIP, BUTLER COUNTY, PA.

DATE: JANUARY 24, 2025 SCALE: 1" = 100'


**SURVEY TECH & ASSOCIATES, LLC**
ENGINEERING LAND SURVEYS
308 SENECA LANE – EVANS CITY, PA. 16033
PHONE (724) 432-3007


I, TAMARA A. RANALLI, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES AND COURSES ARE CORRECTLY SHOWN, THAT THE MONUMENTS AND MARKERS AS SHOWN ON THE PLAT HAVE BEEN SET OR FOUND, AND TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

COMMONWEALTH OF PENNSYLVANIA – REGISTERED PROFESSIONAL – TAMARA A. RANALLI – LAND SURVEYOR – SU-051843-E

REGISTRATION NO: SU-051843E

REVISIONS:

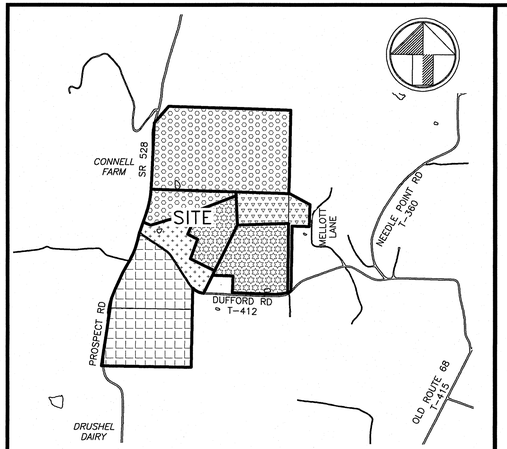
DRAWN BY: SM/TR CHECKED BY: T.R.

DWG. NO: 5800-2024-SUB
SHEET 2 OF 3

G:\English-Wright Sub 5800-2024\English-Wright-5800-2024-state.DWG – Mar 07, 2025 @ 1:55pm

(2 LOT LINE REVISION)

ENGLISH-WRIGHT STATE.crd




LOCALITY SKETCH
1" = 1000'

HATCHED AREA
PROPERTY LOCATION

## REVISED PARCEL CALCULATIONS

| | RICHARD M. WRIGHT PROPERTY TAX PARCEL NO. 160-4F29-14 | DAVID M. & VICKY M. ENGLISH PROPERTY TAX PARCEL NO. 160-4F29-14C | THOMAS E. & CAROL A. ENGLISH PROPERTY TAX PARCEL NO. 160-4F29-13A3 | DENNIS H. & INEZ V. SCHMIDT PROPERTY TAX PARCEL NO. 160-4F29-15 | JOHN HENRY & BETH A. DRUSHEL PROPERTY TAX PARCEL NO. 160-4F29-18D |
|---|---|---|---|---|---|
| EXISTING AREA | 54.367 ACRES (±2,368,332 SQ FT) | PARCEL A 18.889 ACRES (±822,835 SQ FT) | LOT 3 3.625 ACRES (±157,923 SQ FT) | 51.01 ACRES (±2,221,995 SQ FT) | PARCEL 2B 22.548 ACRES (±982,190 SQ FT) |
| PARCEL 1 | 17.802 ACRES (±775,468 SQ FT) | | | | + 17.802 ACRES (±775,468 SQ FT) |
| PARCEL 2 | 8.193 ACRES (±356,918 SQ FT) | | | | + 8.193 ACRES (±356,918 SQ FT) |
| PARCEL 3 | 7.359 ACRES (±320,598 SQ FT) | | | + 7.359 ACRES (±320,598 SQ FT) | |
| PARCEL 4 | 10.516 ACRES (±458,117 SQ FT) | | + 10.516 ACRES (±458,117 SQ FT) | | |
| PARCEL 5 (RESIDUAL) | 10.497 ACRES (±457,231 SQ FT) | | | | |
| TOTAL REVISED LOT AREAS | PARCEL 5 – 10.497 ACRES (±457,231 SQ FT) | PARCEL A–REVISED 29.405 ACRES (±1,280,952 SQ FT) | LOT 3–REVISED 10.984 ACRES (±478,521 SQ FT) | PARCEL 2A ±59.203 ACRES (±2,578,913 SQ FT) | PARCEL 2B–REVISED 40.350 ACRES (±1,757,658 SQ FT) |

NOTES:

(A) PARCEL 1, LANDS OF RICHARD M. WRIGHT, IS TO BE CONVEYED TO JOHN HENRY & BETH A. DRUSHEL, AND IS TO BECOME AN INTEGRAL PART OF TAX PARCEL NO. 160-4F29-18D, THE ADJOINING LANDS AS PRESENTLY OWNED BY JOHN HENRY & BETH A DRUSHEL, AS RECORDED IN BUTLER COUNTY RECORDER OF DEEDS OFFICE IN INSTRUMENT NUMBER 200305190021247. PARCEL 1 IS TO BECOME AN INTEGRAL PART OF TAX PARCEL 160-4F29-18D AND BECOME ONE LOT KNOWN AS PARCEL 2B – REVISED, CONSISTING OF 40.350 ACRES. SAID PARCEL 1 IS NOT TO BE CONSIDERED AS A SEPARATE BUILDABLE LOT.

(B) PARCEL 2, LANDS OF RICHARD M. WRIGHT, IS TO BE CONVEYED TO DENNIS H. & INEZ V. SCHMIDT, AND IS TO BECOME AN INTEGRAL PART OF TAX PARCEL NO. 160-4F29-15, THE ADJOINING LANDS AS PRESENTLY OWNED BY DENNIS H. & INEZ V. SCHMIDT, AS RECORDED IN BUTLER COUNTY RECORDER OF DEEDS OFFICE IN DEED BOOK VOLUME 934, PAGE 1006. PARCEL 2 IS TO BECOME AN INTEGRAL PART OF TAX PARCEL 160-4F29-15 AND BECOME ONE LOT KNOWN AS PARCEL 2A, CONSISTING OF ±59.203 ACRES. SAID PARCEL 2 IS NOT TO BE CONSIDERED AS A SEPARATE BUILDABLE LOT.

(C) PARCEL 3, LANDS OF RICHARD M. WRIGHT, IS TO BE CONVEYED TO THOMAS E. & CAROL A. ENGLISH, AND IS TO BECOME AN INTEGRAL PART OF TAX PARCEL NO. 160-4F29-13A3, THE ADJOINING LANDS AS PRESENTLY OWNED BY THOMAS E. & CAROL A. ENGISH, AS RECORDED IN BUTLER COUNTY RECORDER OF DEEDS OFFICE IN DEED BOOK VOLUME 2324, PAGE 523. PARCEL 3 IS TO BECOME AN INTEGRAL PART OF TAX PARCEL 160-4F29-13A3 AND BECOME ONE LOT KNOWN AS PARCEL 3 – REVISED, CONSISTING OF 10.984 ACRES. SAID PARCEL 3 IS NOT TO BE CONSIDERED AS A SEPARATE BUILDABLE LOT.

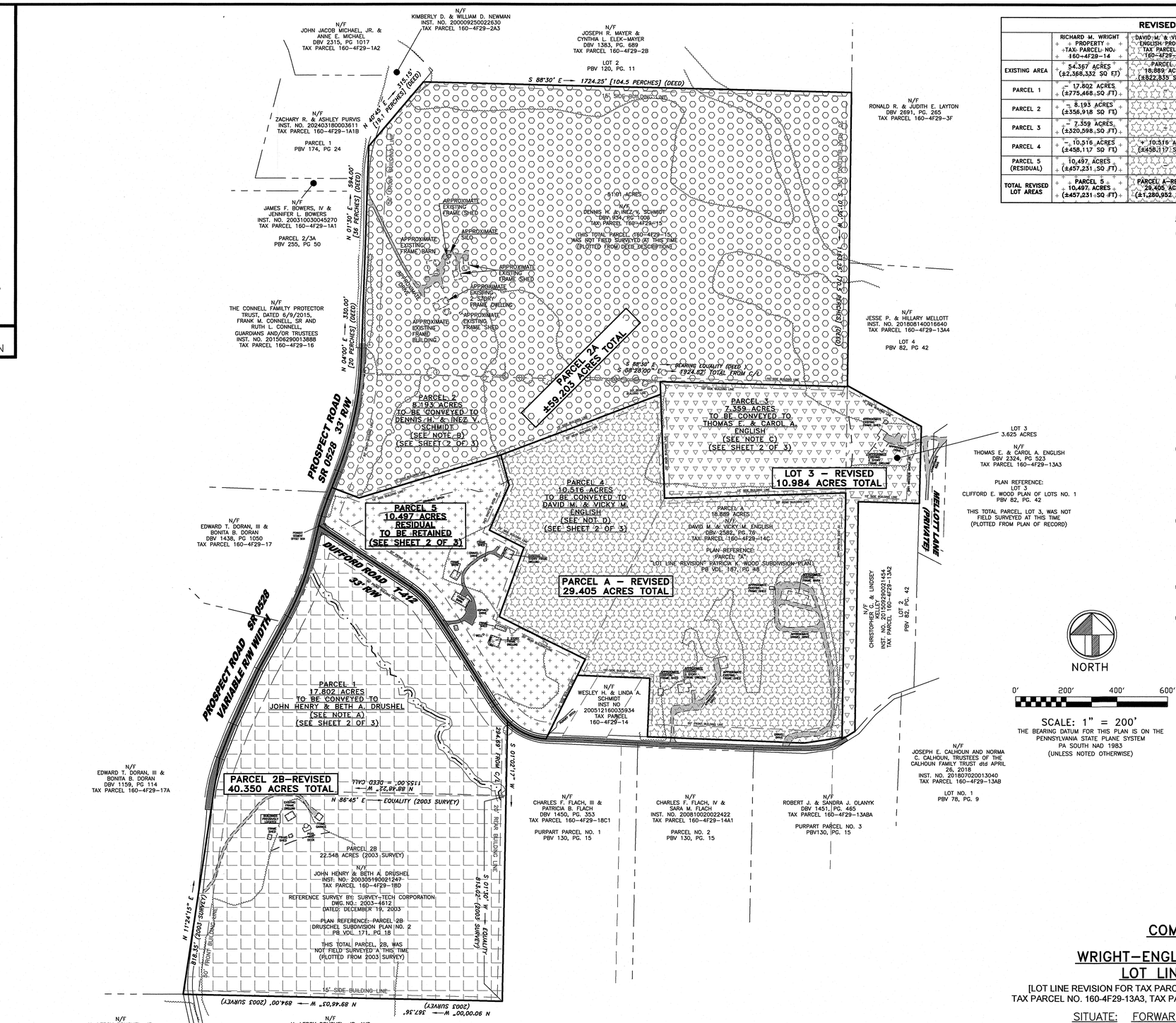
(D) PARCEL 4, LANDS OF RICHARD M. WRIGHT, IS TO BE CONVEYED TO DAVID M. & VICKY M. ENGLISH, AND IS TO BECOME AN INTEGRAL PART OF TAX PARCEL NO. 160-4F29-14C THE ADJOINING LANDS AS PRESENTLY OWNED BY DAVID M. & VICKY M. ENGLISH, AS RECORDED IN BUTLER COUNTY RECORDER OF DEEDS OFFICE IN DEED BOOK VOLUME 2582, PAGE 76. PARCEL 4 IS TO BECOME AN INTEGRAL PART OF TAX PARCEL 160-4F29-14C AND BECOME ONE LOT KNOWN AS PARCEL A – REVISED, CONSISTING OF 29.405 ACRES. SAID PARCEL 4 IS NOT TO BE CONSIDERED AS A SEPARATE BUILDABLE LOT.

(E) ALL LOCATIONS OF SUBSURFACE UTILITIES AND/OR OTHER UTILITIES MAY OR MAY NOT BE DETERMINED BY THIS SURVEY.

ANY SUBSURFACE UTILITIES SHOWN ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT PA ONE CALL PRIOR TO ANY CONSTRUCTION AND/OR EXCAVATION TO VERIFY THE LOCATIONS, SIZE AND DEPTHS.
CALL 1-800-242-1776.

(F) THIS PLAT REQUIRES A HIGHWAY OCCUPANCY PERMIT PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW".

(G) THIS SURVEY AND PLAN IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS AND AGREEMENTS OF PRIOR RECORD.




| PLAN BOOK | PAGE |
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# COMPILATION PLAN

# WRIGHT–ENGLISH–SCHMIDT–DRUSHEL LOT LINE REVISION PLAN

[LOT LINE REVISION FOR TAX PARCEL NO. 160-4F29-14, TAX PARCEL NO. 160-4F29-14C, TAX PARCEL NO. 160-4F29-13A3, TAX PARCEL NO. 160-4F29-15, AND TAX PARCEL 160-4F29-18D]

SITUATE: FORWARD TOWNSHIP, BUTLER COUNTY, PA.

DATE: JANUARY 24, 2025 SCALE: AS SHOWN

## FORWARD TOWNSHIP PRESENT LOT & BLOCK REQUIREMENTS

CHAPTER 22 SECTION 22-407 OF THE FORWARD TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AMENDED. ORD. No. 2006-1, 6/20/2006

PRESENT ZONING DISTRICT: NO ZONING

| REQUIREMENT | |
|---|---|
| MINIMUM LOT SIZE: | 87,120 SQUARE FEET (2 ACRES) |
| MINIMUM LOT WIDTH: | 100 FEET AT THE BUILDING LINE |
| MINIMUM FRONT YARD: | 50 FEET |
| MINIMUM REAR YARD: | 20 FEET |
| MINIMUM SIDE YARD: | 15 FEET |

150.439 ACRES = TOTAL ACREAGE OF ALL PARCELS

54.367 ACRES = TOTAL ACREAGE RICHARD M. WRIGHT PROPERTY

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| OWNERS: | JOHN HENRY & BETH A. DRUSHEL | OWNERS: | DAVID M. & VICKY M. ENGLISH | OWNERS: | THOMAS E. & CAROL A. ENGLISH | OWNERS: | DENNIS H. & INEZ V. SCHMIDT |
| | 469 PROSPECT ROAD EVANS CITY, PA 16033 | | 231 DUFFORD ROAD EVANS CITY, PA 16033 | | 118 MELLOTT LANE EVANS CITY, PA 16033 | | 529 PROSPECT ROAD EVANS CITY, PA 16033 |
| PROPERTY ADDRESS: | 469 PROSPECT ROAD EVANS CITY, PA 16033 | PROPERTY ADDRESS: | 231 DUFFORD ROAD EVANS CITY, PA 16033 | PROPERTY ADDRESS: | 118 MELLOTT LANE EVANS CITY, PA 16033 | PROPERTY ADDRESS: | 5229 PROSPECT ROAD EVANS CITY, PA 16033 |
| DEED REFERENCE: | INST. NO. 200305190021247 | DEED REFERENCE: | DEED BOOK 2582, PAGE 76 | DEED REFERENCE: | DEED BOOK 2324, PAGE 523 | DEED REFERENCE: | DEED BOOK 934, PAGE 1006 |
| TAX PARCEL NO.: | 160-4F29-14 | TAX PARCEL NO.: | 160-4F29-14C | TAX PARCEL NO.: | 160-4F29-13A3 | TAX PARCEL NO.: | 160-4F29-15 |

| OWNERS: | RICHARD M. WRIGHT |
|---|---|
| | PO BOX 55 CLUNE, PA 15727 |
| PROPERTY ADDRESS: | 259 DUFFORD ROAD EVANS CITY, PA 16033 |
| DEED REFERENCE: | INST. NO. 202412030018095 |
| TAX PARCEL NO.: | 160-4F29-14 |


**SURVEY TECH & ASSOCIATES, LLC**
ENGINEERING LAND SURVEYS
308 SENECA LANE – EVANS CITY, PA. 16033
PHONE (724) 432-3007


I, TAMARA A. RANALLI, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES AND COURSES ARE CORRECTLY SHOWN, THAT THE MONUMENTS AND MARKERS AS SHOWN ON THE PLAT HAVE BEEN SET OR FOUND, AND TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — TAMARA A. RANALLI — LAND SURVEYOR SU051843E

REGISTRATION NO. SU-051843E

REVISIONS:

DRAWN BY: SM/TR | CHECKED BY: T.R.

DWG. NO: 5800-2024-SUB SHEET 3 OF 3

**OWNER'S CERTIFICATION**

I, SUSAN D. GROSSMAN,
the undersigned, hereby declare that I am the owner of the property shown on this final plan, that the final plan and the proposed subdivision or land development were made with the owner's consent, and that the owner's desire the final plan to be recorded as such.

In witness whereof I have set my hand and seal this
3rd day of June, 2025.

Susan D. Grossman (Owner) Susan D. Grossman (Owner)

**ACKNOWLEDGEMENT**

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF Venango }

Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared the above named
SUSAN D. GROSSMAN
who acknowledged the foregoing final plan of subdivision or land development to be her act and deed and desired the same to recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 3rd day of June, 2025.

Diane Lynn Hoffman SEAL
(Notary Public)

Commonwealth of Pennsylvania - Notary Seal
Diana Lynn Hoffman, Notary Public
Venango County
My commission expires August 27, 2028
Commission number 1373086
Member, Pennsylvania Association of Notaries

My commission expires the 27th day of August, 2028.

**OWNER'S/EXECUTOR'S CERTIFICATION**

I, Renee M. Hewitt,
the undersigned, hereby declare that I am the executor of the property shown on this final plan, that the final plan and the proposed subdivision or land development were made with the executors's consent, and that the executor's desire the final plan to be recorded as such.

In witness whereof I have set my hand and seal this
3rd day of June, 2025.

Renee M. Hewitt
(Executor of the Estate of Darrell E. Daubenspeck)

**ACKNOWLEDGEMENT**

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF Venango }

Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared the above named
Susan D Grossman Renee M Hewitt
who acknowledged the foregoing final plan of subdivision or land development to be their act and deed and desired the same to recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 3rd day of June, 2025.

Diane Lynn Hoffman SEAL
(Notary Public)

Commonwealth of Pennsylvania - Notary Seal
Diana Lynn Hoffman, Notary Public
Venango County
My commission expires August 27, 2028
Commission number 1373086
Member, Pennsylvania Association of Notaries

My commission expires the 27th day of August, 2028.

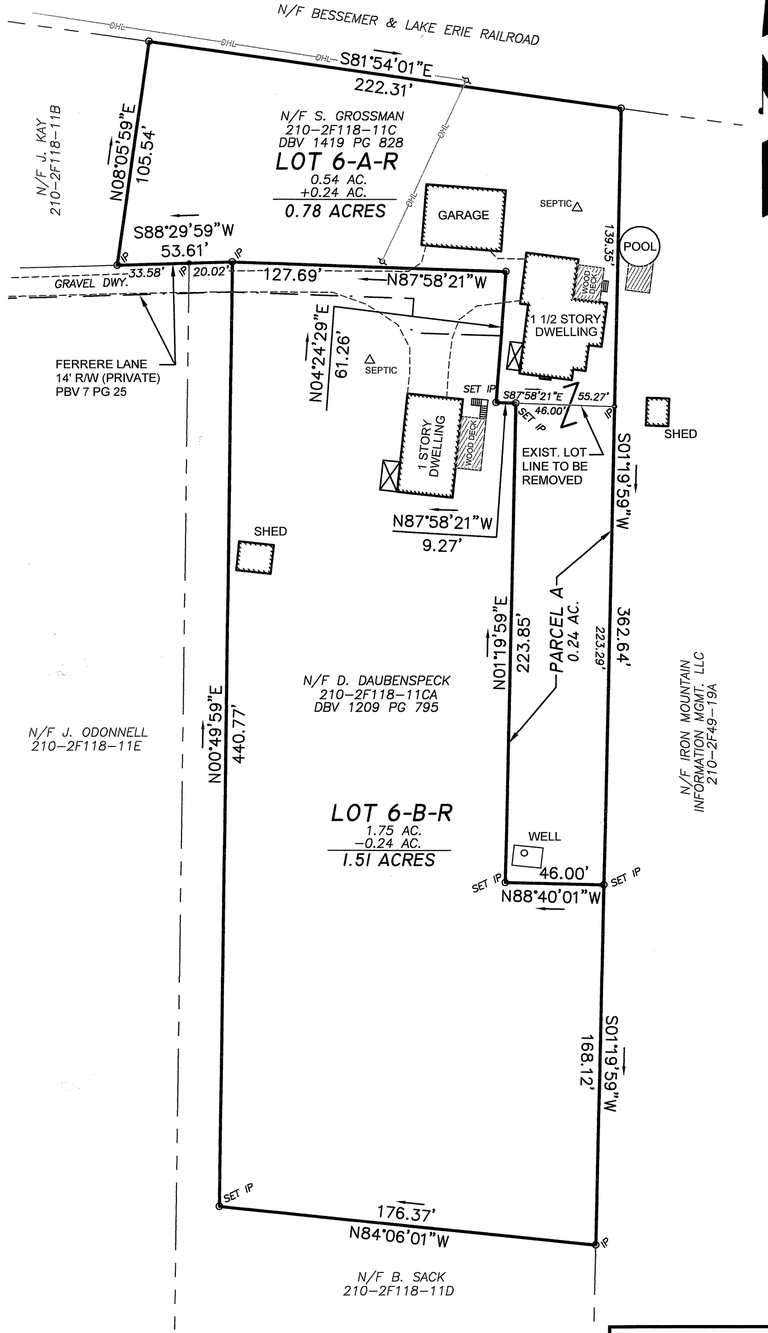
**MUNICIPAL APPROVAL**

The Board of Supervisors of the Township of Marion hereby gives public notice that in approving this plan for recording purposes only, the Township of Marion assumes no obligations, legal or otherwise, expressed or implied, either to accept said streets as township streets, or roads, or grades, pave and curb the streets in said plan, or to construct sewers therein or to install any other such service ordinarily installed in township streets or roads.

Reviewed/~~Approved~~ by the TOWNSHIP of MARION BOARD OF SUPERVISORS
this 9th day of June, 2025.

(Secretary) (Chairman)
SEAL

MARION TOWNSHIP Seal BUTLER CO. PENNA




TOTAL PLAN AREA 2.29 ACRES
LOT 6-A-R 0.78 AC.
LOT 6-B-R 1.51 AC.

NOTE:
PARCEL "A" IS NOT A SEPARATE BUILDING LOT AND IS TO BE CONVEYED FROM PARCEL 210-2F118-11CA (DAUBENSPECK) AND BECOME PART OF ADJOINING PARCEL 210-2F118-11C (GROSSMAN).

| PLAN BOOK | PAGE |
|---|---|
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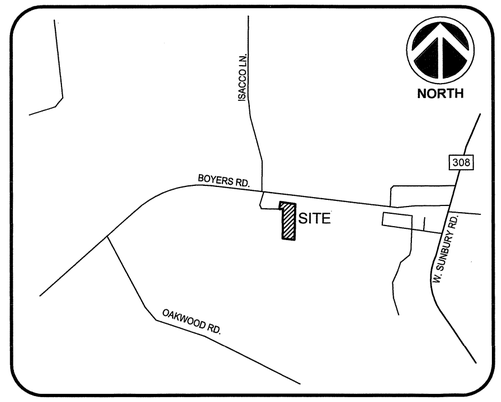
Instr: 202506110008882
Pgs: 1 F: $45.00 6/11/2025 11:00 AM
Michele Mustello T20250007607
Butler County Recorder PA




VICINITY MAP
NOT TO SCALE

**PROFFESSIONAL CERTIFICATE**

I, JEFFREY A. SHUTY, a Professional SURVEYOR
of the Commonwealth of Pennsylvania, do hereby certify that this plan shown hereon is true and correct to the standards of the Butler County Subdivision and Land Development Ordinance and that the survey and all angles, distances, and courses are accurately shown, that the monuments and markers as shown on the plat have been, or will be set, and to the best of my knowledge, that this plan correctly represents the lots, lands, streets, and highways as surveyed and plotted by me for the owners or agents.

SEAL
(Professional's Name)

SU075509
(Professional's Registration No.)

5/21/2025
(Date)

**BUTLER COUNTY PLANNING COMMISSION REVIEW**

Approved
~~Reviewed~~ by the Butler County Planning Commission
this 16th day of April, 2025.

R. Henshaw MKG (Secretary) J. Hines MKG (Chairman)

See Comments On File at the Butler County Planning Commission

Plan Number: 25063

SEAL

**PROOF OF RECORDING**

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }
Recorded in the office for the recording of deeds, plats and plans in said County, in Plan Book Volume 429 Page(s) 10
Given under my hand and seal this 11th day of JUNE, 2025.

Michele M. Mustello
(Recorder of Deeds)

MICHELE M. MUSTELLO
RECORDER OF DEEDS

*My Commission Expires First Monday In January 2028*

RECORDER OF DEEDS BUTLER COUNTY PA

GRAPHIC SCALE
50 0 25 50 100 200
( IN FEET )
1 inch = 50 ft.

OWNER:
SUSAN D. GROSSMAN
115 FERRERE LN.
BOYERS, PA 16020
724-679-1142

PARCEL ID: 210-2F118-11C
DEED REF: DBV 1419 PG 828
PBV 125 PG 7 PBV 98 PG 14

OWNER:
DARRELL E. DAUBENSPECK
116 FERRERE LN.
BOYERS, PA 16020

PARCEL ID: 210-2F118-11CA
DEED REF: DBV 1209 PG 795


**NORTHERN**
*SURVEYORS AND ASSOCIATES*
137 LINK LANE
SLIPPERY ROCK, PA 16057
(724)530-6889
northernsurveyor@gmail.com


Scale 1" = 50'
Date January 15, 2025
Job No. 3783

Grossman/Daubenspeck Lot Line Revision
Situate in Marion Township
Butler County, Pa.
Prepared For Susan Grossman

Sheet No. 1 of 1

## OWNER'S CERTIFICATION

I, DONALD P CRAWFORD, TRUSTEE OF THE DONALD P CRAWFORD TRUST, THE UNDERSIGNED, HEREBY DECLARE THAT THE DONALD P CRAWFORD TRUST IS THE OWNER OF THE PROPERTY SHOWN ON THIS FINAL PLAN, THAT THE FINAL PLAN AND THE PROPOSED SUBDIVISION OR LAND DEVELOPMENT WERE MADE WITH THE OWNER'S CONSENT, AND THAT THE OWNER DESIRES THE FINAL PLAN TO BE RECORDED AS SUCH.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 16 DAY OF JUNE, 2025.

x TRUSTEE
DONALD P CRAWFORD, TRUSTEE
DONALD P CRAWFORD TRUST

## ACKNOWLEDGMENT OF NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED, DONALD P CRAWFORD, TRUSTEE OF THE DONALD P CRAWFORD TRUST, AND ACKNOWLEDGED THE FOREGOING FINAL PLAN OF SUBDIVISION OR LAND DEVELOPMENT TO BE HIS ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 16 DAY OF JUNE, 2025.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2027

Commonwealth of Pennsylvania - Notary Seal
Debra L. DeLancey, Notary Public
Butler County
My commission expires February 17, 2027
Commission number 1152784
Member, Pennsylvania Association of Notaries

x NOTARY PUBLIC

## SURVEYOR'S CERTIFICATION

I, STANLEY D. GRAFF, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAN AS SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES AND COURSES ARE CORRECTLY SHOWN, THAT THE MONUMENTS AND MARKERS HAVE BEEN SET AS SHOWN ON THE PLAN, AND THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME, OR UNDER MY DIRECTION, FOR THE OWNERS OR AGENTS.

MAY 22, 2025
DATE

x STANLEY D. GRAFF
REG. NO. SU-030184-E

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — STANLEY D. GRAFF — LAND SURVEYOR NO. 30161-E

## MUNICIPAL DECLARATIONS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WINFIELD, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF WINFIELD ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS OR ROADS OR GRADE, PAVE AND CURB THE STREETS IN SAID PLAN, OR TO CONSTRUCT SEWERS THEREIN OR TO INSTALL ANY OTHER SUCH SERVICE ORDINARILY INSTALLED IN TOWNSHIP STREETS OR ROADS.

## MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WINFIELD THIS 29th DAY OF MAY, 2025.

x Patricia Knapp
SECRETARY

x
CHAIRPERSON
BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF WINFIELD THIS 7th DAY OF MAY, 2025.

x Patricia Knapp
SECRETARY

x David Kennedy
CHAIRPERSON
PLANNING COMMISSION

## BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 29 DAY OF April, 2025.

x Ron Hanshaw Jr
SECRETARY

x
CHAIRPERSON
BUTLER COUNTY PLANNING COMMISSION

PLAN # 25094

BUTLER COUNTY PLANNING COMMISSION

## PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN

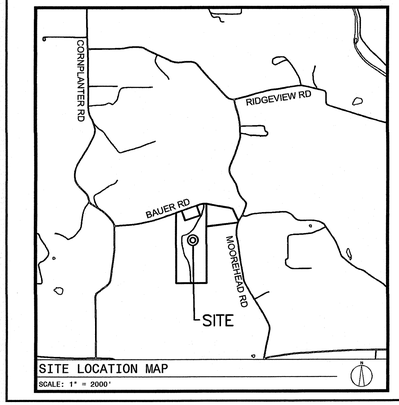
PLAN BOOK VOLUME 429, PAGE(S) 11

GIVEN UNDER MY HAND AND SEAL THIS 16TH DAY OF JUNE, 2025.

x Michele M. Mustello
RECORDER OF DEEDS

RECORDER OF DEEDS — BUTLER COUNTY, PA.

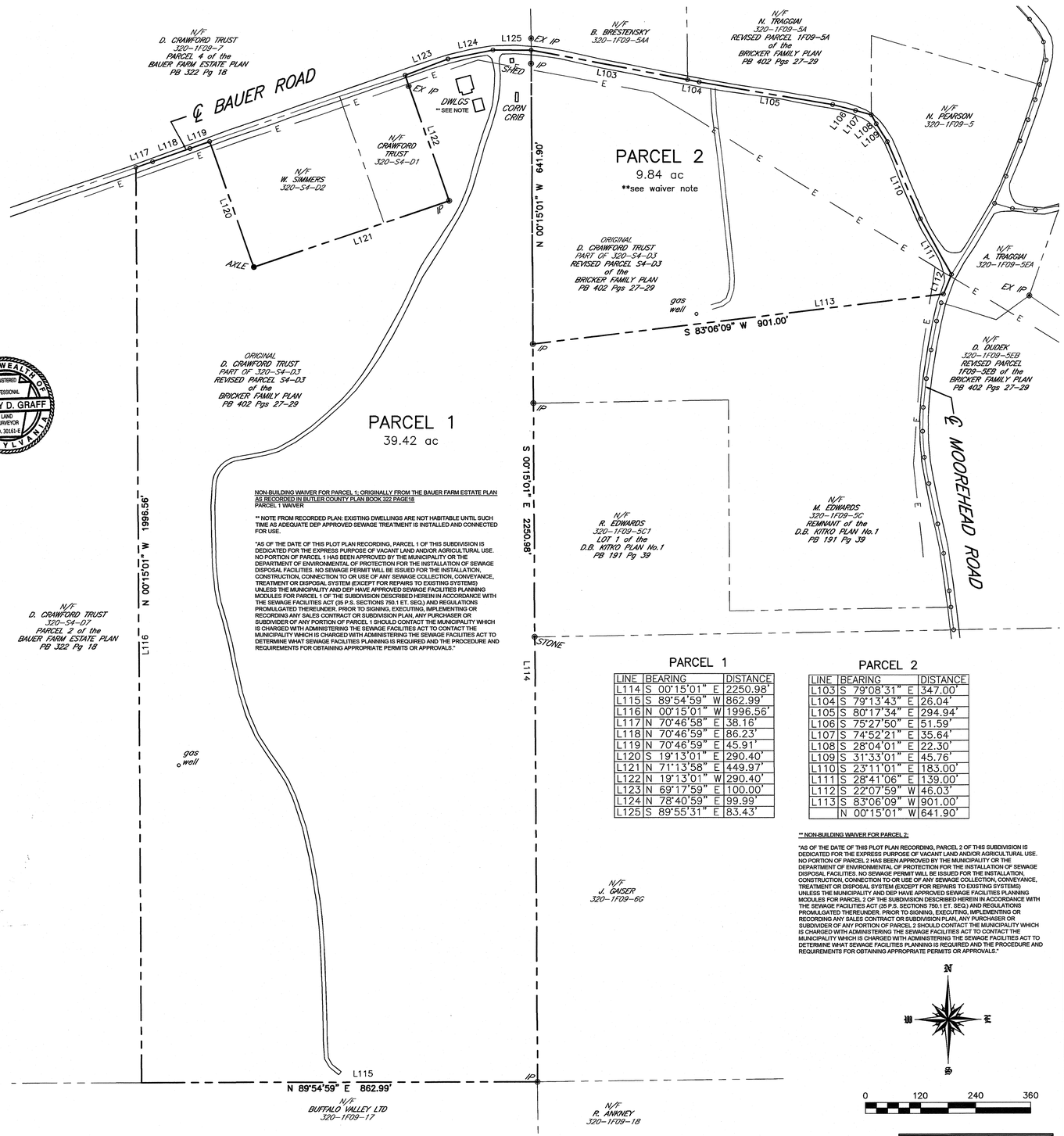
**MICHELE M. MUSTELLO**
**RECORDER OF DEEDS**
***My Commission Expires First Monday In January 2028***




SITE LOCATION MAP
SCALE: 1" = 2000'

PLAN ORIENTATION NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (PA-S) / NAD 1983

NOTE: SUBJECT TO AND TOGETHER WITH ANY AND ALL EXISTING RIGHTS-OF-WAY, EASEMENTS AND CONDITIONAL CLAUSES OF RECORD OR ESTABLISHED BY DUE PROCESS.




NON-BUILDING WAIVER FOR PARCEL 1: ORIGINALLY FROM THE BAUER FARM ESTATE PLAN AS RECORDED IN BUTLER COUNTY PLAN BOOK 322 PAGE18
PARCEL 1 WAIVER

** NOTE FROM RECORDED PLAN: EXISTING DWELLINGS ARE NOT HABITABLE UNTIL SUCH TIME AS ADEQUATE DEP APPROVED SEWAGE TREATMENT IS INSTALLED AND CONNECTED FOR USE.

"AS OF THE DATE OF THIS PLOT PLAN RECORDING, PARCEL 1 OF THIS SUBDIVISION IS DEDICATED FOR THE EXPRESS PURPOSE OF VACANT LAND AND/OR AGRICULTURAL USE. NO PORTION OF PARCEL 1 HAS BEEN APPROVED BY THE MUNICIPALITY OR THE DEPARTMENT OF ENVIRONMENTAL OF PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND DEP HAVE APPROVED SEWAGE FACILITIES PLANNING MODULES FOR PARCEL 1 OF THE SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 ET. SEQ.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF PARCEL 1 SHOULD CONTACT THE MUNICIPALITY WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO CONTACT THE MUNICIPALITY WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS."

PARCEL 1

| LINE | BEARING | DISTANCE |
|---|---|---|
| L114 | S 00°15'01" E | 2250.98' |
| L115 | S 89°54'59" W | 862.99' |
| L116 | N 00°15'01" W | 1996.56' |
| L117 | N 70°46'58" E | 38.16' |
| L118 | N 70°46'59" E | 86.23' |
| L119 | N 70°46'59" E | 45.91' |
| L120 | S 19°13'01" E | 290.40' |
| L121 | N 71°13'58" E | 449.97' |
| L122 | N 19°13'01" W | 290.40' |
| L123 | N 69°17'59" E | 100.00' |
| L124 | N 78°40'59" E | 99.99' |
| L125 | S 89°55'31" E | 83.43' |

PARCEL 2

| LINE | BEARING | DISTANCE |
|---|---|---|
| L103 | S 79°08'31" E | 347.00' |
| L104 | S 79°13'43" E | 26.04' |
| L105 | S 80°17'34" E | 294.94' |
| L106 | S 75°27'50" E | 51.59' |
| L107 | S 74°52'21" E | 35.64' |
| L108 | S 28°04'01" E | 22.30' |
| L109 | S 31°33'01" E | 45.76' |
| L110 | S 23°11'01" E | 183.00' |
| L111 | S 28°41'06" E | 139.00' |
| L112 | S 22°07'59" W | 46.03' |
| L113 | S 83°06'09" W | 901.00' |
| | N 00°15'01" W | 641.90' |

** NON-BUILDING WAIVER FOR PARCEL 2:

"AS OF THE DATE OF THIS PLOT PLAN RECORDING, PARCEL 2 OF THIS SUBDIVISION IS DEDICATED FOR THE EXPRESS PURPOSE OF VACANT LAND AND/OR AGRICULTURAL USE. NO PORTION OF PARCEL 2 HAS BEEN APPROVED BY THE MUNICIPALITY OR THE DEPARTMENT OF ENVIRONMENTAL OF PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND DEP HAVE APPROVED SEWAGE FACILITIES PLANNING MODULES FOR PARCEL 2 OF THE SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 ET. SEQ.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF PARCEL 2 SHOULD CONTACT THE MUNICIPALITY WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO CONTACT THE MUNICIPALITY WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS."




0 120 240 360

# D. CRAWFORD PLAN

Being a subdivision of Butler County Tax Parcel 320-S4-D3

PROPERTY AREA SUMMARY:

| | |
|---|---|
| EXISTING TOTALS | |
| 320-S4-D3 | 49.26 AC |
| REVISED TOTALS | |
| PARCEL 1 | 39.42 AC |
| + PARCEL 2 | 9.84 AC |
| REVISED TOTAL | 49.26 AC |

Instr: 202506160009131
Pgs: 1 F: $45.00
Michele Mustello
Butler County Recorder PA
6/16/2025 3:39 PM
T20250007794

GENERAL NOTES:
1. TAX ID: 320-S4-D3
2. OWNER: DONALD P CRAWFORD TRUST
3. ZONING: RESIDENTIAL / AGRICULTURE
4. REFERENCES
   - 4.1. CURRENT DEEDS OF RECORD
   - 4.2. PREVIOUSLY RECORDED PLANS
     - 4.2.1. D.B. KITKO PLAN No. 1 PLAN BOOK 191 PG 39
     - 4.2.2. BAUR FARM ESTATE PLAN PLAN BOOK 322 PG 18
     - 4.2.3. BRICKER FAMILY PLAN PLAN BOOK 402 PGS 27-29

| REV | DESCRIPTION | BY | DATE |
|---|---|---|---|
| A | REVISIONS PER TOWNSHIP PLANNING COMMISSION REVIEW ON 5/7/2025 | SDG | 5/13/2025 |

RECORDED _____ 20____

| PLAN BOOK | PAGE |
|---|---|
| 429 | 11 |

SHEET 1 of 1


GRAFF SURVEYING
GRAFF SURVEYING LLC
PO BOX 521 | SAXONBURG, PA 16056
P: 724-352-3811 F: 724-352-1059
INFO@GRAFFSURVEYING.COM
WWW.GRAFFSURVEYING.COM


PROJECT DESCRIPTION
D. CRAWFORD TRUST PLAN
BEING A
SUBDIVISION
FOR
DONALD P CRAWFORD
TRUST

SITUATE
WINFIELD TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

| DATE | DRAWN | CHECKED | SCALE |
|---|---|---|---|
| 4/16/2025 | SDG | Sdg | 1" = 120' |

| PROJECT NO. | TAX PARCEL NO. | REVISION |
|---|---|---|
| 25-056 | 320-S4-D3 | A |

**OWNER'S CERTIFICATION**

**WE,** DAVID B. & NANCY R. CULP,
**the undersigned, hereby declare that we are the owners of the property shown on this final plan, that the final plan and the proposed subdivision or land development were made with the owner's consent, and that the owners desire the final plan to be recorded as such.**

**In witness whereof I have set my hand and seal this** 29 **day of** May, **20**25.

David B. Culp (Owners signature)  Nancy R. Culp (Owners signature)

**ACKNOWLEDGEMENT**

**COMMONWEALTH OF PENNSYLVANIA }**
**COUNTY OF** Mercer **} SS:**
**}**

**Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared the above named** DAVID B. & NANCY R. CULP
**who acknowledged the foregoing final plan of subdivision or land development to be her act and deed and desired the same to recorded as such.**

**WITNESS MY HAND AND NOTARIAL SEAL this** 29 **day of** May, **20**25

Melissa S Krenzer **SEAL**
**(Notary Public)**

**My commission expires the** 20th **day of** Oct, **20**26

Commonwealth of Pennsylvania - Notary Seal
Melissa S. Krenzer, Notary Public
Mercer County
My commission expires October 20, 2026
Commission number 1228203
Member, Pennsylvania Association of Notaries

**TOWNSHIP PLANNING COMMISSION REVIEW**

**Reviewed by the** TOWNSHIP **of** SLIPPERY ROCK **Planning Commission**
**this** 12th **day of** May, **20** 25

Christina M. Bartley (Secretary)  (Chairman)

**SEAL**

**MUNICIPAL APPROVAL (SLIPPERY ROCK TWP.-BUTLER CO.)**

**The Board of Supervisors of the Township of Slippery Rock hereby gives public notice that in approving this plan for recording purposes only, the Township of Slippery Rock assumes no obligations, legal or otherwise, expressed or implied, either to accept said streets as township streets, or roads, or grades, pave and curb the streets in said plan, or to construct sewers therein or to install any other such service ordinarily installed in township streets or roads.**

**Approved by the** TOWNSHIP **of** SLIPPERY ROCK BOARD OF SUPERVISORS
**this** 12th **day of** May, **20** 25

Christina M. Bartley (Secretary)  Paul A Dill (Chairman)
**SEAL**

**BUTLER COUNTY PLANNING COMMISSION REVIEW**

**Reviewed by the Butler County Planning Commission**
**this** 21 **day of** MAY, **20**25.

(Secretary)  (Chairman)

**See Comments On File at the Butler County Planning Commission**

**Plan Number:** 25096

**SEAL**

**PROFFESSIONAL CERTIFICATE**

**I,** JEFFREY A. SHUTY, **a Professional** SURVEYOR
**of the Commonwealth of Pennsylvania, do hereby certify that this plan shown hereon is true and correct to the standards of the Butler County Subdivision and Land Development Ordinance and that the survey and all angles, distances, and courses are accurately shown, that the monuments and markers as shown on the plat have been, or will be set, and to the best of my knowledge, that this plan correctly represents the lots, lands, streets, and highways as surveyed and plotted by me for the owners or agents.**

**SEAL**
**(Professional's Name)**

**SU075509**
**(Professional's Registration No.)**

5/15/2025
**(Date)**

**PROOF OF RECORDING**

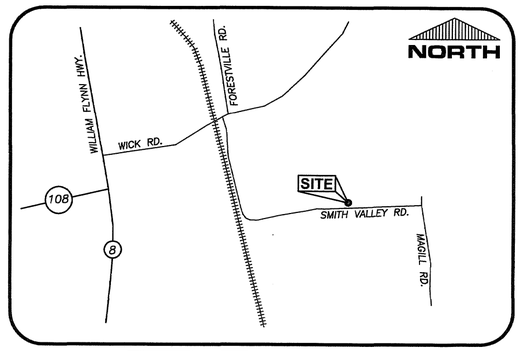
**COMMONWEALTH OF PENNSYLVANIA }**
**} SS:**
**COUNTY OF BUTLER }**
**Recorded in the office for the recording of deeds, plats and plans in said County, in Plan Book Volume** 429 **Page(s)** 12
**Given under my hand and seal this** 16th **day of** JUNE, **20**25.

(Recorder of Deeds)

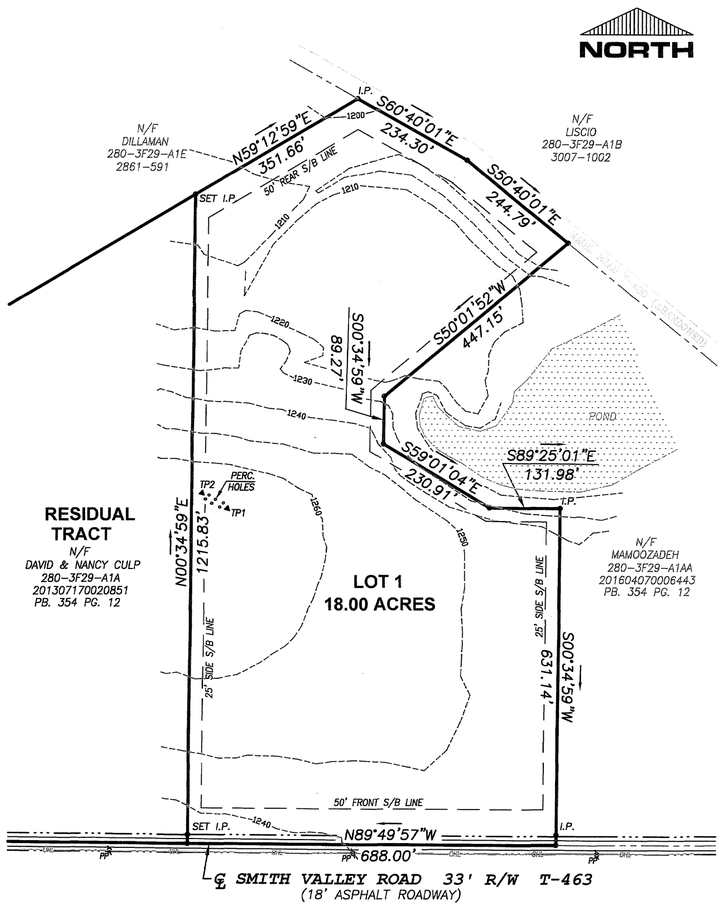
**MICHELE M. MUSTELLO**
**RECORDER OF DEEDS**

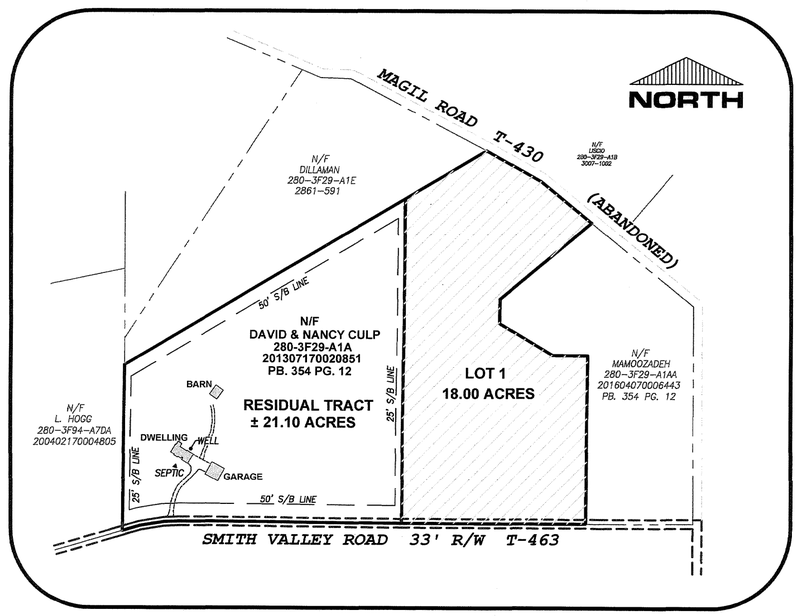
***My Commission Expires First Monday In January 2028***

Instr: 202506160009139
Pgs: 1 F: $45.00 6/16/2025 4:13 PM
Michele Mustello T20250007802
Butler County Recorder PA




**VICINITY MAP**
NOT TO SCALE




**RESIDUAL MAP**
SCALE: 1" = 400'

| PLAN BOOK | PAGE |
|---|---|
| 429 | 12 |

Graphic Scale
0 100 200 400

**OWNER:**
**DAVID & NANCY CULP**
**201 SMITH VALLEY RD.**
**SLIPPERY ROCK, PA 16057**
**PARCEL ID: 280-3F29-A1A**
**INSTR. No. 201307170020851**
**PLAN REF: 354 PG. 12**

**TOTAL PLAN AREA : ± 39.10 ACRES**

| | |
|---|---|
| LOT 1 | 18.00 AC. |
| RESIDUAL | ± 21.10 AC. |

**ZONING: RC-1 RURAL CONSERVATION**

| | |
|---|---|
| MIN. LOT AREA | 1 ACRE |
| MIN. LOT WIDTH | 150 FT. |
| MAX. BLDG. HT. | 35 FT. |
| MAX. LOT COVERAGE | 15% |

**BUILDING LINE SETBACKS**

| | |
|---|---|
| FRONT | 50' |
| SIDE | 25' |
| REAR | 50' |

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JEFFREY A. SHUTY
LAND SURVEYOR SU075509


**NORTHERN**
*SURVEYORS AND ASSOCIATES*
137 LINK LANE
SLIPPERY ROCK, PA 16057
(724)530-6889
northernsurveyor@gmail.com


Scale 1" = 200'
Date APRIL 21, 2025
Job No. 3788

# Culp Subdivision

Situate in Slippery Rock Township
Butler County, Pa.

Prepared For Jason Kalivoda

Sheet No. 1 of 1

Instr: 202506170009195
6/17/2025 3:34 PM
Pgs: 1 T: $45.00
Michele Mustello
T20250007839
Butler County Recorder PA

AS OF THE DATE OF THIS DEED/PLOT PLAN/DEED NOTICE RECORDING, THE PROPERTY/SUBDIVISION DESCRIBED HEREON IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF SILVICULTURAL USE. THIS WAIVER APPLIES TO THE REMNANT OF THE PLAN AS SHOWN HEREON. NO PORTION OF THIS PROPERTY/SUBDIVISION HAS BEEN APPROVED BY CLAY TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND THE DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 ET.SEQ.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS REMNANT SHOULD CONTACT APPROPRIATE OFFICIALS OF CLAY TOWNSHIP, WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

The Board of Supervisors of the Township of Clay hereby gives public notice that in approving this plan for recording purposes only, the Township of Clay assumes no obligations, legal or otherwise, expressed or implied either to accept said streets as Township streets or roads or grade, pave and curb the streets in said plan, or to construct sewers therein or to install any other such service ordinarily installed in Township streets or roads.

SECRETARY SEAL CHAIRMAN

Approval by the Board of Supervisors of the Township of Clay this 5th day of June 2025

SECRETARY SEAL CHAIRMAN

Reviewed by the Clay Township Planning Commission this 22nd day of May 2025

SECRETARY SEAL CHAIRMAN

Reviewed by the Butler County Planning Commission this 21 day of May 2025

SECRETARY SEAL CHAIRMAN

PLAN # 25103

COMMONWEALTH OF PENNSYLVANIA )SS:
COUNTY OF BUTLER]

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 429 page 13

Given under my hand and seal this 17th day of JUNE, 2025

SEAL

RECORDER

**MICHELE M. MUSTELLO**
**RECORDER OF DEEDS**
*My Commission Expires First Monday In January 2028*

CLAY TOWNSHIP DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That I, Carl G. Brandon, Executor of the Estate of Phyllis J. Campbell, of the Township of Clay, of the County of Butler, Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this plan as my Plan of Lots of my property, situate in Clay Township, Butler County, Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway purposes all slope areas and all drives, roads, streets, lanes, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler, and Township of Clay, I hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Clay, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Carl G. Brandon, Executor of the Estate of Phyllis J. Campbell, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 02 day of MAY, 2025

ATTEST:

NOTARY PUBLIC

Carl G. Brandon, Executor

COMMONWEALTH OF PENNSYLVANIA )SS:
COUNTY OF BUTLER]

Before me, the subscriber, a Notary Public in and for said Commonwealth and Township, personally appeared the above named Carl G. Brandon, Executor of the Estate of Phyllis J. Campbell, and acknowledged the foregoing release and dedications and plan to be his act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 02 day of MAY, 2025

My commission expires this 06 day of MARCH, 2028

SEAL

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Darrin J. Nichter, Notary Public
Butler County
My commission expires March 6, 2028
Commission number 1120575
Member, Pennsylvania Association of Notaries

TITLE CLAUSE (NO MORTGAGE)

I, Carl G. Brandon, Executor of the Estate of Phyllis J. Campbell, owner of this plan of subdivision in my name , do hereby certify that the title of this property is in the name of Estate of Phyllis J. Campbell, as recorded in Deed Book Volume 2597 page 941, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

WITNESS

Carl G. Brandon, Executor

I, Cheryl A. Hughes, a Registered Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan as shown hereon is based upon actual field survey of the land described and that all angles, distances and courses are correctly shown, that the monuments and markers have been set as shown on the plan, and that this plan correctly represents the lots, lands, streets and highways as surveyed and plotted by me for the Owners property.

DATE: April 29, 2025

SIGNATURE OF LAND SURVEYOR - REG. #SU-32490-E

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — Cheryl A. Hughes — LAND SURVEYOR SU-32490-E

Part of
080-2F108-A2B
REMNANT PARCEL of
P.B. 354 Pgs. 40-41
N/F M.A. MACKELVEY COBBETT &
R.G. COBBETT, SR.

TRACT 5
0.48 ACRE
Pt. of 080-2F108-A3

To be conveyed to & combined with adjoining Tract 4 & part of new Lot 1

080-2F108-A3A
N/F R.M. MACKELVEY-SHEPPARD

℄ TIMBLIN ROAD T-420
33 R/W (Paved 15')

Part of
080-2F108-A2B
REMNANT PARCEL of
P.B. 354 Pgs. 40-41
N/F M.A. MACKELVEY COBBETT &
R.G. COBBETT, SR.

080-2F108-A2A
N/F M.A. MACKELVEY COBBETT &
R.G. COBBETT, SR.

080-2F108-A3
N/F ESTATE OF PHYLLIS J. CAMPBELL
TRACT 4
10.21 ACRES
+ 0.48 ACRE TRACT 5
+ 4.41 ACRES TRACT 1 (From 080-2F108-A4)
+ 1.14 ACRE TRACT 3 (From 080-2F108-A4)
+ 5.55 ACRES PARCEL A
21.79 ACRES TOTAL AFTER CONVEYANCES = LOT 1

TO BE CONVEYED TO & COMBINED WITH ADJOINING TAX PARCEL 080-2F108-A3 & PART OF NEW LOT 1

Pt. of 080-2F108-A4
TRACT 3
1.14 ACRES

PARCEL A
(Part of 080-2F108-A4)
5.55 ACRES
To be combined with tax parcel 080-2F108-A3 and part of new Lot 1

Pt. of 080-2F108-A4
TRACT 1
4.41 ACRES

TO BE CONVEYED TO & COMBINED WITH ADJOINING TAX PARCEL 080-2F108-A3 & PART OF NEW LOT 1

080-2F108-A4A
N/F J. SMITH, JR.

080-2F108-A4
N/F ESTATE OF PHYLLIS J. CAMPBELL
TRACT 2 of D.B. 2597 Pg. 941
29.59 ACRES
- 5.55 ACRES PARCEL A
24.04 ACRES TOTAL AFTER CONVEYANCES = LOT 2

080-2F108-A2B
REMNANT PARCEL of
P.B. 354 Pgs. 40-41
N/F M.A. MACKELVEY COBBETT &
R.G. COBBETT, SR.

080-2F108-23
N/F D.L. & J. SMITH, K.J. & K.A. DAVIDSON, R.M. DAVIDSON

080-2F110-28
N/F A.A. PRY

℄ BEAVER DAM ROAD T-418 33' R/W (Paved 18')

VICINITY MAP Scale: 1" = 2000'

NOTES:

SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

REF: PLAN OF SUBDIVISION FOR MORAINE PRESERVATION FUND BY LAND SURVEYORS, INC., 02/08/16, #12-089, P.B. 354 PGS. 40-41.

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONES A & X:

ZONE A: AREA OF SPECIAL FLOOD HAZARD
NO BASE FLOOD ELEVATIONS DETERMINED.

ZONE X: AREA OF MINIMAL FLOOD HAZARD DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE PURPOSE OF THIS PLAN IS TO RECONFIGURE TAX PARCELS 080-2F108-A3 & A4 INTO NEW LOT 1 AND LOT 2.

0 100 200 300

# CAMPBELL ESTATE PLAN

| PLAN BOOK | PAGE |
|---|---|
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PARCEL #080-2F108-A3 & A4
D.B. 2597 PG. 941

| No. | Date | Description | By |
|---|---|---|---|

MINOR SUBDIVISION FINAL PLAN
FOR: PHYLLIS J. CAMPBELL ESTATE
Situate In
CLAY TWP., BUTLER CO., PENNSYLVANIA

| | | |
|---|---|---|
| Drawn By: BEC | Scale: 1" = 100' | Drawing No.: M1800-001-25 |
| Checked By | Date: APRIL 29, 2025 | Sheet No.: 1 of 1 |
| Approved By | | Filename: |

LSSE Civil Engineers and Surveyors
523 North Main Street
Butler, PA 16001
724-287-6865
Email: chughes@lsse.com
Fike • LSI • LSSE • Rabell • Senate

Instr: 202506190009429
Pgs: 1 F: $45.00 6/19/2025 2:36 PM
Michele Mustello T20250009084
Butler County Recorder PA

***OWNER'S CERTIFICATION***

I, **Amy Weichey**,
the undersigned, hereby declare that I am the owner of the property shown on this final plan, that the final plan and the proposed subdivision or land development were made with the owner's consent, and that the owner desire the final plan to be recorded as such.

In witness whereof I have set my hand and seal this 28 day of April, 2025.

Amy A Weichey
(Owner signature)

***ACKNOWLEDGEMENT***

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared the above named **Amy Weichey**
who acknowledged the foregoing final plan of subdivision or land development to be her act and deed and desired the same to recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 28 day of April, 2025.

SEAL
(Notary Public)

My commission expires the 12 day of September, 2026.

Commonwealth of Pennsylvania - Notary Seal
ROBERT JOHN WHITE - Notary Public
Butler County
My Commission Expires September 12, 2026
Commission Number 1192974

***MUNICIPAL APPROVAL***

The Board of Supervisors of the Township of Cherry hereby gives public notice that in approving this plan for recording purposes only, the Township of Cherry assumes no obligations, legal or otherwise, expressed or implied, either to accept said streets as township streets, or roads, or grades, pave and curb the streets in said plan, or to construct sewers therein or to install any other such service ordinarily installed in township streets or roads.

Reviewd by the **TOWNSHIP** of **CHERRY BOARD OF SUPERVISORS**
this 3rd day of June, 2025

Carolyn L. Yeager — W F Gamm
(Secretary) (Chairman)
SEAL

***PROFFESSIONAL CERTIFICATE***

I, **JEFFREY A. SHUTY**, a Professional **SURVEYOR**
of the Commonwealth of Pennsylvania, do hereby certify that this plan shown hereon is true and correct to the standards of the Butler County Subdivision and Land Development Ordinance and that the survey and all angles, distances, and courses are accurately shown, that the monuments and markers as shown on the plat have been, or will be set, and to the best of my knowledge, that this plan correctly represents the lots, lands, streets, and highways as surveyed and plotted by me for the owners or agents.

SEAL
(Professional's Name)

**SU075509**
(Professional's Registration No.)

3/28/2025
(Date)

***BUTLER COUNTY PLANNING COMMISSION REVIEW***

~~RE~~ Approved by the Butler County Planning Commission WP
this 19 day of MARCH-JUNE, 2025 25

Ron Henshaw WP — Jesse Hines WP
(Secretary) (Chairman)
Ron Henshaw WP 6/1/25 — Jesse Hines WP 6/1/25

See Comments On File at the Butler County Planning Commission

Plan Number: 25042

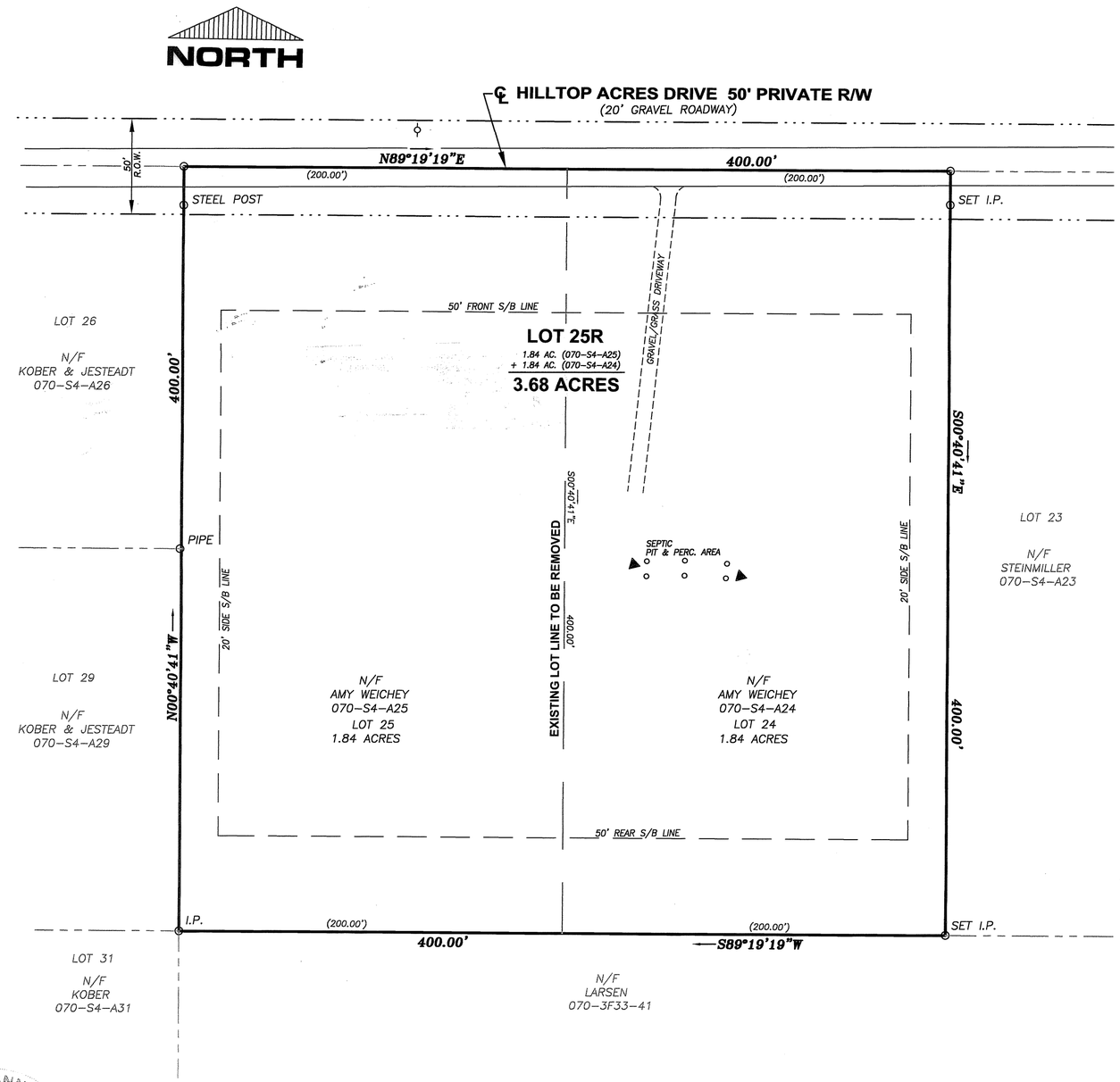
SEAL

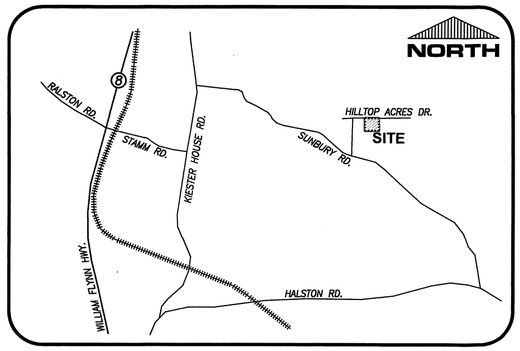
***PROOF OF RECORDING***

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }
Recorded in the office for the recording of deeds, plats and plans in said County, in Plan Book Volume 429 Page(s) 14.
Given under my hand and seal this 19th day of June, 2025.

(Recorder of Deeds)

**MICHELE M. MUSTELLO**
**RECORDER OF DEEDS**
*My Commission Expires First Monday in January 2028*




**VICINITY MAP**
NOT TO SCALE

**NOTES:**

1) **TAX PARCEL 070-S4-A25 TO BE COMBINED WITH TAX PARCEL 070-S4-A24 TO FORM NEW LOT 25R.**
2) **THIS IS A LOT CONSOLIDATION PLAN OF EXISTING BUILDING LOTS 25 & 24 IN THE WEST'S HILL TOP ACRES PLAN. RECORDED IN PLAN BK: 65 PAGE: 22.**
3) **PIT AND PERCOLATION TEST DONE FOR REPAIR OF EXISTING SEPTIC SYSTEM.**
3) **THIS PROPERTY IS SUBJECT TO ALL CONDITIONS, RESTRICTIONS, RESERVATIONS, RIGHT OF WAYS, EASEMENTS, AND OTHER MATTERS AS MAY BE CONTAINED IN PRIOR INSTRUMENTS OF RECORD.**

| PLAN BOOK | PAGE |
|---|---|
| 429 | 14 |

Graphic Scale
0 25 50 100

**OWNER:**
**AMY WEICHEY**
**202 MERCER ST.**
**BUTLER, PA 16001**
**PARCEL ID: 070-S4-A25, 070-S4-A24**
**INSTR: 202110290030538**
**PLAN REF: PB 65 PG 22**

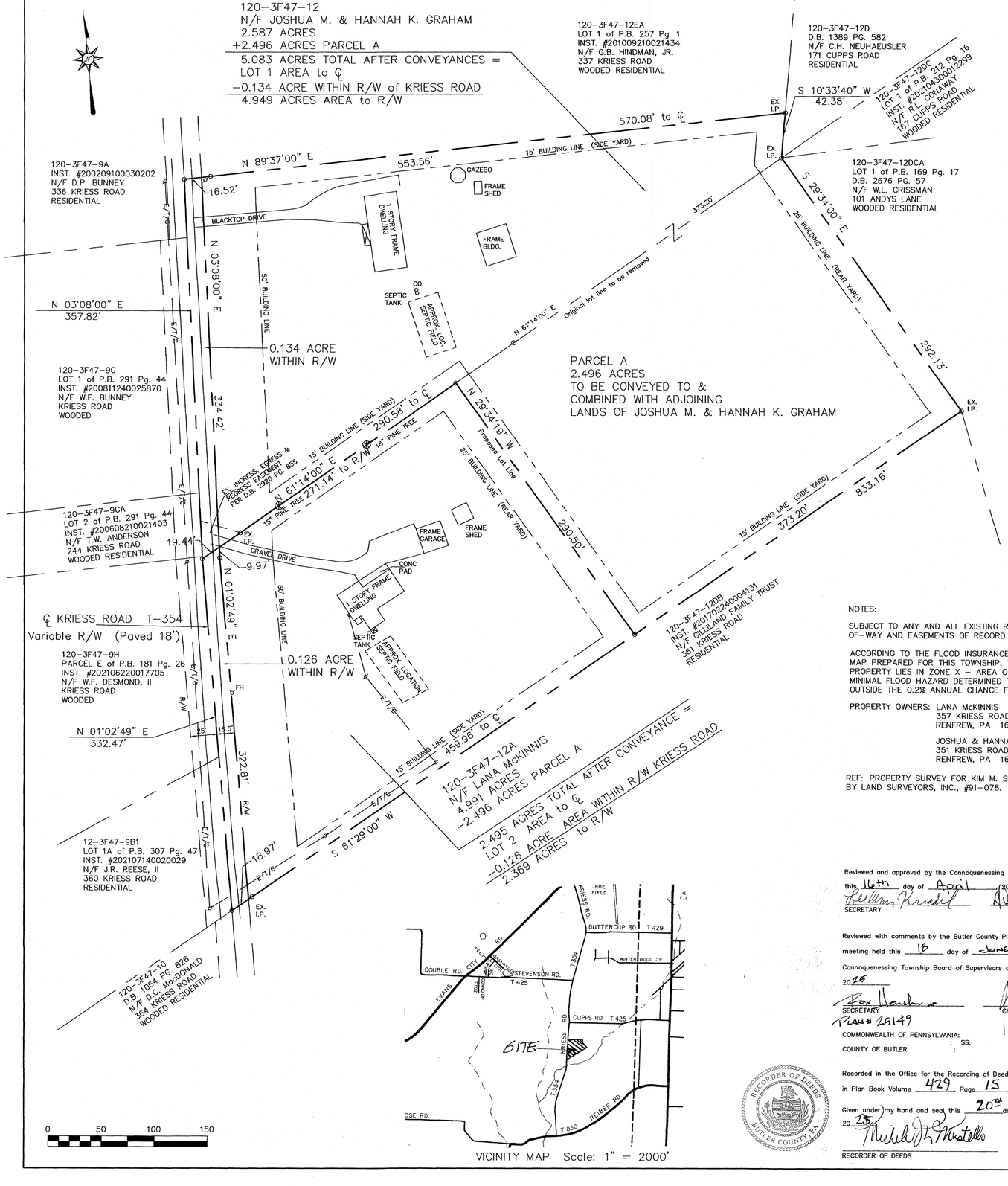
**TOTAL PLAN AREA 3.68 ACRES**
**LOT 25R 3.68 ACRES**

**NORTHERN**
*SURVEYORS AND ASSOCIATES*
137 LINK LANE
SLIPPERY ROCK, PA 16057
(724)530-6889
northernsurveyor@gmail.com

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JEFFREY A. SHUTY
LAND SURVEYOR
SU075509

Scale 1" = 50'
Date FEB 12, 2025
Job No. 3768

***WEICHEY- LOT CONSOLIDATION PLAN LOT 25R - FINAL PLAN***
Situate in Cherry Township
Butler County, Pa.
Prepared For
Amy Weichey
Sheet No. 1 of 1







VICINITY MAP Scale: 1" = 2000'

NOTES:

SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE X – AREA OF MINIMAL FLOOD HAZARD DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PROPERTY OWNERS: LANA McKINNIS
357 KRIESS ROAD
RENFREW, PA 16053

JOSHUA & HANNAH GRAHAM
351 KRIESS ROAD
RENFREW, PA 16053

REF: PROPERTY SURVEY FOR KIM M. SELLERS BY LAND SURVEYORS, INC., #91-078.

Reviewed and approved by the Connoquenessing Township Planning Commission
this 16th day of April, 20 25
Kellina Kruedel SECRETARY
Alice C. Havehosk CHAIRMAN

Reviewed with comments by the Butler County Planning Commission at a meeting held this 18 day of JUNE, 20 25 Letter to Connoquenessing Township Board of Supervisors dated 18 JUNE 20 25
SECRETARY
CHAIRMAN
Plan # 25149

COMMONWEALTH OF PENNSYLVANIA:
: SS:
COUNTY OF BUTLER :

Recorded in the Office for the Recording of Deeds, Plats, etc., in said County, in Plan Book Volume 429 Page 15
Given under my hand and seal this 20th day of JUNE 20 25
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2028
RECORDER OF DEEDS

Instr: 202506200009468
Pgs: 1 F: $45.00
Michele Mustello
Butler County Recorder PA
6/20/2025 1:30 PM
T20250068118

KNOW ALL MEN BY THESE PRESENTS, that we, Joshua M. and Hannah K. Graham, of the Township of Connoquenessing, County of Butler, and State of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Subdivision of our property, situate in the Township of Connoquenessing, County of Butler and Commonwealth of Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, street, lands, rights-of-way, easements, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of this approval of said plan and any future acceptance of said public highways, rights-of-way and easements by said County of Butler and Township of Connoquenessing, we, Joshua M. and Hannah K. Graham, hereby agree to and by these presents do release and forever discharge said County of Butler and said Township of Connoquenessing, their successors or assigns, from any liability for damages arising and to arise from the appropriation of said ground for public highways, and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon Joshua M. and Hannah K. Graham, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals
this 24 day of May 20 25
ATTEST:
JOSHUA M. GRAHAM
HANNAH K. GRAHAM
NOTARY PUBLIC (SEAL)
My Commission Expires the 12 day of Sept A.D., 20 26

Commonwealth of Pennsylvania - Notary Seal
ROBERT JOHN WHITE - Notary Public
Butler County
My Commission Expires September 12, 2026
Commission Number 1192974

The foregoing adoption and dedication is made by Joshua M. and Hannah K. Graham, with the full understanding and agreement that the approval of the Board of Supervisors of the .Township of Connoquenessing, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County, County Court House, Butler, Pennsylvania, within ninety (90) days of date of said approval.

COMMONWEALTH OF PENNSYLVANIA:
: SS:
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said State and County, personally appeared the above named Joshua M. and Hannah K. Graham, and acknowledged the foregoing Release and Dedication and Plan to be their act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL THIS 24 DAY OF May 20 25
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
ROBERT JOHN WHITE - Notary Public
Butler County
My Commission Expires September 12, 2026
Commission Number 1192974

KNOW ALL MEN BY THESE PRESENTS, THAT we, Joshua M. and Hannah K. Graham, of the Township of Connoquenessing, County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, and for our grantees and their subsequent purchasers, do hereby accept full and complete responsibility, liability, expense and provision of facilities for the control of storm water drainage over, across and through this subdivision of land until such time as we, our heirs, executors, administrators and assigns construct storm water drainage facilities in accordance with Township specifications and requirements and the same is officially accepted by action of the Board of Supervisors and until such formal acceptance we for ourselves, our heirs, executors, administrators and assigns do hereby release the Township of Connoquenessing from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon Joshua M. and Hannah K. Graham, our heirs, executors, administrators and assigns, and all purchasers of lots in this plan of subdivision.

IN WITNESS WHEREOF, we hereunto set our hands and seals
this 24 day of May A.D., 20 25
ATTEST:
JOSHUA M. GRAHAM
HANNAH K. GRAHAM

WITNESS My hand and notarial seal this 24 day of May A.D., 20 25
NOTARY PUBLIC
My Commission Expires the 12 day of Sept A.D., 20 26

Commonwealth of Pennsylvania - Notary Seal
ROBERT JOHN WHITE - Notary Public
Butler County
My Commission Expires September 12, 2026
Commission Number 1192974

I, Cheryl A. Hughes, a Registered Surveyor of the State of Pennsylvania, do hereby certify that this plan correctly represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.

Cheryl A. Hughes 4-16-25
SURVEYOR REGISTRATION #SU-32490-E DATE

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
Cheryl A. Hughes
LAND SURVEYOR SU-32490-E

HIGHWAY OCCUPANCY PERMIT REQUIREMENT (WHERE STATE ROAD INVOLVED)
This plat requires a Highway Occupancy Permit pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the "State Highway Law". Approvals of the Connoquenessing Township Planning Commission and Board of Supervisors are conditional, subject to action of the Pennsylvania Department of Transportation pursuant to application for a Highway Occupancy Permit.

SEAL:

The Board of Supervisors of the Township of Connoquenessing, Butler County, Pennsylvania hereby approves this plan of subdivision for recording purposes only. This approval by the Township of Connoquenessing does not constitute an acceptance of the roads, streets, storm and sanitary drainage facilities, easements or rights-of-way, water mains or any other services or improvements shown on this plan, nor an assumption of maintenance responsibility, nor will the same be accepted or maintained until constructed in accordance with all Township specifications and requirements and officially accepted by action of the Board of Supervisors. This approval shall in no way be deemed an authorization to commence construction or related activities. This plan of subdivision approved by resolution of the Board of Supervisors of the Township of Connoquenessing, Butler County, Pennsylvania, on this 14th day of May 20 25
ATTEST:
SECRETARY
CHAIRMAN
SEAL:

BUTLER COUNTY PLANNING COMMISSION

KNOW ALL MEN BY THESE PRESENTS, that I, Lana McKinnis, of the Township of Connoquenessing, County of Butler, and State of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this plan as my Plan of Subdivision of my property, situate in the Township of Connoquenessing, County of Butler and Commonwealth of Pennsylvania, and for divers advantages accruing to me, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, streets, lands, rights-of-way, easements, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of this approval of said plan and any future acceptance of said public highways, right-of-way and easements by said County of Butler and Township of Connoquenessing, I, Lana McKinnis, hereby agree to and by these presents do release and forever discharge said County of Butler and said Township of Connoquenessing, their successors or assigns, from any liability for damages arising and to arise from the appropriation of said ground for public highways, and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon Lana McKinnis, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal
this 24 day of May 20 25
ATTEST:
LANA McKINNIS
NOTARY PUBLIC (SEAL)
My Commission Expires the 12 day of Sept A.D., 20 26

Commonwealth of Pennsylvania - Notary Seal
ROBERT JOHN WHITE - Notary Public
Butler County
My Commission Expires September 12, 2026
Commission Number 1192974

The foregoing adoption and dedication is made by Lana McKinnis with the full understanding and agreement that the approval of the Board of Supervisors of the Township of Connoquenessing, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County, County Court House, Butler, Pennsylvania, within ninety (90) days of date of said approval.

COMMONWEALTH OF PENNSYLVANIA:
: SS:
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said State and County, personally appeared the above named Lana McKinnis, and acknowledged the foregoing Release and Dedication and Plan to be her act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL THIS 24 DAY OF May 20 25
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
ROBERT JOHN WHITE - Notary Public
Butler County
My Commission Expires September 12, 2026
Commission Number 1192974

KNOW ALL MEN BY THESE PRESENTS, THAT I, Lana McKinnis, of the Township of Connoquenessing, County of Butler, Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assigns, and for my grantees and their subsequent purchasers, do hereby accept full and complete responsibility, liability, expense and provision of facilities for the control of storm water drainage over, across and through this subdivision of land until such time as I, my heirs, executors, administrators and assigns construct storm water drainage facilities in accordance with Township specifications and requirements and the same is officially accepted by action of the Board of Supervisors and until such formal acceptance I for myself, my heirs, executors, administrators and assigns do hereby release the Township of Connoquenessing from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon Lana McKinnis, my heirs, executors, administrators and assigns, and all purchasers of lots in this plan of subdivision.

IN WITNESS WHEREOF, I hereunto set my hand and seal
this 24 day of May A.D., 20 25
ATTEST:
LANA McKINNIS

WITNESS My hand and notarial seal this 12 day of Sept A.D., 20 26
NOTARY PUBLIC
My Commission Expires the 12 day of Sept A.D., 20 26

Commonwealth of Pennsylvania - Notary Seal
ROBERT JOHN WHITE - Notary Public
Butler County
My Commission Expires September 12, 2026
Commission Number 1192974

| PLAN BOOK | PAGE |
|---|---|
| 429 | 15 |

REVISED 04/16/2025; ENGINEER'S REVIEW COMMENTS

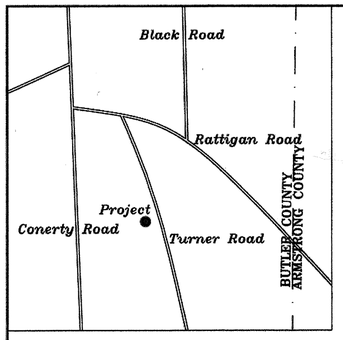

Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner


# MINOR LOT LINE REVISION FINAL PLAN

FOR: LANA McKINNIS
and
JOSHUA M. & HANNAH K. GRAHAM

SITUATE: CONNOQUENESSING TWP., BUTLER CO., PA

| | | | |
|---|---|---|---|
| Date 02/14/2025 | Scale 1" = 50' | Dwn By BEC | Ckd By CAH |
| Parcel No. 120-3F47-12 & 12A | | Inst# 202402230002480 Db-Pg 2920-854 | Service No. 24-148 |
| Address 351/357 KRIESS ROAD | | | |




## LOCATION MAP

- ○ Corner
- ● Set Iron Pin
- ◉ Found Iron Pin

Setback Lines
60' Front From Curb Line
10' Side And Rear

Final approval by the Donegal Twp. Planning Commission
this _____ day of _____, 2025

_____
Chairman

Final approval by the Donegal Twp. Supervisors
this 19 day of JUNE, 2025

Chairman Secretary

REVIEW
Final approval by the Butler County Planning Commission
this 2 day of JUNE, 2025

Chairman Secretary

PLAN # 25125

I, Harry L. Breski, a Professional Land Surveyor, registered by the Commonwealth of Pennsylvania, do hereby certify that the plan as shown hereon is based upon actual field survey of the land described and that all angles, distances and courses are correctly shown, that the monuments and markers have been set as shown on the plat, and that this plan correctly represents the lots, land streets and highways as surveyed and plotted by me for the owners or agents

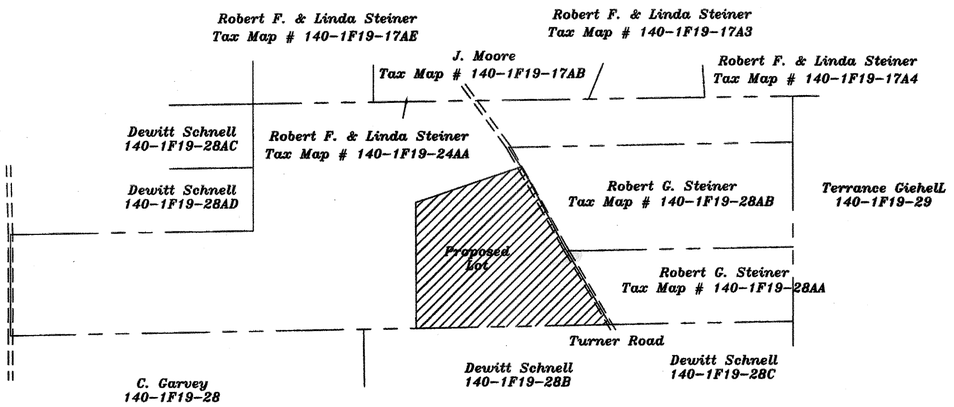
Date

Harry L. Breski, PLS
#SU-033608-E

Seal

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
HARRY L. BRESKI
LAND SURVEYOR
SU-033608-E
PENNSYLVANIA

Instr: 202506200009493
Pgs: 1 F: $45.00 6/20/2025 2:51 PM
Michele Mustello T20250008135
Butler County Recorder PA

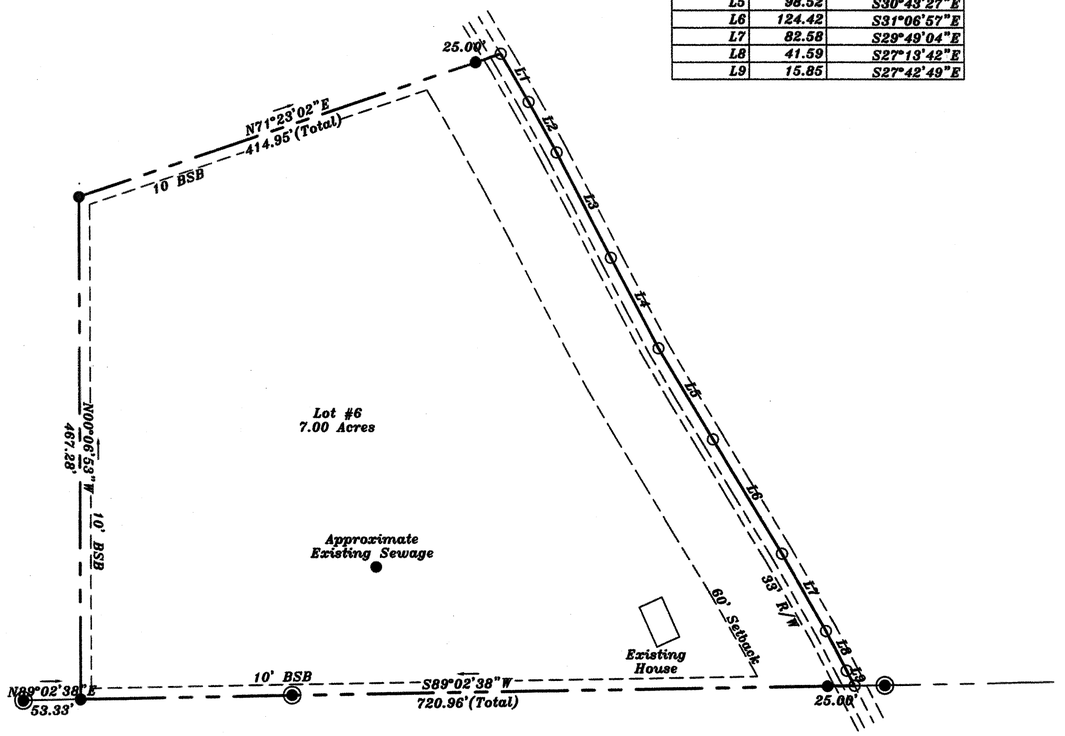



Robert F. & Linda Steiner
Instrument #
200307080003004 7
Tax Map # 140-1F19-28A
PB 259/034
Lot #5 33.275 Acres
-7.00 Acres Lot #6
26.275 Acres Remaining

Robert F. & Linda Steiner
Instrument #
200307080003004 7
Tax Map # 140-1F19-28A

Robert F. & Linda Steiner
Instrument #
200307080003004 7
Tax Map # 140-1F19-28A

| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 51.87 | S29°52'48"E |
| L2 | 53.48 | S29°01'54"E |
| L3 | 110.13 | S27°14'39"E |
| L4 | 95.10 | S27°43'35"E |
| L5 | 98.52 | S30°43'27"E |
| L6 | 124.42 | S31°06'57"E |
| L7 | 82.58 | S29°49'04"E |
| L8 | 41.59 | S27°13'42"E |
| L9 | 15.85 | S27°42'49"E |




MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER SS

*Recorded In The Recorders Office For The Recording Of Deeds And Plans In Butler County In Plan Book 429 Page 16*
*Given Under Our Hand And Seal This 20th Day of June 2025.*

Michele M. Mustello
*Recorder*

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER SS

On this 14 day of June, 2025 Before me a Notary Public in and for said state and county personally appeared Robert F. Steiner And Linda Steiner Who Being Duly Sworn, Deposes And Says That They Were Personally Present At The Execution Of The Adoption, Release Dedication For A Subdivision.
Subscribed To The Said Release And Dedication.

Robert F. Steiner Linda Steiner

*Sworn To And Subscribed Before Me This Day And Date Above Written*
In witness wherof I have here unto set my name and offical

Loretta Atkinson
Notary Public

Commonwealth of Pennsylvania - Notary Seal
LORETTA ATKINSON - Notary Public
Armstrong County
My Commission Expires November 1, 2025
Commission Number 1280094

| PLAN BOOK | PAGE |
|---|---|
| 429 | 16 |

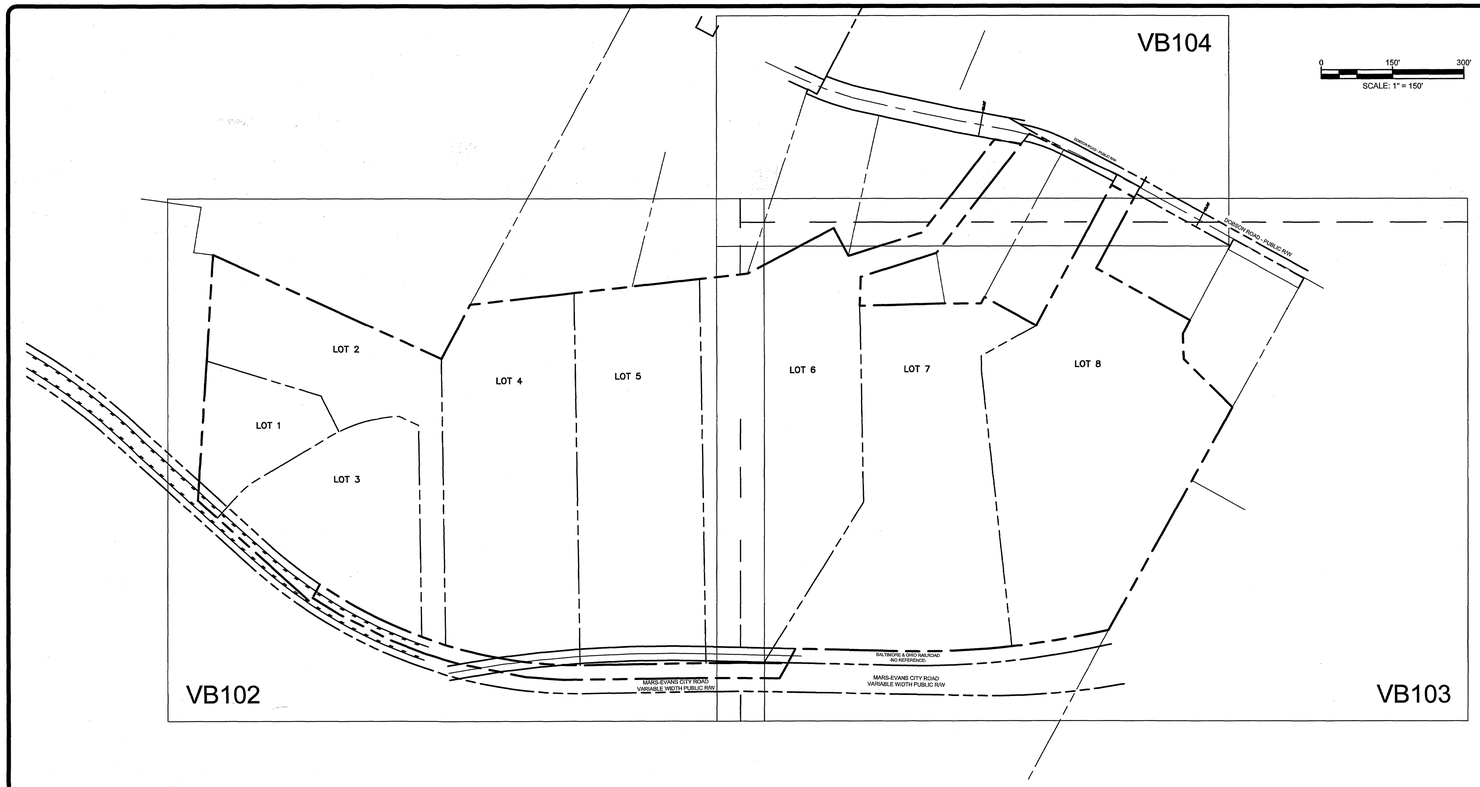
GRAPHIC SCALE
100 0 50 100 200 400
( IN FEET )
1 inch = 100 ft.

| | |
|---|---|
| DRAWN BY: HLB | APPROVED BY: |
| DATE: 5-14-25 | PROJ. NO. |
| DWG. NO.: | DWG. |

REVISIONS

Steiner Plan #1
Robert F. & Linda Steiner - Owners
Donegal Township
Butler Co., PA

Breski Surveying
Harry L. Breski, PLS
1381 Butler Road Worthington, PA 16262
724-859-3947




Instr: 202506200009502
Pgs: 5 F: $245.00 6/20/2025 3:04 PM
Michele Mustello T20250008138
Butler County Recorder PA

| EXISTING LOT AREA TABLE | | |
|---|---|---|
| LOT NO. | AREA (SQ. FT) | AREA (AC.) |
| 010-3F68-25CB-0000 | 217,479 | 4.9926 |
| 010-3F68-26-0000 | 1,295,209 | 29.7339 |
| R-O-W TO BE DEDICATED | 31,120 | 0.7144 |
| TOTAL AREA | 1,543,808 | 35.4410 |

| LOT AREA TABLE | | |
|---|---|---|
| LOT NO. | AREA (SQ. FT) | AREA (AC.) |
| LOT 1 | 55,106 | 1.2651 |
| LOT 2 | 119,963 | 2.7540 |
| LOT 3 | 123,617 | 2.8379 |
| LOT 4 | 208,936 | 4.7965 |
| LOT 5 | 210,530 | 4.8331 |
| LOT 6 | 271,791 | 6.2395 |
| LOT 7 | 239,666 | 5.5020 |
| LOT 8 | 283,080 | 6.4986 |
| R-O-W TO BE DEDICATED | 31,120 | 0.7144 |
| TOTAL AREA | 1,543,808 | 35.4410 |

| ZONING - I | |
|---|---|
| DIMENSION | REQUIREMENT |
| MINIMUM LOT (SQ.FT.) | 43,560 |
| MINIMUM LOT WIDTH (FEET) AT FRONT SETBACK LINE | 100 |
| MINIMUM FRONT YARD DEPTH (FEET) | 50 |
| MINIMUM SIDE YARD DEPTH (FEET) TWO REQUIRED | 15 |
| MINIMUM REAR YARD DEPTH (FEET) | 25 |
| MINIMUM REAR YARD DEPTH ADJACENT TO A PUBLIC ROAD (FEET) | 50 |
| MAXIMUM LOT COVERAGE | 60% |

**REFERENCE NOTES**

1. THIS PLAN IS A SUBDIVISION OF LOT 201 FROM MEC INDUSTRIAL, LLC PLAN NO. 1 AND TAX PARCEL 010-3F68-25CB-000.

**LIMITED LIABILITY CORPORATION ADOPTION**

THE **MEC INDUSTRIAL, LLC**, A LIMITED LIABILITY COMPANY FORMED IN THE STATE OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE **MEC INDUSTRIAL PLAN OF LOTS** HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE TOWNSHIP OF ADAMS. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE COMPANY AND UPON ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, TO THIS I SET MY HAND AND SEAL THIS 4th DAY OF June, 20 25.

ATTEST:

Paula K Rovida
NOTARY PUBLIC

**MEC INDUSTRIAL, LLC**

CHRIS KACLIK, MEMBER

**ACKNOWLEDGEMENT OF LIMITED LIABILITY CORPORATION ADOPTION AND DEDICATION**

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED **CHRIS KACLIK**, THE **MEMBER** OF **MEC INDUSTRIAL, LLC**, WHO ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE COMPANY.

WITNESS MY HAND AND SEAL THIS 4th DAY OF June, 20 25.

MY COMMISSION EXPIRES THE 15th DAY OF August, 2025.

(SEAL)

Commonwealth of Pennsylvania - Notary Seal
Paula K. Rovida, Notary Public
Butler County
My commission expires August 15, 2025
Commission number 1141586
Member, Pennsylvania Association of Notaries

Paula K Rovida
NOTARY PUBLIC

**TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL**

THIS PLAT OF SUBDIVISION HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 4 DAY OF June, A.D. 20 25.

ATTEST:

(SECRETARY)

(CHAIRMAN)

**APPROVAL BY TOWNSHIP OF ADAMS**

THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, PENNSYLVANIA, HEREBY GIVES PUBLIC NOTICE THAT IT IS APPROVING THIS PLAN OF SUBDIVISION FOR RECORDING PURPOSES ONLY. THE APPROVAL OF THIS SUBDIVISION PLAT BY THE TOWNSHIP OF ADAMS DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS, STREETS, ALLEYS, STORMWATER AND SANITARY SEWAGE DRAINAGE FACILITIES, EASEMENTS OR RIGHTS-OF-WAY, WATER MAINS OR ANY OTHER SERVICES OR IMPROVEMENTS SHOWN ON THIS PLAN NOR AN ASSUMPTION OF MAINTENANCE RESPONSIBILITY, NOR WILL THE SAME BE ACCEPTED OR MAINTAINED UNTIL CONSTRUCTED IN ACCORDANCE WITH ALL TOWNSHIP SPECIFICATIONS AND REQUIREMENTS AND OFFICIALLY ACCEPTED BY ACTION OF THE TOWNSHIP BOARD OF SUPERVISORS.

THIS PLAT OF SUBDIVISION APPROVED BY ACTION OF THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, PENNSYLVANIA ON THIS 24th DAY OF March, A.D. 20 25.

ATTEST:

(SECRETARY OF BOARD OF SUPERVISORS)

(CHAIRMAN OF BOARD OF SUPERVISORS)

**BUTLER COUNTY PLANNING COMMISSION ACKNOWLEDGEMENT FOR MULTI-LOT SUBDIVISION**

REVIEWED WITH OR WITHOUT COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION AT A MEETING HELD THIS 19th DAY OF June, A.D. 20 25.

LETTER TO ADAMS TOWNSHIP BOARD OF SUPERVISORS DATED June 19 A.D. 20 25.

PLAN # 25129

BUTLER COUNTY PLANNING COMMISSION

R. Henshaw MKG
(SECRETARY)
(DIRECTOR)

J. Hines MKG
(CHAIRMAN)

**PROOF OF RECORDING**

COMMONWEALTH OF PENNSYLVANIA }
} SS
COUNTY OF BUTLER }

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY IN PLAN BOOK VOLUME 429 PAGE(S) 17-21.

GIVEN UNDER MY HAND AND SEAL THIS 20th DAY OF June A.D. 20 25

My Commission Expires First Monday in January 2028

MICHELE M. MUSTELLO
RECORDER OF DEEDS

(RECORDER OF DEEDS)

**MICHELE M. MUSTELLO**
**RECORDER OF DEEDS**

My Commission Expires First Monday in January 2028

**PROFESSIONAL LAND SURVEYOR CERTIFICATE**

I, **MARK B. SCHMIDT**, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE CORRECTLY SHOWN, THAT THE MONUMENTS AND MARKERS AS SHOWN ON THE PLAT HAVE BEEN, OR WILL BE SET, AND TO THE BEST OF MY KNOWLEDGE, THAT HIS PLAN CORRECTLY REPRESENTS THE LOTS, STREETS, AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE ONWERS OR AGENTS.

6-3-2025
DATE

MARK B. SCHMIDT
REGISTRATION NO. SU-036950-E

**TOWNSHIP ENGINEER'S APPROVAL**

I, Ronald Olsen, A REGISTERED PROFESSIONAL ENGINEER FOR THE TOWNSHIP OF ADAMS, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS SUBDIVISION PLAN OR LAND DEVELOPMENT MEETS ALL OF THE ENGINEERING REQUIREMENTS SET FORTH IN THE ADAMS TOWNSHIP ZONING ORDINANCE, SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AND THE PUBLIC AND PRIVATE IMPROVEMENT CODE EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.

June 4, 2025
DATE

SIGNATURE

26400-E
REGISTRATION NO.

**OWNERS ACCEPTANCE OF RESPONSIBILITY FOR PROVIDED STORMWATER DRAINAGE FACILITIES AND CONTROL OF STORMWATER DRAINAGE**

KNOW ALL MEN BY THESE PRESENTS, THAT WE, **MEC INDUSTRIAL, LLC** OF THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND FOR OUR GRANTEES AND THEIR SUBSEQUENT PURCHASERS, DO HEREBY ACCEPT FULL AND COMPLETE RESPONSIBILITY, LIABILITY, EXPENSE AND PROVISION OF FACILITIES FOR THE CONTROL OF STORMWATER DRAINAGE OVER, ACROSS AND THROUGH THIS SUBDIVISION OF LAND UNTIL SUCH TIME AS WE, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS CONSTRUCT STORMWATER DRAINAGE FACILITIES IN ACCORDANCE WITH TOWNSHIP'S SPECIFICATIONS AND REQUIREMENTS AND THE SAME IS OFFICIALLY ACCEPTED BY ACTION OF THE TOWNSHIP BOARD OF SUPERVISORS, ADAMS TOWNSHIP, AND UNTIL SUCH FORMAL ACCEPTANCE WE FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS, AND ASSIGNS DO HEREBY RELEASE THE TOWNSHIP OF ADAMS FROM ANY RESPONSIBILITY IN CONNECTION THEREWITH. THIS ACCEPTANCE OF RESPONSIBILITY SHALL BE BINDING UPON **MEC INDUSTRIAL, LLC** OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND FOR ALL PURCHASERS OF LOTS IN THIS PLAN OF SUBDIVISION.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 4th DAY OF June, A.D. 20 25.

CHRIS KACLIK, MEMEBR

WITNESS MY HAND AND NOTARIAL SEAL THIS 4th DAY OF June, A.D. 20 25

Commonwealth of Pennsylvania - Notary Seal
Paula K. Rovida, Notary Public
Butler County
My commission expires August 15, 2025
Commission number 1141586
Member, Pennsylvania Association of Notaries

Paula K Rovida
NOTARY PUBLIC

MY COMMISSION EXPIRES THE 15th DAY OF August, A.D. 20 25

| PLAN BOOK | PAGE |
|---|---|
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SURVEYOR | MUNICIPAL ENGINEER | BOARD OF SUPERVISORS | RECORDER OF DEEDS

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — MARK B. SCHMIDT — LAND SURVEYOR — PENNSYLVANIA

X


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ENGINEERING LAND SURVEYORS
ESTABLISHED 1960
www.hampton-technical.com

☒ Corporate Office
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35 Wilson Street, Suite 201
Pittsburgh, PA 15223
PHONE: (412) 781-9660
FAX: (412) 781-5904

☐ Mars Office
123 Ridge Road, Suite B
Valencia, PA 16059
PHONE: (724) 625-4544
FAX: (724) 625-4549


| NO. | DESCRIPTION | DATE |
|---|---|---|
| REVISIONS: | | |

DATE ISSUED: 06/02/2025
PROJECT STATUS: FINAL

DRAWING ORIENTATION

PROJECT TITLE:
**MEC INDUSTRIAL**
**PLAN OF LOTS**
DEDICATIONS FOR RECORDING

CLIENT NAME & ADDRESS:
MEC INDUSTRIAL, LLC
1272 IAMS EVANS CITY RD, STE 101, EVANS CITY, PA 16033

PROJECT LOCATION:
ADAMS TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

| | |
|---|---|
| DRAWN BY: JLR | CHECKED BY: MBS |
| CAD FILE: 14007_VB10X.DWG | |
| HORZ. SCALE: 1" = 150' | VERT. SCALE: N/A |
| SHEET: 1 OF 5 | |
| VB101 | |
| PROJECT #: 14007 | |

Z:\PROJECTS\14000 Jobs\14007\04_Dwg\03_production\14007_VB10X.dwg, VB101, 6/2/2025 4:11 PM, Jason Carroll

n/f Damion C. Schultz T/P 010-3F68-25CB Inst. # 201311050032015

n/f Jill A. Ihnat T/P 010-3F68-25CE Inst. # 200512200036212

ZONED: RC - RURAL CONSERVATION

ZONED: I - INDUSTRIAL

"R/W Area 5 31,118.77 sf (0.714 ac) (To be dedicated for State Highway Purposes)

n/f Laura T. Plotek & David T. Plotek T/P 010-3F68-26F Inst 200508230023055

Lot 1 Thomas A. Beidl Plan of Lots PBV 93, Pg 34

n/f Stephanie H. Briere T/P 010-3F68-26FA Inst 202006080010753

Lot 1 Thomas A. Beidl Plan of Lots PBV 93, Pg 34

Lot 201 1,295,209.93 sf (31.975 ac)

TAX MAP NO. (AFTER RECORDING) 010-3F68-26-000

Lot 101 54,646.790 sf (1.255 ac)

"Parcel "A1" 1,691.18 sf (0.0388 ac) (To be conveyed to and become a part of Lot 101)

"R/W Area 4 387.63 sf (0.009 ac) (To be dedicated to Adams Twp)

"R/W Area 6 15,424.33 sf (0.308 ac) (To be dedicated to Adams Twp)

Lot 202 732,552.49 sf (16.817 ac)

n/f Walter Whitfield III, Trust T/P 010-3F68-27C Inst 201911130022848

n/f Richard Boeh & Christina Boeh T/P 010-3F68-27F Inst 200008230014323

n/f Robert G. Jackson T/P 010-5S-02 Inst 201906240011644

Lot 3 Reiver Plan of Lots PBV 245, Pg 15

"R/W Area 7 1,000.50 sf (0.023 ac)

n/f Walter Whitfield III, Trust T/P 010-3F68-27E Inst 201911130022847

n/f Robert R. Ford & Jennifer A. Ford T/P 010-3F68-27 DBV 1764, Pg 0033

POND

Breakneck Creek

Mars Evans City Road SR 3015

Variable Width R/W

"R/W Area 5 31,118.77 sf (0.714 ac) (To be dedicated for State Highway Purposes)

n/f Baltimore & Ohio Railroad —No References—

n/f North Pittsburgh Holding Co., LLC T/P

Lot 102 46,810.0340 sf (1.1205 ac)

"Parcel "A2" 8,397.12 sf (0.1229 ac) (To be conveyed and become a part of Lot 102)

"Parcel "A3" 2,458.55 sf (0.056 ac) (To be conveyed to and become part of Lot 203

Hydrant

n/f Dylon J. Bonzo T/P 010-3F68-26E Inst 201911260023987

n/f Bryan T. Chambers T/P 010-3F68-26A Inst 201803250005074

"R/W Area 3 6,242.04 sf (0.199 ac) (To be dedicated to Adams Twp)

Lot 203 115,900.96 sf (2.661 ac)

n/f David J. Aubrecht Amy Aubrecht T/P 010-3F68-27AB Inst 200608150020832

"R/W Area 8 7,604.41 sf (0.179 ac) (To be dedicated to Adams Twp)

n/f Charles H. Bolyleafer & Priscilla Bolyleafer T/P 010-3F68-26D DBV 968, Pg 0035

"R/W Area 2" 1,363.84 sf (0.031 ac) (To be dedicated to Adams Twp)

Dobson Rd. T-354

Variable Width R/W

n/f Jeffery S. Boice Cindy H. Boice T/P 010-3F68-26BA DBV 1616, Pg 0104

"R/W Area 1" 4,031.38 sf (0.093 ac) (To be dedicated to Adams Twp)

Lot 103 43,575.2771 sf (1.00 ac)

ZONED: I - INDUSTRIAL

ZONED: RC - RURAL CONSERVATION

n/f Mark S. Carson T/P 010-3F68-26C1 Inst 200812230027753

0 80' 160'

SCALE: 1" = 80'

| EXISTING LOT AREA TABLE | | |
|---|---|---|
| LOT NO. | AREA (SQ. FT) | AREA (AC.) |
| 010-3F68-25CB-0000 | 217,479 | 4.9926 |
| 010-3F68-26-0000 | 1,295,209 | 29.7339 |
| R-O-W TO BE DEDICATED | 31,120 | 0.7144 |
| TOTAL AREA | 1,543,808 | 35.4410 |

| PLAN BOOK | PAGE |
|---|---|
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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL MARK B. SCHMIDT LAND SURVEYOR

X


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Valencia, PA 16059
PHONE: (724) 625-4544
FAX: (724) 625-4549


| NO. | DESCRIPTION | DATE |
|---|---|---|
| | | |

DATE ISSUED: 06/02/2025
REVISIONS:
PROJECT STATUS: FINAL

DRAWING ORIENTATION

PROJECT TITLE:
**MEC INDUSTRIAL**
**PLAN OF LOTS**
EXISTING CONDITIONS PLAN

CLIENT NAME & ADDRESS:
MEC INDUSTRIAL, LLC
1272 MARS EVANS CITY RD, STE 101, EVANS CITY, PA 16033

PROJECT LOCATION:
ADAMS TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

| DRAWN BY: | CHECKED BY: |
|---|---|
| JLR | MBS |
| CAD FILE: | 14007_VB10X.DWG |
| HORZ. SCALE: 1" = 80' | VERT. SCALE: |
| SHEET: | 2 OF 5 |
| VB102 | |
| PROJECT #: | 14007 |

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N/F
JAMES M & AMY J
BERKOPEC
TAX MAP NO.
010-3F68-25-0000
INST.: 200003230006162

N/F
MARK & SUSAN MANUPPELLI
TAX MAP NO.
010-3F68-25CE-0000
INST.: 202002040002389

N/F
LAURA T & DAVID PIATEK
TAX MAP NO.
010-3F68-26F-0000
INST.: 200508230023055

N/F
ROBERT T. &
CHRISTINA J. BEAVER
TAX MAP NO.
010-3F68-26FA-0000
INST.: 201105060010860

N/F
MEC INDUSTRIAL LLC
TAX MAP NO.
010-3F68-25CB-000
INST.: 202311200017462
217,479 SQ.FT.
4.9926

**TOTAL AREA**
**1,543,808 SQ FT**
**35.4410 ACRES**

**LOT 1**
**55,106 SQ FT**
**1.2651 ACRES**

**LOT 2**
**119,963 SQ FT**
**2.7540 ACRES**

**LOT 3**
**123,617 SQ FT**
**2.8379 ACRES**

**LOT 4**
**208,936 SQ FT**
**4.7965 ACRES**

**LOT 5**
**210,530 SQ FT**
**4.8331 ACRES**

N/F
MEC INDUSTRIAL LLC
TAX MAP NO.
010-3F68-26-000
INSTRUMENT NO.

1,295,210 SQ.FT.
31.975 ACRES
Lot 201
MEC INDUSTRIAL LLC,
PLAN NO. 1
P.B.V. 407, PG. 29-32

| LOT AREA TABLE | | |
|---|---|---|
| LOT NO. | AREA (SQ. FT) | AREA (AC.) |
| LOT 1 | 55,106 | 1.2651 |
| LOT 2 | 119,963 | 2.7540 |
| LOT 3 | 123,617 | 2.8379 |
| LOT 4 | 208,936 | 4.7965 |
| LOT 5 | 210,530 | 4.8331 |
| LOT 6 | 271,791 | 6.2395 |
| LOT 7 | 239,666 | 5.5020 |
| LOT 8 | 283,080 | 6.4986 |
| R-O-W TO BE DEDICATED | 31,120 | 0.7144 |
| TOTAL AREA | 1,543,808 | 35.4410 |

| PLAN BOOK | PAGE |
|---|---|
| 429 | 19 |

SCALE: 1" = 50'

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MARK B. SCHMIDT
LAND SURVEYOR


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FAX: (724) 625-4549


PROJECT STATUS: FINAL
DATE ISSUED: 06/02/2025
REVISIONS:

| NO. | DESCRIPTION | DATE |
|---|---|---|

DRAWING ORIENTATION

PROJECT TITLE:
**MEC INDUSTRIAL**
**PLAN OF LOTS**
PLAN FOR RECORDING

PROJECT LOCATION:
ADAMS TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

CLIENT NAME & ADDRESS:
MEC INDUSTRIAL, LLC
1272 MARS EVANS CITY RD, STE 101, EVANS CITY, PA 16033

| DRAWN BY: | CHECKED BY: |
|---|---|
| JLR | MBS |
| CAD FILE: | 14007_VB10X.DWG |
| HORZ. SCALE: 1" = 50' | VERT. SCALE: |
| SHEET: | 3 OF 5 |
| **VB103** | |
| PROJECT #: | 14007 |

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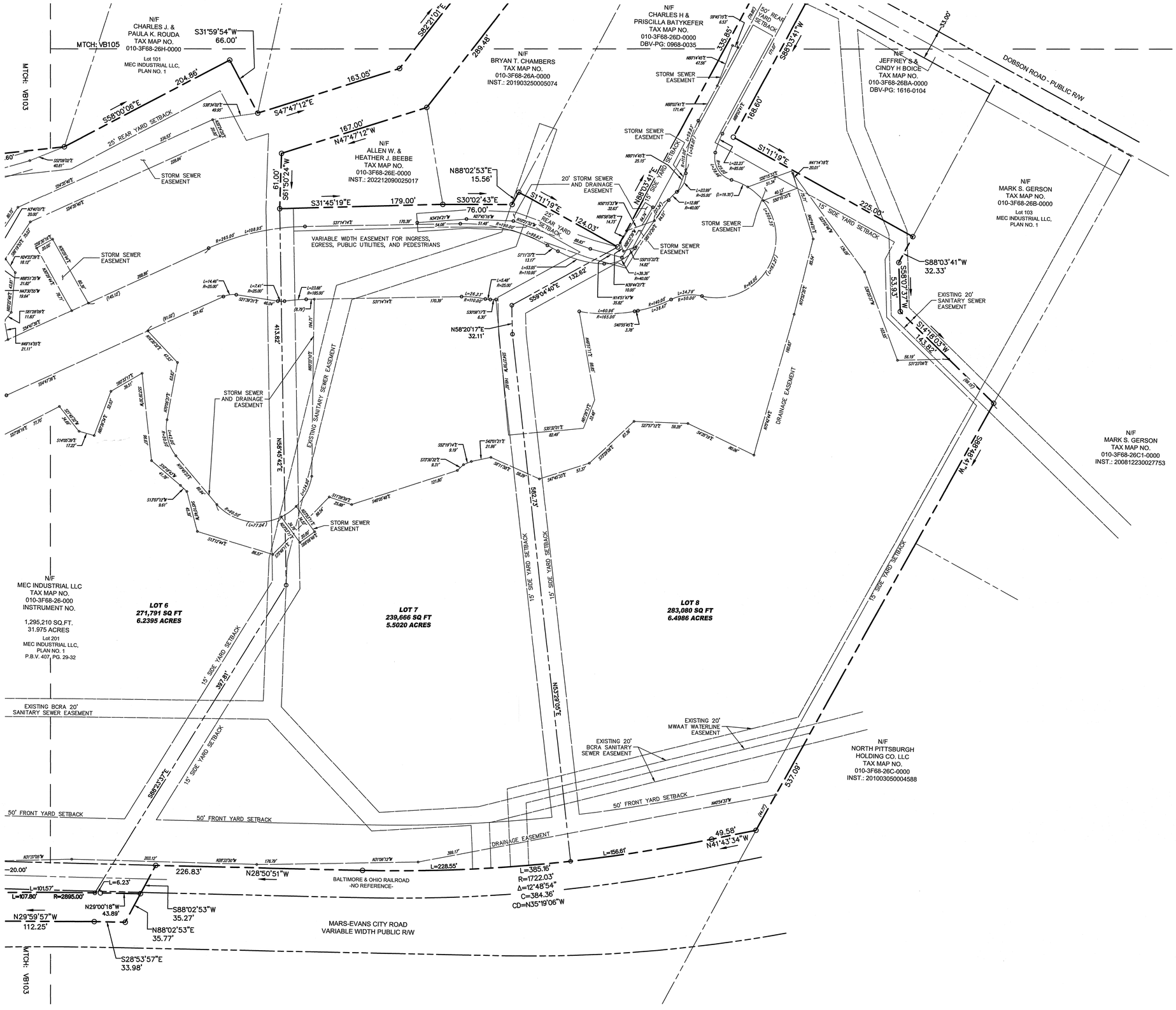


| LOT AREA TABLE | | |
|---|---|---|
| LOT NO. | AREA (SQ. FT) | AREA (AC.) |
| LOT 1 | 55,106 | 1.2651 |
| LOT 2 | 119,963 | 2.7540 |
| LOT 3 | 123,617 | 2.8379 |
| LOT 4 | 208,936 | 4.7965 |
| LOT 5 | 210,530 | 4.8331 |
| LOT 6 | 271,791 | 6.2395 |
| LOT 7 | 239,666 | 5.5020 |
| LOT 8 | 283,080 | 6.4986 |
| R-O-W TO BE DEDICATED | 31,120 | 0.7144 |
| TOTAL AREA | 1,543,808 | 35.4410 |

| PLAN BOOK | PAGE |
|---|---|
| 429 | 20 |

0 50' 100'
SCALE: 1" = 50'

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — MARK B. SCHMIDT — PROFESSIONAL SURVEYOR — PENNSYLVANIA

X

HAMPTON TECHNICAL ASSOCIATES

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Valencia, PA 16059
PHONE: (724) 625-4544
FAX: (724) 625-4549


| DATE ISSUED: | PROJECT STATUS: |
|---|---|
| 06/02/2025 | FINAL |

| REVISIONS: | | |
|---|---|---|
| NO. | DESCRIPTION | DATE |
| | | |

DRAWING ORIENTATION

PROJECT TITLE:
**MEC INDUSTRIAL**
**PLAN OF LOTS**
PLAN FOR RECORDING

CLIENT NAME & ADDRESS:
MEC INDUSTRIAL, LLC
1272 MARS EVANS CITY RD, STE 101, EVANS CITY, PA 16033

PROJECT LOCATION:
ADAMS TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

| DRAWN BY: | CHECKED BY: |
|---|---|
| JLR | MBS |
| CAD FILE: | 14007_VB10X.DWG |
| HORZ. SCALE: | VERT. SCALE: |
| 1" = 50' | - |
| SHEET: | 4 OF 5 |
| VB104 | |
| PROJECT #: | 14007 |

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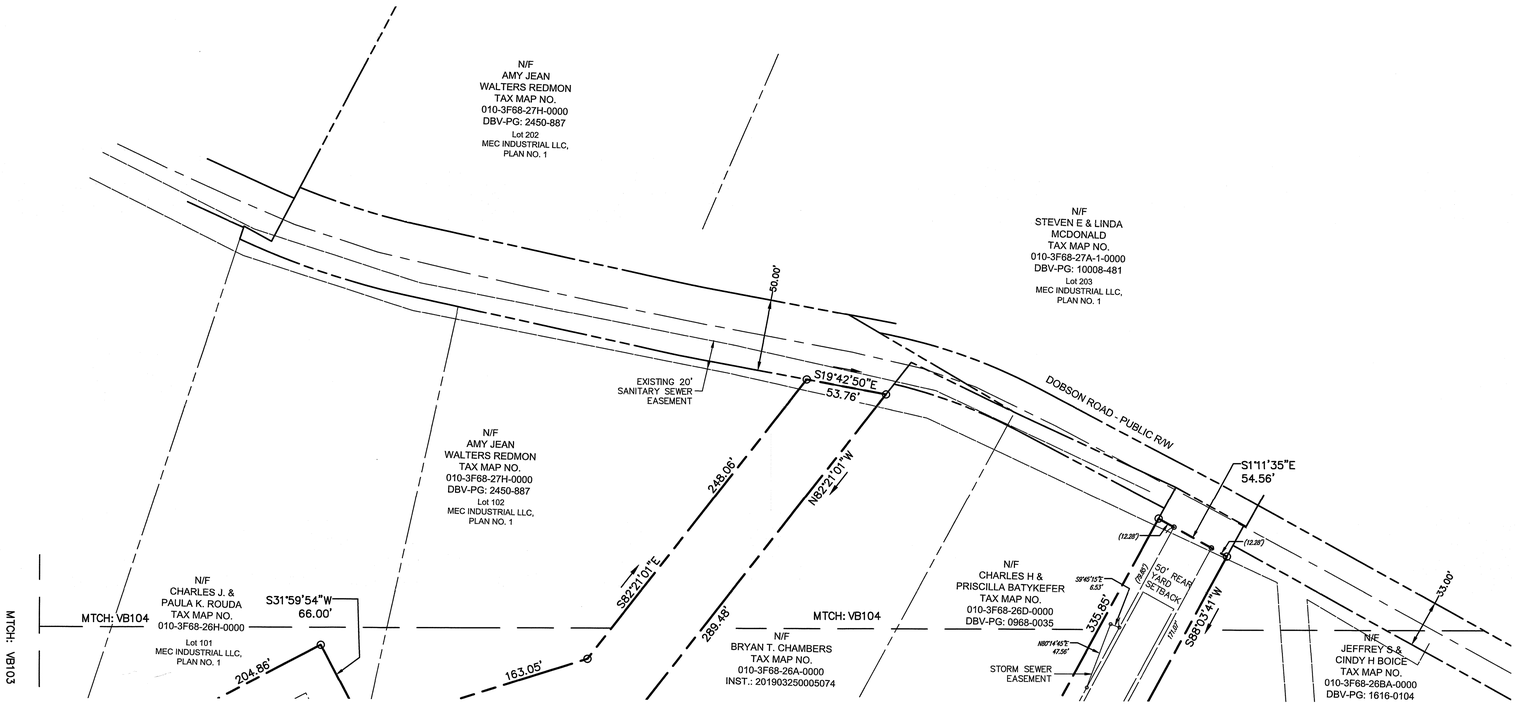


| LOT AREA TABLE | | |
|---|---|---|
| LOT NO. | AREA (SQ. FT) | AREA (AC.) |
| LOT 1 | 55,106 | 1.2651 |
| LOT 2 | 119,963 | 2.7540 |
| LOT 3 | 123,617 | 2.8379 |
| LOT 4 | 208,936 | 4.7965 |
| LOT 5 | 210,530 | 4.8331 |
| LOT 6 | 271,791 | 6.2395 |
| LOT 7 | 239,666 | 5.5020 |
| LOT 8 | 283,080 | 6.4986 |
| R-O-W TO BE DEDICATED | 31,120 | 0.7144 |
| TOTAL AREA | 1,543,808 | 35.4410 |

| PLAN BOOK | PAGE |
|---|---|
| 429 | 21 |

0 50' 100'
SCALE: 1" = 50'

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MARK B. SCHMIDT
LAND SURVEYOR
PENNSYLVANIA

HAMPTON TECHNICAL ASSOCIATES

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DATE ISSUED: 06/02/2025
REVISIONS:

| NO. | DESCRIPTION | DATE |
|---|---|---|
| | | |

PROJECT STATUS: FINAL

DRAWING ORIENTATION

PROJECT TITLE:
**MEC INDUSTRIAL**
**PLAN OF LOTS**
PLAN FOR RECORDING

PROJECT LOCATION:
ADAMS TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

CLIENT NAME & ADDRESS:
MEC INDUSTRIAL, LLC
1272 MARS EVANS CITY RD. STE 101, EVANS CITY, PA 16033

| | |
|---|---|
| DRAWN BY: JLR | CHECKED BY: MBS |
| CAD FILE: 14007_VB10X.DWG | |
| HORZ. SCALE: 1" = 50' | VERT. SCALE: |
| SHEET: 5 OF 5 | |
| **VB105** | |
| PROJECT #: 14007 | |

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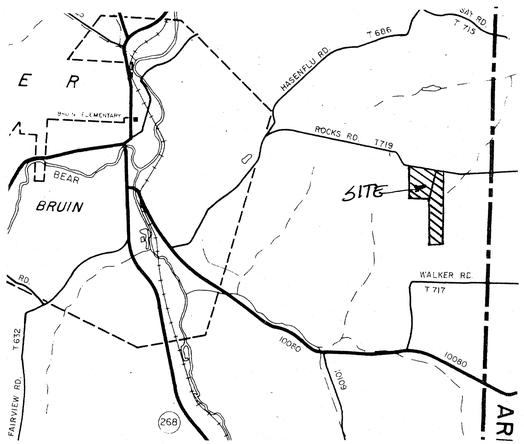



VICINITY MAP Scale: 1" = 2000'

260-1F29-10
N/F QUEENSTOWN HUNT CLUB, INC.

260-1F29-5
N/F C.E. HILLIARD

260-1F29-5A
N/F D.E. HILLIARD

EX. I.P./EX. I. PIPE+/-

EX. I. PIPE

N 02°30'00" E

1,118.50'

559.25'

Part of 260-1F29-8B
N/F SHIRLEY M. LIPSCOMB
1st PARCEL OF D.B. 979 PG. 979
16.00 ACRES+/-
(Not surveyed at this time)

NOTE: DEED FOR THIS TAX PARCEL IS IN TWO TRACTS THEREFORE THIS LINE CURRENTLY EXISTS.

N 02°30'00" E 901.39'

20' BUILDING LINE (SIDE YARD)

559.25'

50' BUILDING LINE (REAR YARD)

Part of 260-1F29-8B
2nd PARCEL OF D.B. 979 PG. 979
11.02 ACRES
+1.68 ACRE PARCEL A
12.70 ACRES TOTAL AFTER
CONVEYANCE = LOT 2

S 70°14'50" E
7.60'

S 79°29'55" E
91.25'

S 79°38'11" E
173.44'

S 79°52'44" E
226.99'

S 82°09'24" E
177.35'

℄ ROCKS ROAD T-719
33' R/W (16' Gravel)

S 77°48'13" E
181.34'

S 79°01'48" E
129.12'

50' BUILDING LINE

70.61'

106.74'

175'

73.97'

107.37'

260-1F29-9
N/F G.N. BISHOP, C.G. BISHOP, G.H. BISHOP,
P.J. LYNCH & E.L. PORTER

S 89°02'59" E

N 02°54'04" E

EX. I.P.

Original lot line to be removed

POND

FRAME BLDG.

SHED

EX. I.P.

810.92'

EX. I.P.

SEPTIC TANK

SHED

PARCEL A
1.68 ACRE

SHED

SHED

APPROX LOC. SEPTIC FIELD

Proposed Lot Line

20' BUILDING LINE (SIDE YARD)

S 15°41'42" W

809.89'

TO BE CONVEYED TO &
COMBINED WITH ADJOINING
LANDS OF SHIRLEY M. LIPSCOMB

EX. 42" TREE

N 00°37'21" E

1,225.82'

EX. I.P.

20' BUILDING LINE (SIDE YARD)

416.32'

260-1F29-8D
N/F TRAVIS G. & ELIZABETH C. WEILAND
PARCEL ONE OF INST. #202111160032131
19.52 ACRES
-1.68 ACRE PARCEL A
17.84 ACRES TOTAL AFTER
CONVEYANCE = LOT 1

50' BUILDING LINE (REAR YARD)

N 88°13'53" W

20' BUILDING LINE (SIDE YARD)

1,971.62'

S 01°23'41" W

260-1F29-8C
N/F P.L. LENART

0 100 200 300

NOTES:

SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY EASEMENTS OF RECORD.

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PROPERTY OWNERS: TRAVIS & ELIZABETH WEILAND
299 ROCKS ROAD
PARKER, PA 16049

SHIRLEY LIPSCOMB
2604 SEWICKLEY CR. ROAD
SEWICKLEY, PA 15143

Instr: 202506260009857
6/26/2025 11:17 AM
Fee: $ 85.00
Michele Mustello
Butler County Recorder PA
T2025008430

We, Travis G. and Elizabeth C. Weiland, the undersigned, hereby declare that we are the owners of the property shown on this final plan, that the final plan and the proposed subdivision or land development were made with the owner's consent, and that the owners desire the final plan to be recorded as such.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 30 day of May, 20 25.

ATTEST:

Travis G. Weiland — OWNER

Elizabeth C. Weiland — OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Travis G. and Elizabeth C. Weiland, who acknowledged the foregoing final plan of subdivision or land development to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 30 day of May, 20 25.

My Commission expires the 28 day of November, 20 25.

SEAL

Bradley S. Krliey — NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Bradley S. Krliey, Notary Public
Butler County
My commission expires November 28, 2028
Commission number 1455359
Member, Pennsylvania Association of Notaries

I, Shirley M. Lipscomb, the undersigned, hereby declare that I am the owner of the property shown on this final plan, that the final plan and the proposed subdivision or land development were made with the owner's consent, and that the owner desire the final plan to be recorded as such.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 23 day of May, 20 25.

ATTEST:

Shirley M. Lipscomb — OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Shirley M. Lipscomb, who acknowledged the foregoing final plan of subdivision or land development to be her act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 23rd day of May, 20 25.

My Commission expires the 30th day of Decemba, 20 26.

SEAL

Angela Jane Nickle — NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Angela Jane Nickle, Notary Public
Butler County
My commission expires December 30, 2026
Commission number 1202024
Member, Pennsylvania Association of Notaries

I, Cheryl A. Hughes, a Registered Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan as shown hereon is true and correct to the standards of the Butler County Subdivision and Land Development Ordinance and that the survey and all angles, distances, and courses are accurately shown, that the monuments and markers as shown on the plat have been, or will be set, and to the best of my knowledge, that this plan correctly represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.

April 9, 2025 — DATE — SEAL — Cheryl A. Hughes — REG. NO. SU-32490-E

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — Cheryl A. Hughes — LAND SURVEYOR SU-32490-E

Reviewed by the Supervisors of the Township of Parker this 5 day of June, 2025.

Abby Walowen — SECRETARY — SEAL — CHAIRMAN/PRESIDENT

Parker Township Supervisors — Butler County Pa

Approved by the Butler County Planning Commission this 21 day of MAY, 2025.

SECRETARY — SEAL — CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

See Comments on File at the Butler County Planning Commission

Plan Number: 25098

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the office for the recording of deeds, plans, etc. in said County in Plan Book Volume 429 page 22.

Given under my hand and seal this 26TH day of JUNE, 20 25.

SEAL

RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS

*My Commission Expires First Monday In January 2028*

RECORDER OF DEEDS — BUTLER COUNTY, PA

# LOT LINE REVISION

| PLAN BOOK | PAGE |
|---|---|
| 429 | 22 |

| No. | Date | Description | By |
|---|---|---|---|
| | | | |

FOR: TRAVIS G. & ELIZABETH C. WEILAND, and SHIRLEY M. LIPSCOMB
Situate In
PARKER TWP., BUTLER CO., PENNSYLVANIA

| | | |
|---|---|---|
| Drawn By: BEC | Scale: 1" = 100' | Drawing No.: M1795-001-25 |
| Checked By: | Date: APRIL 9, 2025 | Sheet No.: 1 of 1 |
| Approved By: | | Filename: |

LSSE Civil Engineers and Surveyors
523 North Main Street
Butler, Pennsylvania 16001
724-287-6865
Email: chughes@lsse.com

Fike • LSI • LSSE • Rabell • Senate

## OWNERS ADOPTION FOR PARTNERSHIP

THE JTC 1422 ASSOCIATES, L.P., A PENNSYLVANIA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN ON THE CREEKSIDE MANOR TND-3 PRD PHASE 2 SUBDIVISION PLAN HEREBY ADOPTS THIS PLAN AS ITS LAND DEVELOPMENT AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE JACKSON TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS, AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS I SET MY HAND AND SEAL THIS 11 DAY OF June, 20 25

ATTEST:

NOTARY PUBLIC — SIGNATURE OF GENERAL PARTNER

Commonwealth of Pennsylvania - Notary Seal
Kimberly May, Notary Public
Butler County
My commission expires September 13, 2028
Commission number 1104693
Member, Pennsylvania Association of Notaries

## ACKNOWLEDGMENT OF PARTNERSHIP ADOPTION AND DEDICATION

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED DONALD B. RODGERS, SR. THE MEMBER OF JTC1422, LLC, A GENERAL PARTNER IN THE FIRM OF JTC 1422 ASSOCIATES, LP., A PENNSYLVANIA LIMITED PARTNERSHIP, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE PARTNERSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS 11 DAY OF June, 20 25

MY COMMISSION EXPIRES THE 13 DAY OF September, 2025

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Kimberly May, Notary Public
Butler County
My commission expires September 13, 2028
Commission number 1104693
Member, Pennsylvania Association of Notaries

## CERTIFICATION OF TITLE WITH MORTGAGE AND CONSENT OF MORTGAGEE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE CREEKSIDE MANOR TND-3 PRD PHASE 2 SUBDIVISION PLAN IS IN THE NAME OF THE JTC 1422 ASSOCIATES, LP., A PENNSYLVANIA LIMITED PARTNERSHIP AND IS RECORDED IN INSTRUMENT 201603100004517.

WITNESS — OWNER

DOLLAR BANK, FEDERAL SAVINGS BANK, MORTGAGEE OF THE PROPERTY CONTAINED IN THE CREEKSIDE MANOR TND-3 PRD PHASE 2 SUBDIVISION PLAN CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS — Vice President
NAME, TITLE AND MORTGAGEE

## SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THE SURVEY AND PLAN SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED BY THE ORDINANCES OF JACKSON TOWNSHIP.

6/13/2025
DATE — GARY A. SHEFFLER, JR. P.L.S. REG. NO. SU-075518

## JACKSON TOWNSHIP BOARD OF SUPERVISORS APPROVAL CERTIFICATE

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JACKSON THIS 19th DAY OF June, 20 25. THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JACKSON GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING THE TOWNSHIP OF JACKSON ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

TOWNSHIP SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

## JACKSON TOWNSHIP PLANNING DIRECTOR APPROVAL CERTIFICATE

APPROVED BY THE PLANNING DIRECTOR OF JACKSON TOWNSHIP THIS 20th DAY OF June, 20 25 PURSUANT TO CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT, OF THE JACKSON TOWNSHIP, AS AMENDED. THE PLANNING DIRECTOR OF THE TOWNSHIP OF JACKSON GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, JACKSON TOWNSHIP ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

TOWNSHIP SECRETARY — Nikki Colton, PLANNING DIRECTOR

Butler County
~~JACKSON TOWNSHIP~~ PLANNING COMMISSION REVIEW CERTIFICATE

REVIEWED BY THE PLANNING COMMISSION ON THIS 18 DAY OF June, 20 25.

SECRETARY — CHAIRPERSON — Plan # 35120

Jackson Township
BUTLER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

REVIEWED, BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 6th DAY OF March, 20 25

SECRETARY — CHAIRPERSON

## PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA IN PLAN BOOK VOLUME 429 PAGE(S) 23-24

GIVEN UNDER MY HAND AND SEAL THIS 26th DAY OF June, 20 25

RECORDER OF DEEDS

**MICHELE M. MUSTELLO**
**RECORDER OF DEEDS**
*My Commission Expires First Monday in January 2028*

THIS PLAT WAS DELIVERED TO Applicant BY JACKSON TOWNSHIP ON THE 24 DAY OF June 20 25

REGISTERED ENGINEER

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — GARY A. SHEFFLER, JR. — ENGINEER PE 057446

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

REGISTERED SURVEYOR

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — GARY A. SHEFFLER, JR — LAND SURVEYOR SU075518

TOWNSHIP OF JACKSON TOWNSHIP ENGINEER

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — BENJAMIN L. GILBERT — ENGINEER PE077527

TOWNSHIP OF JACKSON PLANNING COMMISSION

JACKSON TOWNSHIP BUTLER COUNTY, PA

TOWNSHIP OF JACKSON BOARD OF SUPERVISORS

JACKSON TOWNSHIP BUTLER COUNTY, PA

## TOWNSHIP ENGINEER'S CERTIFICATION

THIS PLAN WAS REVIEWED BY THE TOWNSHIP ENGINEER FOR CONFORMANCE WITH THE JACKSON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND OTHER APPLICABLE JOWNSHIP ORDINANCES.

6/16/2025
DATE — NAME

PE 077527
REGISTRATION NUMBER

## SEWAGE FACILITY DECLARATION

JACKSON TOWNSHIP AGREES NOT TO ISSUE BUILDING PERMITS UNTIL THE "PLANNING MODULE FOR LAND DEVELOPMENT" HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATIONS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

6/27/25
DATE — TOWNSHIP MANAGER/SECRETARY

THIS PLAN IS A REVISION TO THE CREEKSIDE MANOR PHASE 2 SUBDIVISION PLAN AS RECORDED IN PLAN BOOK 424, PAGES 15 & 16 TO ADD MISSING CALLS THAT WERE OMITTED ON THE PRIOR RECORDING.

ADDITIONALLY, THE FOLLOWING CHANGES WERE ALSO MADE:

- THE LOT LINE BETWEEN LOTS 204 & 205 AND THE LOT LINE BETWEEN LOTS 207 & 208 WERE ADJUSTED TO ACCOMMODATE FUTURE TOWNHOME BUILDINGS.
- THE NAME OF THE STREET ALONG THE FRONTAGE OF LOTS 206 THROUGH 208 WAS REVISED TO NOW BE KNOWN AS ALLIANCE DRIVE.
- SETBACKS FOR LOT 301 WERE ADDED.
- ALL AFFECTED LOTS WERE RENAMED TO INCLUDE THE SUFFIX "R" TO RECOGNIZE THIS REVISED PLAN.

## ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, THE PLAN SHOWN HEREON IS TRUE AND CORRECT TO THE ACCURACY AND ENGINEERING STANDARDS REQUIRED BY THE ORDINANCES OF JACKSON TOWNSHIP.

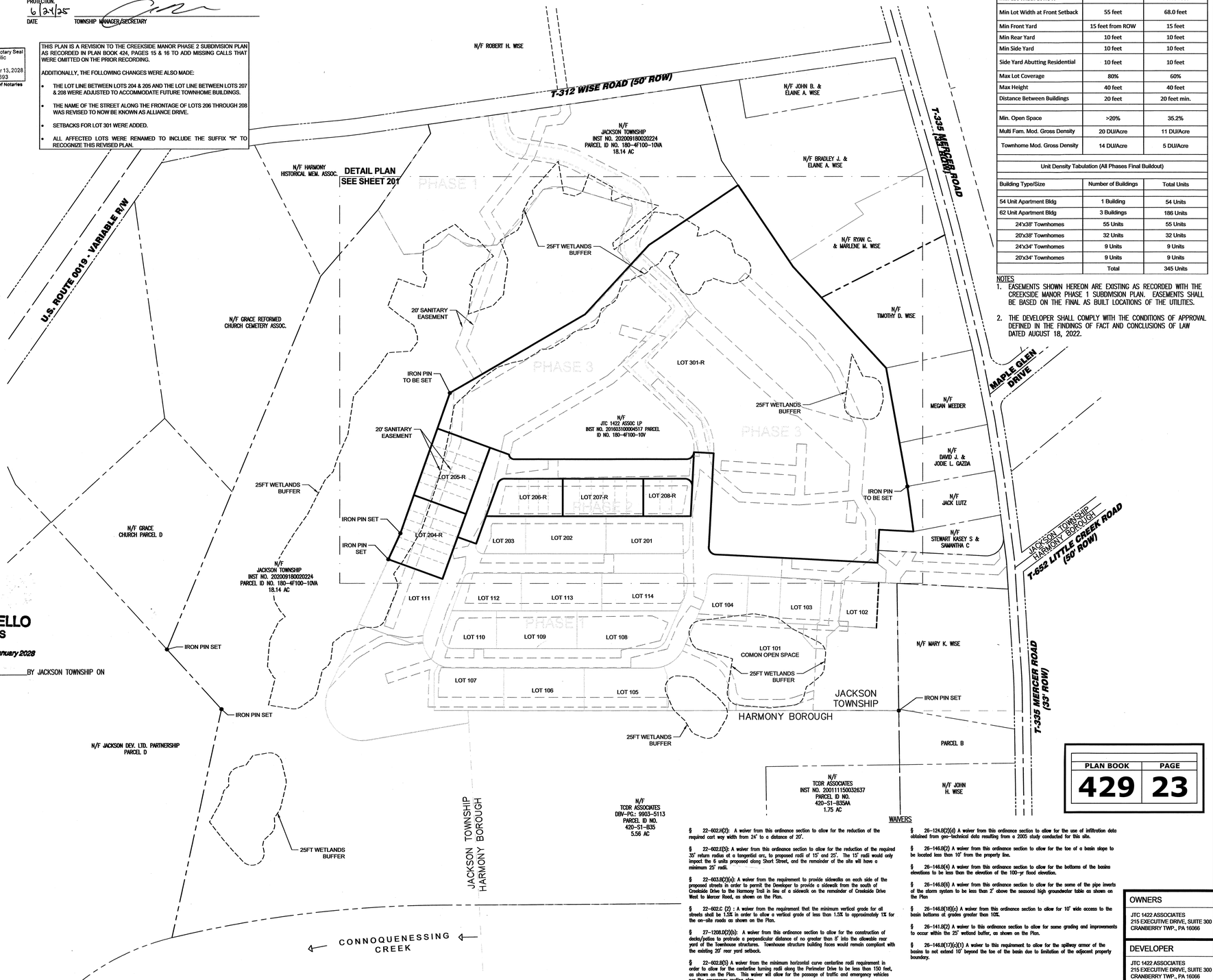
6/13/2025
DATE — GARY A. SHEFFLER, JR. P.E. REG. NO. PE057446

## STORMWATER MANAGEMENT CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, THE STORM DRAINAGE FACILITIES SHOWN AND DESCRIBED HEREON ARE TRUE AND CORRECT TO THE ACCURACY AND STANDARDS REQUIRED BY THE ORDINANCES OF JACKSON TOWNSHIP.

6/13/2025
DATE — GARY A. SHEFFLER, JR. P.E. REG. NO. PE057446

Instr: 202506260009864
Pgs: 2 F: $85.00
Michele Mustello
Butler County Recorder PA
6/26/2025 11:48 AM
T20250009833




| TABULATION OF ZONING DATA | | |
|---|---|---|
| **Zoning District** | **V-TND - Village Traditional Neighborhood Development** | Townshouse, Multi-Family Allowed Use |
| Total Site Acreage | | 38.52 AC |
| Environmentally Sensitive Areas | | 15.99 AC |
| **Zoning Yard & Build Requirements** | **Allowable** | **Proposed** |
| Min Lot Size | 6,000 S.F. per lot | 7083.89 Sq. Ft. |
| Min Lot Width at ROW | 55 Feet | 76.40 feet |
| Min Lot Width at Front Setback | 55 feet | 68.0 feet |
| Min Front Yard | 15 feet from ROW | 15 feet |
| Min Rear Yard | 10 feet | 10 feet |
| Min Side Yard | 10 feet | 10 feet |
| Side Yard Abutting Residential | 10 feet | 10 feet |
| Max Lot Coverage | 80% | 60% |
| Max Height | 40 feet | 40 feet |
| Distance Between Buildings | 20 feet | 20 feet min. |
| Min. Open Space | >20% | 35.2% |
| Multi Fam. Mod. Gross Density | 20 DU/Acre | 11 DU/Acre |
| Townhome Mod. Gross Density | 14 DU/Acre | 5 DU/Acre |
| Unit Density Tabulation (All Phases Final Buildout) | | |
| Building Type/Size | Number of Buildings | Total Units |
| 54 Unit Apartment Bldg | 1 Building | 54 Units |
| 62 Unit Apartment Bldg | 3 Buildings | 186 Units |
| 24'x38' Townhomes | 55 Units | 55 Units |
| 20'x38' Townhomes | 32 Units | 32 Units |
| 24'x34' Townhomes | 9 Units | 9 Units |
| 20'x34' Townhomes | 9 Units | 9 Units |
| | Total | 345 Units |

NOTES

1. EASEMENTS SHOWN HEREON ARE EXISTING AS RECORDED WITH THE CREEKSIDE MANOR PHASE 1 SUBDIVISION PLAN. EASEMENTS SHALL BE BASED ON THE FINAL AS BUILT LOCATIONS OF THE UTILITIES.
2. THE DEVELOPER SHALL COMPLY WITH THE CONDITIONS OF APPROVAL DEFINED IN THE FINDINGS OF FACT AND CONCLUSIONS OF LAW DATED AUGUST 18, 2022.

## WAIVERS

§ 22-602.H(2): A waiver from this ordinance section to allow for the reduction of the required cart way width from 24' to a distance of 20'.

§ 22-602.E(5): A waiver from this ordinance section to allow for the reduction of the required 35' return radius at a tangential arc, to proposed radii of 15' and 25'. The 15' radii would only impact the 6 units proposed along Short Street, and the remainder of the site will have a minimum 25' radii.

§ 22-603.B(2)(c): A waiver from the requirement to provide sidewalks on each side of the proposed streets in order to permit the Developer to provide a sidewalk from the south of Creekside Drive to the Harmony Trail in lieu of a sidewalk on the remainder of Creekside Drive West to Mercer Road, as shown on the Plan.

§ 22-602.C (2) : A waiver from the requirement that the minimum vertical grade for all streets shall be 1.5% in order to allow a vertical grade of less than 1.5% to approximately 1% for the on-site roads as shown on the Plan.

§ 27-1208.D(2)(b): A waiver from this ordinance section to allow for the construction of decks/patios to protrude a perpendicular distance of no greater than 8' into the allowable rear yard of the Townhouse structures. Townhouse structure building faces would remain compliant with the existing 20' rear yard setback.

§ 22-602.B(5) A waiver from the minimum horizontal curve centerline radii requirement in order to allow for the centerline turning radii along the Perimeter Drive to be less than 150 feet, as shown on the Plan. This waiver will allow for the passage of traffic and emergency vehicles per the emergency routing plan.

§ 26-124.B(2)(d) A waiver from this ordinance section to allow for the use of infiltration data obtained from geo-technical data resulting from a 2005 study conducted for this site.

§ 26-146.B(2) A waiver from this ordinance section to allow for the toe of a basin slope to be located less than 10' from the property line.

§ 26-146.B(4) A waiver from this ordinance section to allow for the bottoms of the basins elevations to be less than the elevation of the 100-yr flood elevation.

§ 26-146.B(5) A waiver from this ordinance section to allow for the some of the pipe inverts of the storm system to be less than 2' above the seasonal high groundwater table as shown on the Plan

§ 26-146.B(18)(c) A waiver from this ordinance section to allow for 10' wide access to the basin bottoms at grades greater than 10%.

§ 26-141.B(2) A waiver to this ordinance section to allow for some grading and improvements to occur within the 25' wetland buffer, as shown on the Plan.

§ 26-146.B(17)(c)(1) A waiver to this requirement to allow for the spillway armor of the basins to not extend 10' beyond the toe of the basin due to limitation of the adjacent property boundary.

| PLAN BOOK | PAGE |
|---|---|
| 429 | 23 |

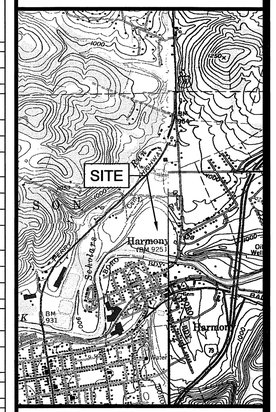
**OWNERS**

JTC 1422 ASSOCIATES
215 EXECUTIVE DRIVE, SUITE 300
CRANBERRY TWP., PA 16066

**DEVELOPER**

JTC 1422 ASSOCIATES
215 EXECUTIVE DRIVE, SUITE 300
CRANBERRY TWP., PA 16066

Zelienople and Evan City PA USGS Quadrangle
Scale: 1"=2000'




## General Notes:

1. MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH PER GPS OBSERVATIONS CONDUCTED IN PENNSYLVANIA SOUTH STATE PLANE COORDINATE SYSTEM (NAD 83). INTERIOR ANGLES FOR THE EXISTING PROPERTIES SHOWN HEREON ARE BASED UPON THE VESTING DEEDS FOR THE SUBJECT PROPERTIES, INSTRUMENT NOS. 201603100004517 FOR LANDS OF JTC 1422 ASSOCIATES & CREEKSIDE MANOR- PLAN BOOK VOLUME 347 PAGE 1
2. HORIZONTAL DATUM IS PENNSYLVANIA SOUTH STATE PLANE NAD 83. VERTICAL DATUM IS NAVD 88.

## Document Reference List:

1. RECORD DEEDS
   - JTC 1422 ASSOCIATES - INSTRUMENT NO. 201603100004517
2. RECORD PLANS
   - CREEKSIDE MANOR- PLAN BOOK VOLUME 347 PAGE 1

0 100' 200'

Drawing Scale: 1" = 100'

NORTH

Prepared By:

**Sheffler & Company, Inc.**
ENGINEERING • SURVEYING

1712 Mount nebo Rd.
Sewickley, PA 15143
Phone: 412-219-4509
Email:Info@shefflerCo.com

Prepared For:

JTC1422 ASSOCIATES, LP
215 Executive Drive, Suite 300
Cranberry, PA 16066

This plan has been prepared solely for the benefit of the person(s) named above and for the project noted on this drawing. The use of this plan by any third party, or for any other purpose other than specified, is prohibited without written consent from PVE Sheffler, L.L.C.

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

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 ISSUED: February 14, 2024

PLAN REVISIONS

| | DATE | DESCRIPTION |
|---|---|---|
| 1 | 2/14/2024 | PHASE 2 FINAL LAND DEVELOPMENT SUBMISSION |
| 2 | 05/29/2025 | ADDRESS COUNTY COMMENTS (JSS) |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |
| 11 | | |
| 12 | | |

Situate In:
Jackson Township, Butler County, PA

Project Name:
**Creekside Manor**
**TND-3 Planned Residential Development**
**Phase 2**

Drawing Name:
PHASE 2 REVISED

Project No: **3078**

Drawing No: ***S200***

N/F ROBERT H. WISE

T-312 WISE ROAD (50' ROW)

N/F JOHN B. & ELAINE A. WISE

N/F JACKSON TOWNSHIP
INST NO. 202009180020224
PARCEL ID NO. 180-4F100-10VA
18.14 AC

N/F BRADLEY J. & ELAINE A. WISE

T-335 MERCER ROAD (33' ROW)

N/F HARMONY HISTORICAL MEM. ASSOC.

CANDOR WAY (40' PRIVATE R/W)

TEMPORARY GRADING EASEMENT

40' ACCESS AND CONSTRUCTION EASEMENT

TEMPORARY GRADING EASEMENT

N/F RYAN C. & MARLENE M. WISE

N89°53'52"E 218.52'

20' REAR YARD SETBACK

S20°10'10"E 200.49'

N89°30'14"E 138.67'

40' WIDE EMERGENCY ACCESS & CONSTRUCTION EASEMENT

EXISTING 20' SANITARY EASEMENT

S28°47'58"E 200.70'

20' REAR YARD SETBACK

N/F TIMOTHY D. WISE

20' DRAINAGE EASEMENT

N73°30'12"E 319.30'

20' REAR YARD SETBACK

LOT 301-R
383764.10 SQ FT
8.81 ACRES

EXISTING 40' ACCESS AND CONSTRUCTION EASEMENT

EXISTING VARIABLE WIDTH DRAINAGE AND SANITARY EASEMENT

IRON PIN TO BE SET

78.67'

EXISTING 20' SANITARY EASEMENT

EXISTING 20' DRAINAGE EASEMENT

N/F MEGAN MEEDER

S16°22'45"E 245.22'

20' REAR YARD SETBACK

10' SIDE YARD SETBACK

N55°21'09"W 155.35'

114.10'

L=15.53', R=10.50'
CH: N 33°51'41" W, 14.15'

L=22.80', R=15.00'
CH: S 60°14'13" W, 20.67'

15' FRONT YARD SETBACK

N73°18'11"W 40.00'

N76°13'20"W 351.85'

N/F
JACKSON TOWNSHIP
INST NO. 202009180020224
PARCEL ID NO. 180-4F100-10VA
18.14 AC

N33°14'16"E 203.09'

144.11'

20' REAR YARD SETBACK

LOT 205-R
16370.92 SQ FT
0.38 ACRES

15' FRONT YARD SETBACK

144.89'

10' SIDE YARD SETBACK

41.28'

L=18.37', R=15.00'
CH: S 68°41'31" W, 17.24'

ALLIANCE DRIVE
(40' PRIVATE R/W)
(Previously recorded as Truth Circle)

L=24.33', R=15.00'
CH: N 29°45'50" W, 21.75'

EXISTING VARIABLE WIDTH DRAINAGE & SANITARY EASEMENT

N76°13'20"W 367.42'

70.09'

N/F DAVID J. & JODIE L GAZDA

IRON PIN TO BE SET

N/F JACK LUTZ

S65°01'07"E 162.92'

N33°30'24"W 194.89'

TRUTH CIRCLE
(40' PRIVATE R/W)

S33°30'24"E 72.69'

118.31'

164.25'

84.86'

15' FRONT YARD SETBACK

EXISTING VARIABLE WIDTH DRAINAGE & SANITARY EASEMENT

LOT 206-R
10877.55 SQ FT
0.25 ACRES

N13°48'40"E 78.41'

EXISTING 20' SANITARY EASEMENT

LOT 207-R
12550.75 SQ FT
0.29 ACRES

CM/A 3/8"IR

N13°48'40"E 78.41'

20' DRAINAGE EASEMENT

LOT 208-R
7487.83 SQ FT
0.17 ACRES

60.75'

S16°41'48"W 150.82'

TRUTH CIRCLE
(40' PRIVATE R/W)

20' REAR YARD SETBACK

156.39'

164.25'

96.76'

N76°13'20"W 417.40'

N16°41'48"E 167.34'

15' FRONT YARD SETBACK

EXISTING 20' DRAINAGE EASEMENT

EXISTING VARIABLE WIDTH DRAINAGE AND SANITARY EASEMENT

IRON PIN SET

65.53'

20' REAR YARD SETBACK

N39°39'04"E 88.67'

LOT 204-R
16042.79 SQ FT
0.37 ACRES

10' SIDE YARD SETBACK

15' FRONT YARD SETBACK

141.00'

10' SIDE YARD SETBACK

N56°20'18"W 117.82'

S33°30'24"E 92.78'

IRON PIN SET

20' SANITARY EASEMENT

VARIABLE WIDTH DRAINAGE AND SANITARY EASEMENT

S73°30'21"W 69.87'

N56° 23' 39"W 40.00'

VARIABLE WIDTH DRAINAGE & SANITARY EASEMENT

20' DRAINAGE EASEMENT

LOT 203

LOT 202

LOT 201

AFFINITY DRIVE
(40' PRIVATE R/W)

AFFINITY DRIVE
(40' PRIVATE R/W)

L=23.56', R=15.00'
CH: N 28°18'14" W, 21.21'

15' FRONT YARD SETBACK

N73°18'11"W 330.21'

S16°41'48"W 67.86'

15' SIDE YARD SETBACK

S16°41'48"W 101.82'

N73°18'15"W 69.94'

N/F STEWART KASEY S & SAMANTHA C

JACKSON

HAR

LOT 112

LOT 113

LOT 114

LOT 104

LOT 103

LOT 102

LOT 111

THIS PLAN IS A REVISION TO THE CREEKSIDE MANOR PHASE 2 SUBDIVISION PLAN AS RECORDED IN PLAN BOOK 424, PAGES 15 & 16 TO ADD MISSING CALLS THAT WERE OMITTED ON THE PRIOR RECORDING.

ADDITIONALLY, THE FOLLOWING CHANGES WERE ALSO MADE:

- THE LOT LINE BETWEEN LOTS 204 & 205 AND THE LOT LINE BETWEEN LOTS 207 & 208 WERE ADJUSTED TO ACCOMMODATE FUTURE TOWNHOME BUILDINGS.
- THE NAME OF THE STREET ALONG THE FRONTAGE OF LOTS 206 THROUGH 208 WAS REVISED TO NOW BE KNOWN AS ALLIANCE DRIVE.
- SETBACKS FOR LOT 301 WERE ADDED.
- ALL AFFECTED LOTS WERE RENAMED TO INCLUDE THE SUFFIX "R" TO RECOGNIZE THIS REVISED PLAN.

| PLAN BOOK | PAGE |
|---|---|
| 429 | 24 |

0 50' 100'

Drawing Scale:
1" = 50'

NORTH

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount nebo Rd.
Sewickley, PA 15143
Phone: 412-219-4509
Email:Info@shefflerCo.com

Prepared For:

JTC1422 ASSOCIATES, LP
215 Executive Drive, Suite 300
Cranberry, PA 16066

This plan has been prepared solely for the benefit of the person(s) named above and for the project noted on this drawing. The use of this plan by any third party, or for any other purpose other than specified, is prohibited without written consent from PAE Sheffler, L.L.C.

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

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 CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

DATE ISSUED: February 14, 2024

PLAN REVISIONS

| | DATE | DESCRIPTION |
|---|---|---|
| 1 | 2/14/2024 | PHASE 2 FINAL LAND DEVELOPMENT SUBMISSION |
| 2 | 05/29/2025 | ADDRESS COUNTY COMMENTS (JSS) |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |
| 11 | | |
| 12 | | |

Situate In:
Jackson Township, Butler County, PA

Project Name:
**Creekside Manor**
**TND-3 Planned Residential Development**
**Phase 2**

Drawing Name:
**PHASE 2 REVISED**

Project No: **3078**

Drawing No: ***S-201***

I, MARK B. SCHMIDT, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THESE PLATS AND PLANS OF THE "LIBERTY POINTE–CONDOMINIUM PLATS AND PLANS–AMENDMENT NO. 3" TO WHICH THIS CERTIFICATION IS AFFIXED, ACCURATELY CONTAINS ALL INFORMATION REQUIRED BY SECTION 5210 OF THE PENNSYLVANIA UNIFORM PLANNED COMMUNITY ACT.

6-18-2025
DATE

MARK B. SCHMIDT
REGISTRATION NO. SU–36950–E

COMMONWEALTH OF PENNSYLVANIA }
SS:
COUNTY OF BUTLER }

ON THIS THE 12 DAY OF June 2025, BEFORE ME , A NOTARY PUBLIC, PERSONALLY APPEARED MARK B. SCHMIDT KNOWN TO ME OR SATISFACTORITY PROVEN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT , AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE THEREINCONTAINED.
IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
THOMAS SHEPPARD - Notary Public
Allegheny County
My Commission Expires April 15, 2026
Commission Number 1419552

Instr: 202506260009881
Pgs: 2 Fl: $85.00
Michele Mustello
Butler County Recorder PA
6/26/2025 3:07 PM
T2025008446

BUTLER COUNTY PENNSYLVANIA
Recorded in the Recorder's office
of the said County on this 26th day of JUNE 20 25
to HIGHWAY PLAN BOOK Page 25-26
No: 42A
Witness my hand and the seal of said office.
RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2028

N1°09'40"W 2613.59' EX. PIPE 887.28' EX. I.P.
N/F BERNARD J. & SANDRA L. KAMINSKI TAX PARCEL 190–1F157–11–0000
CONSERVATION EASEMENTS
RIGHT–OF–WAY
S88°43'41"W 85.63'
EX. I.P.
EX. PIPE
20' EXISTING SANITARY EASEMENT
EXISTING GAS LINE EASEMENT
MATCHLINE
PHASE 2
PHASE 1
PARCEL A–R
1,790,778 SQ FT
41.1106 ACRES
PHASE 1
"CONVERTABLE REAL ESTATE – NEED NOT BE BUILT"
LOT 104
124,995 SQ. FT.
2.8695 ACRES
UNIT 104D UNIT 104B
UNDER CONSTRUCTION BUILDING 104
UNIT 104C UNIT 104A
N90°00'00"E 355.82'
CONSERVATION EASEMENT
EX. I.P. 667.59' EX. MON. 642.59' N1°16'19"W EX. I.P.
CONSERVATION EASEMENT
N/F DAVID JUSTIN & COURTNEY REBECCA GILLETTE TAX PARCEL 190–1F157–12AA–0000 LOT 2 DANTE & CATHERINE CHARLETT SUBDIVISION PBV 117 PG 16
EX. PIPE
EX. PIPE EX. I.P.
M.1162.72'S
187.28'
350.00'
S0°00'00"E 370.08'
355.82'
20' SANITARY EASEMENT
20' UTILITY EASEMENT
R=475.00' L=60.52' N1°09'40"W 100.00'
R=425.00' L=54.15' N1°09'40"W 100.00'
R=275.00' L=287.98'
R=225.00' L=235.62'
S5°49'57"E 49.97'
S5°49'57"E 370.08'
TEMPORARY ACCESS EASEMENT TO BE DISSOLVED ON EXTENSION OF ROADWAY
20' STORM EASEMENT
20' ACCESS EASEMENT
UNIT 103D UNIT 103B
UNDER CONSTRUCTION BUILDING 103
UNIT 103C UNIT 103A
LOT 103
107,992 SQ. FT.
2.4791 ACRES
EXISTING 20' SANITARY EASEMENT
CONSERVATION EASEMENT
EXISTING GAS LINE EASEMENT
N/F KURT C. & ANNETTE MALECKI TAX PARCEL 190–1F157–12B–0000
LIBERTY POINTE CONDOMINIUM PLATS AND PLANS PREVIOUSLY RECORDED AT INST. # 202412040018177 PLAN BOOK 423, PAGE 27
N/F KURT C. & ANNETTE MALECKI TAX PARCEL 190–1F157–12A–0000 LOT 1 DANTE & CATHERINE CHARLETT SUBDIVISION PBV 117 PG 16
LIBERTY POINTE CONDOMINIUM PLATS AND PLANS PREVIOUSLY RECORDED AT INST. # 202312010018058 PLAN BOOK 414, PAGE 31
S1°16'19"E 281.00'
EX. PIPE 667.59' 190.63' 170.96' 25.00' EX. I.P.
ROAD ROW A–R
194,878 SQ FT
4.4738 ACRES
CONSERVATION AND DRAINAGE EASEMENT
DEDICATED COMMON ELEMENT: STREAM CULVERT CROSSING
LOT 102
48,603 SQ. FT.
1.1158 ACRES
LOT 101
41,440 SQ. FT.
0.9513 ACRES
S88°43'41"W 176.55'
UNIT 102D UNIT 102B
EXISTING BUILDING 102
UNIT 102C UNIT 102A
UNIT 101D UNIT 101B
EXISTING BUILDING 101
UNIT 101C UNIT 101A
16.50' 210.22' 245.00' S89°05'00"W
CONSTITUTION AVENUE (T–767)
VARIABLE WIDTH RIGHT–OF–WAY
R=275.00' L=143.02'
R=275.00' L=287.98'
R=225.00' L=117.02'
N28°36'14"E 228.39'
S89°30'54"E
S6°34'50"E 20.00'
S23°03'03"E 39.17'
20' UTILITY EASEMENT
20' SANITARY EASEMENT
R=275.00' L=143.55'
105.20' N1°16'19"W 134.66' 239.86'
L=54.76' R=30.00'
EX. I.P. 16.50'
CONSERVATION EASEMENT
20' STORM EASEMENT
20' SANITARY EASEMENT
20' EXISTING SANITARY EASEMENT
WETLAND MITIGATION EASEMENT
CONSERVATION AND DRAINAGE EASEMENT
CONSERVATION EASEMENT
R=325.00' L=169.65'
N1°16'19"W 239.11'
R=25.00' L=39.19'
20' UTILITY EASEMENT
20' PEDESTRIAN EASEMENT
DETENTION AND DRAINAGE EASEMENT
PARCEL A–R
1,790,778 SQ FT
41.1106 ACRES
417.49' S89°05'00"E 33.00'
87.14' 25.00'
EX. I.P.
N0°58'31"W
CONSERVATION EASEMENT
MATCHLINE
UNIT 101: 41,440 SQ. FT. – 0.9513 ACRES
UNIT 102: 48,603 SQ. FT. – 1.1158 ACRES
UNIT 103:107,992 SQ. FT. – 2.4791 ACRES
UNIT 104:124,995 SQ. FT. – 2.8695 ACRES
323,030 SQ. FT. – 7.4157 ACRES
CONVERTED AREA: 323,030 SQ. FT. – 7.4157 ACRES
CONVERTIBLE AREA: 1,467,748 SQ. FT. – 33.6949 ACRES
ROAD R.O.W.: 194,878 SQ. FT. – 4.4738 ACRES
TOTAL AREA: 1,985,656 SQ. FT. – 45.5844 ACRES
N/F LEZZER MILLER, LP TAX PARCEL 190–1F157–CF/CON LOT 6 STONEYBROOK CONDOMINIUM PLAT PBV 304 PG 1
N/F THE MILDRED I. GARDNER REVOCABLE LIVING TRUST TAX PARCEL 190–1F157–13–0000 LOT 2 MILDRED E. SIMMONS PLAN NO. 2 PBV 234 PG 17

| PLAN BOOK | PAGE |
|---|---|
| 429 | 25 |

PREVIOUSLY DEVELOPED:
UNIT 101: LIBERTY POINTE SUBDIVISION PLAN
INSTR# 202301260001228
P.B.V. 408, PGS. 48–51
UNIT 102: LIBERTY POINTE CONDOMINIUM PLAT AND PLANS
INSTR# 202312010018058
P.B.V. 414, PGS. 31–32

UNITS
COMMON ELEMENTS
LIMITED COMMON ELEMENTS–DRIVEWAYS (MUST BE BUILT)
LIMITED COMMON ELEMENTS–PATIOS (MUST BE BUILT)

0 50' 100'
SCALE: 1" = 50'

Z:\PROJECTS\13700 Jobs\13719\04_Dwg\03_Production\Phase 2 Production Drawings\Condominium Plats And Plans\Amendment No. 3\13719_CC101-Amendment No.3.dwg, CC101, 6/17/2025 2:29 PM, Julia Hollibaugh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FAX: (412) 781-5904
☐ Mars Office
123 Ridge Road, Suite B
Valencia, PA 16059
PHONE: (724) 625-4544
FAX: (724) 625-4549


| NO. | DESCRIPTION | DATE |
|---|---|---|
| | | |

DATE ISSUED: 06/17/2025
REVISIONS:
PROJECT STATUS: -

DRAWING ORIENTATION

PROJECT TITLE:
LIBERTY POINTE
CONDOMINIUM PLATS AND PLANS
AMENDMENT NO. 3

PROJECT LOCATION:
JEFFERSON TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

CLIENT NAME & ADDRESS:
LIBERTY POINTE PARTNERS, LLC
3413 BABCOCK BLVD., PITTSBURGH, PA 15237

| DRAWN BY: | CHECKED BY: |
|---|---|
| JSH | MBS |
| CAD FILE: 13719_CC101-AMENDMENT NO.3.DWG | |
| HORZ. SCALE: 1" = 50' | VERT. SCALE: |
| SHEET: 1 OF 1 | |
| CC101 | |
| PROJECT #: 13719 | |

N/F
BERNARD J. & SANDRA L.
KAMINSKI
TAX PARCEL
190-1F157-11-0000

EX. I.P.

S1°09'40"E

1701.31'

N1°09'40"W

PARCEL A-R
1,790,778 SQ FT
41.1106 ACRES

PHASE2
"CONVERTIBLE & WITHDRAWABLE REAL ESTATE
– NEED NOT BE BUILT"

EXISTING GAS LINE EASEMENT

R200'

R100'

NO BUILDINGS IN 200' RADIUS GAS WELL EASEMENT

NO GRADING IN 100' RADIUS GAS WELL EASEMENT

PARCEL A-R
1,790,778 SQ FT
41.1106 ACRES

MATCHLINE

PHASE 2
PHASE 1

844.65'

20' SANITARY EASEMENT

20' UTILITY EASEMENT

ROAD ROW A-R
194,878 SQ FT
4.4738 ACRES

N1°09'40"W 382.74'

R=475.00' L=60.52' N6°08'19"E 100.00' L=54.15' R=425.00' N1°09'40"W 111.45' L=54.15' R=425.00' N8°27'38"W 100.00' R=475.00' L=60.52' N1°09'40"W 100.00'

N1°09'40"W 222.74'

R=25.00' L=39.98'

20' UTILITY EASEMENT

20' STORM EASEMENT

N8°50'20"E 85.00'

R=375.00' L=274.65'

R=125.00' L=196.18'

N1°09'40"W 40.00'

R=25.00' L=39.98'

R=425.00' L=54.15' N6°08'19"E 100.00' L=60.52' R=475.00' N1°09'40"W 111.45' L=60.52' R=475.00' N8°27'38"W 100.00' R=425.00' L=54.15' N1°09'40"W 100.00'

20' UTILITY EASEMENT

TEMPORARY ACCESS EASEMENT TO BE DISSOLVED ON EXTENSION OF ROADWAY

20' SANITARY EASEMENT

S88°50'20"W 85.00'

20' STORM EASEMENT

N/F
BENJAMIN F. & CATHY
GINTER
TAX PARCEL
190-1F157-10-0000

PHASE 2
"CONVERTIBLE & WITHDRAWABLE REAL ESTATE
– NEED NOT BE BUILT"

PARCEL A-R
1,790,778 SQ FT
41.1106 ACRES

PHASE 2
"CONVERTIBLE & WITHDRAWABLE REAL ESTATE
– NEED NOT BE BUILT"

PARCEL A-R
1,790,778 SQ FT
41.1106 ACRES

20' SANITARY EASEMENT

231.17'

S88°55'06"W 85.12'

L=50.03' R=65.00'

222.85' S1°09'40"E

R=125.00' L=66.35'

R=175.00' L=274.65'

20' SANITARY EASEMENT

20' STORM EASEMENT

MATCHLINE

N1°09'40"W 223.02'

R=35.00' L=54.93'

20' UTILITY EASEMENT

20' STORM EASEMENT

S88°55'06"W 26.04'

DETENTION AND DRAINAGE EASEMENT

PARCEL A-R
1,790,778 SQ FT
41.1106 ACRES

20' STORM EASEMENT

2,960.55' N1°09'40"W

PARCEL A-R
1,790,778 SQ FT
41.1106 ACRES

CONSERVATION EASEMENT

S88°55'06"W L=88.56'

10' UTILITY EASEMENT

R=275.00' L=104.12'

R=325.00' L=104.67'

L=88.80' R=275.00'

PHASE 2
"CONVERTIBLE & WITHDRAWABLE REAL ESTATE
– NEED NOT BE BUILT"

CONSERVATION EASEMENT

PARCEL A-R
1,790,778 SQ FT
41.1106 ACRES

CONSERVATION EASEMENT

PHASE 2
PHASE 1

EX. I.P.

S89°00'52"W 5.00'

S89°00'52"W 5.00'

2613.84'

UNITS

COMMON ELEMENTS

LIMITED COMMON ELEMENTS– DRIVEWAYS (MUST BE BUILT)

LIMITED COMMON ELEMENTS– PATIOS (MUST BE BUILT)

N/F
LEZZER MILLER, LP
TAX PARCEL
190-1F157-13CA-0000

LOT 1
STONEYBROOK
PLAN OF SUBDIVISION
PBV. 293 PG 14

40' RIGHT-OF-WAY

AUDREY LANE

N/F
LEZZER MILLER, LP
TAX PARCEL
190-1F157-13CFA-0000

LOT 6R
EXHIBIT "C"
PLATS AND PLANS
WITHDRAWABLE REAL ESTATE
INSTR NO 200605220012279

N/F
LEZZER MILLER, LP
TAX PARCEL
190-1F157-CF/CON

LOT 6
STONEYBROOK CONDOMINIUM PLAT
PBV 304 PG 1

| PLAN BOOK | PAGE |
|---|---|
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MATCHLINE

0 50' 100'
SCALE: 1" = 50'

Z:\PROJECTS\13700 Jobs\13719\04_Dwg\03_Production\Phase 2 Production Drawings\Condominium Plats And Plans\Amendment No. 3\13719_CC101-Amendment No.3.dwg, CC102, 6/17/2025 2:23 PM, Julia Holbaugh


COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MARK B. SCHMID
LICENSED PROFESSIONAL ENGINEER
X

HAMPTON TECHNICAL ASSOCIATES
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www.hampton-technical.com

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FAX: (412) 781-5904

☐ Mars Office
123 Ridge Road, Suite B
Valencia, PA 16059
PHONE: (724) 625-4544
FAX: (724) 625-4549


| DATE ISSUED: | PROJECT STATUS: |
|---|---|
| 06/24/2025 | - |

| REVISIONS: NO. | DESCRIPTION: | DATE |
|---|---|---|
| | | |

DRAWING ORIENTATION

PROJECT TITLE:
**LIBERTY POINTE**
**CONDOMINIUM PLATS AND PLANS**
AMENDMENT NO. 3

CLIENT NAME & ADDRESS:
LIBERTY POINTE PARTNERS, LLC
3413 BABCOCK BLVD., PITTSBURGH, PA 15237

PROJECT LOCATION:
JEFFERSON TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

| DRAWN BY: | CHECKED BY: |
|---|---|
| JLR | MBS |

CAD FILE: 13719_CC101-AMENDMENT NO.3.DWG

HORZ. SCALE: 1" = 50' | VERT. SCALE:

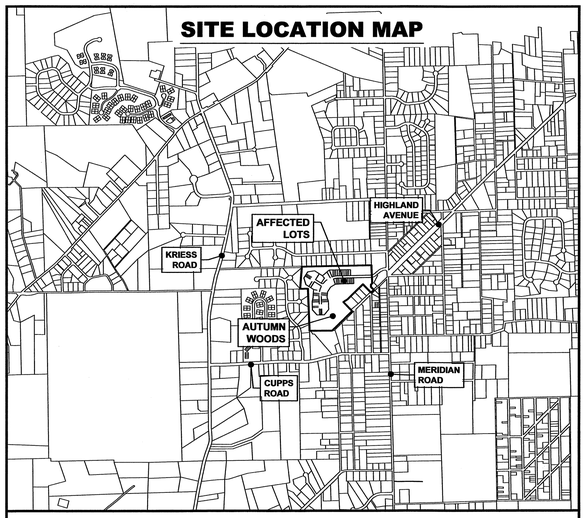
SHEET: 2 OF 2

**CC102**

PROJECT #: 13719

Instr: 202506270009942
Pgs: 1 F: $45.00
Michele Mustello
Butler County Recorder PA
6/27/2025 10:42 AM
T20250008502

# SITE LOCATION MAP




**Butler County GIS Mapping**

**SCALE: 1"= 1500'**

| Site Data Chart (Overall) - From Original Plan | |
|---|---|
| ZONING DISTRICT CLASSIFICATION | R-1 – SINGLE FAMILY RESIDENTIAL |
| TOTAL GROSS PROPERTY AREA | 1,637,121.15 SF. (37.58 AC.) |
| PROPOSED AREA IN DEVELOPMENT LOTS | 1,522,055.14 SF. (34.94 AC.) |
| PROPOSED PUBLIC STREET R/W AREA | 115,066.01 SF. (2.64 AC.) |
| PROPOSED LAND USE | CLUSTER DEVELOPMENT |
| PROPOSED DEVELOPMENT DENSITY | 92 UNITS / 2.8 DU/AC. |
| PROPOSED FRONT YARD SETBACK | 25 FT. MIN. (CLUSTER) |
| PROPOSED SIDE YARD SETBACK TO EXISTING PROPERTY LINE NOT IN CLUSTER | 25 FT. MIN. (CLUSTER) |
| PROPOSED SIDE YARD SETBACK | 20 FT. MIN. BETWEEN BUILDINGS |
| PROPOSED REAR YARD SETBACK | 25 FT. MIN. (CLUSTER) |
| PROPOSED BUILDING HEIGHT | 40' MAX |
| PROPOSED IMPERVIOUS LOT COVERAGE | 25% MAX. |

| ORIGINAL PARCEL AREA TABLE | | | | |
|---|---|---|---|---|
| Unit No. | Area (Sq.Ft.) | Area (Acres) | Tax Parcel # | Street Address |
| 104A | 4,680.000 | 0.107 | 054-33-G104A-0000 | 104 CHERRY TREE DR. |
| 104B | 3,360.000 | 0.077 | 054-33-G104B-0000 | 103 CHERRY TREE DR. |
| 104C | 3,360.000 | 0.077 | 054-33-G104C-0000 | 102 CHERRY TREE DR. |
| 104D | 4,680.000 | 0.107 | 054-33-G104D-0000 | 101 CHERRY TREE DR. |
| 105A | 4,680.000 | 0.107 | 054-33-G105A-0000 | 204 CHERRY TREE DR. |
| 105B | 3,360.000 | 0.077 | 054-33-G105B-0000 | 203 CHERRY TREE DR. |
| 105C | 3,360.000 | 0.077 | 054-33-G105C-0000 | 202 CHERRY TREE DR. |
| 105D | 4,680.000 | 0.107 | 054-33-G105D-0000 | 201 CHERRY TREE DR. |
| 106A | 5,280.377 | 0.121 | 054-33-G106A-0000 | 304 CHERRY TREE DR. |
| 106B | 3,471.820 | 0.080 | 054-33-G106B-0000 | 303 CHERRY TREE DR. |
| 106C | 3,468.617 | 0.080 | 054-33-G106C-0000 | 302 CHERRY TREE DR. |
| 106D | 4,909.265 | 0.113 | 054-33-G106D-0000 | 301 CHERRY TREE DR. |

| REVISED PARCEL AREA TABLE | | |
|---|---|---|
| Unit No. | Area (Sq.Ft.) | Area (Acres) |
| 104A-R | 5,160.000 | 0.118 |
| 104B-R | 2,880.000 | 0.066 |
| 104C-R | 2,880.000 | 0.066 |
| 104D-R | 5,160.000 | 0.118 |
| 105A-R | 4,918.282 | 0.113 |
| 105B-R | 2,880.000 | 0.066 |
| 105C-R | 2,880.000 | 0.066 |
| 105D-R | 5,401.738 | 0.124 |
| 106A-R | 5,754.320 | 0.132 |
| 106B-R | 2,977.876 | 0.068 |
| 106C-R | 2,975.518 | 0.068 |
| 106D-R | 5,402.364 | 0.124 |

**Plan Notes:**

**Property Owner:** D.R. Horton, Inc. – New Jersey
1603 Carmody Court, Suite 300
Sewickley, PA 15143
412-218-4384

**Property Reference:** Lot 104-A through Lot 104-D
Lot 105-A through Lot 105-D
Lot 106-A through Lot 106-D

Revision to Autumn Woods Revised Plan of Subdivision No. 1
Plan Book 417, Pages 1 through 3

Affected tax parcel numbers and street addresses can be found in the table above.

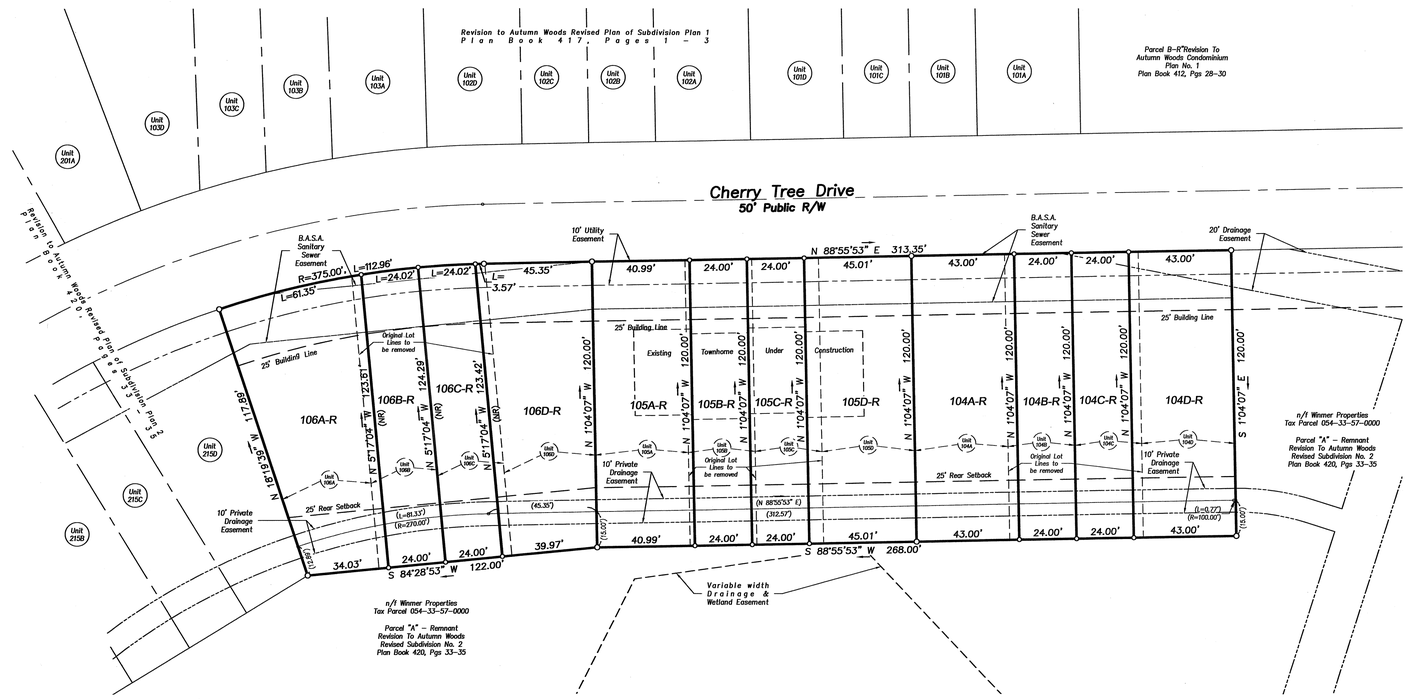
**Plan Purpose:** The intent of this plan is to revise the existing lots listed above to modify their widths to accommodate a different size of townhome unit. The original plan was recorded with 28-foot-wide townhome units. 24-foot-wide units are proposed by this plan.

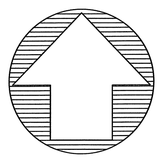
**General Notes:** The utility services installed for the prior unit configuration have been determined to accommodate this revision. No changes to utility services or mains are required.

This plan only modifies the interior lot lines of the proposed buildings. No additional units are being added beyond what was originally planned for.

This plan is subject to any and all covenants, conditions, easements and restrictions of the previously approved plan and those of record.

Lot lines with the label (NR) are non-radial to the intersecting right of way line.




Know all men by these Presents, That D.R.HORTON INC. - NEW JERSEY, a corporation duly registered under the laws of the Commonwealth of Pennsylvania, of the Township of Butler, County of Butler and State of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, does hereby adapt this Plan for its property situate in Butler Township and does hereby dedicate forever for public use for highway and utility purposes, all drives, roads, lanes, ways, right-of-way and other public highways shown upon the plan, and we release, remise and discharge the Township of Butler, its successor or assigns, of and from all liability, courses of action, claims or damages arising from or pertaining to in any manner said roads, and rights-of-way.

We further agree that said plan is approved by the Township of Butler for "Planning Purposes Only" and that said Township shall not issue any "Building Permits" for lots contained herein, nor shall any lots be deeded until either all of said roads and improvements in accordance with Butler Township Ordinance ____ and all other applicable ordinances have been completed and accepted by said Township or until the Township has approved a bond with sufficient surety to guarantee construction of the same. In Witness Whereof, I hereunto set our hand and seal this 30th day of May, 2025.

COMMONWEALTH OF PENNSYLVANIA)
)SS
COUNTY OF Allegheny)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County personally appeared Lori Sue Dean of the D.R.HORTON, INC – NEW JERSEY a Corporation, who being duly sworn, deposeth and saith that he/she was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal duly affixed and that the above release and dedication was duly signed and sealed by and as for the act and deed of the said D.R.HORTON, INC – NEW JERSEY for the uses and purposes thereinmentioned and that the name of this deponent subscribed to the said release and dedication as Assistant Secretary of said corporation, in attestation of the due execution and delivery of said release and dedication is this deponent's own and proper and respective handwriting.

Lori Sue Dean
Printed Name & Title of Officer
ASSISTANT SECRETARY

Lori Sue Dean
Signature

Sworn and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 30th day of May 20 25.

My Commission Expires the 28th day of August 20 27

SEAL

Commonwealth of Pennsylvania - Notary Seal
DAVID BERECK - Notary Public
Allegheny County
My Commission Expires August 28, 2027
Commission Number 1438332

David Berecek
Notary Public

D.R. Horton Inc., - New Jersey, owners of the land on the Autumn Woods Revised Plan of Subdivision Plan 1 – Revision 2 plan do hereby certify that the title to this property is in the name of D.R. Horton, Inc., - New Jersey as recorded at Instrument No. 202409230014160.

Witness

Lori Sue Dean
Authorized Signature

I, James A. Sperdute, a Registered Surveyor of the Commonwealth of Pennsylvania, do hereby certify that the plan as shown hereon is based upon actual field survey of the land described and that all angles, distances and courses are correctly shown, that the monuments and markers have been set as shown on the plat, and that this plan correctly represents the lots, land, streets and highways as surveyed and plotted by me for the owners or agents.

5/20/25
Date

James A. Sperdute, RS # 24457-E

Reviewed by the Butler Township Planning Commission this 3rd day of June 20 25.

E. Mack Secretary
R. Hensler President, Planning Commission

The Board of Commissioners of the Township of Butler hereby gives public notice that in approving this plan for recording purposes only, the Township assumes no obligations, legal or otherwise, expresses or implied either to accept said streets as Township streets or roads or grade, pave and curb the streets in said plan, or to construct sewers therein or to install any other such service ordinarily installed in Township streets or roads.

Theresa Grisler
Secretary

James Lohkamp Jr.
Chairperson, Board of Supervisors

Approved by the Butler Township Board of Commissioners this 16 day of June 20 25.

Theresa Grisler
Secretary

James Lohkamp Jr.
Chairperson, Board of Commissioners

Reviewed by the Butler County Planning Commission this 21 day of MAY 20 25.

Secretary
Plan # 25095

Chairperson, Planning Commission

Commonwealth of Pennsylvania)
)SS
County of Butler )

Recorded in the Recorders Office for the recording of deeds, plans, etc., in Butler County in Plan Book 429 Page 27.

Given under my hand and seal this 27th day of June 20 25.

Michele M. Mustello
Recorder of Deeds

MICHELE M. MUSTELLO
RECORDER OF DEEDS
*My Commission Expires First Monday in January 2028*

REGISTERED SURVEYOR

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES ANTHONY SPERDUTE
LAND SURVEYOR No. SU-024457-E

BUTLER TOWNSHIP PLANNING COMMISSION

BUTLER TOWNSHIP BOARD OF COMMISSIONERS

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

& BUTLER COUNTY RECORDER OF DEEDS

RECORDER OF DEEDS
BUTLER COUNTY, PA

| PLAN BOOK | PAGE |
|---|---|
| 429 | 27 |

| Date: | Job Log | By: |
|---|---|---|
| 4/30/25 | Checked and plotted for submission | JSS |

**Prepared By:**
Sperdute Land Surveying
A Division of Sheffler & Company
441 Mars-Valencia Road, Suite 3C
Valencia, PA 16059
108 Deer Lane, Harmony, PA 16037
1712 Mount Nebo Road, Sewickley, PA 15143
Office Phone: 724-452-4362
Email: Info@SperduteSurveying.com

# Autumn Woods
## Revised Plan of Subdivision Plan 1 - Revision 2

**Prepared For:**
D.R. Horton, Inc. - New Jersey

**Situate In:**
Butler Township, Butler County, Pennsylvania

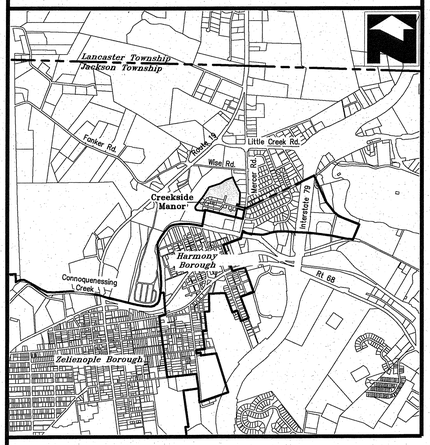
Being a Revision to Lots 104A through 104D, Lots 105A through 105D and Lots 106A through 106D of the Revision to Autumn Woods Plan of Subdivision Plan 1 Plan Book 417, Pgs 1-3

| | |
|---|---|
| DRAWING SCALE: 1"=30' | DESIGNED BY: JSS |
| DATE ISSUED: April 29, 2025 | REVIEWED BY: JAS |
| PROJECT JOB#: 1021-2527752 | |

Client: D.R. Horton, Inc. - New Jersey

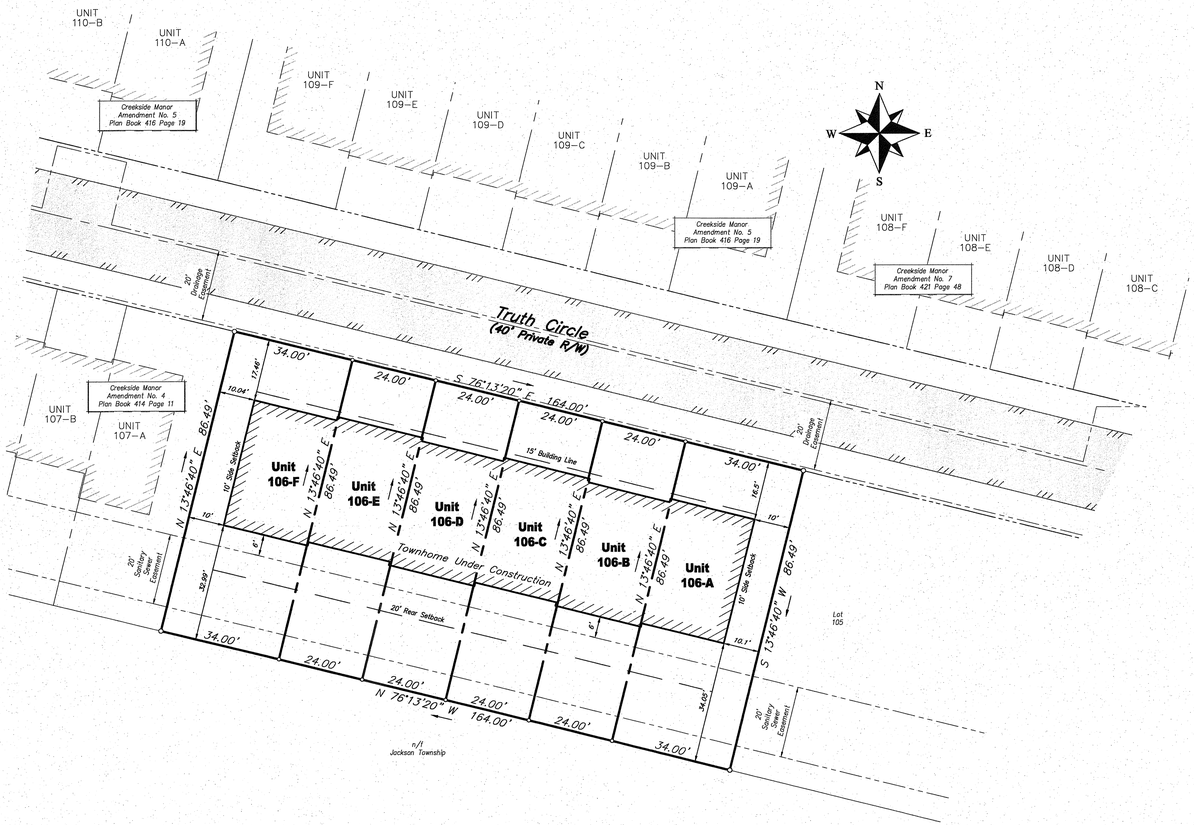
Sheet No. 1 of 1

## LOCATION MAP 1" = 2000'




| Parcel Table – Original Lots | | |
|---|---|---|
| Unit Number | Lot Area (Sq.Ft.) | Lot Area (Acres) |
| Lot 106 | 14,185.18 | 0.326 |

| Parcel Table – Proposed Lots/Units | | |
|---|---|---|
| Unit Number | Lot Area (Sq.Ft.) | Lot Area (Acres) |
| 106–A | 2,940.831 | 0.068 |
| 106–B | 2,075.880 | 0.048 |
| 106–C | 2,075.880 | 0.048 |
| 106–D | 2,075.880 | 0.048 |
| 106–E | 2,075.880 | 0.048 |
| 106–F | 2,940.829 | 0.068 |




GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )

1 inch = 20 ft.

**Tabulation of Zoning Data at time of master plan approval.**

Affected Zoning District : V-TND - Village Traditional Neighborhood Development

| | Required | Provided on Master Plan | | Provided on This Plan | | Reference |
|---|---|---|---|---|---|---|
| Minimum Lot Size (Per Lot) | 6000.00 sf | 7083.89 | sf | 2,075.880 | sf | (1) |
| Minimum Lot Width at Street Right of Way Line: | 55.00 ft | 76.40 | ft | 24.00 | ft | (1) |
| Minimum Lot Width at Front Buiding Setback Line: | 55.00 ft | 68.00 | ft | 24.00 | ft | |
| Minimum Front Yard Setback | 15.00 ft | 15.00 | ft | 15.00 | ft | (2) |
| | 5.00 ft | 5.00 | ft | 5.00 | ft | |
| Minimum Side Yard Setback (At End Dwelling Units): | 10.00 ft | 10.00 | ft | 10.00 | ft | |
| | 5.00 ft | 5.00 | ft | 5.00 | ft | |
| Minimum Distance Between Primary Buildings: | 30.00 ft | 20 | ft | 20 | ft | |

*Modification Granted for Building Separation as part of overall PRD Approval.

(1) Minimum on master plan referred to lot prior to subdivison and not per unit
(2) From right of way line

**Waivers granted on master plan that affect townhome construction:**

§ 27-1208.D (2)(b): A waiver from this section to allow for the construction of decks/patios to protrude a perpendicular distance of no greater than 8.00' into the allowable rearyard of the townhome structure. Townhome structure building faces would remain compliant with the existing 20 foot rear setback.

All other waivers associated with site improvements not associated with the construction of a townhome lot can be found on Sheet S-200 of the Creekside Manor Phase 1 Plan of Lots as recorded in Plan Book 405, Pages 12-14.

### General Plan Notes

a. This plan is a re-subdivision of Lot 106 of the Creekside Manor Phase 1 Plan of Lots as recorded in Plan Book 405, Pages 12-14
b. No additional units are proposed that were not originally planned for.
c. This plan is subject to any and all conditions of the previously approved and recorded plans.
d. If applicable, bearings labeled as (NR) are non-radial to the intersecting right of way line.

### Property References

Ownership Reference:
Lot 106
Tax Parcel 180-S14-A106
Instrument # 202502070001759

D·R·HORTON
America's Builder

Property Owner:
D.R. Horton - WPA, LLC
1603 Carmondy Court
Suite 300
Sewickley, PA 15143
412-218-4384


Instr: 202506270009943
Pgs: 1 F: $45.00
Michele Mustello
Butler County Recorder PA
6/27/2025 10:53 AM
T20250008803


### D.R. Horton - WPA, LLC

By a resolution approved on the 30 day of May, 2025, the Board of Directors of the **D.R. Horton - WPA, LLC** , A Deleware Limited Liability Company, owners of the land shown on the **Creekside Manor Amendment No. 10** adopted this plan as its plan of lots and irrevocably dedicated all streets and other property identified for dedication on the plan to Jackson Township. This adoption and dedication shall be binding upon the corporation and upon its successors and assigns.

D.R. Horton - WPA, LLC

Signature of Officer Witnessing — Scott Liskewitz, Assistant Secretary (Printed Name & Title of Officer Witnessing)

Signature of Authorized Officer — Lori Sue Deal, ASSISTANT SECRETARY (Printed Name & Title of Authorized Officer)

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny personally appeared Lori Sue Deal of **D.R. Horton - WPA, LLC** who stated that (he/she) is authorized to execute the above adoption and dedication on behalf of the corporation and was present at the meeting at which the action of the corporation was taken to adopt the plan and dedicate public property contained therein to Jackson Township.

Witness my hand and notarial seal this 30th day of May, 2025.

My commission expires the 27th day of August, 2027.

(Seal) _____ Notary Public

Commonwealth of Pennsylvania - Notary Seal
DAVID BERECK - Notary Public
Allegheny County
My Commission Expires August 28, 2027
Commission Number 1438332

I hereby certify that the title to the property contained in the **Creekside Manor Amendment No. 10** is in the name of **D.R. Horton - WPA, LLC** and is recorded at **Instrument No. 202502070001759**. I further certify that there is no mortgage, lien, or other encumbrance against this property.

Witness — Signature of Authorized Officer

### Surveyor

I hereby certify that, to the best of my information, knowledge and belief, the survey and plan shown hereon are correct and accurate to the standards required by the ordinances of Jackson Township.

5/20/2025
Date — James A. Sperdute, PS # 24457-E

### Jackson Township Planning Director/Manager

Jackson Township agrees not to issue building permits until the "Planning Module for Land Development" has been approved in accordance with the regulations of the Pennsylvania Department of Environmental Protection.

5/16/2025
Date — Township Manager/Secretary

Approved by the Planning Director of Jackson Township this 14th day of April, 2025, pursuant to Chapter 22, Subdivision and Land Development, of the Code of Jackson Township, as amended. The Planning Director of Jackson Township gives notice that in approving this plan for recording Jackson Township assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

Township Secretary — Planning Director

### Jackson Township Board of Supervisors

Approved by the Board of Supervisors of Jackson Township this 14th day of May, 2025. The Board of Supervisors of Jackson Township gives notice that in approving this plan for recording Jackson Township assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

Township Secretary — Chairperson

This plat was delivered to Applicant by Jackson Township on the 28th day of May 20 25

Township Manager/Secretary

### Butler County Planning Commission

Reviewed by the Butler County Planning Commission on this 16 day of APRIL 20 25

Secretary — Chairperson

PLAN #25079

### Butler County Recorder of Deeds

Recorded in the office of the Recorder of Deeds of Butler County, Commonwealth of Pennsylvania, in Plan Book Volume 429, page(s) 28.

Given under my hand and seal this 27th day of June, 2025.

Recorder of Deeds

**MICHELE M. MUSTELLO**
**RECORDER OF DEEDS**
*My Commission Expires First Monday In January 2028*

| PLAN BOOK | PAGE |
|---|---|
| 429 | 28 |

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — JAMES ANTHONY SPERDUTE — LAND SURVEYOR — No. SU-052447E
Registered Surveyor

JACKSON TOWNSHIP BUTLER COUNTY, PA
Jackson Township Board of Supervisors

BUTLER COUNTY PLANNING COMMISSION
Butler County Planning Commission

RECORDER OF DEEDS — BUTLER COUNTY, PA
Butler County Recorder of Deeds

| | |
|---|---|
| Drawing Number | 1009-2527683 |
| Drawing Scale | 1"=20' |
| Date | April 7, 2025 |
| Drawn By | |
| Revisions | |
| | 73000 |

# Creekside Manor Amendment 10

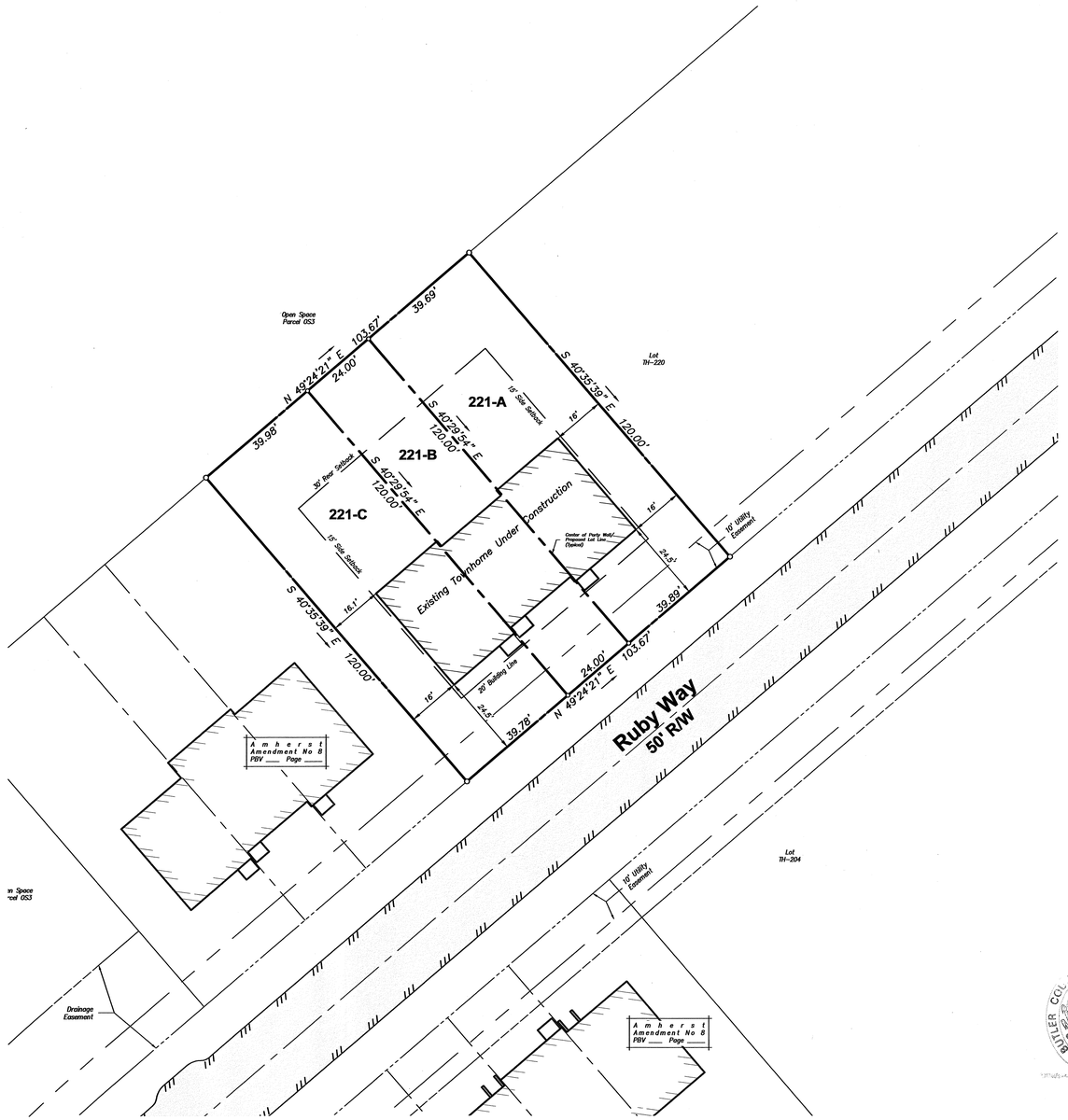
*Being a Re-subdivision of Lot 106 of the Creekside Manor Phase 1 Plan of Lots As recorded in Plan Book 405, Pages 12-14*
*Jackson Township, Butler County, Pennsylvania*


**Sperdute Land Surveying**
A Division of Sheffler & Company
441 Mars-Valencia Rd, Suite 3C
Valencia, PA 16059
108 Deer Lane, Harmony, PA 16037
1712 Mount Nebo Road, Sewickley, PA 15143
724-452-4362 Info@SperduteSurveying.com
James A. Sperdute, RS # 24457-E

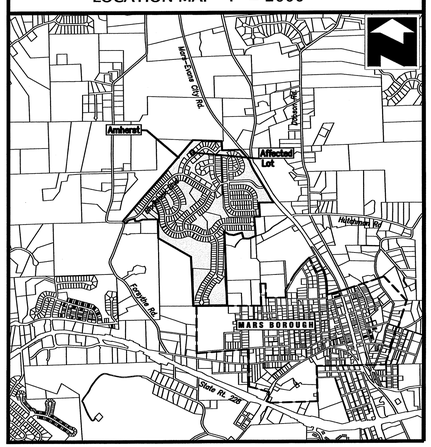
Instr: 202506270009944
Pgs: 1 T: $45.00 6/27/2025 10:52 AM
Michele Mustello 1202506009504
Butler County Recorder PA

| Parcel Table – Original Lots | | |
|---|---|---|
| Lot Number | Lot Area (Sq.Ft.) | Lot Area (Acres) |
| TH–221 | 12,440.00 | 0.286 |

| Parcel Table – Proposed Lots/Units | | | |
|---|---|---|---|
| Unit Number | Lot Area (Sq.Ft.) | Lot Area (Acres) | Street Address |
| 221–A | 4,774.928 | 0.110 | 6034 Ruby Way |
| 221–B | 2,880.004 | 0.066 | 6032 Ruby Way |
| 221–C | 4,785.068 | 0.110 | 6030 Ruby Way |




LOCATION MAP 1" = 2000'




0 20 40 Feet

## General Plan Notes

a. *This plan is a re–subdivision of TH–221 of the Amherst – Phase 6 Residential Subdivision as recorded in Plan Book 399, Pages 37 to 40 to separate the original lot at the centerline of the structure party wall to allow for fee simple conveyance of individual units.*

b. *No additional units are proposed by this plan that were not originally planned for.*

c. *This plan is subject to any and all conditions of the previously approved plans as approved by Adams Township.*

d. *If applicable, lines labeled to include (NR) are non–radial to the intersecting right of way line.*

## Property References

*Property Owner:*

*NVR, Inc.*
*One Penn Center West*
*Suite 220*
*Pittsburgh, PA 15676*

*Lot:*
*TH–221*
*Tax Parcel 010–4F35–9/221–0000*
*Deed Book 202504210005651*

PROPERTY OWNER / BUILDER

NVR
ONE PENN CENTER WEST, SUITE 220
PITTSBURGH, PA 15676
BUILT BY:
Ryan Homes

| PLAN BOOK | PAGE |
|---|---|
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| | |
|---|---|
| Drawing Number | 1001–2527805 |
| Drawing Scale | 1"=20' |
| Date | May 7, 2025 |
| Drawn By | |
| Revisions | |
| 5/27/2025 | Clarify Owner |
| | |
| | |
| | |
| | |
| | |
| 72000 | |

# Amherst Amendment 9

*Being a Re–subdivision of Lots TH–221 of the Amherst – Phase 6 Residential Subdivision Plan As recorded in Plan Book 399, Pages 37–40 Adams Township, Butler County, Pennsylvania*

**Sperdute Land Surveying**
A Division of Sheffler & Company
441 Mars-Valencia Rd, Suite 3C
Valencia, PA 16059
108 Deer Lane, Harmony, PA 16037
1712 Mount Nebo Road, Sewickley, PA 15143
724-452-4362 Info@SperduteSurveying.com
James A. Sperdute, RS # 24457-E

## NVR, Inc. - Owner

Known all men by these presents that NVR, Inc., virtue of resolution of its Board of Directors does hereby adopt this as its plan of subdivision of its property situate in the Township of Adams, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to it, does hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, streets, lands, rights-of-way, easements, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan and any future acceptance of said public highways, rights-of-way and easements by the Township of Adams, NVR, Inc., hereby covenants and agrees to and by these presents does release and forever discharge the Township of Adams, its successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways and other public uses and the physical grading thereof to any grades that may be established.

This dedication and release shall be binding upon NVR, Inc., its successors and assigns and purchasers of lots in this plan.

In witness whereof, the said corporation has caused its corporate seal to be affixed by the hand of its president and the same to be attested by its secretary, this 3rd day of June, A.D. 2025.

ATTEST:
Witness

Vice President, NVR, Inc.

The foregoing adoption and dedication is made by NVR, Inc. with full understanding and agreement that the approval of the Township Board of Supervisors, if attached hereto, will become null and void unless this plan is recorded in the Recorder of Deeds office of Butler County within ninety (90) days from the date of said approval.

Commonwealth of Pennsylvania }
}SS
County of Butler }

On this 3rd day of June A.D., 2025 before me, a Notary Public in and for said County and Commonwealth, personally appeared Peter Robertson of NVR, Inc. who being duly sworn, deposes and says that he/she was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal of the said corporation duly sign and sealed by and as for the act and deed of said, NVR, Inc. for the uses and purposes therein mentioned, and that the name of this deponent subscribed to the said release and dedication as Vice President of NVR, Inc in attestation of the due execution and delivery of said release and dedication of this deponents own and proper respective handwriting.

Vice President, NVR, Inc.

Sworn to and subscribed before me the day and date above written.

Witness my hand and notarial seal this 3rd day of June, A.D., 2025.

Notary Public

My commission expires the 7th day of December, 2026

Commonwealth of Pennsylvania - Notary Seal
LISSETTE SPROTT - Notary Public
Allegheny County
My Commission Expires December 7, 2026
Commission Number 1195287

## Registered Surveyor

I, James A. Sperdute, PLS Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify, to the bust of my knowledge, information, and belief, that this plan correctly represents the lots, lands, streets, and highways as surveyed and plotted by me for the Owners of Agents.

James A. Sperdute, RS # 24457-E — Date 5/28/25

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — JAMES ANTHONY SPERDUTE — LAND SURVEYOR — RS-24457-E

## Township Engineer

I, _____, a Registered Professional Engineer for the Township of Adams, do hereby certify that this subdivision plan meets all the engineering and design requirements of the Adams Township subdivision and zoning ordinances.

Richard W. Craft PE063068 — Printed Name & Registration No.
6/24/2025 — Date

## Adams Township Board of Supervisors

Approved by the Adams Township Board of Supervisors this 23 day of June, A.D., 2025.

The Board of Supervisors of the Township of Adams hereby gives public notice that in approving this plan for recording purposes only, the Township of Adams assumes no obligations, legal or otherwise, expressed or implied either to accept said streets as Township streets or roads or grade, pave and curb the streets in said plan, or to construct sewers therein or to install any other such service ordinarily installed in Township streets or roads.

Secretary, Adams Township Supervisors
Adams Township Supervisor
Chairperson, Adams Township Supervisors
Adams Township Supervisor
Adams Township Supervisor

## Butler County Planning Commission

Reviewed by the Butler County Planning Commission on this 21 day of MAY, A.D., 2025

Secretary, Butler County Planning Commission
Chairperson, Butler County Planning Commission

PLAN 25108

## Butler County Recorder of Deeds

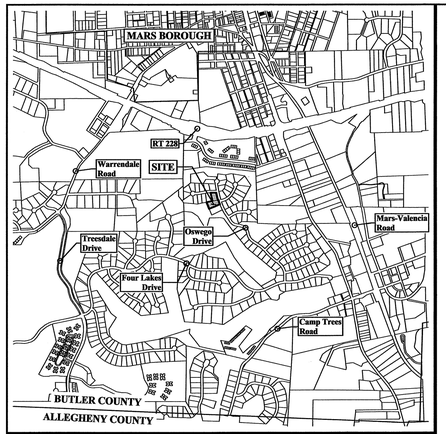
Commonwealth of Pennsylvania }
}SS
County of Butler }

Recorded in the Recorder office for the recording of Deeds, Plans, etc. in Butler County, Commonwealth of Pennsylvania, in Plan Book Volume 429, page(s) 29.

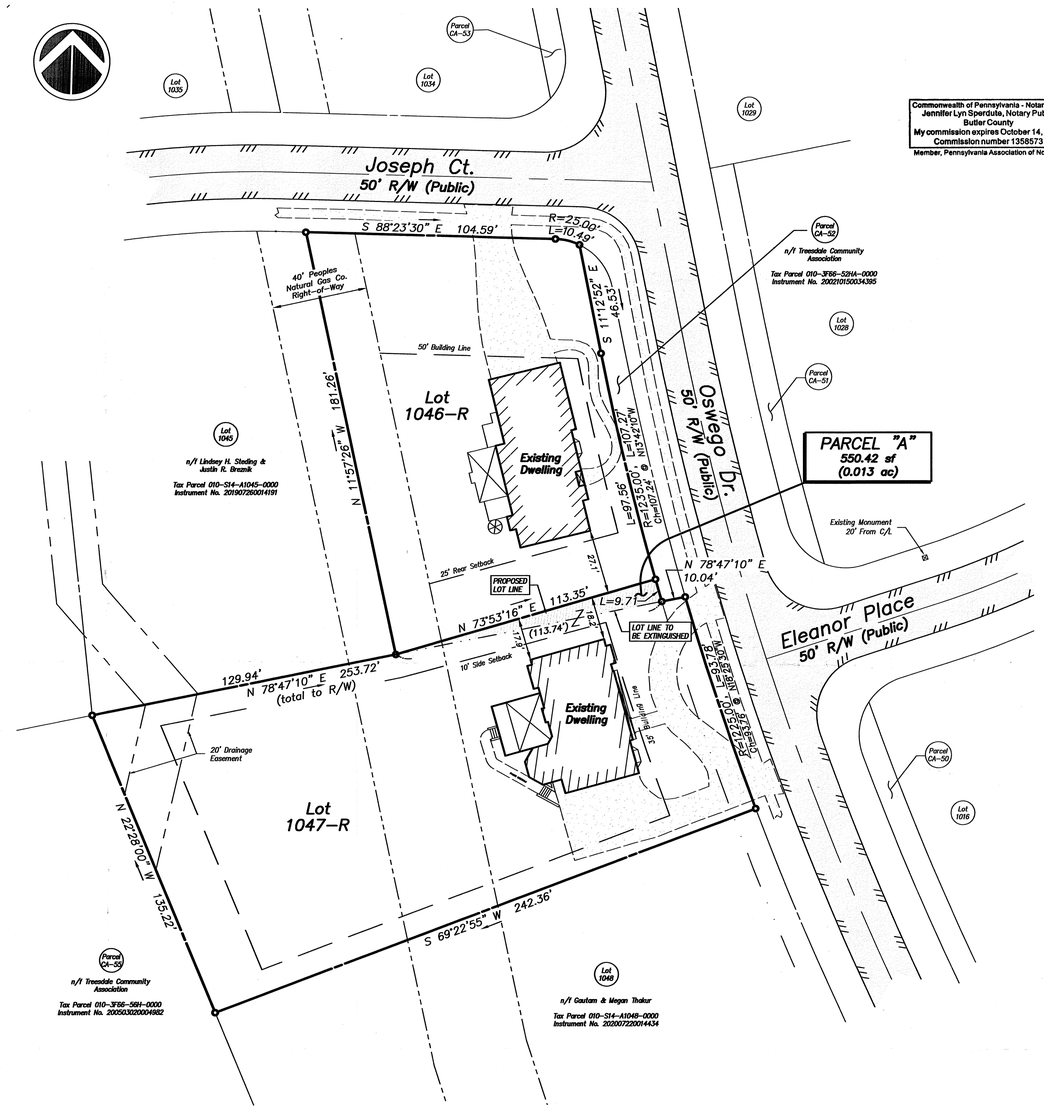
Given under my hand and seal this 27th day of June, A.D., 2025.

Recorder of Deeds

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2028




LOCATION MAP 1" = 1500'




## Existing & Proposed Lot Areas

| Original Lot | Original Sq.Ft. | Original Ac. | Parcel "A" Sq.Ft. | Parcel "A" Ac. | Revised Lot | Revised Sq.Ft. | Revised Ac. |
|---|---|---|---|---|---|---|---|
| | | | | | | | |
| 1046 | 18,731.11 | 0.430 | -550.42 | -0.013 | 1046-R | 18,180.70 | 0.417 |
| | | | | | | | |
| 1047 | 28,122.33 | 0.646 | +550.42 | +0.013 | 1047-R | 28,672.75 | 0.659 |

Total Property Affected by this plan : 46,853.44 Sq.Ft. or 1.076 Acres

0 40 80 Feet

Instr: 202506270009945
Pgs: 1 F: $45.00
Michele Mustello
Butler County Recorder PA
06/27/2025 10:54 AM
T20250008505

Commonwealth of Pennsylvania - Notary Seal
Jennifer Lyn Sperdute, Notary Public
Butler County
My commission expires October 14, 2027
Commission number 1358573
Member, Pennsylvania Association of Notaries

### Owners Adoption

We, **Harold M. & Donna L. Hall,** owners of the land shown on the **Treesdale – Four Lakes Neighborhood – Phase 10 Revision to Lots 1046 & 1047 Plan**, hereby adopt this plan as our plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to the public. Any future acceptance of said public streets or property by the Commonwealth of Pennsylvania, County of Butler, and Township of Adams, we hereby covenant and agree to and by these presents doe release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Adams, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public streets or property and the physical grading thereof to any grades that may be established. This adoption and dedication shall be binding upon our heirs, executors, and assigns.

Harold M. Hall — Donna L. Hall

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named **Harold M. & Donna L. Hall** and acknowledged the foregoing adoption, dedication and plan to be their act and desired the same to be recorded as such.

Witness my hand and notarial seal this 9th day of May, 2025

My commission expires the 14th day October 2027

(Seal) Notary Public Jennifer Lyn Sperdute

We hereby certify that title to a portion of the property contained in the **Treesdale – Four Lakes Neighborhood – Phase 10 Revision to Lots 1046 & 1047 Plan** is in the name of **Harold M. & Donna L. Hall** and is recorded at **Instrument No. 200105010010348**. I further certify that there is no mortgage, lien, or other encumbrance against this property.

Witness — Harold M. Hall

Witness — Donna L. Hall

### Plan Notes:

**Property References:**

Lot 1046 (Grantor)

Douglas B. & Stephanie G. Miner
1201 Joseph Court
Gibsonia, PA 15044

Being Lot 1046 of the Treesdale – Four Lakes Neighborhood Phase 10
Plan Book 233, Pages 18 – 21

Tax Parcel 010-S14-A1046-0000
Instrument No 200510270031192

Lot 1047 (Grantee)

Harold M. & Donna L. Hall
625 Oswego Drive
Gibsonia, PA 15044

Being Lot 1047 of the Treesdale – Four Lakes Neighborhood Phase 10
Plan Book 233, Pages 18 – 21

Tax Parcel 010-S14-A1047-0000
Instrument No 200105010010348

**General Notes:**

The purpose of this plan is to revise the existing lot line between Lots 1046 & 1047. No new building lots are being proposed.

Parcel "A" is to be conveyed to and become an integral part of the lands of Harold M. & Donna L. Hall. Upon recording of this plan, a deed must be prepared and recorded conveying title of Parcel "A" from Douglas B. & Stephanie G. Miner to Harold M. & Donna L. Hall.

THE RECORDING OF THIS PLAN DOES NOT TRANSFER OWNERSHIP.

All affected lots are currently served by public water & sewer as well as gas, electric and communication lines, and the revision of this lot line does not affect utility services connected to the existing homes.

**Zoning: R-5 (Residential Business District)**

| | |
|---|---|
| Minimum Lot Size: | 15,000 sq.ft. |
| Minimum Lot Width: | 80.00 feet at setback |
| Minimum Front Setback: | 50.00 feet |
| | 30.00 feet * (when conditions below are met) |
| Minimum Side Setback: | 10.00 feet |
| Minimum Rear Setback: | 25.00 feet |

*Minimum requirements for 30 foot front setbacks:
- Ninety (90) foot minimum lot width
- Finished first floor elevation does not exceed 4 feet above/below street grade
- Rear yard is at 5% or less slope and less than 30 feet from the rear setback line to top or bottom of a slope greater than 3 to 1.

| PLAN BOOK | PAGE |
|---|---|
| 429 | 30 |

### Owners Adoption

We, **Douglas B. & Stephanie G. Miner,** owners of the land shown on the **Treesdale – Four Lakes Neighborhood – Phase 10 Revision to Lots 1046 & 1047 Plan**, hereby adopt this plan as our plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to the public. Any future acceptance of said public streets or property by the Commonwealth of Pennsylvania, County of Butler, and Township of Adams, we hereby covenant and agree to and by these presents doe release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Adams, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public streets or property and the physical grading thereof to any grades that may be established. This adoption and dedication shall be binding upon our heirs, executors, and assigns.

Douglas B. Miner — Stephanie G. Miner

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named **Douglas B. & Stephanie G. Miner** and acknowledged the foregoing adoption, dedication and plan to be their act and desired the same to be recorded as such.

Witness my hand and notarial seal this 27th day of June, 2025

My commission expires the 16 day of June, 2026.

(Seal) Notary Public

Commonwealth of Pennsylvania - Notary Seal
JODI L. PRZYBYSZ - Notary Public
Beaver County
My Commission Expires June 16, 2026
Commission Number 1284774

We hereby certify that the title to a portion of the property contained in the **Treesdale – Four Lakes Neighborhood – Phase 10 Revision to Lots 1046 & 1047 Plan** is in the name of **Douglas B. & Stephanie G. Miner** and is recorded at Instrument No. 200510270031192. I further certify that there is no mortgage, lien, or other encumbrance against this property.

Witness — Douglas B. Miner

Witness — Stephanie G. Miner

### Land Surveyor

I certify that, to the best of my knowledge, that the survey and plan shown hereon correctly represents the lots, lands, streets and highways as surveyed and plotted by me.

James A. Sperdute, PLS #24457-E — Date 5-08-2025

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — JAMES ANTHONY SPERDUTE — LAND SURVEYOR No. SU-024457-E

SURVEYOR

### Adams Township

I, Ronald Olsen, a Registered Professional Engineer, the Township Engineer of the Township of Adams, do hereby certify that this Subdivision Plan meets all the engineering and design requirements of the Township Subdivision and Zoning Ordinance except as departures have been authorized by the approval authority.

6/4/2025 — Date — Signature — 26400-E Reg#

Reviewed by the Planning Commission of the Township of Adams, this 7 day of May 20 25

Secretary – Planning Commission — Chairperson – Planning Commission

The Board of Supervisors of the Township of Adams, hereby gives notice that in approving this plan for recording, the Township of Adams has not accepted dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

Approved by the Board of Supervisors of the Township of Adams by Resolution No. _____ effective this 12 day of May 20 25

Secretary – Board of Supervisors — Chairperson – Board of Supervisors

### Butler County Planning Commission

Reviewed by the Butler County Planning Commission 16 day of APRIL 20 25

Secretary – Planning Commission — Chairperson – Planning Commission

PLAN 29047

### Butler County Recorder of Deeds

Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 429 Page(s) 30

Given under my hand and seal this 27th day of JUNE 2025

(SEAL) Recorder of Deeds

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2028

ADAMS TOWNSHIP PLANNING COMMISSION

ADAMS TOWNSHIP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — JAMES ANTHONY SPERDUTE — LAND SURVEYOR 24457-E

811

| Date: | Revision Description: | By: |
|---|---|---|
| 3/19/25 | Per Owners Comments | JSS |

Prepared By:
Sperdute Land Surveying
A Division of Sheffler & Company
441 Mars-Valencia Road, Suite 3C
Valencia, PA 16059
108 Deer Lane, Harmony, PA 16037
1712 Mount Nebo Road, Sewickley, PA 15143
Office Phone: 724-452-4362
Email: Info@SperduteSurveying.com

Treesdale - Four Lakes Neighborhood - Phase 10
Revision to Lots 1046 & 1047

Prepared For:
Douglas B. & Stephanie G. Miner
-and-
Harold M. & Donna L. Hall

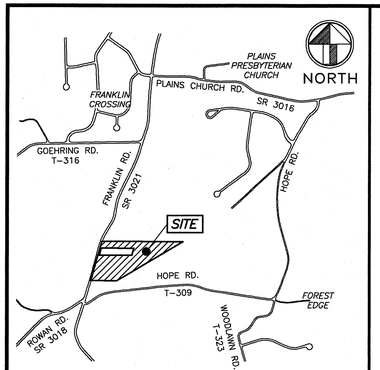
Situate In:
Adams Township, Butler County, Pennsylvania

LOT LINE REVISION PLAN

| | | |
|---|---|---|
| DRAWING SCALE: 1"=30' | DESIGNED BY: JSS | Sheet No. |
| DATE ISSUED: 03/18/2025 | REVIEWED BY: JAS | 1 of 1 |
| PROJECT JOB#: 1001-2527482 | | |

Client:
Harold M. & Donna L. Hall
625 Oswego Drive
Gibsonia, PA 15044

SIGN IN BLACK FELT TIP PEN ONLY.




LOCALITY SKETCH
1" = ±1000'

HATCHED AREA
PROPERTY LOCATION

I, Michael Malak, A REGISTERED PROFESSIONAL ENGINEER, THE TOWNSHIP ENGINEER FOR CRANBERRY TOWNSHIP, DO HEREBY CERTIFY THAT THIS LOT LINE REVISION PLAN MEETS ALL THE ENGINEERING AND DESIGN REQUIREMENTS OF THE TOWNSHIP ORDINANCES EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE CRANBERRY TOWNSHIP BOARD OF SUPERVISORS.

SIGNATURE _____ DATE 6/19/25

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 21 DAY OF May 2025

SECRETARY _____ CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

PLAN #25090

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY HEREBY GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF CRANBERRY HAS NOT ACCEPTED DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

SECRETARY _____ CHAIRMAN, BOARD OF SUPERVISORS

THE TOWNSHIP OF CRANBERRY AGREES NOT TO ISSUE BUILDING PERMITS UNTIL THE "PLANNING MODULE FOR LAND DEVELOPMENT" HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATIONS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

6/19/25 _____ DATE SECRETARY

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY, BY ORDINANCE/RESOLUTION No. 2025-41 ON THE 5th DAY OF JUNE, 2025.

SECRETARY _____ CHAIRMAN, BOARD OF SUPERVISORS

I, Daniel A. Santoro, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY, CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE/RESOLUTION No. 2025-42 HAVE BEEN MET IN ACCORDANCE WITH SECTIONS 22-305 AND 22-307 OF THE TOWNSHIP OF CRANBERRY CODE OF ORDINANCES.

_____ TOWNSHIP MANAGER

Instr: 202506270009954
Pgs: 1 F: $65.00 6/27/2025 11:39 AM
Michele Mustello T20250008511
Butler County Recorder PA

I, THOMAS PATRICK SMITH, EXECUTOR OF THE ESTATE OF JOHN M. SMITH, III (AKA JACK SMITH), DECEASED, OWNER OF THE LAND SHOWN ON THE JOHN M. SMITH, III ESTATE LOT LINE REVISION PLAN, HEREBY ADOPT THIS PLAN AS MY PLAN AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON OUR HEIRS, EXECUTORS AND ASSIGNS.

IN WITNESS WHEREOF, I, HERETO SET MY HAND AND SEAL THIS 17 DAY OF JUNE, 2025.

ATTEST:

NOTARY PUBLIC _____ THOMAS PATRICK SMITH (EXECUTOR) _____

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED THOMAS PATRICK SMITH, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE HIS ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 17 DAY OF JUNE, 2025.

MY COMMISSION EXPIRES THE 29 DAY OF JANUARY, 2028.

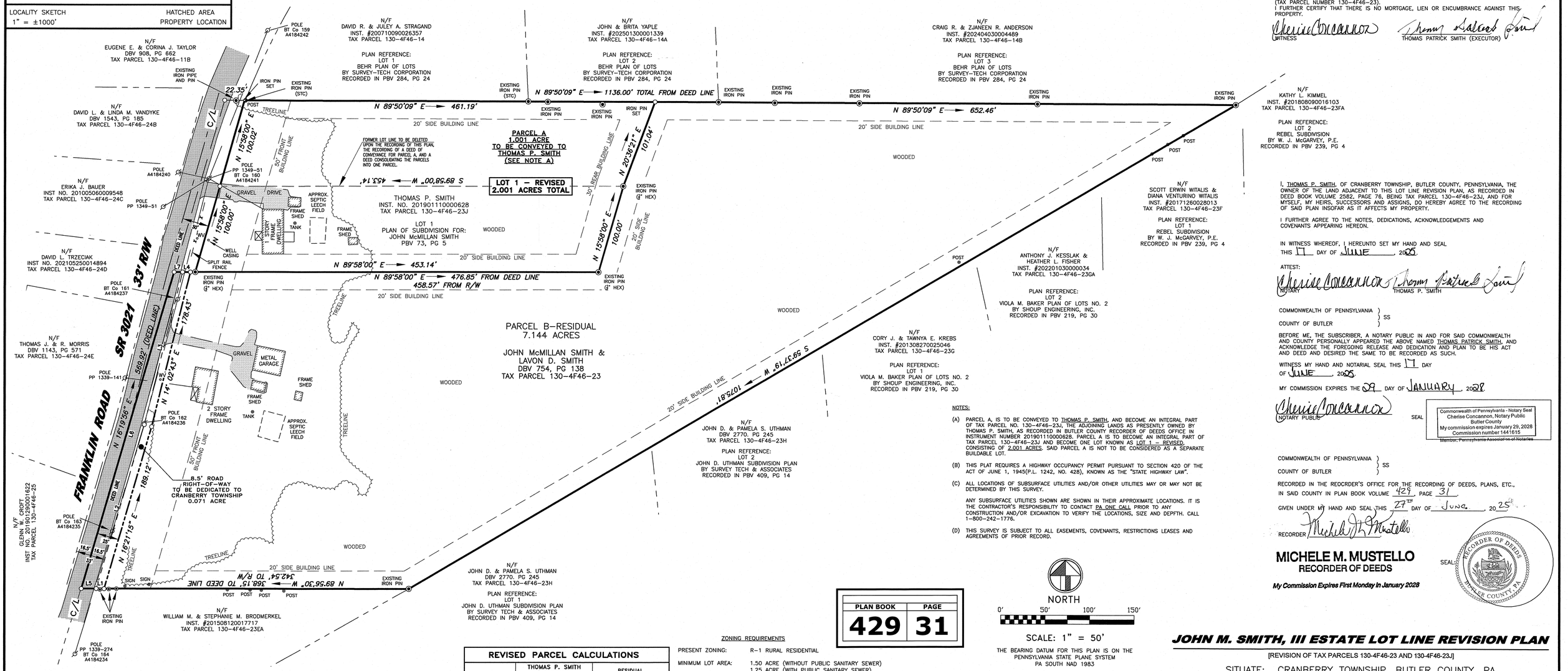
NOTARY PUBLIC

SEAL
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Cherise Concannon, Notary Public
Butler County
My commission expires January 29, 2028
Commission number 1441615
Member, Pennsylvania Association of Notaries

I, THOMAS PATRICK SMITH, EXECUTOR OF THE ESTATE OF JOHN M. SMITH, III, DECEASED, OWNER OF THE JOHN M. SMITH, III ESTATE LOT LINE REVISION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF JOHN McMILLAN SMITH (DECEASED) AND LAVON D. SMITH (DECEASED), AS RECORDED IN DEED BOOK VOLUME 754, PAGE 138 (TAX PARCEL NUMBER 130-4F46-23). I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS _____ THOMAS PATRICK SMITH (EXECUTOR) _____




NOTES:

(A) PARCEL A, IS TO BE CONVEYED TO THOMAS P. SMITH, AND BECOME AN INTEGRAL PART OF TAX PARCEL NO. 130-4F46-23J, THE ADJOINING LANDS AS PRESENTLY OWNED BY THOMAS P. SMITH, AS RECORDED IN BUTLER COUNTY RECORDER OF DEEDS OFFICE IN INSTRUMENT NUMBER 201901110000628. PARCEL A IS TO BECOME AN INTEGRAL PART OF TAX PARCEL 130-4F46-23J AND BECOME ONE LOT KNOWN AS LOT 1 – REVISED, CONSISTING OF 2.001 ACRES. SAID PARCEL A IS NOT TO BE CONSIDERED AS A SEPARATE BUILDABLE LOT.

(B) THIS PLAT REQUIRES A HIGHWAY OCCUPANCY PERMIT PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945(P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW".

(C) ALL LOCATIONS OF SUBSURFACE UTILITIES AND/OR OTHER UTILITIES MAY OR MAY NOT BE DETERMINED BY THIS SURVEY.

ANY SUBSURFACE UTILITIES SHOWN ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT PA ONE CALL PRIOR TO ANY CONSTRUCTION AND/OR EXCAVATION TO VERIFY THE LOCATIONS, SIZE AND DEPTH. CALL 1-800-242-1776.

(D) THIS SURVEY IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS LEASES AND AGREEMENTS OF PRIOR RECORD.

| PLAN BOOK | PAGE |
|---|---|
| 429 | 31 |

NORTH
0' 50' 100' 150'
SCALE: 1" = 50'
THE BEARING DATUM FOR THIS PLAN IS ON THE PENNSYLVANIA STATE PLANE SYSTEM PA SOUTH NAD 1983

I, THOMAS P. SMITH, OF CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, THE OWNER OF THE LAND ADJACENT TO THIS LOT LINE REVISION PLAN, AS RECORDED IN DEED BOOK VOLUME 2582, PAGE 76, BEING TAX PARCEL 130-4F46-23J, AND FOR MYSELF, MY HEIRS, SUCCESSORS AND ASSIGNS, DO HEREBY AGREE TO THE RECORDING OF SAID PLAN INSOFAR AS IT AFFECTS MY PROPERTY.

I FURTHER AGREE TO THE NOTES, DEDICATIONS, ACKNOWLEDGEMENTS AND COVENANTS APPEARING HEREON.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 17 DAY OF JUNE, 2025.

ATTEST:

NOTARY _____ THOMAS P. SMITH _____

COMMONWEALTH OF PENNSYLVANIA } SS
COUNTY OF BUTLER }

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED THE ABOVE NAMED THOMAS PATRICK SMITH, AND ACKNOWLEDGE THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE HIS ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 17 DAY OF JUNE, 2025.

MY COMMISSION EXPIRES THE 29 DAY OF JANUARY, 2028.

NOTARY PUBLIC

SEAL

Commonwealth of Pennsylvania - Notary Seal
Cherise Concannon, Notary Public
Butler County
My commission expires January 29, 2028
Commission number 1441615
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA } SS
COUNTY OF BUTLER }

RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY IN PLAN BOOK VOLUME 429, PAGE 31.

GIVEN UNDER MY HAND AND SEAL THIS 27TH DAY OF JUNE, 2025

RECORDER _____

SEAL: RECORDER OF DEEDS BUTLER COUNTY, PA.

**MICHELE M. MUSTELLO**
**RECORDER OF DEEDS**
*My Commission Expires First Monday in January 2028*

| REVISED PARCEL CALCULATIONS | | |
|---|---|---|
| | THOMAS P. SMITH PROPERTY TAX PARCEL NO. 130-4F46-23J | RESIDUAL TAX PARCEL NO. 130-4F46-23 |
| EXISTING AREA | LOT 1 1.000 ACRE | 8.338 ACRES TO DEED LINE |
| PARCEL A | + 1.001 ACRE | – 1.001 ACRE |
| WITHIN STATE R/W | – | – 0.122 ACRE |
| ADDITIONAL 8.5' R/W DEDICATION | – | – 0.071 ACRE |
| TOTAL REVISED LOT AREAS | LOT 1 – REVISED 2.001 ACRES | PARCEL B–RESIDUAL 7.144 ACRES |

| FRANKLIN ROAD R/W DESCRIPTIONS | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | N 89°56'30" W | 8.86' |
| L2 | N 16°21'15" E | 191.44' |
| L3 | N 14°02'43" E | 176.14' |
| L4 | N 89°58'00" E | 8.76' |
| L5 | N 89°56'30" W | 16.75' |
| L6 | N 16°19'56" E | 369.45' |
| L7 | N 89°58'00" E | 9.51' |

ZONING REQUIREMENTS

PRESENT ZONING: R–1 RURAL RESIDENTIAL

MINIMUM LOT AREA: 1.50 ACRE (WITHOUT PUBLIC SANITARY SEWER)
1.25 ACRE (WITH PUBLIC SANITARY SEWER)

MINIMUM LOT WIDTH: 100 FEET

FRONT YARD DEPTH: 50 FEET

SIDE YARD DEPTH: 20 FEET

REAR YARD DEPTH: 30 FEET

PLAN REFERENCES:

PLAN OF SUBDIVISION FOR: JOHN McMILLAN SMITH
PREPARED BY: WILLIAM F. HUMMEL
RECORDED: APRIL 17, 1978
PBV 73, PG 5

PLAN MADE FOR JOHN MCM & AVON D. SMITH III
PREPARED BY: WILLIAM THOMAS POCHATKO
DATED 2-2-99
COPY PROVIDED BY OWNER

**9.338 ACRES = TOTAL ACRES**
ZONING: R–1 RURAL RESIDENTIAL

| | | | |
|---|---|---|---|
| OWNER: | THOMAS P. SMITH | OWNER: | THOMAS PATRICK SMITH, EXECUTOR OF THE ESTATE OF JOHN M. SMITH, III (DECEASED) |
| ADDRESS: | 7414 FRANKLIN ROAD CRANBERRY TOWNSHIP, PA 16066 | ADDRESS: | 7408 FRANKLIN ROAD CRANBERRY TOWNSHIP, PA 16066 |
| DEED REFERENCE: | INST #201901110000628 | DEED REFERENCE: | DEED BOOK 754, PAGE 138 |
| TAX PARCEL NO.: | 130-4F46-23J | TAX PARCEL NO.: | 130-4F46-23 |

BUTLER COUNTY PLANNING COMMISSION SEAL

CRANBERRY TOWNSHIP SEAL

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL MICHAEL C MALAK ENGINEER PE-073220
CRANBERRY TOWNSHIP ENGINEER SEAL

# JOHN M. SMITH, III ESTATE LOT LINE REVISION PLAN

[REVISION OF TAX PARCELS 130-4F46-23 AND 130-4F46-23J]

SITUATE: CRANBERRY TOWNSHIP, BUTLER COUNTY, PA.

DATE: APRIL 10, 2025 SCALE: 1"=50'


**SURVEY TECH & ASSOCIATES, LLC**
ENGINEERING LAND SURVEYS
308 SENECA LANE – EVANS CITY, PA. 16033
PHONE (724) 432–3007


I, TAMARA A. RANALLI, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED.

Tamara A Ranalli PLS

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL TAMARA A. RANALLI SURVEYOR SU-051843-E

REGISTRATION NO. SU-051843E

| REVISIONS: | DRAWN BY: | CHECKED BY: |
|---|---|---|
| JUNE 16, 2025 REV 30' REAR TO 20' SIDE SETBACK/TWP COMMENT | S.M./T.R. | T.R. |

DWG. NO: 5827–2025–SUB

G:\Smith–Tom–Subplan–5827–2025\SMITH–TOM––STATE– 5827–2025–Rev1.DWG – Jun 16, 2025 @ 5:45pm (LL REVISION) TOM SMITH – STATE.CRD

TOWNSHIP ENGINEER

REGISTERED SURVEYOR

CRANBERRY TWP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

Instr: 202506270009955
Pgs: 1 P: $45.00 6/27/2025 11:47 AM
Michele Mustello T20250008512
Butler County Recorder PA

BY RESOLUTION APPROVED ON THE 3rd DAY OF June 2025 THE BOARD OF DIRECTORS OF NVR,, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE PARK PLACE AMENDMENT NO. 72 PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

NVR, INC.

SIGNATURE AND TITLE OF OFFICER WITNESSING — SIGNATURE AND TITLE OF AUTHORIZED OFFICER

Pete Robertson

6/3/2025
DATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED Peter Robertson OF NVR, INC. WHO STATED THAT HE IS AUTHORIZED TO EXECUTE THE ABOVE ADOPTION AND DEDICATION ON BEHALF OF THE CORPORATION AND WAS PRESENT AT THE MEETING AT WHICH THE ACTION OF THE CORPORATION WAS TAKEN TO ADOPT THE PLAN AND DEDICATE PUBLIC PROPERTY CONTAINED THEREIN TO THE PUBLIC.

WITNESS MY HAND AND NOTARIAL SEAL THIS 3rd DAY OF June 2025

(SEAL)

Lissette Sprott
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
LISSETTE SPROTT - Notary Public
Allegheny County
My Commission Expires December 7, 2026
Commission Number 1195287

I, _____ HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PARK PLACE AMENDMENT NO. 72 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. INSTRUMENT NO. 202504020004582. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

SIGNATURE OF WITNESS — SIGNATURE AND TITLE OF AUTHORIZED OFFICER

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED.

5/29/2025
DATE

JAMES A. SPERDUTE, R.S. # 24457-E

I, Michael C Malak, A REGISTERED PROFESSIONAL ENGINEER, THE TOWNSHIP ENGINEER OF THE TOWNSHIP OF CRANBERRY, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAN MEETS ALL ENGINEERING AND DESIGN REQUIREMENTS OF THE TOWNSHIP SUBDIVISION AND ZONING ORDINANCE EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.

6/19/25
DATE

SIGNATURE
REGISTRATION NO. PE-073220

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ~~ORDINANCE~~/RESOLUION NO. 2025-43 EFFECTIVE THIS 5th DAY OF June, 2025

SECRETARY — CHAIRPERSON

I, Daniel D Santoro, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ~~ORDINANCE~~/RESOLUTION NO. 2025-43 HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP CODE OF ORDINANCES.

TOWNSHIP MANANGER

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 21 DAY OF MAY 2025

SECRETARY — CHAIRPERSON

PLAN # 25088

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 429 PAGE 32

GIVEN UNDER MY HAND AND SEAL, THIS 27th DAY OF JUNE 2025

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS

*My Commission Expires First Monday In January 2028*

| PLAN BOOK | PAGE |
|---|---|
| 429 | 32 |

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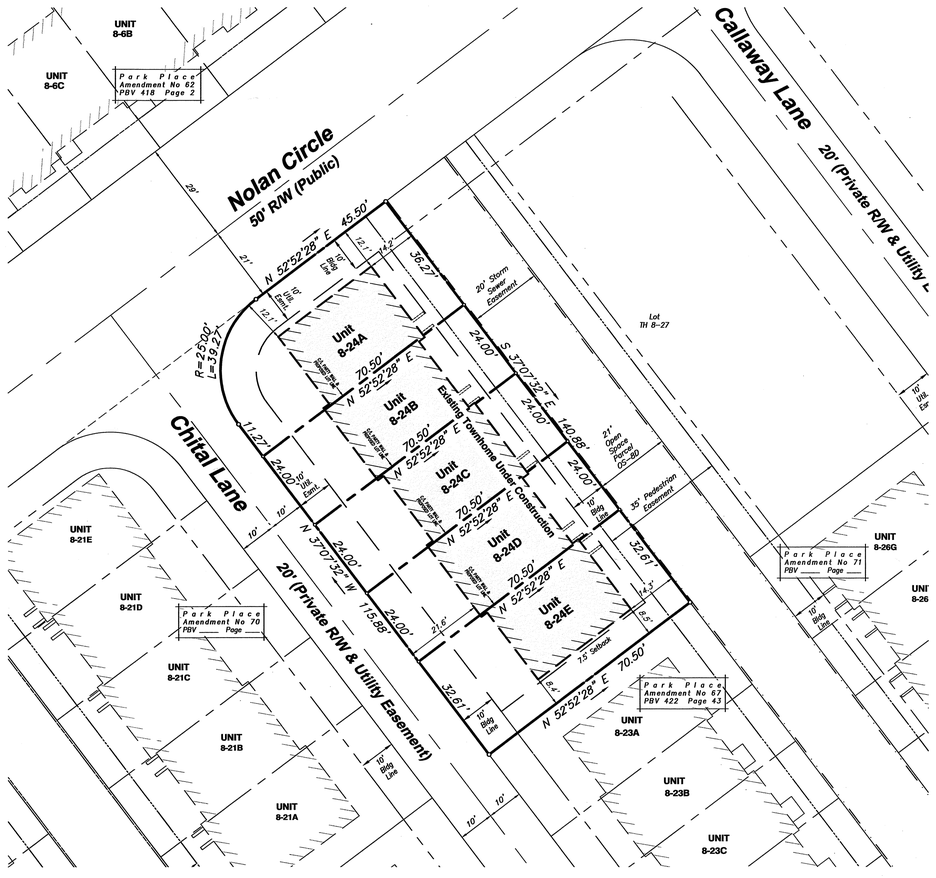



GRAPHIC SCALE

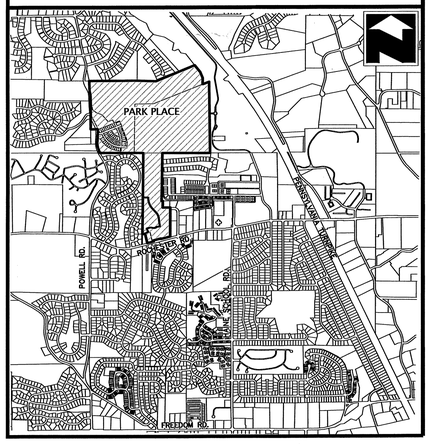
20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

| Parcel Table – Original Lots | | |
|---|---|---|
| Lot Number | Lot Area (Sq.Ft.) | Lot Area (Acres) |
| TH 8-24 | 9,797.659 | 0.225 |

| Parcel Table – Proposed Lots/Units | | |
|---|---|---|
| Unit Number | Lot Area (Sq.Ft.) | Lot Area (Acres) |
| 8-24A | 2,422.687 | 0.056 |
| 8-24B | 1,692.000 | 0.039 |
| 8-24C | 1,692.000 | 0.039 |
| 8-24D | 1,692.000 | 0.039 |
| 8-24E | 2,298.972 | 0.053 |

LOCATION MAP 1" = 2000'




## GENERAL PLAN NOTES

- THIS PLAN IS A RE-SUBDIVISION OF PARCEL TH 8-24 OF THE PARK PLACE REVISED FINAL PHASE 8B AS RECORDED IN PLAN BOOK 411, PAGES 27-28.
- THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF THE PREVIOUSLY APPROVED AND RECORDED PLANS.
- IF APPLICABLE, BEARINGS LABELED AS (NR) ARE NON-RADIAL TO THE INTERSECTING RIGHT OF WAY LINE.

## AFFECTED ZONING CLASSIFICATION: CCD-2
## PROPOSED USE : CCD-2

| | |
|---|---|
| MINIMUM LOT SIZE | PER PATTERN BOOK |
| MINIMUM LOT WIDTH | PER PATTERN BOOK |
| MINIMUM FRONT SETBACK | PER PATTERN BOOK |
| MINIMUM REAR SETBACK | PER PATTERN BOOK |
| MINIMUM SIDE SETBACK | PER PATTERN BOOK |
| MAXIMUM BUILDING HEIGHT | PER PATTERN BOOK |

## PROPERTY REFERENCES

LOT TH 8-24
TAX PARCEL 130-S46-B24
INST# 202504020004582
PARK PLACE REVISED FINAL PHASE 8B
PBV 411 PAGES 27-28

DEVELOPER / PROPERTY OWNER:
NVR
ONE PENN CENTER WEST, SUITE 220
PITTSBURGH, PA 15276
BUILT BY:
Ryan Homes

| | |
|---|---|
| DRAWING NUMBER: | 1004-2527514 |
| DRAWING SCALE: | 1"=20' |
| DATE: | March 3, 2025 |
| DRAWN BY: | |
| REVISIONS: | |

# PARK PLACE AMENDMENT NO. 72

BEING A RE-SUBDIVISION OF PARCEL TH 8-24 OF THE PARK PLACE REVISED FINAL PHASE 8B
CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA


Sperdute Land Surveying
A Division of Sheffler & Company
441 Mars-Valencia Rd, Suite 3C
Valencia, PA 16059
108 Deer Lane, Harmony, PA 16037
1712 Mount Nebo Road, Sewickley, PA 15143
Office Phone: 724-452-4362
Email: Info@SperduteSurveying.com
James A. Sperdute, RS # 24457-E

5

Instr: 202506270009966
Pgs: 2 Fi: $85.00 6/27/2025 1:51 PM
Michele Mustello T20250509524
Butler County Recorder PA

## OWNER'S CERTIFICATION

I, MICHAEL ONEILL, MEMBER OF ONEILL'S INVESTMENTS, LLC, THE UNDERSIGNED, HEREBY DECLARE THAT ONEILL'S INVESTMENTS, LLC IS THE OWNER OF THE PROPERTY SHOWN ON THIS FINAL PLAN, THAT THE FINAL PLAN AND THE PROPOSED SUBDIVISION OR LAND DEVLECPMENT WERE MADE WITH THE OWNER'S CONSENT, AND THAT THE OWNER DESIRES THE FINAL PLAN TO BE RECORDED AS SUCH.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 26 DAY OF June, 20 25.

MEMBER
Single MEMBER LLC

WITNESS

## ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA )
) SS:
COUNTY OF BUTLER )

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED

MICHAEL ONEILL, MEMBER OF ONEILL'S INVESTMENTS, LLC
WHO ACKNOWLEDGED THE FOREGOING FINAL PLAN OF SUBDIVISION OR LAND DEVELOPMENT TO BE HIS ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 26th DAY OF June, 20 25.

NOTARY PUBLIC (LISA A MONTEBELL)

MY COMMISSION EXPIRES THE 28 DAY OF February, 20 27.

Commonwealth of Pennsylvania - Notary Seal
Lisa A. Montebell, Notary Public
Butler County
My commission expires February 28, 2027
Commission number 1432262
Member, Pennsylvania Association of Notaries

## PROFESSIONAL CERTIFICATE

I, MICHAEL A. OGIN, A PROFESSIONAL SURVEYOR
OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN SHOWN HEREON IS TRUE AND CORRECT TO THE STANDARDS OF THE BUTLER COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND THAT THE SURVEY AND ALL ANGLES, DISTANCES, AND COURSES ARE ACCURATELY SHOWN, THAT THE MONUMENTS AND MARKERS AS SHOWN ON THE PLAT HAVE BEEN, OR WILL BE SET, AND TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS, AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

SEAL

SIGNATURE OF PROFESSIONAL

SU075288
REGISTRATION NUMBER

6-26-25
DATE

## MUNICIPAL REVIEW

REVIEWED BY THE TOWNSHIP OF FAIRVIEW
THIS 16 DAY OF April, 2025

Secretary — Chairman of the Board

## BUTLER COUNTY PLANNING COMMISSION APPROVAL

APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 16 DAY OF April 2025

Secretary — Chairman of the Board

PLAN NUMBER: 25083

## PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA: )
) SS:
COUNTY OF BUTLER )

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY IN PLAN BOOK VOLUME 429, PAGE(S) 33-34.

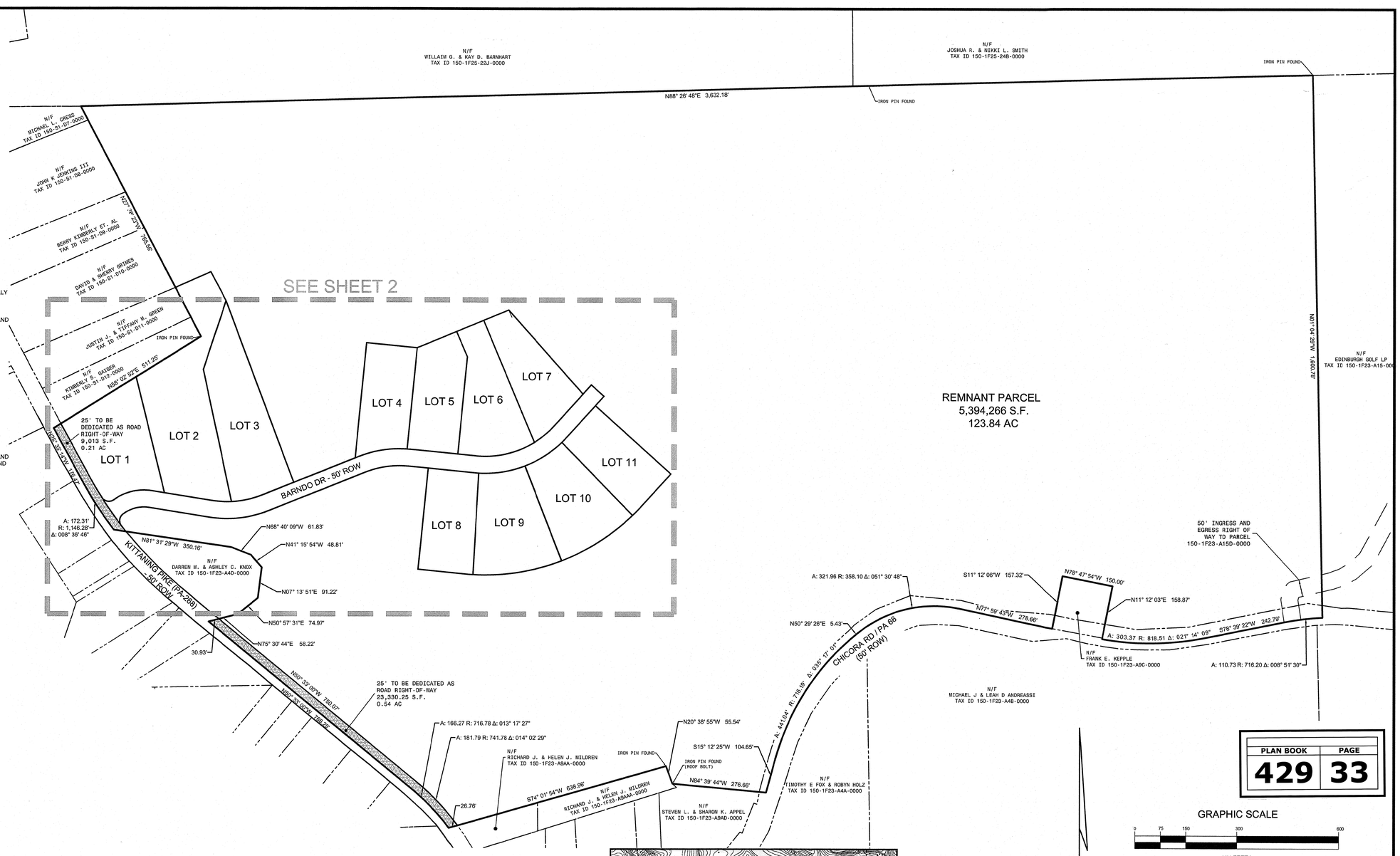
GIVEN UNDER MY HAND AND SEAL THIS 27th DAY OF June, 2025

RECORDER OF DEEDS

**MICHELE M. MUSTELLO**
**RECORDER OF DEEDS**

***My Commission Expires First Monday In January 2028***

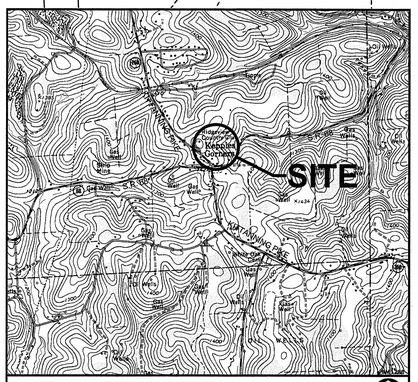
NOTE: ALL SIGNATURES MUST BE MADE WITH A NAVY BLUE INK FELT TIP PEN.



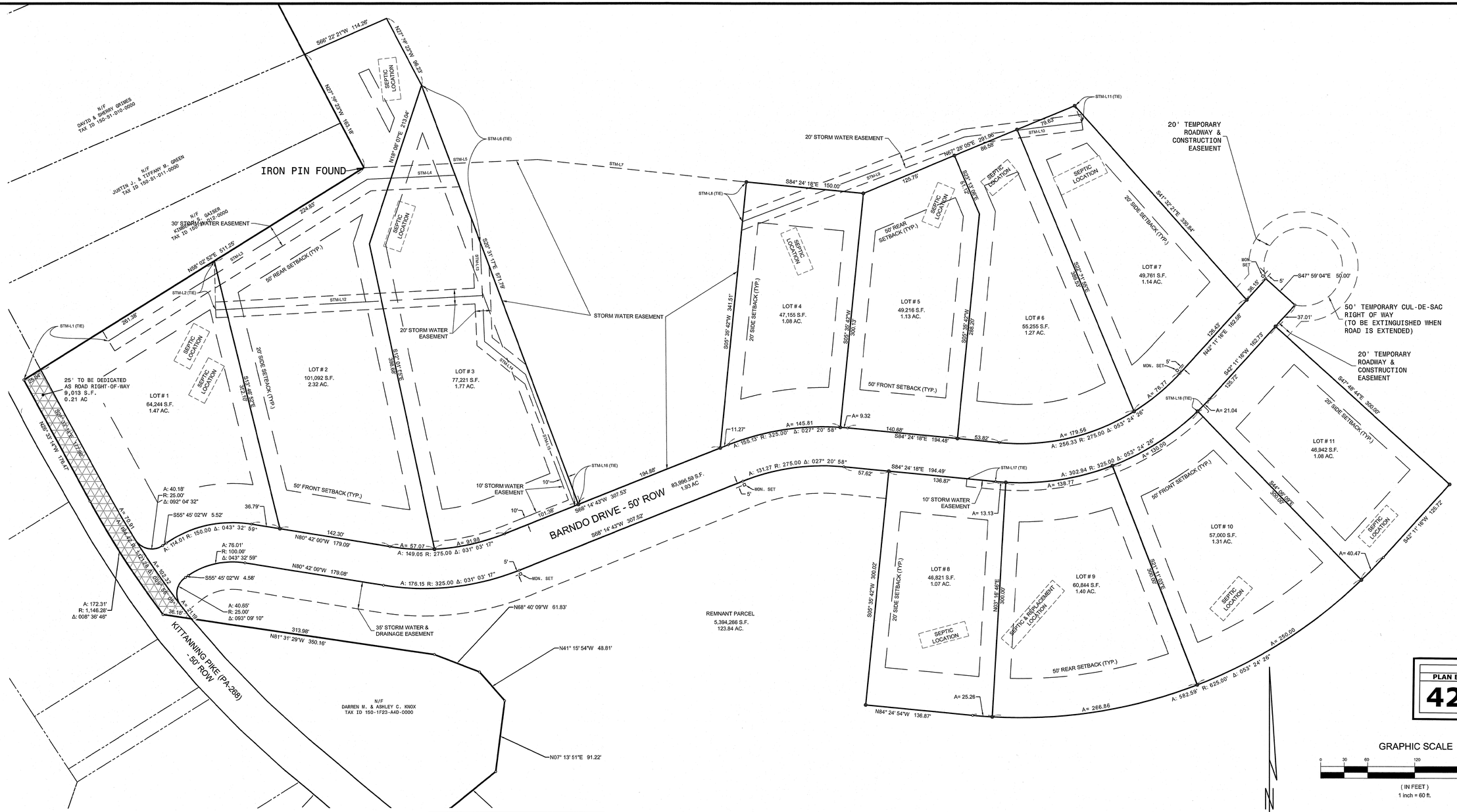

| PLAN BOOK | PAGE |
|---|---|
| 429 | 33 |

GRAPHIC SCALE
0 75 150 300 600
( IN FEET )
1 inch = 150 ft.

N


SITE
Keppler Cemetery
Barndo Drive
Mars Bakery
Mars Area
Mars Area Sr. High
Mars Area Jr. High
Mars Area Middle
Mars Area Intermediate
Mars Area Primary
Mars Area Elementary
Mars Area Early Learning Center
Mars Area Sports Complex
Mars Area Community Park
Mars Area Community Pool
Mars Area Community Center
Mars Area Community Library
Mars Area Community Theater
Mars Area Community Gym
Mars Area Community Field
Mars Area Community Track
Mars Area Community Tennis Courts
Mars Area Community Basketball Courts
Mars Area Community Soccer Fields
Mars Area Community Baseball Fields
Mars Area Community Softball Fields
Mars Area Community Football Fields
Mars Area Community Lacrosse Fields
Mars Area Community Field Hockey Fields
Mars Area Community Volleyball Courts
Mars Area Community Playground
Mars Area Community Picnic Pavilion
Mars Area Community Restrooms
Mars Area Community Concession Stand
Mars Area Community Parking Lot
Mars Area Community Entrance
Mars Area Community Exit
Mars Area Community Trail
Mars Area Community Bridge
Mars Area Community Pond
Mars Area Community Creek
Mars Area Community Wetland
Mars Area Community Forest
Mars Area Community Meadow
Mars Area Community Garden
Mars Area Community Orchard
Mars Area Community Vineyard
Mars Area Community Farm
Mars Area Community Ranch
Mars Area Community Stable
Mars Area Community Barn
Mars Area Community Silo
Mars Area Community Windmill
Mars Area Community Water Tower
Mars Area Community Cell Tower
Mars Area Community Power Line
Mars Area Community Substation
Mars Area Community Transformer
Mars Area Community Generator
Mars Area Community Solar Panel
Mars Area Community Wind Turbine
Mars Area Community Hydroelectric Dam
Mars Area Community Nuclear Power Plant
Mars Area Community Coal Power Plant
Mars Area Community Natural Gas Power Plant
Mars Area Community Oil Power Plant
Mars Area Community Biomass Power Plant
Mars Area Community Geothermal Power Plant
Mars Area Community Tidal Power Plant
Mars Area Community Wave Power Plant
Mars Area Community Hydrogen Power Plant
Mars Area Community Fuel Cell Power Plant
Mars Area Community Battery Storage
Mars Area Community Pumped Storage
Mars Area Community Compressed Air Storage
Mars Area Community Flywheel Storage
Mars Area Community Thermal Storage
Mars Area Community Chemical Storage
Mars Area Community Hydrogen Storage
Mars Area Community Ammonia Storage
Mars Area Community Methanol Storage
Mars Area Community Ethanol Storage
Mars Area Community Biodiesel Storage
Mars Area Community Gasoline Storage
Mars Area Community Diesel Storage
Mars Area Community Jet Fuel Storage
Mars Area Community Kerosene Storage
Mars Area Community Propane Storage
Mars Area Community Butane Storage
Mars Area Community Natural Gas Storage
Mars Area Community Coal Storage
Mars Area Community Oil Storage
Mars Area Community Biomass Storage
Mars Area Community Geothermal Storage
Mars Area Community Tidal Storage
Mars Area Community Wave Storage
Mars Area Community Hydrogen Storage
Mars Area Community Fuel Cell Storage

NOTE: ALL SIGNATURES MUST BE MADE WITH A NAVY BLUE INK FELT TIP PEN.




| STORM SEWER EASEMENT LINE TABLE | | | |
|---|---|---|---|
| LINE # | DIRECTION | LENGTH | DESCRIPTION |
| STM-L1 (TIE) | N 65° 17' 32" E | 118.95 | TIE |
| STM-L2 (TIE) | S 01° 45' 13" E | 62.43 | TIE |
| STM-L3 | N 58° 02' 15" E | 389.29 | CL OF EASEMENT |
| STM-L4 | N 87° 24' 54" E | 112.16 | CL OF EASEMENT |
| STM-L5 | N 87° 24' 54" E | 222.65 | BOUNDARY |
| STM-L6 (TIE) | S 20° 31' 17" E | 213.59 | TIE |
| STM-L7 | S 83° 54' 39" E | 267.50 | BOUNDARY |
| STM-L8 (TIE) | N 05° 35' 42" E | 50.78 | CL OF EASEMENT |
| STM-L9 | N 69° 10' 08" E | 303.29 | CL OF EASEMENT |
| STM-L10 | N 82° 46' 14" E | 150.72 | CL OF EASEMENT |
| STM-L11 (TIE) | S 23° 21' 59" E | 22.85 | TIE |
| STM-L12 | S 86° 59' 52" W | 340.92 | CL OF EASEMENT |
| STM-L13 | S 02° 35' 31" E | 127.48 | CL OF EASEMENT |
| STM-L14 | S 51° 16' 20" E | 66.97 | CL OF EASEMENT |
| STM-L15 | S 20° 31' 17" E | 179.46 | CL OF EASEMENT |
| STM-L16 (TIE) | N 68° 14' 43" E | 5.00 | TIE |
| STM-L17 (TIE) | S 84° 24' 18" E | 36.63 | TIE |
| STM-L18 (TIE) | N 45° 00' 57" E | 10.00 | TIE |

LEGEND

IRON PIN SET ●

| PLAN BOOK | PAGE |
|---|---|
| 429 | 34 |

GRAPHIC SCALE

0 30 60 120 240

( IN FEET )
1 inch = 60 ft.

6,260,218 S.F. OR 141.42 AC.


GATEWAY ENGINEERS

The Gateway Engineers, Inc.
Full-Service Civil Engineering & Surveying
100 McMorris Road, Pittsburgh, PA 15205
www.GatewayEngineers.com 855-634-9284


# BARNDO ESTATES
# PLAN OF LOTS

SITUATE IN
FAIRVIEW TOWNSHIP
BUTLER COUNTY, PA

MADE FOR
ONEILL'S INVESTMENTS, LLC
108 GREENHILL RD, KARNS CITY, PA, 16041

PM: MAO DB: JAP CB: MAO

SHEET 2 OF 2

SCALE:1"=60'

Date: 07/09/2024
Job Number: 46268
DWG No:


THE GATEWAY ENGINEERS, INC. RETAINS OWNERSHIP RIGHTS OF ALL DATA WITHIN THE PLANS. DATA CONTAINED WITHIN IS ONLY TO BE USED FOR ITS INTENDED PURPOSE BY ITS RESPONSIBLE PARTY. THE USE, REPLICATION, REPRODUCTION, OR REDISTRIBUTION OF DATA CONTAINED WITHIN IS STRICTLY PROHIBITED AND SUBJECT TO LEGAL ACTION.

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N:\Path & Filename=R:\Projects\46900\46268 Barndo\min\mn\Dwg\01-Base\46268 Rec Plan.dwg
O:\Plot Date=6/26/2025 7:43 AM Michael A. Ogin, P.L.S. Save Date=6/25/2025 12:58 PM

Instr: 202506300010025
Pgs: 2 T: $85.00
Michele Mustello
Butler County Recorder PA
6/30/2025 12:37 PM
T20250008573

060-S4-1 (D.B. 2584 PG. 493)
N/F BUTLER AREA SCHOOL DISTRICT

EX. 5.57 ACRES+/-
-0.42 ACRE PARCEL B
5.20 ACRES+/- TOTAL AFTER CONVEYANCE
(Remnant Not surveyed at this time)

PARCEL B (Not a separate building lot)
0.42 ACRE
TO BE CONVEYED TO & COMBINED WITH LANDS OF N/F RODGERS, LLC.
(Tax Parcel 060-2F104-14)

PARCEL A TO ALSO BE A PRIVATE R/W EASMENT TO LANDS OF CENTER TWP. ATHLETIC ASSN. & BUTLER AREA SCHOOL DISTRICT

060-2F104-14B
N/F CENTER TOWNSHIP ATHLETIC ASSN.

060-S4-2
N/F B.J. & L. McCALL

EXISTING BLACKTOP LANE
EDGE OF BLKTP
℄ 20' EXISTING PRIVATE LANE
PK NAIL
PROPOSED 40' PRIVATE R/W FOR BUTLER AREA SCHOOL DISTRICT
EXISTING FACILITIES ARE TO REMAIN
GRAVEL PARKING
BLACKTOP DRIVE
GRAVEL DRIVE
FENCE
TENNIS COURTS
DUGOUT
LT POLE
PROPOSED 40' R/W TO CENTER TWP. ATHLETIC ASSOC.
Original lot line to be removed
Proposed Lot Line

PARCEL A
1.31 ACRE
To be conveyed to & combined with land of N/F Rodgers, LLC (Tax Parel 060-25F104-14)

35' BUILDING LINE (FRONT YARD)
15' BUILDING LINE (SIDE YARD)
35' BUILDING LINE (REAR YARD)

060-2F104-14
N/F RODGERS, LLC
INST. #202011230027299
EX. 11.02 ACRES+/-
+ 1.31 ACRE PARCEL A
+ 0.42 ACRE PARCEL B
12.75 ACRES +/-
TOTAL AFTER CONVEYANCE
(Remnant Not surveyed at this time)

060-2F104-14A
N/F RAYMOND GEYER & CHARLES H. GEYER
LOT 2 of P.B. 415 Pgs. 20-21

060-2F104-14A1
N/F CHURCH OF GOD OF PROPHECY OF BUTLER, PA
INST. #202401120000551
LOT 1 of P.B. 415 Pgs. 20-21
7.25 ACRES
- 1.31 ACRE PARCEL A
5.94 ACRES TOTAL AFTER CONVEYANCE = REVISED LOT 1

℄ MERCER ROAD T-494 33' R/W (Paved 20.76')
R/W PER P.B. 415 PGS. 20-21
BLACKTOP DRIVE
HC
SIGN
2 STORY BRICK BUILDING
BLACKTOP PARKING
LOWER PARKING LOT (NO LINES)
LANDSCAPED AREA
WALL
PLASTIC SHED
APPROXIMATE LOCATION MH 6580 (BURIED) 1342.98 INV PER B.A.S.A. PLAN
MH 6579 1343.37TOP 1336.25INV/OUT
1336.42INV
1337.09INV

060-S17-A13
P.B. 62 PG. 17
LOT 13
N/F D.G. BEBLO & C.C. BEBLO

060-S17-A16
P.B. 79 PG. 15
LOT 16
N/F D.G. BEBLO & C.C. BEBLO

LEGEND

| | |
|---|---|
| GAS MKR | GAS MARKER |
| MH | SANITARY MANHOLE |
| WV | WATER VALVE |
| FH | FIRE HYDRANT |
| | UTILITY POLE |
| S | SANITARY SEWER LINE |
| E | ELECTRIC LINE |
| G | GAS LINE |
| W | WATER LINE |
| | Property Line to be removed |
| | Proposed Lot Line |

0 50 100 150

VICINITY MAP Scale: 1" = 2000'

NOTES:

SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE X - AREA OF MINIMAL FLOOD HAZARD DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONED: R-2; MULTI FAMILY RESIDENTIAL

BUILDING SETBACK REQUIREMENTS:

FRONT YARD: 35'
SIDE YARD: 15'
REAR YARD: 35'

ZONED: R-1; SINGLE FAMILY RESIDENTIAL

BUILDING SETBACK REQUIREMENTS:

FRONT YARD: 35'
SIDE YARD: 15'
REAR YARD: 35'

PROPERTY HAS RIGHT TO FREE AND UNINTERRUPTED EASEMENT OR USAGE OF 20' PRIVATE LANE ALONG NORTHERN BOUNDARY AS SHOWN.

PROPERTY OWNERS: FRANK RODGERS
180 MOORE ROAD
BUTLER, PA 16001

CHURCH OF GOD OF PROPHECY OF BUTLER, PA
932 MERCER ROAD
BUTLER, PA 16001

BUTLER AREA SCHOOL DISTRICT
167 NEW CASTLE ROAD
BUTLER, PA 16001

REF: LOT LINE REVISION FOR RAYMOND GEYER & CHARLES H. GEYER AND CHURCH OF GOD OF PROPHECY OF BUTLER PA BY LAND SURVEYORS, INC., 10/06/2023, #23-090, P.B. 415 PGS. 20-21.

ALL CONVEYANCES UNDER THIS PLAN ARE SUBJECT TO THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS SHARING EQUALLY IN THE COSTS AND EXPENSES OF MAINTAINING ANY AND ALL EASEMENTS IN GOOD REPAIR. THE USE BY THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS OF SAID EASEMENTS SHALL BE LIMITED TO INGRESS, EGRESS AND REGRESS AND NO USE SHALL BE EXPANDED OR MODIFIED WITHOUT PRIOR WRITTEN CONSENT OF ANY AND ALL SIGNATORY LANDOWNERS.

# LOT LINE REVISION

FOR: RODGERS, LLC, BUTLER AREA SCHOOL DISTRICT & CHURCH OF GOD OF PROPHECY OF BUTLER PA
Situate In
CENTER TWP., BUTLER CO., PENNSYLVANIA

| PLAN BOOK | PAGE |
|---|---|
| 429 | 35 |

| No. | Date | Description | By |
|---|---|---|---|
| 1 | 5/27/25 | ENGINEER'S REVIEW COMMENTS | BEC |
| 2 | 6/4/25 | EXISTING FACILITIES | BEC |

Drawn By: BEC
Checked By: CAH
Approved By:
Scale: 1" = 50'
Date: APRIL 28, 2025
Drawing No. M1799-001-25
Sheet No. 1of 2
Filename:

LSSE Civil Engineers and Surveyors
523 North Main Street
Butler, Pennsylvania 16001
724-287-6885
Email: chughes@lsse.com
Fike • LSI • LSSE • Rabell • Senate

KNOW ALL MEN BY THESE PRESENTS, that I, Frank Rodgers, Chief Executive Member of Rodgers, LLC, of the Township of Center, County of Butler, Commonwealth of Pennsylvania, for myself, heirs, executors, administrators and assigns, do hereby adopt this plan as my Plan of Subdivision of my property, situate in the Township of Center, Butler County, Pennsylvania, and for diverse advantages accruing to me, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights-of-way, easements, ways and other public ways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights-of-way and easements by said County of Butler or said Township of Center I, Frank Rodgers, Chief Executive Member of Rodgers, LLC, hereby agree to and by these presents do release and forever discharge said County of Butler, or said Township of Center, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways, and other public uses and physical grading thereof to any grades that maybe established. This dedication and release shall be binding upon Frank Rodgers, Chief Executive Member of Rodgers, LLC, and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I, hereunto set my hand and seal this 18th day of June, A.D. 2025.

ATTEST:

NOTARY PUBLIC — Frank Rodgers, Chief Executive Member

The forgoing adoption and dedication is made by Frank Rodgers, Chief Executive Member of Rodgers, LLC, will the full understanding and agreement that the approval of the Board of Supervisors of the Township of Center, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County Courthouse, Butler, Pennsylvania within ninety (90) days of said approval.

Frank Rodgers, Chief Executive Member (SEAL)

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER )

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Frank Rodgers, Chief Executive Member of Rodgers, LLC, the foregoing release and dedication and plan of subdivision to be his act and deed who acknowledged and desired the same to be recorded as such.

Sworn to and subscribed before me this 18 day of JUNE, 20 25.

My Commission expires the 7TH day of DECEMBER, 20 25.

SEAL

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
James P. Coulter, Notary Public
Butler County
My commission expires December 5, 2027
Commission number 1031713
Member, Pennsylvania Association of Notaries

I, Cheryl A. Hughes, a Registered Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan correctly represents the lots, lands, streets, alleys, rights-of-way and highways as surveyed and plotted by me for the Owners, developers or agents.

June 4, 2025 DATE SEAL REGISTRATION NUMBER SU-32490-E

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — Cheryl A. Hughes — LAND SURVEYOR SU-32490-E

This plat of subdivision has been approved by the Planning Commision of the Township of Center, Butler County, Pennsylvania on this 28th day of May, 20 25.

CHAIRMAN SEAL SECRETARY

The Board of Supervisors of the Township of Center, Butler County, Pennsylvania, hereby gives public notice that it is approving this plan of subdivision for recording purposes only. The approval of this subdivision plat by the Township of Center does not constitute an acceptance of the roads, streets, alleys, storm water and sanitary sewage drainage facilities, easements or rights-of-way, water mains or any other services or improvements shown on this plan nor an assumption of maintenance responsibility, nor will the same be accepted or maintained until constructed in accordance with all Township Specification and requirements and officially accepted by action of the Board of Supervisors.

This plat of subdivision approved by resolution of the Board of Supervisors of the Township of Center, Butler County, Pennsylvania on this 11th day of June, 20 25.

CHAIRMAN SEAL SECRETARY

Reviewed with comments by the Butler County Planning Commission. Letter to Center Township Board of Supervisors dated this 21 day of MAY, 20 25.

CHAIRMAN SEAL SECRETARY

PLAN # 25109

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER )

Recorded in the office for the recording of deeds, plats, etc. in said County, in Plan Book Volume 429 page 35-36.

Given under my hand and seal this 30TH day of JUNE, 20 25.

SEAL

RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS

*My Commission Expires First Monday in January 2028*

RECORDER OF DEEDS — BUTLER COUNTY PA.

KNOW ALL MEN BY THESE PRESENTS, that we, Alvin Vavro, President and Catherine Melder, Secretary, of the Butler Area School District, of the Township of Center, County of Butler, Commonwealth of Pennsylvania, for ourselves, heirs, executors, administrators, and assigns, do hereby adopt this plan as our Plan of Subdivision of our property, situate in the Township of Center, Butler County, Pennsylvania, and for diverse advantages accruing to us, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights-of-way, easements, ways and other public ways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of Said plan and any future acceptance of said public highways, rights-of-way and easements by said County of Butler or said Township of Center we, Alvin Vavro, President and Catherine Melder, Secretary, of the Butler Area School District, hereby agree to and by these presents do release and forever discharge said County of Butler, or said Township of Center, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways, and other public uses and physical grading thereof to any grades that maybe established. This dedication and release shall be binding upon Alvin Vavro, President and Catherine Melder, Secretary, of the Butler Area School District, and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we, hereunto set our hands and seals this 19 day of JUNE, A.D. 2025.

ATTEST:

NOTARY PUBLIC — Alvin Vavro, President — Catherine Melder, Secretary

Commonwealth of Pennsylvania - Notary Seal
James P. Coulter, Notary Public
Butler County
My commission expires December 5, 2027
Commission number 1031713
Member, Pennsylvania Association of Notaries

The forgoing adoption and dedication is made by Alvin Vavro, President and Catherine Melder, Secretary, of the Butler Area School District, with the full understanding and agreement that the approval of the Board of Supervisors of the Township of Center, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County Courthouse, Butler, Pennsylvania within ninety (90) days of said approval.

Alvin Vavro, President (SEAL) Catherine Melder, Secretary

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER )

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Alvin Vavro, President and Catherine Melder, Secretary, of the Butler Area School District, who acknowledged the foregoing release and dedication and plan of subdivision to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 19 day of JUNE, 20 25.

My Commission expires the 5TH day of DECEMBER, 20 27.

SEAL

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
James P. Coulter, Notary Public
Butler County
My commission expires December 5, 2027
Commission number 1031713
Member, Pennsylvania Association of Notaries

KNOW ALL MEN BY THESE PRESENTS, that we, Bonnie Hile, Senior Pastor and Kathleen Sloan, Treasurer, of Church of God of Prophecy of Butler, PA of the Township of Center, County of Butler, Commonwealth of Pennsylvania, for ourselves, heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Subdivision of our property, situate in the Township of Center, Butler County, Pennsylvania, and for diverse advantages accruing to us, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights-of-way, easements, ways and other public ways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said public highways, rights-of-way and easements by said County of Butler or said Township of Center we, Bonnie Hile, Senior Pastor and Kathleen Sloan, Treasurer, of Church of God of Prophecy of Butler, PA hereby agree to and by these presents do release and forever discharge said County of Butler, or said Township of Center, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways, and other public uses and physical grading thereof to any grades that maybe established. This dedication and release shall be binding upon Bonnie Hile, Senior Pastor and Kathleen Sloan, Treasurer, of Church of God of Prophecy of Butler, PA and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we, hereunto set our hands and seals this 20th day of June, A.D. 2025

ATTEST:

NOTARY PUBLIC — Bonnie Hile, Senior Pastor — Kathleen Sloan, Treasurer

The forgoing adoption and dedication is made by Bonnie Hile, Senior Pastor and Kathleen Sloan, Treasurer, of Church of God of Prophecy of Butler, PA with the full understanding and agreement that the approval of the Board of Supervisors of the Township of Center, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County Courthouse, Butler, Pennsylvania within ninety (90) days of said approval.

Bonnie Hile, Senior Pastor (SEAL) Kathleen Sloan, Treasurer

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER )

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Bonnie Hile, Senior Pastor and Kathleen Sloan, Treasurer, of Church of God of Prophecy of Butler, PA, who acknowledged the foregoing release and dedication and plan of subdivision to be their act and deed and desired the same to be recorded as such.

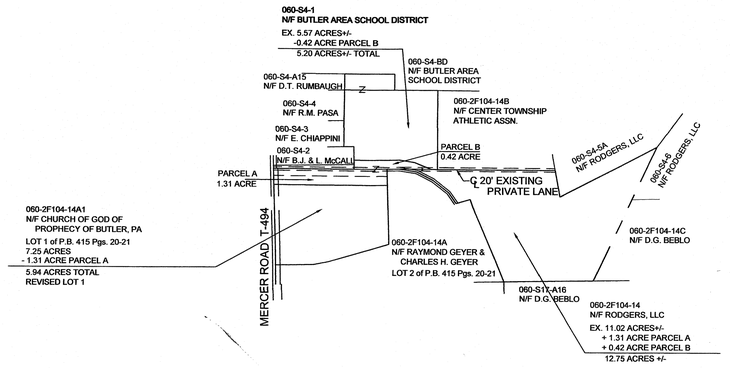
Sworn to and subscribed before me this 20th day of June, 20 25.

My Commission expires the 16th day of April, 20 26.

SEAL

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Mary Ann Lascola, Notary Public
Butler County
My commission expires April 16, 2026
Commission number 1188687
Member, Pennsylvania Association of Notaries




LOCATION MAP Scale: 1" = 400'

0 50 100 150

| No. | Date | Description | By |
|---|---|---|---|
| 1 | 5/27/25 | ENGINEER'S REVIEW COMMENTS | BEC |
| 2 | 6/4/25 | EXISTING FACILITIES | BEC |

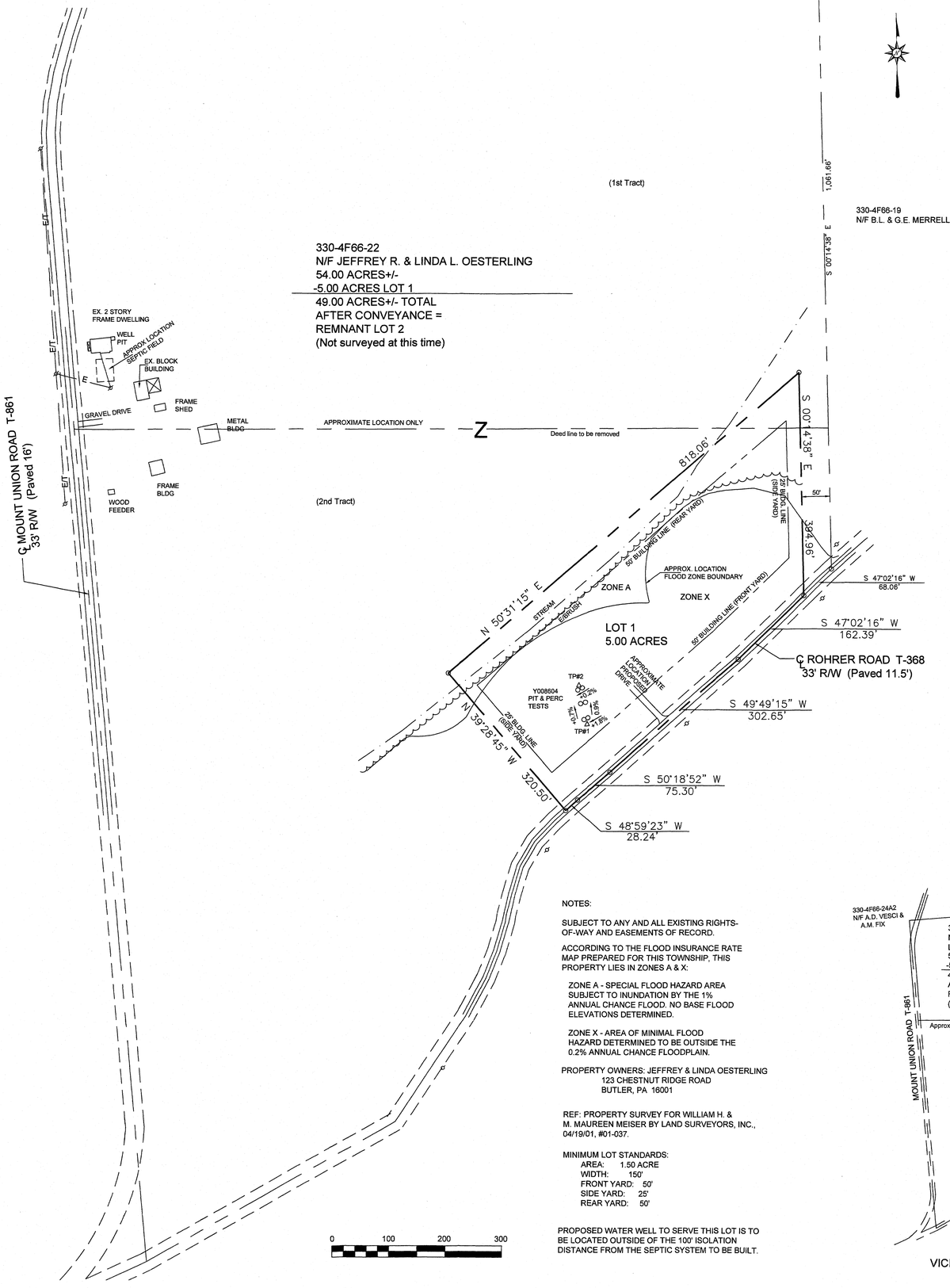
# LOT LINE REVISION

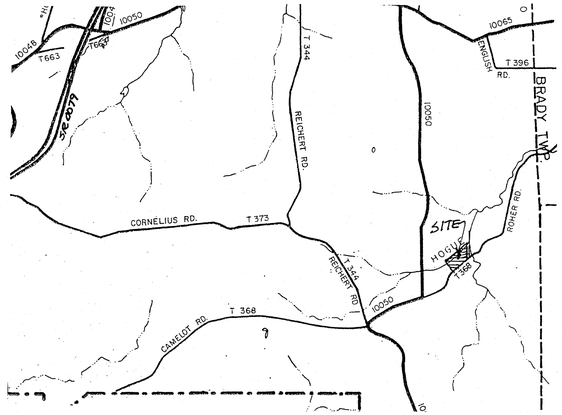
| PLAN BOOK | PAGE |
|---|---|
| 429 | 36 |

FOR: RODGERS, LLC, BUTLER AREA SCHOOL DISTRICT & CHURCH OF GOD OF PROPHECY OF BUTLER PA
Situate In
CENTER TWP., BUTLER CO., PENNSYLVANIA

| | | |
|---|---|---|
| Drawn By: BEC | Scale: 1" = 50' | Drawing No.: M1799-001-25 |
| Checked By: | Date: APRIL 28, 2025 | Sheet No.: 2 of 2 |
| Approved By: | | Filename: |

LSSE Civil Engineers and Surveyors
523 North Main Street
Butler, Pennsylvania 16001
724-287-6885
Email: chughes@lsse.com
Fike • LSI • LSSE • Rabell • Senate




VICINITY MAP Scale: 1" = 2,000'

NOTES:

SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONES A & X:

ZONE A - SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATIONS DETERMINED.

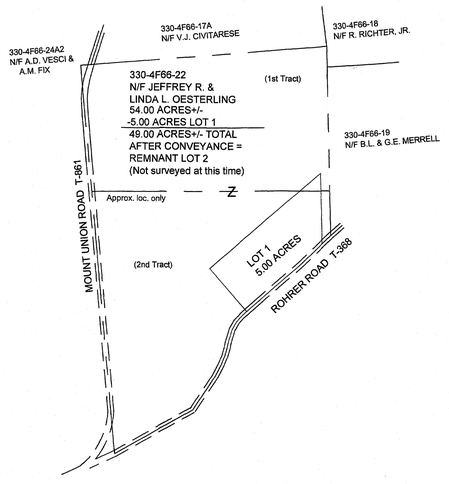
ZONE X - AREA OF MINIMAL FLOOD HAZARD DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PROPERTY OWNERS: JEFFREY & LINDA OESTERLING
123 CHESTNUT RIDGE ROAD
BUTLER, PA 16001

REF: PROPERTY SURVEY FOR WILLIAM H. & M. MAUREEN MEISER BY LAND SURVEYORS, INC., 04/19/01, #01-037.

MINIMUM LOT STANDARDS:
AREA: 1.50 ACRE
WIDTH: 150'
FRONT YARD: 50'
SIDE YARD: 25'
REAR YARD: 50'

PROPOSED WATER WELL TO SERVE THIS LOT IS TO BE LOCATED OUTSIDE OF THE 100' ISOLATION DISTANCE FROM THE SEPTIC SYSTEM TO BE BUILT.




VICINITY MAP Scale: 1" = 400'

Instr: 202507070010354
Pgs: 1 F: $45.00 7/7/2025 1:19 PM
Michele Mustello T20250008831
Butler County Recorder PA

KNOW ALL MEN BY THESE PRESENTS, that we, Jeffrey R. and Linda L. Oesterling, of the Township of Worth, of the County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Lots of our property, situate in Worth Township, Butler County, Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway purposes all slope areas and all drives, roads, streets, lanes, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and Township of Worth, we hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Worth, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedications and release shall be binding upon Jeffrey R. and Linda L. Oesterling, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 13 day of 05, 20 25 A.D.

ATTEST:

NOTARY PUBLIC — JEFFREY R. OESTERLING — LINDA L. OESTERLING

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Jeffrey R. and Linda L. Oesterling, and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 13 day of 05, 2025

My Commission expires the 30 day of 07, 2028

SEAL

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Angeliki K Koutsouflakis, Notary Public
Butler County
My Commission Expires July 30, 2028
Commission Number 1450793

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — Cheryl A. Hughes — LAND SURVEYOR SU-32490-E

I, Cheryl A. Hughes, a Registered Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan as shown hereon is based upon actual field survey of the land described and that all angles, distances and courses are correctly shown, that the monuments and markers have been set as shown on the plan, and that this plan represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.

DATE April 2, 2025 SEAL REG. NO SU-32490-E

The Board of Supervisors of the Township of Worth hereby gives public notice that in approving this plan for recording purposes only, the Township of Worth assumes no obligation, legal or otherwise, expressed or implied, either to accept said streets as Township streets or roads or grade, pave and curb the streets in said plan, or to construct sewers therein or to install any other such service ordinarily installed in Township streets or roads.

SECRETARY SEAL CHAIRMAN/ PRESIDENT

Approved by the Supervisors of the Township of Worth this 6 day of May, 2025

SECRETARY SEAL CHAIRMAN/PRESIDENT

Reviewed

Approved by the Worth Township Planning Commission this 17th day of April, 2025

SECRETARY SEAL CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 19 day of MARCH, 2025

SECRETARY SEAL CHAIRMAN/PRESIDENT

Plan #25049

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER )

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 429 page 37

Given under my hand and seal this 7th day of July, 2025

SEAL

RECORDER

RECORDER OF DEEDS — BUTLER COUNTY PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2028

# OESTERLING PLAN

| PLAN BOOK | PAGE |
|---|---|
| 429 | 37 |

PARCEL #330-4F66-22
INST. # 201809120018674

| No. | Date | Description | By |
|---|---|---|---|
| 1 | 4/2/2025 | APPROX. LOCATION PROPOSED DRIVEWAY PER TWP REVIEW | BEC |

MINOR SUBDIVISION FINAL PLAN
FOR: JEFFREY R. & LINDA L. OESTERLING
Situate In
WORTH TWP., BUTLER CO., PENNSYLVANIA

| | | |
|---|---|---|
| Drawn By: BEC | Scale: 1" = 100' | Drawing No.: M1790-001-25 |
| Checked By | | Sheet No.: 1 of 1 |
| Approved By | Date: MARCH 6, 2025 | Filename: |

LSSE Civil Engineers and Surveyors
523 North Main Street
Butler, Pennsylvania 16001
724-287-6865
Email: chughes@lsse.com

Fike • LSI • LSSE • Rabell • Senate

# Preliminary/Final Land Development Plan

For:

# McDonald's Restaurant L/C 37-2179

# Part of Parcel D-3 - Adams Corner

## 1301 Robert William Dr.,Valencia, PA 16059

## Adams Township, County of Butler

## Commonwealth of Pennsylvania

**PROPERTY OWNER:**

| OWNER | LEASEE |
|---|---|
| ADAMS CORNERS, LLC<br>451 DENNY ROAD<br>VALENCIA, PA 16059 | McDONALD'S USA, LLC<br>110 N. CARPENTER ST.<br>CHICAGO, IL 60607<br>(720) 768-2965 |

**DEVELOPER / APPLICANT:**

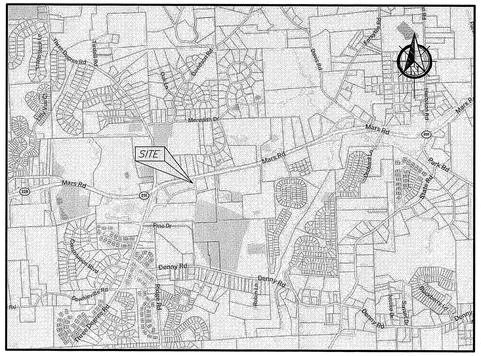
McDONALD'S USA, LLC
110 N. CARPENTER ST.
CHICAGO, IL 60607
(720) 768-2965

**SURVEYOR:**

MDM SURVEYORS & ENGINEERS, LLC
375 NORTHGATE DRIVE
WARRENDALE, PA 15086
(724) 934-2810
HOWARD G. McILVRIED P.S.
STATE LICENSE No. 049396-R

**ENGINEER:**

MDM SURVEYORS & ENGINEERS, LLC
375 NORTHGATE DRIVE
WARRENDALE, PA 15086
(724) 934-2810
PAUL D. McCARTHY, PE
STATE LICENSE No. PE093350


S/TE
Mars Rd
Mercer Rd
Denny Rd
Penn Dr
Mars Rd
Mars Rd
Mars Rd

# ALTA/NSPS LAND TITLE SURVEY

*PREPARED FOR*

## McDonald's USA L/C 037-2179
## Robert William Drive, Valencia, PA 16059
## Township of Adams, County of Butler
## Commonwealth of Pennsylvania

### GENERAL NOTES

1. Bearings shown hereon are based upon the bearings shown on Parcel D of the Plan of Adams Corners - Phase 1, recorded in Plan Book 397, Pages 22 & 23 of the Butler County Recorder of Deeds office. Unless otherwise noted, all horizontal references to distances are in the U.S. Survey Foot definition.

2. The underground utilities shown on this survey have been located from field survey information, markings provided by the utility companies and existing drawings obtained from utility companies. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from available information.

3. Contour Interval = 1'. Elevations shown hereon are based upon GPS observations made on November 27-28, 2023, and are to the North American Vertical Datum of 1988 (NAVD88)(GEOID12a).

4. There was no observed evidence of current earth moving work, building construction or building additions.

5. The surveyor knows of no known recent or proposed changes in street right-of-way lines, street or sidewalk construction or repairs.

6. There is no observed evidence of this site being used as a solid waste dump, sump, or sanitary landfill.

7. Iron pins with cap set are 5/8"Ø rebar, 30" in length with a yellow plastic I.D. cap that bears the inscription "MDM 724-934-2810".

### PA ONE-CALL INFORMATION

Serial Number: 20233240399
How Contacted: On-line

| | Response | | | | |
|---|---|---|---|---|---|
| Company Name | All Clear | Has Facilities | Plans | Field Markings | No Response |
| ADAMS TOWNSHIP MUNICIPAL WATER | | X | | X | |
| PEOPLES GAS COMPANY LLC | X | | | | |
| ADAMS TOWNSHIP BUTLER COUNTY | X | | | | |
| BREAKNECK CREEK REGIONAL AUTH. | | | X | | |
| WEST PENN POWER | | | X | | |
| MARKWEST LIBERTY MIDSTREAM AND RESOURCES | X | | | | |
| CONSOLIDATED COMMUNICATIONS | X | | | | |
| PENNSYLVANIA POWER CO | | | X | | |

### UTILITY SERVICE INFORMATION

***Sanitary Sewer***
Breakneck Creek Regional Authority
1166 Mars Evans City Road
PO Box 1180
Mars, Pa 16046-1180
Contact: Matt Marasco
724-625-1699
mmarasco.bcra@gmail.com

***Storm Sewer***
Adams Township
690 Valencia Road
Mars, PA 16046
Contact: Mike Knox
724-625-1827
mknox@adamstwp.org

***Water Service***
Adams Township Municipal Water Authority
1164 Mars-Evans City Road
PO Box 807
Mars, Pa 16046
Contact: Matthew A. Cranmer
mwaat@consolidated.net
724-625-3166 Ext. 3

***Gas Service***
Peoples Gas Company LLC
375 North Shore Drive
Pittsburgh, PA 15212
Contact: Todd Coen
todd.coen@peoples-gas.com
412-258-4415

***Electric Service***
Firstenergy Corporation
21 South Main Street
Akron, OH 44308
madams@firstenergycorp.com
330-604-4073

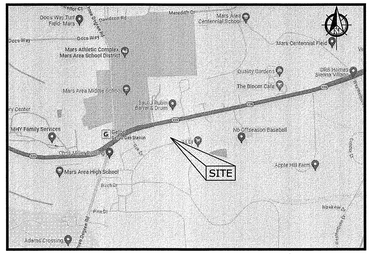
***Telephone Service***
Consolidated Communications
4008 Gibsonia Road
Gibsonia, PA 15044
Gabe White
gabe.white@consolidated.com
724-443-9832

### LEGAL DESCRIPTION

*See Sheet 2 of 3 for Legal Descriptions*

### FLOOD ZONE NOTE

*By graphic plotting only, this site is located in Zone X of the Flood Insurance Rate Map 42019C0530D, Community No. 421415, Panel 0530, Suffix D, bearing an effective date of 08/02/2018 and is not in a special flood hazard area.*


Mars Area Centennial School
Mars Athletic Complex
Mars Area School District
Mars Area Middle School
Mars Area High School
Mars Centennial Field
Quinby Gardens
The Bloom Cafe
Mt. Pleasant Baptist Church
Mt. Olivet Baptist Church
Mt. Olivet Cemetery
Mt. Pleasant Cemetery
Mt. Pleasant Elementary School
Mt. Pleasant Area High School
Mt. Pleasant Area Middle School
Mt. Pleasant Area Athletic Complex
Mt. Pleasant Area School District
Mt. Pleasant Area Elementary School
Mt. Pleasant Area Intermediate School
Mt. Pleasant Area Senior High School
Mt. Pleasant Area Junior High School

## SCHEDULE B - SECTION 2 ITEMS

*Per Chicago Title Insurance Company Title Commitment No. PHI232771, bearing an effective date of November 30, 2023:*

(11) *Declaration of Restrictions and Covenants by Adams Corners, LLC, Grantor and Adams Corners, LLC, Grantee, dated December 2, 2019 and recorded December 3, 2019 at Instrument Number 201912030024510.* ***THIS ITEM DOES AFFECT PARCELS 1 & 2 AND IT REFERS TO THE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN FOR THE PREMISES.***

*All matters as set forth on the following plans recorded in the Recorder's Office of Butler County, Pennsylvania:*

(12) *a) Adams Corners Phase 1 Plan as recorded at Plan Book Volume 397, page 22 and 23; and* ***AFFECTS PARCEL 1 AND 2, PLOTTED AND SHOWN.***
*b) Geyer Subdivision/Consolidation Plan No. 1 as recorded at Plan Book Volume 377, pages 37, 38 and 39.* ***THIS PLAN IS SUPERCEDED BY ADAMS CORNERS PHASE 1 PLAN.***

(13) *All matters as set forth on the Ransom Plan No 1., a property subdivision laid out for William R. Ransom and recorded in the Recorder's Office of Butler County, Pennsylvania at Plan Book Volume 216, page 45.* ***THIS ITEM DOES NOT AFFECT PARCEL 1 OR 2.***

(14) *Amended Declaration of Pooling and Unitization by R. E. Gas Development, LLC and Summit Discovery Resources II, LLC for the Geyer/Molinaro East Unit and Geyer/Molinaro West Unit. dated January 20, 2015 and recorded February 10, 2015 at Instrument Number 201502100002790; 2nd Amendment dated June 22, 2016 and recorded on July 25, 2016 at Instrument Number 201607250014858.* ***AFFECTS PARCELS 1 AND 2, BLANKET IN NATURE.***

(15) *Assignment of Royalty interests dated November 1, 2018 and recorded on December 26, 2018 at Instrument Number 201812260025984, Seth W. Geyer, Trustee of the RKSH Family Trust, under Agreement dated September 29, 2017, to assign all of its royalty interest in the lease to RKSH Gas and Minerals, LLC.* ***AFFECTS PARCELS 1 AND 2, NOT SURVEY RELATED.***

(16) *Right of Way from Mary Stevenson to American Natural Gas Company dated May 15, 1925 and recorded October 1, 1927 in Book Volume 443, page 426.* ***THIS ITEM IS TOO VAGUE TO DETERMINE IF IT AFFECTS PARCEL 1 OR 2.***

(17) *Memorandum of Oil and Gas Lease from Doris M. Geyer to R.E. Gas Development (now known as Penn Energy) dated November 18, 2009 and recorded April 26, 2010 at Instrument Number 201004260008584. Amendment to Oil and Gas Lease dated March 24, 2014 and recorded March 24, 2014 at Instrument Number 201410280025838, and any subsequent amendments, assignments, interest and royalty transfers, ratifications, mortgages, supplements or declaration of pooled units relating thereto.* ***THIS ITEM AFFECTS PARCEL 1 & 2, NOT SURVEY RELATED.***

(18) *Ratification, Amendment & Re-Lease of Lease from Robert G. Geyer and Kimberly Geyer, husband and wife to Summit Discovery Resources II LLC dated March 24, 2014 and recorded June 12, 2014 at Instrument Number 201405120010354, and any subsequent amendments, assignments, interest and royalty transfers, ratifications, mortgages, supplements or declaration of pooled units relating thereto.* ***THIS ITEM AFFECTS PARCEL 1 & 2, NOT SURVEY RELATED.***

(19) *Agricultural Security Resolution Right of Way from Robert W. Geyer, et al, to Adams Township dated September 26, 2005 and recorded October 27, 2005 at Instrument Number 200510270031195, as amended by request for removal dated June 12, 2023 and recorded June 29, 2023 at Instrument Number 202306290009299.* ***THIS ITEM DOES NOT AFFECT PARCELS 1 OR 2 AS THEY HAVE BEEN REMOVED FROM THE AGRICULTURAL SECURITY AREA PER INSTRUMENT NO. 202306290009299.***

(20) *Memorandum of Lease dated November 18, 2009 and recorded on April 26, 2010 Instrument Number 201004260008578, between Robert W. Geyer, Robert G. Geyer and David W. Geyer and R. E. Gas Development, LLC, lessee, providing for a primary term of 5 years, and any subsequent amendments, assignments, interest and royalty transfers, ratifications, mortgages, supplements or declaration of pooled units relating thereto.* ***THIS ITEM DOES NOT AFFECT PARCEL 1 OR 2.***

(21) *Ratification, Amendment & Re-Lease of Lease dated March 24, 2014 and recorded on May 12, 2014 at Instrument Number 201405120010355, between Robert G. Geyer and Kimberly Geyer, husband and wife, Haley D. Geyer and Seth W. Geyer and R.E. Gas Development, LLC and Summit Discovery Resources II LLC, and any subsequent amendments, assignments, interest and royalty transfers, ratifications, mortgages, supplements or declaration of pooled units relating thereto.* ***THIS ITEM DOES NOT AFFECT PARCEL 1 OR 2.***

(22) *Easement Agreement for Grinder Pump between Robert W. Geyer, Robert G. Geyer and David W. Geyer and Breakneck Creek Regional Authority, dated November 9, 2009 and recorded March 12, 2010 at Instrument Number 201003120005131.* ***THIS ITEM DOES NOT AFFECT PARCEL 1 OR 2.***

(23) *Easement Agreement between Robert W. Geyer, Robert G. Geyer and David W. Geyer and Breakneck Creek Regional Authority for a twenty (20) foot sanitary sewer easement, dated November 9, 2009 and recorded March 12, 2010 at Instrument Number 201003120005132.* ***THIS ITEM DOES NOT AFFECT PARCEL 1 OR 2.***

(24) *Easement Agreement between Robert W. Geyer, Robert G. Geyer and David W. Geyer and Breakneck Creek Regional Authority for a twenty (20) foot sanitary sewer easement, dated November 9, 2009 and recorded March 12, 2010 at Instrument Number 201003120005130.* ***THIS ITEM DOES NOT AFFECT PARCEL 1 OR 2.***

(25) *Road Easement and Right of Way Agreement between Robert W. Geyer and Kimberly Geyer, Haley D. Geyer and Seth Geyer and R.E. Gas Development, LLC, dated March 28, 2014 and recorded February 9, 2015 at Instrument Number 201502090002756.* ***THIS ITEM DOES NOT AFFECT PARCEL 1 OR 2.***

(26) *Easement Agreement for Grinder Pump between Robert W. Geyer, Robert G. Geyer and David W. Geyer and Breakneck Creek Regional Authority, dated November 9, 2009 and recorded March 12, 2010 at Instrument Number 201003120005141.* ***THIS ITEM DOES NOT AFFECT PARCEL 1 OR 2.***

(27) *Memorandum of Lease between Robert G. Geyer and Kimberly Geyer to R.E. Gas Development, LLC, dated December 18, 2015, recorded in Instrument Number 201601250001667, and any subsequent instrument pertinent thereto., and any subsequent amendments, assignments, interest and royalty transfers, ratifications, mortgages, supplements or declaration of pooled units relating thereto.* ***THIS ITEM DOES NOT AFFECT PARCEL 1 OR 2.***

(28) *Ratification, Amendment and Re-Lease of Lease between Robert G. Geyer and Kimberly Geyer and Summit Discovery Resources II, LLC dated September 12, 2014 and recorded at Instrument Number 201410280025841.* ***THIS ITEM DOES NOT AFFECT PARCEL 1 OR 2.***

(29) *Memorandum of Lease between Robert W. Geyer and David William Geyer and R.E. Gas Development, LLC, dated November 18, 2009, recorded in Instrument Number 201004260008580, and any subsequent amendments, assignments, interest and royalty transfers, ratifications, mortgages, supplements or declaration of pooled units relating thereto.* ***THIS ITEM DOES NOT AFFECT PARCEL 1 OR 2.***

(30) *Oil and Gas Lease between R. William Geyer and Robert George Geyer and R.E. Gas Development, LLC, dated November 18, 2009 and recorded in Instrument Number 201004260008576, and any subsequent amendments, assignments, interest and royalty transfers, ratifications, mortgages, supplements or declaration of pooled units relating thereto.* ***THIS ITEM DOES NOT AFFECT PARCEL 1 OR 2.***

(31) *Grant of Easement and Road Maintenance Agreement between Robert George Geyer and Doris M. Geyer dated April 3, 1992 and recorded in Deed Book 2005, page 243.* ***THIS ITEM DOES NOT AFFECT PARCEL 1 OR 2.***

(32) *Memorandum of Lease between Robert George Geyer and R.E. Gas Development, LLC, dated November 18, 2009, recorded in Instrument Number 201004260008579, and any subsequent amendments, assignments, interest and royalty transfers, ratifications, mortgages, supplements or declaration of pooled units relating thereto.* ***THIS ITEM DOES NOT AFFECT PARCEL 1 OR 2.***

(33) *Valve Site and Launcher/Receiver Right of Way Agreement from Doris L. Geyer and Robert G. Geyer to MarkWest Liberty Blue Stone, LLC dated May 6, 2014 and recorded June 20, 2014 at Instrument Number 201406200000013750.* ***THIS ITEM DOES NOT AFFECT PARCEL 1 OR 2.***

(34) *Permanent Access Road Agreement from Doris L. Geyer and Robert G. Geyer to MarkWest Liberty Blue Stone, LLC dated May dated May 6, 2014 and recorded June 20, 2014 at Instrument Number 201406200000013751.* ***THIS ITEM DOES NOT AFFECT PARCEL 1 OR 2.***

(35) *Right of Way Agreement Doris L. Geyer and Robert G. Geyer to MarkWest Liberty Blue Stone, LLC dated May dated May 6, 2014 and recorded June 20, 2014 at Instrument Number 201406200013752.* ***THIS ITEM DOES NOT AFFECT PARCEL 1 OR 2.***

(36) *Road Easement and Right of Way Agreement from Doris L. Geyer and Robert G. Geyer to RE Gas Development, LLC dated March 24, 2014 and recorded February 9, 2015 at Instrument Number 201502090002755; Amended by instrument dated December 5, 2016 and recorded on March 10, 2017 at Instrument Number 201703100005216.* ***THIS ITEM DOES NOT AFFECT PARCEL 1 OR 2.***

(37) *Memorandum of Lease between Doris L. Geyer and Robert G. Geyer to RE Gas Development, LLC dated November 18, 2009 and recorded April 26 2010 at Instrument Number 201004260008574. Ratification and Amendment of Lease dated March 2, 2014 and recorded May 12, 2014 at Instrument Number 201405120010356; Assignment of Royalty Interests dated November 1, 2018 and recorded December 26, 2018 at Instrument Number 201812260025984, and any subsequent amendments, assignments, interest and royalty transfers, ratifications, mortgages, supplements or declaration of pooled units relating thereto.* ***THIS ITEM DOES NOT AFFECT PARCEL 1 OR 2.***

(38) *Easement Agreement for Plan of Sewer Right of way and Pump Station Property Acquisition between Doris L. Geyer and Robert G. Geyer and Breakneck Creek Regional Authority, dated November 9, 2009 and recorded March 12, 2010 at Instrument Number 201003120005129.* ***THIS ITEM DOES NOT AFFECT PARCEL 1 OR 2.***

(39) *Easement Agreement from Robert W. Geyer, Robert G. Geyer, and David W. Geyer to Breakneck Creek Regional Authority dated November 9, 2009 and recorded March 12, 2010 at Instrument Number 20103120005142.* ***THIS ITEM DOES NOT AFFECT PARCEL 1 OR 2.***

(40) *Easement Agreement between Doris M. Geyer and Breakneck Creek Regional Authority, dated November 9, 2009 and recorded March 12, 2010 at Instrument Number 201003120005136; Partial Relinquishment of Easement Agreement between Breakneck Creek Regional Authority, a municipal authority and Adams Corners, LLC, a Pennsylvania limited liability company dated March 22, 2022 and recorded April 4, 2022 at Instrument Number 202204040007487.* ***THIS ITEM DOES NOT AFFECT PARCEL 1 OR 2.***

(41) *Reservation of oil, gas, coal, mineral and other subsurface rights as set forth in Deed from Haley D. Geyer and Seth W. Geyer to Adams Corners, LLC dated May 14, 2018 and recorded June 29, 2018 at Instrument Number 201806290013001.* ***THIS ITEM DOES AFFECT PARCELS 1 AND 2, NOT SURVEY RELATED.***

(42) *Reservation of oil, gas, coal, mineral and other subsurface rights as set forth in Deed from Seth W. Geyer, Trustee of the RKSH Family Trust, under agreement dated September 29, 2017 to Adams Corners, LLC dated May 14, 2018 and recorded June 29, 2018 at Instrument Number 201806290013002.* ***THIS ITEM DOES AFFECT PARCELS 1 AND 2, NOT SURVEY RELATED.***

(43) *Operating and Maintenance (O&M) Agreement Stormwater Management Best Management Practices (SWM BMPs) by and between Adams Corners, LLC and Adams Township dated March 31, 2022 and recorded May 6, 2022 at Instrument No. 202205060010055.* ***THIS ITEM DOES AFFECT PARCELS 1 AND 2 BUT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.***

(44) *Operating and Maintenance (O&M) Agreement Stormwater Management Best Management Practices (SWM BMPs) by and between Sheets Inc., Adams Corners LLC, and Adams Township dated March 31, 2022 and recorded May 9, 2022 at Instrument No. 202205090010201.* ***THIS ITEM DOES NOT AFFECT PARCEL 1 OR 2.***

(45) *Right of Way Agreement between Adams Corners LLC and Pennsylvania Power Company dated May 23, 2022 and recorded on June 6, 2022 at Instrument Number 202206060012218.* ***THIS ITEM DOES NOT AFFECT PARCEL 1 OR 2.***

(46) *Notice of Condemnation by the Commonwealth of Pennsylvania, Department of Transportation filed in the Court of Common Pleas of Butler County as Case No. 2022-10386 and recorded in the Butler County Recorder's Office on June 9, 2022 at Instrument Number 202206090012574.* ***THIS ITEM AFFECTS PARCELS 1 & 2. THE PROPOSED TAKING AREA IS SHOWN HEREON.***

(47) *Reservation of oil, gas, coal, mineral and other subsurface rights as set forth in Deed from Adams Corners, LLC, a Pennsylvania limited liability company to Adams Corners, LLC, a Pennsylvania limited liability company dated July 28, 2022 and recorded August 8, 2022 at Instrument Number 202208080017040.* ***THIS ITEM DOES AFFECT PARCELS 1 & 2, NOT SURVEY RELATED.***

(48) *Right of Way Agreement between Adams Corners LLC and Pennsylvania Power Company dated September 29, 2023 and recorded October 2, 2023 at Instrument Number 202310020014765.* ***THIS ITEM DOES NOT AFFECT PARCELS 1 OR 2.***

## LEGAL DESCRIPTION

*Parcel 1 - Lease Site:*

*A portion of APN: 010-3F57-A25D-0000 / 4.63 acres; McDonald's site is 1 acre.*

*Parcel 2 - Easement Parcel:*

*Easements as set forth in the Memorandum of Lease to be recorded over the remainder of APN: 010-3F57-A25D-0000.*

*Being part of the same premises which Haley D. Geyer and Seth W. Geyer by Deed dated May 14, 2018 and recorded June 29, 2018 in Butler County as Instrument No. 201806290013001 conveyed unto Adams Corners, LLC, a Pennsylvania limited liability company, in fee.*

*Being part of the same premises which Seth W. Geyer, Trustee of the RKSH Family Trust, under agreement dated September 29, 2017 by Deed dated May 14, 2018 and recorded June 29, 2018 in Butler County as Instrument No. 201806290013002 conveyed unto Adams Corners, LLC, a Pennsylvania limited liability company, in fee.*

*Being part of the same premises which Adams Corners, LLC, a Pennsylvania limited liability company by Confirmatory and Consolidation Deed dated July 28, 2022 and recorded August 8, 2022 in Butler County as Instrument No. 202208080017040 conveyed unto Adams Corners, LLC, a Pennsylvania limited liability company, in fee.*

## LEASE AREA LEGAL DESCRIPTION

*ALL THAT CERTAIN parcel or tract of land situate in the Township of Adams, County of Butler and Commonwealth of Pennsylvania, being part of Parcel D-3 of the Adams Corners - Subdivision of Parcel D, recorded as Instrument No._____ of the Butler County Recorder of Deeds office and being more particularly bounded and described as follows:*

*BEGINNING at an iron pin with cap set on the required right-of-way line of Mars Road (a.k.a. State Route 228, variable width) at the dividing line between Parcel DR-1 and Parcel D-3 of the aforementioned plan of Adams Corners - Subdivision of Parcel D;*

*THENCE following the southerly right-of-way line of Mars Road, N 79°05'19" E, a distance of 234.45 feet to an iron pin with cap set;*

*THENCE leaving the southerly right-of-way line of Mars Road and passing through Parcel D-3, S 53°42'10" E, a distance of 57.52 feet to an iron pin with cap set on the westerly right-of-way line of Robert William Drive (50 feet wide);*

*THENCE following the westerly right-of-way line of Robert William Drive for the following two (2) courses and distances:*

*1) S 12°02'29" E, a distance of 148.42 feet to an iron pin with cap set;*
*2) By the arc of a circle curving to the right having a radius of 40.00 feet, an arc length of 17.14 feet, and a chord that bears S 00°14'01" W for a distance of 17.01 feet to an iron pin with cap;*

*THENCE leaving the westerly right-of-way line of Robert William Drive and once again passing through Parcel D-3, S 62°28'38" W, a distance of 87.66 feet to an iron pin with cap set on the northerly right-of-way line of Holden Drive (50 feet wide);*

*THENCE following the northerly right-of-way line of Holden Drive, S 77°56'13" W, a distance of 184.45 feet to an iron pin with cap set at the dividing line between Parcel DR-1 and Parcel D-3;*

*THENCE following said dividing line, N 12°03'47" W, a distance of 236.10 feet to the POINT OF BEGINNING.*

*CONTAINING within said bounds a total 1.4168 acres or 61,715 square feet.*

| REVISIONS | | | |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | BY |
| 1 | 12/20/23 | ORIGINAL SUBMITTAL | JAJ |
| 2 | 02/23/24 | ADDRESSED TITLE COMMITMENT | WJM |
| 3 | 04/23/24 | REVISED SETBACKS & ADDRESS | BJC |
| 4 | 09/30/24 | REVISED SCH B ITEMS 11 & 19 | HGM |
| 5 | 01/17/25 | REVISED BOUNDARY | WJM |
| 6 | 02/13/25 | REVISED BOUNDARY | BJC |

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FACTS WHICH AN ACCURATE TITLE SEARCH MADE OR UPDATED THAT ALL ENCUMBRANCES BURDENING THIS PROPERTY MAY DISCLOSE.
THIS PLAN OR PLAT OF SURVEY IS ONLY VALID TO THE PARTIES CERTIFIED HEREON.
THIS PLAN OR PLAT OF SURVEY IS ONLY VALID IF ACCOMPANIED BY THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR WHOSE NAME IS AFFIXED HERETO.
ANY ALTERATIONS TO THIS PLAN OR PLAT OF SURVEY MADE AFTER BEING SIGNED AND SEALED BY SAID LICENSED PROFESSIONAL SURVEYOR SHALL RENDER THIS PLAN OR PLAT OF SURVEY NULL AND VOID.
UNLESS OTHERWISE NOTED, ALL HORIZONTAL REFERENCES TO DISTANCES ARE IN THE U.S. SURVEY FOOT DEFINITION.

MDM
SURVEYORS & ENGINEERS, LLC
Surveyors • Engineers • Site Planners
170 Laughlin Drive, Suite 3
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Ph: (724) 934-2810 Fax: (724) 934-2811
mdmsurvey@mdmllc.com
www.mdmllc.com

McDonald's USA L/C 037-2179
Robert William Drive, Valencia, PA 16059
Township of Adams, County of Butler
Commonwealth of Pennsylvania

ALTA/NSPS LAND TITLE SURVEY

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
HOWARD C. MARRIED
LAND SURVEYOR
No. 049396-E

| PLAN BOOK | PAGE |
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| 429 | 40 |

| | |
|---|---|
| SCALE: | N/A |
| DATE: | 02/13/25 |
| DRAWN BY: | JAJ |
| CHK'D BY: | HGM |

SHEET
2 of 3
Project No. 10229

| NO. | DATE | REVISIONS DESCRIPTION | BY |
|---|---|---|---|
| 1 | 12/20/23 | ORIGINAL SUBMITTAL | JAJ |
| 2 | 02/22/24 | ADDRESSED TITLE COMMITMENT | WJM |
| 3 | 04/23/24 | REVISED SETBACKS & ADDRESS | BJC |
| 4 | 09/30/24 | REVISED SCH B ITEMS 11 & 19 | HGM |
| 5 | 01/17/25 | REVISED BOUNDARY | WJM |
| 6 | 02/13/25 | REVISED BOUNDARY | BJC |

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. UNLESS SPECIFICALLY NOTED HEREON, AND NO WARRANTY IS MADE AS TO EASEMENTS OR ENCUMBRANCES BURDENING THIS PROPERTY HAVE BEEN SHOWN.

THIS PLAN OR PLAT OF SURVEY IS ONLY VALID TO THE PARTIES CERTIFIED HEREON.

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McDonald's USA L/C 037-2179
Robert William Drive, Valencia, PA 16059
Township of Adams, County of Butler
Commonwealth of Pennsylvania

ALTA/NSPS LAND TITLE SURVEY

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
HOWARD G. MITCHELL
LAND SURVEYOR
No. 049396-E

20233240399

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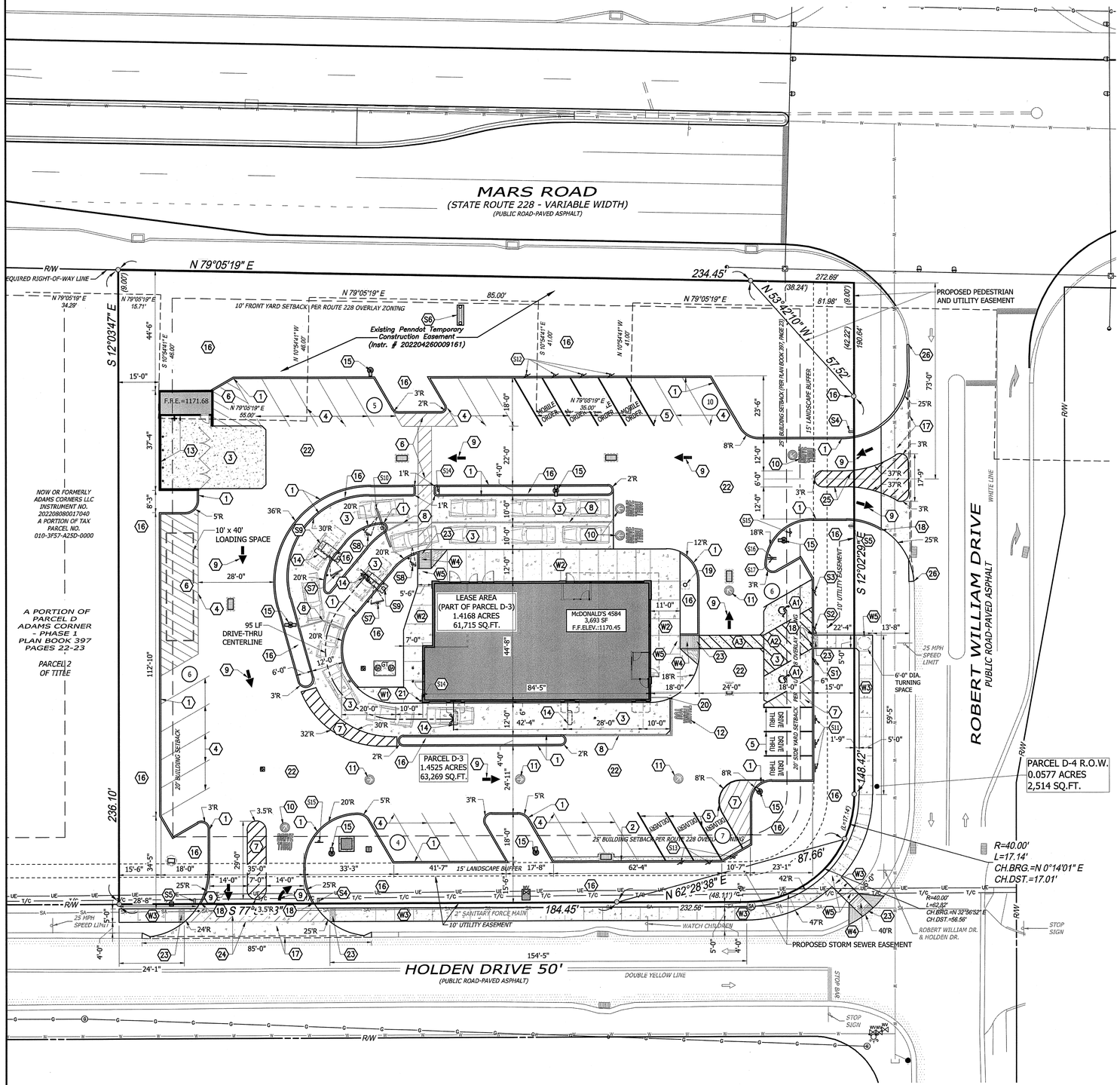
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776

| | |
|---|---|
| SCALE: | 1"=20' |
| DATE: | 02/13/25 |
| DRAWN BY: | JAJ |
| CHK'D BY: | HGM |

SHEET
3 of 3
Project No. 10229

GRAPHIC SCALE
20 0 10 20 40 80
( IN FEET )
1 inch = 20 ft.

SEE STANDARD CONSTRUCTION NOTES ON SHEET SD-1 FOR ADDITIONAL INFORMATION.




## KEYNOTES

1. 6"x18" CONCRETE CURB W/BROOM FINISH. PROVIDE TWO (2) #4 CONTINUOUS REBARS.
2. 6" CONCRETE CURB AND GUTTER W/BROOM FINISH. PROVIDE TWO (2) #4 CONTINUOUS REBARS.
3. 8" THICK REINFORCED CONCRETE PAD OVER 12" COMPACTED GRANULAR BASE.
4. 4" WIDE WHITE PAINTED STRIPE. (TYP.).
5. 8" WIDE YELLOW PAINTED PARKING STRIPE. (FOR DT AND MOBILE STALLS ONLY).
6. 4" WIDE WHITE PAINTED DIAGONAL STRIPE, 2'-0" O.C.
7. 4" WIDE YELLOW PAINTED DIAGONAL STRIPE, 2'-0" O.C.
8. 6" WIDE YELLOW PAINTED DRIVE-THRU STRIPE.
9. WHITE PAINTED DIRECTIONAL ARROW.
10. DRIVE-THRU ARROW W/"DRIVE-THRU" PAINTED YELLOW.
11. DRIVE-THRU ARROW PAINTED YELLOW.
12. DRIVE-THRU "THANK YOU" PAINTED YELLOW WITH 8" WIDE YELLOW PAINTED STOP BAR.
13. PROPOSED MASONRY TRASH ENCLOSURE TO MATCH RESTAURANT BUILDING FINISHES, SEE SHEET SD-2.
14. LOOP DETECTOR.
15. LOT LIGHT.
16. LANDSCAPE AREA.
17. 8" THICK CONCRETE DRIVEWAY APRON W/DEPRESSED CURB.
18. TAPER END OF CURB 4:1.
19. 30' HIGH FLAG POLE. SEE FOUNDATION DETAIL ON SHEET SD-5, SPOTLIGHT MOUNTED ON ROOF PARAPET. CONFIRM LOCATION WITH McDONALD'S ACM PRIOR TO ANY CONSTRUCTION ACTIVITIES.
20. 6'-0" LONG GUARDRAIL, SEE SHEET C-1B.
21. 6"ø G.P. W/IDEAL SHIELD AND McDONALD'S LOGO.
22. NEW FULL DEPTH ASPHALT PAVEMENT, PER GEOTECHNICAL RECOMMENDATIONS.
23. PRE-MANUFACTURED DETECTABLE WARNING PATTERN, YELLOW.
24. PAINTED CROSSWALK YELLOW WITH 4" WIDE DIAGONAL STRIPING, 2'-0" O.C.
25. PAINTED MEDIAN DIVIDER, 4" WIDE DIAGONAL STRIPING, 2'-0" O.C.
26. MATCH /CONNECT NEW CURBING TO MEET EXISTING.

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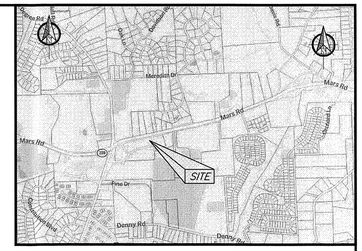
## SIGNAGE

- S1 "RESERVED PARKING" SIGN TO BE MOUNTED ABOVE A "TOWING VIOLATION" SIGN ONTO A GALVANIZED STEEL POST SET INTO A 48" (MIN.) CONCRETE FILLED PIPE BOLLARD W/IDEAL SHIELD AND McDONALD'S LOGO. REQUIRED SIGNS TO BE MOUNTED AT 60" ABOVE FINISH GRADE TO THE BOTTOM OF THE LOWEST SIGN AND ROTATED PERPENDICULAR TO PARKING STALLS. CONTRACTOR TO CONTACT LOCAL JURISDICTION TO VERIFY TOWING VIOLATION SIGNAGE REQUIREMENTS. REFERENCE DETAIL SHEET C-1B.
- S2 "NO PARKING" SIGN TO BE MOUNTED TO A GALVANIZED STEEL POST AND SET INTO A 48" (MIN.) CONCRETE FILLED PIPE BOLLARD W/IDEAL SHIELD AND McDONALD'S LOGO. REQUIRED SIGN TO BE MOUNTED AT 60" ABOVE FINISH GRADE TO THE BOTTOM OF SIGN AND ROTATED PERPENDICULAR TO PARKING STALLS. REFERENCE DETAIL SHEET C-1B.
- S3 "RESERVED PARKING" SIGN AND "VAN ACCESSIBLE" SIGN TO BE MOUNTED ABOVE A "TOWING VIOLATION" SIGN ONTO A GALVANIZED STEEL POST SET INTO A 48" (MIN.) CONCRETE FILLED PIPE BOLLARD W/IDEAL SHIELD AND McDONALD'S LOGO. REQUIRED SIGNS TO BE MOUNTED AT 60" ABOVE FINISH GRADE TO THE BOTTOM OF THE LOWEST SIGN AND ROTATED PERPENDICULAR TO PARKING STALLS. CONTRACTOR TO CONTACT LOCAL JURISDICTION TO VERIFY TOWING VIOLATION SIGNAGE REQUIREMENTS. REFERENCE DETAIL SHEET C-1B.
- S4 NEXT GEN "WELCOME" DIRECTIONAL SIGN @ 52.5" O.A.H.
- S5 NEXT GEN "THANK YOU" DIRECTIONAL SIGN @ 52.5" O.A.H. McDONALD'S MONUMENT SIGN. MAXIMUM 10'-0" O.A.H. CONFIRM EXACT LOCATION WITH MCDONALD'S ACM PRIOR TO ANY CONSTRUCTION ACTIVITIES.
- S6 DRIVE-THRU OUTDOOR DIGITAL MENU BOARD (VERIFY WITH McDONALD'S ACM), SEE SHEET SD-4 FOUNDATION DETAILS.
- S7 DRIVE-THRU OUTDOOR DIGITAL PRE-BROWSE BOARD (VERIFY WITH THE PROJECT MANAGER) SEE SHEET SD-4 FOUNDATION DETAILS.
- S8 DRIVE-THRU CANOPY WITH BUILT-IN SPEAKER. SEE SHEET SD-4 FOUNDATION DETAILS.
- S9 DRIVE-THRU DOUBLE GATEWAY SIGN WITH "ANY LANE, ANY TIME" SIGN MOUNTED. SEE SHEET SD-4 FOUNDATION DETAILS.
- S10 IN GROUND "RESERVED DRIVE THRU" SIGN TO BE MOUNTED TO A GALVANIZED STEEL POST AND SET INTO A 48" (MIN.) CONCRETE FILLED PIPE BOLLARD. REQUIRED SIGN TO BE MOUNTED AT 60" ABOVE FINISH GRADE TO THE BOTTOM OF SIGN AND ROTATED PERPENDICULAR TO PARKING STALLS.
- S11 IN GROUND "MOBILE ORDER" SIGN SIGN TO BE MOUNTED TO A GALVANIZED STEEL POST AND SET INTO A 48" (MIN.) CONCRETE FILLED PIPE BOLLARD. REQUIRED SIGN TO BE MOUNTED AT 60" ABOVE FINISH GRADE TO THE BOTTOM OF SIGN AND ROTATED PERPENDICULAR TO PARKING STALLS. (VERIFY LOCATION WITH MCDONALD'S ACM.)
- S12 IN GROUND "McDELIVERY" SIGN TO BE MOUNTED TO A GALVANIZED STEEL POST AND SET INTO A 48" (MIN.) CONCRETE FILLED PIPE BOLLARD. REQUIRED SIGN TO BE MOUNTED AT 60" ABOVE FINISH GRADE TO THE BOTTOM OF SIGN AND ROTATED PERPENDICULAR TO PARKING STALLS. (VERIFY LOCATION WITH MCDONALD'S ACM.)
- S14 "CAUTION PEDESTRIANS" SIGN MOUNTED TO THE BUILDING WALL AND MOUNTED TO A GALVANIZED POST WHEN FREE STANDING AT 60" ABOVE FINISH GRADE TO THE BOTTOM OF SIGN.
- S15 "ALL TRAFFIC MUST TURN RIGHT" SIGN MOUNTED TO A GALVANIZED POST, PER PennDOT SPECIFICATIONS.
- S16 "DO NOT ENTER" SIGN MOUNTED TO A GALVANIZED POST, PER PennDOT SPECIFICATIONS.
- S17 "YIELD TO INCOMING TRAFFIC" SIGN MOUNTED TO A GALVANIZED POST, PER PennDOT SPECIFICATIONS.




SITE LOCATION MAP
SCALE: 1" = 2,000'

## LEGEND OF SYMBOLS

| | | | |
|---|---|---|---|
| Contour Line | 1175 | Iron pin w/cap set | |
| Water Line | W | Iron Pin Found | |
| Gas Line | G | Gas Valve | |
| Overhead Electric, Telephone & Cable Line | E/T/C | Water Valve | |
| Overhead Telephone & Cable Line | T/C | Fire Hydrant | |
| *Overhead Electric Line* | E | Electric Meter | |
| Sanitary Force Main | SA | Utility Pole | |
| Storm Sewer | | Guy Wire | |
| Easements | | Traffic Flow | |
| Setback Line | | Asphalt | |
| Sanitary Manhole | SA | Concrete | |
| Storm Inlet | | | |
| Sign | | | |
| Wood Post Marker | | | |
| Traffic Signal Base | | | |
| Gas Marker | G | | |
| Traffic Light | | | |
| Spot Elevation | +1170.52 | | |
| Existing Curb Elevations: TC=Top of Curb FC=Bottom of Curb | 1171.50 TC 1171.00 FC | | |
| Benchmark | | | |
| Right-of-Way | R/W | | |
| Corrugated Metal Pipe | CMP | | |
| Reinforced Concrete Pipe | RCP | | |

## PARKING REQUIREMENTS

1 SPACES FOR EVERY 100 SF OF GFA
1 x ( 3,693 SF GFA ÷ 100) = 36.93

REQUIRED: 37 PARKING SPACES
PROVIDED: 38 PARKING SPACES
(INCLUDING 2 ACCESSIBLE SPACES)

LOADING SPACE REQUIRED - 10' X 40'
(LOCATED ON SIDE OR REAR ONLY)

REQUIRED: 1
PROVIDED: 1

## ADA REQUIREMENTS

- A1 9' WIDE CONCRETE ACCESSIBLE SPACE WITH PAINTED BLUE LINES PER ADA REQUIREMENTS.
- A2 13'-4" WIDE CONCRETE ACCESSIBLE AISLE WITH PAINTED BLUE LINES PER ADA REQUIREMENTS.
- A3 5' WIDE CONCRETE ACCESSIBLE AISLE WITH PAINTED BLUE LINES PER ADA REQUIREMENTS.

## SIDEWALKS AND RAMPS

- W1 4" THICK CONCRETE SIDEWALK @ A MAXIMUM OF 5.0% RUNNING SLOPE AND 2.0% CROSS SLOPE. COORDINATE WITH McDONALD'S PROJECT MANAGER.
- W2 4" THICK CONCRETE SIDEWALK @ A MAXIMUM OF 2.0% RUNNING SLOPE AND 2.0% CROSS SLOPE. COORDINATE WITH McDONALD'S PROJECT MANAGER.
- W3 5'-0" WIDE X 4" THICK CONCRETE SIDEWALK @ A MAXIMUM OF 5.0% RUNNING SLOPE AND 2.0% CROSS SLOPE.
- W4 CONCRETE RAMP W/WINGS. RAMP @ A MAX. 8.33% RUNNING SLOPE, WINGS @ A MAX. 10.0% RUNNING SLOPE, BOTH @ A MAX. 2.0% CROSS SLOPE. PROVIDE DETECTABLE WARNING SURFACE AT BASE OF RAMP. RAMP TO BE NON-SLIP HEAVY BROOM FINISH. COORDINATE WITH McDONALD'S PROJECT MANAGER. REFERENCE DETAIL SHEET C-1B.
- W5 60" X 60" LANDING / TURNING AREA @ A MAXIMUM OF 2.0% CROSS SLOPE IN ALL DIRECTIONS.

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

20233240399

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PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 01 | 10/17/2024 | REVISED PER REVIEW COMMENTS | BJC |
| 02 | 02/12/2025 | REVISED PER REVIEW COMMENTS | BJC |

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
PAUL D'MCCARTEN
ENGINEER
PE059330

Electronically signed on 02-12-2025

PREPARED BY:
MDM
SURVEYORS & ENGINEERS, LLC
Surveyors • Engineers • Site Planners
375 Northgate Drive
Warrendale, PA 15086
Ph: (724)934-2811 Fax: (724)934-2811
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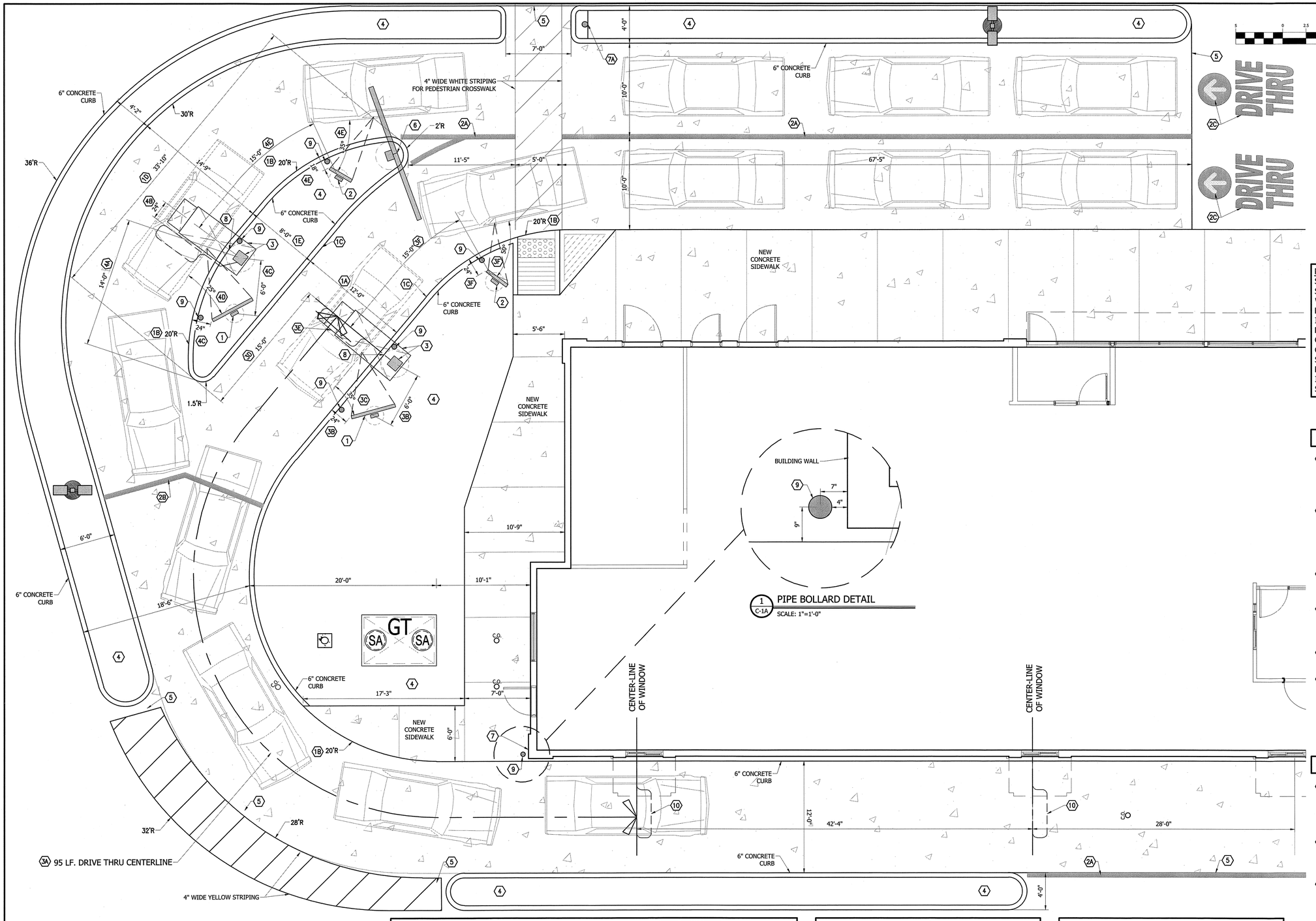
OFFICE: COLUMBUS FIELD OFFICE
ADDRESS: 110 N. CARPENTER STREET, CHICAGO, IL 60607

SITE PLAN

DRAWN BY: BJC
DATE DRAWN: 02/28/2024
SITE IDENTIFICATION: 0372179-41358

RESTAURANT LOCATION:
1301 ROBERT WILLIAM DR, VALENCIA, PA 16059
ADAMS TOWNSHIP, BUTLER COUNTY
COMMONWEALTH OF PENNSYLVANIA

C-1




GRAPHIC SCALE

5 0 2.5 5 10 20

( IN FEET )
1 inch = 5 ft.

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NOTE:
SEE BUILDING PLANS FOR DRIVE THRU SIGNAGE POWER AND LOW VOLTAGE WIRING REQUIREMENTS. CAT 6 CABLE PROVIDED BY SIGN VENDOR AND INSTALLED BY CONTRACTOR. GC TO PROVIDE SIGN VENDOR WITH CAT 6 CABLE LENGTHS REQUIRED.
GC TO COMPLETE AND SIGN VENDOR SITE READINESS FORM AND PROVIDE PHOTOGRAPHS DOCUMENTING PROPER INSTALLATION BEFORE DRIVE-THRU SIGNAGE IS APPROVED TO BE INSTALLED.

## PRIMARY LANE POSITIONING

3A MINIMUM 60' (+/-5') LINEAR DISTANCE BETWEEN THE CENTER LINE OF THE CANOPY WITH SPEAKER FACE AND THE CENTER LINE OF THE OPEN CASH BOOTH WINDOW AS MEASURED ALONG THE CENTER LINE OF THE LANE. THIS MAY ONLY BE INCREASED IN 20' INCREMENTS. (100' IS OPTIMAL) (95'-0" PROVIDED).

3B THE CENTER OF THE PRIMARY MENU BOARD FOUNDATION MUST BE 5'-9" (5'-0" MIN. & 6'-0" MAX.) FROM THE CENTER OF THE CANOPY WITH SPEAKER FOUNDATION. (6'-0" PROVIDED).
THE END CAP OF THE PRIMARY MENU BOARD SHOULD NOT BE LESS THAN 18" FROM THE FACE OF CURB TO ACCOMMODATE ALTERNATE GUARD POST. (24" PROVIDED).

3C THE PRIMARY MENU BOARD MUST BE AT AN ANGLE BETWEEN 25° AND 35° (35° IS OPTIMAL) FROM A CAR POSITIONED AT THE CANOPY WITH SPEAKER TO PROVIDE 100% VISIBILITY. (35° PROVIDED).

3D THE DISTANCE BETWEEN THE TIP OF THE CURBED ISLAND AND THE CENTER LINE OF THE PRIMARY CANOPY WITH SPEAKER MUST BE 15'-0". THIS MEASUREMENT IS TAKEN PARALLEL TO THE INSIDE CURB FACE OF THE PRIMARY LANE.

3E THE PRIMARY LANE DETECTOR LOOP MUST BE PERPENDICULAR TO THE CENTER OF THE PRIMARY CANOPY WITH SPEAKER.

3F THE PRIMARY LANE PRE-BROWSE BOARD MUST BE 18"-24" FROM FACE OF CURB. (24" PROVIDED). THE DISTANCE BETWEEN THE CENTER OF PRIMARY CANOPY WITH SPEAKER FOUNDATION AND THE CENTER OF PRIMARY PRE-BROWSE BOARD FOUNDATION MUST BE 15' AS MEASURED ALONG THE FACE OF THE CURB. THE ANGLE OF THE PRIMARY PRE-BROWSE BOARD SHOULD MAXIMIZE VISIBILITY TO THE SECOND CAR FROM CANOPY WITH SPEAKER (50° PREFERRED) (50° PROVIDED).

## SECONDARY LANE POSITIONING

4A TO POSITION THE SECONDARY CANOPY WITH SPEAKER, DRAW AN ARC WITH A 14'-0" RADIUS THAT IS CENTERED FROM THE MIDPOINT OF THE ISLAND TIP, THEN OFFSET THE FACE OF THE CURB BY 24" TO DETERMINE THE LOCATION OF THE CENTER OF FOUNDATION OF THE SECONDARY CANOPY WITH SPEAKER.

4B THE SECONDARY CANOPY WITH SPEAKER LOOP DETECTOR MUST BE 24" FORWARD OF THE CANOPY CENTER LINE WITH THE LOOP FACING FORWARD AND THE DETECTOR LOOP PERPENDICULAR TO THE SECONDARY CANOPY WHEN POSSIBLE.

4C THE CENTER OF THE SECONDARY MENU BOARD FOUNDATION MUST BE 5'-9" (5'-0" MIN. & 6'-0" MAX.) FROM THE CENTER OF THE SECONDARY CANOPY WITH SPEAKER FOUNDATION. (6'-0" PROVIDED). THE END CAP OF THE SECONDARY MENU BOARD SHOULD NOT BE LESS THAN 18" FROM THE FACE OF CURB TO ACCOMMODATE ALTERNATE GUARD POST. (24" PROVIDED).

4D THE SECONDARY MENU BOARD MUST BE AT AN ANGLE OF APPROXIMATELY 25° FROM A VEHICLE POSITIONED AT THE CANOPY WITH SPEAKER TO PROVIDE 100% VISIBILITY. (25° PROVIDED).

4E THE SECONDARY LANE PRE-BROWSE BOARD MUST BE 12" MIN. FROM FACE OF CURB. (18" PROVIDED). THE DISTANCE BETWEEN THE CENTER OF SECONDARY CANOPY WITH SPEAKER FOUNDATION AND THE CENTER OF SECONDARY PRE-BROWSE BOARD FOUNDATION MUST BE 15' AS MEASURED ALONG FACE OF THE CURB. THE ANGLE OF THE SECONDARY PRE-BROWSE BOARD SHOULD MAXIMIZE VISIBILITY TO THE SECOND CAR FROM THE CANOPY WITH SPEAKER. (35° PREFERRED) (35° PROVIDED).

## GENERAL NOTES

1 ODMB (OUTDOOR DIGITAL MENU BOARD) (TYPICAL FOR 2).
2 ODPBB (OUTDOOR DIGITAL PRE-BROWSE BOARD).
3 CANOPY WITH SPEAKER (TYPICAL FOR 2).
4 LANDSCAPE AREA.
5 LIMIT OF NEW CONCRETE PAD.
6 DOUBLE ARM GATEWAY SIGN SHOULD BE LOCATED AT THE TIP OF THE ISLAND WITH "ANY LANE ANY TIME" SIGN MOUNTED.
7 "CAUTION PEDESTRIANS" SIGN TO BE MOUNTED TO THE BUILDING WALL AT 60" ABOVE FINISH GRADE TO THE BOTTOM OF SIGN.
7A "CAUTION PEDESTRIANS" SIGN MOUNTED ON GALVANIZED POST AT 60" ABOVE FINISH GRADE TO THE BOTTOM OF SIGN.
8 AUGER "McDONALD'S ORDER HERE" CANOPY FOUNDATION TIGHT AGAINST BACK OF CURB. SEE MANUFACTURER/LOCAL SPECIFICATIONS FOR DETAILS.
9 6'0 G.P. W/IDEAL SHIELD AND McDONALD'S LOGO. CONFIRM WITH McDONALD'S ACM PRIOR TO ANY CONSTRUCTION ACTIVITIES.
10 LOOP DETECTOR AT CASH/PRESENTERS WINDOW.

## CURBING

1A DRIVE-THRU LANES BOUND BY CURB ON BOTH SIDES MUST BE 12'-0" WIDE. LANES BOUND BY CURB ON ONE SIDE AND PAINTED STRIPING ON THE OTHER SIDE MUST BE A MIN. OF 10'-0" WIDE.

1B THE MIN. RADIUS FOR ALL INSIDE/DRIVER'S SIDE DRIVE-THRU CURBING IS 20'-0".

1C PRIMARY LANE CURBING SHOULD BE AS STRAIGHT AS POSSIBLE. (LESS CURVING, THE BETTER).

1D THE OVERALL LENGTH OF THE CURBED ISLAND SHOULD BE 35'-45' (33'-10" PROVIDED). THE LENGTH OF THE ISLAND FROM THE CANOPY WITH SPEAKER ALLOWS FOR THREE CARS IN THE SECONDARY LANE, TWO IN THE PRIMARY LANE AND ONE AT THE COMMITMENT POINT.

1E THE ISLAND WIDTH IS 6'-0" MIN. AND 13'-0" MAX. FROM FACE OF CURB TO CURB (8'-0" PROVIDED).

## PAVEMENT MARKINGS

2A 6" WIDE YELLOW PAINTED STRIPE MARKING LANE DIVISION AND TO SPAN OUTER EDGE OF THE ENTIRE DRIVE-THRU LANE.

2B MERGE POINT MUST BE LOCATED WHERE TWO VEHICLES LEAVING EACH CANOPY WITH SPEAKER SIMULTANEOUSLY WOULD MEET. A 6" YELLOW PAINTED STRIPE IS TO BE MARKED PERPENDICULAR TO THE OUTER LANE AS WELL AS THE INNER PRIMARY LANE.

2C DIRECTIONAL DRIVE-THRU ARROW PAINTED YELLOW SHOULD BE UTILIZED THROUGHOUT THE LOT (FROM EACH INGRESS POINT) WITH SPACING OF 45'-60' BETWEEN ARROWS. THE WORDS "DRIVE-THRU" SHOULD APPEAR AT EVERY 5th DRIVE-THRU DIRECTIONAL ARROW. SEE SHEET C-1 FOR LOCATIONS OF ALL DRIVE-THRU ARROWS.

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 01 | 10/17/2024 | REVISED PER REVIEW COMMENTS | BJC |
| 02 | 02/12/2025 | REVISED PER REVIEW COMMENTS | BJC |

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
PAUL D'MCCARTHY
ENGINEER
PE070335G
Electronically signed on 02-12-2025

PREPARED BY:
MDM
SURVEYORS & ENGINEERS, LLC
Surveyors • Engineers • Site Planners
Zoning & Land Development Consultants
Warrendale, PA 15086
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ADDRESS 110 N. CARPENTER STREET, CHICAGO, IL 60607

DRIVE-THRU DETAIL SHEET

RESTAURANT LOCATION
1301 ROBERT WILLIAM DR, VALENCIA, PA 16059
ADAMS TOWNSHIP, BUTLER COUNTY
COMMONWEALTH OF PENNSYLVANIA

DRAWN BY: BJC
DATE: 09/20/2024
RESTAURANT #: 037219-41358

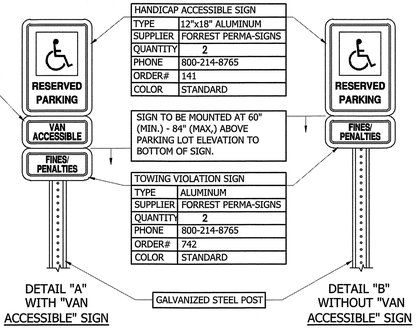
C-1A

| VAN ACCESSIBLE SIGN | |
|---|---|
| TYPE | ALUMINUM |
| SUPPLIER | FORREST PERMA-SIGNS |
| QUANTITY | 1 |
| PHONE | 800-214-8765 |
| ORDER# | 343 |
| COLOR | STANDARD |

NOTE:
SIGNS TO BE LOCATED AT ANY 8' (MIN.) HANDICAP PARKING STALL WHERE THE 8' (MIN.) ACCESS AISLE IS LOCATED AT THE PASSENGER SIDE OF THE VAN

NOTES:
REQUIRED SIGNS MUST BE MOUNTED TO A GALVANIZED STEEL POST FROM 60" ABOVE FINISH GRADE TO THE BOTTOM OF SIGN.

ALL SIGNS MUST BE INSTALLED PERPENDICULAR TO THE PARKING STALL (ESPECIALLY ON ANGLED PARKING).




DETAIL "A" WITH "VAN ACCESSIBLE" SIGN

| HANDICAP ACCESSIBLE SIGN | |
|---|---|
| TYPE | 12"x18" ALUMINUM |
| SUPPLIER | FORREST PERMA-SIGNS |
| QUANTITY | 2 |
| PHONE | 800-214-8765 |
| ORDER# | 141 |
| COLOR | STANDARD |

SIGN TO BE MOUNTED AT 60" (MIN.) - 84" (MAX.) ABOVE PARKING LOT ELEVATION TO BOTTOM OF SIGN.

| TOWING VIOLATION SIGN | |
|---|---|
| TYPE | ALUMINUM |
| SUPPLIER | FORREST PERMA-SIGNS |
| QUANTITY | 2 |
| PHONE | 800-214-8765 |
| ORDER# | 742 |
| COLOR | STANDARD |

GALVANIZED STEEL POST

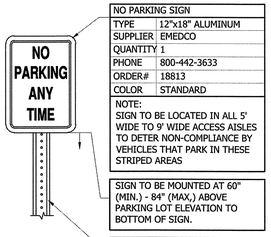



DETAIL "B" WITHOUT "VAN ACCESSIBLE" SIGN

CONTRACTOR TO VERIFY ACCESSIBLE PARKING SIGN REQUIREMENTS WITH LOCAL JURISDICTION PRIOR TO ORDERING OR INSTALLING ANY SIGNAGE.

NOT TO SCALE

1 | ACCESSIBLE PARKING SIGNS




| NO PARKING SIGN | |
|---|---|
| TYPE | 12"x18" ALUMINUM |
| SUPPLIER | EMEDCO |
| QUANTITY | 1 |
| PHONE | 800-442-3633 |
| ORDER# | 18813 |
| COLOR | STANDARD |

NOTE:
SIGN TO BE LOCATED IN ALL 5' WIDE TO 9' WIDE ACCESS AISLES TO DETER NON-COMPLIANCE BY VEHICLES THAT PARK IN THESE STRIPED AREAS

SIGN TO BE MOUNTED AT 60" (MIN.) - 84" (MAX.) ABOVE PARKING LOT ELEVATION TO BOTTOM OF SIGN.

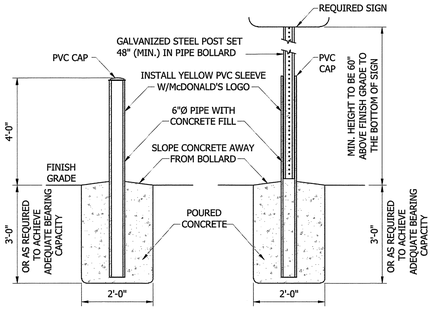
GALVANIZED STEEL POST

NOTES:
SIGNS ARE TO BE MOUNTED TO A GALVANIZED STEEL POST AND MUST BE MOUNTED FROM 60" ABOVE FINISH GRADE TO THE BOTTOM OF SIGN.

ALL SIGNS MUST BE INSTALLED PERPENDICULAR TO THE PARKING STALL (ESPECIALLY ON ANGLED PARKING).

NOT TO SCALE

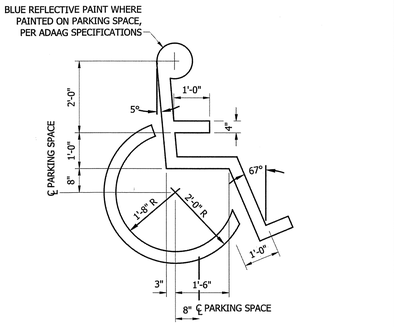
2 | "NO PARKING" SIGN




WITHOUT SIGN WITH SIGN

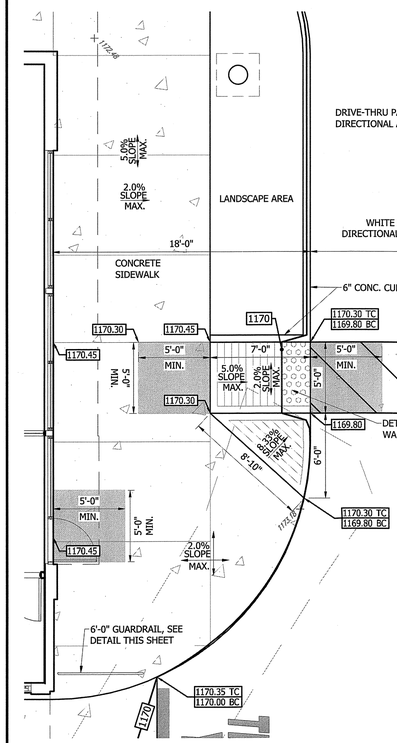
NOT TO SCALE

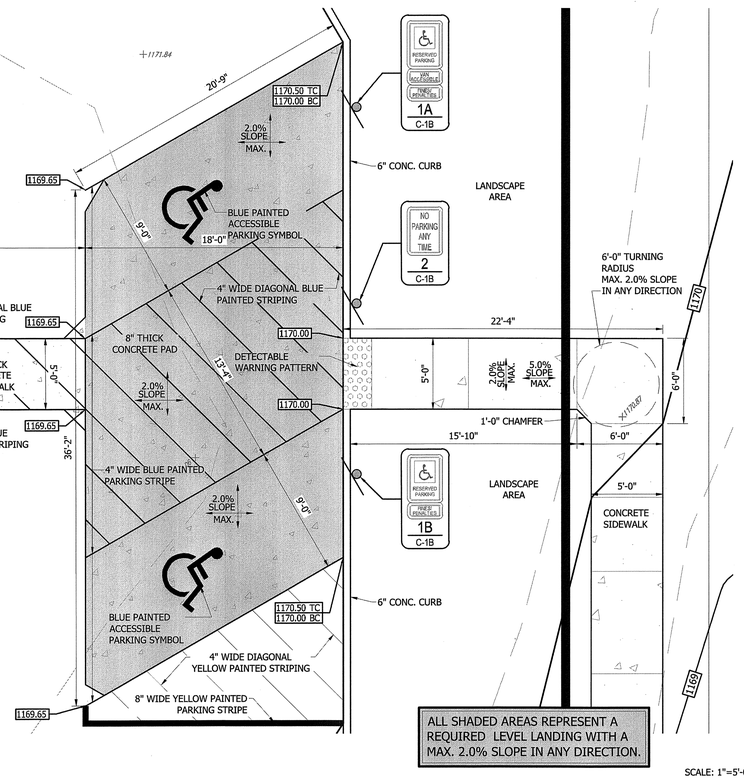
3 | GUARD POSTS




NOT TO SCALE

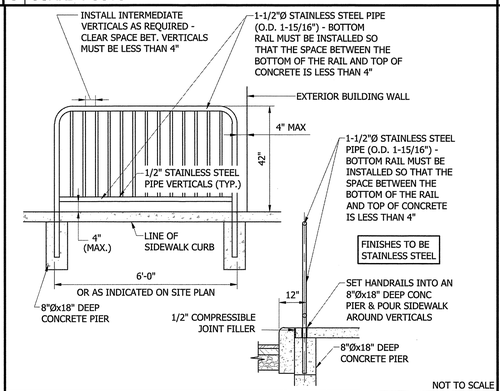
4 | PAINTED ACCESSIBLE PARKING SYMBOL



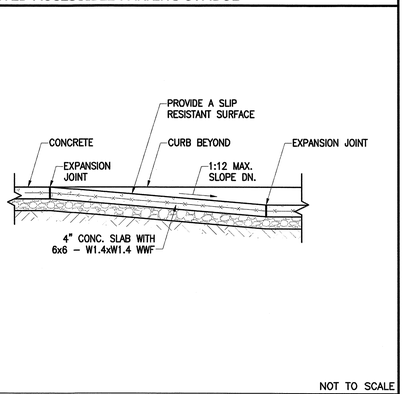

SCALE: 1"=5'-0"

7 | ACCESSIBLE PARKING AREA



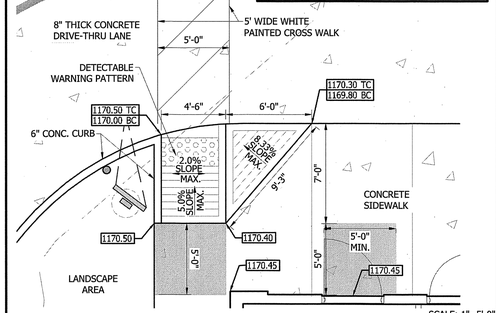

NOT TO SCALE

5 | TYPICAL 6 FEET LONG GUARDRAIL




NOT TO SCALE

6 | SECTION @ RAMP




SCALE: 1"=5'-0"

8 | REAR RAMP - NORTHERN SIDE

| PLAN BOOK | PAGE |
|---|---|
| 429 | 44 |

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 01 | 10/17/2024 | REVISED PER REVIEW COMMENTS | BJC |
| 02 | 02/12/2025 | REVISED PER REVIEW COMMENTS | BJC |

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER PAUL D'MCCARTHY PE059350

Electronically signed on 02-12-2025

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OFFICE COLUMBUS FIELD OFFICE
ADDRESS 110 N. CARPENTER STREET, CHICAGO, IL 60607

ACCESSIBLE DETAILS

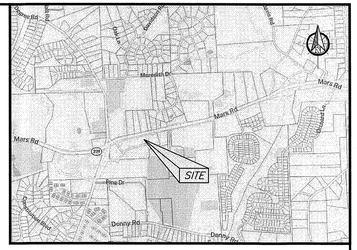
DRAWN BY: BJC
DATE DRAWN: 02/28/2024
SITE IDENTIFICATION: 037279-41358

RESTAURANT LOCATION
1301 ROBERT WILLIAM DR, VALENCIA, PA 16059
ADAMS TOWNSHIP, BUTLER COUNTY
COMMONWEALTH OF PENNSYLVANIA

C-1B

## FLOOD ZONE NOTE

BY GRAPHIC PLOTTING ONLY, THIS SITE IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP 42019C0530D, COMMUNITY NO. 421415, PANEL 0530, SUFFIX D, BEARING AN EFFECTIVE DATE OF 08/02/2018 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.




## SITE LOCATION MAP

SCALE: 1" = 2,000'

## STANDARD NOTES

1. SEE SITE PLAN FOR ADDITIONAL GENERAL NOTES.
2. ALL SITE WORK, MATERIALS OF CONSTRUCTION, AND CONSTRUCTION METHODS SHALL COMPLY WITH LOCAL MUNICIPALITY, LOCAL COUNTY, AND DEPARTMENT OF TRANSPORTATION MATERIAL AND CONSTRUCTION SPECIFICATIONS.
3. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES, INCLUDING SERVICES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776 AT LEAST THREE (3) WORKING DAYS BEFORE START OF WORK AND VERIFY ALL EXISTING UTILITY LOCATIONS.
4. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
5. THE CONTRACTOR SHALL COMPACT PIPE BACKFILL IN MAX. 8" LOOSE LIFTS TO 95% OF THE MAXIMUM DRY DENSITY PER ATM D1557, ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED IN AREAS OF ROCK EXCAVATION.
6. CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC., AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING/CANOPY STUB-OUTS, INCLUDING ROOF/FOOTING DRAIN CONNECTIONS TO ROOF LEADERS AND TO STORM DRAINAGE SYSTEM.
7. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING.
8. MANHOLE RIMS AND CATCH BASIN GRATES SHALL BE SET TO ELEVATIONS SHOWN. SET ALL EXISTING MANHOLE FRAMES AND COVERS, CATCH BASIN GRATES, VALVE BOXES, ETC., TO BE RAISED OR LOWERED, TO PROPOSED FINISHED GRADE, FLUSH WITH THE ADJACENT GRADE.
9. UNDERDRAINS MAY BE ADDED, IF DETERMINED NECESSARY BY THE ENGINEER OR CONSTRUCTION MANAGER, AFTER UPGRADE IS ROUGH GRADED.
10. ALL EXISTING TOPOGRAPHICAL FEATURES (SPOT ELEVATIONS, CONTOURS, INVERTS, ETC.) CAN HAVE A TOLERANCE DIFFERENCE OF 6"± DEPENDING ON FIELD CONDITIONS AT THE TIME OF THE FIELD SURVEY. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHICAL FEATURES PRIOR TO CONSTRUCTION, AND ADVISE OWNER OF ANY DISCREPANCIES.
11. THE CONTRACTOR SHALL RESTORE ANY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, ETC. DISTURBED DURING CONSTRUCTION TO THE ORIGINAL CONDITION OR BETTER.
12. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF MATERIALS AND STRUCTURES TO THE CONSTRUCTION MANAGER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
13. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO EROSION AND SEDIMENTATION PLAN FOR LIMIT OF DISTURBANCE AND NOTES.
14. THE CONTRACTOR SHALL COMPACT FILL IN 8" MAXIMUM LIFTS UNDER ALL PARKING, BUILDING, AND DRIVE AREAS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ATM D1557 (MODIFIED PROCTOR TEST), OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL RUBBISH, TRASH, DEBRIS, AND ORGANIC MATERIAL IN A LAWFUL MANNER.
16. THE CONTRACTOR SHALL BE 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.
17. ALL EXCAVATION AND GRADING CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT.
18. SITE GRADING SHALL BE PERFORMED TO PROVIDE POSITIVE DRAINAGE TO CATCH BASINS AND TO PRECLUDE THE PONDING OF WATER ON SITE.
19. VERIFY REQUIRED SPOT ELEVATIONS/GRADING IN THE VICINITY OF THE BUILDINGS WITH THE ARCHITECTURAL PLANS.
20. ALL ACCESSIBLE PARKING SPACES TO HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
21. ALL SIDEWALKS, PATIO AREAS, AND ACCESSIBLE ROUTES TO THE BUILDING ARE TO HAVE A MAXIMUM CROSS SLOPE OF 2%, AND A MAXIMUM LONGITUDINAL SLOPE OF 5%. ALL SIDEWALK RAMPS TO HAVE A MINIMUM 5' LONG LEVEL LANDING AREA AT TOP AND BOTTOM OF RAMP FOR THE FULL RAMP WIDTH, WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
22. CONTRACTOR TO FIELD VERIFY PROPOSED AND EXISTING GRADES, SLOPES, ETC., FOR PROPOSED ACCESSIBLE PARKING AREAS, RAMPS, ETC., WITH ARCHITECT, PRIOR TO CONSTRUCTION.
23. PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTRACTOR TO DIG TEST PITS AT UTILITY CROSSINGS (GAS, WATER, ETC.) OF EXISTING UTILITIES AT LOCATIONS OF PROPOSED STORM LINES FROM BUILDING AND CANOPY DOWNSPOUTS. CONFIRM LOCATION, SIZE, DEPTH, ETC. OF EXISTING UTILITIES, AND ADVISE MCDONALD'S PROJECT MANAGER IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES.
24. ADJUST TOPS OF EXISTING GRATES, MANHOLE COVERS, ETC., TO MATCH NEW GRADES, INCLUDING SLOPES, AS DEPICTED.

## LEGEND OF SYMBOLS

| | | | |
|---|---|---|---|
| Contour Line | 1175 | Iron pin w/cap set | |
| Water Line | W W W | Iron Pin Found | |
| Gas Line | G G G | Gas Valve | |
| Overhead Electric, Telephone & Cable Line | E/T/C | Water Valve | |
| Overhead Telephone & Cable Line | T/C T/C | Fire Hydrant | |
| *Overhead Electric Line* | E E E | Electric Meter | |
| Sanitary Force Main | SA SA SA | Utility Pole | |
| Storm Sewer | | Guy Wire | |
| Easements | | Traffic Flow | |
| Setback Line | | Asphalt | |
| Sanitary Manhole | | Concrete | |
| Storm Inlet | | | |
| Sign | | | |
| Wood Post Marker | | | |
| Traffic Signal Base | | | |
| Gas Marker | | | |
| Traffic Light | | | |
| Spot Elevation | +1170.52 | | |
| Existing Curb Elevations: TC=Top of Curb FC=Bottom of Curb | 1171.50 TC 1171.00 FC | | |
| Benchmark | | | |
| Right-of-Way | R/W | | |
| Corrugated Metal Pipe | CMP | | |
| Reinforced Concrete Pipe | RCP | | |

## PROPOSED SYMBOLS

PROPOSED CONTOUR LINE 1170

PROPOSED SPOT ELEVATION 1170.00 | 1170.50 TC 1170.00 BC

PROPOSED STORM PIPE

PROPOSED SANITARY PIPE SAN SAN

PROPOSED STORM STRUCTURES

PROPOSED UTILITY METERS

PROPOSED UTILITY STRUCTURES

PROPOSED LOT LIGHT

| PLAN BOOK | PAGE |
|---|---|
| 429 | 45 |

* INDICATES MATCH EXISTING GRADE.
ADVISE CONSTRUCTION MANAGER OF ANY DISCREPANCIES

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

*Dig Serial No.:*
*Design Serial No.: 20240380713*

**CALL BEFORE YOU DIG !**
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 01 | 10/17/2024 | REVISED PER REVIEW COMMENTS | BJC |
| 02 | 02/12/2025 | REVISED PER REVIEW COMMENTS | BJC |

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — PAUL D. McCARTHY — PE 090233 — ENGINEER

Electronically signed on 02-12-2025

PREPARED BY:
MDM
SURVEYORS & ENGINEERS, LLC
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OFFICE — COLUMBUS FIELD OFFICE
ADDRESS — 110 N. CARPENTER STREET, CHICAGO, IL 60607

GRADING PLAN

RESTAURANT LOCATION
1301 ROBERT WILLIAM DR./VALENCIA, PA 16059
ADAMS TOWNSHIP, BUTLER COUNTY
COMMONWEALTH OF PENNSYLVANIA

DRAWN BY: BJC
DATE DRAWN: 02/28/2024
SITE IDENTIFICATION: 037217B-41358

C-2

## KEYNOTES

1. MENU BOARDS (VERIFY W/PROJ. MGR.).
2. 1500 GALLON GREASE TRAP, SEE PLUMBING PLANS FOR DETAILS. COORDINATE INSTALLATIONS AND INSPECTIONS WITH LOCAL SANITARY AUTHORITY.
3. VEH. LOOP DETECTOR.
4. FPHB-FROST PROOF HOSE BIBB (VERIFY LOCATIONS W/PROJ. MGR.).
5. 3/4"ø TYPE K COPPER WATER LINE FOR HOSE BIBB.
6. 1"ø CONDUIT WITH PULL-ROPE TO BUILDING.
7. 1"ø CONDUIT W/WIRE TO BUILDING, BY McDONALD'S CONTRACTOR, FOR DIRECTIONAL SIGNS. SEE SEE ELECTRICAL PLANS FOR REQUIREMENTS.
8. PROPOSED 23 x 48 IN. DIRECTIONAL SIGN (MCD-NG DIR. W/ARCH). CONFIRM LOCATION WITH McDONALD'S ACM PRIOR TO CONSTRUCTION.
9. SANITARY SEWER CLEANOUT. SEE DETAIL ON SHEET SD-3.
10. SANITARY LIFT STATION AS MANUFACTURED BY TRUMBOLD EQUIPMENT COMPANY. SEE DETAIL ON SHEET SD-3.
11. STORM CLEANOUT. SEE DETAIL ON SHEET SD-3.
12. PRE-CAST CONCRETE PAD W/PAD MOUNTED TRANSFORMER AND ELECTRIC METER. TRANSFORMER PAD AND VAULT BY CONTRACTOR PER POWER COMPANY REQUIREMENTS.
13. PROPOSED LOT LIGHT. SEE SHEET SD-5 FOR BASE DETAIL.
14. CONDUIT AND WIRE FOR LOT LIGHTS BY McDONALD'S CONTRACTOR. SEE ELECTRIC PLANS FOR DETAILS.
15. NEW CONDUIT AND WIRE FROM ROAD SIGN TO BUILDING. SEE ELECTRIC PLANS.
16. 6"ø PVC PIPE AT 1% SLOPE MINIMUM TIED TO PROPOSED ROOF DRAIN.
17. WATER CURB BOX AND SHUT-OFF VALVE.
18. CURB BOX WITH STAINLESS STEEL LATERAL KIT. SEE DETAIL ON SHEET C-3.

## UTILITY SERVICE KEYNOTES

**A1** SANITARY SERVICE:
CONTRACTOR TO INSTALL 6"ø SDR-35 SHC FROM BUILDING TO PROPOSED SANITARY LIFT STATION AT 1.0% MINIMUM SLOPE, PER SEWER AUTHORITY REQUIREMENTS

**A2** SANITARY SERVICE:
DEVELOPER TO INSTALL 1-1/2"ø FORCE MAIN LATERAL FROM LIFT STATION TO POINT OF CONNECTION AT EXISTING SANITARY FORCE MAIN, INCLUDING SANITARY LIFT STATION AND LOW PRESSURE SEWER SERVICE CONNECTION. CONTRACTOR TO CONFIRM LOCATION, SIZE, DEPTH, ETC., OF EXISTING FORCE MAIN CONNECTION PRIOR TO ANY CONSTRUCTION ACTIVITIES.

**B** WATER SERVICE:
APPROXIMATE LOCATION OF 4"ø PVC SLEEVE FOR WATER SERVICE. CONTRACTOR TO CONFIRM LOCATION, SIZE, DEPTH, ETC., PRIOR TO ANY CONSTRUCTION ACTIVITIES.

**B1** WATER SERVICE:
DEVELOPER TO INSTALL 2"ø TYPE 'K' COPPER WATER LINE FROM EXISTING WATER MAIN TO NEW CURB BOX, THRU EXISTING PVC SLEEVE, PER WATER AUTHORITY REQUIREMENTS. DEVELOPER RESPONSIBLE FOR TAP, NEW CURB BOX AND SHUT-OFF VALVE.

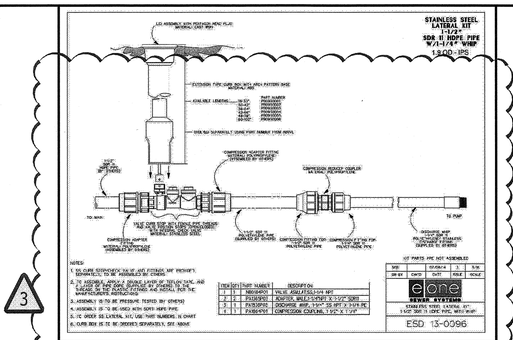
**B2** WATER SERVICE:
CONTRACTOR TO INSTALL 2"ø TYPE 'K' COPPER WATER LINE FROM NEW CURB BOX TO BUILDING, PER WATER AUTHORITY REQUIREMENTS.

**C1** ELECTRIC SERVICE:
CONTRACTOR TO INSTALL TWO (2) 5"ø CONDUITS AND PULL ROPE FOR PRIMARY ELECTRIC SERVICE FROM EXISTING UNDERGROUND SERVICE TO NEW TRANSFORMER PAD LOCATION, AND COORDINATE INSTALLATION OF NEW PRIMARY ELECTRIC SERVICE WITH POWER COMPANY.

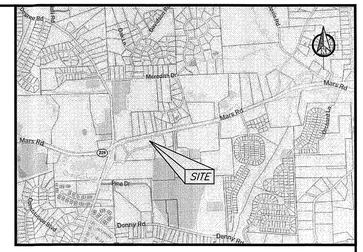
**C2** ELECTRIC SERVICE:
CONTRACTOR TO FURNISH AND INSTALL NEW SECONDARY ELECTRIC SERVICE FROM NEW TRANSFORMER PAD TO BUILDING, PER POWER COMPANY REQUIREMENTS.

**D** TELEPHONE SERVICE:
CONTRACTOR TO FURNISH AND INSTALL ONE (1) 3"ø CONDUIT AND PULL ROPE FROM EXISTING CONDUIT TO BUILDING, PER TELEPHONE COMPANY REQUIREMENTS.

**E** CABLE SERVICE:
CONTRACTOR TO FURNISH AND INSTALL ONE (1) 3"ø CONDUIT AND PULL ROPE FROM EXISTING CONDUIT TO BUILDING, PER CABLE COMPANY REQUIREMENTS.




1 CURB BOX W/STAINLESS STEEL LATERAL KIT

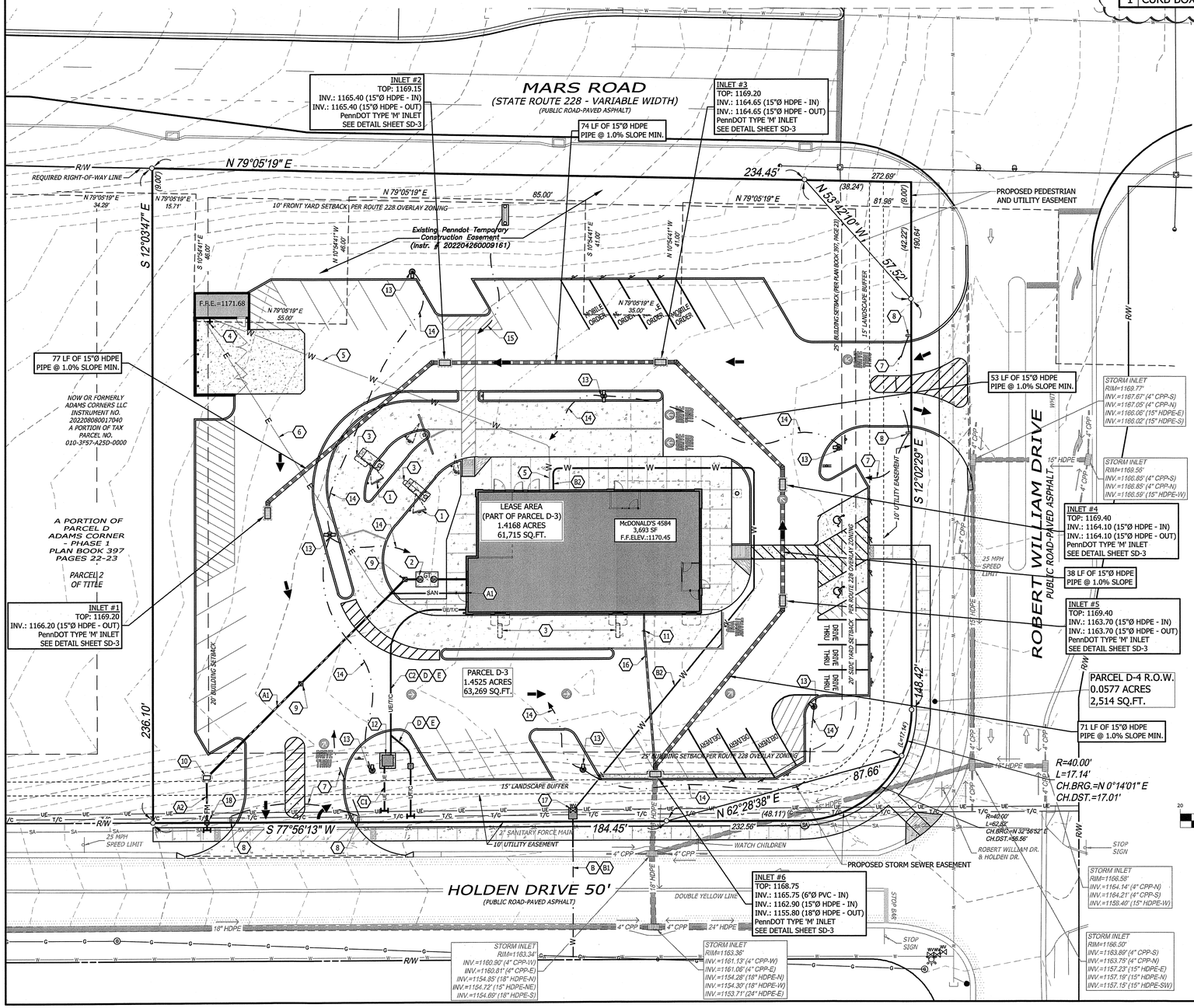



## SITE LOCATION MAP
SCALE: 1" = 2,000'

## STANDARD NOTES

CONTRACTOR SHALL CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES, TO COORDINATE REQUIREMENTS TO ENSURE TIMELY SERVICE INSTALLATION.

1. PROPER COORDINATION WITH THE RESPECTIVE UTILITY COMPANIES SHALL BE PERFORMED BY THE CONTRACTOR TO INSURE THAT ALL UTILITY COMPANY, LOCAL MUNICIPALITY, AND LOCAL COUNTY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET.
2. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES BY VARIOUS MEANS PRIOR TO BEGINNING ANY EXCAVATION. TEST PITS SHALL BE DUG AT ALL LOCATIONS WHERE SEWERS CROSS EXISTING UTILITIES, AND THE HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES SHALL BE DETERMINED. THE CONTRACTOR SHALL CONTACT THE OWNER IN THE EVENT OF ANY UNFORESEEN CONFLICTS BETWEEN EXISTING AND PROPOSED UTILITIES SO THAT AN APPROPRIATE MODIFICATION MAY BE MADE.
3. THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES FOR SERVICE INSTALLATIONS AND SERVICE RELOCATIONS. THE CONTRACTOR SHALL COORDINATE THE WORK TO BE PERFORMED BY THE VARIOUS UTILITY COMPANIES AND SHALL SECURE ALL PERMITS AND PAY ALL FEES FOR DISCONNECTIONS, RELOCATIONS, INSPECTIONS, AND DEMOLITION, AS NECESSARY.
4. THE CONTRACTOR SHALL MAINTAIN ALL FLOWS AND UTILITY CONNECTIONS TO EXISTING BUILDINGS, ETC. WITHOUT INTERRUPTION UNLESS/UNTIL AUTHORIZED TO DISCONNECT BY THE OWNER, UTILITY COMPANIES, AND GOVERNING AUTHORITIES. THE CONTRACTOR SHALL INSTALL AS NECESSARY, TEMPORARY SITE LIGHTING, GAS, SANITARY, WATER, STORM, ELECTRIC, TELEPHONE, AND CABLE SERVICES TO SERVICE BUILDING(S) TO REMAIN OPEN.
5. ALL EXISTING PAVEMENT WHERE UTILITY PIPING IS TO BE INSTALLED SHALL BE SAW CUT AND REPLACED IN ACCORDANCE WITH THE PAVEMENT REPAIR REQUIREMENTS OF LOCAL MUNICIPALITY AND THE DETAILS CONTAINED HEREIN.
6. ALL WATER MAINS, WATER SERVICES AND SANITARY SEWER LATERALS SHALL CONFORM TO THE APPLICABLE COUNTY AND LOCAL DEPARTMENTS, AND APPROPRIATE UTILITY COMPANY SPECIFICATIONS.
7. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
8. CONTRACTOR TO FIELD VERIFY SIZE, LOCATION, DEPTH, ETC. OF EXISTING SANITARY LATERAL, AND PREP FOR NEW LATERAL CONNECTION. ADVISE McDONALD'S CONSTRUCTION MANAGER IMMEDIATELY OF ANY DISCREPANCIES, OR IF LINE IS NOT ADEQUATE (DEPTH, SIZE, CONDITION, ETC.) FOR NEW SERVICE.
9. SANITARY LATERAL SHALL MAINTAIN 10' MIN. HORIZONTAL AND 1.5' MIN. VERTICAL SEPARATION DISTANCE FROM WATER LINES. A 3' MIN. CLEARANCE SHALL BE MAINTAINED BETWEEN WATER, AND ELECTRICAL LINES. A 12" MIN. CLEARANCE SHALL BE MAINTAINED BETWEEN STORM AND SANITARY SEWER LINES. ADDITIONAL PROTECTION MEASURES INCLUDING, BUT NOT LIMITED TO, CONCRETE PIPE ENCASEMENT MAY BE REQUIRED IF INDICATED CLEARANCES ARE NOT MET.
10. RELOCATION OF ANY UTILITY COMPANY FACILITIES TO BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY AND LOCAL MUNICIPALITY.
11. THE CONTRACTOR SHALL COMPACT PIPE BACKFILL IN MAX. 8" LOOSE LIFTS TO 95% OF THE MAXIMUM DRY DENSITY PER ATM D1557, ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED IN AREAS OF ROCK EXCAVATION.
12. CONTRACTOR TO PROVIDE SLEEVES UNDER FOOTINGS OR THROUGH FOUNDATIONS FOR UTILITY CONNECTIONS.
13. CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC. AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING/CANOPY STUB-OUTS, INCLUDING ROOF/FOOTING DRAIN CONNECTIONS TO ROOF LEADERS AND TO STORM DRAINAGE SYSTEM.
14. UTILITY CONDUIT PIPE SHALL BE SCHEDULE 80 PVC AND/OR AS REQUIRED BY THE LOCAL UTILITY COMPANY. SERVICES MAY BE INSTALLED IN A COMMON TRENCH WITH 12" CLEAR SPACE BETWEEN SERVICES. MINIMUM COVER SHALL BE 30" ON ELECTRIC CONDUITS AND 24" ON TELEPHONE AND CABLE CONDUITS. SERVICES SHALL BE MARKED WITH MAGNETIC LOCATOR TAPE. GALVANIZED STEEL ELECTRICAL CONDUIT SHALL BE USED AT POLE AND TRANSFORMER LOCATIONS. INSTALL HAND HOLES AS REQUIRED.
15. ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION PRIOR TO APPROVAL FOR BACKFILL, IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY, LOCAL MUNICIPALITY, AND/OR LOCAL COUNTY REQUIREMENTS.
16. MANHOLE RIMS AND STORM INLET GRATES SHALL BE SET TO ELEVATIONS SHOWN. ADJUST ALL EXISTING MANHOLE FRAMES AND COVERS, STORM INLET GRATES, VALVE BOXES, ETC., TO BE RAISED OR LOWERED, TO PROPOSED FINISHED GRADE, FLUSH WITH THE ADJACENT GRADE.
17. THE CONTRACTOR SHALL RESTORE ANY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, ETC. DISTURBED DURING CONSTRUCTION TO THE ORIGINAL CONDITION OR BETTER.
18. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, ALL SANITARY SEWER PIPING SHALL BE POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS ATM D3034, TYPE PSM WITH A MINIMUM SDR OF 35, WITH FLEXIBLE ELASTOMERIC SEAL JOINTS, ATM D3212.
19. ALL SANITARY SEWER PIPING SHALL HAVE A MINIMUM OF 6" OF COARSE AGGREGATE BEDDING.
20. THE CONTRACTOR SHALL CONTACT THE COUNTY PLUMBING INSPECTOR AND FILE AND OBTAIN A PLUMBING PERMIT FOR THE WORK INDICATED HEREON AND IN COMPLIANCE WITH THE COUNTY PLUMBING CODE.
21. OBTAIN REQUIRED SANITARY SEWER CONNECTION PERMIT BEFORE CONNECTING ANY NEW SEWER LINE TO THE UTILITY DEPARTMENT'S SEWER LINES (CONNECTION, TAP, AND IMPACT FEES TO BE PAID BY LAND OWNERS).
22. WATER SERVICE LINES OF 2" OR LESS SHALL BE ENCASED IN SCH. 40 PVC CONDUIT UNDER ALL CONCRETE OR ASPHALT SURFACES AND TO 1" ABOVE FINISHED FLOOR.
23. THE CONTRACTOR SHALL BE 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.
24. STATIC PRESSURE FOR DOMESTIC WATER SERVICE IS <5 PSI MINIMUM@0 PSI MAXIMUM AT BUILDING POINT OF CONNECTION, AS REQUIRED BY McDONALD'S. SEE PLUMBING PLANS TO VERIFY. PLUMBING CONTRACTOR TO VERIFY PRESSURE AND ADVISE McDONALD'S AREA CONSTRUCTION MANAGER IMMEDIATELY IF A BOOSTER PUMP/PRESSURE REDUCING VALVE WILL BE REQUIRED.
25. COORDINATE INSTALLATION OF LOT LIGHTS, TREES, SIGNS, ETC., WITH PROPOSED UNDERGROUND UTILITIES. CONTACT OWNER WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION.




## SANITARY SERVICE NOTES:

1. COORDINATE CONNECTION TO THE EXISTING FORCE MAIN, CONSTRUCTION OF THE ON-SITE 6"Ø SANITARY LATERAL, AND THE INSTALLATION OF THE GREASE TRAP WITH REPRESENTATIVES OF THE BREAKNECK CREEK REGIONAL AUTHORITY.
2. BEDDING MATERIAL FOR FORCE MAIN TO BE AASHTO #8 (PEA GRAVEL)
3. SERVICE LATERAL ASSEMBLY AND FORCE MAIN PIPING ARE TO BE MARKED WITH 10 GA. SOILD COPPER WITH GREEN SHIELDING TRACER WIRE PULLED INTO THE CURB BOX.

## UTILITY SERVICE CONTACTS

**SANITARY SEWER**
BREAKNECK CREEK REGIONAL AUTHORITY
1166 MARS EVANS CITY ROAD
PO BOX 1180
MARS, PA 16046-1180
CONTACT: MATT MARASCO
724-625-1699
MMARASCO.BCRA@GMAIL.COM

**STORM SEWER**
ADAMS TOWNSHIP
690 VALENCIA ROAD
MARS, PA 16046
CONTACT: MIKE KNOX
724-625-1827
MKNOX@ADAMSTWP.ORG

**WATER SERVICE**
ADAMS TOWNSHIP
MUNICIPAL WATER AUTHORITY
1164 MARS-EVANS CITY ROAD
PO BOX 807
MARS, PA 16046
CONTACT: MATTHEW A. CRANMER
MWAAT@CONSOLIDATED.NET
724-625-3166 EXT. 3

**GAS SERVICE**
PEOPLES GAS COMPANY LLC
375 NORTH SHORE DRIVE
PITTSBURGH, PA 15212
CONTACT: TODD COEN
TODD.COEN@PEOPLES-GAS.COM
412-258-4415

**ELECTRIC SERVICE**
FIRST ENERGY CORPORATION
ALLEN ADDERHOLT
OADDERHOLT_JR@FIRSTENERGYCORP.COM
724-718-4653

**TELEPHONE SERVICE**
CONSOLIDATED COMMUNICATIONS
4008 GIBSONIA ROAD
GIBSONIA, PA 15044
GABE WHITE
GABE.WHITE@CONSOLIDATED.COM
724-443-9832

GRAPHIC SCALE
20 0 10 20 40 80
( IN FEET )
1 inch = 20 ft.

*Dig Serial No.:*
*Design Serial No.: 20240380713*

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## LEGEND OF SYMBOLS

Contour Line 1175
Water Line W W W
Gas Line G G G
Overhead Electric, Telephone & Cable Line E/T/C
Overhead Telephone & Cable Line T/C T/C
Overhead Electric Line E E E
Sanitary Force Main SA SA SA
Storm Sewer
Easements
Setback Line
Sanitary Manhole (SA) — Iron pin w/cap set
Storm Inlet — Iron Pin Found
Sign — Gas Valve
Wood Post Marker — Water Valve
Traffic Signal Base — Fire Hydrant
Gas Marker (G) — Electric Meter
Traffic Light — Utility Pole
Spot Elevation +1170.52 — Guy Wire
Existing Curb Elevations: TC=Top of Curb FC=Bottom of Curb 1171.52 TC 1171.00 FC — Traffic Flow
Benchmark — Asphalt
Right-of-Way R/W — Concrete
Corrugated Metal Pipe CMP
Reinforced Concrete Pipe RCP

### PROPOSED SYMBOLS

PROPOSED STORM PIPE
PROPOSED SANITARY PIPE SAN SAN
PROPOSED STORM STRUCTURES
PROPOSED UTILITY METERS — PROPOSED UTILITY STRUCTURES
PROPOSED LOT LIGHT
PROPOSED WATER LINE W W
PROPOSED GAS LINE G G
PROPOSED ELECTRIC, TELEPHONE, CABLE LINE UE/T/C

| PLAN BOOK | PAGE |
|---|---|
| 429 | 46 |

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 01 | 10/17/2024 | REVISED PER REVIEW COMMENTS | BJC |
| 02 | 02/12/2025 | REVISED PER REVIEW COMMENTS | BJC |
| 03 | 06/13/2025 | REVISED SANITARY NOTES AND DETAILS | BJC |

PREPARED BY:
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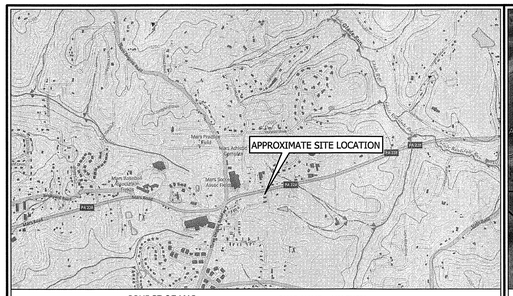
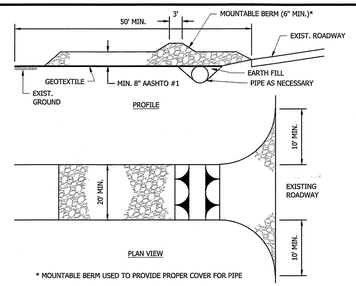
UTILITY PLAN

PROJECT LOCATION:
130 ROBERT WILLIAM DR. VALENCIA, PA 16059
ADAMS TOWNSHIP, BUTLER COUNTY,
COMMONWEALTH OF PENNSYLVANIA

DRAWN BY: BJC
DATE DRAWN: 02/28/2024
SITE IDENTIFICATION: 037217B-41358

C-3


APPROXIMATE SITE LOCATION
Mars Primitive Field
Mars Advisory Services
Mars Soccer Field
Mars Athletic Association
Mars Area Senior High School
Mars Area Middle School
Mars Area Intermediate School
Mars Area Primary School
Mars Area Early Learning Center
Mars Area Elementary School
Mars Area Kindergarten




* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.

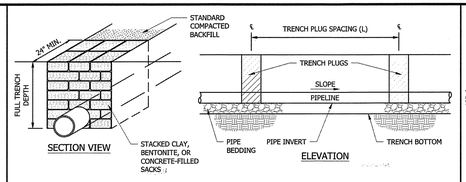
RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

NOT TO SCALE

## 1 | ROCK CONSTRUCTION ENTRANCE




MAXIMUM SPACING AND MATERIALS FOR TRENCH PLUGS

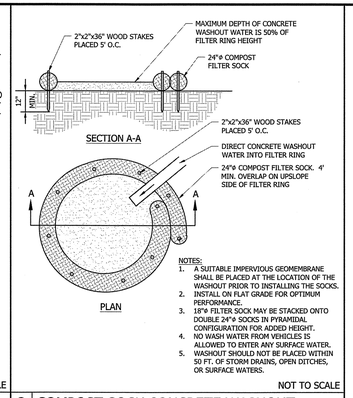
| TRENCH SLOPE (%) | SPACING L (FT) | PLUG MATERIAL |
|---|---|---|
| < 5 | 1,000 | * CLAY, BENTONITE, OR CONCRETE FILLED SACKS |
| 5 - 15 | 500 | * CLAY, BENTONITE, OR CONCRETE FILLED SACKS |
| 15 - 25 | 300 | * CLAY, BENTONITE, OR CONCRETE FILLED SACKS |
| 25 - 35 | 200 | * CLAY, BENTONITE, OR CONCRETE FILLED SACKS |
| 35 - 100 | 100 | * CLAY, BENTONITE, OR CONCRETE FILLED SACKS |
| > 100 | 50 | CEMENT FILLED BAGS (WETTED) OR MORTARED STONE |

*TOPSOIL MAY NOT BE USED TO FILL SACKS

IMPERVIOUS TRENCH PLUGS ARE REQUIRED FOR ALL STREAM, RIVER, WETLAND, OR OTHER WATER BODY CROSSINGS.

NOT TO SCALE

## 2 | TRENCH PLUG

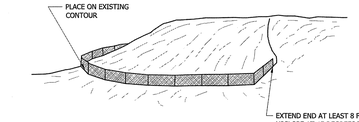



NOTES:

1. A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS.
2. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
3. 18"ø FILTER SOCK MAY BE STACKED ONTO DOUBLE 24"ø SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.
4. NO WASH WATER FROM VEHICLES IS ALLOWED TO ENTER ANY SURFACE WATER. WASHOUT SHOULD NOT BE PLACED WITHIN 50 FT. OF STORM DRAINS, OPEN DITCHES, OR SURFACE WATERS.

NOT TO SCALE

## 3 | COMPOST SOCK CONCRETE WASHOUT




### SEDIMENT BARRIER ALIGNMENT

SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2. (PA DEP EROSION & SEDIMENT CONTROL MANUAL.)

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN SOCK ALIGNMENT (FIGURE4.1). MAXIMUM SLOPE LENGTH ABOVE ANY SOCK SHALL NOT EXCEED THAT SHOWN ON FIGURE 4.2. STAKES MAY BE INSTALLED IMMEDIATELY DOWNSLOPE OF THE SOCK IF SO SPECIFIED BY THE MANUFACTURER.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE ABOVE GROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS SOIL SUPPLEMENT.

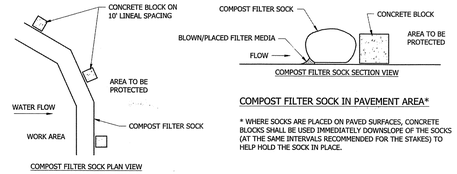
TABLE 4.1 COMPOST SOCK FABRIC MINIMUM SPECIFICATIONS

| MATERIAL TYPE | 3 mil HDPE | 5 mil HDPE | 5 mil HDPE | MULTI-FILAMENT POLYPROPYLENE (MFPP) | HEAVY DUTY MULTI-FILAMENT POLYPROPYLENE (HDMFPP) |
|---|---|---|---|---|---|
| MATERIAL CHARACTERISTICS | PHOTO-DEGRADABLE | PHOTO-DEGRADABLE | BIO-DEGRADABLE | PHOTO-DEGRADABLE | PHOTO-DEGRADABLE |
| SOCK DIAMETERS | 12"<br>18" | 12"<br>18"<br>24"<br>32" | 12"<br>18"<br>24"<br>32" | 12"<br>18"<br>24"<br>32" | 12"<br>18"<br>24"<br>32" |
| MESH OPENING | 3/8" | 3/8" | 3/8" | 3/8" | 1/8" |
| TENSILE STRENGTH | | 26 PSI | 26 PSI | 44 PSI | 202 PSI |
| ULTRAVIOLET STABILITY % ORIGINAL STRENGTH (ASTM G-155) | 23% AT 1000 HR. | 23% AT 1000 HR. | | 100% AT 1000 HR. | 100% AT 1000 HR. |
| MINIMUM FUNCTIONAL LONGEVITY | 6 MONTHS | 9 MONTHS | 6 MONTHS | 1 YEAR | 2 YEARS |
| TWO-PLY SYSTEMS | | | | | |
| INNER CONTAINMENT NETTING | | HDPE BIAXIAL NET | | | |
| | | CONTINUOUSLY WOUND | | | |
| | | FUSION-WELDED JUNCTURES | | | |
| | | 3/4" x 3/4" MAX. APERTURE SIZE | | | |
| OUTER FILTRATION MESH | | COMPOSITE POLYPROPYLENE FABRIC (WOVEN LAYER AND NON-WOVEN FLEECE MECHANICALLY FUSED VIA NEEDLE PUNCH) | | | |
| | | 3/16" MAX. APERTURE SIZE | | | |
| SOCK FABRICS COMPOSED OF BURLAP MAY BE USED ON PROJECTS LASTING 6 MONTHS OR LESS. | | | | | |

FILTREXX & JMD

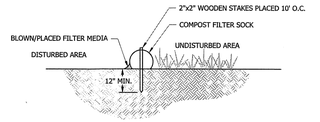
NOT TO SCALE

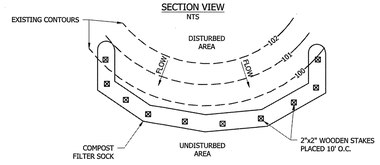
## 5 | COMPOST FILTER SOCK




### COMPOST FILTER SOCK IN PAVEMENT AREA*

* WHERE SOCKS ARE PLACED ON PAVED SURFACES, CONCRETE BLOCKS SHALL BE USED IMMEDIATELY DOWNSLOPE OF THE SOCKS (AT THE SAME INTERVALS RECOMMENDED FOR THE STAKES) TO HELP HOLD THE SOCK IN PLACE.




NTS

COMPOST SHOULD BE A WELL DECOMPOSED, WEED-FREE ORGANIC MATTER DERIVED FROM AGRICULTURE, FOOD, STUMP GRINDINGS, AND YARD OR WOOD/BARK ORGANIC MATTER SOURCES. THE COMPOST SHOULD BE AEROBICALLY COMPOSTED. THE COMPOST SHOULD POSSESS NO OBJECTIONABLE ODORS AND SHOULD BE REASONABLY FREE (<1% BY DRY WEIGHT) OF MAN-MADE FOREIGN MATTER. THE COMPOST PRODUCT SHOULD NOT RESEMBLE THE RAW MATERIAL FROM WHICH IT WAS DERIVED. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS ARE NOT ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX.

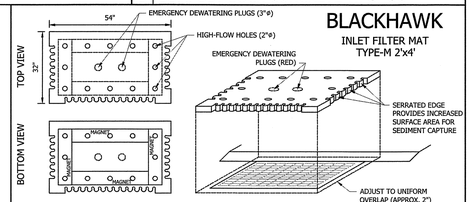
THE PHYSICAL PARAMETERS OF THE COMPOST SHOULD COMPLY WITH THE STANDARDS IN TABLE 4.2. THE STANDARDS CONTAINED IN THE PennDOT PUBLICATION 408 ARE AN ACCEPTABLE ALTERNATIVE.

TABLE 4.2 COMPOST STANDARDS

| | |
|---|---|
| ORGANIC MATTER CONTENT | 25% - 100% (DRY WEIGHT BASIS) |
| ORGANIC PORTION | FIBROUS AND ELONGATED |
| pH | 5.5 - 8.5 |
| MOISTURE CONTENT | 30% -60% |
| PARTICLE SIZE | 30% - 50% PASS THROUGH 3/8" SIEVE |
| SOLUBLE SALT CONCENTRATION | 5.0 dS/m (mmhos/cm) MAXIMUM |

FILTREXX

NOT TO SCALE




**BLACKHAWK**

**INLET FILTER MAT TYPE-M 2'x4'**

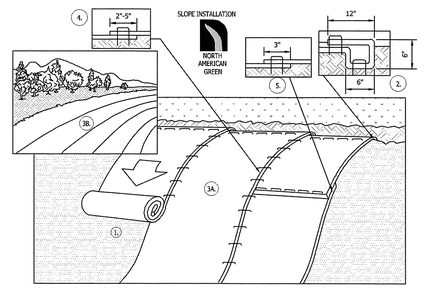
NOTES:

- PRIOR TO INSTALLATION, INLET GRATE SURFACE AND SURROUNDING AREA SHALL BE CLEANED AND CLEARED OF DEBRIS. INLET FILTER MAT SHALL BE INSTALLED WITH A MINIMUM 2" OVERLAP FROM EDGE OF GRATE TO EDGE OF MAT. ADJUST MAT BY HAND UNTIL PLACEMENT ALLOWS FOR OPTIMAL MAGNETIC ADHESION TO GRATE SURFACE.
- PRE-INSTALLED RED EMERGENCY DEWATERING PLUGS CAN BE REMOVED IN THE EVENT OF FLOODING TO ALLOW FOR RAPID DEWATERING. AFTER DEWATERING, THE INLET FILTER MAT SHALL BE LIFTED AND THOROUGHLY CLEANED OR REPLACED AND THE EMERGENCY DEWATERING PLUGS SHALL BE REINSTALLED. IF GRATE IS AT LOWEST POINT OF STREET, REMOVAL OF ONE PLUG WILL ALLOW FOR EXPEDITED DEWATERING AT ALL TIMES.
- INLET FILTER MATS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. AS NEEEDED, INLET FILTER MATS SHALL BE LIFTED AND RINSED OR REPLACED. WHEN FLOW CAPACITY HAS BEEN HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET OR THE INLET FILTER MAT BECOMES COMPRESSED DUE TO HEAVY TRAFFIC, REPLACEMENT IS REQUIRED.
- A SUPPLY OF SPARE INLET FILTER MATS SHALL BE MAINTAINED ON SITE. ALL NECESSARY REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE ACCUMULATED SEDIMENT AS WELL AS ALL USED MATS ACCORDING TO THE PLAN NOTES
- INLET FILTER MATS ARE MADE FROM A COMPOSTABLE COCONUT COIR. MAGNETS ARE RUBBER WITH FERROUS OXIDE SIZES OF GRATES CAN VARY. INLET FILTER MAT CAN BE CUSTOM FIT ACCORDING TO APPLICATION.

NOT TO SCALE

## 4 | BLACKHAWK INLET FILTER MAT (TYPE 'M')

| PLAN BOOK | PAGE |
|---|---|
| 429 | 48 |



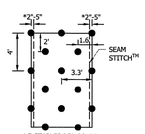

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.

2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.

3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.

4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" (5cm-12.5cm) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET. (FOR NA GREEN "S75" USE STAPLE PATTERN 'C'.)

5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30cm) APART ACROSS ENTIRE BLANKET WIDTH.

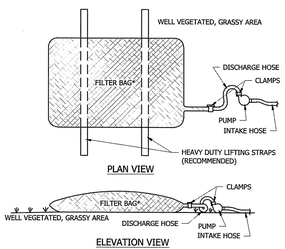



1.7 STAPLES PER SQ. YD.
(2.0 STAPLES PER SQ. M)
For blankets with the optional North American Green DOT System™ place staples/stakes through each of the GREEN colored dots.

STAPLE PATTERN 'C'

NOT TO SCALE

## 6 | EROSION CONTROL BLANKET (SLOPE)




LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

| PROPERTY | TEST METHOD | MINIMUM STANDARD |
|---|---|---|
| AVG. WIDE WIDTH STRENGTH | ASTM D4884 | 60 LB/IN |
| GRAB TENSILE | ASTM D4632 | 205 LB |
| PUNCTURE | ASTM D4833 | 110 LB |
| MULLEN BURST | ASTM D3786 | 350 PSI |
| UV RESISTANCE | ASTM D4355 | 70% |
| AOS % RETAINED | ASTM D4751 | 80 SIEVE |

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME ½ FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%. FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR ½ THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

NOT TO SCALE

## 7 | PUMPED WATER FILTER BAG

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 01 | 10/17/2024 | REVISED PER REVIEW COMMENTS | BJC |
| 02 | 02/12/2025 | REVISED PER REVIEW COMMENTS | BJC |

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
PAUL D'M CARTER
ENGINEER
No. PE075350

Electronically signed on 02-12-2025


PREPARED BY:
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OFFICE: COLUMBUS FIELD OFFICE
ADDRESS: 110 N. CARPENTER STREET, CHICAGO, IL 60607

# EROSION & SEDIMENTATION CONTROL DETAILS

DRAWN BY: BJC
DATE: DRAWN 02/28/2024
SITE IDENTIFICATION: 0372179-41358

SITE/PROJECT LOCATION:
1541 ROBERTS RUN DR, VALENCIA, PA 16059
ADAMS TOWNSHIP, BUTLER COUNTY
COMMONWEALTH OF PENNSYLVANIA

C-4A

# PHASING OF SITE DEVELOPMENT

CONSTRUCTION PHASING/SEQUENCE OF SITE DEVELOPMENT:

THE OVERALL SITE-WORK GENERALLY CONSISTS OF EARTHMOVING ACTIVITIES FOR APPROXIMATELY 1.53± ACRES OF DISTURBED AREA TO PERFORM THE PROPOSED GRADING AND CONSTRUCTION FOR THE PROJECT. IT IS PROPOSED TO APPROXIMATELY PROCEED WITH THE PROJECT IN THE FOLLOWING SEQUENCE:

1. STAKE OUT THE LIMIT OF DISTURBANCE FOR THE ACTIVE PORTION OF THE PROJECT.
2. INSTALL ALL COMPOST FILTER SOCKS (SILTSOXX™) PERIMETER PROTECTION AS SHOWN ON THE EROSION AND SEDIMENTATION CONTROL PLAN DRAWING.
3. CLEAR AREA FOR ROCK CONSTRUCTION ENTRANCE AND CONSTRUCT TEMPORARY ROCK CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN.
4. CLEAR AND GRUB WORK AREA WITHIN THE IDENTIFIED LIMITS OF DISTURBANCE.
5. PROCEED WITH DEMOLITION OF SITE IMPROVEMENTS NOT TO REMAIN FOR THE ACTIVE PORTION OF THE PROJECT.
6. STRIP AND STOCKPILE SPOIL MATERIAL IN LOCATION IDENTIFIED ON THE EROSION AND SEDIMENTATION CONTROL PLAN. PLACE PERIMETER PROTECTION ON DOWNSLOPE SIDE OF THE SPOIL STOCKPILE AND COMPLETE PLACEMENT OF COMPOST FILTER SOCKS (SILTSOXX™ PROTECTING THE STOCKPILE AREA IMMEDIATELY AFTER STOCKPILING MATERIAL. PROVIDE ANY ADDITIONAL EROSION AND SEDIMENTATION CONTROL AS NEEDED.
7. PROCEED WITH GRADING OPERATIONS. GRADED SLOPES SHOULD BE SEEDED AND MULCHED, AS SOON AS PRACTICAL, IN REGULAR, 10-FOOT VERTICAL INCREMENTS. CESSATION OF ACTIVITY FOR FOUR (4) DAYS OR LONGER REQUIRES STABILIZATION. IN NO CASE SHOULD AN AREA EXCEEDING 15,000 SF, WHICH IS TO BE STABILIZED BY VEGETATION, REACH FINAL GRADE WITHOUT BEING SEEDED AND MULCHED.
8. PLACE STONE SUBBASE FOR AREAS TO BE PAVED.
9. CONSTRUCT STORMWATER MANAGEMENT/CONVEYANCE SYSTEMS. LIMIT DAILY TRENCH EXCAVATION AND STORM LINE INSTALLATION TO THE LENGTH OF PIPE PLACEMENT, BEDDING, AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY (WEATHER PERMITTING). NOTE THAT ALL STORM LINES MUST BE INSTALLED FROM DOWNSTREAM TO UPSTREAM. IF REQUIRED, TRENCH PLUGS AS PER DETAIL ARE TO BE INSTALLED PER PADEP CHAPTER 102 REQUIREMENTS. IMPORTANT: STORMWATER RUNOFF IS NOT TO BE DIRECTED TO UNPROTECTED STORMWATER MANAGEMENT/CONVEYANCE SYSTEMS UNTIL THE SITE IS AT FINAL GRADE AND STABILIZED.
10. PLACE INLET PROTECTION ON ALL INSTALLED ONSITE INLETS WITHIN THE WORK LIMITS. IMPORTANT: STORMWATER RUNOFF IS NOT TO BE DIRECTED TO UNPROTECTED STORMWATER MANAGEMENT/CONVEYANCE SYSTEMS UNTIL THE SITE IS AT FINAL GRADE AND STABILIZED.
11. BRING SITE TO FINAL GRADE AND PAVE ALL PARKING AREAS AND ACCESS DRIVES RECEIVING INITIAL PAVING. ALL REMAINING AREAS SHALL RECEIVE TEMPORARY OR PERMANENT SEEDING OR LANDSCAPING IMPROVEMENTS.
12. UTILITIES SERVICING THE SITE THAT ARE WITHIN THE DEVELOPMENT AREA CAN BE CONSTRUCTED WITHIN THE LOCATION THEY ARE TO BE INSTALLED.
13. STRUCTURAL AND BUILDING CONSTRUCTION MAY COMMENCE AFTER AREAS REACH FINAL GRADE ELEVATION.
14. BRING THE SITE TO FINAL GRADE AND PAVE REMAINING PARKING AREAS AND ACCESS DRIVES. ALL REMAINING AREAS THAT WILL NOT RECEIVE LANDSCAPING IMPROVEMENTS SHALL RECEIVE PERMANENT SEEDING AND ALL SEEDED AREAS ARE TO BE MULCHED.
15. AFTER MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER STABILIZATION IS ACHIEVED, TEMPORARY EROSION AND SEDIMENTATION CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING THE REMOVAL OF THE CONTROLS MUST BE IMMEDIATELY STABILIZED. FINAL STABILIZATION IS DEFINED AS THE ACHIEVEMENT OF A MINIMUM 70% VEGETATIVE COVER OF EROSION RESISTANT PERENNIAL SPECIES ON ALL CONTRIBUTORY DRAINAGE AREAS. ELEVATION.

STANDARD E&S PLAN NOTES:

1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
2. 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 LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
3. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
4. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
5. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
6. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPs SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
7. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
8. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAP(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
9. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
10. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET. SEQ., 271.1, AND 287.1 ET SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
11. ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
12. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
13. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
14. VEHICLES AND EQUIPMENT MAY NEITHER ENTER DIRECTLY NOR EXIT DIRECTLY FROM LOTS N/A ONTO N/A.
15. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
16. A LOG SHOWING DATES THAT E&S BMPs WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION. THE INSPECTIONS AND MAINTENANCE DATA SHALL BE LOGGED ONTO THE DEPARTMENT FORM 3150-FM-BWEW0083 (MOST CURRENT VERSION TO BE USED).
17. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
18. ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
19. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES - 6 TO 12 INCHES ON COMPACTED SOILS - PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM OF 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
20. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES, AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
21. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
22. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
23. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
24. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
25. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
26. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
27. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
28. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
29. E&S BMPs SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
30. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPs.
31. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPs SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
32. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.
33. FAILURE TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPs MAY RESULT IN ADMINISTRATIVE, CIVIL, AND OR/CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO $10,000 PER DAY IN CIVIL PENALTIES, UP TO $10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO $25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.

ADDITIONAL NOTES:

1. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATERS OR GROUNDWATER SYSTEMS.

# GENERAL SEEDING SPECIFICATIONS

THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION RECOMMENDS USING THE PENN STATE "EROSION CONTROL AND CONSERVATION PLANTINGS ON NONCROPLAND" MANUAL AS A REFERENCE FOR SELECTION OF SPECIES, SEED SPECIFICATIONS, MIXTURES, LIMING AND FERTILIZING, TIME OF SEEDING, AND SEEDING METHODS. SPECIFICATIONS FOR THESE ITEMS MAY ALSO BE OBTAINED FROM THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408, SECTION 804 OR BY CONTACTING THE APPLICABLE COUNTY CONSERVATION DISTRICT.

VEGETATED AREAS WILL BE CONSIDERED PERMANENTLY STABILIZED WHEN A UNIFORM 70% VEGETATIVE COVER OF EROSION RESISTANT PERENNIAL SPECIES IS ACHIEVED, OR THE DISTURBED AREA IS COVERED WITH AN ACCEPTABLE BEST MANAGEMENT PRACTICE "BMP") WHICH PERMANENTLY MINIMIZES ACCELERATED EROSION AND SEDIMENTATION. UNTIL SUCH TIME AS THIS STANDARD IS ACHIEVED, INTERIM STABILIZATION MEASURES AND TEMPORARY EROSION AND SEDIMENT CONTROL BMPs THAT ARE USED TO TREAT PROJECT RUNOFF MAY NOT BE REMOVED.

# TEMPORARY SEEDING SPECIFICATIONS

PRELIMINARY PREPARATION: ALL AREAS THAT WILL BE SEEDED MUST BE LOOSENED USING MECHANICAL MEANS. SOIL MUST BE LOOSENED TO A DEPTH OF AT LEAST TWO-INCHES.

LIME AND FERTILIZER: APPLY 1 TON OF AGRICULTURAL GRADE LIMESTONE PER ACRE AND FERTILIZER AS INDICATED BY THE SOIL TEST. IN THE ABSENCE OF A SOIL TEST, APPLY AGRICULTURAL GRADE LIMESTONE AT A RATE OF 1 TON PER ACRE, AND APPLY FERTILIZER AT 500 POUNDS OF 10-10-10 FERTILIZER PER ACRE (E.G., 166.67 POUNDS NITROGEN (N), 166.67 POUNDS PHOSPHOROUS ($P_2O_5$), AND 166.67 POUNDS POTASSIUM ($K_2O$) PER ACRE. WORK LIME AND FERTILIZER INTO SOIL WHERE POSSIBLE. LIME AND FERTILIZER DATA WAS OBTAINED FROM THE PADEP EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE (BMP) MANUAL, TABLE 11.2.

SEED: ALL SEED MUST BEAR A GUARANTEED STATEMENT OF ANALYSIS AND MUST BE PROPORTIONED BY WEIGHT WITH THE MINIMUM PURITY, READY GERMINATION, AND TOTAL GERMINATION OUTLINED BELOW. SEED DATA WAS OBTAINED FROM THE PADEP EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE (BMP) MANUAL, TABLES 11.3 AND 11.4.

| SPECIES | PURITY (%) | READY GERMINATION (%) | TOTAL GERMINATION (%) | PURE LIVE SEED[1] SEEDING RATE (LBS/ACRE) |
|---|---|---|---|---|
| SPRING-SUMMER | | | | |
| SPRING OATS, OR | 98 | 85 | 85 | 64 |
| ANNUAL RYEGRASS | 95 | 85 | 85 | 10 |
| SUMMER-FALL | | | | |
| ANNUAL RYEGRASS, OR | 95 | 85 | 85 | 10 |
| WINTER RYE, OR | 98 | 85 | 85 | 56 |
| WINTER WHEAT | 98 | 85 | 85 | 90 |

1- PURE LIVE SEED (PLS) IS THE PRODUCT OF THE PERCENTAGE OF PURE SEED TIMES PERCENTAGE GERMINATION DIVIDED BY 100. FOR EXAMPLE, TO SECURE THE ACTUAL PLANTING RATE FOR ANNUAL RYEGRASS, DIVIDE THE PLS SEEDING RATE OF 10 LBS/ACRE BY THE PLS AS SHOWN ON THE SEED TAG. THUS, IF THE PLS CONTENT OF A GIVEN SEEDLOT IS 60%, DIVIDE 10 PLS (LBS/ACRE) BY 0.60 TO OBTAIN 16.7 LBS OF SEED REQUIRED TO PLANT ONE ACRE. ALL MIXTURES IN THIS TABLE ARE SHOWN IN TERMS OF PLS, LBS/ACRE.

MULCH: ALL SEEDED AREAS MUST BE IMMEDIATELY MULCHED TO PROMOTE ADEQUATE VEGETATIVE COVER. USE CLEAN OAT OR WHEAT STRAW, FREE OF WEEDS, NOT CHOPPED OR FINELY BROKEN. THE STRAW MUST BE FREE FROM MATURE SEED-BEARING STALKS OR ROOTS OF PROHIBITED OR NOXIOUS WEEDS AS DEFINED BY THE PENNSYLVANIA SEED ACT OF 1947.

APPLY MULCH AT A RATE OF 3 TONS PER ACRE (I.E., 140 POUNDS PER 1,000 SQUARE FEET OR 1,240 POUNDS PER 1,000 SQUARE YARDS). THE MULCH MUST BE ANCHORED IMMEDIATELY AFTER APPLICATION. A TRACTOR-DRAWN IMPLEMENT MAY BE USED TO ANCHOR THE MULCH INTO THE SOIL. THIS METHOD IS LIMITED TO SLOPES SHALLOWER THAN OR EQUAL TO 3:1 AND THE EQUIPMENT MUST BE OPERATED ON THE CONTOUR.

# PERMANENT SEEDING SPECIFICATIONS

PRELIMINARY PREPARATION: GRADE AS NECESSARY TO BRING SUBGRADE TO A TRUE, SMOOTH SLOPE PARALLEL TO AND SIX INCHES BELOW FINISH GRADE (I.E., 8 INCHES FOR BASIN EMBANKMENTS WHEN APPLICABLE). PLACE TOPSOIL OVER SPECIFIED AREAS. TOPSOIL SHOULD BE AT A GREATER THICKNESS (I.E., GENERALLY 6 TO 8 INCHES) THAN THE FINISHED GRADE TO ALLOW FOR SETTLEMENT AND LIGHT ROLLING. THE FINAL COVER MUST CONFORM TO THE PROPOSED LINES, GRADES AND ELEVATIONS.

LIME AND FERTILIZER: APPLY AGRICULTURAL-GRADE LIMESTONE AND FERTILIZER AS PER THE RECOMMENDATIONS INDICATED BY THE SOIL TEST. IN THE ABSENCE OF A SOIL TEST, APPLY AGRICULTURAL GRADE LIMESTONE AT A RATE OF 6 TONS PER ACRE, AND APPLY 1,000 POUNDS OF 10-20-20 FERTILIZER (E.G., 200 POUNDS NITROGEN (N), 400 POUNDS PHOSPHORUS ($P_2O_5$), AND 400 POUNDS POTASSIUM ($K_2O$) PER ACRE.) WORK LIME AND FERTILIZER INTO SOIL WHERE POSSIBLE. LIME AND FERTILIZER DATA WAS OBTAINED FROM THE PADEP EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE (BMP) MANUAL, TABLE 11.2. NOTE: A COMPOST BLANKET WHICH MEETS THE STANDARDS OF CHAPTER 11 OF THE *PADEP EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL MARCH 2012* (BMP MANUAL) MAY BE SUBSTITUTED FOR THE SOIL AMENDMENTS SHOWN IN TABLE 11.2.

THE FERTILIZER AND LIMESTONE MUST BE THOROUGHLY INCORPORATED INTO THE SOIL BY MECHANICAL MEANS (E.G., ROTOTILLING) TO A MINIMUM DEPTH OF 4 INCHES.

THE ENTIRE SURFACE MUST THEN BE REGRADED AND ROLLED. ALL AREAS THAT WILL BE SEEDED MUST BE LOOSENED USING MECHANICAL MEANS. SOIL MUST BE LOOSENED TO A DEPTH OF AT LEAST TWO INCHES.

SEED: SEEDING MUST BE CONDUCTED AS TWO SEPARATE OPERATIONS. THE FIRST SEEDING OPERATION MUST BE COMPLETED PRIOR TO STARTING THE SECOND SEEDING OPERATION. THE SECOND SEEDING MUST BE CONDUCTED IMMEDIATELY AFTER THE FIRST SEEDING AND AT RIGHT ANGLES TO THE FIRST SEEDING. THE SEEDS MUST BE LIGHTLY RAKED INTO THE SOIL.

ALL SEED MUST BEAR A GUARANTEED STATEMENT OF ANALYSIS AND MUST BE 100% PROPORTION BY WEIGHT WITH THE MINIMUM PURITY, READY GERMINATION, AND TOTAL GERMINATION OUTLINED BELOW. SEED DATA WAS OBTAINED FROM THE PADEP EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE (BMP) MANUAL, TABLES 11.3 AND 11.4.

| SPECIES | PURITY (%) | READY GERMINATION (%) | TOTAL GERMINATION (%) | PURE LIVE SEED[1] SEEDING RATE (LBS/ACRE) |
|---|---|---|---|---|
| SPRING-SUMMER | | | | |
| REDTOP | 92 | 80 | 80 | 3 |
| TALL RYEGRASS[2] | 95 | 80 | 80 | 60 |
| ANNUAL RYEGRASS | 95 | 85 | 85 | 10 |
| SUMMER-FALL | | | | |
| REDTOP | 92 | 80 | 80 | 3 |
| TALL FESCUE[2] | 95 | 80 | 80 | 60 |
| WINTER RYE | 98 | 85 | 85 | 56 |

1- PURE LIVE SEED (PLS) IS THE PRODUCT OF THE PERCENTAGE OF PURE SEED TIMES PERCENTAGE GERMINATION DIVIDED BY 100. FOR EXAMPLE, TO SECURE THE ACTUAL PLANTING RATE FOR REDTOP, DIVIDE THE PLS SEEDING RATE OF 3 LBS/ACRE BY THE PLS SHOWN ON THE SEED TAG. THUS, IF THE PLS CONTENT OF A GIVEN SEEDLOT IS 60%, DIVIDE 3 PLS BY 0.60 TO OBTAIN 5.0 LBS OF SEED REQUIRED TO PLANT ONE ACRE. ALL MIXTURES IN THIS TABLE ARE SHOWN IN TERMS OF PLS, LBS/ACRE.

2- USE KENTUCKY 31 TALL FESCUE FOR LOW MAINTENANCE SITES OR TURF-TYPE TALL FESCUE FOR HIGH MAINTENANCE SITES.

MULCH: ALL SEEDED AREAS MUST BE IMMEDIATELY MULCHED TO PROMOTE ADEQUATE VEGETATIVE COVER. USE CLEAN OAT OR WHEAT STRAW, FREE OF WEEDS, NOT CHOPPED OR FINELY BROKEN. THE STRAW MUST BE FREE FROM MATURE SEED-BEARING STALKS OR ROOTS OF PROHIBITED OR NOXIOUS WEEDS AS DEFINED BY THE PENNSYLVANIA SEED ACT OF 1947.

APPLY MULCH AT A RATE OF 3 TONS PER ACRE (I.E., 140 POUNDS PER 1,000 SQUARE FEET OR 1,240 POUNDS PER 1,000 SQUARE YARDS). THE MULCH MUST BE ANCHORED IMMEDIATELY AFTER APPLICATION. A TRACTOR-DRAWN IMPLEMENT MAY BE USED TO ANCHOR THE MULCH INTO THE SOIL. THIS METHOD IS LIMITED TO SLOPES SHALLOWER THAN OR EQUAL TO 3:1 AND THE EQUIPMENT MUST BE OPERATED ON THE CONTOUR.

# STEEP SLOPE SEEDING SPECIFICATIONS

STEEP SLOPE SEEDING MIXTURE (FOR USE ON GRADES AT 3:1 OR GREATER SLOPES): ALL SLOPES GREATER THAN 3:1 SHALL BE COVERED WITH AN EROSION CONTROL BLANKET IN ADDITION TO RECEIVING A GRASS SEEDING MIXTURE.

WHEN CONDITIONS PERMIT, THE FOLLOWING SEEDING MIXTURE CAN BE UTILIZED ON STEEP SLOPES. SEED DATA WAS OBTAINED FROM THE PADEP EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE (BMP) MANUAL, TABLES 11.4 AND 11.5.

| SPECIES | PURITY (%) | READY GERMINATION (%) | TOTAL GERMINATION (%) | PURE LIVE SEED[1] SEEDING RATE (LBS/ACRE) |
|---|---|---|---|---|
| ANNUAL RYEGRASS | 95 | 85 | 85 | 10 |
| BIRDSFOOT TREFOIL | 98 | 60 | 80 | 6 |
| TALL FECUE | 95 | 80 | 80 | 30 |

1- PURE LIVE SEED (PLS) IS THE PRODUCT OF THE PERCENTAGE OF PURE SEED TIMES PERCENTAGE GERMINATION DIVIDED BY 100. FOR EXAMPLE, TO SECURE THE ACTUAL PLANTING RATE FOR ANNUAL RYEGRASS, DIVIDE THE PLS SEEDING RATE OF 10 LBS/ACRE BY THE PLS AS SHOWN ON THE SEED TAG. THUS, IF THE PLS CONTENT OF A GIVEN SEEDLOT IS 60%, DIVIDE 10 PLS (LBS/ACRE) BY 0.60 TO OBTAIN 16.7 LBS OF SEED REQUIRED TO PLANT ONE ACRE. ALL MIXTURES IN THIS TABLE ARE SHOWN IN TERMS OF PLS, LBS/ACRE.

# MAINTENANCE PROGRAM

MAINTENANCE OF TEMPORARY CONTROLS:
MAINTAIN TEMPORARY CONTROL MEASURES THROUGHOUT THE PROJECT PERIOD AS OUTLINED IN THE "MAINTENANCE SCHEDULE" SHOWN ON THE EROSION AND SEDIMENTATION CONTROL PLANS AND NARRATIVE.

IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO PERFORM INSPECTIONS OF ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES TO ENSURE THAT THEY ARE WORKING PROPERLY. THESE INSPECTIONS MUST BE CONDUCTED WEEKLY, AND DURING OR IMMEDIATELY AFTER EVERY RUNOFF EVENT. INSPECTIONS WILL BE LOGGED ONTO DEPARTMENT FORM 3150-FMBWEW0083 (MOST RECENT VERSION) AND WILL BE KEPT ON SITE AT ALL TIMES. THE INSPECTION WILL INCLUDE, BUT NOT BE LIMITED TO:

1) INSPECT ALL CONTROLS (INCLUDING COMPOST FILTER SOCKS) AND REPAIR OR REPLACE AS NEEDED.
2) INSPECT ALL SLOPES FOR SIGNS OF EROSION AND/OR SEDIMENTATION, AND REPAIR AS NEEDED.
3) INSPECTION OF ALL SEEDED AREAS FOR SIGNS OF EROSION.
4) INSPECTION OF ALL INLET PROTECTION UNTIL THE CONTRIBUTORY DRAINAGE AREA TO THE CORRESPONDING INLET IS STABILIZED.
5) THE CLEANING AND REPAIR OF THE ROCK CONSTRUCTION ENTRANCE.

REPAIRS AND MAINTENANCE FOR ANY EROSION AND SEDIMENTATION CONTROL DEVICES MUST BE PERFORMED AS SOON AS THE OPERATIONS CAN BE SAFELY AND PRACTICALLY CARRIED OUT.

AN ADEQUATE SUPPLY OF ADDITIONAL EROSION/SEDIMENTATION CONTROL MATERIALS (E.G., STRAW BALES, EROSION NETTING, PLASTIC COVERING, WIRE MESH, SAND AND BURLAP, SANDBAGS, ROCKS AND GRAVEL) MUST BE STOCKPILED ON-SITE. THESE SUPPLIES MUST BE USED FOR EMERGENCY REPAIRS TO/OR REPAIRS OF EXISTING SOIL EROSION AND SEDIMENTATION CONTROLS.

MAINTENANCE OF PERMANENT CONTROLS:
THE OWNER/DEVELOPER WILL MAINTAIN PERMANENT CONTROL FACILITIES.

CLEANING FREQUENCY AND ULTIMATE DISPOSAL OF WASTE:
CLEANING FREQUENCIES ARE SPECIFIED WITHIN THE MAINTENANCE SCHEDULE. SILT AND SEDIMENT REMOVED FROM ALL CONTROL MEASURES SHOULD BE MIXED WITH SOIL DURING EARTHWORK AND PROPERLY DISPOSED OF ON-SITE.

# ON-SITE SEDIMENT CONTROL PLAN MAINTENANCE SCHEDULE

| CONTROL MEASURE | INSPECT | PROBLEMS | POSSIBLE REMEDIES (TO BE PERFORMED WITHIN 24 HOURS OR AS SOON AS SAFELY PRACTICAL.) |
|---|---|---|---|
| VEGETATION | ONCE A WEEK AND AFTER EVERY RUNOFF EVENT | SEDIMENT AT TOE OF SLOPE

## LANDSCAPE REQUIREMENTS

| BUFFER YARD DESCRIPTION | MINIMUM STANDARD | REQUIRED | PROPOSED |
|---|---|---|---|
| SECTION 192-53.D: BUFFER YARD 'F' | 25' WIDTH (MIN.) BUFFER | 37' (AVERAGE) WIDTH BUFFER | S.R. 228 - BUFFER 'F' |
| (S.R. 228 - NORTH) | 272.69 LF FRONTAGE= | 0.8 - MULTIPLIER | 0.8 - MULTIPLIER |
| PROVIDE FIVE (5) CANOPY TREES, SIX (6) UNDERSTORY TREES, THIRTY (30) SHRUBS, AND TWELEVE (12) EVERGREEN TREES FOR EVERY 100 LF OF FRONTAGE | 13.6 CANOPY TREES<br>16.4 UNDERSTORY TREES<br>81.8 SHRUBS<br>32.7 EVERGREEN TREES | 10.9 CANOPY TREES<br>13.6 UNDERSTORY TREES<br>65.4 SHRUBS<br>27.3 EVERGREEN TREES | 10 CANOPY TREES<br>6 UNDERSTORY TREES<br>66 SHRUBS<br>12 EVERGREEN TREES |
| SECTION 192-53.D: BUFFER YARD 'G' | | 15' WIDTH BUFFER 'G' (E/S/W/) | 15' WIDTH BUFFER 'G' (E/S/W/) |
| (EAST / SOUTH / WEST) | | 689.03 LF OF FRONTAGE = | 689.03 LF OF FRONTAGE = |
| PROVIDE THREE (3) CANOPY TREES, SIX (6) UNDERSTORY TREES, TWENETY (20) SHRUBS, AND SIX (6) EVERGREEN TREES FOR EVERY 100 LF OF FRONTAGE | | 20.7 CANOPY TREES<br>41.4 UNDERSTORY TREES<br>137.8 SHRUBS<br>41.4 EVERGREEN TREES | 16 CANOPY TREES<br>16 UNDERSTORY TREES<br>138 SHRUBS<br>19 EVERGREEN TREES |
| SECTION 192-53.J: INTERIOR LANDSCAPING | | | |
| PROVIDE ONE (1) SHADE TREE FOR EVERY 1,000 SF OF GFA | | 3,693 SF OF GFA =<br>3.7 SHADE TREES | 4 SHADE TREES |
| SECTION 192-53.K(1): INTERIOR PARKING LOT | | | |
| PROVIDE ONE (1) TREE FOR EVERY TEN (10) PARKING SPACES | | 39 PARKING SPACES =<br>3.9 TREES | 4 TREES |
| PERIMETER PARKING LOT LANDSCAPING: | | | |
| PROVIDE ONE (1) CANOPY TREE EVERY 30 FT WITH 30" HIGH CONTINIOUS EVERGREEN SHUBBERY IN BETWEEN AT PERIMETER PARKING AREAS | | YES | YES |

## PLANT SCHEDULE

TREES - DECIDUOUS

| QTY. | SYMBOL | ID | BOTANICAL NAME | COMMON NAME | SIZE | SPACING | HEIGHT | ROOT TYPE | MATURE SIZE | COMMENTS |
|---|---|---|---|---|---|---|---|---|---|---|
| 7 | | SH | GLEDITSIA TRICANTHOS var. INERMIS 'SUNCOLE' | SUNBURST' HONEYLOCUST | 2.5 IN. DIA. | AS SHOWN | 8 FT. (MIN.) | B&B | 30' WIDE 35' HIGH | CANOPY TREE |
| 13 | | FS | LIQUIDAMBAR STYRACIFLUA 'FESTIVAL' | FESTIVAL SWEETGUM | 2.5 IN. DIA. | AS SHOWN | 8 FT. (MIN.) | B&B | 15' WIDE 40' HIGH | CANOPY TREE |
| 8 | | BM | ACER RUBRUM 'BRANDYWINE' | BRANDYWINE' MAPLE | 2.5 IN. DIA. | AS SHOWN | 8 FT. (MIN.) | B&B | 30' WIDE 40' HIGH | CANOPY TREE |
| 7 | | ER | CERCIS CANADENSIS | EASTERN REDBUD | 1.5 IN. DIA. | AS SHOWN | 8 FT. (MIN.) | B&B | 15' WIDE 25' HIGH | UNDERSTORY TREE |
| 15 | | SS | AMELANCHIER CANADENSIS | SHADBLOW SERVICEBERRY | 1.5 IN. DIA. | AS SHOWN | 8 FT. (MIN.) | B&B | 12' WIDE 15' HIGH | UNDERSTORY TREE |

TREES - EVERGREEN

| QTY. | SYMBOL | ID | BOTANICAL NAME | COMMON NAME | SIZE | SPACING | HEIGHT | ROOT TYPE | MATURE SIZE | COMMENTS |
|---|---|---|---|---|---|---|---|---|---|---|
| 11 | | PO | PICEA OMORIKA | SERBIAN SPRUCE TREE | – | AS SHOWN | 4 FT. (MIN.) | B&B | 15' WIDE 30' HIGH | EVERGREEN TREE |
| 19 | | GA | THUJA PLICATA 'GREEN GIANT' | GREEN GIANT ARBORVITAE | – | AS SHOWN | 4 FT. (MIN.) | #5 CONT. | 12' WIDE 15' HIGH | EVERGREEN TREE/ SCREEN |

SHRUBS - DECIDUOUS

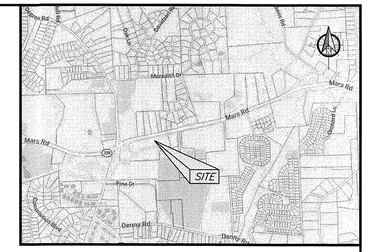
| QTY. | SYMBOL | ID | BOTANICAL NAME | COMMON NAME | SIZE | SPACING | HEIGHT | ROOT TYPE | MATURE SIZE | COMMENTS |
|---|---|---|---|---|---|---|---|---|---|---|
| 18 | | GF | FORSYTHIA 'COURTANEUR' | GOLD CLUSTER FORSYTHIA | – | AS SHOWN | 24 IN. (MIN.) | #3 CONT. | 8' WIDE 8' HIGH | NATIVE / SEASONAL COLOR |
| 6 | | RD | CORNUS SERICEA 'BAILEYI' | BAILEY RED TWIGGED DOGWOOD | – | AS SHOWN | 24 IN. (MIN.) | #3 CONT. | 10' WIDE 8' HIGH | NATIVE / SEASONAL COLOR |

SHRUBS - EVERGREEN

| QTY. | SYMBOL | ID | BOTANICAL NAME | COMMON NAME | SIZE | SPACING | HEIGHT | ROOT TYPE | MATURE SIZE | COMMENTS |
|---|---|---|---|---|---|---|---|---|---|---|
| 18 | | CR | RHODODENDRON CATAWBIENSE 'ALBUM' | WHITE CATAWBA RHODODENDRON | – | AS SHOWN | 24 IN. (MIN.) | #3 CONT. | 6' WIDE 6' HIGH | SCREEN / HEDGE |
| 129 | | DH | ILEX GLABRA 'DENSA' | DENSA' INKBERRY HOLLY | – | AS SHOWN | 24 IN. (MIN.) | #3 CONT. | 5' WIDE 5' HIGH | SCREEN / HEDGE |
| 57 | | GH | ILEX GLABRA 'SMNIGAB17' | GEM BOX' INKBERRY HOLLY | – | AS SHOWN | 24 IN. (MIN.) | #2 CONT. | 3' WIDE 3' HIGH | LOW PLANTING |

## GENERAL NOTES

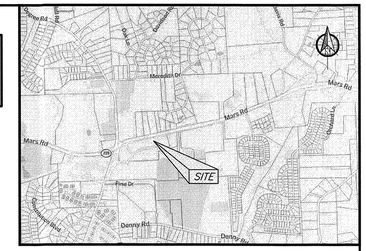
1. ALL LANDSCAPE AREAS TO BE GRASS COMMON TO REGION EXCEPT WHERE OTHER PLANT MATERIAL IS INDICATED.
2. ALL TREES AND SHRUBS TO BE PLANTED IN MULCH BEDS WITH EDGE STRIPS TO SEPARATE TURF GRASS AREAS.
3. PLANTING BEDS INDICATED AS RIVER ROCK TO BE 1" TO 2" RIVER ROCK OR STONE WITH FILTER FABRIC - 2" MIN. DEPTH. INSTALL EDGING STRIPS TO SEPARATE FROM GRASS/MULCH AREAS.
4. FOR ANY LANDSCAPE AREA SO DESIGNATED TO REMAIN WHETHER ON OR OFF SITE, REMOVE WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC., THEN SCARIFY AREA, RESEED, AND FERTILIZE. R.O.W. CURB AND GUTTERS ARE TO BE CLEANED OF DEBRIS.
5. FINISHED GRADES IN LANDSCAPE ISLANDS SHALL BE INSTALLED SO THAT THEY ARE 1" LOWER THAN THE TOP OF THE SURROUNDING CURB.
6. PROVIDE A WEED MAT FOR ALL PLANTING AREAS.
7. FOR ANY TREE LOCATED NEAR A DRIVEWAY/DRIVE AISLE, PRUNE LOWER BRANCHES TO PROVIDE A MINIMUM 6'-0" HIGH CLEAR SIGHT LINE FROM GRADE.
8. CONTRACTOR RESPONSIBLE TO FURNISH AND INSTALL TOPSOIL AS REQUIRED FOR NEW PLANTING AREAS, PER McDONALD'S SPECIFICATIONS.


SITE
Mars Rd
Marwood Dr
Pine Dr
Danny Rd
Old Mars Rd
Mars Rd
Mars Rd

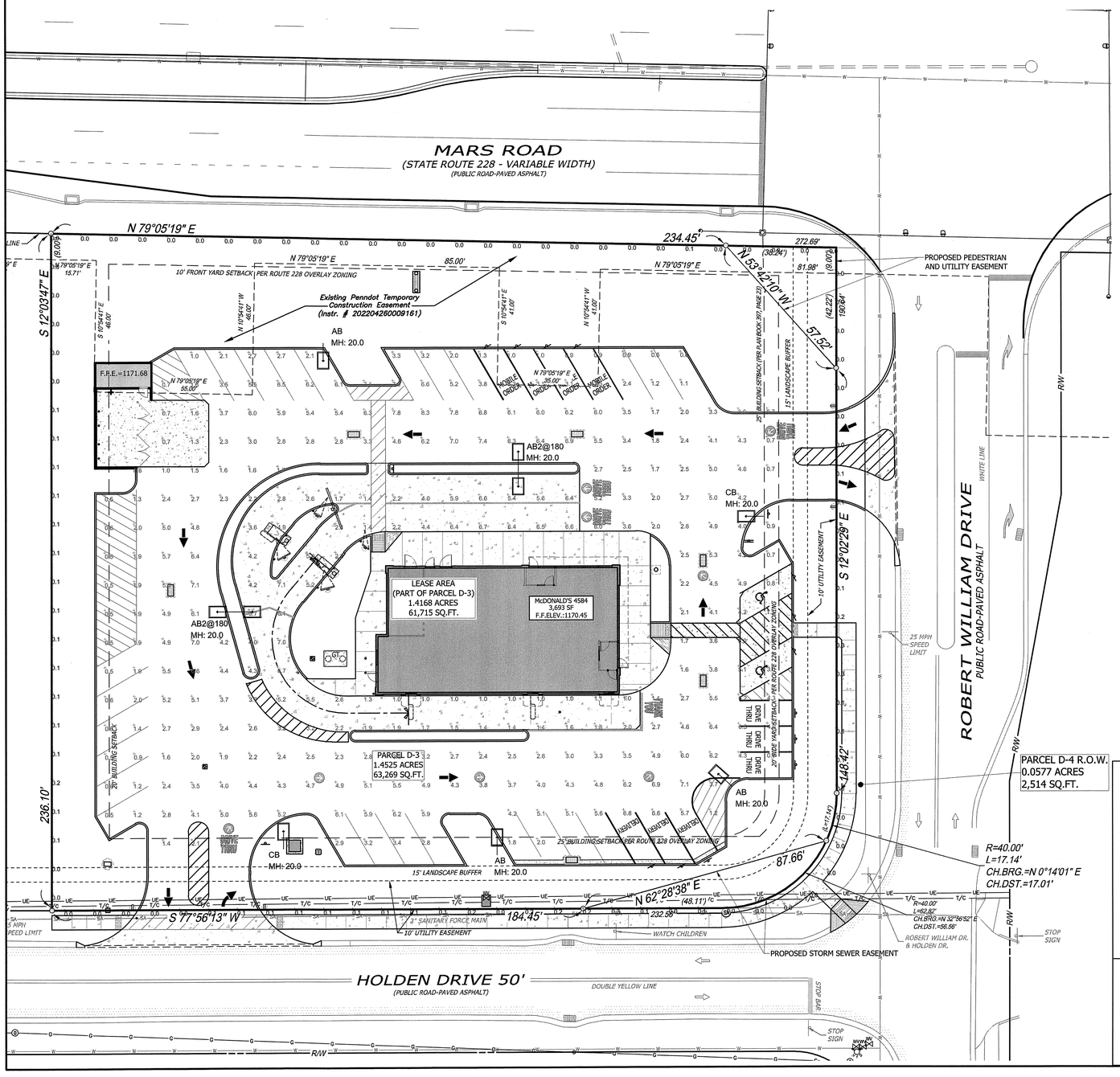
| Calculation Summary | | | | | | | |
|---|---|---|---|---|---|---|---|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| PAVED SURFACE READINGS | Illuminance | Fc | 3.46 | 8.3 | 0.5 | 6.92 | 16.60 |
| Property Line | Illuminance | Fc | 0.06 | 0.3 | 0.0 | N.A. | N.A. |

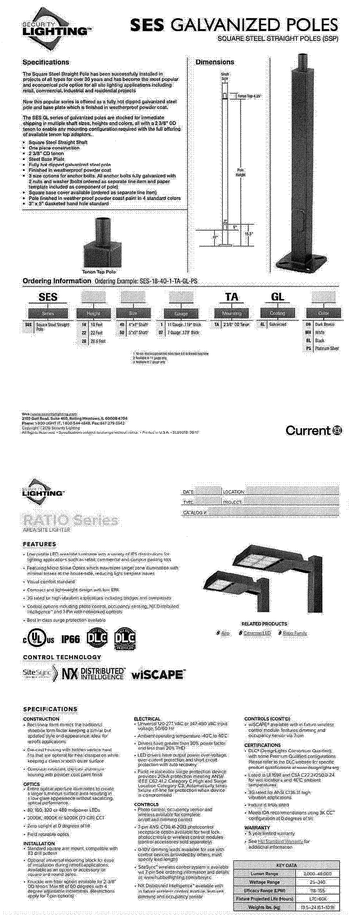
| Luminaire Schedule | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Symbol | Qty | Label | Arrangement | LLF | Description | Lum. Watts | EPA | Mtg Height | Pole Type |
| | 2 | CB | Single | 0.900 | RAR-2-320L-165-5K7-2-BC | 145 | 0.607 | 20 | SES-17-40-1-TA-GL-xx (4") |
| | 3 | AB | SINGLE | 0.900 | RAR-2-480L-240-5K7-4W-BC | 226.9 | 1.214 | 20 | SES-17-40-1-TA-GL-xx (4") |
| | 2 | AB2@180 | BACK-BACK | 0.900 | RAR-2-480L-240-5K7-4W-BC | 226.9 | 0.607 | 20 | SES-17-40-1-TA-GL-xx (4") |

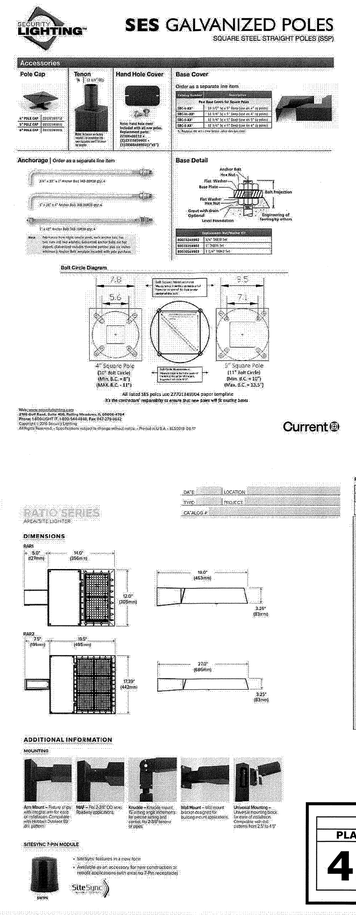
PHOTOMETRICS PROVIDED BY SECURITY LIGHTING BASED ON POLE LOCATIONS PROVIDED BY McDONALD'S. CHANGES TO POLE LOCATION, FIXTURES AND WATTAGE WILL AFFECT FINAL RESULTS.




SITE LOCATION MAP
SCALE: 1" = 2,000'










| PLAN BOOK | PAGE |
|---|---|
| 429 | 51 |

1. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS TO SECURITY LIGHTING SYSTEMS. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.
2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.
3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.
4. THIS LAYOUT MAY NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS. IF THIS LAYOUT NEEDS TO E COMPLIANT WITH TITLE 24 OR OTHER ENERGY REQUIREMENTS, PLEASE CONSULT FACTORY WITH SPECIFIC DETAILS REGARDING PROJECT REQUIREMENTS SO THAT REVISIONS MAY BE MADE TO THE DRAWING.
5. THIS DRAWING MEETS OR EXCEEDS McDONALD'S CURRENT ILLUMINATION SPECIFICATIONS OF A 3-4 FOOTCANDLE AVERAGE, UNLESS SUPERCEDED BY OTHER REQUIREMENTS.

NOTES:

1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.
2. DISTANCE BETWEEN READINGS 10'

POLE FIXTURE ARE FULL CUTOFF
TILT = 0

CALCULATION GRIDS ARE AT GRADE

POLE LIGHT MOUNTING HEIGHT - 20 FT.
(17 FT POLE + 3 FT BASE)

PROJECT WIND LOAD CRITERIA BASED ON:
ASCE 7-10 WIND SPEEDS
(3-SEC PEAK GUST MPH)
50 YEAR MEAN RECURRENCE INTERVAL
ALLOWED EPA 13.6 @ WIND LOAD 90 MPH

SECURITY LIGHTING™
8100 Golf Road, Suite 460, Rolling Meadows, IL 60008
1-800-544-4848

| DATE | DRAWING NUMBER |
|---|---|
| 04/03/2024 | A240649A. AGI |

POINT-BY-POINT FOOTCANDLE PLOT FOR
McDONALDS
447A MARS RD.
MARS, PA 16059

REGIONAL DRAWING #37-2179

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES

| SCALE | NATIONAL STORE NUMBER |
|---|---|
| 1" = 20' 0" | 41358 |
| DRAWN BY VH | |

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 01 | 10/17/2024 | REVISED PER REVIEW COMMENTS | BJC |
| 02 | 02/12/2025 | REVISED PER REVIEW COMMENTS | BJC |

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER PAUL D'MCCARTHY PE084350
Electronically signed on 02-12-2025

PREPARED BY:
MDM
SURVEYORS & ENGINEERS, LLC
Surveyors • Engineers • Site Planners
376 Northgate Drive
Warrendale, PA 15086
Ph: (724) 934-2811 Fax: (724) 934-2811
mdmcadd@mdmllc.com
www.mdmllc.com


McDonald's
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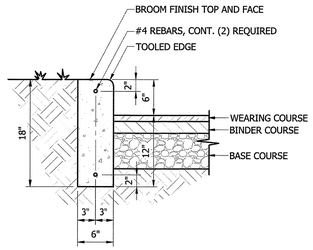
OFFICE 110 N. CARPENTER STREET, CHICAGO, IL 60607
ADDRESS COLUMBUS FIELD OFFICE

PHOTOMETRIC LIGHTING PLAN

RESTAURANT LOCATION
1301 ROBERT WILLIAM DR, VALENCIA, PA 16059
ADAMS TOWNSHIP, BUTLER COUNTY
COMMONWEALTH OF PENNSYLVANIA

DRAWN BY BJC
DATE DRAWN 02/28/2024
SITE IDENTIFICATION 0372179-41358

C-6



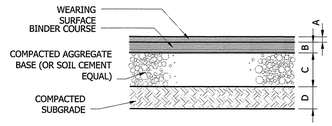

NOT TO SCALE

1 | 6" CAST-IN-PLACE CONCRETE CURB

DIMENSION & TYPE

| ASPHALT SECTION | A | B | C | D |
|---|---|---|---|---|
| DRIVE AISLE | 2" | 4" | 12" | SEE NOTE |
| PARKING AREAS | 1.5" | 3" | 12" | SEE NOTE |
| | | | | |

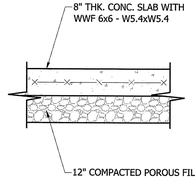
NOTE: COMPACTED SUBGRADE SHOULD BE AS SPECIFIED IN SOIL REPORT.




NOTE: SEE GEOTECHNICAL REPORT PREPARED BY ATLAS TECHNICAL CONSULTANTS, LLC. DATED JANUARY 9, 2024, FOR RECOMMENDATIONS REGARDING STABILIZATION OF PAVEMENT SUBGRADE.

NOT TO SCALE

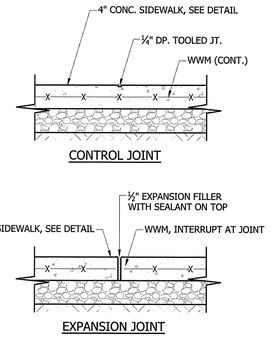
2 | ASPHALT PAVEMENT SECTION




NOTES:
1. VERIFY PAVEMENT AND AGGREGATE THICKNESS WITH GEOTECHNICAL REPORT.
2. PROVIDE THIS PAVING SECTION WHERE INDICATED ON PLANS.

NOT TO SCALE

3 | CONCRETE PAVEMENT SECTION

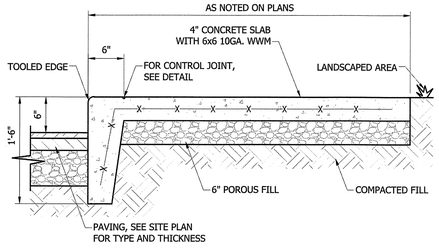



NOT TO SCALE

4 | EXPANSION AND CONTROL JOINTS

## STANDARD CONSTRUCTION NOTES

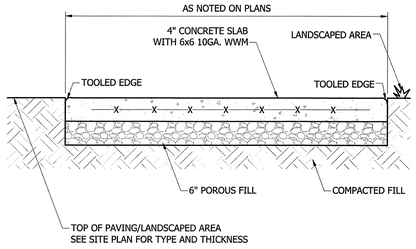
1. ALL CONSTRUCTION SHALL COMPLY WITH LOCAL MUNICIPALITY AND COUNTY CODES AND STANDARDS. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CONSTRUCTION PERMITS REQUIRED TO PERFORM ALL THE WORK. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
3. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE OWNER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO CONSTRUCTION. ANY CONFLICT BETWEEN DRAWINGS AND THE SPECIFICATIONS SHALL BE CONFIRMED WITH THE CONSTRUCTION MANAGER PRIOR TO BIDDING.
4. SHOULD ANY UNCHARTED, OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER AND THE ARCHITECT IMMEDIATELY BEFORE PROCEEDING FURTHER WITH THE WORK IN THIS AREA.
5. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER, LOCAL MUNICIPALITY AND/OR UTILITY COMPANY. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY OR PERMANENT SERVICE HAS BEEN PROVIDED.
6. THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT THE POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS.
7. THE CONTRACTOR SHALL RESTORE ANY STRUCTURES, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, ETC. WITHIN THE SITE OR ADJOINING PROPERTIES DISTURBED DURING DEMOLITION OR CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AND TO THE SATISFACTION OF THE OWNER AND LOCAL MUNICIPALITY. ALL COSTS TO COMPLETE THIS WORK SHALL BE INCLUDED IN THE BASE BID FOR THIS PROJECT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF PEDESTRIANS AND VEHICLES CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORM TRAFFIC CONTROLLERS IN ACCORDANCE WITH THE STATE DEPARTMENT OF TRANSPORTATION OR AS REQUIRED OR DIRECTED BY THE SITE ENGINEER OR CONSTRUCTION MANAGER OR LOCAL GOVERNING AUTHORITIES. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE DEPARTMENT OF TRANSPORTATION, LOCAL MUNICIPALITY, COUNTY, OR OTHER GOVERNING AUTHORITY IS RECEIVED.
9. THE CONTRACTOR SHALL NOTIFY THE ENGINEER SHOULD ANY DISCREPANCY REGARDING THE PROPOSED WORK OR UNFORESEEN CONDITIONS ARISE PRIOR TO PROCEEDING FURTHER WITH THE AFFECTED WORK.
10. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AND THE ARCHITECT FOLLOWING COMPLETION OF CONSTRUCTION ACTIVITIES.
11. REFER TO DETAIL SHEETS FOR EROSION AND SEDIMENT CONTROL, STORM DRAINAGE, UTILITY, PAVING, CURBING, SIGNAGE, AND RETAINING WALL DETAILS AS APPLICABLE.
12. PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH DEPARTMENT OF TRANSPORTATION GUIDELINES AND SHALL BE EITHER COLD LAID THERMOPLASTIC TAPE OR PAINTED AS DESIGNATED ON THE PLANS OR PAVEMENT MARKING DETAILS.
13. SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE UNLESS OTHERWISE NOTED.
14. ALL PAVING MATERIALS FURNISHED AND WORK COMPLETED SHALL BE IN STRICT ACCORDANCE WITH THE STATE DEPARTMENT OF TRANSPORTATION GUIDELINES UNLESS OTHERWISE SPECIFIED.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL RUBBISH, TRASH, DEBRIS, AND ORGANIC MATERIAL IN A LAWFUL MANNER.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS FOR BUILDING, WALLS, CONCRETE SLABS, AND UTILITY SERVICE POINT CONNECTIONS AND NOTIFYING THE OWNER AND ENGINEER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REFERENCE BUILDING CONSTRUCTION PLANS FOR EXACT LOCATIONS OF ALL UTILITY CONNECTIONS TO BUILDINGS AND DOOR STEP LOCATIONS.
17. PIPE BOLLARDS SHALL BE INSTALLED IN TRAFFIC AND LOADING AREAS AS REQUIRED TO PROTECT BUILDING CORNERS, RECEIVING AREAS, HYDRANTS, TRANSFORMERS, METERS, GENERATORS, COMPACTORS, STEPS, AND RAILINGS, AS NECESSARY.
18. THE OWNER, AT THEIR DISCRETION, RESERVES THE RIGHT TO MODIFY THE DETAILS AND STANDARDS OF CONSTRUCTION FOR ALL PRIVATE FACILITIES FROM THAT INDICATED ON THE APPROVED PLAN, PROVIDED THAT THE ALTERNATE STANDARD COMPLIES WITH LOCAL CODE AND/OR UTILITY COMPANY REQUIREMENTS AND THE GENERAL DESIGN INTENT OF THE PROJECT IS NOT COMPROMISED.
19. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS AND PLAN SPECIFICATIONS TO THE ARCHITECT AS REQUIRED FOR REVIEW AND APPROVAL, PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
20. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING ADDITIONS, ROOF DRAINS, RAISED CONCRETE SIDEWALKS, AND RAMPS.
21. TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DEPARTMENT OF TRANSPORTATION STANDARD DETAIL SHEETS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB.
22. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT PA ONE CALL SYSTEM WITHIN THREE (3) WORKING DAYS BEFORE COMMENCEMENT OF WORK AT 1-800-242-1776 AND VERIFY ALL LOCATIONS.
23. NO PART OF THE LOT IS LOCATED WITHIN ANY FLOODPLAIN AREAS.
24. FIRE LANES SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE LOCAL MUNICIPALITY AND LOCAL FIRE DEPARTMENT REQUIREMENTS.




NOTE:
PROVIDE CONTROL JOINTS IN SIDEWALK AT 5'-0" O.C. AND EXPANSION JOINTS AT 20'-0" O.C.; SEE DETAIL, THIS SHEET. BROOM FINISH WALKS AND SLOPE TO WASH AT 1.0% (MIN.) - 2.0% (MAX.)

NOT TO SCALE

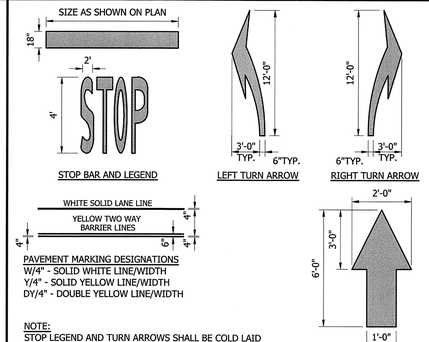
5 | MONOLITHIC CONCRETE SIDEWALK




NOTE:
PROVIDE CONTROL JOINTS IN SIDEWALK AT 5'-0" O.C. AND EXPANSION JOINTS AT 20'-0" O.C.; SEE DETAIL, THIS SHEET. BROOM FINISH WALKS AND SLOPE TO WASH AT 1.0% (MIN.) - 2.0% (MAX.).

NOT TO SCALE

6 | CONCRETE SIDEWALK DETAIL

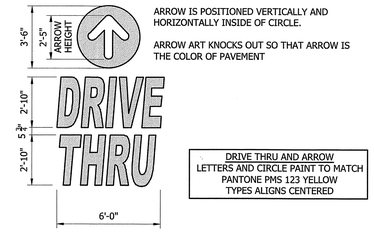



NOTE:
STOP LEGEND AND TURN ARROWS SHALL BE COLD LAID THERMOPLASTIC TAPE INSTALLED IN ACCORDANCE WITH D.O.T. SPECIFICATIONS. LONGITUDINAL MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH D.O.T. SPECIFICATIONS.

NOT TO SCALE

7 | PAVEMENT MARKINGS

**PAVEMENT STENCIL COMPANY**
**P.O. BOX 18034 - ROANOKE, VA 24014**
**1-800-250-5547 WWW.PAVEMENTSTENCIL.NET**




CIRCLE IS POSITIONED HORIZONTALLY, CENTERED ABOVE TYPE.

ARROW IS POSITIONED VERTICALLY AND HORIZONTALLY INSIDE OF CIRCLE.

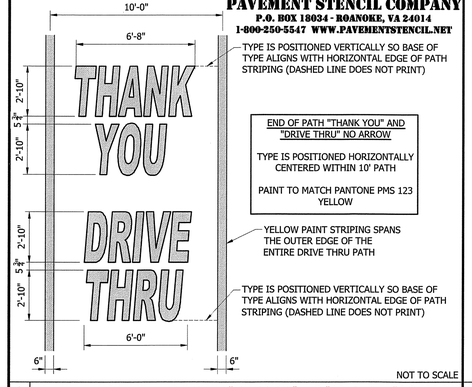
ARROW ART KNOCKS OUT SO THAT ARROW IS THE COLOR OF PAVEMENT

DRIVE THRU AND ARROW
LETTERS AND CIRCLE PAINT TO MATCH PANTONE PMS 123 YELLOW
TYPES ALIGNS CENTERED

NOT TO SCALE

8 | PAVEMENT MARKINGS - DRIVE THRU AND ARROW

**PAVEMENT STENCIL COMPANY**
**P.O. BOX 18034 - ROANOKE, VA 24014**
**1-800-250-5547 WWW.PAVEMENTSTENCIL.NET**




TYPE IS POSITIONED VERTICALLY SO BASE OF TYPE ALIGNS WITH HORIZONTAL EDGE OF PATH STRIPING (DASHED LINE DOES NOT PRINT)

END OF PATH "THANK YOU" AND "DRIVE THRU" NO ARROW

TYPE IS POSITIONED HORIZONTALLY CENTERED WITHIN 10' PATH

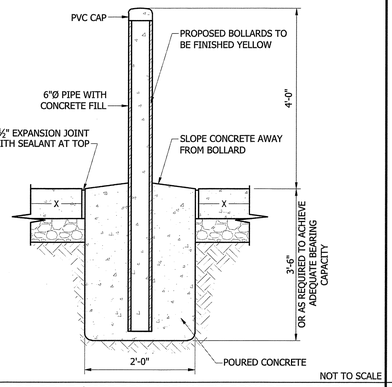
PAINT TO MATCH PANTONE PMS 123 YELLOW

YELLOW PAINT STRIPING SPANS THE OUTER EDGE OF THE ENTIRE DRIVE THRU PATH

TYPE IS POSITIONED VERTICALLY SO BASE OF TYPE ALIGNS WITH HORIZONTAL EDGE OF PATH STRIPING (DASHED LINE DOES NOT PRINT)

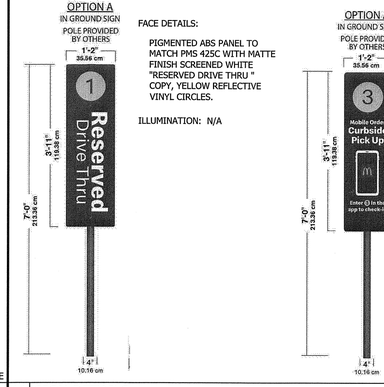
NOT TO SCALE

9 | PAVEMENT MARKINGS - END OF PATH "THANK YOU" AND "DRIVE THRU" NO ARROW



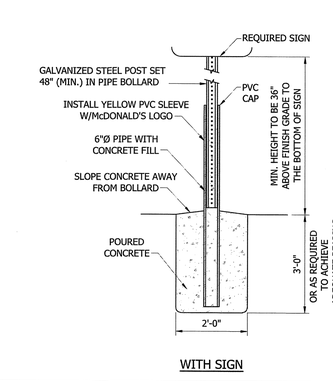

NOT TO SCALE

10 | 6"Ø GUARD POST (PIPE BOLLARD WITH CONCRETE BASE)




NOTE:
ALL SIGNS TO BE MOUNTED IN 6"Ø GUARD POST PER DETAIL ON THIS SHEET. CONFIRM WITH McDONALD'S AREA CONSTRUCTION MANAGER PRIOR TO ANY CONSTRUCTION ACTIVITIES.

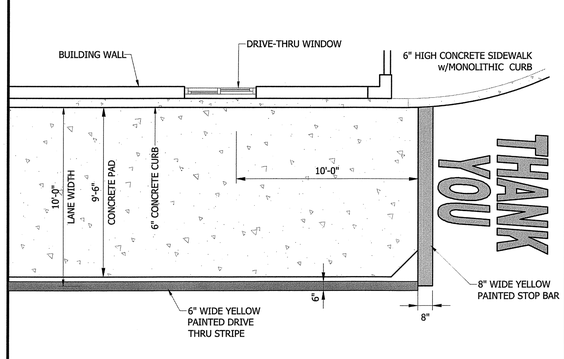
11 | SIGN DETAILS




WITH SIGN

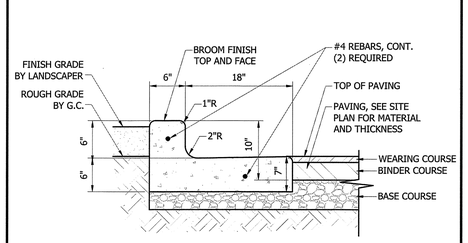
NOT TO SCALE

12 | 6"Ø GUARD POST (WITH SIGN)




NOT TO SCALE

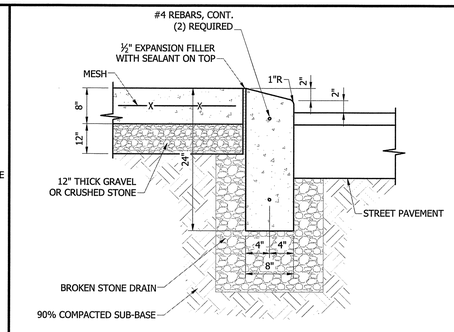
13 | DRIVE THRU LANE STRIPING W/PULL FORWARD WINDOW




NOTE:
PROVIDE EXPANSION JOINTS AT 20'-0" O.C. (MAX.). FOR DETAIL OF EXPANSION JOINTS SEE SIDEWALK TREATMENT DETAIL, THIS SHEET.

NOT TO SCALE

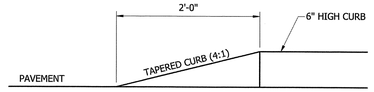
14 | 6" CONCRETE CURB AND GUTTER




NOTE:
PROVIDE CONTROL JOINTS IN SIDEWALK AT 5'-0" O.C. AND EXPANSION JOINTS AT 20'-0" O.C. - SEE DETAILS, THIS DRAWING. BROOM FINISH CONC. WALKS AND SLOPE TO WASH.

NOT TO SCALE

15 | DEPRESSED CURB DETAIL




16 | TAPER END OF CURB

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| 01 | 10/17/2024 | REVISED PER REVIEW COMMENTS | BJC |
| 02 | 02/12/2025 | REVISED PER REVIEW COMMENTS | BJC |

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
PAUL D'MCCARTHY
ENGINEER
No. PE093350

Electronically signed on 02-12-2025

PREPARED BY:
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SURVEYORS & ENGINEERS, LLC
Surveyors • Engineers • Site Planners
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Warrendale, PA 15086
Ph: (724) 934-2810 Fax: (724) 934-2811
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www.mdtllc.com

McDonald's

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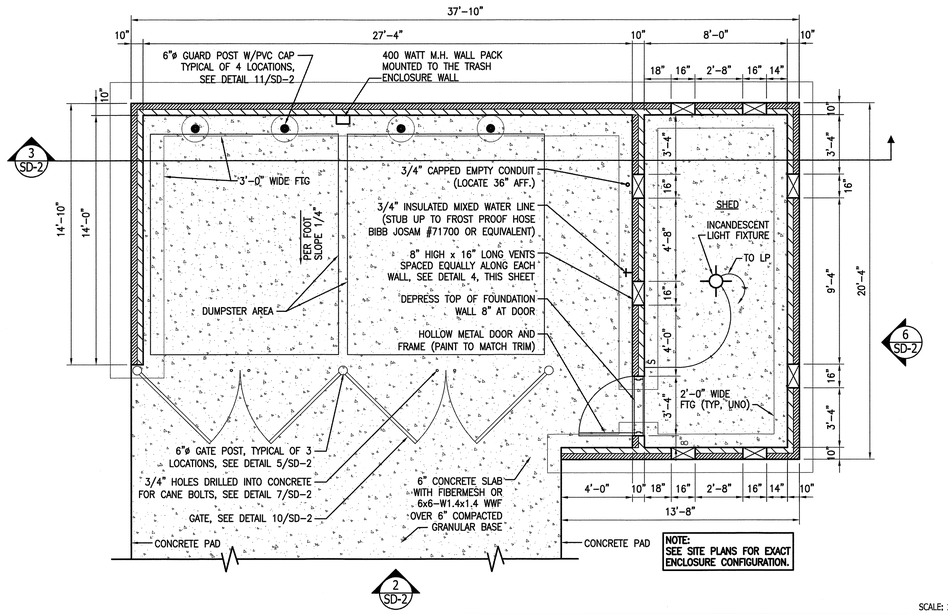
ADDRESS: 110 N. CARPENTER STREET, CHICAGO, IL 60607

SITE DETAILS

RESTAURANT LOCATION
1301 ROBERT WILLIAM DR./VALENCIA, PA 16059
MARS TOWNSHIP/BUTLER COUNTY
COMMONWEALTH OF PENNSYLVANIA

DRAWN BY: BJC
DATE DRAWN: 02/28/2024
SITE IDENTIFICATION: 037217B-41358

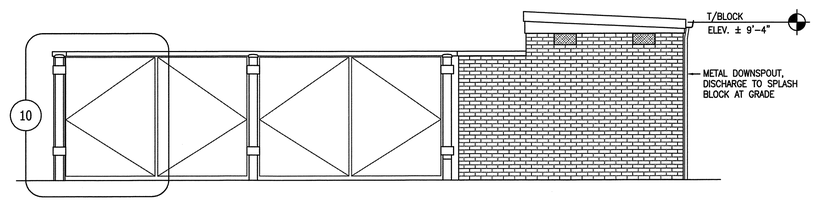
SD-1




NOTE: SEE SITE PLANS FOR EXACT ENCLOSURE CONFIGURATION.

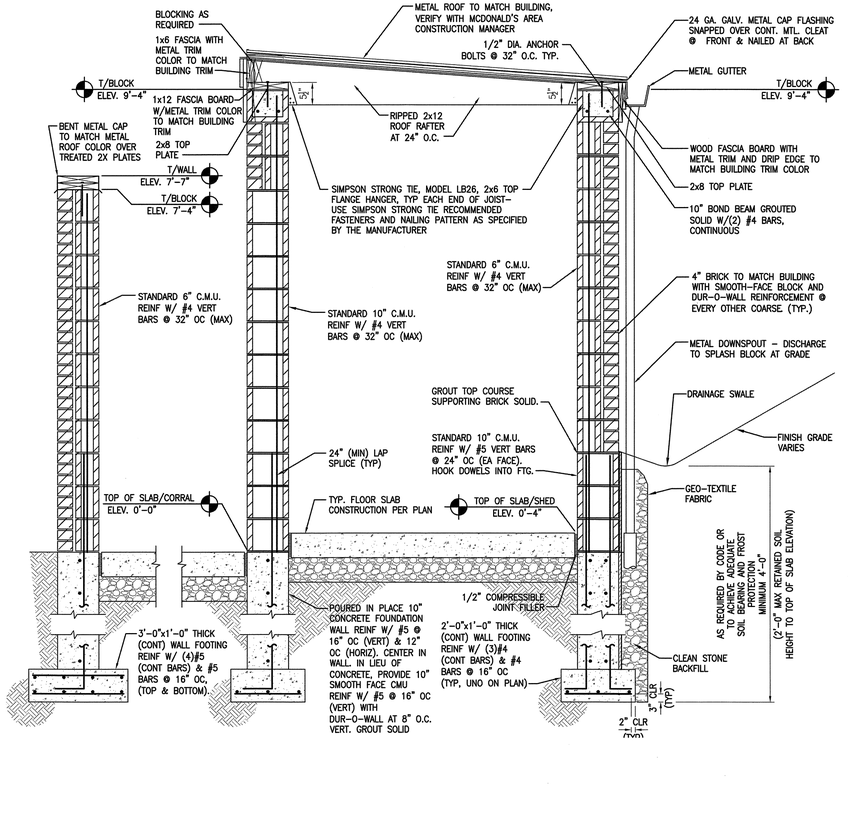
SCALE: 1/4" = 1'-0"

## 1 TRASH ENCLOSURE PLAN




SCALE: 1/4" = 1'-0"

## 2 FRONT ELEVATION



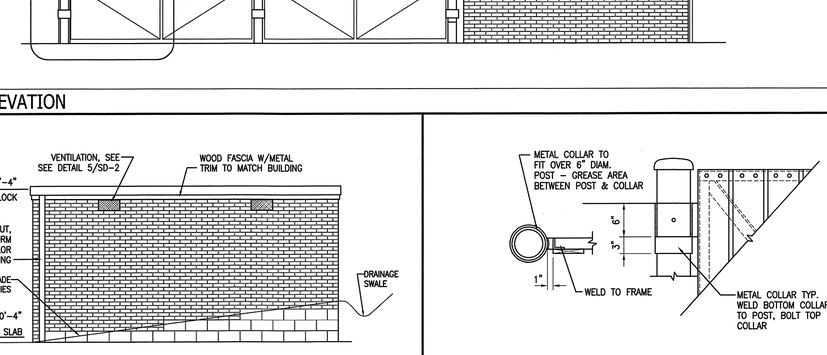

SCALE: 3/4" = 1'-0"

## 3 SECTION A-A



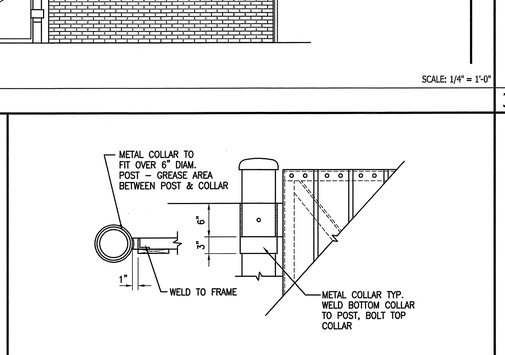

SCALE: 1/4" = 1'-0"

## 6 RIGHT SIDE ELEVATION



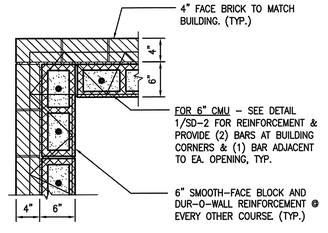

SCALE: 1/2" = 1'-0"

## 8 CANE BOLT DETAIL



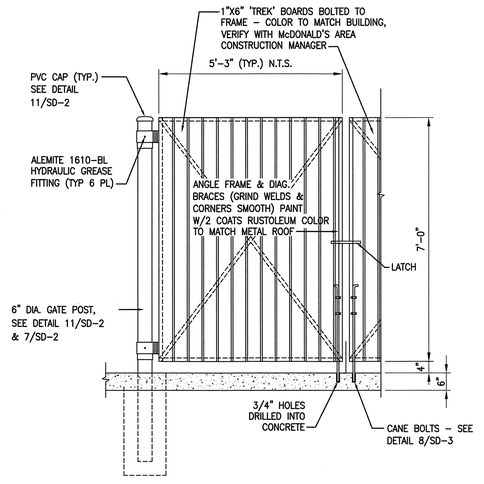

SCALE: 1/2" = 1'-0"

## 7 HINGE DETAILS



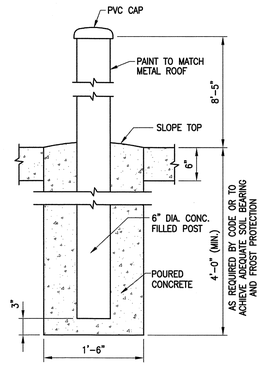

SCALE: 1" = 1'-0"

## 9 CORNER DETAIL



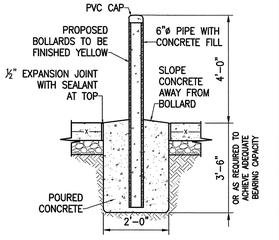

SCALE: 1/2" = 1'-0"

## 10 TYPICAL GATE DETAIL



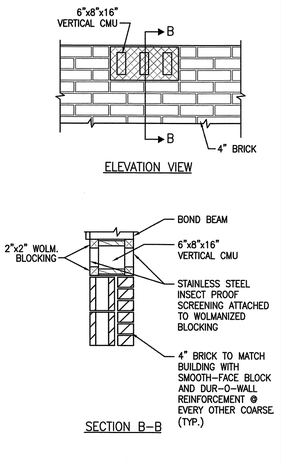

SCALE: 1" = 1'-0"

## 11 TYPICAL GATE POST




SCALE: 1/2" = 1'-0"

## 4 TYPICAL GUARD POST




SCALE: 3/4" = 1'-0"

## 5 TYPICAL VENT

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| 01 | 10/17/2024 | REVISED PER REVIEW COMMENTS | BJC |
| 02 | 02/12/2025 | REVISED PER REVIEW COMMENTS | BJC |

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL MICHAEL D. WUERTHELE 039329E

PREPARED BY:
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Civil • Land Development • Transportation
Warrendale, PA 15086
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mdm@mdmllc.com
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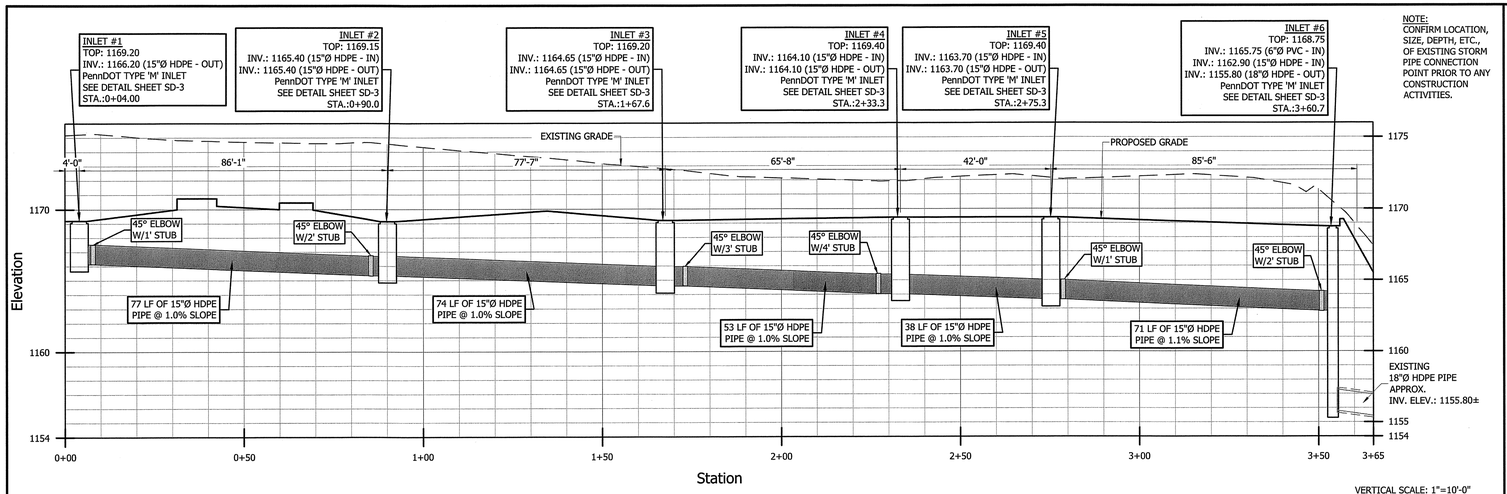
ADDRESS: 110 N. CARPENTER STREET, CHICAGO, IL 60607

TRASH ENCLOSURE DETAILS

RESTAURANT LOCATION
ROBERT WILLIAM DR./VALENCIA, PA 16059
ADAMS TOWNSHIP, BUTLER COUNTY
COMMONWEALTH OF PENNSYLVANIA

DRAWN BY: BJC
DATE DRAWN: 02/12/2024
SITE CONSTRUCTION #: 037219-41358

SD-2




NOTE:
CONFIRM LOCATION, SIZE, DEPTH, ETC., OF EXISTING STORM PIPE CONNECTION POINT PRIOR TO ANY CONSTRUCTION ACTIVITIES.

VERTICAL SCALE: 1"=10'-0"
HORIZONTAL SCALE: 1"=20'-0"

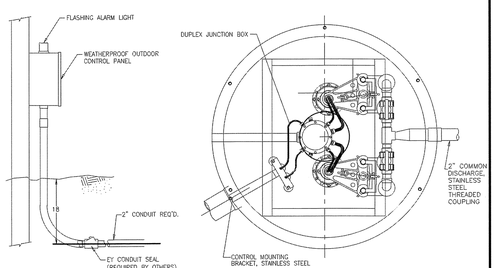
## 1 | STORMWATER PROFILE

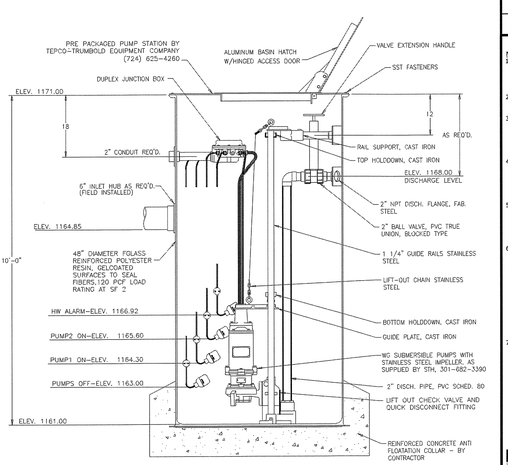
**PUMP STATION CONSTRUCTION NOTES :**

1. ALL MATERIALS, EQUIPMENT AND CONSTRUCTION PROCEDURES SHALL CONFORM TO APPLICABLE STANDARDS AND REQUIREMENTS OF FREDERICK COUNTY AND OTHER AGENCIES HAVING JURISDICTION AS APPLICABLE.
2. THE ENTIRE PUMP STATION, INSTALLATION, INCLUDING MECHANICAL, ELECTRICAL AND CONTROL MATERIALS, EQUIPMENT AND WORKMANSHIP, SHALL BE IN CONFORMANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODE DESIGN REQUIREMENTS.
3. PUMP STATION WET WELL AND VALVE CHAMBER SHALL BE CONSTRUCTED OF PREFABRICATED FIBERGLASS AS INDICATED IN EQUIPMENT SPECIFICATIONS. PROVIDE TWO SUBMERSIBLE PUMPS COMPLETE WITH GUARDRAIL REMOVAL/RESET SYSTEM. PIPING, VALVES, CONTROLS AND APPURTENANCES SHALL BE INSTALLED IN THE WET WELL/VALVE CHAMBER UNIT IN ACCORDANCE WITH MANUFACTURER REQUIREMENTS AND CONSTRUCTION PLANS.
4. THE CONFIGURATION OF THE PIPING AND PRECISE LOCATION OF EQUIPMENT MAY VARY DEPENDING ON THE SPECIFIED MANUFACTURER REQUIREMENTS.
5. ALL ALUMINUM AND/OR STEEL MEMBERS EMBEDDED OR IN CONTACT WITH CONCRETE SHALL BE COATED WITH COAL TAR EPOXY.
6. NO PIPES SHALL BE CONSTRUCTED WITH LESS THAN (4) FEET OF COVER AT PROPOSED FINISH GRADE, UNLESS SPECIFICALLY APPROVED BY THE ENGINEER.
7. ALL AREAS OF STRUCTURES DURING CONSTRUCTION SHALL BE RESTORED IN KIND TO THE SATISFACTION OF THE ENGINEER.
8. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON, AND/OR IF SUCH CONDITIONS IN CONTRACTORS OPINION, WOULD OR COULD RENDER THE DESIGNS SHOWN HEREON INAPPROPRIATE OR INEFFECTIVE.

**PUMP STATION GENERAL NOTES :**

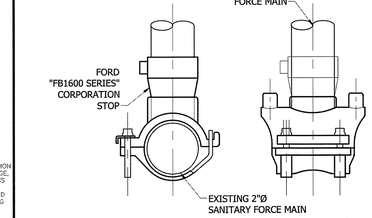
A. THE MANUFACTURER SHALL FURNISH AND DELIVER FULLY ASSEMBLED GRINDER PUMP STATIONS TO THE CONTRACTOR OR OWNER.
   1. ONE UNIT CONTAINING TWO PUMPS AND ALL NECESSARY PARTS AND EQUIPMENT SHALL BE INSTALLED IN FIBERGLASS REINFORCED PLASTIC TANKS FOR OUTSIDE INSTALLATION.
   2. ALL EQUIPMENT SHALL BE FACTORY INSTALLED EXCEPT FOR EXTERNALLY MOUNTED CONTROL PANEL, PUMPING UNITS, AND GRAVITY SEWER INLET HUBS WHICH ARE TO BE INSTALLED IN THE FIELD.
   3. STATIONS ARE TO SUPPLIED BY TEPCO-TRUMBOLD EQUIPMENT COMPANY, MARS, PA (724) 625-4260
B. EACH PRE ASSEMBLED DUPLEX STATION SHALL INCLUDE THE BASIN, BASIN COVER, GRINDER PUMP AND MOTOR, QUICK DISCONNECT RAIL SYSTEM, CHECK VALVE, JUNCTION BOX, START STOP LEVEL CONTROLS, MOTOR HIGH TEMPERATURE SHUT OFF, MOTOR SEAL LEAK ALARM, HIGH WATER ALARM, ALL INTERNAL WIRING TERMINATING INTO JUNCTION BOX, SHUTOFF VALVE AND SCHEDULE 80 PVC DISCHARGE PIPING AND FITTINGS.
   1. IN ADDITION, AN EXTERNAL ALARM AND PUMP CONTROL PANEL ARE TO BE PROVIDED FOR EACH UNIT.
C. ALL UNITS REQUIRED FOR THIS PROJECT SHALL BE OF THE SAME BRAND AND BE IDENTICAL IN ALL RESPECTS PER HORSEPOWER RATINGS.
D. GRINDER PUMP STATIONS TO BE SUPPLIED BY TEPCO-TRUMBOLD EQUIPMENT COMPANY, MARS, PA (724) 625-4260




NOT TO SCALE

## 7 | SANITARY LIFT STATION

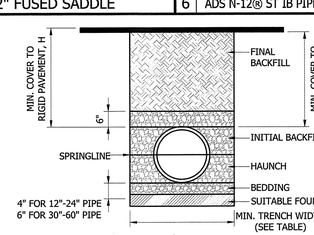



2"x2" IPS - ELECTROFUSION BRANCH SADDLE WITH RIGID UNDER CLAMP TO BE SIDEWALL FUSED TO PIPE PER MANUFACTURER'S SPECIFICATIONS.

NOT TO SCALE

## 5 | FORCE MAIN CONNECTION - 2"x2" FUSED SADDLE

NOTES:
1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATING. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.
7. BEDDING MATERIAL FOR SANITARY FORCE MAIN TO BE AASHTO #8 (PEA GRAVEL).




MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS

| PIPE DIAM. | SURFACE LIVE LOADING CONDITION | |
|---|---|---|
| | H-25 | HEAVY CONSTRUCTION (75T AXLE LOAD) * |
| 12" - 48" | 12" | 48" |
| 54" - 60" | 24" | 60" |

* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

MINIMUM RECOMMENDED COVER BASED ON RAILWAY LOADING CONDITIONS

| PIPE DIAM. | COOPER E-80** |
|---|---|
| UP TO 24" | 24" |
| 30"-36" | 36" |
| 42"-60" | 48" |

** COVER IS MEASURED FROM TOP OF PIPE TO BOTTOM OF RAILWAY TIE.
*** E-80 COVER REQUIREMENTS, ARE ONLY APPLICABLE TO ASTM F 2306 PIPE.

RECOMMENDED MIN. TRENCH WIDTHS

| PIPE DIAM. | MIN. TRENCH WIDTH |
|---|---|
| 4" | 21" |
| 6" | 23" |
| 8" | 26" |
| 10" | 28" |
| 12" | 30" |
| 15" | 34" |
| 18" | 39" |
| 24" | 48" |
| 30" | 56" |
| 36" | 64" |
| 42" | 72" |
| 48" | 80" |
| 54" | 88" |
| 60" | 96" |

STD-101
ADS
ADVANCED DRAINAGE SYSTEMS, INC.
4640 TRUEMAN BLVD
HILLIARD, OHIO 43026

NOT TO SCALE

## 8 | TYPICAL TRENCH DETAIL

SCOPE
THIS SPECIFICATION DESCRIBES 4- THROUGH 60-INCH (100 TO 1500 MM) ADS N-12 ST IB PIPE (PER AASHTO) FOR USE IN GRAVITY-FLOW DRAINAGE APPLICATIONS.

PIPE REQUIREMENTS
ADS N-12 ST IB PIPE (PER AASHTO) SHALL HAVE A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS.
• 4- THROUGH10-INCH (100 TO 250 MM) SHALL MEET AASHTO M252, TYPE S OR SP.
• 12- THROUGH 60-INCH (300 TO 1500 MM) SHALL MEET AASHTO M294, TYPE S OR SP OR ASTM F2306.
• MANNING'S "N" VALUE FOR USE IN DESIGN SHALL BE 0.012.

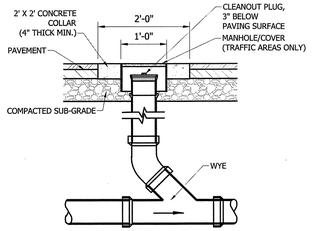
JOINT PERFORMANCE
PIPE SHALL BE JOINED USING A BELL & SPIGOT JOINT MEETING AASHTO M252, AASHTO M294 OR ASTM F2306. THE JOINT SHALL BE SOIL-TIGHT AND GASKETS, WHEN APPLICABLE, SHALL MEET THE REQUIREMENTS OF ASTM F477. GASKETS SHALL BE INSTALLED BY THE PIPE MANUFACTURER AND COVERED WITH A REMOVABLE WRAP TO ENSURE THE GASKET IS FREE FROM DEBRIS. A JOINT LUBRICANT SUPPLIED BY THE MANUFACTURER SHALL BE USED ON THE GASKET AND BELL DURING ASSEMBLY.

FITTINGS
FITTINGS SHALL CONFORM TO AASHTO M252, AASHTO M294, OR ASTM F2306. BELL AND SPIGOT CONNECTIONS SHALL UTILIZE A SPUN-ON OR WELDED BELL AND VALLEY OR SADDLE GASKET MEETING THE SOIL-TIGHT JOINT PERFORMANCE REQUIREMENTS OF AASHTO M252, AASHTO M294 OR ASTM F2306.

MATERIAL PROPERTIES
VIRGIN MATERIAL FOR PIPE AND FITTING PRODUCTION SHALL BE HIGH DENSITY POLYETHYLENE CONFORMING WITH THE MINIMUM REQUIREMENTS OF CELL CLASSIFICATION 424420C FOR 4- THROUGH 10-INCH (100 TO 250 MM) DIAMETERS, OR 435400C FOR 12- THROUGH 60-INCH (300 TO 1500 MM) DIAMETERS, AS DEFINED AND DESCRIBED IN THE LATEST VERSION OF ASTM D3350, EXCEPT THAT CARBON BLACK CONTENT SHOULD NOT EXCEED 4%. THE 12- THROUGH 60-INCH (300 TO 1500 MM) VIRGIN PIPE MATERIAL SHALL COMPLY WITH THE NOTCHED CONSTANT LIGAMENT-STRESS (NCLS) TEST AS SPECIFIED IN SECTIONS 9.5 AND 5.1 OF AASHTO M294 AND ASTM F2306, RESPECTIVELY.

INSTALLATION
INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D2321 AND ADS RECOMMENDED INSTALLATION GUIDELINES, WITH THE EXCEPTION THAT MINIMUM COVER IN TRAFFICKED AREAS FOR 4- THROUGH 48-INCH (100 TO 1200 MM) DIAMETERS SHALL BE ONE FOOT. (0.3 M) AND FOR 54- AND 60-INCH (1350 AND 1500 MM) DIAMETERS, THE MINIMUM COVER SHALL BE 2 FT. (0.6 M) IN SINGLE RUN APPLICATIONS. BACKFILL FOR MINIMUM COVER SITUATIONS SHALL CONSIST OF CLASS 1, CLASS 2 (MINIMUM 90% SPD) OR CLASS 3 (MINIMUM 90%) MATERIAL. MAXIMUM FILL HEIGHTS DEPEND ON EMBEDMENT MATERIAL AND COMPACTION LEVEL; PLEASE REFER TO TECHNICAL NOTE 2.01. CONTACT YOUR LOCAL ADS REPRESENTATIVE OR VISIT OUR WEBSITE AT WWW.ADS-PIPE.COM FOR A COPY OF THE LATEST INSTALLATION GUIDELINES.

## 6 | ADS N-12® ST IB PIPE (PER AASHTO SPECIFICATION)




NOTES :
CLEANOUT LOCATIONS INDICATED ON GRADING & UTILITY PLANS AS "CO". PROVIDE CLEANOUTS AS SPECIFIED BELOW:

ZURN Z-1400 CLEANOUTS IN NON-TRAFFIC AREAS & SIDEWALKS.
ZURN Z-1449 CLEANOUTS IN LANDSCAPED AREAS.
ZURN Z-1400 HD CLEANOUTS IN TRAFFIC AREAS WITH A "SERVICE STATION" TYPE MANHOLE, OPW #104 A12 - DOVER CORP./OPW DIV.

NOT TO SCALE

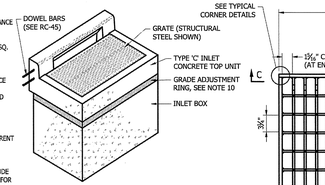
## 3 | TYPICAL STORMWATER CLEANOUT DETAIL

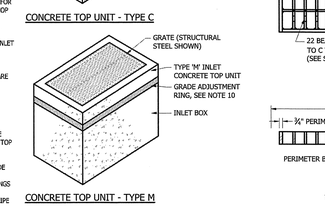
**GENERAL NOTES**

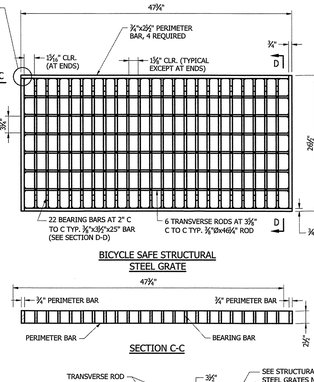
1. DESIGN SPECIFICATIONS AND REQUIREMENTS:
   • AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS AND AS SUPPLEMENTED BY THE DESIGN MANUAL, PART 4, STRUCTURES.
   • DESIGN IS IN ACCORDANCE WITH THE LOAD AND RESISTANCE FACTOR DESIGN METHOD (LRFD).
   • INLET BOXES ARE DESIGNED FOR AN ALLOWABLE FOUNDATION PRESSURE EQUAL TO 0.150 MPa (2.0 TONS/SQ. FT.) AT THE SERVICE LIMIT STATE.
2. CONSTRUCTION SPECIFICATIONS:
   • PROVIDE MATERIALS AND PERFORM WORK IN ACCORDANCE WITH THE CURRENT VERSION OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408 AND THE CONTRACT SPECIAL PROVISIONS.
3. SHOP DRAWINGS FOR INLET BOXES, TOP SLABS, AND TRANSITIONS SLABS ARE NOT REQUIRED IF THE ITEM IS CONSTRUCTED/FABRICATED IN ACCORDANCE WITH THE CURRENT PENNDOT RC-46M STANDARD.
4. THIS STANDARD DEPICTS THE DIMENSIONS REQUIRED FOR UNIFORMITY AND INTERCHANGEABILITY. IT DOES NOT INCLUDE DETAILS REQUIRED FOR FABRICATION OR MANUFACTURING. FOR DEVIATIONS OR MODIFICATIONS OF STANDARDS, SUBMIT SHOP DRAWINGS TO THE BUREAU OF DESIGN HIGHWAY QUALITY ASSURANCE DIVISION CHIEF FOR REVIEW AND ACCEPTANCE.
5. THE SELECTION OF COMPONENTS TO ACHIEVE A SPECIFIED INLET ASSEMBLY IS THE CONTRACTOR'S RESPONSIBILITY, UNLESS OTHERWISE INDICATED ON THE CONTRACT DOCUMENTS.
6. THE SIZE OF THE INLET TOP UNITS, PER PENNDOT RC-45M, ARE BASED ON THE MINIMUM DIMENSIONS INDICATED FOR THE STANDARD INLET BOX.
7. THE TOP SLAB IS NOT PERMITTED TO BE POURED MONOLITHICALLY WITH THE ADJACENT BOX SECTION.
8. PROVIDE 2" DIAMETER WEEPHOLES IN THE WALLS WHEN THE DEPTH BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF BOTTOM SLAB ELEVATION IS GREATER THAN 10'-0".
   • VERTICAL PLACEMENT: 5'-0" MAXIMUM SPACING.
   • HORIZONTAL PLACEMENT: PLACE WEEP HOLES IN THE SIDE WALLS THAT ARE PERPENDICULAR TO TRAFFIC.
   • LOCATE WEEPHOLES A MINIMUM OF 6" FROM PIPE OPENINGS OR JOINTS.
   • LOCATE WEEPHOLES A MINIMUM OF 12" ABOVE OUTLET PIPE INVERT.
9. PROVIDE MANHOLE STEPS WHEN THE DEPTH BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF BOTTOM SLAB ELEVATION IS GREATER THAN 5'-0". SHALLOW RECESSES, ON THE INSIDE FACE OF THE INLET, NOT GREATER THAN 3/8" IN DEPTH, FORMED BY MAGNETIC STEP FORMERS ARE ACCEPTABLE AND DO NOT REQUIRE PATCHING. FOR DETAILS, REFER TO PENNDOT RC-38M.
10. FOR INLET TOPS, GRATES, GRADE ADJUSTMENT RINGS AND FRAMES, REFER TO PENNDOT RC-45M.

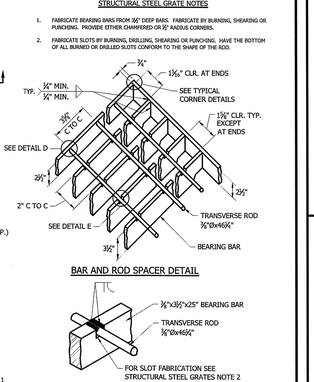
**FIELD CONSTRUCTION NOTES**

1. PLACE INLET BOXES LEVEL, UNLESS OTHERWISE INDICATED OR DIRECTED.
2. PLACE INLET BOXES ON A SUBBASE CONSTRUCTED OF COMPACTED No. 2A COURSE AGGREGATE. PLACE AND COMPACT IN 4" LAYERS TO PROVIDE A 12" MINIMUM DEPTH.
3. CONNECT PIPES TO INLET BOXES WITH MORTAR OR WATER TIGHT RUBBER FLEXIBLE CONNECTORS.
4. BACKFILL EXCAVATED SPACES AROUND THE STRUCTURE WITH ACCEPTABLE EMBANKMENT MATERIAL.

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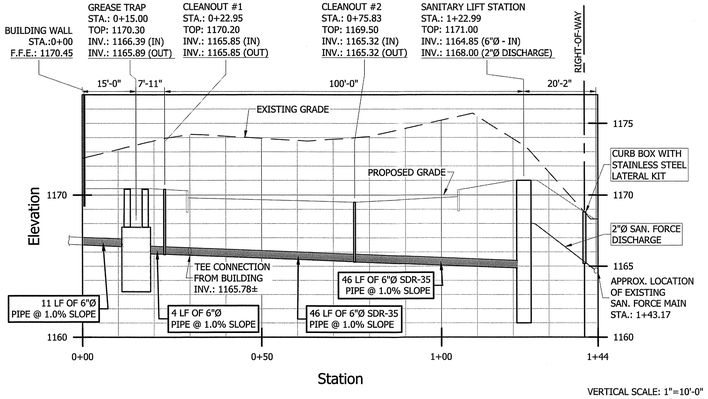
NOT TO SCALE

## 4 | SANITARY CLEANOUT

**SANITARY SERVICE NOTES:**

1. BEDDING MATERIAL FOR FORCE MAIN TO BE AASHTO #8 (PEA GRAVEL)
2. SERVICE LATERAL ASSEMBLY AND FORCE MAIN PIPING ARE TO BE MARKED WITH 10 GA. SOILD COPPER WITH GREEN SHIELDING TRACER WIRE PULLED INTO THE CURB BOX.




NOTE:
CONFIRM LOCATION, SIZE, DEPTH, ETC., OF EXISTING FORCE MAIN CONNECTION POINT PRIOR TO ANY CONSTRUCTION ACTIVITIES.

VERTICAL SCALE: 1"=10'-0"
HORIZONTAL SCALE: 1"=20'-0"

## 2 | SANITARY PROFILE - PROPOSED BUILDING TO EXISTING FORCE MAIN

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 01 | 10/17/2024 | REVISED PER REVIEW COMMENTS | BJC |
| 02 | 02/12/2025 | REVISED PER REVIEW COMMENTS | BJC |

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
PAUL D. McCARTHY
ENGINEER
No. PE059300

Electronically signed on 02-12-2025

PREPARED BY:
MDM
SURVEYORS & ENGINEERS, LLC
Surveyors • Engineers • Site Planners
375 Thompson Drive
Warrendale, PA 15086
Ph: (724) 934-2811 Fax: (724) 934-2811
mdmllc@comcast.net
www.mdmllc.com

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ADDRESS: 110 N. CARPENTER STREET, CHICAGO, IL 60607

| PLAN BOOK | PAGE |
|---|---|
| 429 | 54 |

STORMWATER & UTILITY DETAILS

DRAWN BY: BJC
DATE: 02/28/2024
SITE IDENTIFICATION: 037279-41358
RESTAURANT LOCATION: 1301 ROBERT WILLIAM DR, VALENCIA, PA 16059 BUTLER COUNTY COMMONWEALTH OF PENNSYLVANIA

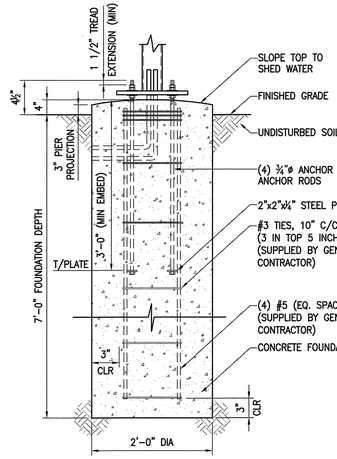
SD-3

## 1 | ODMB - OUTDOOR DIGITAL MENU BOARD (Vasd: 120 mph WIND)

THE FOLLOWING CODES WERE USED IN DESIGN:
- –IBC 2018
- –ASCE 7–10
- –ACI 318–11
- –AISC 360–10
- –AWS D1.1

WIND SPEED (Vasd): 120 MPH (3–SEC GUST)
- –EXPOSURE C

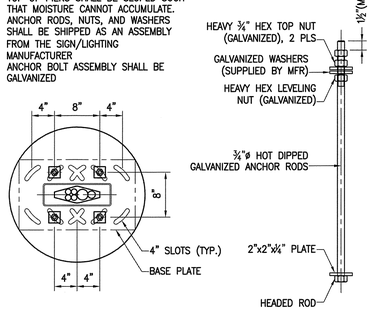
NOTES:
1. USE 4,500 PSI CONCRETE COMPRESSIVE STRENGTH (f'c)
2. PIER DEPTHS NOTED ARE MINIMUMS BUT ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION, WHICHEVER IS GREATER.
3. TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
4. ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS.
5. MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE 100 PSF/FT OF DEPTH (X1.5).
6. TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS (EMBEDMENT DEPTHS SHOWN ARE FROM GRADE).
7. 3" MIN. CONCRETE COVER FOR REINFORCEMENT – DESIGN LOADS DERIVED FROM THESE CODES AND FORCE.
8. WORST CASE LOADS ARE AS FOLLOWS:
   - –AXIAL LOAD –– 880 LBS
   - –SHEAR FORCE –– 1,200 LBS
   - –OVERTURNING MOMENT –– 5,510 LB–FT




FOUNDATION

NTS

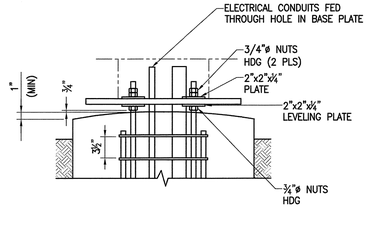
NOTES:
1. TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
2. ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER
3. ANCHOR BOLT ASSEMBLY SHALL BE GALVANIZED




ANCHOR BOLT PATTERN

NTS

NOTES:
1. TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
2. ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY. FROM THE SIGN/LIGHTING MANUFACTURER
3. DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE.




CONNECTION DETAILS

NTS

### GENERAL NOTES

THE FOLLOWING CODES WERE USED IN DESIGN:
- –IBC 2018
- –ASCE 7–10
- –ACI 318–11
- –AISC 360–10
- –AWS D1.1

–WIND SPEED (Vasd): 120 MPH (3–SEC GUST)
- –EXPOSURE C

–DESIGN LOADS DERIVED FROM THESE CODES AND FORCES
- –AXIAL– 880 LBS
- –SHEAR– 1,200 LBS
- –MOMENT– 5,510 LB–FT

NOTES:
1. ALL FOOTING EXCAVATIONS ARE TO BE CLEAR OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE.
2. MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE OF 100 PSF/FT (X1.5).
3. SITE SOIL CONDITIONS TO BE CONFIRMED BY GEOTECHNICAL ENGINEER, IF ASSUMED SOIL CONDITIONS ARE NOT PRESENT, FOUNDATION SHALL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER TAKING IN TO ACCOUNT ACTUAL SITE SOIL CONDITIONS.
4. TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS (EMBEDMENT DEPTHS SHOWN ARE FROM GRADE).
5. ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS.

CONCRETE: NORMAL WEIGHT CONCRETE

1. CEMENTITIOUS MATERIAL SHALL CONSIST OF CEMENT (ASTM C150, TYPE II); & EITHER FLY ASH (ASTM C618, TYPE F): 25 % MAX OR GGBFS (ASTM C989, GRADE 100: MIN): 50% MAX. THE USE OF POZZOLANS MAY AFFECT THE 28 DAY CONCRETE STRENGTH DEVELOPMENT (IE: MAY TAKE LONGER).
2. ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH FILL COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS PER ASTM D 698–70 (STANDARD PROCTOR) UNLESS NOTED OTHERWISE.
3. ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION.
4. TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
5. MINIMUM CONCRETE STRENGTH (F'C=4,500 PSI) SHALL CONFORM WITH MCDONALD'S CAST–IN–PLACE CONCRETE SPECIFICATIONS SECTION 2.13–A.
6. USE OF ADMIXTURES SHALL CONFORM TO MCDONALD'S CAST–IN–PLACE CONCRETE SPECIFICATION SECTION 2.6.
7. AIR ENTERTAINMENT SHALL CONFORM WITH MCDONALD'S CAST–IN–PLACE CONCRETE SPECIFICATIONS 2.6–A AND 2.13–A.
8. WATER CONTENT RATIO SHALL CONFORM TO MCDONALD'S CAST–IN–PLACE CONCRETE SPECIFICATIONS SECTION 2.13–A.
9. FOUNDATION CONCRETE TO BE TESTED PER MCDONALD'S CAST–IN–PLACE CONCRETE SPECIFICATIONS SECTION 3.14.
10. PROVIDE A MINIMUM 3" OF CONCRETE COVER OVER ALL EMBEDDED STEEL..
11. REINFORCEMENT PLACEMENT SHALL CONFORM TO MCDONALD'S CAST–IN–PLACE CONCRETE SPECIFICATIONS SECTIONS 3.2 & 3.5 PERFORMED BY GENERAL CONTRACTOR.
12. ANCHOR RODS TO BE SET IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE.
13. DO NOT PLACE POLES ON CONCRETE UNTIL CONCRETE HAS CURED PER MCDONALD'S CAST–IN–PLACE CONCRETE SPECIFICATION SECTION 3.11–E.

STEEL:

1. STEEL PIPE SECTION: ASTM A53 OR A252 TYPE E GRADE B (Fy=35 KSI).
2. HSS ROUND SECTION: ASTM A500 GRADE B (Fy= 42 KSI).
3. HSS SQUARE/RECTANGULAR SECTIONS: ASTM A500 GRADE B (Fy= 46 KSI).
4. HEADED ANCHOR RODS ASTM F1554 GR 55, AN ACCEPTABLE ALTERNATIVE IS ASTM F1554 GR 55, S1 WHEN THE EMBEDDED END OF THE ROD IS THREADED AND THE NUT TACK WELDED PRIOR TO GALVANIZATION.
5. STEEL ANGLES, CHANNELS, STRUCTURAL SHAPES AND PLATES: ASTM A36.
6. REINFORCEMENT: ASTM A615 GRADE 60– BY GENERAL CONTRACTOR.
7. NUTS: ASTM A563A, HEAVY HEX.
8. WASHERS: ASTM F844 A36.
9. USE ASTM A153 CLASS C OT DIPPED GALVANIZED BOLTS AND FASTENERS..
10. ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER.
11. NO FIELD HEATING TO BEND STEEL SHALL BE ALLOWED WITHOUT ENGINEER'S APPROVAL.
12. DO NOT CUT ANCHOR RODS AFTER INSTALLATION OF POLE.
13. AFTER INSTALLATION, ALL EXPOSED STEEL SHALL BE PAINTED WITH AN ENAMEL PAINT TO INHIBIT CORROSION.
14. ANY FIELD WELDING SHALL FIRST BE VERIFIED BY ENGINEER AND PERFORMED IN ACCORDANCE WITH AWS D1.1.
15. REFER TO SIGN MANUFACTURER DRAWINGS AND INSTRUCTIONS FOR ADDITIONAL INFORMATION.

## 2 | CLEARANCE GATEWAY (Vasd: 100 MPH WIND)

THE FOLLOWING CODES WERE USED IN DESIGN:
- –IBC 2018
- –ASCE 7–10
- –ACI 318–11
- –AISC 360–10
- –AWS D1.1

WIND SPEED (Vasd): 100 MPH (3–SEC GUST)
- –EXPOSURE C

NOTES:
1. USE 4,500 PSI CONCRETE COMPRESSIVE STRENGTH (f'c)
2. PIER DEPTHS NOTED ARE MINIMUMS BUT ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION, WHICHEVER IS GREATER.
3. TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
4. ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS.
5. MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE 100 PSF/FT OF DEPTH x1.5.
6. TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS (EMBEDMENT DEPTHS SHOWN ARE FROM GRADE)
7. 3" MIN. CONCRETE COVER FOR REINFORCEMENT
8. DESIGN LOADS DERIVED FROM THESE CODES AND FORCES
9. WORST CASE LOADS ARE AS FOLLOWS:
   - –AXIAL LOAD –– 790 LBS
   - –SHEAR FORCE –– 600 LBS
   - –OVERTURNING MOMENT –– 5335 LB–FT

| PLAN BOOK | PAGE |
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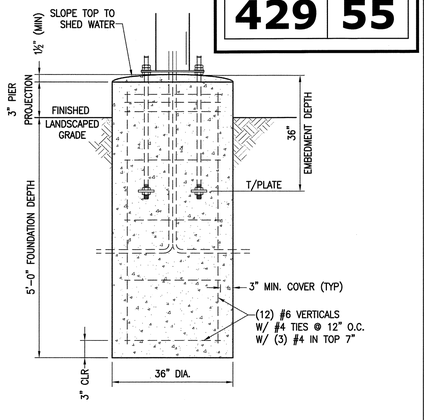
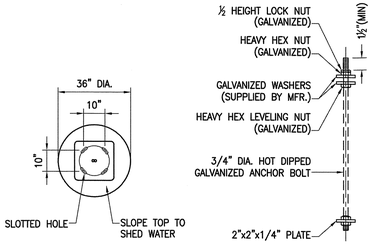



FOUNDATION

NTS

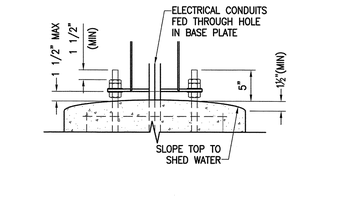
NOTES:
1. TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
2. HOT DIPPED GALVANIZED BOLTS
3. F1554 GRADE 36 ANCHOR BOLTS
4. ANCHOR BOLTS TO BE SET IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE
5. ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER
6. DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE
7. ANCHOR BOLT ASSEMBLY SHALL BE GALVANIZED




ANCHOR BOLT PATTERN

NTS

NOTES:
1. TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
2. ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER.
3. DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE.




CONNECTION DETAILS

NTS

### GENERAL NOTES

THE FOLLOWING CODES WERE USED IN DESIGN:
- –IBC 2018
- –ASCE 7–10
- –ACI 318–11
- –AISC 360–10
- –AWS D1.1

WIND SPEED (Vasd): 100 MPH (3–SEC GUST)
- –EXPOSURE C

DESIGN LOADS DERIVED FROM THESE CODES AND FORCES
- –AXIAL – 790 LBS
- –SHEAR – 600 LBS
- –MOMENT – 5,335 LB–FT

NOTES:
1. OVEREXCAVATE TO REPLACE THE IN SITU SOILS BELOW AND AROUND THE PIER FOUNDATION WITH AASHTO #57 STONE. PROVIDE 24" MIN BELOW THE PIER AND 6" MIN ALL AROUND. COMPACT TO MIN 80% OF MAX DRY DENSITY PER ASTM D4253 AND D4254.
2. ALL FOOTING EXCAVATIONS ARE TO BE CLEAR OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE.
3. MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE OF 100 PSF/FT (x1.5).
4. SITE SOIL CONDITIONS TO BE CONFIRMED BY GEOTECHNICAL ENGINEER, IF ASSUMED SOIL CONDITIONS ARE NOT PRESENT, FOUNDATION SHALL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER TAKING INTO ACCOUNT ACTUAL SITE SOIL CONDITIONS.
5. TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS (EMBEDMENT DEPTHS SHOWN ARE FROM GRADE).
6. ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS.

CONCRETE: NORMAL WEIGHT CONCRETE

1. CEMENTITIOUS MATERIAL SHALL CONSIST OF CEMENT (ASTM C150, TYPE II); & EITHER FLY ASH (ASTM C618, TYPE F): 25 % MAX OR GGBFS (ASTM C989, GRADE 100: MIN): 50% MAX. THE USE OF POZZOLANS MAY AFFECT THE 28 DAY CONCRETE STRENGTH DEVELOPMENT (IE: MAY TAKE LONGER).
2. USE CLASS 3S COARSE AGGREGATE FOR CONCRETE MIXES CONFORMING TO ASTM C33, #57.
3. USE CORROSION INHIBITING ADMIXTURE (MCDONALD'S CAST–IN–PLACE CONCRETE SPECIFICATION SECTION 2.6).
4. ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH FILL COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS PER ASTM D 698–70 (STANDARD PROCTOR) UNLESS NOTED OTHERWISE.
5. ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION, BUT NOT LESS THAN NOTED.
6. TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
7. MINIMUM CONCRETE STRENGTH (F'C=4,500 PSI) SHALL CONFORM WITH MCDONALD'S CAST–IN–PLACE CONCRETE SPECIFICATIONS SECTION 2.13–A.
8. USE OF ADMIXTURES SHALL CONFORM TO MCDONALD'S CAST–IN–PLACE CONCRETE SPECIFICATION SECTION 2.6.
9. AIR ENTRAINMENT SHALL CONFORM WITH MCDONALD'S CAST–IN–PLACE CONCRETE SPECIFICATIONS 2.6–A & 2.13–A.
10. WATER CONTENT RATIO SHALL CONFORM TO MCDONALDS CAST–IN–PLACE CONCRETE SPECIFICATIONS SECTION 2.13–A.
11. FOUNDATION CONCRETE TO BE TESTED PER MCDONALD'S CAST–IN–PLACE CONCRETE SPECIFICATIONS SECTION 3.14.
12. PROVIDE A MINIMUM 3" OF CONCRETE COVER OVER ALL EMBEDDED STEEL.
13. REINFORCEMENT PLACEMENT SHALL CONFORM TO MCDONALDS CAST–IN–PLACE CONCRETE SPECIFICATIONS SECTIONS 3.2 & 3.5.
14. ANCHOR RODS TO BE SET IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE.
15. DO NOT PLACE POLES ON CONCRETE UNTIL CONCRETE HAS CURED PER MCDONALDS CAST–IN–PLACE CONCRETE SPECIFICATION SECTION 3.11–E, AND HAS EITHER ACHIEVED A MINIMUM STRENGTH OF 4,000 PSI OR HAS BEEN IN–PLACE FOR 14 DAYS, WHICHEVER OCCURS LAST.

STEEL:

1. STEEL PIPE SECTION: ASTM A53 OR A252 TYPE E GRADE B (Fy=35ksi).
2. HSS ROUND SECTION: ASTM A500 GRADE B (Fy=42ksi).
3. HSS SQUARE/RECTANGULAR SECTIONS: ASTM A500 GRADE B (Fy=46ksi).
4. HEADED ANCHOR RODS ASTM F1554 GR 55.
5. STEEL ANGLES, CHANNELS, STRUCTURAL SHAPES AND PLATES: ASTM A36.
6. REINFORCEMENT: ASTM A615 GRADE 60.
7. NUTS: ASTM A563A, HEAVY HEX.
8. WASHERS: ASTM F436.
9. USE ASTM A153 HOT DIPPED GALVANIZED BOLTS AND FASTENERS.
10. ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER.
11. NO FIELD HEATING TO BEND STEEL SHALL BE ALLOWED WITHOUT ENGINEER'S APPROVAL.
12. DO NOT CUT ANCHOR RODS AFTER INSTALLATION OF POLE.
13. AFTER INSTALLATION, ALL EXPOSED STEEL SHALL BE PAINTED WITH AN ENAMEL PAINT TO INHIBIT CORROSION.
14. ANY FIELD WELDING SHALL FIRST BE VERIFIED BY ENGINEER AND PERFORMED IN ACCORDANCE WITH AWS D1.1.
15. REFER TO SIGN MANUFACTURER DRAWINGS AND INSTRUCTIONS FOR ADDITIONAL INFORMATION.
16. CONTRACTOR (INSTALLER) IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION IN REGARDS TO JOBSITE SAFETY.
17. DETAILS AND STRUCTURAL MEMBERS NOT SHOWN DESIGNED BY OTHERS.
18. ANY MODIFICATIONS ARE TO BE VERIFIED BY AN ENGINEER.

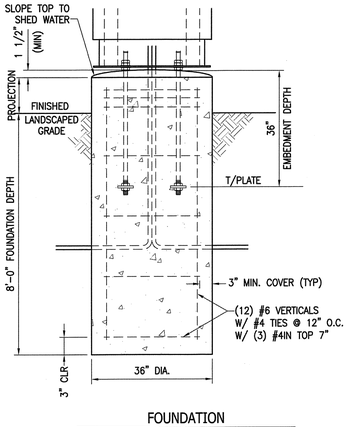
## 3 | CANOPY (Vasd: 100 MPH WIND)

THE FOLLOWING CODES WERE USED IN DESIGN:
- –IBC 2018
- –ASCE 7–10
- –ACI 318–11
- –AISC 360–10
- –AWS D1.1

WIND SPEED (Vasd): 100 MPH (MPH 3–SEC GUST)
- –EXPOSURE C

DESIGN LOADS DERIVED FROM THESE CODES AND FORCES
- –AXIAL LOAD –– 2600 LBS
- –SHEAR FORCE –– 2900 LBS
- –MAXIMUMS AT POLE BASE OVERTURNING MOMENT –– 14,500 LB–FT

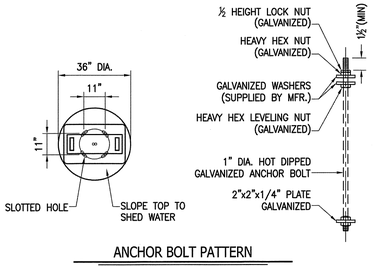
NOTES:
1. USE CONCRETE WITH A 4,500 PSI MINIMUM COMPRESSIVE STRENGTH (f'c).
2. PIER DEPTHS NOTED ARE MINIMUMS BUT ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION, WHICHEVER IS GREATER.
3. TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
4. ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS.
5. MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE 100 PSF/FT OF DEPTH (x1.5). ASSUMED SOIL WEIGHT OF 100 PCF AND Kp OF (x1.5). CONTRACTOR SHALL FIELD VERIFY.
6. TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS (EMBEDMENT DEPTHS SHOWN ARE FROM GRADE).
7. PROVIDE A MINIMUM OF 3" CONCRETE COVER FOR ALL EMBEDDED STEEL.
8. FOUNDATION IS DESIGNED FOR SINGLE OR DOUBLE POLE COLUMNS




FOUNDATION

NTS

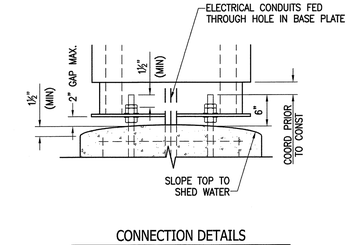
NOTES:
1. TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
2. USE F1554 GRADE 36 BOLTS MINIMUM
3. USE HOT DIPPED GALVANIZED BOLTS/ASSEMBLY
4. ANCHOR BOLTS TO BE SET IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE
5. ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER
6. DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE




ANCHOR BOLT PATTERN

NTS

NOTES:
1. TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
2. ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER
3. DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE




CONNECTION DETAILS

NTS

### GENERAL NOTES

THE FOLLOWING CODES WERE USED IN DESIGN:
- –IBC 2018
- –ASCE 7–10
- –ACI 318–11
- –AISC 360–10
- –AWS D1.1

WIND SPEED (Vasd): 100 MPH (3–SEC GUST)
- –EXPOSURE C

–DESIGN LOADS DERIVED FROM THESE CODES AND FORCES
- –AXIAL– 2,600 LBS
- –SHEAR – 2,900 LBS
- –MOMENT – 14,500 LB–FT

NOTES:
1. OVEREXCAVATE TO REPLACE THE IN SITU SOILS BELOW AND AROUND THE PIER FOUNDATION WITH AASHTO #57 STONE. PROVIDE 24" MIN BELOW THE PIER AND 6" MIN ALL AROUND. COMPACT TO MIN 80% OF MAX DRY DENSITY PER ASTM D4253 AND D4254.
2. ALL FOOTING EXCAVATIONS ARE TO BE CLEAR OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE.
3. MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE OF 100 PSF/FT (x1.5).
4. SITE SOIL CONDITIONS TO BE CONFIRMED BY GEOTECHNICAL ENGINEER, IF ASSUMED SOIL CONDITIONS ARE NOT PRESENT, FOUNDATION SHALL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER TAKING IN TO ACCOUNT ACTUAL SITE SOIL CONDITIONS.
5. TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS (EMBEDMENT DEPTHS SHOWN ARE FROM GRADE).
6. ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS.

CONCRETE: NORMAL WEIGHT CONCRETE

1. CEMENTITIOUS MATERIAL SHALL CONSIST OF CEMENT (ASTM C150, TYPE II); & EITHER FLY ASH (ASTM C618, TYPE F): 25 % MAX OR GGBFS (ASTM C989, GRADE 100: MIN): 50% MAX. THE USE OF POZZOLANS MAY AFFECT THE 28 DAY CONCRETE STRENGTH DEVELOPMENT (IE: MAY TAKE LONGER).
2. USE CLASS 3S COARSE AGGREGATE FOR CONCRETE MIXES CONFORMING TO ASTM C33, #57.
3. USE CORROSION INHIBITING ADMIXTURE (MCDONALD'S CAST–IN–PLACE CONCRETE SPECIFICATION SECTION 2.6).
4. ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH FILL COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS PER ASTM D 698–70 (STANDARD PROCTOR) UNLESS NOTED OTHERWISE.
5. ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION, BUT NOT LESS THAN NOTED.
6. TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
7. MINIMUM CONCRETE STRENGTH (F'C=4,500 PSI) SHALL CONFORM WITH MCDONALD'S CAST–IN–PLACE CONCRETE SPECIFICATIONS SECTION 2.13–A.
8. USE OF ADMIXTURES SHALL CONFORM TO MCDONALDS CAST–IN–PLACE CONCRETE SPECIFICATION SECTION 2.6.
9. AIR ENTRAINMENT SHALL CONFORM WITH MCDONALDS CAST–IN–PLACE CONCRETE SPECIFICATIONS 2.6–A & 2.13–A.
10. WATER CONTENT RATIO SHALL CONFORM TO MCDONALDS CAST–IN–PLACE CONCRETE SPECIFICATIONS SECTION 2.13–A.
11. FOUNDATION CONCRETE TO BE TESTED PER MCDONALD'S CAST–IN–PLACE CONCRETE SPECIFICATIONS SECTION 3.14.
12. PROVIDE A MINIMUM 3" OF CONCRETE COVER OVER ALL EMBEDDED STEEL..
13. REINFORCEMENT PLACEMENT SHALL CONFORM TO MCDONALD'S CAST–IN–PLACE CONCRETE SPECIFICATIONS SECTIONS 3.2 & 3.5 PERFORMED BY GENERAL CONTRACTOR.
14. ANCHOR RODS TO BE SET IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE.
15. DO NOT PLACE POLES ON CONCRETE UNTIL CONCRETE HAS CURED PER MCDONALDS CAST–IN–PLACE CONCRETE SPECIFICATION SECTION 3.11–E, AND HAS EITHER ACHIEVED A MINIMUM STRENGTH OF 4,000 PSI OR HAS BEEN IN–PLACE FOR 14 DAYS, WHICHEVER OCCURS LAST.

STEEL:

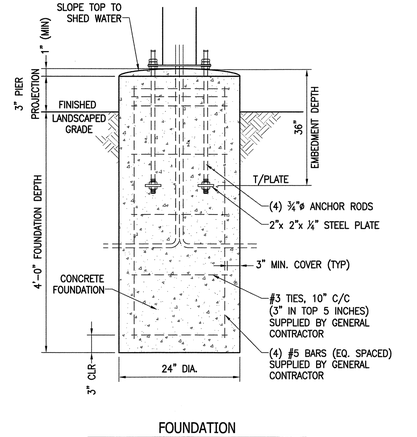
1. STEEL PIPE SECTION: ASTM A53 OR A252 TYPE E GRADE B (Fy=35ksi).
2. HSS ROUND SECTION: ASTM A500 GRADE B (Fy=42ksi).
3. HSS SQUARE/RECTANGULAR SECTIONS: ASTM A500 GRADE B (Fy=46ksi).
4. HEADED ANCHOR RODS ASTM F1554 GR 55.
5. STEEL ANGLES, CHANNELS, STRUCTURAL SHAPES AND PLATES: ASTM A36.
6. REINFORCEMENT: ASTM A615 GRADE 60.
7. NUTS: ASTM A563A, HEAVY HEX.
8. WASHERS: ASTM F436.
9. USE ASTM A153 HOT DIPPED GALVANIZED BOLTS AND FASTENERS.
10. ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER.
11. NO FIELD HEATING TO BEND STEEL SHALL BE ALLOWED WITHOUT ENGINEER'S APPROVAL.
12. DO NOT CUT ANCHOR RODS AFTER INSTALLATION OF POLE.
13. AFTER INSTALLATION, ALL EXPOSED STEEL SHALL BE PAINTED WITH AN ENAMEL PAINT TO INHIBIT CORROSION.
14. ANY FIELD WELDING SHALL FIRST BE VERIFIED BY ENGINEER AND PERFORMED IN ACCORDANCE WITH AWS D1.1.
15. REFER TO SIGN MANUFACTURER DRAWINGS AND INSTRUCTIONS FOR ADDITIONAL INFORMATION
16. CONTRACTOR (INSTALLER) IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION IN REGARDS TO JOBSITE SAFETY.
17. DETAILS AND STRUCTURAL MEMBERS NOT SHOWN DESIGNED BY OTHERS.
18. ANY MODIFICATIONS ARE TO BE VERIFIED BY AN ENGINEER.

## 4 | ODPB - OUTDOOR DIGITAL PRE BROWSE BOARD (Vasd: 100 mph WIND)

THE FOLLOWING CODES WERE USED IN DESIGN:
- –IBC 2018
- –ASCE 7–10
- –ACI 318–11
- –AISC 360–10
- –AWS D1.1

WIND SPEED (Vasd): 100 MPH (3–SEC GUST)
- –EXPOSURE C

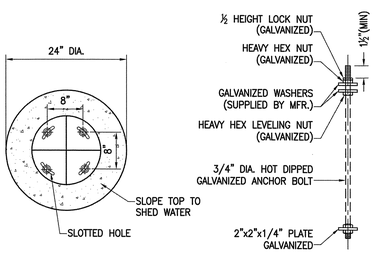
NOTES:
1. USE 4,500 PSI CONCRETE COMPRESSIVE STRENGTH (f'c)
2. PIER DEPTHS NOTED ARE MINIMUMS BUT ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION, WHICHEVER IS GREATER.
3. TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
4. ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS.
5. MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE 100 PSF/FT OF DEPTH (X1.5).
6. TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS (EMBEDMENT DEPTHS SHOWN ARE FROM GRADE)
7. 3" MIN. CONCRETE COVER FOR REINFORCEMENT – DESIGN LOADS DERIVED FROM THESE CODES AND FORCE.
8. WORST CASE LOADS ARE AS FOLLOWS:
   - –AXIAL LOAD –– 440 LBS
   - –SHEAR FORCE –– 440 LBS
   - –OVERTURNING MOMENT –– 1,700 LB–FT




FOUNDATION

NTS

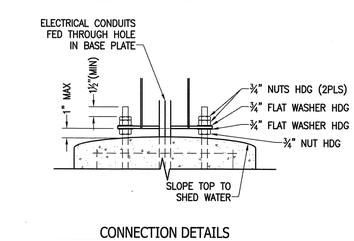
NOTES:
1. TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
2. HOT DIPPED GALVANIZED BOLTS
3. F1554 GRADE 36 ANCHOR BOLTS
4. ANCHOR BOLTS TO BE SET IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE
5. ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER
6. DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE
7. ANCHOR BOLT ASSEMBLY SHALL BE GALVANIZED




ANCHOR BOLT PATTERN

NTS

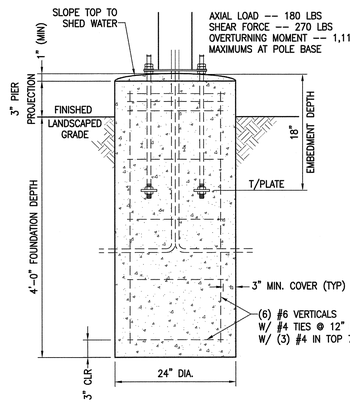
NOTES:
1. TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
2. ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER.
3. DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE.


ELECTRICAL CONDUITS FED THROUGH HOLE IN BASE PLATE
1" MAX
1½" (MIN)
¾" NUTS HDG (2PLS)
¾" FLAT WASHER HDG
¾" FLAT WASHER HDG
¾" NUT HDG
SLOPE TOP TO SH

## 1 DIRECTIONAL SIGNS WITH ARCHES (Vasd: 100 MPH WIND)

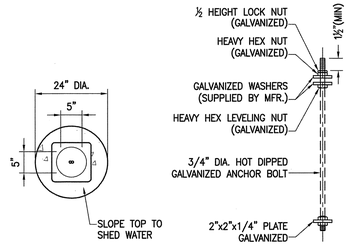
THE FOLLOWING CODES WERE USED IN DESIGN:
–IBC 2018
–ASCE 7–10
–ACI 318–11
–AISC 360–10
–AWS D1.1
WIND SPEED (Vasd): 100 MPH (3–SEC GUST)
–EXPOSURE C

NOTES:
1. USE 4,500 PSI CONCRETE COMPRESSIVE STRENGTH (f'c)
2. PIER DEPTHS NOTED ARE MINIMUMS BUT ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION WHICHEVER IS GREATER.
3. TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
4. ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS.
5. MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE 100 PSF/FT OF DEPTH (x1.5).
6. TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS (EMBEDMENT DEPTHS SHOWN ARE FROM GRADE) ASSUMED SOIL WEIGHT (IN–PLACE) OF 100 PCF AND PASSIVE COEFFICIENT OF ONE AND A HALF (1.5).
7. 3" MIN. CONCRETE COVER FOR REINFORCEMENT – DESIGN LOADS DERIVED FROM THESE CODES AND FORCES.
8. WORST CASE LOADS ARE AS FOLLOWS:
–AXIAL LOAD –– 180 LBS
–SHEAR FORCE –– 270 LBS
–OVERTURNING MOMENT –– 1,010 LB–FT



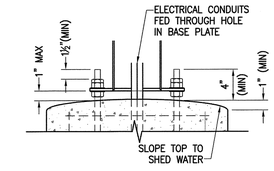

FOUNDATION
NTS

NOTES:
1. TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
2. HOT DIPPED GALVANIZED BOLTS
3. F1554 ANCHOR BOLTS
4. ANCHOR BOLTS TO BE SET IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE
5. ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER
6. DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE
7. ANCHOR BOLT ASSEMBLY SHALL BE GALVANIZED




ANCHOR BOLT PATTERN
NTS

NOTES:
1. TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
2. ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER.
3. DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE.




CONNECTION DETAILS
NTS

GENERAL NOTES

THE FOLLOWING CODES WERE USED IN DESIGN:
–IBC 2018
–ASCE 7–10
–ACI 318–11
–AISC 360–10
–AWS D1.1
WIND SPEED (Vasd): 100 MPH (3–SEC GUST)
–EXPOSURE C
DESIGN LOADS DERIVED FROM THESE CODES AND FORCES
–AXIAL – 180 LBS
–SHEAR – 270 LBS
–MOMENT – 1,010 LB–FT

NOTES:
1. OVEREXCAVATE TO REPLACE THE IN SITU SOILS BELOW AND AROUND THE PIER FOUNDATION WITH AASHTO #57 STONE. PROVIDE 24" MIN. BELOW THE PIER AND 6" MIN ALL AROUND. COMPACT TO MIN 80% OF MAX DRY DENSITY PER ASTM D4253 AND D4254.
2. ALL FOOTING EXCAVATIONS ARE TO BE CLEAR OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE.
3. MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE OF 100 PSF/FT (x1.5).
4. SITE SOIL CONDITIONS TO BE CONFIRMED BY GEOTECHNICAL ENGINEER. IF ASSUMED SOIL CONDITIONS ARE NOT PRESENT, FOUNDATION SHALL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER TAKING INTO ACCOUNT ACTUAL SITE SOIL CONDITIONS.
5. TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS (EMBEDMENT DEPTHS SHOWN ARE FROM GRADE).
6. ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS.

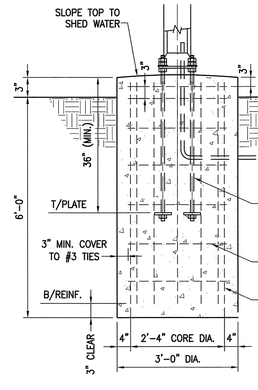
CONCRETE: NORMAL WEIGHT CONCRETE
1. CEMENTITIOUS MATERIALS SHALL CONSIST OF CEMENT (ASTM C150, TYPE II); & EITHER FLY ASH (ASTM C618, TYPE F): 25% MAX OF GGBFS (ASTM C989, GRADE 100: MIN) 50% MAX THE USE OF POZZOLANS MAY AFFECT THE 28 DAY CONCRETE STRENGTH DEVELOPMENT (IE: MAY TAKE LONGER).
2. USE CLASS 3S COARSE AGGREGATE FOR CONCRETE MIXES. CONFORMING TO ASTM C33, #57.
3. USE CORROSION INHIBITING ADMIXTURE (MCDONALD'S CAST–IN–PLACE CONCRETE SPECIFICATION SECTION 2.6).
4. ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH FILL COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS PER ASTM D 698 (STANDARD PROCTOR) UNLESS NOTED OTHERWISE.
5. ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION.
6. TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
7. MINIMUM CONCRETE STRENGTH (f'c=4,500 PSI) SHALL CONFORM WITH MCDONALDS CAST–IN–PLACE CONCRETE SPECIFICATIONS SECTION 2.13–A.
8. USE OF ADMIXTURES SHALL CONFORM TO MCDONALDS CAST–IN–PLACE CONCRETE SPECIFICATION SECTION 2.6.
9. AIR ENTRAINMENT SHALL CONFORM WITH MCDONALDS CAST–IN–PLACE CONCRETE SPECIFICATION SECTIONS 2.6–A & 2.13–A.
10. WATER CONTENT RATIO SHALL CONFORM TO MCDONALDS CAST–IN–PLACE CONCRETE SPECIFICATIONS SECTION 2.13–A.
11. FOUNDATION CONCRETE TO BE TESTED PER MCDONALDS CAST–IN–PLACE CONCRETE SPECIFICATIONS SECTION 3.14.
12. PROVIDE A MINIMUM 3" OF CONCRETE COVER OVER ALL EMBEDDED STEEL.
13. REINFORCEMENT PLACEMENT SHALL CONFORM TO MCDONALDS CAST–IN–PLACE CONCRETE SPECIFICATIONS SECTIONS 3.2 & 3.5.
14. ANCHOR RODS TO BE SET IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE.
15. DO NOT PLACE POLES ON CONCRETE UNTIL CONCRETE HAS CURED PER MCDONALDS CAST–IN–PLACE CONCRETE SPECIFICATION, SECTION 3.11–E, AND HAS EITHER ACHIEVED A MINIMUM STRENGTH OF 4,000 PSI OR HAS BEEN IN–PLACE FOR 14 DAYS, WHICHEVER OCCURS LAST.

STEEL:
1. STEEL PIPE SECTION: ASTM A53 OR A252 TYPE E GRADE B (Fy=35ksi).
2. HSS ROUND SECTION: ASTM A500 GRADE B (Fy=42ksi).
3. HSS SQUARE/RECTANGULAR SECTIONS: ASTM A500 GRADE B (Fy=46ksi).
4. HEADED ANCHOR RODS ASTM F1554 GR 55.
5. STEEL ANGLES, CHANNELS, STRUCTURAL SHAPES AND PLATES: ASTM A36.
6. REINFORCEMENT: ASTM A615, GRADE 60.
7. NUTS: ASTM A563A, HEAVY HEX.
8. WASHERS: ASTM F436.
9. USE ASTM A153 HOT DIPPED GALVANIZED BOLTS AND FASTENERS.
10. ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER.
11. NO FIELD HEATING TO BEND STEEL SHALL BE ALLOWED WITHOUT ENGINEER'S APPROVAL.
12. DO NOT CUT ANCHOR RODS AFTER INSTALLATION OF POLE.
13. AFTER INSTALLATION, ALL EXPOSED STEEL SHALL BE PAINTED WITH AN ENAMEL PAINT TO INHIBIT CORROSION.
14. ANY FIELD WELDING SHALL FIRST BE VERIFIED BY ENGINEER AND PERFORMED IN ACCORDANCE WITH AWS D1.1.
15. REFER TO SIGN MANUFACTURER DRAWINGS AND INSTRUCTIONS FOR ADDITIONAL INFORMATION.
16. CONTRACTOR (INSTALLER) IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION IN REGARDS TO JOBSITE SAFETY.
17. DETAILS AND STRUCTURAL MEMBERS NOT SHOWN DESIGNED BY OTHERS
18. ANY MODIFICATIONS ARE TO BE VERIFIED BY AN ENGINEER.

## 2 30' FLAGPOLE (Vasd: 90/120 MPH WIND)

THE FOLLOWING CODES WERE USED IN DESIGN:
–IBC 2018
–ASCE 7–10
–ACI 318–11
–AISC 360–10
–AWS D1.1
–NAAMM 1001–07
DESIGN LOADS ARE BASED ON THE WORST CASE OF EITHER OF THE FOLLOWING CONDITIONS:
A. (Vasd): 90 MPH 3–SEC GUST (EXPOSURE C) ACTING ON POLE AND FLAG
B. (Vasd): 120 MPH 3–SEC GUST (EXPOSURE C) ACTING ON POLE ONLY
DESIGN LOADS DERIVED FROM THESE CODES AND FORCES:
–SHEAR – 637 LBS.
–MOMENT – 10,376 FT./LBS.

1. USE CONCRETE WITH A 4000 PSI MINIMUM COMPRESSIVE STRENGTH (f'c) W/ AIR ENTRAINMENT.
2. PIER DEPTHS NOTED ARE MINIMUMS BUT ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION, WHICHEVER IS GREATER.
3. TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
4. ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS.
5. MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE 100 PSF/FT OF DEPTH (x1.5).
6. TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS (EMBEDMENT DEPTHS SHOWN ARE FROM GRADE).
7. INSTALL POLE PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
8. PROVIDE LIGHTNING PROTECTION AS REQUIRED BY LOCAL JURISDICTION.
9. IF ACTUAL FLAG LOADS EXCEED NOTED DESIGN LOADS, CONTRACTOR SHALL REDESIGN FOUNDATION SYSTEM AT HIS EXPENSE.




FOUNDATION
NTS

TORQUE NUTS TO 168 FT. LBS. DOUBLE NUTS (GALV.)
FLAT WASHERS
THE DISTANCE FROM THE TOP OF THE FOUNDATION TO THE BOTTOM OF THE BASE PLATE TO BE NO MORE THAN 2 X THE ANCHOR BOLT DIAMETER
LEVELING NUT
1½" (MIN.)
6¾"
6¾"
1"ø ASTM F1554, GRADE 36 HOT DIPPED GALVANIZED ANCHOR BOLT
⅜" x 3½" x 3½" EMBED PLATE (ASTM A36)

ANCHOR BOLT PATTERN
NTS




CONNECTION DETAIL
NTS

GENERAL NOTES

THE FOLLOWING CODES WERE USED IN DESIGN:
–IBC 2018
–ASCE 7–10
–ACI 318–11
–AISC 360–10
–AWS D1.1
–NAAMM 1001–07
DESIGN LOADS ARE BASED ON THE WORST CASE OF EITHER OF THE FOLLOWING CONDITIONS:
A. (Vasd): 90 MPH 3–SEC GUST (EXPOSURE C) ACTING ON POLE AND FLAG
B. (Vasd): 120 MPH 3–SEC GUST (EXPOSURE C) ACTING ON POLE ONLY
DESIGN LOADS DERIVED FROM THESE CODES AND FORCES:
–SHEAR – 637 LBS.
–MOMENT – 10,376 FT./LBS.

NOTES:
1. OVEREXCAVATE TO REPLACE THE IN SITU SOILS BELOW AND AROUND THE PIER FOUNDATION WITH AASHTO #57 STONE. PROVIDE 24" MIN. BELOW THE PIER AND 6" (MIN.) ALL AROUND.
2. ALL FOOTING EXCAVATIONS ARE TO BE CLEAR OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE.
3. MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE OF 100 PSF/FT (x1.5). ASSUMED SOIL WEIGHT (IN–PLACE) OF 100 PCF AND A PASSIVE SOIL COEFFICIENT OF ONE AND A HALF (1.5).
4. SITE SOIL CONDITIONS TO BE CONFIRMED BY GEOTECHNICAL ENGINEER. IF ASSUMED SOIL CONDITIONS ARE NOT PRESENT, FOUNDATION SHALL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER TAKING INTO ACCOUNT ACTUAL SITE SOIL CONDITIONS.
5. TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS (EMBEDMENT DEPTHS SHOWN ARE FROM GRADE).
6. ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS.

CONCRETE:
1. CEMENTITIOUS MATERIALS SHALL CONSIST OF CEMENT (ASTM C150, TYPE II); & EITHER FLY ASH (ASTM C618, TYPE F): 25% MAX OF GGBFS (ASTM C989, GRADE 100: MIN) 50% MAX THE USE OF POZZOLANS MAY AFFECT THE 28 DAY CONCRETE STRENGTH DEVELOPMENT (IE: MAY TAKE LONGER).
2. USE CLASS 3S COARSE AGGREGATE FOR CONCRETE MIXES.
3. USE CORROSION INHIBITING ADMIXTURE.
4. ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH FILL COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS PER ASTM D 698 (STANDARD PROCTOR) UNLESS NOTED OTHERWISE.
5. ALL PIERS TO EXTEND TO A MINIMUM FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION.
6. TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
7. MINIMUM CONCRETE STRENGTH (f'c) SHOULD CONFORM WITH MCDONALDS CAST–IN–PLACE CONCRETE SPECIFICATIONS SECTION 2.13–A BUT NO LESS THAN 4500 PSI.
8. USE OF ADMIXTURES SHALL CONFORM TO MCDONALDS CAST–IN–PLACE CONCRETE SPECIFICATION SECTION 2.6.
9. AIR ENTRAINMENT SHALL CONFORM WITH MCDONALDS CAST–IN–PLACE CONCRETE SPECIFICATION SECTIONS 2.6–A & 2.13–A.
10. WATER CONTENT RATIO SHALL CONFORM TO MCDONALDS CAST–IN–PLACE CONCRETE SPECIFICATIONS SECTION 2.13–A.
11. FOUNDATION CONCRETE TO BE TESTED PER MCDONALDS CAST–IN–PLACE CONCRETE SPECIFICATIONS SECTION 3.14.
12. PROVIDE A MINIMUM 3" OF CONCRETE COVER OVER ALL EMBEDDED STEEL.
13. REINFORCEMENT PLACEMENT SHALL CONFORM TO MCDONALDS CAST–IN–PLACE CONCRETE SPECIFICATIONS SECTIONS 3.2 & 3.5.
14. ANCHOR BOLTS TO BE SET IN ACCORDANCE WITH ASC CODE OF STANDARD PRACTICE.
15. DO NOT PLACE POLES ON CONCRETE UNTIL CONCRETE HAS CURED PER MCDONALDS CAST–IN–PLACE CONCRETE SPECIFICATION, SECTION 3.11–E.
16. FLAG SIZES SHALL NOT EXCEED THE FOLLOWING AREA LIMITATIONS:

–30'–0" POLE ––> 6'–0" x 10'–0" FLAG

17. REFER TO FLAG MANUFACTURER DRAWINGS AND INSTRUCTIONS FOR ADDITIONAL INFORMATION INCLUDING INSTALLATION INSTRUCTIONS.
18. CONTRACTOR (INSTALLER) IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION IN REGARDS TO JOBSITE SAFETY.
19. DETAILS AND STRUCTURAL MEMBERS NOT SHOWN DESIGNED BY OTHERS
20. ANY MODIFICATIONS ARE TO BE VERIFIED BY A LICENSED PROFESSIONAL ENGINEER.
21. CAUTION: MAXIMUM FLAG SIZE 6' X 10'

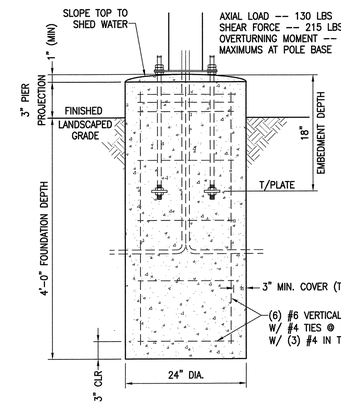
PRELIMINARY REQUIREMENTS:
1. IT IS THE RESPONSIBILITY OF THE INSTALLER TO ENSURE THE GENERAL CONTRACTOR HAS COMPLETED THE INSTALLATION OF THE CONCRETE FOUNDATION WITH ANCHOR BOLTS PRIOR TO ANY ATTEMPT TO INSTALL THE FLAG POLE(S).

DESIGN NOTE:
1. FLAG POLE AND CONCRETE BASE ARE DESIGNED TO WITHSTAND A WIND OF 30 P.S.F. CONCRETE BASE DESIGNED USING A LATERAL SOIL BEARING PRESSURE OF 150 P.S.F./FT. OF DEPTH. IF THESE SOIL CONDITIONS DO NOT EXIST AT THE FOUNDATION LOCATION AND NOTED DESIGN LEADS, IT IS THE ERECTOR'S RESPONSIBILITY TO NOTIFY EVERBRITE, LLC. PRIOR TO ADDITIONAL EXCAVATION OR ANY CONCRETE PLACEMENT

## 3 DIRECTIONAL SIGNS WITHOUT ARCHES (Vasd: 100 MPH WIND)

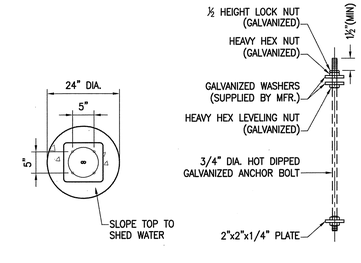
THE FOLLOWING CODES WERE USED IN DESIGN:
–IBC 2018
–ASCE 7–10
–ACI 318–11
–AISC 360–10
–AWS D1.1
WIND SPEED(Vasd):100 MPH (3–SEC GUST)
–EXPOSURE C

NOTES:
1. USE 4,500 PSI CONCRETE COMPRESSIVE STRENGTH (f'c)
2. PIER DEPTHS NOTED ARE MINIMUMS BUT ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION WHICHEVER IS GREATER.
3. TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
4. ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS.
5. MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE: 100 PSF/FT OF DEPTH (X1.5). ASSUMED SOIL WEIGHT (IN–PLACE) 100 PCF AND A PASSIVE COEFFICIENT OF ONE AND A HALF (1.5).
6. TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS (EMBEDMENT DEPTHS SHOWN ARE FROM GRADE) 3" MIN. CONCRETE COVER FOR REINFORCEMENT – DESIGN LOADS DERIVED FROM THESE CODES AND FORCES.
7. WORST CASE LOADS ARE AS FOLLOWS:
–AXIAL LOAD –– 130 LBS
–SHEAR FORCE –– 215 LBS
–OVERTURNING MOMENT –– 600 LB–FT



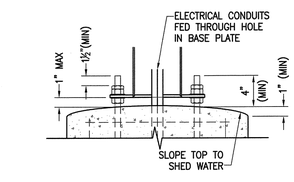

FOUNDATION
NTS

NOTES:
1. TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
2. HOT DIPPED GALVANIZED BOLTS
3. F1554 ANCHOR BOLTS
4. ANCHOR BOLTS TO BE SET IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE
5. ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER
6. DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE
7. ANCHOR BOLT ASSEMBLY SHALL BE GALVANIZED




ANCHOR BOLT PATTERN
NTS

NOTES:
1. TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
2. ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER.
3. DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE.




CONNECTION DETAILS
NTS

GENERAL NOTES

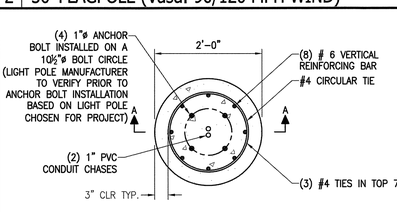
THE FOLLOWING CODES WERE USED IN DESIGN:
–IBC 2018
–ASCE 7–10
–ACI 318–11
–AISC 360–10
–AWS D1.1
WIND SPEED(Vasd): 100 MPH (3–SEC GUST)
–EXPOSURE C
DESIGN LOADS DERIVED FROM THESE CODES AND FORCES
–AXIAL – 130 LBS
–SHEAR – 215 LBS
–MOMENT – 600 LB–FT

NOTES:
1. OVEREXCAVATE TO REPLACE THE IN SITU SOILS BELOW AND AROUND THE PIER FOUNDATION WITH AASHTO #57 STONE. PROVIDE 24" MIN. BELOW THE PIER AND 6" (MIN) ALL AROUND. COMPACT TO MIN 80% OF MAX DRY DENSITY PER ASTM D4253 AND D4254.
2. ALL FOOTING EXCAVATIONS ARE TO BE CLEAR OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE.
3. MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE OF 100 PSF/FT (x1.5).
4. SITE SOIL CONDITIONS TO BE CONFIRMED BY GEOTECHNICAL ENGINEER. IF ASSUMED SOIL CONDITIONS ARE NOT PRESENT, FOUNDATION SHALL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER TAKING INTO ACCOUNT ACTUAL SITE SOIL CONDITIONS.
5. TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS (EMBEDMENT DEPTHS SHOWN ARE FROM GRADE)
6. ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS.

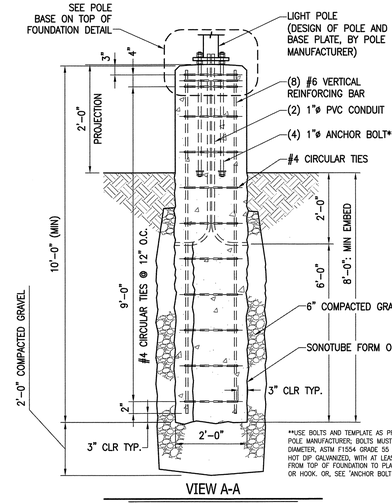
CONCRETE: NORMAL WEIGHT CONCRETE
1. CEMENTITIOUS MATERIALS SHALL CONSIST OF CEMENT (ASTM C150, TYPE II); & EITHER FLY ASH (ASTM C618, TYPE F): 25% MAX OF GGBFS (ASTM C989, GRADE 100: MIN) 50% MAX THE USE OF POZZOLANS MAY AFFECT THE 28 DAY CONCRETE STRENGTH DEVELOPMENT (IE: MAY TAKE LONGER).
2. USE CLASS 3S COARSE AGGREGATE FOR CONCRETE MIXES. CONFORMING TO ASTM C33, #57.
3. USE CORROSION INHIBITING ADMIXTURE (MCDONALD'S CAST–IN–PLACE CONCRETE SPECIFICATION SECTION 2.6)
4. ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH FILL COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS PER ASTM D 698 (STANDARD PROCTOR) UNLESS NOTED OTHERWISE.
5. ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION.
6. TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
7. MINIMUM CONCRETE STRENGTH (f'c=4,500 PSI) SHALL CONFORM WITH MCDONALDS CAST–IN–PLACE CONCRETE SPECIFICATIONS SECTION 2.13–A.
8. USE OF ADMIXTURES SHALL CONFORM TO MCDONALDS CAST–IN–PLACE CONCRETE SPECIFICATION SECTION 2.6.
9. AIR ENTRAINMENT SHALL CONFORM WITH MCDONALDS CAST–IN–PLACE CONCRETE SPECIFICATION SECTIONS 2.6–A & 2.13–A.
10. WATER CONTENT RATIO SHALL CONFORM TO MCDONALDS CAST–IN–PLACE CONCRETE SPECIFICATIONS SECTION 2.13–A.
11. FOUNDATION CONCRETE TO BE TESTED PER MCDONALDS CAST–IN–PLACE CONCRETE SPECIFICATIONS SECTION 3.14.
12. PROVIDE A MINIMUM 3" OF CONCRETE COVER OVER ALL EMBEDDED STEEL.
13. REINFORCEMENT PLACEMENT SHALL CONFORM TO MCDONALDS CAST–IN–PLACE CONCRETE SPECIFICATIONS SECTIONS 3.2 & 3.5.
14. ANCHOR RODS TO BE SET IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE.
15. DO NOT PLACE POLES ON CONCRETE UNTIL CONCRETE HAS CURED PER MCDONALDS CAST–IN–PLACE CONCRETE SPECIFICATION, SECTION 3.11–E, AND HAS EITHER ACHIEVED A MINIMUM STRENGTH OF 4,000 PSI OR HAS BEEN IN–PLACE FOR 14 DAYS, WHICHEVER OCCURS LAST.

STEEL:
1. STEEL PIPE SECTION: ASTM A53 OR A252 TYPE E GRADE B (Fy=35ksi).
2. HSS ROUND SECTION: ASTM A500 GRADE B (Fy=42ksi).
3. HSS SQUARE/RECTANGULAR SECTIONS: ASTM A500 GRADE B (Fy=46ksi).
4. HEADED ANCHOR RODS ASTM F1554 GR 55.
5. STEEL ANGLES, CHANNELS, STRUCTURAL SHAPES AND PLATES: ASTM A36.
6. REINFORCEMENT: ASTM A615, GRADE 60.
7. NUTS: ASTM A563A, HEAVY HEX.
8. WASHERS: ASTM F436.
9. USE ASTM A153 HOT DIPPED GALVANIZED BOLTS AND FASTENERS.
10. ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER.
11. NO FIELD HEATING TO BEND STEEL SHALL BE ALLOWED WITHOUT ENGINEER'S APPROVAL.
12. DO NOT CUT ANCHOR RODS AFTER INSTALLATION OF POLE.
13. AFTER INSTALLATION, ALL EXPOSED STEEL SHALL BE PAINTED WITH AN ENAMEL PAINT TO INHIBIT CORROSION.
14. ANY FIELD WELDING SHALL FIRST BE VERIFIED BY ENGINEER AND PERFORMED IN ACCORDANCE WITH AWS D1.1.
15. REFER TO SIGN MANUFACTURER DRAWINGS AND INSTRUCTIONS FOR ADDITIONAL INFORMATION.
16. CONTRACTOR (INSTALLER) IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION IN REGARDS TO JOBSITE SAFETY.
17. DETAILS AND STRUCTURAL MEMBERS NOT SHOWN DESIGNED BY OTHERS.
18. ANY MODIFICATIONS ARE TO BE VERIFIED BY AN ENGINEER.

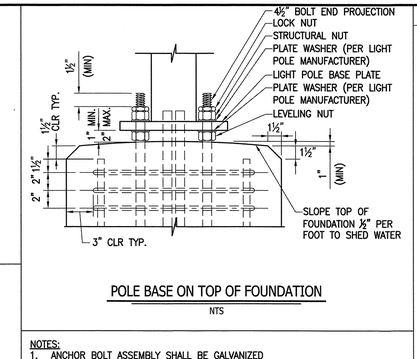
## 4 LOT LIGHT POLE (Vasd: 120 mph WIND)




POLE BASE - PLAN VIEW
NTS

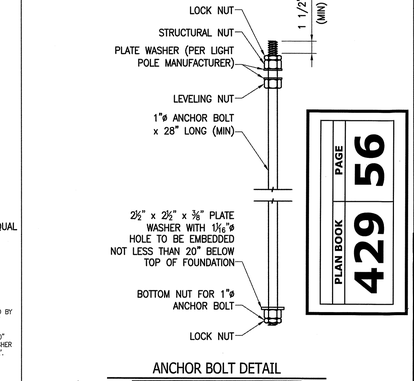



VIEW A-A
NTS




POLE BASE ON TOP OF FOUNDATION
NTS

NOTES:
1. ANCHOR BOLT ASSEMBLY SHALL BE GALVANIZED
** USE THIS DETAIL IF BOLTS ARE NOT OBTAINABLE FROM POLE MANUFACTURER

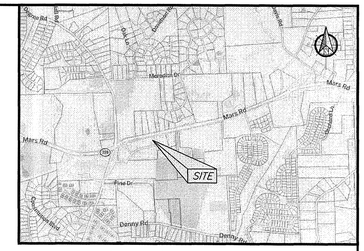



ANCHOR BOLT DETAIL
NTS

GENERAL NOTES

DESIGN CRITERIA:
INTERNATIONAL BUILDING CODE (IBC) – 2018 (w/ WIND EXPOSURE CATEGORY "C")

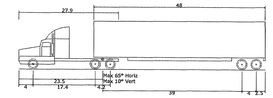
FOUNDATION DESIGN PARAMETERS:
1. MAXIMUM LIGHT POLE BASE REACTIONS:
   • BASE MOMENT = 16,845 lbs–ft
   • BASE SHEAR = 978 lbs
2. MAXIMUM WIND SPEED (Vasd): 120 MPH (3–SEC GUST)
3. MINIMUM REQUIRED SOIL PARAMETERS:
   – COHESIONLESS SOILS: (IN–PLACE UNIT WEIGHT = 100 PCF)
     – ANGLE OF INTERNAL FRICTION = 12 DEGREES
     – WATER TABLE ASSUMED TO BE LOCATED BELOW THE




SITE LOCATION MAP
SCALE: 1" = 2,000'

| PLAN BOOK | PAGE |
|---|---|
| 429 | 57 |

## VEHICLE INFORMATION



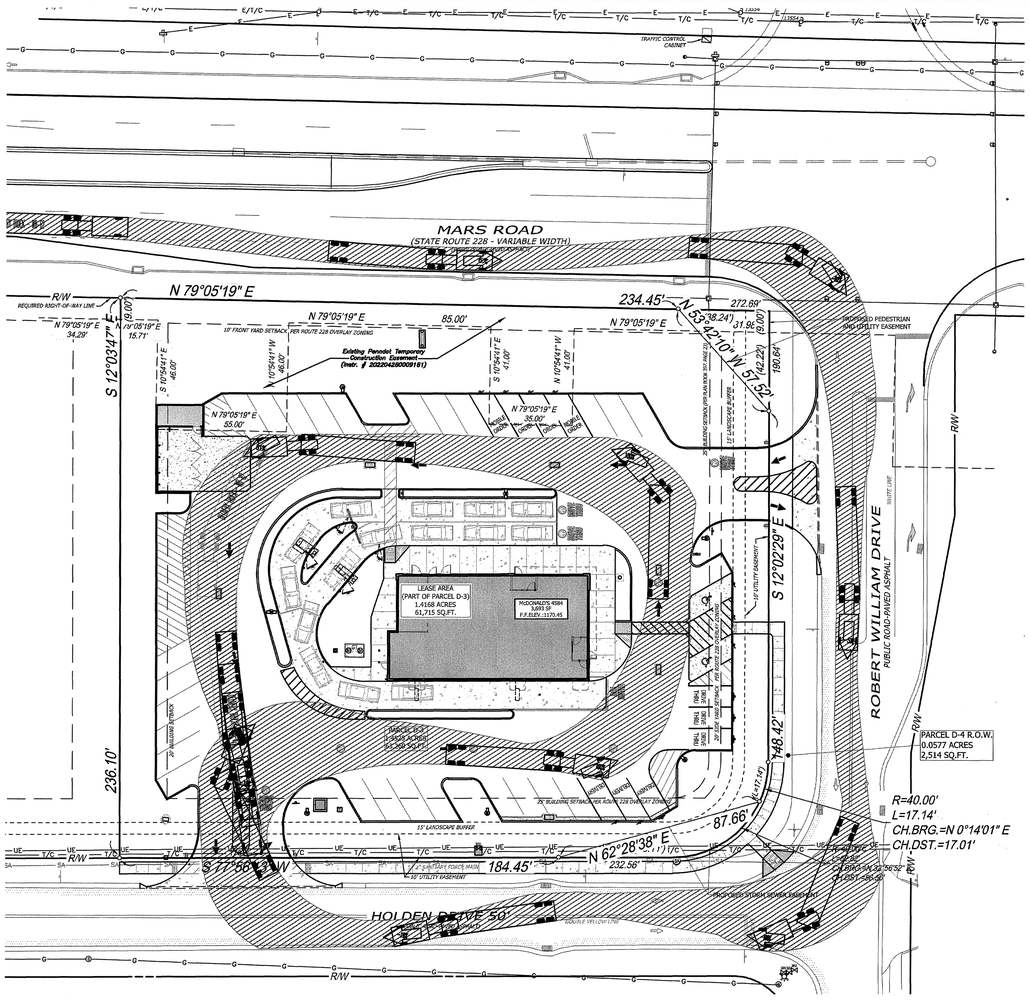

WB-62 - Interstate Semi-Trailer

| | |
|---|---|
| Overall Length | 69.000ft |
| Overall Width | 8.500ft |
| Overall Body Height | 13.500ft |
| Min Body Ground Clearance | 1.334ft |
| Max Track Width | 8.500ft |
| Lock-to-lock time | 6.00s |
| Max Steering Angle (Virtual) | 28.40° |

DELIVERY TRUCK - WB-62

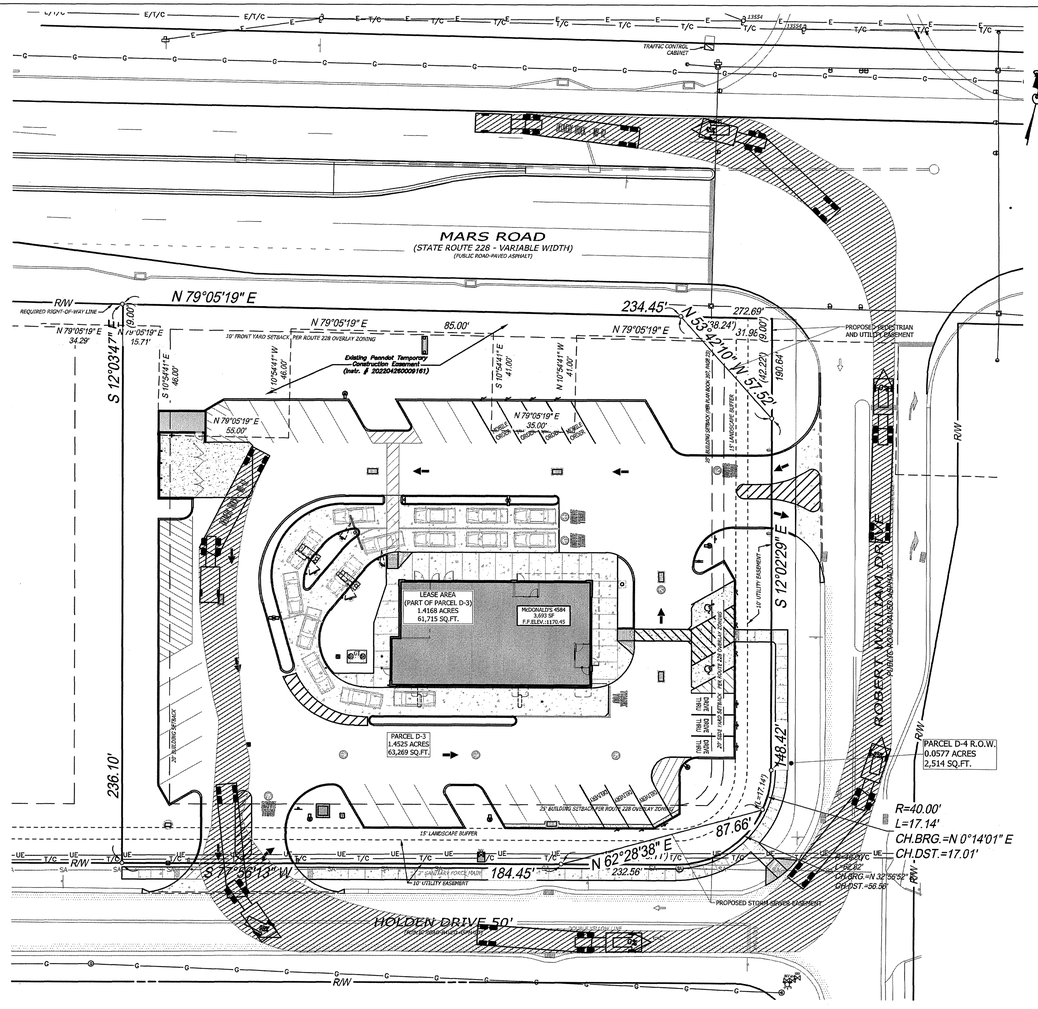
## DELIVERY TRUCK PATH - IN

SCALE: 1"=30'-0"




## DELIVERY TRUCK PATH - OUT

SCALE: 1"=30'-0"




| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 01 | 10/17/2024 | REVISED PER REVIEW COMMENTS | BJC |
| 02 | 02/12/2025 | REVISED PER REVIEW COMMENTS | BJC |

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
PAUL D. McCARTER
ENGINEER
No. PE059350

Electronically signed on 02-12-2025

PREPARED BY:
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ADDRESS: 110 N. CARPENTER STREET, CHICAGO, IL 60607

TRUCK ROUTING PLAN

RESTAURANT LOCATION
1301 ROBERT WILLIAM DR.,VALENCIA, PA 16059
ADAMS TOWNSHIP, BUTLER COUNTY
COMMONWEALTH OF PENNSYLVANIA

DRAWN BY: BJC
DATE DRAWN: 02/26/2024
SITE IDENTIFICATION: 037217941358

TR-1