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Michele Mustello
Butler County Recorder PA T20250016302

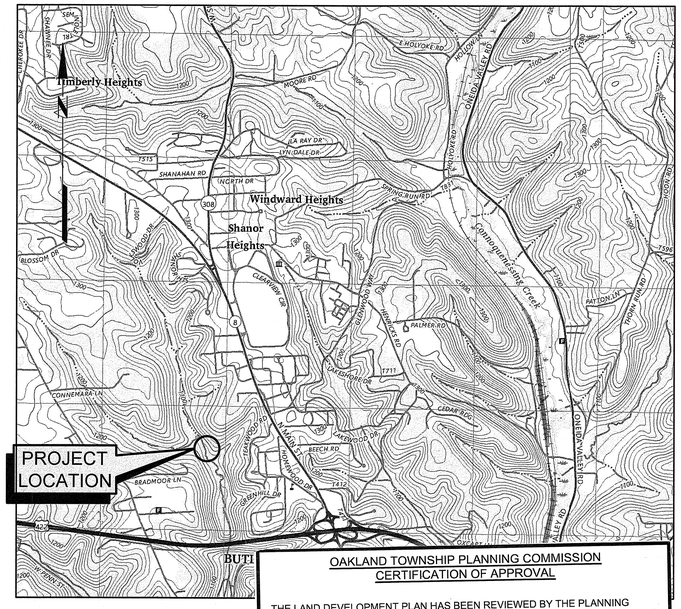
PENNSYLVANIA AMERICAN WATER

BUTLER DISTRICT

BUTLER WATER TREATMENT PLANT FILTER IMPROVEMENTS PROJECT

LDP PERMIT SUBMISSION

JULY 2025


Timberly Heights
Windward Heights
Shanor Heights
PROJECT LOCATION
MOORE RD
SHANAHAN RD
BEECH RD
BEAUMONT DR
BEAUMONT LN
BEAUMONT CT
BEAUMONT PL
BEAUMONT CIR
BEAUMONT TER
BEAUMONT WAY
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BEAUMONT CROSSING

SHADED FACILITIES

- MASONRY WALL (PLANS AND SECTIONS)
- FILL CONCRETE (USED ON SECTIONS)
- REINFORCED CONCRETE (USED ON SECTIONS)
- DEMOLITION

CIVIL/SITE SYMBOLS

- AIR RELEASE MANHOLE
- BM NO.1 — BENCH MARK
- BORING
- BUTTERFLY VALVE AND VALVE BOX
- CATCH BASIN/INLET
- CHECK VALVE
- CONTROL POINT
- EXISTING GAS VALVE
- EXISTING GAS CURB BOX
- GATE VALVE AND VALVE BOX
- HYDRANT
- LIGHT
- MANHOLE
- SIGN
- SIGNAL
- UTILITY POLE
- TP — TEST PIT
- TREES, BUSHES AND SHRUBS
- VENT
- WATER CURB BOX
- EXISTING WATER VALVE

ANY BORINGS, SOUNDINGS, TEST PILES, SUBSURFACE CONDITIONS AND LOCATIONS OF AND NATURE OF EXISTING UNDERGROUND STRUCTURES SHOWN OR INDICATED ON THIS DRAWING ARE FOR THE INFORMATION OF THE OWNER AND IN NO EVENT IS THIS INFORMATION TO BE CONSIDERED AS PART OF THE CONTRACT. SEE PROJECT MANUAL.

THIS SHEET IS FOR CIVIL/SITE SYMBOLS AND ABBREVIATIONS ONLY. REFER TO ARCHITECTURAL, STRUCTURAL, PROCESS, INSTRUMENTATION, MECHANICAL AND ELECTRICAL DRAWINGS FOR SYMBOLS AND ABBREVIATIONS FOR THAT WORK.

LINE COMPOSITION

NEW FACILITES SHOWN WITH HEAVIER AND BOLDER LINE WORK WITH CALLOUTS IN UPPERCASE LETTERS. EXISTING FACILITIES SHOWN WITH LIGHT LINE WORK WITH CALLOUTS IN UPPER AND LOWERCASE LETTERS.

EXISTING LINE WORK

- A — A — AIR LINE
- BITUMINOUS ROAD SURFACE AND DRIVES
- CENTER LINE
- CONCRETE SIDEWALK OR RETAINING WALL
- DITCH, STREAM OR SWALE
- X — X — FENCE
- 550 — FIVE FOOT CONTOUR INTERVAL
- G — GV — G — GAS MAIN AND VALVE
- GRAVEL OR EARTH DRIVES
- C — C — MISCELLANEOUS UTILITY
- ONE FOOT CONTOUR INTERVAL
- OHE — OVERHEAD ELECTRIC LINE
- T — T — OVERHEAD TELEPHONE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- FM — FM — SANITARY FORCE MAIN
- S — MH — S — SANITARY SEWER AND MANHOLE
- SL — SL — SLUDGE LINE
- SS — SS — STORM SEWER AND INLET
- SOIL BOUNDARY LINE
- UGE — UGE — UNDERGROUND ELECTRIC CABLE
- UGT — UGT — UNDERGROUND TELEPHONE CABLE
- WW — WW — WASTEWATER MAIN
- W — WV — W — WATER MAIN AND VALVE
- WOOD OR VEGETATION LINE

PROPOSED LINE WORK

- PROPOSED PIPE (4" DIA. AND LARGER)
- PROPOSED PIPE (3" DIA. AND SMALLER)
- STORM SEWER AND INLET
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- TEMP. CONSTRUCTION EASEMENT LINE
- 2:1 — GRADING SLOPE
- SLOPE DIRECTION
- LOD — LIMIT OF DISTURBANCE
- FS-12 — FS-12 — 12" COMPOST FILTER SOCK
- INLET PROTECTION
- EROSION AND SEDIMENT CONTROL BLANKET

CIVIL SHEET REFERENCE LEGEND

1 / C-8 — SECTION No. / SECTION No. WHERE SHOWN

GENERAL NOTES

1. ALL ELEVATIONS REFER TO U.S.G.S. NAVD 88 DATUM.
2. HORZONTAL CONTROL IS BASED UPON STATE PLANE COORDINATE SYSTEM.
3. INFORMATION SHOWN HEREIN IS BASED ON RECORD DRAWINGS PROVIDED BY AMERICAN WATER MARCH 2023.
4. FROM INVESTIGATIONS AND FIELD SURVEYS, IT IS ASSUMED THAT LOCATIONS OF PHYSICAL CONDITIONS, UTILITIES, ETC., ARE APPROXIMATE AND THE NATURE OF MATERIALS IS NOT GUARANTEED.
5. THE CONTRACTOR SHALL BE REQUIRED TO VERIFY ALL CONDITIONS AND DIMENSIONS OF THE JOB SITE BEFORE PROCEEDING WITH THE WORK AND SHALL MAKE MINOR ADJUSTMENTS AS REQUIRED ON THE JOB. SUCH ADJUSTMENTS ARE TO BE APPROVED BY THE ENGINEER AND THE OWNER.
6. LOCATION AND DEPTH OF EXISTING UTILITY LINES INCLUDING SERVICES SHALL BE VERIFIED BY THE CONTRACTOR IN ADVANCE OF THE WATER MAIN CONSTRUCTION. EXTREME CARE SHALL BE EXERCISED WHEN EXCAVATING EXISTING UTILITY LINES, HAND EXCAVATION ONLY WILL BE PERMITTED IN THE VICINITY OF EXISTING PIPES AND/OR CONDUITS. ANY DAMAGE TO UTILITIES SHALL REPAIRED BY CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
7. THE CONTRACTOR SHALL SUSTAIN IN THEIR PLACES AND PROTECT FROM DIRECT OR INDIRECT INJURY ALL PIPES, CONDUITS, TRACKS, UTILITY POLES, GUIDE RAILS, GUARD POSTS, WALLS, FOUNDATIONS, BUILDINGS, AND OTHER STRUCTURES OR PROPERTY IN THE VICINITY OF HIS WORK, WHETHER ABOVE OR BELOW GROUND, OR THAT MAY APPEAR IN THE TRENCH. PIPES AND UNDERGROUND CONDUITS EXPOSED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE ADEQUATELY SUPPORTED ALONG THEIR ENTIRE EXPOSED LENGTHS.
8. AT POINTS OF CONNECTION, CONTRACTOR SHALL EXPOSE EXISTING WATER MAINS TO VERIFY LOCATION, GEOMETRY, AND MATERIAL REQUIREMENTS PRIOR TO ORDERING MATERIALS OR STARTING CONSTRUCTION OF ANY MAIN CONNECTING THERE TO.
9. THE CONTRACTOR SHALL EXERCISE SPECIAL CARE WHEN WORKING IN RIGHT OF WAYS SO AS NOT TO DAMAGE TREES AND SHRUBS THAT ARE TO BE MAINTAINED. ALL SIGNS, MAILBOXES, FENCES, LAWNS, SHRUBS, HEDGES, TREES, OTHER LANDSCAPING, DRIVEWAYS, ETC., DISTURBED DURING CONSTRUCTION SHALL BE REPLACED IN KIND.

GENERAL ABBREVIATIONS

CLR	—	CLEARANCE
℄	—	CENTERLINE
CMU	—	CONCRETE MASONRY UNIT
DIA	—	DIAMETER
EC	—	ELECTRICAL CONTRACT
EL or ELEV	—	ELEVATION
EX	—	EXISTING
FT	—	FOOT OR FEET
GC	—	GENERAL CONTRACT
ID	—	INSIDE DIAMETER
INV	—	INVERT
MAX	—	MAXIMUM
MC	—	MECHANICAL CONTRACT
MIN	—	MINIMUM
NA	—	NOT APPLICABLE
NTS	—	NOT TO SCALE
OD	—	OUTSIDE DIAMETER
PC	—	PLUMBING CONTRACT
₹	—	PLATE
SHT	—	SHEET
SQ	—	SQUARE
STA	—	STATION
TYP	—	TYPICAL
W	—	WATER
WW	—	WASTEWATER

MATERIAL

AL	—	ALUMINUM
ACP	—	ASBESTOS CEMENT PIPE
CI	—	CAST IRON
CIP	—	CAST IRON PIPE
CISP	—	CAST IRON SOIL PIPE
CMP	—	CORRUGATED METAL PIPE
CPVC	—	CHLORINATED POLYVINYL CHLORIDE PIPE
CU	—	COPPER
DI	—	DUCTILE IRON
DIP	—	DUCTILE IRON PIPE
FRP	—	FIBERGLASS REINFORCED PLASTIC
GI	—	GALVANIZED IRON
GLDIP	—	GLASS LINED DUCTILE IRON PIPE
HDPE	—	HIGH DENSITY POLYETHYLENE
PCCP	—	PRESTRESSED CONCRETE CYLINDER PIPE
PEX	—	CROSS-LINKED POLYETHYLENE
PVC	—	POLYVINYL CHLORIDE PIPE
RCCP	—	REINFORCED CEMENT CONCRETE PIPE
SS	—	STAINLESS STEEL
STL	—	STEEL

CIVIL/SITE ABBREVIATIONS

AVE	—	AVENUE
BIT	—	BITUMINOUS
CB	—	CATCH BASIN/INLET
CC	—	CHEMICAL CONDUIT
CIR	—	CIRCLE
CM	—	CONCRETE MONUMENT
D	—	DRAIN
DR	—	DRIVE
FH	—	FIRE HYDRANT
G	—	GAS
GCB	—	GAS CURB BOX
GV	—	GAS VALVE
HYD	—	HYDRANT
IP	—	IRON PIN
MAC	—	MACADAM
MH	—	MANHOLE
MJ	—	MECHANICAL JOINT
NC	—	NETWORK CABLE
OE	—	OVERHEAD ELECTRICAL
OT	—	OVERHEAD TELEPHONE
℄	—	PROPERTY LINE
PM	—	PIPELINE MARKER
PC	—	POINT OF CURVE
PI	—	POINT OF INTERSECTION
POB	—	POINT OF BEGINNING
POE	—	POINT OF ENDING
POL	—	POINT ON LINE
PT	—	POINT OF TANGENT
PVC	—	POINT OF VERTICAL CURVE
PVT	—	POINT OF VERTICAL TANGENT
RD	—	ROAD
RJ	—	RESTRAINED JOINT
RTE	—	ROUTE
RW	—	RAW WATER
S	—	SANITARY SEWER
SD	—	STORM DRAIN
SS	—	STORM SEWER
ST	—	STREET
SWS	—	SHORT WATER SERVICE
UGE	—	UNDERGROUND ELECTRIC
UGT	—	UNDERGROUND TELEPHONE
W	—	WATER
WARG	—	WEDGE ACTION RETAINING GLAND
WCB	—	WATER CURB BOX
WS	—	WATER SERVICE
WV	—	WATER VALVE

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PENNSYLVANIA AMERICAN WATER

REVISIONS

GANNETT FLEMING
HARRISBURG, PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — TIMOTHY J. BRENNAN — ENGINEER — No. PE045138E

AMERICAN WATER ENGINEERING
1 WATER STREET
CAMDEN, NJ 08102
AMERICAN WATER

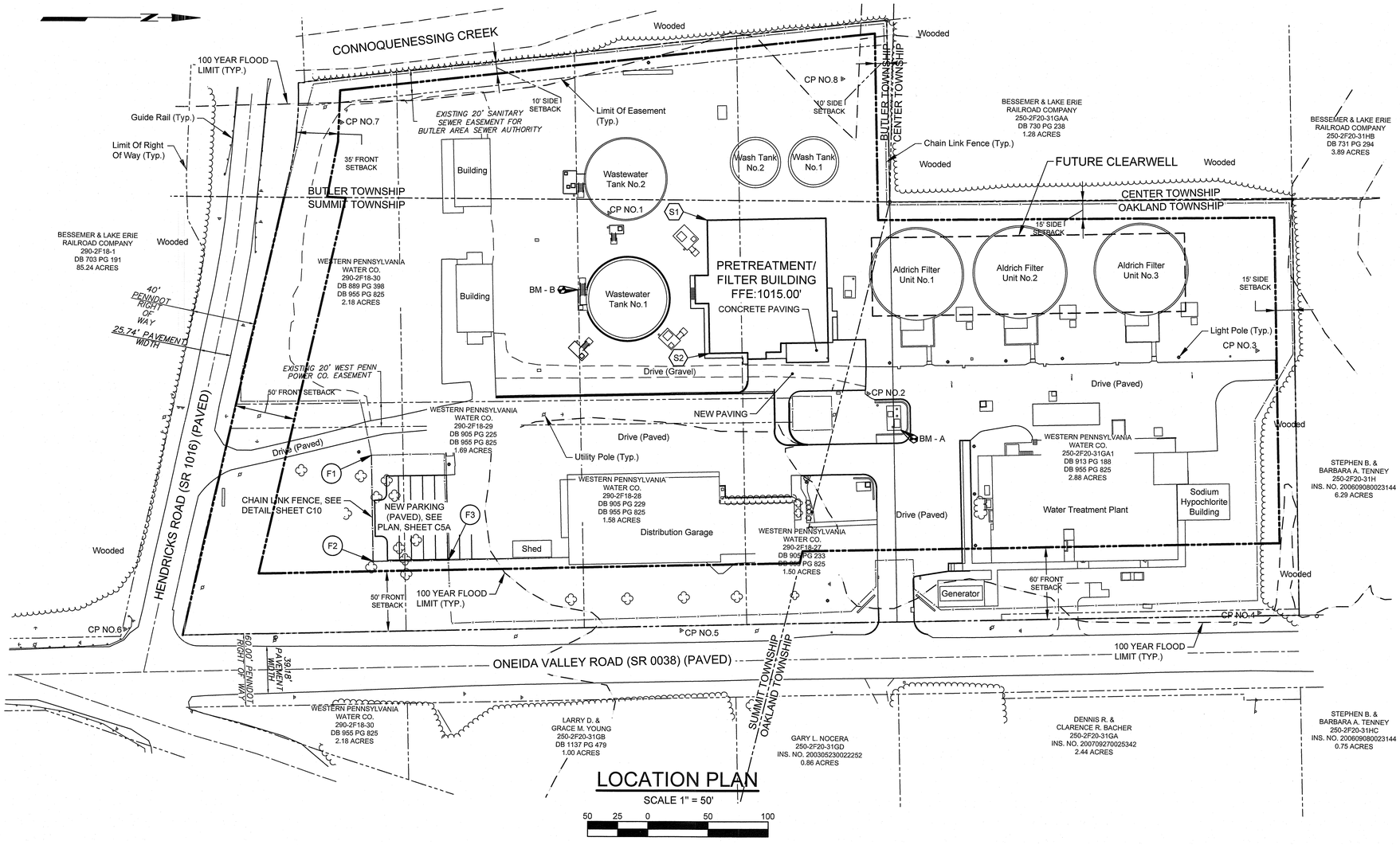
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DATE	JULY 2025
PROJECT	74744

BUTLER WATER TREATMENT PLANT
FILTER IMPROVEMENTS
CIVIL
GENERAL NOTES, LEGENDS AND ABBREVIATIONS

BUTLER, PA	BUTLER DISTRICT	USE DIMENSIONS ONLY SCALE - AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	NPDES PERMIT	24-330017-C1

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LOCATION PLAN

SCALE 1" = 50'

50 25 0 50 100

HORIZONTAL CONTROL

CP NO.1	N 572736.59	E 1380750.54	EL. 1011.27
CP NO.2	N 572952.25	E 1380899.79	EL. 1009.39
CP NO.3	N 573275.08	E 1380863.26	EL. 1009.94
CP NO.4	N 573277.22	E 1381080.84	EL. 1011.58
CP NO.5	N 573797.33	E 1381096.79	EL. 1012.52
CP NO.6	N 572335.35	E 1381096.92	EL. 1009.89
CP NO.7	N 572514.31	E 1380675.83	EL. 1012.93
CP NO.8	N 572930.29	E 1380638.61	EL. 1008.88

BENCHMARK

BM - A SQUARE CUT ON NORTHEAST CORNER OF A CONCRETE CHAMBER. APPROXIMATELY 200 FT WEST OF THE INTERSECTION OF THE MAIN PLANT ENTRANCE TO PAW-WTF FACILITY AND ONEIDA VALLEY ROAD (SR 0038) - EL. 1013.23

BM - B SQUARE CUT ON SOUTHWEST CORNER OF THE CONCRETE PAD FOR THE WASTEWATER TANK. APPROXIMATELY 155 FT WEST OF THE SOUTHWEST CORNER OF THE DISTRIBUTION GARAGE - EL. 1009.35

STRUCTURAL CONTROL

S1	SOUTHWEST CORNER OF PRETREATMENT/FILTER BUILDING	N 572818.13	E 1380756.29
S2	SOUTHEAST CORNER OF PRETREATMENT/FILTER BUILDING	N 572820.30	E 1380866.79

FENCE CONTROL

F1	CONNECT TO EXISTING FENCE	N 572539.71	E 1380952.05
F2	FENCE CORNER	N 572541.26	E 1381040.10
F3	CONNECT TO EXISTING FENCE	N 572603.84	E 1381039.00

NOTICE

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DATE_____ BY_____
GANNETT FLEMING, INC.

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PLAN BOOK	PAGE
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PENNSYLVANIA AMERICAN WATER

REVISIONS			

GANNETT FLEMING
HARRISBURG, PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
TIMOTHY J. BRENNAN
ENGINEER
No. PE046139E

AMERICAN WATER ENGINEERING
1 WATER STREET
CAMDEN, NJ 08102
AMERICAN WATER

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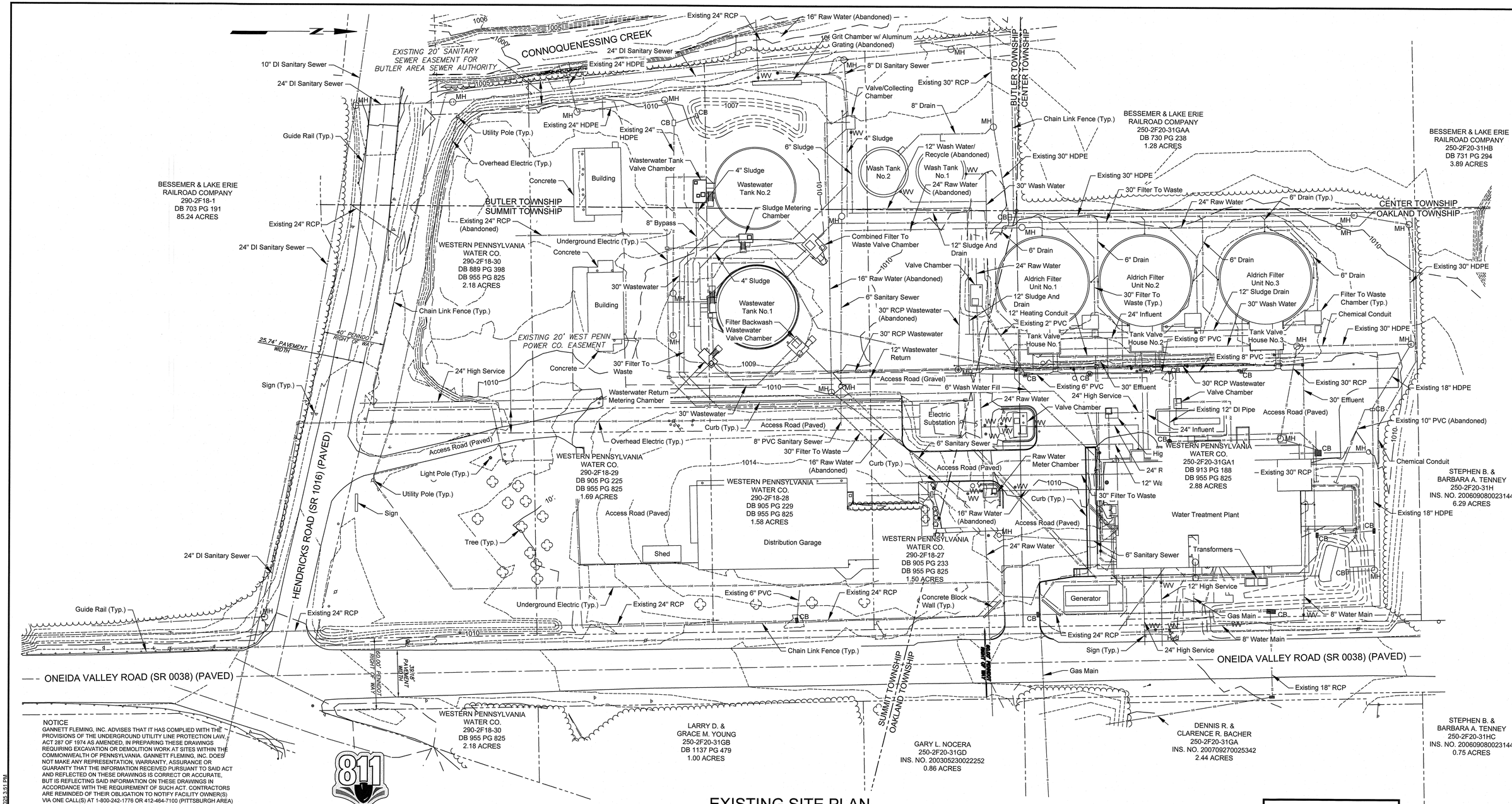
DATE JULY 2025

PROJECT 74744

BUTLER WATER TREATMENT PLANT
FILTER IMPROVEMENTS
CIVIL
GENERAL LOCATION PLAN AND CONTROL DATA

BUTLER, PA	BUTLER DISTRICT	USE DIMENSIONS ONLY SCALE - AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	NPDES PERMIT	24-330017-C2

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EXISTING SITE PLAN

SCALE 1" = 40'

40 20 0 40 80

PLAN BOOK	PAGE
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PENNSYLVANIA AMERICAN WATER

REVISIONS			

GANNETT FLEMING
HARRISBURG, PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — TIMOTHY J. BRENNAN — ENGINEER — No. PE046138E

AMERICAN WATER ENGINEERING
1 WATER STREET
CAMDEN, NJ 08102

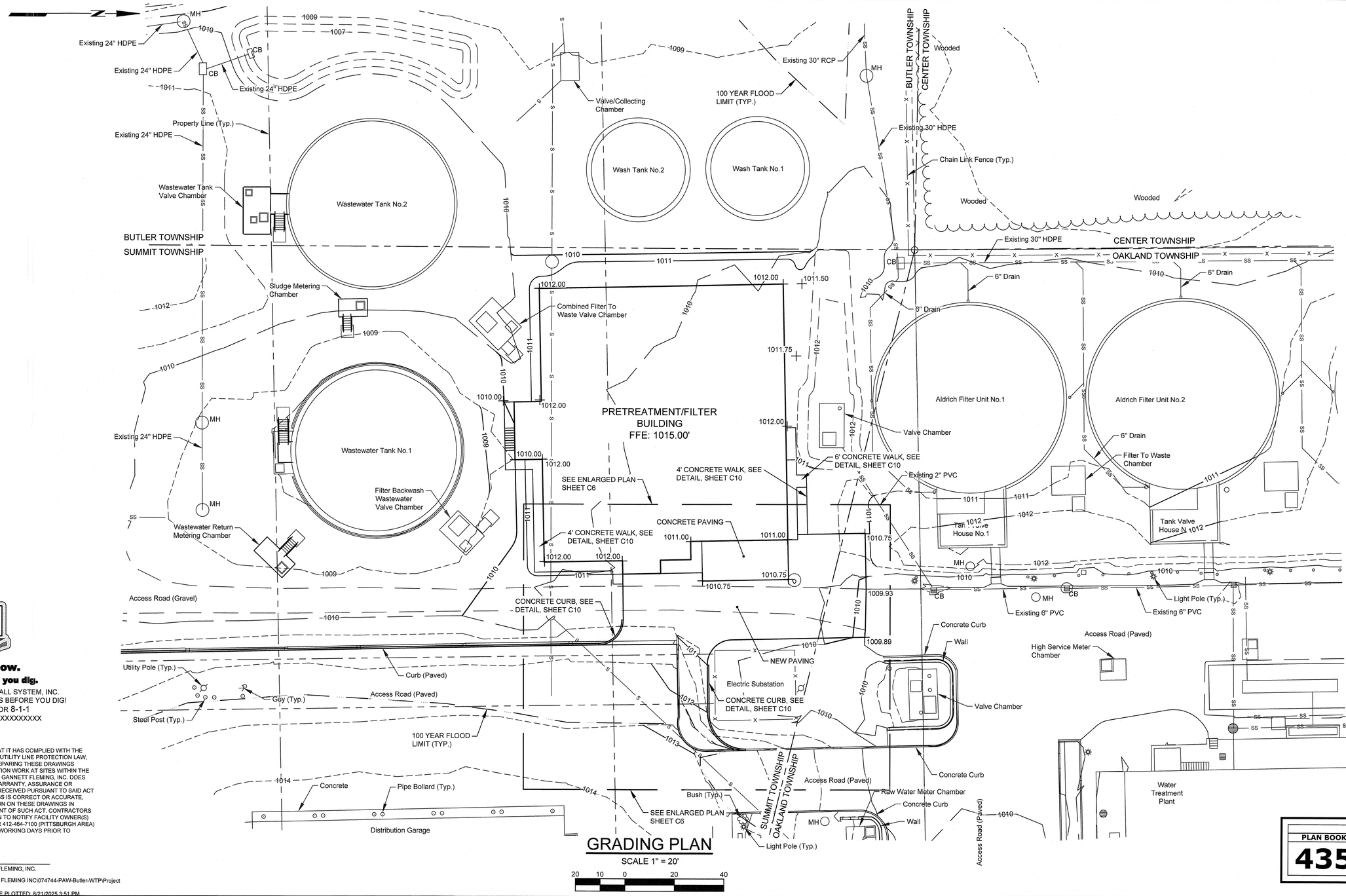
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DATE	JULY 2025
PROJECT	74744

BUTLER WATER TREATMENT PLANT
FILTER IMPROVEMENTS
CIVIL
EXISTING SITE PLAN

BUTLER, PA	BUTLER DISTRICT	USE DIMENSIONS ONLY SCALE - AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	NPDES PERMIT	24-330017-C3

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GRADING PLAN

SCALE 1" = 20'

20 10 0 20 40

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PLAN BOOK	PAGE
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PENNSYLVANIA AMERICAN WATER

REVISIONS

GANNETT FLEMING
HARRISBURG, PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL ENGINEER — TIMOTHY J. BRENNAN — No. PE045138E

AMERICAN WATER ENGINEERING
1 WATER STREET
CAMDEN, NJ 08102

AMERICAN WATER

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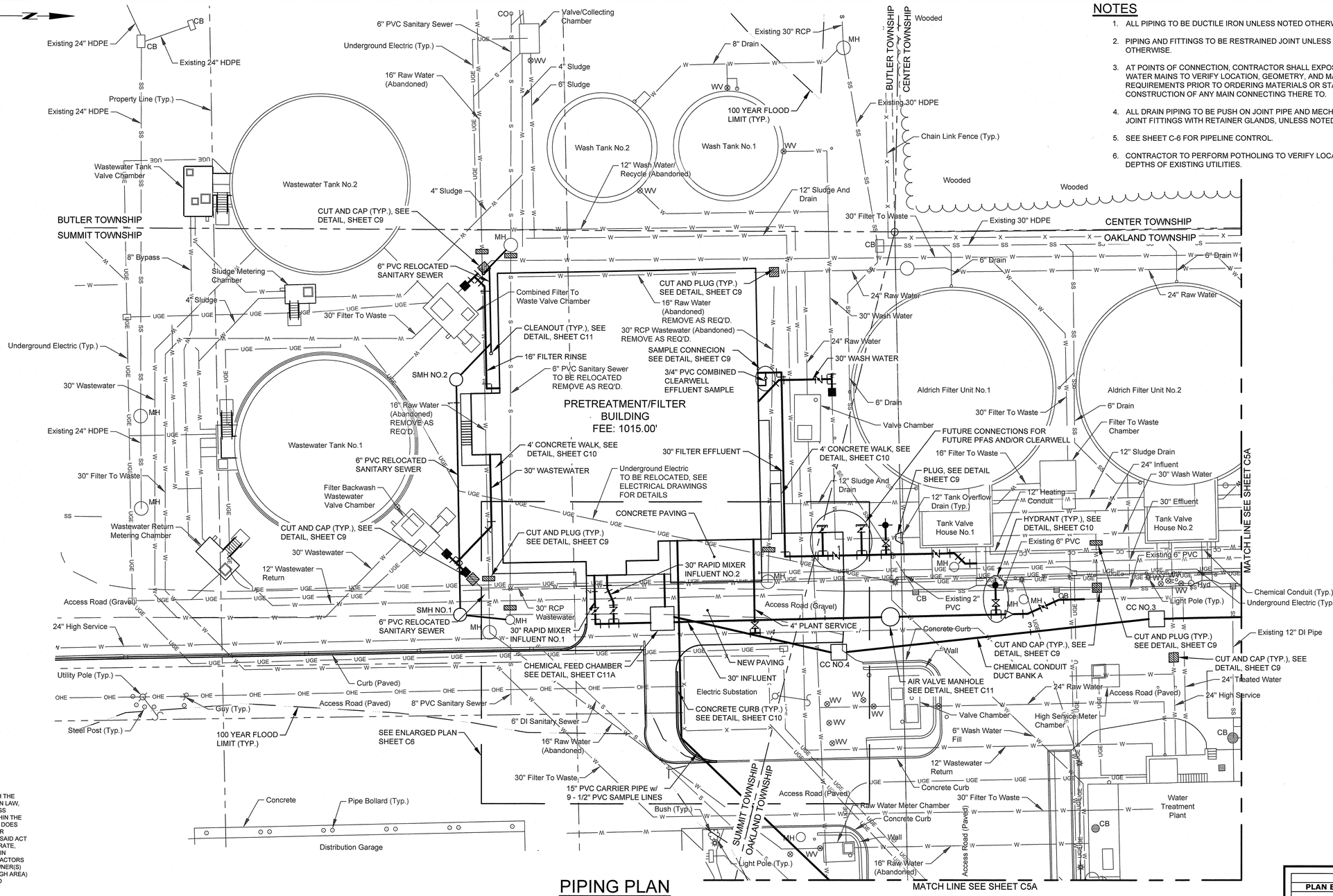
PROJECT 74744

BUTLER WATER TREATMENT PLANT
FILTER IMPROVEMENTS
CIVIL
GRADING PLAN

BUTLER, PA	BUTLER DISTRICT	USE DIMENSIONS ONLY SCALE - AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	NPDES PERMIT	24-330017-C4

NOTES

1. ALL PIPING TO BE DUCTILE IRON UNLESS NOTED OTHERWISE.
2. PIPING AND FITTINGS TO BE RESTRAINED JOINT UNLESS NOTED OTHERWISE.
3. AT POINTS OF CONNECTION, CONTRACTOR SHALL EXPOSE EXISTING WATER MAINS TO VERIFY LOCATION, GEOMETRY, AND MATERIAL REQUIREMENTS PRIOR TO ORDERING MATERIALS OR STARTING CONSTRUCTION OF ANY MAIN CONNECTING THERE TO.
4. ALL DRAIN PIPING TO BE PUSH ON JOINT PIPE AND MECHANICAL JOINT FITTINGS WITH RETAINER GLANDS, UNLESS NOTED OTHERWISE.
5. SEE SHEET C-6 FOR PIPELINE CONTROL.
6. CONTRACTOR TO PERFORM POTHOLING TO VERIFY LOCATION AND DEPTHS OF EXISTING UTILITIES.



PIPING PLAN

SCALE 1" = 20'

20 10 0 20 40

811

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PENNSYLVANIA AMERICAN WATER

REVISIONS			

GANNETT FLEMING
HARRISBURG, PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
TIMOTHY J. BRENNAN
ENGINEER
No. PE046138E

AMERICAN WATER ENGINEERING
1 WATER STREET
CAMDEN, NJ 08102

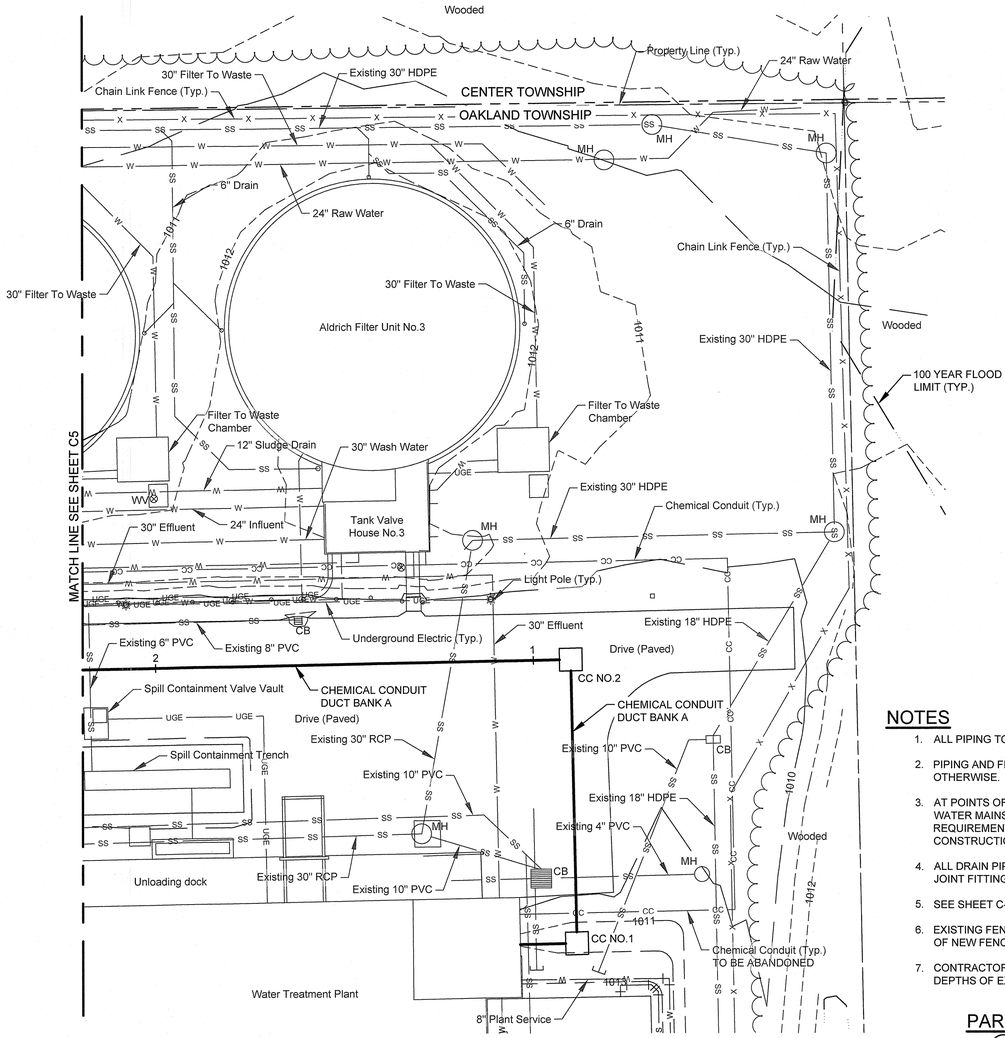
AMERICAN WATER

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DATE	JULY 2025
PROJECT	74744

BUTLER WATER TREATMENT PLANT
FILTER IMPROVEMENTS
CIVIL
PIPING PLAN

BUTLER, PA	BUTLER DISTRICT	USE DIMENSIONS ONLY SCALE - AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	NPDES PERMIT	24-330017-C5



PIPING AND GRADING PLAN A

SCALE 1" = 20'

20 10 0 20 40

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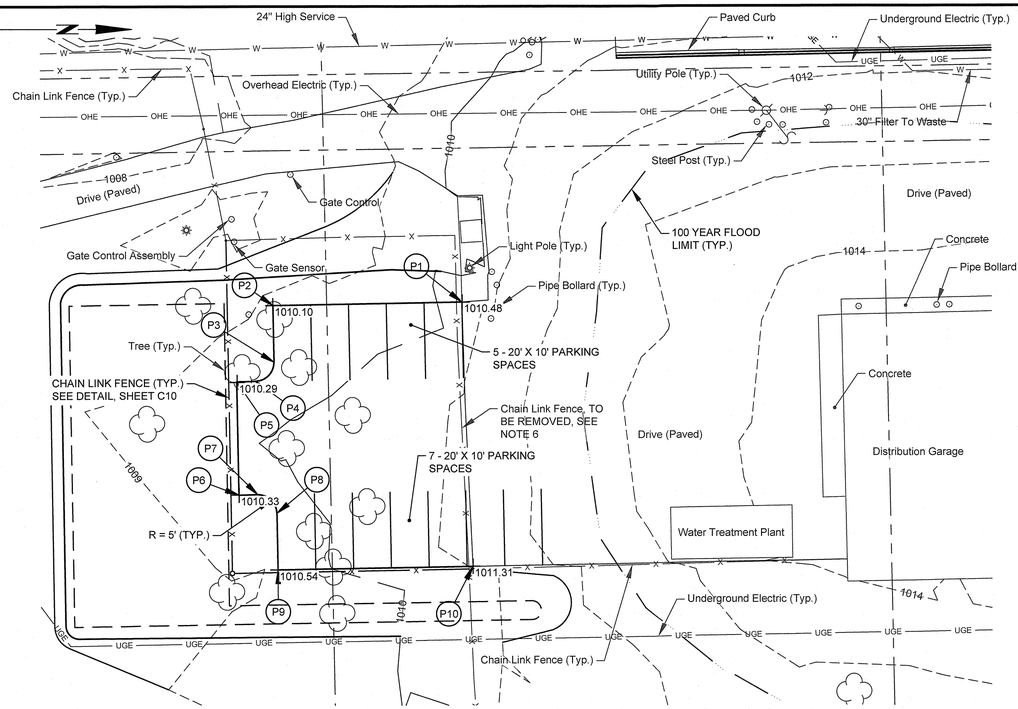
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NOTES

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4. ALL DRAIN PIPING TO BE PUSH ON JOINT PIPE AND MECHANICAL JOINT FITTINGS WITH RETAINER GLANDS, UNLESS NOTED OTHERWISE.
5. SEE SHEET C-6 FOR PIPELINE CONTROL.
6. EXISTING FENCE TO BE REMOVED BETWEEN CONNECTION POINTS OF NEW FENCING.
7. CONTRACTOR TO PERFORM POTHOLING TO VERIFY LOCATION AND DEPTHS OF EXISTING UTILITIES.

PARKING AREA CONTROL

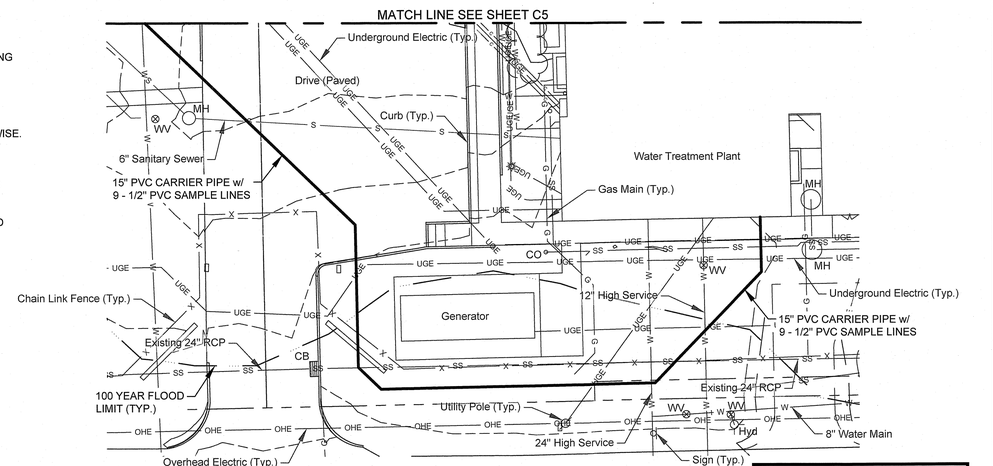
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P5	N 572542.48	E 1380989.41
P6	N 572543.00	E 1381019.36
P7	N 572548.00	E 1381019.28
P8	N 572553.09	E 1381024.19
P9	N 572553.36	E 1381039.19
P10	N 572604.91	E 1381038.28



PARKING AREA PLAN

SCALE 1" = 20'

20 10 0 20 40



PIPING AND GRADING PLAN B

SCALE 1" = 20'

20 10 0 20 40

PLAN BOOK	PAGE
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PENNSYLVANIA AMERICAN WATER

REVISIONS			

GANNETT FLEMING
HARRISBURG, PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — TIMOTHY J. BRENNAN — ENGINEER — No. PE048136E

AMERICAN WATER ENGINEERING
1 WATER STREET
CAMDEN, NJ 08102

AMERICAN WATER

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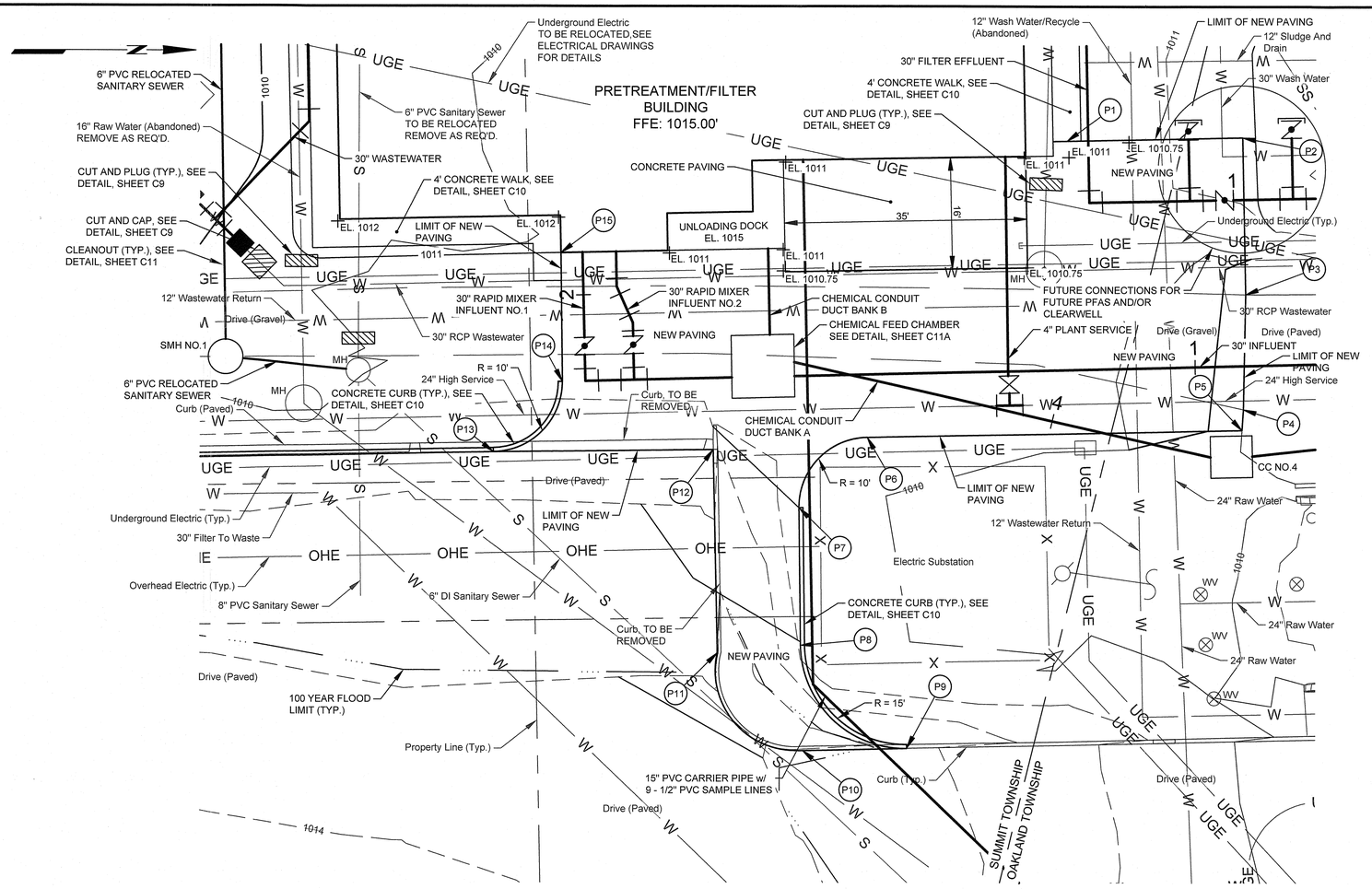
DATE	JULY 2025	BUTLER, PA	BUTLER DISTRICT
PROJECT	74744	USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	NPDES PERMIT

USE DIMENSIONS ONLY
SCALE - AS NOTED

24-330017-C5A

BUTLER WATER TREATMENT PLANT
FILTER IMPROVEMENTS
CIVIL
PIPING AND GRADING AND PARKING AREA PLANS

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ENLARGED PLAN

SCALE 1" = 10'

10 5 0 10 20

PIPELINE CONTROL

NAME	SIZE	FITTING	STATION	NORTHING	EASTING	℄ ELEVATION
INFLUENT	24"	22 1/2° BEND HORZ.	0+09.64	573032.42	1380880.72	998.00
	24"	BUTTERFLY VALVE	0+16.18	573026.45	1380883.72	998.00
	24"	22 1/2° BEND HORZ.	0+22.71	573020.47	1380886.00	998.00
	30" X 24"	REDUCER	0+29.71	573013.47	1380886.17	998.19
	30" X 6"	TEE	0+34.71	573008.47	1380886.29	998.28
	——	AIR VALVE MANHOLE	0+75.04	572968.16	1380887.25	998.75
	30"	TEE	1+80.64	572862.59	1380889.78	998.17
	30"	BUTTERFLY VALVE	——	572862.47	1380884.78	998.17
	30"	45° BEND HORZ.	——	572862.39	1380881.80	998.17
	30"	45° BEND HORZ.	——	572860.07	1380876.35	998.17
	30"	90° BEND HORZ.	1+87.64	572855.59	1380889.95	998.17
	30"	BUTTERFLY VALVE	1+92.64	572855.47	1380884.95	998.17
EFFLUENT	30"	90° BEND HORZ.	0+09.03	572926.59	1380794.03	1002.00
	30"	90° BEND HORZ.	0+79.27	572927.96	1380864.26	1003.49
	30"	TEE	0+93.72	572942.41	1380863.97	1003.79
	30"	BUTTERFLY VALVE w/ PLUG	——	572942.17	1380853.97	1003.79
	30"	BUTTERFLY VALVE	0+98.72	572947.41	1380863.88	1004.61
	30"	11 1/4° BEND VERT.	1+03.72	572952.41	1380863.78	1004.00
	30"	TEE	1+08.58	572957.24	1380863.68	1004.81
	30"	BUTTERFLY VALVE w/ PLUG	——	572957.00	1380853.69	1004.81
	30" X 6"	TEE	1+17.81	572966.50	1380863.50	1006.34
	30"	11 1/4° BEND VERT.	1+33.88	572982.56	1380863.19	1009.00
	30"	BUTTERFLY VALVE	1+38.93	572985.61	1380863.13	1009.00
	30"	45° BEND HORZ.	1+43.93	572992.61	1380863.00	1009.00
	30"	45° BEND HORZ.	1+49.59	572996.69	1380866.91	1009.00
WASH WATER	30"	TEE, ROTATE AS AS REQ'D.	0+00.00	572945.77	1380796.58	1006.00±
	30"	SOLID SLEEVE	——	572945.88	1380801.62	1006.00±
	30"	BUTTERFLY VALVE	0+05.00	572940.78	1380796.70	1004.35
	30"	45° BEND HORZ. ROTATE AS REQ'D.	0+20.19	572925.59	1380797.00	998.00
PLANT SERVICE	4"	TAPPING SADDLE w/ VALVE	0+00.00	572916.57	1380893.39	1004.64±
	4"	22 1/2° BEND VERT.	0+05.47	572916.34	1380887.92	1004.64±
	4"	22 1/2° BEND VERT.	0+12.25	572916.24	1380881.14	1001.83
	4"	22 1/2° BEND VERT.	0+21.06	572916.11	1380872.33	1001.83
	4"	22 1/2° BEND VERT.	0+30.72	572915.96	1380862.67	1005.83
WASTEWATER	30"	45° BEND HORZ. ROTATE AS REQ'D.	0+27.35	572815.87	1380852.74	998.00
	30"	TEE, ROTATE AS REQ'D.	0+46.85	572802.36	1380866.80	1004.08±
	30"	TRANSITION COUPLING, DI TO RCP	——	572805.00	1380870.24	1004.08±
	30"	TRANSITION COUPLING, DI TO RCP	——	572798.78	1380863.32	1004.08±
FILTER RINSE	16"	90° BEND HORZ.	0+05.00	572814.00	1380800.25	1002.00
	16"	45° BEND HORZ. ROTATE AS REQ'D	0+38.95	572813.23	1380761.31	1002.00
	30"	TEE, ROTATE AS REQ'D.	0+49.25	572809.39	1380757.62	1002.83±
	16"	SOLID SLEEVE	——	572805.77	1380761.08	1002.83±
SANITARY SEWER	6" PVC	WYE	1+27.96	572815.67	1380783.06	INV. EL. 1004.55
	6" PVC	WYE	1+57.00	572815.08	1380754.04	INV. EL. 1004.43

PAVING CONTROL

P1	N 572924.74	E 1380855.41
P2	N 572950.00	E 1380854.91
P3	N 572950.45	E 1380877.44
P4	N 572950.15	E 1380893.94
P5	N 572949.96	E 1380896.92
P6	N 572896.09	E 1380898.00
P7	N 572886.29	E 1380908.12
P8	N 572886.54	E 1380927.87
P9	N 572901.82	E 1380942.68
P10	N 572886.23	E 1380943.00
P11	N 572874.61	E 1380928.98
P12	N 572874.00	E 1380899.77
P13	N 572842.40	E 1380900.12
P14	N 572852.30	E 1380890.02
P15	N 572852.06	E 1380871.51

NOTES

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2. PIPING AND FITTINGS TO BE RESTRAINED JOINT UNLESS NOTED OTHERWISE.
3. AT POINTS OF CONNECTION, CONTRACTOR SHALL EXPOSE EXISTING WATER MAINS TO VERIFY LOCATION, GEOMETRY, AND MATERIAL REQUIREMENTS PRIOR TO ORDERING MATERIALS OR STARTING CONSTRUCTION OF ANY MAIN CONNECTING THERE TO.
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5. SEE THIS SHEET FOR PIPELINE CONTROL.
6. CONTRACTOR TO PERFORM POTHOLING TO VERIFY LOCATION AND DEPTHS OF EXISTING UTILITIES.

NOTICE

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DATE_____ BY_____
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PENNSYLVANIA AMERICAN WATER

REVISIONS

GANNETT FLEMING
HARRISBURG, PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — TIMOTHY J. BRENNAN — ENGINEER — No. PE046139E

AMERICAN WATER ENGINEERING
1 WATER STREET
CAMDEN, NJ 08102

AMERICAN WATER

DRAWN BY
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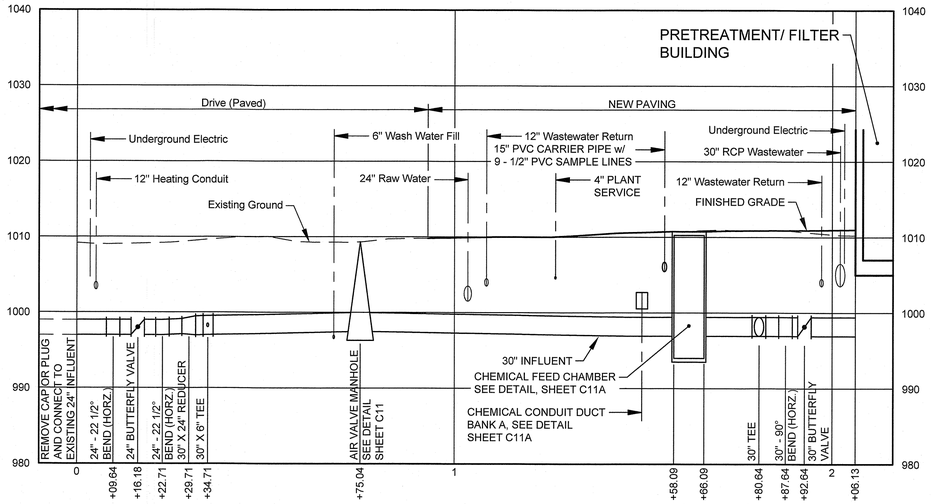
DATE JULY 2025

PROJECT 74744

BUTLER WATER TREATMENT PLANT
FILTER IMPROVEMENTS
CIVIL
ENLARGED PLAN AND PIPELINE CONTROL

BUTLER, PA	BUTLER DISTRICT	USE DIMENSIONS ONLY SCALE - AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	NPDES PERMIT	24-330017-C6

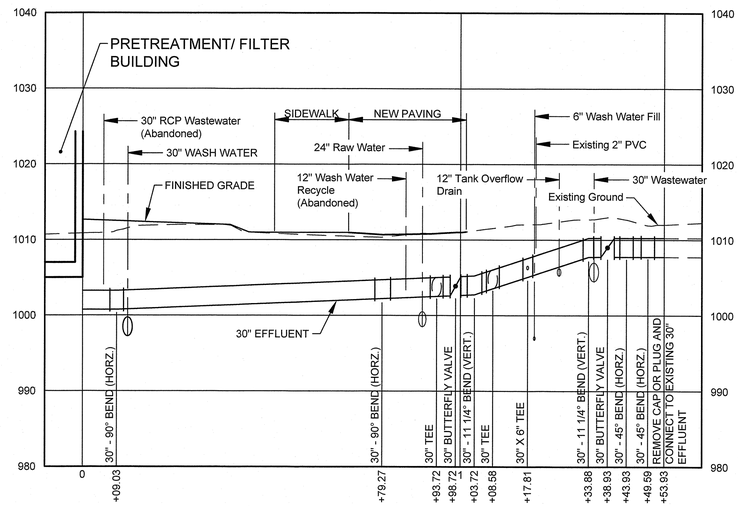
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INFLUENT

SCALE HORZ. 1" = 20'
VERT. 1" = 10'

20 10 0 20 40
HORZONTAL
10 5 0 10 20
VERTICAL



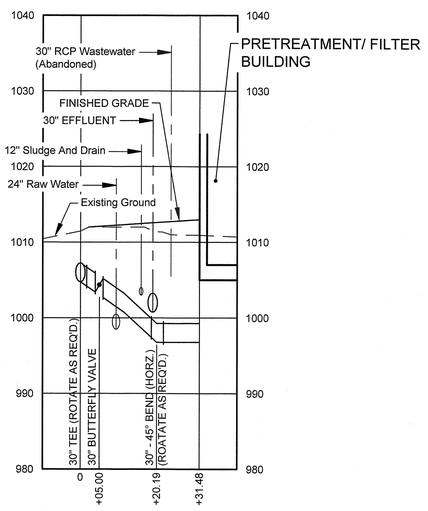
EFFLUENT

SCALE HORZ. 1" = 20'
VERT. 1" = 10'

20 10 0 20 40
HORZONTAL
10 5 0 10 20
VERTICAL

NOTES

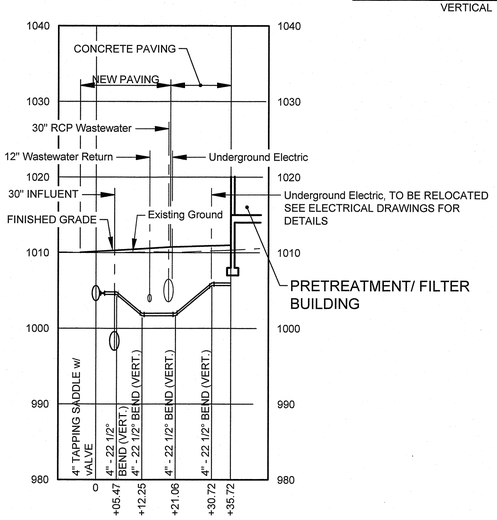
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WASH WATER

SCALE HORZ. 1" = 20'
VERT. 1" = 10'

20 10 0 20 40
HORZONTAL
10 5 0 10 20
VERTICAL



PLANT SERVICE

SCALE HORZ. 1" = 20'
VERT. 1" = 10'

20 10 0 20 40
HORZONTAL
10 5 0 10 20
VERTICAL

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PENNSYLVANIA AMERICAN WATER

REVISIONS

GANNETT FLEMING
HARRISBURG, PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
TIMOTHY J. BRENNAN
ENGINEER
No. PE040138E

AMERICAN WATER ENGINEERING
1 WATER STREET
CAMDEN, NJ 08102
AMERICAN WATER

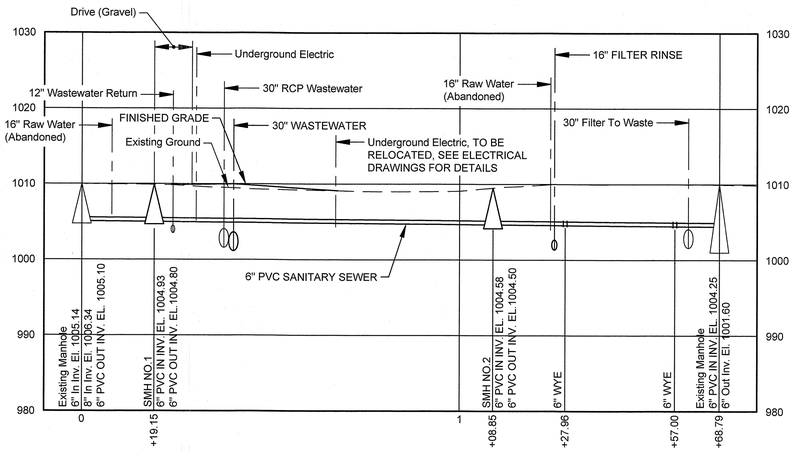
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PROJECT ENG'R

DATE	JULY 2025
PROJECT	74744

BUTLER WATER TREATMENT PLANT
FILTER IMPROVEMENTS
CIVIL
PIPING PROFILES

BUTLER, PA	BUTLER DISTRICT	USE DIMENSIONS ONLY SCALE - AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	NPDES PERMIT	24-330017-C7

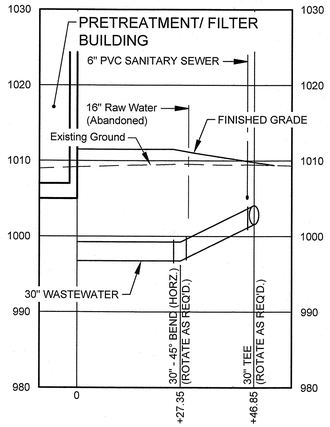
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RELOCATED SANITARY SEWER

SCALE HORZ. 1" = 20'
VERT. 1" = 10'

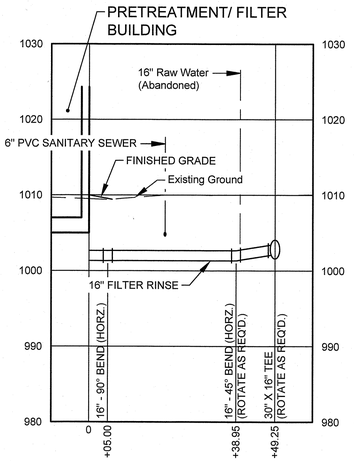
20 10 0 20 40
HORZONTAL
10 5 0 10 20
VERTICAL



WASTEWATER

SCALE HORZ. 1" = 20'
VERT. 1" = 10'

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HORZONTAL
10 5 0 10 20
VERTICAL



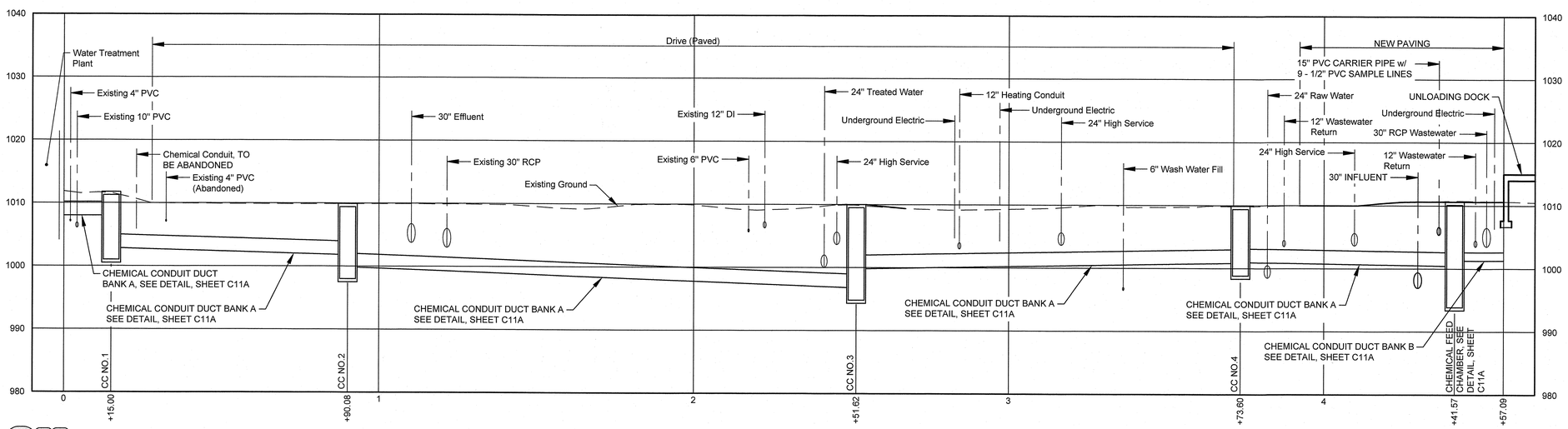
FILTER RINSE

SCALE HORZ. 1" = 20'
VERT. 1" = 10'

20 10 0 20 40
HORZONTAL
10 5 0 10 20
VERTICAL

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CHEMICAL CONDUIT DUCT BANK

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VERT. 1" = 10'

20 10 0 20 40
HORZONTAL
10 5 0 10 20
VERTICAL

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PENNSYLVANIA AMERICAN WATER

REVISIONS

GANNETT FLEMING
HARRISBURG, PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — TIMOTHY J. BRENNAN — ENGINEER — No. PE046138E

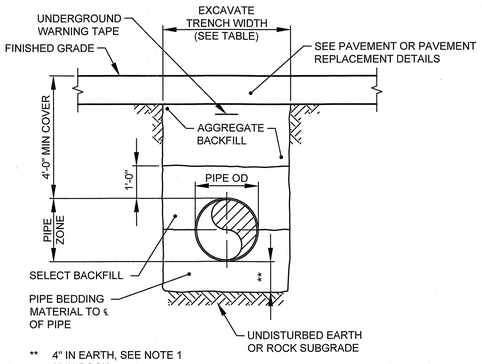
AMERICAN WATER ENGINEERING
1 WATER STREET
CAMDEN, NJ 08102
AMERICAN WATER

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DATE	JULY 2025
PROJECT	74744

BUTLER WATER TREATMENT PLANT
FILTER IMPROVEMENTS
CIVIL
PIPING PROFILES

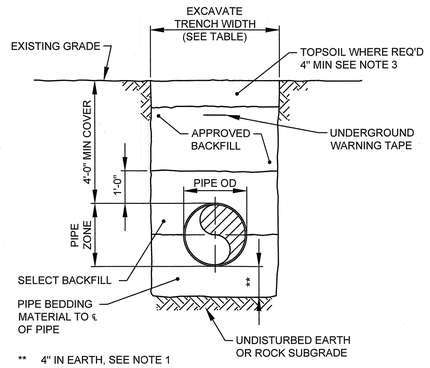
BUTLER, PA	BUTLER DISTRICT	USE DIMENSIONS ONLY SCALE - AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	NPDES PERMIT	24-330017-C8



** 4" IN EARTH, SEE NOTE 1
8" IN ROCK

TYPICAL TRENCH PAVED AREAS

NO SCALE



** 4" IN EARTH, SEE NOTE 1
8" IN ROCK

TYPICAL TRENCH UNPAVED AREAS

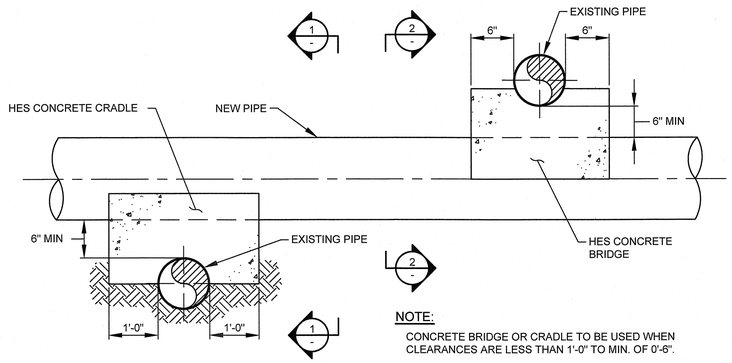
NO SCALE

GRAVITY PIPE TRENCH WIDTH TABLE A (PIPE EMBEDMENT)		
DIAMETER OF PIPE	MIN TRENCH WIDTH (OD OF PIPE AT BARREL PLUS)	MAX TRENCH WIDTH (OD OF PIPE AT BARREL PLUS)
THROUGH 24"	12"	16"
24" - 36"	20"	24"

PRESSURIZED PIPE TRENCH WIDTH TABLE	
DIAMETER OF PIPE	MAX TRENCH WIDTH (OD OF PIPE AT BARREL PLUS)
3" - 36"	24"

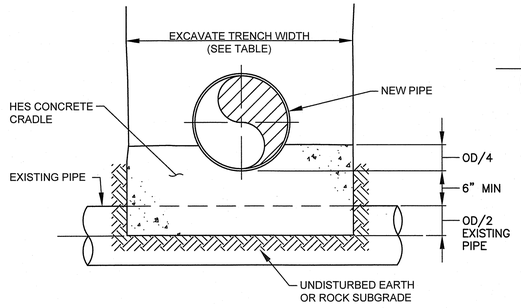
TRENCH NOTES:

1. IF UNSUITABLE SUBSOIL IS ENCOUNTERED AT THE NORMAL TRENCH SUBGRADE, THE CONTRACTOR SHALL REMOVE IT TO THE DEPTH DIRECTED BY THE ENGINEER IN THE FIELD, AND BACKFILL w/ PIPE BEDDING MATERIAL IN 4" LAYERS.
2. BOTTOM OF TRENCH SHALL BE FREE OF WATER PRIOR TO PLACING BEDDING.
3. PROVIDE 4" OF TOPSOIL WHERE SEEDING IS REQUIRED.
4. CONTRACTOR SHALL SHORE THE TRENCH IN ACCORDANCE WITH SECTION 02255 OF THE SPECIFICATIONS.
5. PAVED DRIVEWAYS TO BE RESTORED IN KIND WITH MINIMUM REQUIREMENTS AS INDICATED ON SHEET C10.

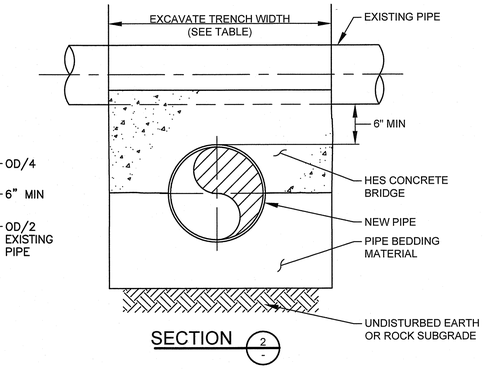


NOTE:

CONCRETE BRIDGE OR CRADLE TO BE USED WHEN CLEARANCES ARE LESS THAN 1'-0" TO MIN. OF 0'-6".



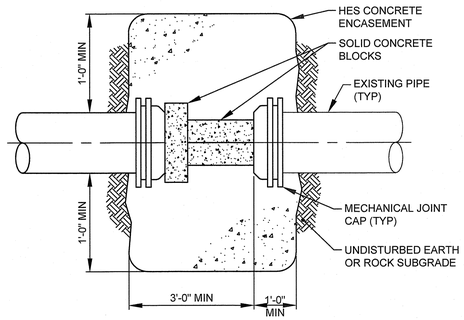
SECTION 1



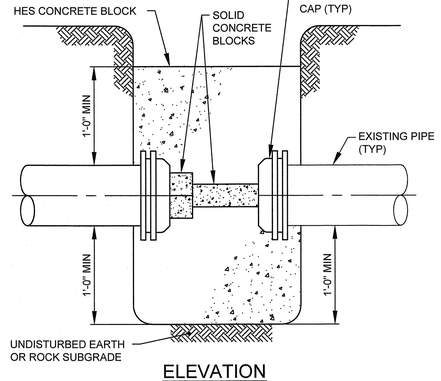
SECTION 2

CONCRETE CRADLE AND CONCRETE BRIDGE

NO SCALE



PLAN



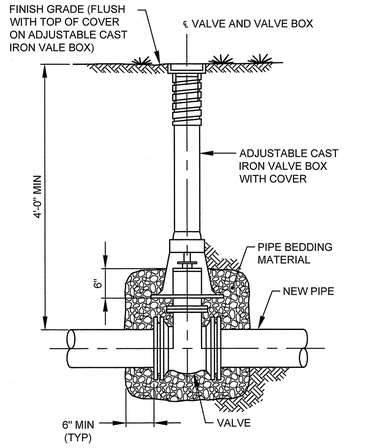
ELEVATION

NOTES:

1. UNCOVER EXISTING PIPE.
2. CUT 2'-0" SECTION FROM MAIN IN CENTER OF EXCAVATION.
3. CAP EXISTING MAIN.
4. PLACE SOLID CONCRETE BLOCKS AS SHOWN. WEDGE TIGHTLY BETWEEN ENDS OF PIPES.
5. CONCRETE ENCASEMENT OPPOSITE CAP MUST BEAR ON UNDISTURBED EARTH.

CUT AND CAP

NO SCALE

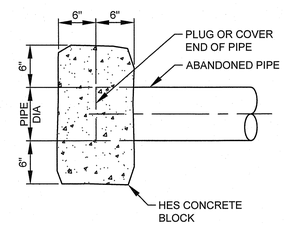


NOTES

1. PROVIDE CONCRETE COLLARS, 10" DIA. X 4" DEEP ON ANY VALVE THAT ARE NOT IN HARD SURFACES.

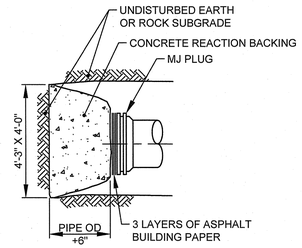
VALVE AND VALVE BOX

NO SCALE



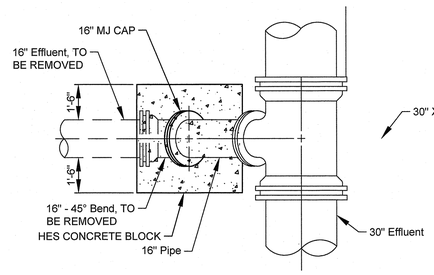
CUT AND PLUG

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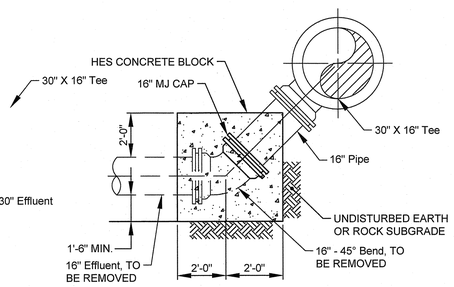


PLUG DETAIL

NO SCALE



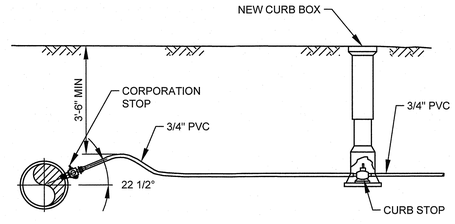
PLAN



ELEVATION

CAP

NO SCALE



SAMPLE CONNECTION DETAIL

NO SCALE

PLAN BOOK	PAGE
435	11

PENNSYLVANIA AMERICAN WATER

REVISIONS			

GANNETT FLEMING
HARRISBURG, PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — TIMOTHY J. BRENNAN — ENGINEER — No. PE046198E

AMERICAN WATER ENGINEERING
1 WATER STREET
CAMDEN, NJ 08102

AMERICAN WATER

DRAWN BY
PROJECT ENG'R

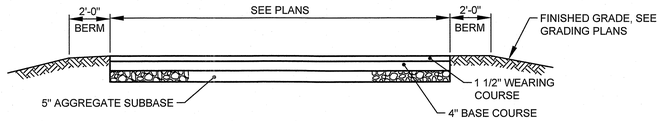
DATE JULY 2025

PROJECT 74744

BUTLER WATER TREATMENT PLANT
FILTER IMPROVEMENTS
CIVIL
TRENCH AND PIPING DETAILS

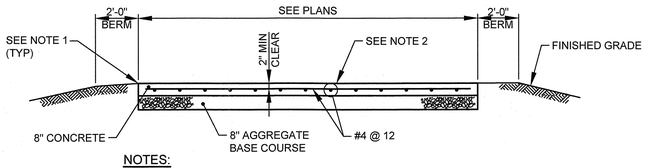
BUTLER, PA	BUTLER DISTRICT	USE DIMENSIONS ONLY SCALE - AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	NPDES PERMIT	24-330017-C9

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PAVING DETAIL

NO SCALE

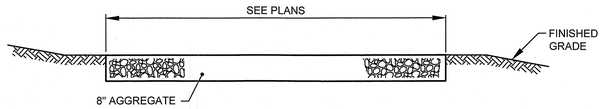


NOTES:

1. WHERE CURB OR STRUCTURES ARE INDICATED ON DRAWINGS, NO BERM REQUIRED, SEE CONCRETE CURB SECTION THIS SHEET.
2. PROVIDE KEYED CONSTRUCTION JOINTS AT 20' MAXIMUM SPACING. REINFORCING TO BE CONTINUOUS THROUGH JOINTS.

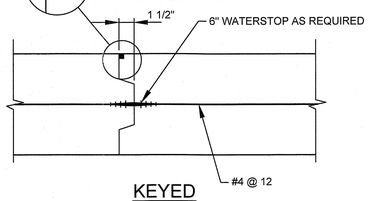
CONCRETE PAVING DETAIL

NO SCALE



GRAVEL ROAD DETAIL

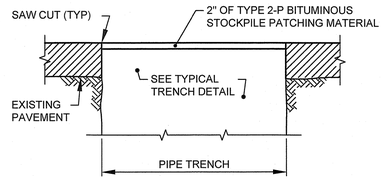
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KEYED

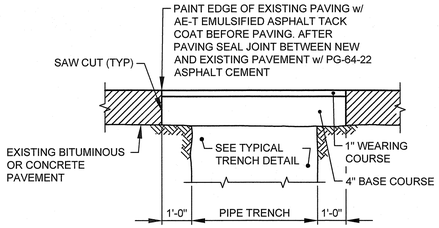
CONCRETE PAVING CONSTRUCTION JOINT

NO SCALE



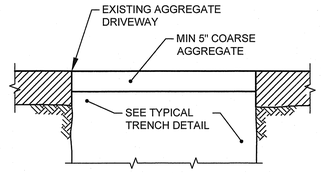
TEMPORARY PAVEMENT REPLACEMENT

NO SCALE



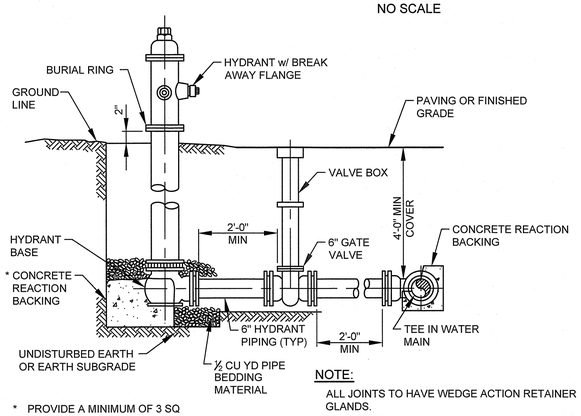
PAVEMENT REPLACEMENT

NO SCALE



AGGREGATE DRIVEWAY REPLACEMENT

NO SCALE



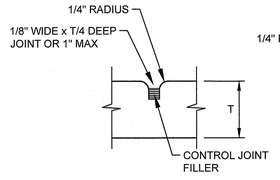
NOTE:

ALL JOINTS TO HAVE WEDGE ACTION RETAINER GLANDS.

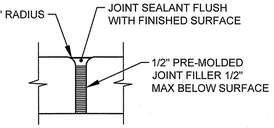
* PROVIDE A MINIMUM OF 3 SQ FT BEARING AREA.

HYDRANT

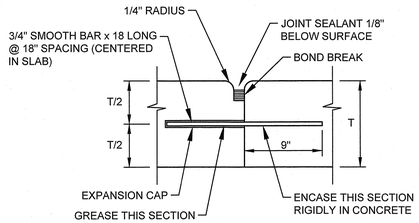
NO SCALE



CONTROL JOINT



EXPANSION JOINT



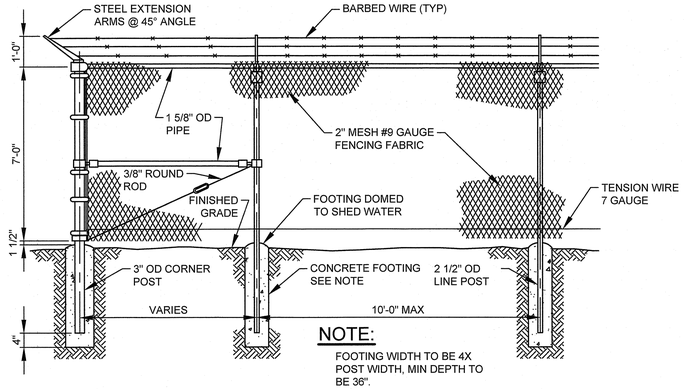
CONSTRUCTION JOINT

NOTES

1. EXPANSION JOINT SPACING SHALL NOT EXCEED 30'.
2. PROVIDE EXPANSION JOINTS WITH JOINT SEALANT.
3. CONTROL JOINT SPACING SHALL NOT EXCEED 4'.
4. ALL SIDEWALKS TO HAVE 1/8" PER FOOT SIDE SLOPE.

CONCRETE SIDEWALK JOINT DETAILS

NO SCALE

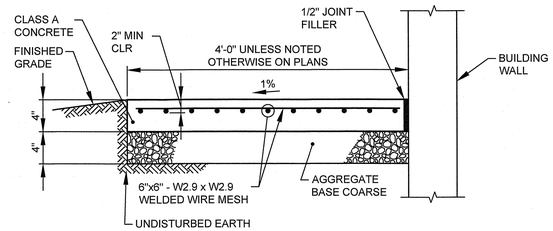


NOTE:

FOOTING WIDTH TO BE 4X POST WIDTH, MIN DEPTH TO BE 36".

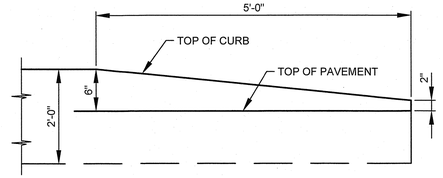
CHAIN LINK FENCE

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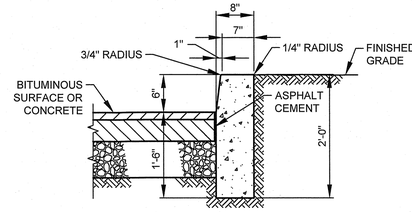
CONCRETE PAD/SIDEWALK SECTION AT BUILDING

NO SCALE



END OF CURB DETAIL

NO SCALE



CONCRETE CURB SECTION

NO SCALE

PLAN BOOK 435 PAGE 12

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PENNSYLVANIA AMERICAN WATER

REVISIONS			

GANNETT FLEMING

HARRISBURG, PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — TIMOTHY J. BRENNAN — ENGINEER — No. PE046186E

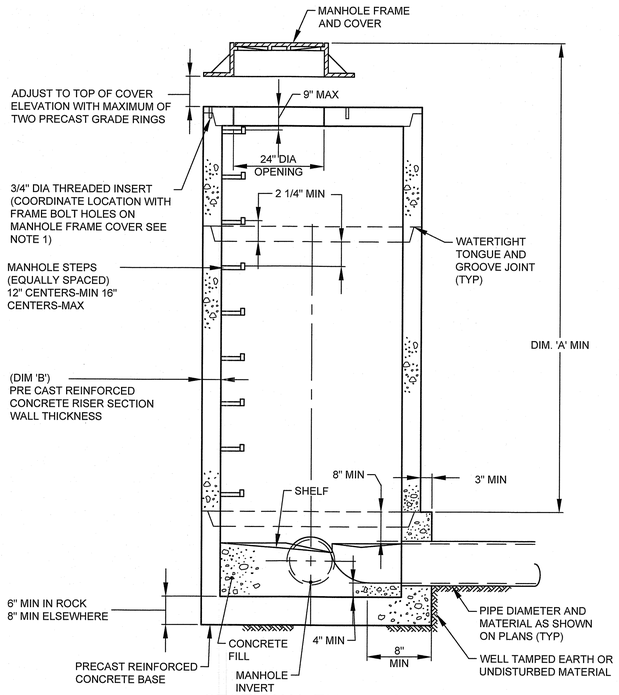
AMERICAN WATER ENGINEERING
1 WATER STREET
CAMDEN, NJ 08102

AMERICAN WATER

DRAWN BY
PROJECT ENG'R

BUTLER WATER TREATMENT PLANT
FILTER IMPROVEMENTS
CIVIL
PAVING, CURB AND SIDEWALK DETAILS

DATE	JULY 2025	BUTLER, PA	BUTLER DISTRICT	USE DIMENSIONS ONLY SCALE - AS NOTED
PROJECT	74744	USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	NPDES PERMIT	24-330017-C10



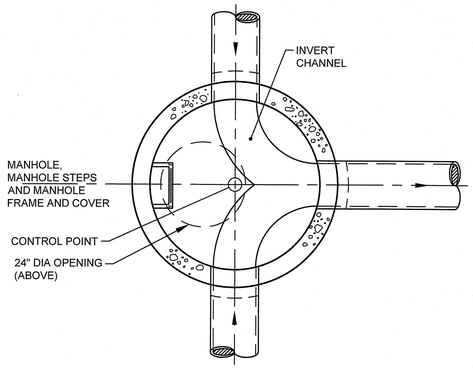
SECTIONAL ELEVATION

MANHOLE TYPE A SCHEDULE OF DIMENSIONS		
MANHOLE BASE DIAMETER	DIM 'A'	DIM 'B'
4'-0"	3'-9"	5"

SANITARY MANHOLE

NO SCALE

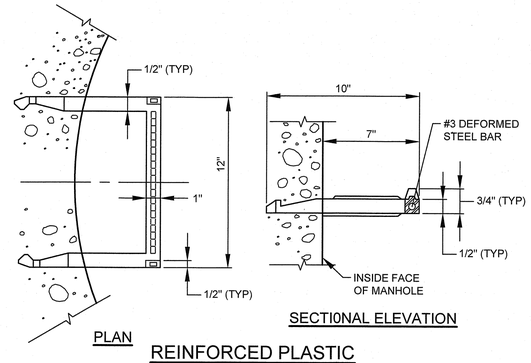
SEWER MANHOLE CONTROL TABLE							
SMH NO.	TOP OF COVER ELEVATION	BOTTOM OF MANHOLE ELEVATION	MANHOLE DIAMETER	VERTICAL IN INV. EL.	VERTICAL OUT INV. EL.	HORIZONTAL CONTROL POINT COORDINATES	
1	1010.00	1004.25	4'-0"	6" PVC - 1004.93	6" PVC - 1004.80	N 572803.91	E 1380886.52
2	1009.75	1004.00	4'-0"	6" PVC - 1004.58	6" PVC - 1004.50	N 572802.42	E 1380796.84



SECTIONAL PLAN THRU BASE

STANDARD MANHOLE NOTES:

1. MANHOLE FRAME TO BE BOLTED IN PLACE WITH TWO 3/4" DIA BOLTS AND FLAT WASHERS.
2. FOR PIPE CONNECTION TO CONCRETE BASE, SEE MANHOLE SECTION OF THE PROJECT MANUAL.
3. ORIENTATION OF PIPES SHOWN FOR ILLUSTRATION PURPOSES ONLY. FOR ACTUAL LOCATIONS SEE PLANS.
4. THE SHELF SHALL SLOPE TOWARD THE INVERT CHANNEL AT THE RATE OF 1" PER FOOT (MINIMUM).
5. THE DEPTH OF THE INVERT CHANNEL SHALL BE NOT LESS THAN 3/4 OF THE DIAMETER OF THE PIPE.
6. FOR LENGTH OF PIPE CONNECTIONS TO MANHOLES, SEE MANHOLE SECTION OF THE PROJECT MANUAL.
7. FINISHED GRADE SHALL BE FLUSH WITH TOP OF COVER ON MANHOLE FRAME AND COVER UNLESS OTHERWISE NOTED.

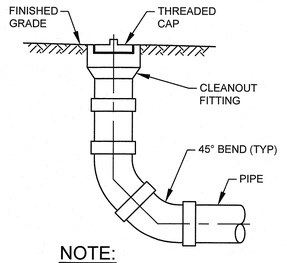


PLAN

SECTIONAL ELEVATION

REINFORCED PLASTIC MANHOLE STEPS

NO SCALE

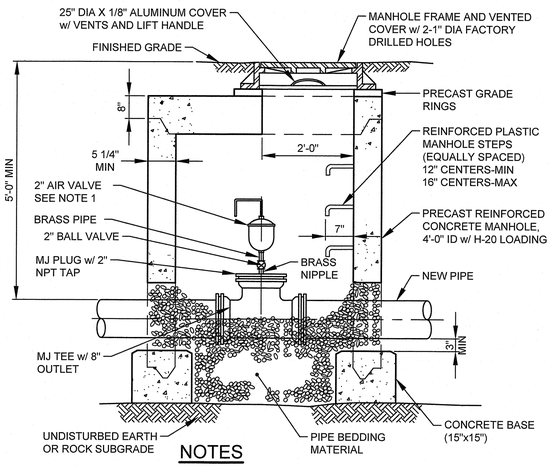


NOTE:

SEE CIVIL PLAN FOR PIPE SIZING AND MATERIAL.

CLEANOUT

NO SCALE



NOTES

1. INSTALL AS HIGH AS PRACTICAL IN MANHOLE TO AVOID SEASONAL HIGH WATER TABLE.
2. FOR PIPE 30" AND LARGER USE 5'-0" ID MANHOLE.

AIR VALVE MANHOLE

NO SCALE

PLAN BOOK	PAGE
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PENNSYLVANIA AMERICAN WATER

REVISIONS			

GANNETT FLEMING

HARRISBURG, PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL ENGINEER — TIMOTHY J. BRENNAN — No. PE040139E

AMERICAN WATER ENGINEERING
1 WATER STREET
CAMDEN, NJ 08102

AMERICAN WATER

DRAWN BY
PROJECT ENG'R

DATE JULY 2025

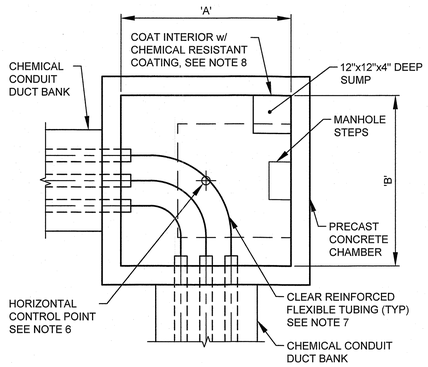
PROJECT 74744

BUTLER WATER TREATMENT PLANT
FILTER IMPROVEMENTS
CIVIL
AIR VALVE MANHOLE,
SANITARY MANHOLE AND DETAILS

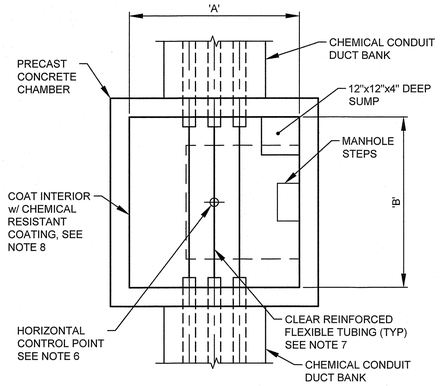
BUTLER, PA | BUTLER DISTRICT | USE DIMENSIONS ONLY SCALE - AS NOTED

USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES | NPDES PERMIT | 24-330017-C11

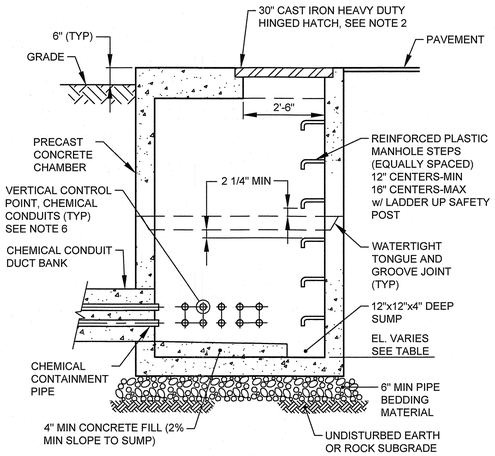
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PLAN - 90°



PLAN



ELEVATION

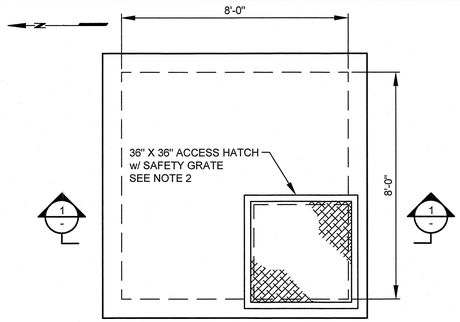
CHEMICAL CHAMBER NOTES

1. IN CHAMBER WITH CHANGE IN VERTICAL ALIGNMENT PROVIDE 45 DEGREE BENDS BETWEEN THE CORPORATION STOP AND HOSE ADAPTOR.
2. CHEMICAL CHAMBER TO HAVE "CHEMICAL VAULT" CAST ON COVER. FURNISH w/ LOCKABLE COVERS.
3. CHEMICAL CHAMBERS TO BE WATERTIGHT AND DESIGNED FOR H-20 LOADING.
4. ALL CHAMBERS DEEPER THAN FIVE FEET SHALL BE PROVIDED WITH SAFETY CLIMB DEVICE ATTACHED TO LADDER OR MANHOLE RUNGS.
5. CHAMBER HORIZONTAL CONTROL POINT IS CENTER OF CHAMBER.
6. CHEMICAL CONDUIT VERTICAL CONTROL POINT IS CENTER LINE OF TOP ROW OF CHEMICAL CONTAINMENT PIPES.
7. MOUNT TUBING ALONG WALL OF CHAMBER WITH FIBERGLASS FRAMING STRUT AND STAINLESS STEEL CLAMPS.
8. ALL CHAMBERS TO BE COATED WITH A CHEMICAL RESISTANT COATING.

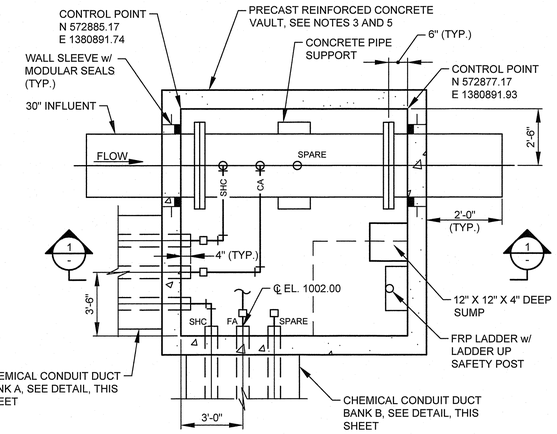
CHEMICAL CHAMBER CONTROL TABLE									
CC NO.	'A'	'B'	FINISHED GRADE ELEVATION	TOP OF COVER ELEVATION	BOTTOM OF CHAMBER ELEVATION	VERTICAL IN CONTROL POINT ELEVATION	VERTICAL OUT CONTROL POINT ELEVATION	HORIZONTAL CONTROL POINT COORDINATES	
1	5'-0"	5'-0"	1011.50	1011.75	1001.00	1009.50	1004.33	N 573232.78	E 1380959.82
2	5'-0"	5'-0"	1010.00	1010.00	998.00	1003.33	1001.33	N 573231.23	E 1380884.75
3	5'-0"	5'-0"	1010.00	1010.00	995.00	998.33	1001.33	N 573069.72	E 1380882.94
4	5'-0"	5'-0"	1010.00	1010.00	999.00	1002.33	1002.50	N 572948.44	E 1380900.71

CHEMICAL CHAMBER DETAIL

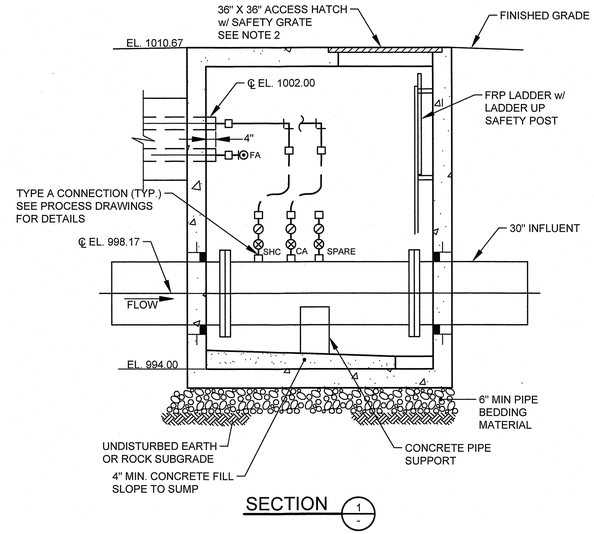
NO SCALE



TOP PLAN



SECTONAL PLAN



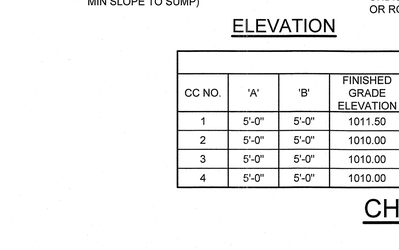
SECTION

CHEMICAL FEED CHAMBER NOTES

1. IN CHAMBER WITH CHANGE IN VERTICAL ALIGNMENT PROVIDE 45 DEGREE BENDS BETWEEN THE CORPORATION STOP AND HOSE ADAPTOR.
2. CHEMICAL FEED CHAMBER TO HAVE "CHEMICAL VAULT" CAST ON COVER. FURNISH w/ LOCKABLE COVERS.
3. CHEMICAL FEED CHAMBERS TO BE WATERTIGHT AND DESIGNED FOR H-20 LOADING.
4. MOUNT TUBING ALONG WALL OF CHAMBER WITH FIBERGLASS FRAMING STRUT AND STAINLESS STEEL CLAMPS.
5. CHEMICAL FEED CHAMBER TO BE COATED WITH A CHEMICAL RESISTANT COATING.

CHEMICAL FEED CHAMBER

NO SCALE

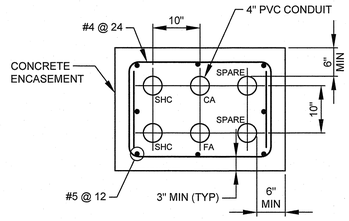


NOTES

1. PROVIDE NOT LESS THAN 2" OF CONCRETE COVER OVER REINFORCEMENT.
2. INSTALL WATERSTOP ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
3. CONDUITS SHOWN FOR ILLUSTRATION ONLY. SEE DUCTBANK CROSS SECTIONS FOR ACTUAL QUANTITY AND SIZES OF CONDUITS REQUIRED.
4. FILL ANNULAR SPACE BETWEEN CONDUIT AND WALL WITH WATER SWELLING SEALANT.

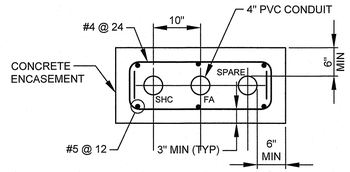
DUCTBANK TO MANHOLE, BUILDING OR CHAMBER WALL INTERFACE DETAIL

NO SCALE



CHEMICAL CONDUIT DUCT BANK A

NO SCALE



CHEMICAL CONDUIT DUCT BANK B

NO SCALE

PLAN BOOK	PAGE
435	14

PENNSYLVANIA AMERICAN WATER

REVISIONS			

GANNETT FLEMING

HARRISBURG, PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — TIMOTHY J. BRENNAN — ENGINEER — No. PE046139E

AMERICAN WATER ENGINEERING
1 WATER STREET
CAMDEN, NJ 08102

AMERICAN WATER

DRAWN BY
PROJECT ENG'R

DATE JULY 2025

PROJECT 74744

BUTLER WATER TREATMENT PLANT
FILTER IMPROVEMENTS
CIVIL
CHEMICAL CHAMBERS AND CHEMICAL CONDUIT DUCT BANK DETAILS

BUTLER, PA	BUTLER DISTRICT	USE DIMENSIONS ONLY SCALE - AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	NPDES PERMIT	24-330017-C11A

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NOTES:

1. ALL SOILS WITHIN THE LIMIT OF DISTURBANCE ARE PHILO LOAM (Ph).
2. LIMIT OF DISTURBANCE: 2.90 ACRES

EROSION AND SEDIMENT CONTROL PLAN

SCALE 1" = 30'

30 15 0 30 60

~CONNOQUENESSING CREEK (WWF) ~

DP 1

DISCHARGE DIRECTLY TO CONNOQUENESSING CREEK (WWF)

CONNECT TO EXISTING STORMSEWER MH ON & OWNED BY PAW PROPERTY

TRENCHING FOR STORMSEWER CONNECTION TO BE SAME DAY STABILIZATION

POA 1

EROSION AND SEDIMENT CONTROL BLANKET

COMPOST FILTER SOCK (TYP.)

FILTER BAG INLET PROTECTION (TYP.)

LIMIT OF DISTRURBANCE

CF-1 CF-2 CF-3 CF-4 CF-5 CF-6 CF-7 CF-8 CF-9

BUTLER TOWNSHIP
SUMMIT TOWNSHIP
CENTER TOWNSHIP
OAKLAND TOWNSHIP

PRETREATMENT/FILTER BUILDING
FFE: 1015.00'

FILTER TO BE REMOVED

Aldrich Filter Unit No.1
Aldrich Filter Unit No.2
Aldrich Filter Unit No.3

Wastewater Tank No.1
Wash Tank No.1
Tank Valve House No.1
Tank Valve House No.2

4' CONCRETE WALK, SEE DETAIL, SHEET C10

CONCRETE PAVING

CONCRETE CURB, SEE DETAIL, SHEET C10

NEW PAVING

CONTRACTOR STAGE / STORAGE AREA

COMPOST FILTER SOCK CONCRETE WASHOUT

TOP SOIL STOCKPILE AREA

CF-10 AROUND TOPSOIL STOCKPILE

CF-11 AROUND TOPSOIL STOCKPILE

ROCK CONSTRUCTION ENTRANCE

SCM 1

PROVIDE ORANGE CONSTRUCTION FENCE TO PREVENT DISTURBANCE OF INFILTRATION AREA

100-YEAR FLOODPLAIN (EXISTING AND PROPOSED)

LIMIT OF DISTURBANCE 2.90 ACRES

Water Treatment Plant

Distribution Garage

Access Road (Gravel)

Access Road (Paved)

Electric Substation

Chain Link Fence (Typ.)

Wooded

PENNSYLVANIA AMERICAN WATER

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GANNETT FLEMING

HARRISBURG, PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
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AMERICAN WATER

DRAWN BY
PROJECT ENG'R

DATE JULY 2025

PROJECT 74744

BUTLER WATER TREATMENT PLANT
FILTER IMPROVEMENTS
CIVIL
EROSION AND SEDIMENT CONTROL PLAN

BUTLER, PA	BUTLER DISTRICT	USE DIMENSIONS ONLY SCALE - AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	100 PERCENT	24-330017-C12

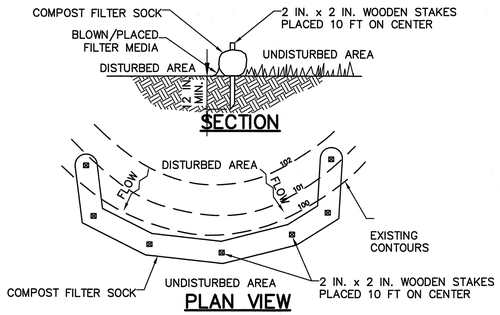


TABLE 4.2 COMPOST STANDARDS	
ORGANIC MATTER CONTENT	25%-100% (DRY WEIGHT BASIS)
ORGANIC PORTION	FIBROUS AND ELONGATED
pH	5.5-8.5
MOISTURE CONTENT	30%-60%
PARTICLE SIZE	30%-50% PASS THROUGH 3/8" SIEVE
SOLUBLE SALT CONCENTRATION	5.0 dS/m (MMHOS/CM) MAXIMUM

NOTES:

SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

COMPOST FILTER 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 COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

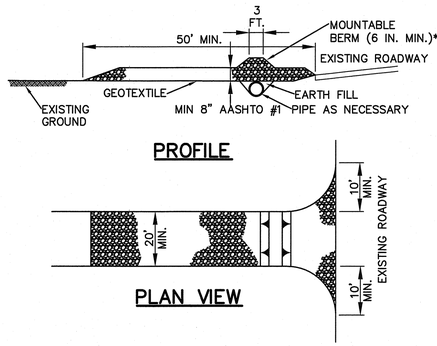
UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

STANDARD CONSTRUCTION DETAIL #4–1
COMPOST FILTER SOCK

NO SCALE

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", 18"	12", 18", 24", 32"	12", 18", 24", 32"	12", 18", 24", 32"	12", 18", 24", 32"
MESH OPENING	3/8"	3/8"	3/8"	3/8"	1/8"
TENSILE STRENGTH	N/A	26 PSI	26 PSI	44 PSI	202 PSI
ULTRAVIOLET STABILITY % ORIGINAL STRENGTH (ASTM G-155)	23% AT 1000 HRS	23% AT 1000 HRS	N/A	100% AT 1000 HRS	100% AT 1000 HRS
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" MAXIMUM APERTURE SIZE				
OUTER FILTRATION MESH	COMPOSITE POLYPROPYLENE FABRIC (WOVEN LAYER AND NON-WOVEN FLEECE MECHANICALLY FUSED VIA NEEDLE PUNCH) 3/16" MAXIMUM APERTURE SIZE				
SOCK FABRICS COMPOSED OF BURLAP MAY BE USED ON PROJECTS LASTING 6 MONTHS OR LESS.					

SOURCE: PA E&S POLLUTION CONTROL MANUAL, MARCH 2012.



* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

NOTES:

REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.

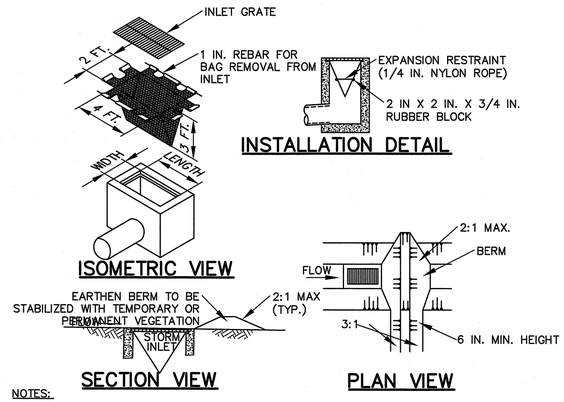
RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

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.

STANDARD CONSTRUCTION DETAIL #3–1
ROCK CONSTRUCTION ENTRANCE

NO SCALE



NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENTLY.

AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS., A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

STANDARD CONSTRUCTION DETAIL #4–16
FILTER BAG INLET PROTECTION – TYPE M INLET

NO SCALE

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PENNSYLVANIA AMERICAN WATER

REVISIONS

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AMERICAN WATER

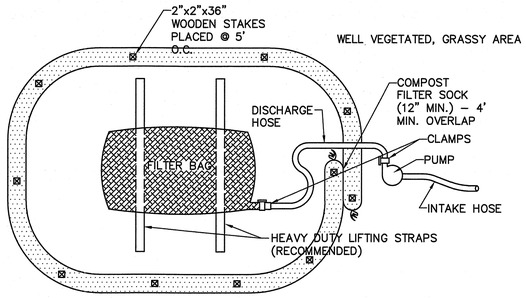
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DATE JULY 2025

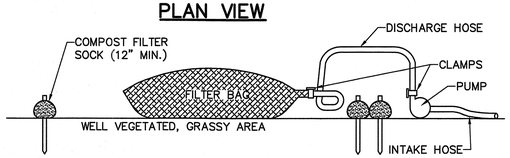
PROJECT 74744

BUTLER WATER TREATMENT PLANT
FILTER IMPROVEMENTS
CIVIL
EROSION AND SEDIMENT CONTROL DETAILS

BUTLER, PA	BUTLER DISTRICT	USE DIMENSIONS ONLY SCALE - AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	100 PERCENT	24-330017-C13



PLAN VIEW



ELEVATION VIEW

NOTES:

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 D–4884	60 LB/IN
GRAB TENSILE	ASTM D–4632	205 LB
PUNCTURE	ASTM D–4833	110 LB
MULLEN BURST	ASTM D–3786	350 PSI
UV RESISTANCE	ASTM D–4355	70%
AOS % RETAINED	ASTM D–4751	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 1/2 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.

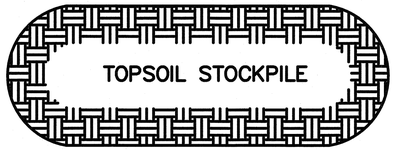
THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

STANDARD CONSTRUCTION DETAIL #3–16
PUMPED WATER FILTER BAG WITH SILT SOCK

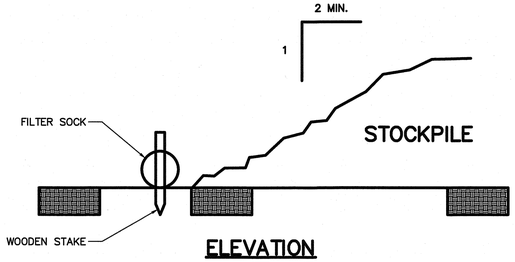
NO SCALE

MAINTENANCE NOTES:

FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.



PLAN

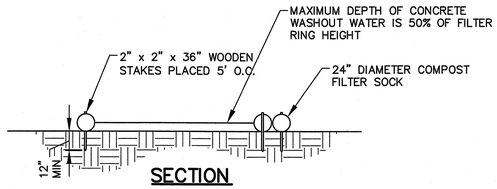


ELEVATION

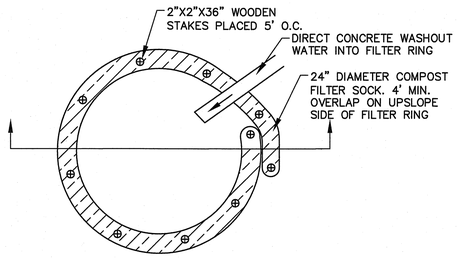
STOCKPILE DETAIL

NO SCALE

NOTES: ALL PERIMTER SOCK AROUND TOPSOIL STOCK PILES SHALL BE 12 INCHES IN DIAMETER.



SECTION



PLAN

NOTES:

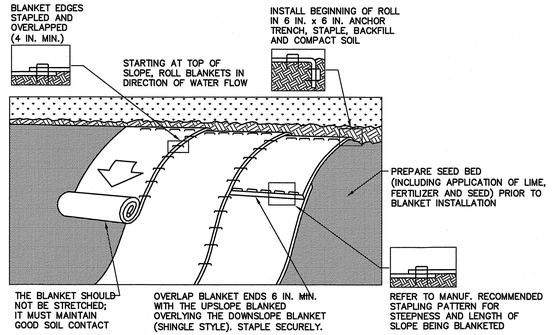
1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
2. 18" DIAMETER FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.

FIGURE 3.18
TYPICAL COMPOST SOCK WASHOUT INSTALLATION

NO SCALE

A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS.

ADAPTED FROM FILTREXX.



NOTES:

SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.

PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.

SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.

BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.

THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.

EROSION CONTROL BLANKET

A MACHINE PRODUCED MAT OF ORGANIC, BIODEGRADABLE MULCH MATERIAL SUCH AS STRAW, CURLED WOOD CELLULOSE, COCONUT FIBER, OR COMBINATIONS OF MATERIAL EVENLY DISTRIBUTED AND ATTACHED ON ONE SIDE OF A PHOTODEGRADABLE POLYPROPYLENE MESH WITH HIGH–STRENGTH THREADS. BLANKET CONFORMING TO THE FOLLOWING PHYSICAL PROPERTIES:

1. WEIGHT 8 OUNCES PER SQUARE YARD, MINIMUM
2. MAT THICKNESS APPROXIMATELY 0.125 INCH TO 0.6 INCH

STANDARD CONSTRUCTION DETAIL #11–1
EROSION CONTROL BLANKET INSTALLATION

NO SCALE

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PENNSYLVANIA
AMERICAN WATER

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BUTLER, PA	BUTLER DISTRICT	USE DIMENSIONS ONLY SCALE - AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	100 PERCENT	24-330017-C14

STANDARD EROSION AND SEDIMENT CONTROL 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 MAPS(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 THE PROJECT SITE ONTO HENRICKS ROAD OR ONEIDA VALLEY ROAD.
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 CLEAN OUT, 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.
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 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.

STANDARD EROSION AND SEDIMENT CONTROL NOTES

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.
34. 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.
35. ALL CHANNELS SHALL BE KEPT FREE OF OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FILL, ROCKS, LEAVES, WOODY DEBRIS, ACCUMULATED SEDIMENT, EXCESS VEGETATION, AND CONSTRUCTION MATERIAL/WASTES.
36. UNDERGROUND UTILITIES CUTTING THROUGH ANY ACTIVE CHANNEL SHALL BE IMMEDIATELY BACKFILLED AND THE CHANNEL RESTORED TO ITS ORIGINAL CROSS-SECTION AND PROTECTIVE LINING. ANY BASE FLOW WITHIN THE CHANNEL SHALL BE CONVEYED PAST THE WORK AREA IN THE MANNER DESCRIBED IN THIS PLAN UNTIL SUCH RESTORATION IS COMPLETE.

STANDARD GRADING NOTES

1. AREAS TO BE FILLED SHOULD BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
2. AREAS WHICH ARE TO BE TOPSOILED SHOULD BE SCARIFIED TO A DEPTH OF 3 TO 5 INCHES, OR 6 TO 12 INCHES ON COMPACTED SOILS, PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHOULD HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHOULD HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
3. ALL EARTHEN FILLS SHOULD BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, ROADWAYS, STRUCTURES AND CONDUITS, ETC. SHOULD BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
4. ALL EARTHEN FILLS SHOULD BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
5. FILL MATERIALS SHOULD BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
6. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHOULD NOT BE INCORPORATED INTO FILLS.
7. FILL SHOULD NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
8. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHOULD BE HANDLED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS FOR SUBSURFACE DRAINS OR OTHER APPROVED METHOD.
9. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED.
10. STOCKPILES, BORROW AREAS AND SPOIL AREAS SHOULD BE SHOWN ON THE PLAN MAPS AND SHOULD BE SUBJECT TO THE PROVISIONS OF THESE STANDARDS AS WELL AS THOSE OF THE APPROVED E&S PLAN. ALL APPROPRIATE PERMITS/AUTHORIZATION SHOULD BE OBTAINED PRIOR TO EARTH DISTURBANCE ACTIVITIES WITHIN THESE AREAS
11. WHEREVER POSSIBLE, FILLS SHOULD NOT BE CONSTRUCTED FROM OR BUILT UPON SOILS KNOWN TO HAVE LOW SHEAR STRENGTH OR THAT HAVE BEEN IDENTIFIED AS "LANDSLIDE PRONE" UNLESS IT CAN BE SHOWN THAT IT CAN BE DONE WITH AN ACCEPTABLE SAFETY FACTOR.
12. WHEREVER FILLS ARE TO BE CONSTRUCTED OUT OF OR ONTO SOILS IDENTIFIED AS HAVING LOW SHEAR STRENGTH OR ARE "LANDSLIDE PRONE," A REPORT SHOULD BE PREPARED BY A PROFESSIONAL GEOTECHNICAL ENGINEER OR PROFESSIONAL GEOLOGIST WHICH ADDRESSES THE FOLLOWING:

a. THE CHARACTER OF THE BEDROCK AND ANY ADVERSE GEOLOGIC CONDITION IN THE AREA OF THE FILLS INCLUDING PREVIOUS SLOPE FAILURES.
b. A SURVEY OF ALL SPRINGS, SEEPS, AND GROUNDWATER FLOW OBSERVED OR ANTICIPATED DURING WET PERIODS IN THE AREAS OF THE FILLS.
c. THE MAXIMUM STEEPNESS OF SLOPE AND HEIGHT OF FILL TO BE CONSTRUCTED ON THE SITE.
d. A STABILITY ANALYSIS INCLUDING, BUT NOT LIMITED TO, STRENGTH PARAMETERS, PORE PRESSURES, AND LONG-TERM SEEPAGE CONDITIONS. THESE DATA SHOULD BE ACCOMPANIED BY A DESCRIPTION OF ALL ENGINEERING DESIGN ASSUMPTIONS AND CALCULATIONS AS WELL AS THE ALTERNATIVES CONSIDERED IN SELECTING THE DESIGN SPECIFICATIONS AND TESTING METHODS.
e. THE ESTIMATED FACTOR OF SAFETY USED TO DESIGN THE SLOPES. AT A MINIMUM, THE LONG-TERM SAFETY FACTOR SHOULD BE 1.5 FOR CUTS OR FILLS WITHIN 50 FEET OF PUBLIC HIGHWAYS, RAILROADS, SURFACE WATERS, OR WHERE FAILURE COULD ENDANGER PUBLIC SAFETY. THE SAFETY FACTOR SHOULD BE A MINIMUM OF 1.25 FOR ALL OTHER FILLS.

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CONSTRUCTION SEQUENCE

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, AND A REPRESENTATIVE FROM THE BUTLER CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.

UPON INSTALLATION OR STABILIZATION OF ALL PERIMETER SEDIMENT CONTROL BMPS AND AT LEAST 3 DAYS PRIOR TO PROCEEDING WITH THE BULK EARTH DISTURBANCE ACTIVITIES, THE PERMITTEE OR CO-PERMITTEE SHALL PROVIDE NOTIFICATION TO THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT.

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.

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED BY THE BUTLER COUNTY CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION. EACH STEP OF THE SEQUENCE SHALL BE COMPLETED BEFORE PROCEEDING TO THE NEXT STEP, EXCEPT WHERE NOTED.

CRITICAL STAGES OF INSPECTION WHEN A LICENSED PROFESSIONAL IS TO BE PRESENT ON SITE ARE INDICATED WITH AN ASTERISK (*) IN THE FOLLOWING SEQUENCES.

1. FIELD-MARK LIMITS OF DISTURBANCE (LOD) AND INSTALL ORGANCE CONSTRUCTION FENCE AROUND INFILTRATION AREA TO PREVENT DISTURBANCE.
2. INSTALL ROCK CONSTRUCTION ENTRANCE.
3. INSTALL PERIMETER COMPOST FILTER SOCK AND FILTER BAG INLET PROTECTION ON EXISTING STORM INLETS.
4. PERFORM ROUGH GRADING FOR PRETREATMENT / FILTER BUILDING. TOPSOIL STOCKPILES SHOULD BE TEMPORARILY STABILIZED
5. AFTER REMAINING IDLE FOR GREATER THAN 4 CALENDAR DAYS. ALL WASTE SHOULD BE DISPOSED OF PROPERLY AS INDICATED IN STANDARD NOTES.
6. CONSTRUCTION PRETREATMENT / FILTER BUILDING ALONG WITH UNDERGROUND UTILITIES INCLUDING ELECTRIC, WATER AND SEWER LINES.
7. DEMOLISH AND REMOVE THE THREE ALDRICH FILTERS. COMPLETE FINAL GRADING IN THIS AREA AND IMMEDIATELY STABILIZE DISTURBED AREAS BY APPLYING PERMANENT SEEDING AND MULCH. INSTALL ROLLED EROSION CONTROL PRODUCTS ON ALL SLOPES 3:1 OR GREATER.
8. ***INSTALL OUTLET STRUCTURE AND OUTLET PIPE FOR INFILTRATION BED. CONSTRUCT INFILTRATION BED.**
9. ***INSTALL PROPOSED STORMWATER SEWER INLETS AND TRENCH DRAIN WORKING DOWNSTREAM TO UPSTREAM.**
10. COMPLETE FINAL BITUMINOUS CURBING AND PAVING AS SHOWN ON PLANS. STABILIZE ALL CONSTRUCTION STAGING AREAS WITH SEEDING AS SHOWN ON PLANS.
11. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS. THE OWNER AND/OR OPERATORS SHALL CONTACT THE FRANKLIN COUNTY CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO THE REMOVAL OF THE E&S BMPs. PERMANENT STABILIZATION IS DEFINED AS "A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
12. ***AFTER AN ON SITE INSPECTION AND APPROVAL BY THE BUTLER COUNTY CONSERVATION DISTRICT, REMOVE ALL THE PERIMETER EROSION AND SEDIMENT CONTROL MEASURES. STABILIZE ANY RESULTING DISTURBANCE IMMEDIATELY.**

INFILTRATION BED SEQUENCE OF CONSTRUCTION SEQUENCE

1. PROTECT BED AREA FROM COMPACTION PRIOR TO INSTALLATION. DUE TO THE NATURE OF CONSTRUCTION SITES, SUBSURFACE INFILTRATION SHOULD BE INSTALLED TOWARD THE END OF THE CONSTRUCTION PERIOD, IF POSSIBLE.
2. INSTALL AND MAINTAIN ADEQUATE EROSION AND SEDIMENT CONTROL MEASURES (AS PER THE PENNSYLVANIA EROSION AND SEDIMENTATION CONTROL PROGRAM MANUAL) DURING CONSTRUCTION.
3. EXCAVATE TO INFILTRATION BED BOTTOM ELEVATION. THE EXISTING SUBGRADE UNDER THE BED AREAS SHOULD NOT BE COMPACTED OR SUBJECT TO EXCESSIVE CONSTRUCTION EQUIPMENT TRAFFIC PRIOR TO GEOTEXTILE AND STONE BED PLACEMENT.
4. WHERE EROSION OF SUBGRADE HAS CAUSED ACCUMULATION OF FINE MATERIALS AND/OR SURFACE PONDING, THIS MATERIAL SHOULD BE REMOVED WITH LIGHT EQUIPMENT AND THE UNDERLYING SOILS SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES WITH A YORK RAKE (OR EQUIVALENT) AND LIGHT TRACTOR. ALL FINE GRADING SHOULD BE DONE BY HAND. ALL BED BOTTOMS SHOULD BE AT LEVEL GRADE.
5. INSTALL UPSTREAM AND DOWNSTREAM CONTROL STRUCTURES, CLEANOUTS, PERFORATED PIPING, AND ALL OTHER NECESSARY STORMWATER STRUCTURES. GEOTEXTILE AND BED AGGREGATE SHOULD BE PLACED IMMEDIATELY AFTER APPROVAL OF SUBGRADE PREPARATION AND INSTALLATION OF STRUCTURES. GEOTEXTILE SHOULD BE PLACED IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDATIONS. ADJACENT STRIPS OF GEOTEXTILE SHOULD OVERLAP A MINIMUM OF 16 INCHES. IT SHOULD ALSO BE SECURED AT LEAST 4 FEET OUTSIDE OF BED IN ORDER TO PREVENT ANY RUNOFF OR SEDIMENT FROM ENTERING THE STORAGE BED. THIS EDGE STRIP SHOULD REMAIN IN PLACE UNTIL ALL BARE SOILS CONTIGUOUS TO BEDS ARE STABILIZED AND VEGETATED. AS THE SITE IS FULLY STABILIZED, EXCESS GEOTEXTILE ALONG BED EDGES CAN BE CUT BACK TO THE EDGE OF THE BED.
6. CLEAN-WASHED, UNIFORMLY GRADED AGGREGATE SHOULD BE PLACED IN THE BED IN MAXIMUM 8-INCH LIFTS. EACH LAYER SHOULD BE LIGHTLY COMPACTED, WITH CONSTRUCTION EQUIPMENT KEPT OFF THE BED BOTTOM AS MUCH AS POSSIBLE.
7. APPROVED SOIL MEDIA SHOULD BE PLACED OVER INFILTRATION BED IN MAXIMUM 6-INCH LIFTS.
8. SEED AND STABILIZE TOPSOIL.
9. DO NOT REMOVE INLET PROTECTION OR OTHER EROSION AND SEDIMENT CONTROL MEASURES UNTIL SITE IS FULLY STABILIZED.

INFILTRATION BED MAINTENANCE

- ALL CATCH BASINS AND INLETS SHOULD BE INSPECTED AND CLEANED AT LEAST 2 TIMES PER YEAR
- THE OVERLYING VEGETATION OF SUBSURFACE INFILTRATION FEATURES SHOULD BE MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS REVEGETATED AS SOON AS POSSIBLE.
- VEHICULAR ACCESS ON SUBSURFACE INFILTRATION AREAS SHOULD BE PROHIBITED, AND CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY MOWERS. IF ACCESS IS NEEDED, USE OF PERMEABLE, TURF REINFORCEMENT SHOULD BE CONSIDERED.

PENNSYLVANIA AMERICAN WATER

REVISIONS

GANNETT FLEMING
HARRISBURG, PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL ENGINEER — TIMOTHY J. BRENNAN — No. PE049139E

AMERICAN WATER ENGINEERING
1 WATER STREET
CAMDEN, NJ 08102

AMERICAN WATER

DRAWN BY
PROJECT ENG'R

DATE JULY 2025

PROJECT 74744

BUTLER WATER TREATMENT PLANT
FILTER IMPROVEMENTS
CIVIL
EROSION AND SEDIMENT CONTROL NOTES

BUTLER, PA	BUTLER DISTRICT	USE DIMENSIONS ONLY SCALE - AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	100 PERCENT	24-330017-C15

RECYCLING / DISPOSAL OF MATERIALS NOTES

1. BUILDING MATERIALS AND OTHER CONSTRUCTION SITE WASTES MUST BE PROPERLY MANAGED AND DISPOSED OF TO REDUCE POTENTIAL FOR POLLUTION TO SURFACE AND GROUND WATERS AS PER 25 PA. CODE § 102.4(B)(5)(XI). PROPER TRASH DISPOSAL, RECYCLING OF MATERIALS, PROPER MATERIALS HANDLING, AND SPILL PREVENTION AND CLEAN-UP REDUCE THE POTENTIAL FOR CONSTRUCTION SITE WASTES TO BE MOBILIZED BY STORMWATER RUNOFF AND CONVEYED TO SURFACE WATERS.
2. UNDER NO CIRCUMSTANCES MAY EROSION CONTROL BMPS BE USED FOR TEMPORARY STORAGE OF DEMOLITION MATERIALS OR CONSTRUCTION WASTES
3. WHEREVER HEAVY EQUIPMENT WILL BE USED DURING CONSTRUCTION OF THE CUTS AND FILLS OR PROPOSED BUILDINGS, A POLLUTION PREVENTION AND CONTINGENCY (PPC) PLAN MUST BE AVAILABLE ON SITE. THIS PLAN DOES NOT HAVE TO BE INCLUDED IN THE PERMIT APPLICATION PACKAGE SUBMITTED FOR AN NPDES CONSTRUCTION PERMIT IN PENNSYLVANIA BUT SHOULD BE AVAILABLE ON THE PROJECT SITE. THE APPLICANT MUST PREPARE AND IMPLEMENT A PPC PLAN WHEN STORING, USING OR TRANSPORTING MATERIALS INCLUDING: FUELS, CHEMICALS, SOLVENTS, PESTICIDES, FERTILIZERS, LIME, PETROCHEMICALS, WASTEWATER, WASH WATER, CORE DRILLING WASTEWATER, CEMENT, SANITARY WASTES, SOLID WASTES, OR HAZARDOUS MATERIALS ONTO, ON, OR FROM THE PROJECT SITE DURING EARTH DISTURBANCE ACTIVITIES. THE PPC PLAN MUST BE AVAILABLE UPON REQUEST BY THE DEPARTMENT OR CONSERVATION DISTRICT.
4. SOIL - SOIL DEEMED UNACCEPTABLE FOR REUSE ON-SITE OR EXPORT AS CLEAN FILL SHALL BE TRANSPORTED TO AN APPROPRIATE DISPOSAL FACILITY PURSUANCE TO APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
5. DUST CONTROL - CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE AT THE STABILIZED CONSTRUCTION ENTRANCE. THE PURPOSE IS TO TRAP DUST AND MUD THAT WOULD OTHERWISE BE CARRIED OFF-SITE BY CONSTRUCTION TRAFFIC. WATER TRUCKS WILL BE USED AS NEEDED DURING CONSTRUCTION TO REDUCE DUST GENERATED ON THE SITE. DUST CONTROL MUST BE PROVIDED BY THE CONTRACTOR TO A DEGREE THAT IS ACCEPTABLE TO THE LOCAL CONSERVATION DISTRICT. AFTER CONSTRUCTION, THE SITE WILL BE STABILIZED, WHICH WILL REDUCE THE POTENTIAL FOR DUST GENERATION.
6. SOLID WASTE DISPOSAL - NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, ARE ALLOWED TO BE DISCHARGED FROM THE SITE WITH STORMWATER. ALL SOLID WASTE, INCLUDING DISPOSABLE MATERIALS INCIDENTAL TO THE MAJOR CONSTRUCTION ACTIVITIES, MUST BE COLLECTED AND PLACED IN CONTAINERS. THE CONTAINERS WILL BE EMPTIED AS NECESSARY BY A CONTRACT TRASH DISPOSAL SERVICE AND HAULED AWAY FROM THE SITE.
7. SANITARY FACILITIES - ALL PERSONNEL INVOLVED WITH CONSTRUCTION ACTIVITIES MUST COMPLY WITH STATE AND LOCAL SANITARY OR SEPTIC SYSTEM REGULATIONS. TEMPORARY SANITARY FACILITIES WILL BE PROVIDED AT THE SITE THROUGHOUT THE CONSTRUCTION PHASE. THEY MUST BE UTILIZED BY ALL CONSTRUCTION PERSONNEL AND WILL BE SERVICED BY A LICENSED COMMERCIAL OPERATOR.
8. WATER SOURCE - NON-STORMWATER COMPONENTS OF SITE DISCHARGE MUST BE CLEAN WATER. WATER USED FOR CONSTRUCTION WHICH DISCHARGES FROM THE SITE MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE STATE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE.
9. CONCRETE WASTE FROM CONCRETE READY-MIX TRUCKS - DISCHARGE OF EXCESS OR WASTE CONCRETE AND/OR WASH WATER FROM CONCRETE TRUCKS WILL BE ALLOWED ON THE CONSTRUCTION SITE, BUT ONLY IN SPECIFICALLY DESIGNATED DIKED AREAS PREPARED TO PREVENT CONTACT BETWEEN THE CONCRETE AND/OR WASH WATER AND STORMWATER THAT WILL BE DISCHARGED FROM THE SITE.

STABILIZATION SPECIFICATIONS

1. 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.
2. 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 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
3. 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.
4. 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.
5. 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.
6. UPON TEMPORARY CESSATION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY WHERE A CESSATION OF EARTH DISTURBANCE ACTIVITIES WILL EXCEED 4 DAYS. THE SITE SHALL BE IMMEDIATELY SEEDED, MULCHED, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION PENDING FUTURE EARTH DISTURBANCE ACTIVITIES.
7. TOPSOIL SHOULD NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDING PREPARATION. COMPACTED SOILS SHOULD BE SCARIFIED 6 TO 12 INCHES ALONG CONTOUR WHENEVER POSSIBLE PRIOR TO SEEDING.

TRENCH EXCAVATION NOTES

1. LIMIT ADVANCE CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
2. WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, PLUG CONSTRUCTION AND BACKFILLING WILL BE SELF CONTAINED AND SEPARATE FROM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION OPERATIONS.
3. ALL SOIL EXCAVATED FROM THE TRENCH WILL BE PLACED ON THE UPHILL SIDE OF TRENCH.
4. LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY.
5. WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING, BEFORE PIPE PLACEMENT AND/OR BACKFILLING OCCURS. WATER REMOVED FROM TRENCH SHALL BE PUMPED THROUGH A FILTRATION DEVICE.
6. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS AND APPROPRIATE TEMPORARY EROSION AND SEDIMENT POLLUTION CONTROL MEASURES/FACILITIES WILL BE INSTALLED. SEEDING AND MULCHING OF AL DISTURBED AREAS WILL BE DONE AT THE END OF EACH WEEK.

LOCATION OF ALL SURFACE WATER AND THEIR CLASSIFICATION

THE PROJECT SITE DRAINS TO CONNOQUENESSING CREEK WHICH IS CLASSIFIED BY CHAPTER 93 WATER QUALITY STANDARDS AS A WARM WATER FISHES (WWF) WATERCOURSE.

GEOLOGIC FORMATIONS / SOIL CONDITIONS TO CAUSE POLLUTION

THERE ARE NO GEOLIGIC CONCERNS HOWEVER, IF UNSUITABLE AREAS ARE FOUND DURING CONSTRUCTION, THEY SHOULD BE OVER EXCAVATED AND REPLACED WITH SUITABLE MATERIAL.

POTENTIAL THERMAL IMPACTS TO SURFACE WATERS

THERE ARE NO ANTICIPATED POTENTIAL THERMAL IMPACTS PROPOSED AS THE IMPERVIOUS COVERAGE ON SITE. THE PROPOSED INFILTRATION BED WILL MANAGE AND TREAT RUNOFF FROM IMPERVIOUS AREAS BEFORE DISCHARGING TO THE EXISTING GRASS SWALE LOCATED ALONG ONEIDA VALLEY ROAD.

EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN

THE LOCATION OF THE PROPOSED PRETREATMENT BUILDING HAS BEEN PLACED TO PROVIDE BEST RESULTS TO THE EXISTING TREATMENT PLANT. THE THREE ALDRICH FILTERS WILL BE REMOVED AFTER THE NEW BUILDING IS OPERATIONAL. THE LIMIT OF DISTURBANCE IS SHOWN ON THE PLANS AND INCLUDES ALL PROJECT WORK AREAS AS WELL AS CONTRACTOR STAGING AND STORAGE AREAS. THE EROSION AND SEDIMENT CONTROL PLANS HAVE BEN DESIGNED IN ACCORDANCE WITH THE PADEP EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL. ALL RUNOFF WILL BE FILTERED THROUGH EITHER COMPOST FILTER SOCK OR FILTER BAG INLET PROTECTION. OTHER E&S MEASURES INCLUDE A ROCK CONSTRUCTION ENTRANCE, COMPOST FILTER SOCK CONCRETE WASHOUT AND PUMPED FILTER BAG.

MAINTENANCE PROGRAM

1. THE FOLLOWING MAINTENANCE PROGRAM HAS BEEN DEVELOPED TO PROVIDE FOR THE INSPECTION OF BMPs ON A WEEKLY BASIS AND AFTER EACH MEASURABLE RUNOFF EVENT, AND TO INCLUDE THE REPAIR OF THE BMPs TO ENSURE THEIR EFFECTIVE AND EFFICIENT OPERATION:
2. UNTIL THE SITE IS STABILIZED AND DURING CONSTRUCTION ACTIVITIES, ALL BMPs MUST BE MAINTAINED PROPERLY BY THE CONTRACTOR. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN-OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING MUST BE PERFORMED IMMEDIATELY AND IN ACCORDANCE WITH THESE PROCEDURES, PLANS AND DETAILS. ANY AREAS DISTURBED DURING MAINTENANCE MUST BE STABILIZED IMMEDIATELY IN ACCORDANCE WITH THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS. ALL SITE INSPECTIONS MUST BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE INDICATING THE COMPLIANCE ACTIONS AND THE DATE, TIME AND NAME OF THE PERSON CONDUCTING THE INSPECTION. THE INSPECTION LOG MUST BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE DISTRICT UPON REQUEST.
   - FOR ALL AREAS THAT REFERENCE MANAGEMENT OF SEDIMENT: THE SEDIMENT SHALL BE DISPOSED ON-SITE AND/OR IN ACCORDANCE WITH THE SOIL MANAGEMENT PLAN AND APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

BMP	INSPECTION	OPERATIONS & MAINTENANCE
COMPOST FILTER SOCK	WEEKLY AND AFTER EACH RAINFALL EVENT	ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE ABOVEGROUND HEIGHT OF THE SOCK. DAMAGED SOCK SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATION OR REPLACED WITHIN 24 HOURS OF INSPECTION.
PUMPED WATER FILTER BAG	DAILY	IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED. REPLACE WITH A NEW FILTER BAG.
ROCK CONSTRUCTION ENTRANCE	DAILY	ALL SEDIMENT DEPOSITED ON PAVED ROADWAY SHALL BE RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. MAINTAIN ENTRANCE THICKNESS TO SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE .
INLET FILTER BAG	WEEKLY AND AFTER EACH RAINFALL EVENT	FILTER BAGS SHOULD BE CLEANED AND/OR REPLACED WHEN THE BAG IS HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE BYPASSING OF INLET. IF DAMAGED, REPLACE WITH SPECIFIED FILTER BAG
CONCRETE WASHOUT	DAILY	ACCUMULATED MATERIALS SHOULD BE REMOVED WHEN THEY REACH 75% CAPACITY. DAMAGED OR LEAKING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY. PLASTIC LINERS SHOULD BE REPLACED WITH EACH CLEANING.
EROSION AND SEDIMENT CONTROL BLANKET	WEEKLY AND AFTER EACH RAINFALL EVENT	BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.

TYPES, DEPTH, SLOPE, LOCATION AND LIMITATIONS OF SOILS

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ph	Philo loam	2.9	100.0%
Totals for Area of Interest		2.9	100.0%

CONTRACTOR SHALL CONSULT WITH GEOTECHNICAL ENGINEER TO DETERMINE SOIL LIMITATIONS AND RESOLUTIONS SPECIFIC TO THIS PROJECT.

1. SOIL TYPES POORLY SUITED AS SOURCES OF TOPSOIL RESTRICT OR PLACE CONDITIONS ON PLANNING VEGETATIVE STABILIZATION. ACIDIC, LOW FERTILITY, EXCESSIVE DRYNESS AND EXCESSIVE WETNESS LIMIT PLANT GROWTH. RESOLUTIONS: IDENTIFYING AND RESOLVING CHARACTERISTICS, THAT RENDER THE SOIL TYPES POORLY, SUITED AS TOPSOIL.
2. ACIDIC SOIL TYPES EXHIBITING PH REACTION VALUES LOWER THAN ABOUT 5.5, LIMIT VEGETATIVE STABILIZATION. SOIL TESTS MIGHT BE NECESSARY TO DETERMINE SITE SPECIFIC PH REACTION.

RESOLUTIONS: APPLYING LIME CONSISTENT WITH RATES DETERMINED BY SOIL TESTING; SELECTING VEGETATIVE SPECIES TOLERANT TO ACIDIC SOIL CONDITIONS; AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS. SPECIFIC TOLERANCE INFORMATION IS PROVIDED IN TABLE 1 OF THE EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROPLAND PUBLISHED BY PENN STATE.

3. LOW FERTILITY SOIL TYPES LACKING IN SUFFICIENT AMOUNTS OF ESSENTIAL PLANT NUTRIENTS SUCH AS: NITRPGEN, PHOSPHOROUS, POTASSIUM, SULFER, MAGNESIUM, CALCIUM, IRON, MANGANESE, BORON, CHLORINE, ZINC, COPPER AND MOLYBDENUM, LIMIT VEGETATION STABILIZATION. SOIL TESTS MIGHT BE NECESSARY TO DETERMINE SITE SPECIFIC SOIL FERTILITY.

RESOLUTIONS: INCORPORATING SOIL NUTRIENTS CONSISTENT WITH RATES DETERMINED BY SOIL TESTING; SELECTIVE VEGETATIVE SPECIES TOLERANT TO LOW FERTILITY SOIL CONDITIONS, AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS. SPECIFIC TOLERANCE INFORMATION IS PROVIDED IN TABLE 1 OF THE EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROPLAND PUBLISHED BY PENN STATE.

4. ERODIBLE SOIL TYPES EXHIBITING K VALUES GREATER THAN 0.36 OR PLASTICITY INDEX VALUES LOWER THAN 10, LIMIT VEGETATIVE STABILIZATION OF CHANNELS.

RESOLUTIONS: TEMPORARY CHANNEL LINING, PROVIDING PERMANENT CHANNEL LINING, DECREASING CHANNEL GRADE, INCREASING CHANNEL WIDTH, SELECTING VEGETATIVE WITH GREATER RETARDANCE, SELECTING PERMANENT LININGS OTHER THAN GRASSES, AND IMPLEMENTING COMBINATION OF THESE AND/OR METHODS. VEGETATIVE RETARDANCE INFORMATION IS PROVIDED IN TABLES 6 AND 7 OF THE EROSION AND SEDIMENT POLLUTION CONTROL MANUAL PUBLISHED BY PADEP.

5. WET SOIL TYPES HAVE EXCESSIVE ROOT ZONE AND SOIL MOISTURES. SOME SOIL SURVEYS INDICATE WETNESS, HIGH WATER TABLE AND FLOODING. THIS INDICATOR IS AFFECTED BY SOIL DISTURBANCE.

RESOLUTIONS: SELECTING VEGETATIVE SPECIES TOLERANT TO WET CONDITIONS, TILING VEGETATIVE AREAS, AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS. SPECIFIC TOLERANCE INFORMATION IS PROVIDED IN TABLE 1 OF THE EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROPLAND PUBLISHED BY THE PENN STATE.

6. DRY SOIL TYPES LACK SUFFICIENT ROOT ZONE SOIL MOISTURES. THIS INDICATOR IS AFFECTED BY SOIL DISTURBANCE.

RESOLUTIONS: SELECTING VEGETATIVE SPECIES TOLERANT TO DRY CONDITIONS, IRRIGATING VEGETATED AREAS AND IMPLEMENTING COMBINATION OF THESE AND/OR OTHER METHODS. SPECIFIC TOLERANCE INFORMATION IS PROVIDED IN TABLE 1 OF THE EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROPLAND PUBLISHED BY PENN STATE.

7. SOIL TYPES SUSCEPTIBLE TO SINKHOLE AND SOLUTION CHANNEL/CHAMBER FORMATION POSE LIMITATIONS ON LOCATING RESERVOIR AREAS OF SEDIMENT BASINS, SEDIMENT TRAPS, STORMWATER RETENTION BASINS, AND STORMWATER DETENTION BASINS.

RESOLUTIONS: LOCATING THOSE FACILITIES ON OTHER SOIL TYPES, LINING RESERVOIR AREAS WITH IMPERMEABLE LINNINGS, LIMITING STANDING WATER DEPTHS, LIMITING RETENTION TIMES AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS.

8. SOIL TYPES THAT EXHIBIT INSTABILITY IN POND EMBANKMENTS OR SUSCEPTIBILITY TO PIPING AND SEEPING POSE LIMITATIONS ON PLANNING EMBANKMENTS OF SEDIMENT BASINS, SEDIMENT TRAPS, STORMWATER RETENTION BASINS AND STORMWATER DETENTION BASINS.

RESOLUTIONS: IMPORTING OTHER SOIL FOR EMBANKMENT OF THOSE FACILITIES, LOCATING THOSE FACILITIES ON OTHER SOIL TYPES, LIMITING EMBANKMENT SLOPE STEEPNESS AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS.

9. SOIL THAT ARE DIFFICULT TO COMPACT, UNSUITABLE FOR WINTER GRADING, OR SUSCEPTIBLE TO FROST ACTION POSE LIMITATIONS ON PLANNING EMBANKMENTS OF SEDIMENT BASINS, SEDIMENT TRAPS, STORMWATER RETENTION BASINS AND STORMWATER DETENTION BASINS.

RESOLUTIONS: IMPORTING OTHER SOIL FOR EMBANKMENT OF THOSE FACILITIES, LOCATING THOSE FACILITIES ON OTHER SOIL TYPES, NOT CONSTRUCTING EMBANKMENTS DURING PERIODS PRONE TO FROST AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS

10. SUSCEPTIBILITY FOR THE DEVELOPMENT OF SINKHOLE WITHIN IDENTIFIED SOILS.

RESOLUTIONS: IN THE EVENT THAT PRESENCE OF A SINKHOLE IS DETECTED DURING THE COURSE OF WORK, CORRECTIVE MEASURES SHALL BE PERFORMED UNDER THE OBSERVATION AND GUIDANCE OF THE OWNER'S GEOTECHNICAL CONSULTANT. EXCAVATE THE LOOSE, WET SOILS SURROUNDING THE SINKHOLE TO EXPOSE THE SINKHOLE "THROAT" (THE OPENING IN THE ROCK) AND THE ADJACENT STABLE SOILS/ROCK WHERE POSSIBLE, THE EXCAVATION SHALL EXTEND A MINIMUM OF TWO FEET (2') BEYOND THE STABLE SOILS OR TO THE ROCK SURFACE, WHICHEVER IS ENCOUNTERED FIRST. FILL THE EXPOSED SINKHOLE "THROAT" WITH LEAN CONCRETE TO BLOCK THE MIGRATION OF THE UPPER LAYERS OF SOIL THROUGH THE ROCK OPENING. AFTER CONCRETE HAS CURED OVERNIGHT BACKFILL THE REMAINDER OF THE EXCAVATION WITH CLAYEY SOILS TO PROVIDE A LOW PERMEABILITY BARRIER. THE CLAYEY SOILS SHALL BE PLACED IN 8" LIFTS AND EACH LIFT COMPACTED BY REPEATED PASSES OF THE COMPACTION EQUIPMENT UNTIL STABLE. CARE SHALL BE TAKEN TO ASSURE THAT THE SOIL AT THE EDGES OF THE EXCAVATION ARE WELL COMPACTED.

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PENNSYLVANIA
AMERICAN WATER

REVISIONS

GANNETT FLEMING
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AMERICAN WATER

DRAWN BY
PROJECT ENG'R

DATE JULY 2025

PROJECT 74744

BUTLER WATER TREATMENT PLANT
FILTER IMPROVEMENTS
CIVIL
EROSION AND SEDIMENT CONTROL NOTES

BUTLER, PA	BUTLER DISTRICT	USE DIMENSIONS ONLY SCALE - AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	100 PERCENT	24-330017-C16

SEEDING NOTES

TEMPORARY SEEDING

THESE NOTES APPLY TO GRADED OR CLEARED AREAS THAT ARE LIKELY TO BE RE-DISTURBED OR WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED OR WHERE THERE WILL BE A CESSATION OF WORK GREATER THAN (4) DAYS.

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING, OR OTHER ACCEPTABLE MEANS BEFORE SEEDING. PERFORM ALL CULTIVATIONS AT RIGHT ANGLES TO THE SLOPE.

SOIL AMENDMENTS: APPLY 1 TON OF AGRICULTURAL GRADE LIMESTONE PER ACRE, PLUS FERTILIZER AT THE RATE OF 50-50-50 PER ACRE. WORK WELL INTO THE SOIL.

SEEDING: 90% PURE LIVE SEED (PLS)
ANNUAL RYEGRASS (ANYTIME) - 40 LBS PER ACRE (1 LB PER 1,000 SQ. FT.) (OR)
SPRING OATS (SPRING MONTHS) - 96 LBS PER ACRE (2 LBS PER 1,000 SQ. FT.) (OR)
WINTER RYE (FALL MONTHS) - 168 LBS PER ACRE (4 LBS PER 1,000 SQ. FT.)

LIME:
1 TON PER ACRE GROUND AGRICULTURAL LIMESTONE (46 LBS PER 1,000 SQ. FT.)

FERTILIZER:
1,000 LBS PER ACRE 10-10-10 (23 LBS PER 1,000 SQ. FT.)

PERMANENT SEEDING

SEEDING OF THE DISTURBED AREAS SHALL TAKE PLACE IMMEDIATELY UPON THE COMPLETION OF FINAL GRADING ACTIVITIES. THESE NOTES APPLY TO GRADED OR CLEARED AREAS, NOT SUBJECT TO IMMEDIATE OR FUTHER DISTURBANCE, WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING, OR OTHER ACCEPTABLE MEANS BEFORE SEEDING. PERFORM ALL OPERATIONS AT RIGHT ANGLES TO THE THE SLOPE.

TOP SOIL REPLACEMENT: 4 TO 6 INCHES ON AREAS TO BE VEGETATED. A MINIMUM OF 2 INCHES ON STEEP SLOPES (3:1 OR GREATER).

SOIL AMENDMENTS: IT IS RECOMMENDED THAT SITE SPECIFIC SOIL TESTING BE PERFORMED. IN LIEU OF SOIL TEST RECOMMENDATIONS, USE THE FOLLOWING SCHEDULE: APPLY 4-6 TONS PER ACRE OF LIME (275 LBS/1,000 SF) AND 600 LBS PER ACRE 10-20-20 FERTILIZER (15 LBS/1,000 SF) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS PER ACRE 30-0-0 UREAFORM FERTILIZER (91 LBS/1,000 SF).

SEEDING:
ATTACH AND USE SOIL TEST RESULTS AND RECOMMENDATIONS (PREFERRED) BEFORE PERMANENTLY SEEDING (OR) USE THE RECOMMENDATIONS BELOW. MULCHING IS REQUIRED FOR ALL APPLICATIONS. SOIL TESTS ARE AVAILABLE FROM PENN STATE COOPERATIVE EXTENSION. SPRING (MARCH APRIL, AND EARLY MAY) IS THE BEST TIME FOR PERMANENT SEEDING BUT DISTURBED AREAS CAN BE SEEDED ANYTIME FROM EARLY SPRING TO FALL. GRASSES GENERALLY REQUIRE AT LEAST 4 TO 6 WEEKS OF GROWTH PRIOR TO HARD FROSTS AND LEGUME SEEDINGS NEED 10 TO 12 WEEKS PRIOR TO HARD FROSTS IN THE FALL (PSU)

APPLY THE FOLLOWING:

1) AT LEAST 6" OF TOPSOIL AND RAKE

2) SUGGESTED PERMANENT SEED MIXTURES FOR LAWN AND MOWED AREAS (PSU)

-OPEN, SUNNY LOCATIONS AND WELL-DRAINED SOILS
FINE FESCUES.....100% AT 4-5 LB PER 1,000 SQ. FT.

-MODERATE-TO-PARTIAL SHADE
FINE FESCUES.....40-50%
KENTUCKY BLUEGRASS.....40-50% AT 4 LB PER 1,000 SQ. FT.
PERENNIAL RYEGRASS.....10-20%

FINE FESCUES.....100% AT 4-5 LB PER 1,000 SQ. FT.

TURF-TYPE TALL FESCUE.....100% AT 6-8 LB PER 1,000 SQ. FT.

-HEAVY SHADE, WELL-DRAINED SOILS
FINE FESCUES.....100% AT 4-5 LB PER 1,000 SQ. FT.

-HEAVY SHADE, POORLY-DRAINED SOILS
ROUGH BLUEGRASS.....100% AT 2-3 LB PER 1,000 SQ. FT
(POA TRIVIALIS)

-SLOPES OR UNMOWED AREAS
TALL FESCUE.....75%
BIRDSFOOT TREFOIL.....25%

ALL SEED MIXTURES GIVEN ABOVE ARE FOR 100% PURE LIVE SEED (PLS). TO CALCULATE PLS, THE PERCENTAGE OF PURE SEED IS MULTIPLIED BY THE PERCENTAGE OF GERMINATION, AND THE PRODUCT IS DIVIDED BY 100. FOR EXAMPLE, TAKE 85% PURE SEED X 72% GERMINATION THEN DIVIDE BY 100 TO GET 61% PLS. TO DETERMINE HOW MUCH SEED TO PLANT, DIVIDE THE PERCENTAGE INTO 100. FOR EXAMPLE 100 DIVIDED BY 61 = 1.63. 1.63 LBS OF SEED WILL NEED TO BE PLANTED FOR EVERY POUND CALLED FOR ABOVE.

3) ADD A NURSE CROP TO THE PERMANENT GRASS MIXTURE FOR RAPID STABILIZATION AND SHADE FOR ESTABLISHMENT OF PERMANENT GRASSES.
- ANNUAL RYEGRASS 5 LBS PER ACRE (0.12 LBS PER 1,000 SQ. FT.)
- SPRING OATS 64 LBS PER ACRE (1.5 LBS PER 1,000 SQ. FT.)
- WINTER RYE 56 LBS PER ACRE (1.3 LBS PER 1,000 SQ. FT.)

MULCHING NOTES

1. MULCHING SHALL BE PROVIDED AS REQUIRED IN AREAS DIFFICULT TO VEGETATE, AND DURING OFF-SEASON OPERATIONS. MULCHING METHODS AND MATERIALS SHALL CONFORM TO THE FOLLOWING:
   a. MULCH MATERIALS SHALL BE UNROTTED SALT HAY, HAY OR SMALL GRAIN STRAW APPLIED AT THE RATE OF 3 TONS PER ACRE. MULCH BLOWER SHALL NOT GRIND OR CHOP THE MATERIAL. WOODCHIPS, FREE OF INSECTS AND DISEASE ARE PERMITTED AT A RATE OF 4-6 TONS PER ACRE.
   b. MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 85% TO 95% OF THE SOIL SURFACE WILL BE COVERED.
   c. MULCH ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE SLOPE.
      - PEG AND TWINE – DRIVE 8" TO 10" PEGS TO WITHIN 2" TO 3" OF THE SOIL SURFACE EVERY 4' IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE THE MULCH TO THE SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRISSCROSS OR SQUARE PATTERN, AND SECURE THE TWIN AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
      - MULCH NETTING – STAPLE PAPER, JUTE, COTTON OR PLASTIC NETTINGS TO THE SOIL SURFACE. USE DEGRADABLE NETTING IN AREAS TO BE MOWED.
      - MULCH MATERIALS AND BINDERS SHALL BE ROLLED IN PLACE BY TRACKED VEHICLE OR OTHER SUITABLE EQUIPMENT.
      - INSTALL ANCHOR MATERIAL RATE AT 750 LB/ACRE.
   d. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND CATCHES THE MULCH. IN VALLEYS AND AT CRESTS OF BANKS. REMAINDER OF AREA SHOULD BE UNIFORM IN APPEARANCE.
   e. WOOD-FIBER OR PAPER-FIBER MULCH AT THE RATE OF 1,500 LBS PER ACRE, OR PER MANUFACTURER RECOMMENDATION, MAY BE APPLIED BY A HYDROSEEDER. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.
   f. OTHER: WHERE EXCESSIVE SOIL EROSION, TRACKING OR FLOWING OF SEDIMENT IS EVIDENT OR ANTICIPATED, A MINIMUM OF 4" OF CRUSHED STONE SHALL BE PLACED WITHIN THE AFFECTED AREA AND MAINTAINED UNTIL PERMANENT STABILIZATION IS PROVIDED. ADDITIONAL STONE SHALL BE PLACED AS REQUIRED UNTIL STABILIZATION IS ACHIEVED. CRUSHED STONE SHALL CONFORM TO AASTO DESIGNATION M43. SIZE NO. 2 (2-1/2" TO 1-1/2").

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PENNSYLVANIA AMERICAN WATER

REVISIONS

GANNETT FLEMING
HARRISBURG, PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA
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AMERICAN WATER

DRAWN BY
PROJECT ENG'R

DATE JULY 2025

PROJECT 74744

BUTLER WATER TREATMENT PLANT
FILTER IMPROVEMENTS
CIVIL
EROSION AND SEDIMENT CONTROL NOTES

BUTLER, PA	BUTLER DISTRICT	USE DIMENSIONS ONLY SCALE - AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	100 PERCENT	24-330017-C17

Test Location ID	Infiltration Test ID	Infiltration Test Elevation (ft)	Infiltration Test Method	Field Ksat (in/hr)	Temp (°F)	Adjusted Ksat (in/hr)
TP-1	Test A	1.8	Double Ring	0.31	75	0.273
TP-1	Test B	1.8	Double Ring	0.11	75	0.097
TP-2	Test A	0.8	Double Ring	0.28	75	0.246
TP-2	Test B	0.8	Double Ring	0.75	75	0.660
TP-3	Test A	1	Double Ring	3.21	75	2.825
TP-3	Test B	1	Double Ring	1.08	75	0.950
TP-4	Test A	1.5	Double Ring	0.17	75	0.150
TP-4	Test B	1.5	Double Ring	0	75	0.000

~CONNOQUENESSING CREEK (WWF) ~

CONNECT TO EXISTING STORMSEWER MH ON & OWNED BY PAW PROPERTY

DISCHARGE DIRECTLY TO CONNOQUENESSING CREEK (WWF)

DP 1

CONNECT TO EXISTING STORM MH
RIM: 1010.18
INV IN: (NORTH) EXISTING 24": 1000.74
INV IN: (EAST) PROPOSED 15": 1003.35
INV OUT: (WEST) EXISTING 24": 1000.74

24' of 15" HDPE @ 0.50%

SWM MH-2
RIM:1011.89
INV IN:1003.47 15"
INV OUT:1003.47 15"

201' of 15" HDPE @ 0.50%

SWM MH-1
RIM:1009.27
INV IN:1004.48 15"
INV OUT:1004.48 15"

LIMIT OF DISTURBANCE
2.90 ACRES

TRENCH DRAIN
RIM:1011.16
INV: 1009.48
CONNECT TO INLET

105' of 15" HDPE @ 0.50%

OS-1
RIM:1010.75
INV IN:1008.75 12"
INV OUT:1005.00 15"

SEE DETAIL ON C19

SCM 1
INFILTRATION BED WITH 14 ROWS 80 LF OF 12" PERFORATED HDPE PIPE;
BOTTOM STONE ELEVATION: 1008.25
PIPE INV ELEVATION:1008.75
SEE DETAIL ON C19

IN-1
RIM:1011.16
INV IN:1009.46 12"
INV OUT:1009.48 15"

IN-2
RIM:1010.75
INV IN:1008.75 15"
INV OUT:1008.75 12"

147' of 15" HDPE @ 0.50%

TRENCH DRAIN
RIM:1011.46
INV: 1010.35

100-YEAR FLOODPLAIN (EXISTING AND PROPOSED)

PRECAST TRENCH DRAIN; DEPTH VARIES; GRATE RIM TO MATCH EXISTING GRADE, INVERT ELEV. SLOPE AT 0.5%

CONCRETE CURB, SEE DETAIL, SHEET C10

POA 1

PRETREATMENT/FILTER BUILDING

CONCRETE PAVING

NEW PAVING

ALL THREE ALDRICH FILTERS TO BE REMOVED; AREA TO BE RESTORSED TO GRASS; PROVIDE POSITIVE DRAINAGE FROM EAST TO WEST TOWARDS CONNOQUENESSING CREEK

BUTLER TOWNSHIP
SUMMIT TOWNSHIP
CENTER TOWNSHIP
OAKLAND TOWNSHIP

Wastewater Tank No.1
Wastewater Tank No.2
Wash Tank No.1
Wash Tank No.2
Aldrich Filter Unit No.1
Aldrich Filter Unit No.2
Aldrich Filter Unit No.3
Distribution Garage
Water Treatment Plant
Electric Substation
Tank Valve House No.1
Tank Valve House No.2

TP-1
TP-2
TP-3
TP-4

NOTES:

1. ALL SOILS WITHIN THE LIMIT OF DISTURBANCE ARE PHILO LOAM (Ph).
2. LIMIT OF DISTURBANCE: 2.90 ACRES
3. THE PROJECT SITE DRAINS TO CONNOQUENESSING CREEK WHICH IS CLASSIFIED BY CHAPTER 93 WATER QUALITY STANDARDS AS A WARM WATER FISHES (WWF) WATERCOURSE.

POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN

SCALE 1" = 30'

30 15 0 30 60

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PENNSYLVANIA AMERICAN WATER

REVISIONS

GANNETT FLEMING
HARRISBURG, PENNSYLVANIA

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AMERICAN WATER

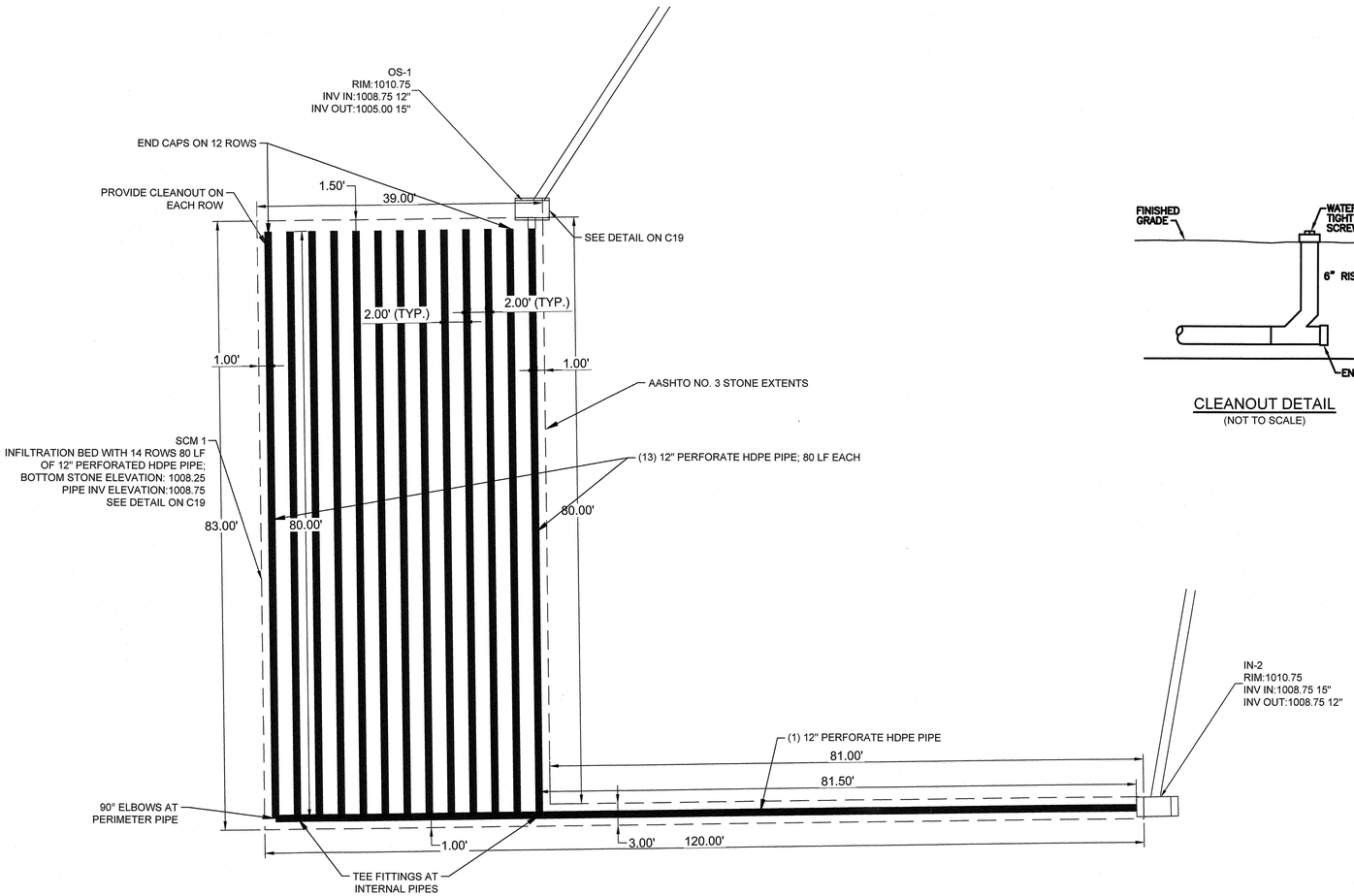
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DATE JULY 2025

PROJECT 74744

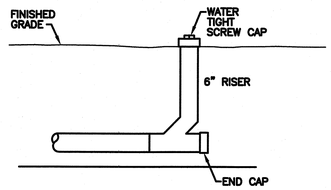
BUTLER WATER TREATMENT PLANT
FILTER IMPROVEMENTS
CIVIL
POST-CONSTRUCTION MANAGEMENT PLAN

BUTLER, PA	BUTLER DISTRICT	USE DIMENSIONS ONLY SCALE - AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	100 PERCENT	24-330017-C18



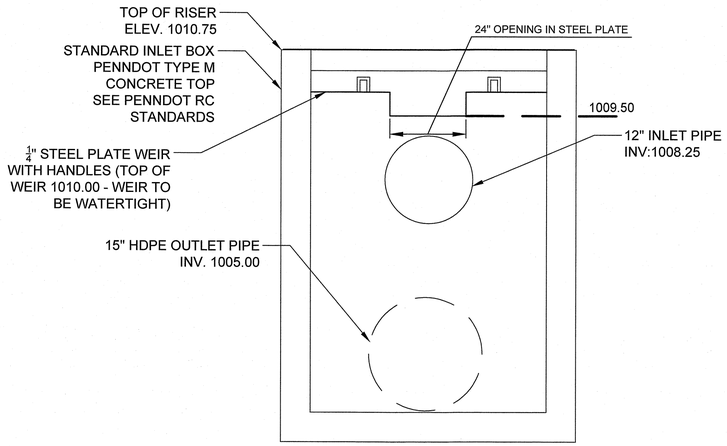
INFILTRATION BED DETAIL - PLAN VIEW

NO SCALE



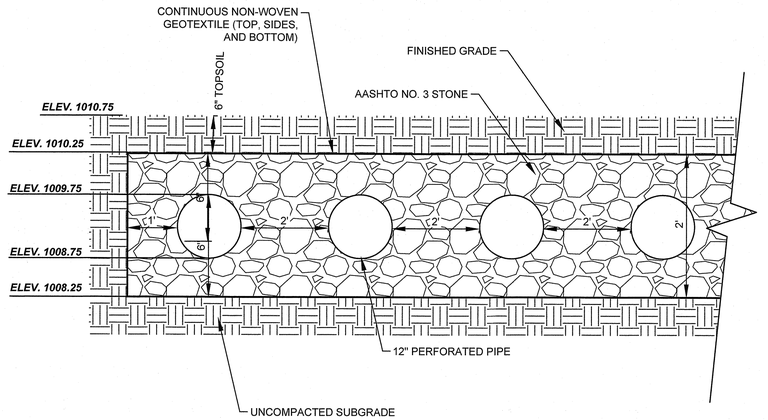
CLEANOUT DETAIL

(NOT TO SCALE)



OUTLET STRUCTURE

NOT TO SCALE



INFILTRATION BED DETAIL - SECTION VIEW

NO SCALE

PLAN BOOK	PAGE
435	22

PENNSYLVANIA AMERICAN WATER

REVISIONS

GANNETT FLEMING

HARRISBURG, PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL ENGINEER — TIMOTHY J. BRENNAN — No. PE040139E

AMERICAN WATER ENGINEERING
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CAMDEN, NJ 08102

AMERICAN WATER

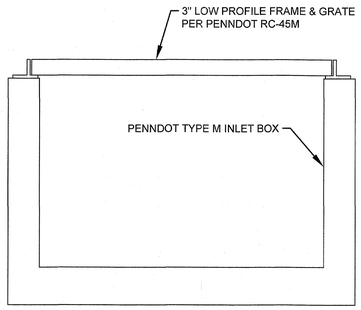
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DATE JULY 2025

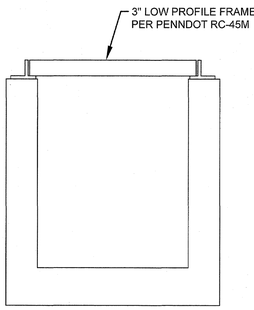
PROJECT 74744

BUTLER WATER TREATMENT PLANT
FILTER IMPROVEMENTS
CIVIL
POST-CONSTRUCTION STORMWATER MANAGEMENT DETAILS

BUTLER, PA	BUTLER DISTRICT	USE DIMENSIONS ONLY SCALE - AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	100 PERCENT	24-330017-C19



SECTION VIEW



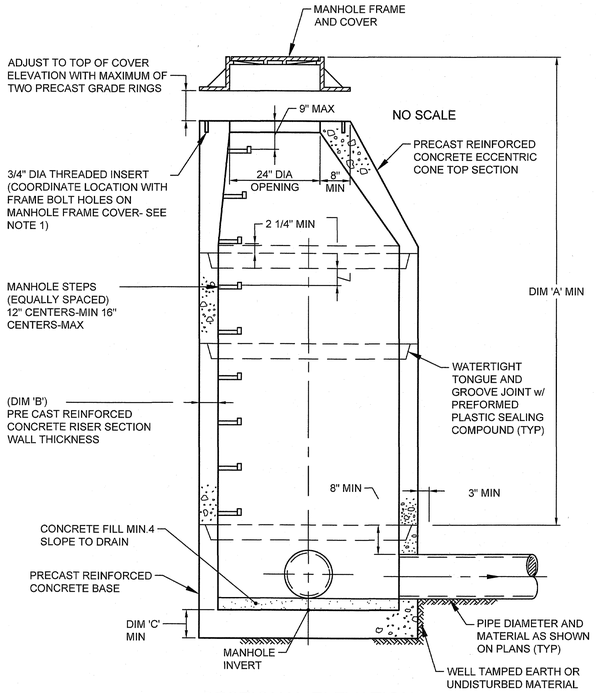
SECTION VIEW

STORM INLET

NO SCALE

STORM INLET NOTES:

1. FINISH GRADE SHALL BE FLUSH WITH TOP OF FRAME.
2. ALL STORM INLETS SHALL CONFORM TO COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF TRANSPORTATION, BUREAU OF DESIGN STANDARDS FOR ROADWAY CONSTRUCTION, EXCEPT AS NOTED.
3. SEE APPROPRIATE PLANS AND PROFILES FOR PIPE SIZE, PIPE TYPE, PERCENT OF SLOPE, INVERT AND TOP OF GRATE ELEVATIONS.



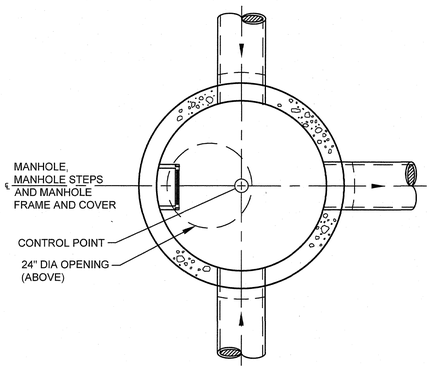
SECTIONAL ELEVATION

STANDARD MANHOLE-TYPE 'A' SCHEDULE OF DIMENSIONS			
MANHOLE BASE DIAMETER	DIM 'A'	DIM 'B'	DIM 'C'
4'-0"	3'-9"	5"	5"
5'-0"	5'-9"	6"	6"
6'-0"	4'-5"	7"	7"
7'-0"	4'-5"	8"	8"
8'-0"	4'-5"	9"	9"
10'-0"	4'-7"	10"	10"

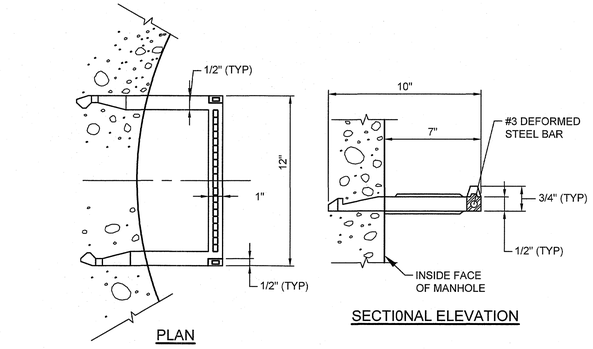
STORMWATER MANHOLE

STANDARD MANHOLE-TYPE 'A' NOTES:

1. MANHOLE FRAME TO BE BOLTED IN PLACE WITH TWO 3/4" DIA BOLTS AND FLAT WASHERS.
2. FOR PIPE CONNECTION TO CONCRETE BASE, SEE MANHOLE SECTION OF THE PROJECT MANUAL.
3. ORIENTATION OF PIPES SHOWN FOR ILLUSTRATION PURPOSES ONLY. FOR ACTUAL LOCATIONS SEE PLANS.
4. 4'-0" DIAMETER BASE SHOWN. FOR 5'-0" DIAMETER BASE, PROVIDE A 5'-0" TO 4'-0" ECCENTRIC CONE REDUCING SECTION AT THE FIRST JOINT ABOVE THE UPPERMOST PIPE CONNECTION TO WALL.
5. FOR PIPE OPENINGS THRU PRECAST REINFORCED CONCRETE MANHOLE WALLS, SEE MANHOLE SECTION OF THE PROJECT MANUAL.
6. PRECAST REINFORCED CONCRETE MANHOLE BASE TO CONFORM TO ASTM SPECIFICATION C-478.
7. REINFORCING STEEL TO CONFORM TO ASTM SPECIFICATION A-185.
8. FOR MANHOLES HAVING A 6'-0" DIAMETER BASE OR LARGER, PROVIDE A FLAT SLAB TOP WITH A 4'-0" DIAMETER OPENING ON THE BASE AT THE FIRST JOINT ABOVE THE UPPERMOST PIPE CONNECTION TO WALL FOR INSTALLATION OF THE 4'-0" DIAMETER PRECAST REINFORCED CONCRETE RISER SECTION OR ECCENTRIC CONE TOP SECTION.
9. FOR LENGTH OF PIPE CONNECTIONS TO MANHOLES, SEE MANHOLE SECTION OF THE PROJECT MANUAL.
10. FINISHED GRADE SHALL BE FLUSH WITH TOP OF COVER ON MANHOLE FRAME AND COVER UNLESS OTHERWISE NOTED.



SECTIONAL PLAN THRU BASE



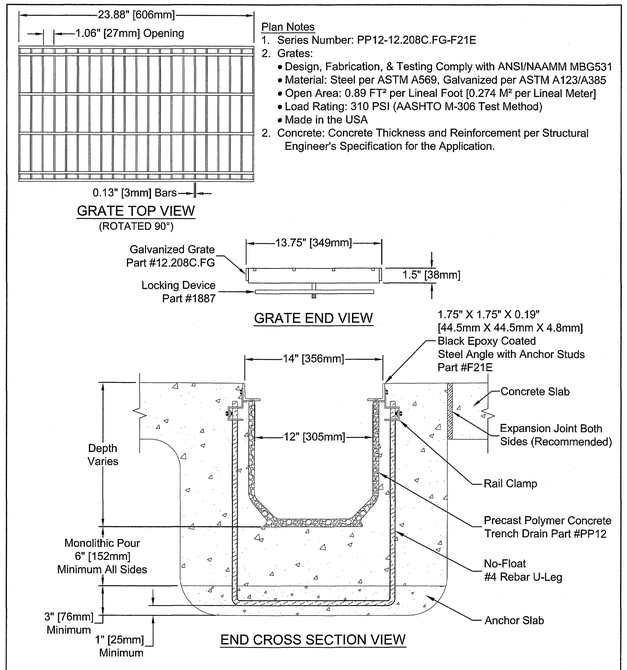
PLAN

SECTIONAL ELEVATION

REINFORCED PLASTIC MANHOLE STEPS

NO SCALE

PLAN BOOK	PAGE
435	23



Plan Notes

1. Series Number: PP12-12.208C.FG-F21E
2. Grates:
   - Design, Fabrication, & Testing Comply with ANSI/NAAMM MBG531
   - Material: Steel per ASTM A569, Galvanized per ASTM A123/A385
   - Open Area: 0.89 FT² per Lineal Foot [0.274 M² per Lineal Meter]
   - Load Rating: 310 PSI (AASHTO M-306 Test Method)
   - Made in the USA
2. Concrete: Concrete Thickness and Reinforcement per Structural Engineer's Specification for the Application.

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ABT, INC.
P.O. BOX 837, 259 MURDOCK ROAD
TROUTMAN, NC 28166
(704) 528-5806

PDX 12 - 12" [305mm] ID Precast Trench Drain with Galvanized Banded Bar Grate

SERIES: PP12-12.208C.FG-F21E REV: 00

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PENNSYLVANIA AMERICAN WATER

REVISIONS

GANNETT FLEMING
HARRISBURG, PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — TIMOTHY J. BRENNAN — ENGINEER — No. PE046138E

AMERICAN WATER ENGINEERING
1 WATER STREET
CAMDEN, NJ 08102

AMERICAN WATER

DRAWN BY
PROJECT ENG'R

DATE	JULY 2025
PROJECT	74744

BUTLER WATER TREATMENT PLANT
FILTER IMPROVEMENTS
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POST-CONSTRUCTION STORMWATER MANAGEMENT DETAILS

BUTLER, PA	BUTLER DISTRICT	USE DIMENSIONS ONLY SCALE - AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	100 PERCENT	24-330017-C20

SEEDING NOTES

TEMPORARY SEEDING

THESE NOTES APPLY TO GRADED OR CLEARED AREAS THAT ARE LIKELY TO BE RE-DISTURBED OR WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED OR WHERE THERE WILL BE A CESSATION OF WORK GREATER THAN (4) DAYS.

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING, OR OTHER ACCEPTABLE MEANS BEFORE SEEDING. PERFORM ALL CULTIVATIONS AT RIGHT ANGLES TO THE SLOPE.

SOIL AMENDMENTS: APPLY 1 TON OF AGRICULTURAL GRADE LIMESTONE PER ACRE, PLUS FERTILIZER AT THE RATE OF 50-50-50 PER ACRE. WORK WELL INTO THE SOIL.

SEEDING: 90% PURE LIVE SEED (PLS)
ANNUAL RYEGRASS (ANYTIME) - 40 LBS PER ACRE (1 LB PER 1,000 SQ. FT.) (OR)
SPRING OATS (SPRING MONTHS) - 96 LBS PER ACRE (2 LBS PER 1,000 SQ. FT.) (OR)
WINTER RYE (FALL MONTHS) - 168 LBS PER ACRE (4 LBS PER 1,000 SQ. FT.)

LIME:
1 TON PER ACRE GROUND AGRICULTURAL LIMESTONE (46 LBS PER 1,000 SQ. FT.)

FERTILIZER:
1,000 LBS PER ACRE 10-10-10 (23 LBS PER 1,000 SQ. FT.)

PERMANENT SEEDING

SEEDING OF THE DISTURBED AREAS SHALL TAKE PLACE IMMEDIATELY UPON THE COMPLETION OF FINAL GRADING ACTIVITIES. THESE NOTES APPLY TO GRADED OR CLEARED AREAS, NOT SUBJECT TO IMMEDIATE OR FUTHER DISTURBANCE, WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING, OR OTHER ACCEPTABLE MEANS BEFORE SEEDING. PERFORM ALL OPERATIONS AT RIGHT ANGLES TO THE THE SLOPE.

TOP SOIL REPLACEMENT: 4 TO 6 INCHES ON AREAS TO BE VEGETATED. A MINIMUM OF 2 INCHES ON STEEP SLOPES (3:1 OR GREATER).

SOIL AMENDMENTS: IT IS RECOMMENDED THAT SITE SPECIFIC SOIL TESTING BE PERFORMED. IN LIEU OF SOIL TEST RECOMMENDATIONS, USE THE FOLLOWING SCHEDULE: APPLY 4-6 TONS PER ACRE OF LIME (275 LBS/1,000 SF) AND 600 LBS PER ACRE 10-20-20 FERTILIZER (15 LBS/1,000 SF) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS PER ACRE 30-0-0 UREAFORM FERTILIZER (91 LBS/1,000 SF).

SEEDING:
ATTACH AND USE SOIL TEST RESULTS AND RECOMMENDATIONS (PREFERRED) BEFORE PERMANENTLY SEEDING (OR) USE THE RECOMMENDATIONS BELOW. MULCHING IS REQUIRED FOR ALL APPLICATIONS. SOIL TESTS ARE AVAILABLE FROM PENN STATE COOPERATIVE EXTENSION. SPRING (MARCH APRIL, AND EARLY MAY) IS THE BEST TIME FOR PERMANENT SEEDING BUT DISTURBED AREAS CAN BE SEEDED ANYTIME FROM EARLY SPRING TO FALL. GRASSES GENERALLY REQUIRE AT LEAST 4 TO 6 WEEKS OF GROWTH PRIOR TO HARD FROSTS AND LEGUME SEEDINGS NEED 10 TO 12 WEEKS PRIOR TO HARD FROSTS IN THE FALL (PSU)

APPLY THE FOLLOWING:

1) AT LEAST 6" OF TOPSOIL AND RAKE

2) SUGGESTED PERMANENT SEED MIXTURES FOR LAWN AND MOWED AREAS (PSU)

-OPEN, SUNNY LOCATIONS AND WELL-DRAINED SOILS
FINE FESCUES.....100% AT 4-5 LB PER 1,000 SQ. FT.

-MODERATE-TO-PARTIAL SHADE
FINE FESCUES.....40-50%
KENTUCKY BLUEGRASS.....40-50% AT 4 LB PER 1,000 SQ. FT.
PERENNIAL RYEGRASS.....10-20%

FINE FESCUES.....100% AT 4-5 LB PER 1,000 SQ. FT.

TURF-TYPE TALL FESCUE.....100% AT 6-8 LB PER 1,000 SQ. FT.

-HEAVY SHADE, WELL-DRAINED SOILS
FINE FESCUES.....100% AT 4-5 LB PER 1,000 SQ. FT.

-HEAVY SHADE, POORLY-DRAINED SOILS
ROUGH BLUEGRASS.....100% AT 2-3 LB PER 1,000 SQ. FT
(POA TRIVIALIS)

-SLOPES OR UNMOWED AREAS
TALL FESCUE.....75%
BIRDSFOOT TREFOIL.....25%

ALL SEED MIXTURES GIVEN ABOVE ARE FOR 100% PURE LIVE SEED (PLS). TO CALCULATE PLS, THE PERCENTAGE OF PURE SEED IS MULTIPLIED BY THE PERCENTAGE OF GERMINATION, AND THE PRODUCT IS DIVIDED BY 100. FOR EXAMPLE, TAKE 85% PURE SEED X 72% GERMINATION THEN DIVIDE BY 100 TO GET 61% PLS. TO DETERMINE HOW MUCH SEED TO PLANT, DIVIDE THE PERCENTAGE INTO 100. FOR EXAMPLE 100 DIVIDED BY 61 = 1.63. 1.63 LBS OF SEED WILL NEED TO BE PLANTED FOR EVERY POUND CALLED FOR ABOVE.

3) ADD A NURSE CROP TO THE PERMANENT GRASS MIXTURE FOR RAPID STABILIZATION AND SHADE FOR ESTABLISHMENT OF PERMANENT GRASSES.
- ANNUAL RYEGRASS 5 LBS PER ACRE (0.12 LBS PER 1,000 SQ. FT.)
- SPRING OATS 64 LBS PER ACRE (1.5 LBS PER 1,000 SQ. FT.)
- WINTER RYE 56 LBS PER ACRE (1.3 LBS PER 1,000 SQ. FT.)

MULCHING NOTES

1. MULCHING SHALL BE PROVIDED AS REQUIRED IN AREAS DIFFICULT TO VEGETATE, AND DURING OFF-SEASON OPERATIONS. MULCHING METHODS AND MATERIALS SHALL CONFORM TO THE FOLLOWING:
   a. MULCH MATERIALS SHALL BE UNROTTED SALT HAY, HAY OR SMALL GRAIN STRAW APPLIED AT THE RATE OF 3 TONS PER ACRE. MULCH BLOWER SHALL NOT GRIND OR CHOP THE MATERIAL. WOODCHIPS, FREE OF INSECTS AND DISEASE ARE PERMITTED AT A RATE OF 4-6 TONS PER ACRE.
   b. MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 85% TO 95% OF THE SOIL SURFACE WILL BE COVERED.
   c. MULCH ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE SLOPE.
      - PEG AND TWINE – DRIVE 8" TO 10" PEGS TO WITHIN 2" TO 3" OF THE SOIL SURFACE EVERY 4' IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE THE MULCH TO THE SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRISSCROSS OR SQUARE PATTERN, AND SECURE THE TWIN AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
      - MULCH NETTING – STAPLE PAPER, JUTE, COTTON OR PLASTIC NETTINGS TO THE SOIL SURFACE. USE DEGRADABLE NETTING IN AREAS TO BE MOWED.
      - MULCH MATERIALS AND BINDERS SHALL BE ROLLED IN PLACE BY TRACKED VEHICLE OR OTHER SUITABLE EQUIPMENT.
      - INSTALL ANCHOR MATERIAL RATE AT 750 LB/ACRE.
   d. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND CATCHES THE MULCH. IN VALLEYS AND AT CRESTS OF BANKS. REMAINDER OF AREA SHOULD BE UNIFORM IN APPEARANCE.
   e. WOOD-FIBER OR PAPER-FIBER MULCH AT THE RATE OF 1,500 LBS PER ACRE, OR PER MANUFACTURER RECOMMENDATION, MAY BE APPLIED BY A HYDROSEEDER. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.
   f. OTHER: WHERE EXCESSIVE SOIL EROSION, TRACKING OR FLOWING OF SEDIMENT IS EVIDENT OR ANTICIPATED, A MINIMUM OF 4" OF CRUSHED STONE SHALL BE PLACED WITHIN THE AFFECTED AREA AND MAINTAINED UNTIL PERMANENT STABILIZATION IS PROVIDED. ADDITIONAL STONE SHALL BE PLACED AS REQUIRED UNTIL STABILIZATION IS ACHIEVED. CRUSHED STONE SHALL CONFORM TO AASTO DESIGNATION M43. SIZE NO. 2 (2-1/2" TO 1-1/2").

STABILIZATION SPECIFICATIONS

1. 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.
2. 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 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
3. 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.
4. 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.
5. 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.
6. UPON TEMPORARY CESSATION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY WHERE A CESSATION OF EARTH DISTURBANCE ACTIVITIES WILL EXCEED 4 DAYS. THE SITE SHALL BE IMMEDIATELY SEEDED, MULCHED, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION PENDING FUTURE EARTH DISTURBANCE ACTIVITIES.
7. TOPSOIL SHOULD NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDING PREPARATION. COMPACTED SOILS SHOULD BE SCARIFIED 6 TO 12 INCHES ALONG CONTOUR WHENEVER POSSIBLE PRIOR TO SEEDING.

LOCATION OF ALL SURFACE WATER AND THEIR CLASSIFICATION

THE PROJECT SITE DRAINS TO CONNOQUENESSING CREEK WHICH IS CLASSIFIED BY CHAPTER 93 WATER QUALITY STANDARDS AS A WARM WATER FISHES (WWF) WATERCOURSE.

GEOLOGIC FORMATIONS / SOIL CONDITIONS TO CAUSE POLLUTION

THERE ARE NO GEOLIGIC CONCERNS HOWEVER, IF UNSUITABLE AREAS ARE FOUND DURING CONSTRUCTION, THEY SHOULD BE OVER EXCAVATED AND REPLACED WITH SUITABLE MATERIAL.

POTENTIAL THERMAL IMPACTS TO SURFACE WATERS

THERE ARE NO ANTICIPATED POTENTIAL THERMAL IMPACTS PROPOSED AS THE IMPERVIOUS COVERAGE ON SITE. THE PROPOSED INFILTRATION BED WILL MANAGE AND TREAT RUNOFF FROM IMPERVIOUS AREAS BEFORE DISCHARGING TO THE EXISTING GRASS SWALE LOCATED ALONG ONEIDA VALLEY ROAD.

CONSTRUCTION SEQUENCE

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, AND A REPRESENTATIVE FROM THE (INSERT APPROPRIATE COUNTY) CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.

UPON INSTALLATION OR STABILIZATION OF ALL PERIMETER SEDIMENT CONTROL BMPS AND AT LEAST 3 DAYS PRIOR TO PROCEEDING WITH THE BULK EARTH DISTURBANCE ACTIVITIES, THE PERMITTEE OR CO-PERMITTEE SHALL PROVIDE NOTIFICATION TO THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT.

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.

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED BY THE BUTLER COUNTY CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION. EACH STEP OF THE SEQUENCE SHALL BE COMPLETED BEFORE PROCEEDING TO THE NEXT STEP, EXCEPT WHERE NOTED.

CRITICAL STAGES OF INSPECTION WHEN A LICENSED PROFESSIONAL IS TO BE PRESENT ON SITE ARE INDICATED WITH AN ASTERISK (*) IN THE FOLLOWING SEQUENCES.

1. FIELD-MARK LIMITS OF DISTURBANCE (LOD) AND INSTALL ORGANCE CONSTRUCTION FENCE AROUND INFILTRATION AREA TO PREVENT DISTURBANCE.
2. INSTALL ROCK CONSTRUCTION ENTRANCE.
3. INSTALL PERIMETER COMPOST FILTER SOCK AND FILTER BAG INLET PROTECTION ON EXISTING STORM INLETS.
4. PERFORM ROUGH GRADING FOR PRETREATMENT / FILTER BUILDING. TOPSOIL STOCKPILES SHOULD BE TEMPORARILY STABILIZED
5. AFTER REMAINING IDLE FOR GREATER THAN 4 CALENDAR DAYS. ALL WASTE SHOULD BE DISPOSED OF PROPERLY AS INDICATED IN STANDARD NOTES.
6. CONSTRUCTION PRETREATMENT / FILTER BUILDING ALONG WITH UNDERGROUND UTILITIES INCLUDING ELECTRIC, WATER AND SEWER LINES.
7. DEMOLISH AND REMOVE THE THREE ALDRICH FILTERS. COMPLETE FINAL GRADING IN THIS AREA AND IMMEDIATELY STABILIZE DISTURBED AREAS BY APPLYING PERMANENT SEEDING AND MULCH. INSTALL ROLLED EROSION CONTROL PRODUCTS ON ALL SLOPES 3:1 OR GREATER.
8. ***INSTALL OUTLET STRUCTURE AND OUTLET PIPE FOR INFILTRATION BED. CONSTRUCT INFILTRATION BED.**
9. ***INSTALL PROPOSED STORMWATER SEWER INLETS WORKING DOWNSTREAM TO UPSTREAM.**
10. COMPLETE FINAL BITUMINOUS CURBING AND PAVING AS SHOWN ON PLANS. STABILIZE ALL CONSTRUCTION STAGING AREAS WITH SEEDING AS SHOWN ON PLANS.
11. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS. THE OWNER AND/OR OPERATORS SHALL CONTACT THE FRANKLIN COUNTY CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO THE REMOVAL OF THE E&S BMPs. PERMANENT STABILIZATION IS DEFINED AS "A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
12. ***AFTER AN ON SITE INSPECTION AND APPROVAL BY THE FRANKLIN COUNTY CONSERVATION DISTRICT, REMOVE ALL THE PERIMETER EROSION AND SEDIMENT CONTROL MEASURES. STABILIZE ANY RESULTING DISTURBANCE IMMEDIATELY.**

INFILTRATION BED SEQUENCE OF CONSTRUCTION SEQUENCE

1. PROTECT BASIN AREA FROM COMPACTION PRIOR TO INSTALLATION. DUE TO THE NATURE OF CONSTRUCTION SITES, SUBSURFACE INFILTRATION SHOULD BE INSTALLED TOWARD THE END OF THE CONSTRUCTION PERIOD, IF POSSIBLE.
2. INSTALL AND MAINTAIN ADEQUATE EROSION AND SEDIMENT CONTROL MEASURES (AS PER THE PENNSYLVANIA EROSION AND SEDIMENTATION CONTROL PROGRAM MANUAL) DURING CONSTRUCTION.
3. EXCAVATE TO INFILTRATION BED BOTTOM ELEVATION. THE EXISTING SUBGRADE UNDER THE BED AREAS SHOULD NOT BE COMPACTED OR SUBJECT TO EXCESSIVE CONSTRUCTION EQUIPMENT TRAFFIC PRIOR TO GEOTEXTILE AND STONE BED PLACEMENT.
4. WHERE EROSION OF SUBGRADE HAS CAUSED ACCUMULATION OF FINE MATERIALS AND/OR SURFACE PONDING, THIS MATERIAL SHOULD BE REMOVED WITH LIGHT EQUIPMENT AND THE UNDERLYING SOILS SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES WITH A YORK RAKE (OR EQUIVALENT) AND LIGHT TRACTOR. ALL FINE GRADING SHOULD BE DONE BY HAND. ALL BED BOTTOMS SHOULD BE AT LEVEL GRADE.
5. INSTALL UPSTREAM AND DOWNSTREAM CONTROL STRUCTURES, CLEANOUTS, PERFORATED PIPING, AND ALL OTHER NECESSARY STORMWATER STRUCTURES. GEOTEXTILE AND BED AGGREGATE SHOULD BE PLACED IMMEDIATELY AFTER APPROVAL OF SUBGRADE PREPARATION AND INSTALLATION OF STRUCTURES. GEOTEXTILE SHOULD BE PLACED IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDATIONS. ADJACENT STRIPS OF GEOTEXTILE SHOULD OVERLAP A MINIMUM OF 16 INCHES. IT SHOULD ALSO BE SECURED AT LEAST 4 FEET OUTSIDE OF BED IN ORDER TO PREVENT ANY RUNOFF OR SEDIMENT FROM ENTERING THE STORAGE BED. THIS EDGE STRIP SHOULD REMAIN IN PLACE UNTIL ALL BARE SOILS CONTIGUOUS TO BEDS ARE STABILIZED AND VEGETATED. AS THE SITE IS FULLY STABILIZED, EXCESS GEOTEXTILE ALONG BED EDGES CAN BE CUT BACK TO THE EDGE OF THE BED.
6. CLEAN-WASHED, UNIFORMLY GRADED AGGREGATE SHOULD BE PLACED IN THE BED IN MAXIMUM 8-INCH LIFTS. EACH LAYER SHOULD BE LIGHTLY COMPACTED, WITH CONSTRUCTION EQUIPMENT KEPT OFF THE BED BOTTOM AS MUCH AS POSSIBLE.
7. APPROVED SOIL MEDIA SHOULD BE PLACED OVER INFILTRATION BED IN MAXIMUM 6-INCH LIFTS.
8. SEED AND STABILIZE TOPSOIL.
9. DO NOT REMOVE INLET PROTECTION OR OTHER EROSION AND SEDIMENT CONTROL MEASURES UNTIL SITE IS FULLY STABILIZED.

INFILTRATION BED MAINTENANCE

- ALL CATCH BASINS AND INLETS SHOULD BE INSPECTED AND CLEANED AT LEAST 2 TIMES PER YEAR
- THE OVERLYING VEGETATION OF SUBSURFACE INFILTRATION FEATURES SHOULD BE MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS REVEGETATED AS SOON AS POSSIBLE.
- VEHICULAR ACCESS ON SUBSURFACE INFILTRATION AREAS SHOULD BE PROHIBITED, AND CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY MOWERS. IF ACCESS IS NEEDED, USE OF PERMEABLE, TURF REINFORCEMENT SHOULD BE CONSIDERED.

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PENNSYLVANIA
AMERICAN WATER

REVISIONS

GANNETT FLEMING
HARRISBURG, PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
TIMOTHY J. BRENNAN
ENGINEER
No. PE046138E

AMERICAN WATER ENGINEERING
1 WATER STREET
CAMDEN, NJ 08102
AMERICAN WATER

DRAWN BY
PROJECT ENG'R

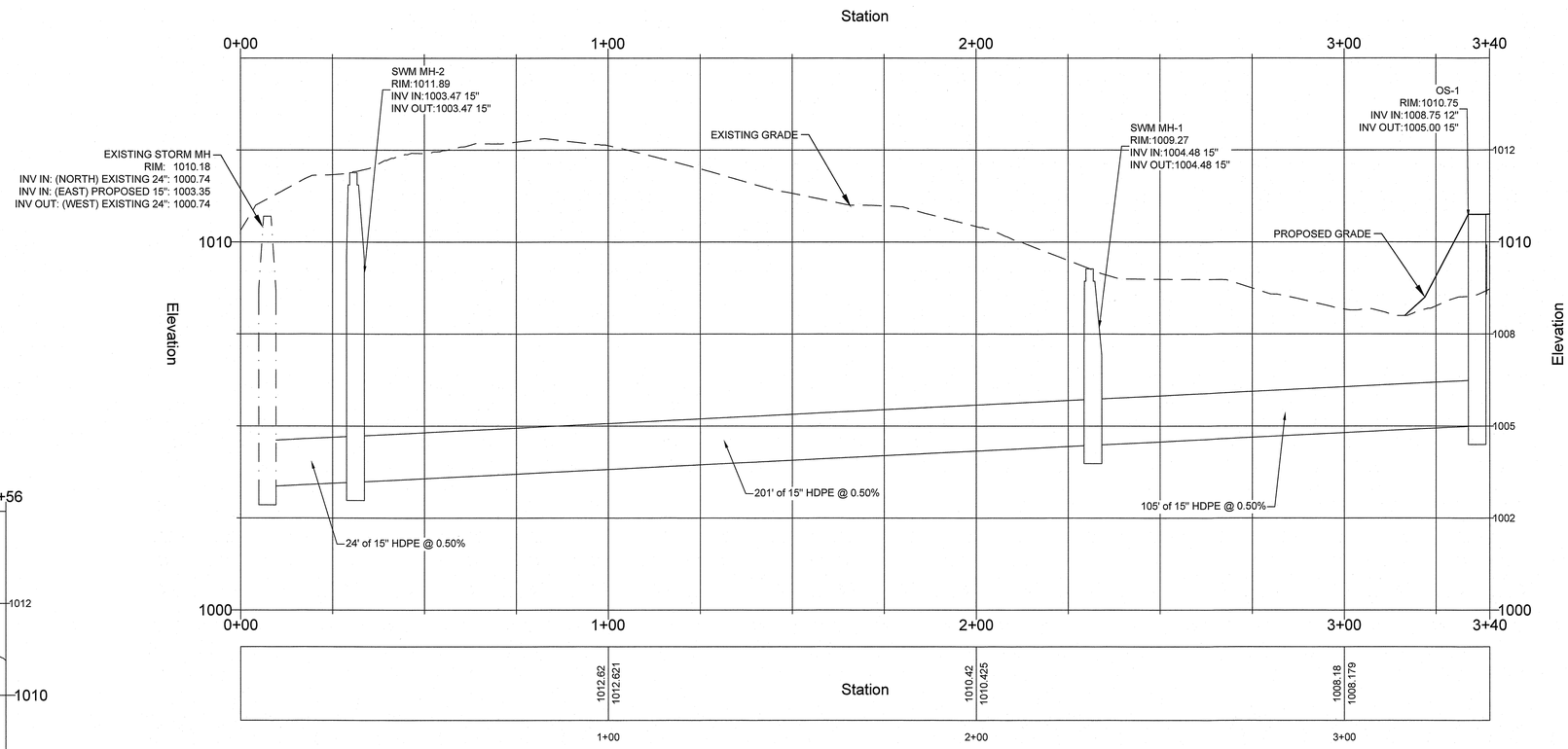
DATE JULY 2025

PROJECT 74744

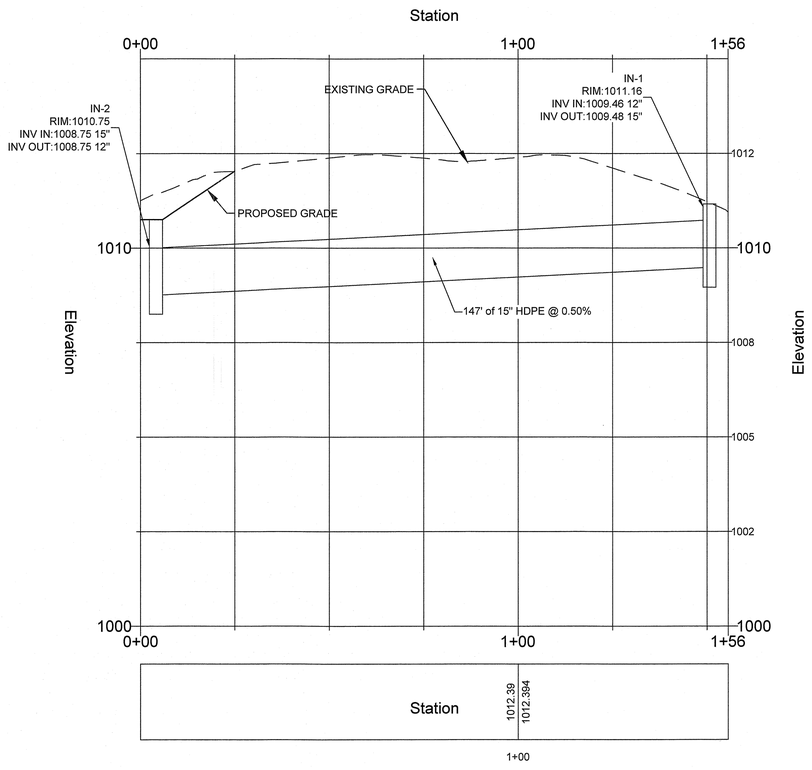
BUTLER WATER TREATMENT PLANT
FILTER IMPROVEMENTS
CIVIL
POST-CONSTRUCTION STORMWATER MANAGEMENT NOTES

BUTLER, PA	BUTLER DISTRICT	USE DIMENSIONS ONLY SCALE - AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	100 PERCENT	24-330017-C21

SCM OUTLET PIPE PROFILE



STORM SEWER TO TRENCH PROFILE



HORIZONTAL SCALE 1" = 20'

20 10 0 20 40

VERTICAL SCALE 1" = 2'

2 1 0 2 4

PLAN BOOK	PAGE
435	25

PENNSYLVANIA
AMERICAN WATER

REVISIONS

GANNETT FLEMING
HARRISBURG, PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
TIMOTHY J. BRENNAN
No. PE048138E

AMERICAN WATER ENGINEERING
1 WATER STREET
CAMDEN, NJ 08102

AMERICAN WATER

DRAWN BY
PROJECT ENG'R

DATE JULY 2025

PROJECT 74744

BUTLER WATER TREATMENT PLANT
FILTER IMPROVEMENTS
CIVIL
STORMWATER PIPE PROFILES

BUTLER, PA	BUTLER DISTRICT	USE DIMENSIONS ONLY SCALE - AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	100 PERCENT	24-330017-C22

STORM SEWER LATERAL SIZING

THE CONTRACTOR SHALL INSTALL ROOF/FOUNDATION COLLECTION PIPE, PER THE FOLLOWING, MINIMUM CONDITIONS:

ONE LOT TRIBUTARY TO COLLECTION PIPE:

6" DIAMETER

TWO - THREE LOTS TRIBUTARY TO COLLECTION PIPE:

8" DIAMETER

FOUR - NINE LOTS TRIBUTARY TO COLLECTION PIPE:

12" DIAMETER

TEN - FIFTEEN LOTS TRIBUTARY TO COLLECTION PIPE:

15" DIAMETER

THE MINIMUM SLOPE AT ALL TIMES IS TO REMAIN 1.00% FOR ROOF DRAIN COLLECTION SYSTEMS, FOR ALL DIAMETERS UTILIZED.

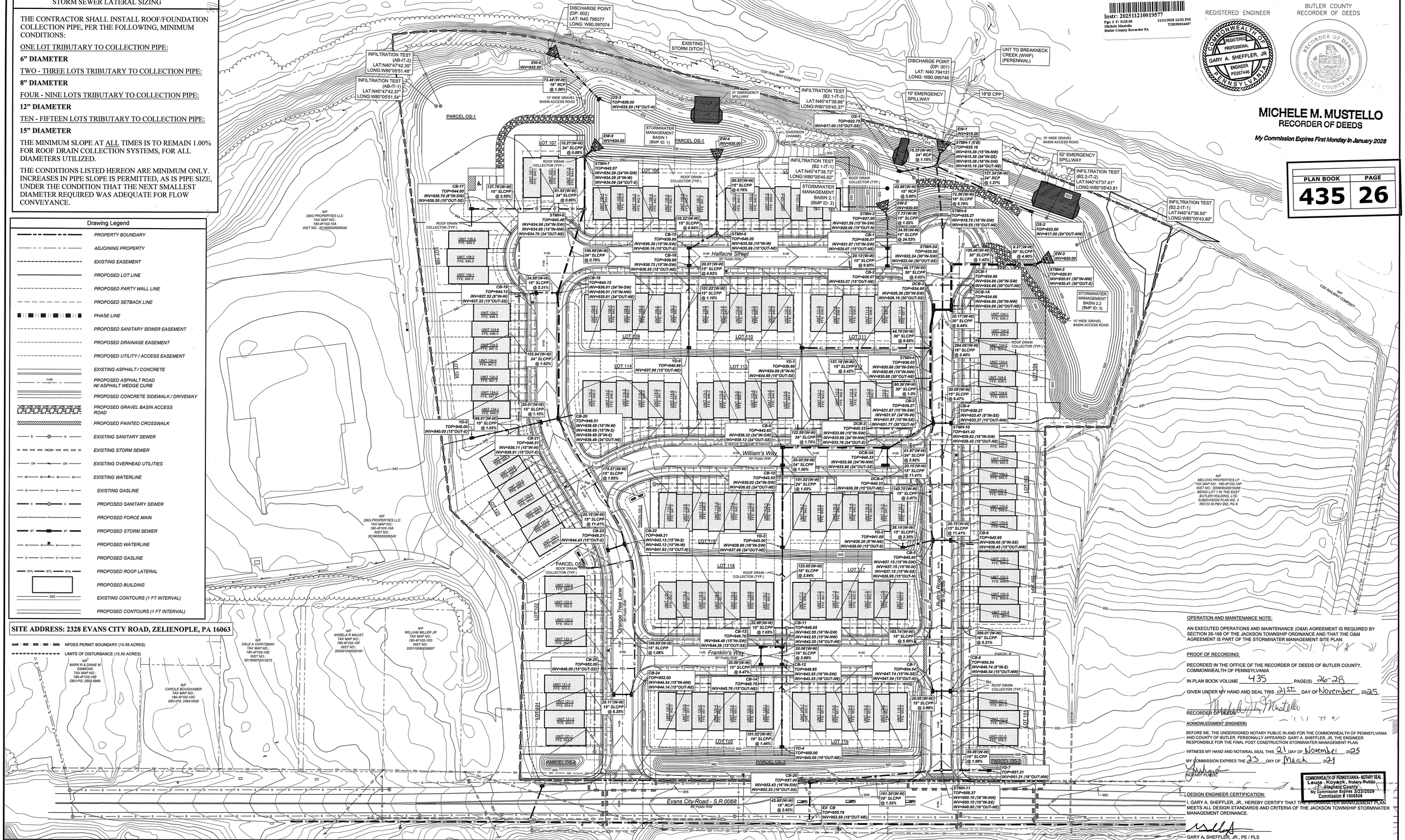
THE CONDITIONS LISTED HEREON ARE MINIMUM ONLY. INCREASES IN PIPE SLOPE IS PERMITTED, AS IS PIPE SIZE, UNDER THE CONDITION THAT THE NEXT SMALLEST DIAMETER REQUIRED WAS ADEQUATE FOR FLOW CONVEYANCE.

Drawing Legend

- PROPERTY BOUNDARY
- ADJOINING PROPERTY
- EXISTING EASEMENT
- PROPOSED LOT LINE
- PROPOSED PARTY WALL LINE
- PROPOSED SETBACK LINE
- PHASE LINE
- PROPOSED SANITARY SEWER EASEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED UTILITY / ACCESS EASEMENT
- EXISTING ASPHALT / CONCRETE
- PROPOSED ASPHALT ROAD W/ ASPHALT WEDGE CURB (1+00)
- PROPOSED CONCRETE SIDEWALK / DRIVEWAY
- PROPOSED GRAVEL BASIN ACCESS ROAD
- PROPOSED PAINTED CROSSWALK
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING OVERHEAD UTILITIES
- EXISTING WATERLINE
- EXISTING GASLINE
- PROPOSED SANITARY SEWER
- PROPOSED FORCE MAIN
- PROPOSED STORM SEWER
- PROPOSED WATERLINE
- PROPOSED GASLINE
- PROPOSED ROOF LATERAL
- PROPOSED BUILDING
- EXISTING CONTOURS (1 FT INTERVAL) (950)
- PROPOSED CONTOURS (1 FT INTERVAL)

SITE ADDRESS: 2328 EVANS CITY ROAD, ZELIENOPLE, PA 16063

- NPDES PERMIT BOUNDARY (15.58 ACRES)
- LIMITS OF DISTURBANCE (15.50 ACRES)



Instr: 202511210019577
Pgs: 3 F: $125.00
Michele Mustello
Butler County Recorder PA
11/21/2025 12:52 PM
T20250016497

REGISTERED ENGINEER

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — GARY A. SHEFFLER, JR. — ENGINEER — PE057446

BUTLER COUNTY RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028

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435	26

OPERATION AND MAINTENANCE NOTE:

AN EXECUTED OPERATIONS AND MAINTENANCE (O&M) AGREEMENT IS REQUIRED BY SECTION 26-168 OF THE JACKSON TOWNSHIP ORDINANCE AND THAT THE O&M AGREEMENT IS PART OF THE STORMWATER MANAGEMENT SITE PLAN.

PROOF OF RECORDING:

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

IN PLAN BOOK VOLUME 435, PAGE(S) 26-28

GIVEN UNDER MY HAND AND SEAL THIS 21ST DAY OF November 2025.

RECORDER OF DEEDS

ACKNOWLEDGMENT (ENGINEER)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED GARY A. SHEFFLER, JR, THE ENGINEER RESPONSIBLE FOR THE FINAL POST CONSTRUCTION STORMWATER MANAGEMENT PLAN.

WITNESS MY HAND AND NOTARIAL SEAL THIS 21 DAY OF November 2025

MY COMMISSION EXPIRES THE 23 DAY OF March 2029

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Laura Koyack, Notary Public
Allegheny County
My Commission Expires 3/23/2029
Commission # 1308528

DESIGN ENGINEER CERTIFICATION:

I, GARY A. SHEFFLER, JR., HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE JACKSON TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

GARY A. SHEFFLER, JR., PE / PLS

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

POCS SER. #: 20240852177 (Routine) 20240852186 (Design)

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.

NORTH

Horizontal Scale: 50 0 50 100 (Feet) 1 inch = 50 ft.

Date:	Revision Description:	By:
12/02/2024	REVISED STORM SEWER PIPE SIZES	AGM
01/15/2025	REVISED TWP SUBMISSION	AGM
02/04/2025	REVISED TWP SUBMISSION	AGM
03/17/2025	REVISED TWP SUBMISSION	AGM
04/02/2025	REVISED TWP SUBMISSION	AGM
04/25/2025	REVISED TWP SUBMISSION	AGM
05/01/2025	REVISED TWP PAWC COMMENTS	AGM
06/08/2025	REVISED TWP PAWC COMMENTS	AGM
08/06/2025	REVISED SANITARY TO HRG	RLS
08/20/2025	REV ES AND PCSM PLANS TO TOWNSHIP	RLS
09/09/2025	REVISED SANITARY TO HRG	RLS
11/17/2025	REVISED ROOF DRAIN SIZING	AGM

By: Professional Seal

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Virginia Village - Village Traditional Neighborhood Development

Prepared For:
2328 Evans LLC

Situate In:
Jackson Township, Butler County, Pennsylvania

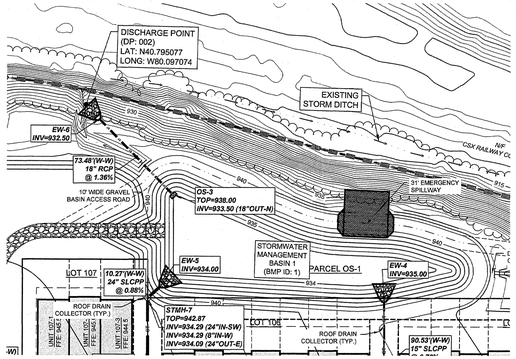
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

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DATE ISSUED:	11/13/2024	REVIEWED BY:	GAS
PROJECT JOB#:	5127	FIELD BOOK #:	5127
CADD#: 5127 - PCSM PLANS_REV			

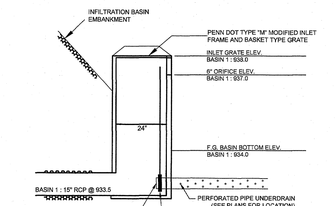
2328 Evans LLC
Attn: Don Rodgers
215 Executive Drive, Suite 300
Cranberry Township, PA 16066
Phone: 724-776-2727

Sheet No.

PCSM1

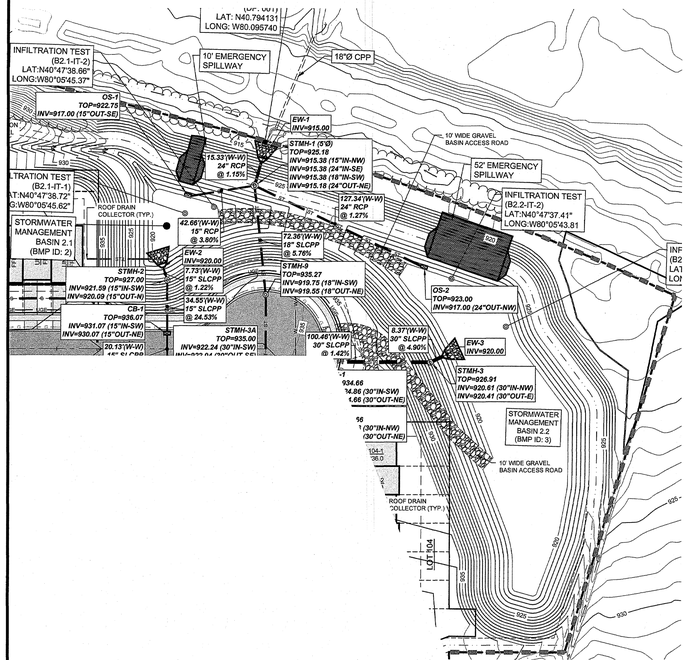


1	PROPOSED DETENTION BASIN
PCSM2	DETAIL

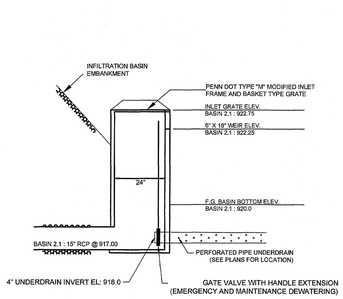


PROPOSED DETENTION BASIN 1
OUTLET CONTROL STRUCTURE

Not to Scale

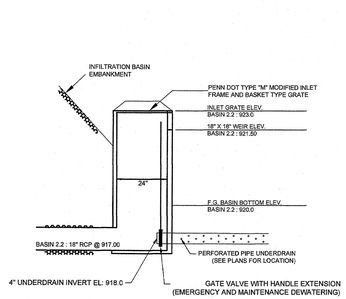


2	PROPOSED INFILTRATION BASIN
PCSM2	DETAIL



PROPOSED INFILTRATION BASIN 2.1
OUTLET CONTROL STRUCTURE

Not to Scale



PROPOSED INFILTRATION BASIN 2.2
OUTLET CONTROL STRUCTURE

Not to Scale

OPERATION, MAINTENANCE, AND INSPECTION SCHEDULE

SURFACE STORMWATER DETENTION FACILITY

THE OWNER OF THE PROPOSED STORMWATER CONTROL FACILITIES SHALL AT ALL TIMES OPERATE AND MAINTAIN THE FACILITIES IN A SAFE AND OPERABLE CONDITION SO AS NOT TO IMPERIL LIFE, HEALTH, SAFETY, OR PROPERTY LOCATED ABOVE OR BELOW THE FACILITY.

THE OWNER OF THE FACILITY SHALL BE RESPONSIBLE FOR THE EVALUATION OF THE SAFETY AND OPERATIONAL STATUS OF THE FACILITY AND ALL APPURTENANT STRUCTURES AND THE MODIFICATION THEREOF IN ACCORDANCE WITH THE REQUIREMENT TO ENSURE PROTECTION OF LIFE AND PROPERTY AS SPECIFIED ABOVE.

THE OWNER OF THE FACILITY SHALL INSPECT THE FACILITIES AND ALL APPURTENANT WORKS ACCORDING TO THE FOLLOWING SCHEDULE:

1. THE FACILITY AND ITS APPURTENANT CONTROL AND CONVEYANCE WORKS SHALL BE INSPECTED AT LEAST ONCE EVERY THREE (3) MONTHS, AND DIRECTLY AFTER EVERY HEAVY STORM EVENT.
2. THE OWNER SHALL RETAIN RECORDS OF SUCH INSPECTIONS, INCLUDING RECORDS OF ACTIONS TAKEN TO CORRECT CONDITIONS FOUND DURING SUCH INSPECTIONS.

THE PERIODIC INSPECTION OF THE PROPOSED FACILITY SHALL BE COMPLETED IN SUCH A MANNER SO AS TO DETECT ANY OF THE FOLLOWING CONDITIONS WHICH MAY OCCUR DURING THE NORMAL OPERATION OF THE FACILITY:

1. SLIDING OF THE UPSTREAM OR DOWNSTREAM SLOPES OR ABUTMENTS CONTIGUOUS TO THE EMBANKMENT
2. SUDDEN SUBSIDENCE OF THE CREST OF THE EMBANKMENT.
3. LONGITUDINAL OR TRAVERSE CRACKING OF THE CREST OF THE EMBANKMENT.
4. ANY OTHER UNUSUAL CONDITIONS AT THE DOWNSTREAM SLOPE OF THE DAM.
5. SIGNIFICANT LANDSLIDES IN THE IMPOUNDMENT AREA.
6. OBSTRUCTIONS OR SIGNIFICANT DEBRIS ACCUMULATION INTERFERING WITH THE OUTLET CONTROL STRUCTURE.
7. THE ACCUMULATION OF SIGNIFICANT AMOUNTS OF SEDIMENT IN THE STORAGE AREA.

SHOULD ANY OF THE ABOVE MENTIONED CONDITIONS EXIST AT THE TIME OF SUCH AN INSPECTION, IMMEDIATE ACTION SHOULD BE TAKEN TO CORRECT THE SAME, AND A FULL REPORT OF ALL ACTION TAKEN SHALL BE RETAINED BY THE OWNER OF THE FACILITY.

THE OWNER SHALL ALSO INSPECT THE BIORETENTION BOTTOMS OF THE BASIN TO ASSURE THAT THE BASINS STILL INFILTRATE WATER TO THE SUBSTRATE AS DESIGNED. IF SUFFICIENT INFILTRATION IS NOT OCCURRING, THE SOIL AMENDMENT SHOULD BE REPLACED. ASSURE THAT THE UNDERDRAIN VALVE IS IN WORKING ORDER AT LEAST ONCE PER YEAR. THE VALVE SHOULD BE OPENED AND CLOSED COMPLETELY DURING THIS INSPECTION.
OWNER: CURRENT OR FUTURE OWNER

BIORETENTION WATER QUALITY BMP MAINTENANCE REQUIREMENTS

1. BIORETENTION PLANTS WILL EVENTUALLY BECOME EXHAUSTED FROM THEIR WORK IN ABSORBING AND TRANSFORMING CONTAMINANTS THAT OCCUR IN STORMWATER RUNOFF. THEY WILL NEED TO BE REPLACED OVER TIME, BEFORE THE WOODY PLANTS REACH MATURITY. CURRENT RESEARCH SHOWS THAT IN A PROPERLY FUNCTIONING RAIN GARDEN PLANTS CAN THRIVE FROM 5-10 YEARS.
2. CONSTRUCTED SOILS WILL NEED TO BE REPLACED WHEN THEY BECOME EXHAUSTED OR OVER-CONCENTRATED WITH CONTAMINANTS, POSSIBLY EVERY 5 TO 10 YEARS. PLANT HEALTH WILL BE A MAJOR INDICATOR FOR WHEN IT IS TIME TO REPLACE SOIL.
3. MAINTENANCE OF THE GRAVEL ENVELOPE CAN BE BEST AVOIDED THROUGH CAREFUL CONSTRUCTION.
4. SHOULD ANY OF THE ABOVE MENTIONED CONDITIONS EXIST AT THE TIME OF SUCH AN INSPECTION, IMMEDIATE ACTION SHOULD BE TAKEN TO CORRECT THE SAME, AND A FULL REPORT OF ALL ACTION TAKEN SHALL BE RETAINED BY THE OWNER OF THE FACILITY.

VEGETATION NOTES
ALL AREAS TO BE STABILIZED BY VEGETATION SHALL BE INSPECTED FOR RILLS OR GULLIES, BARE SOIL PATCHES OR ACCUMULATION OF SEDIMENT AT THE TOE OF SLOPES. ERODED AREAS SHALL BE REGRADED, AND SUBSTANDARD VEGETATED AREAS SHALL BE RE-SEEDED AND MULCHED AS SPECIFIED ON THE PLANS.

VEGETATED SWALE (CHANNELS)
MAINTENANCE ACTIVITIES TO BE DONE ANNUALLY AND WITHIN 30 DAYS OF A 100-YEAR STORM EVENT:

1. INSPECT AND CORRECT EROSION PROBLEMS, DAMAGE TO VEGETATION, AND SEDIMENT AND DEBRIS ACCUMULATION (ADDRESS WHEN >3 INCHES AT ANY SPOT COVERING VEGETATION).
2. INSPECT FOR RILLS AND GULLIES DUE TO EROSION AND FORMATION OF RILLS OR GULLIES, CORRECT AS NEEDED.
3. INSPECT FOR POOLS OF STANDING WATER, DEWATER AND DISCHARGE TO AN APPROVED LOCATION AND RESTORE TO DESIGN GRADE.
4. MOW AND TRIM VEGETATION TO ENSURE SAFETY, AESTHETICS, PROPER SWALE OPERATION, OR TO SUPPRESS WEEDS AND INVASIVE VEGETATION; DISPOSE OF CUTTINGS IN A LOCAL COMPOSTING FACILITY; MOW ONLY WHEN SWALE IS DRY TO AVOID
5. INSPECT FOR LITTER, REMOVE PRIOR TO MOWING.
6. INSPECT FOR UNIFORMITY IN CROSS-SECTION AND LONGITUDINAL SLOPE, CORRECT AS NEEDED.
7. INSPECT SWALE INLET (CURB CUTS, PIPES, ETC.) AND OUTLET FOR SIGNS OF EROSION OR BLOCKAGE, CORRECT AS NEEDED.

MAINTENANCE ACTIVITIES TO BE DONE AS NEEDED:

1. PLANT ALTERNATIVE GRASS SPECIES IN THE EVENT OF UNSUCCESSFUL ESTABLISHMENT.
2. WHERE BARE AREAS, INSTALL APPROPRIATE EROSION CONTROL MEASURES WHEN NATIVE SOIL IS EXPOSED OR EROSION CHANNELS ARE FORMING.
3. WATER DURING EXTREME DRY PERIODS.

UNDERGROUND CONVEYANCE SYSTEM (STORM SEWER):

1. INSPECT AND, CLEAN AS NEEDED, ALL INLETS/CATCH BASINS AT LEAST ONCE EVERY OTHER YEAR (AT LEAST 50% OF ENTIRE SYSTEM INSPECTED AND CLEANED EACH YEAR).
2. INSPECT AND CLEAN AS NEEDED, ALL INLETS/CATCH BASINS IN KNOWN PROBLEM AREAS AT LEAST ONCE A YEAR.
3. INSPECT AND CLEAN AS NEEDED, ALL STORM DRAIN LINES IN KNOWN PROBLEM AREAS AT LEAST ONCE A YEAR.
4. INSPECT AND CLEAN AS NEEDED, SUMPS AND DEBRIS RACKS AT PUMP STATIONS, DETENTION BASINS, DRAINAGE DITCHES AND DEBRIS BASINS THROUGHOUT THE YEAR.
5. CLEANING ACTIVITIES MAY OCCUR ON A YEAR ROUND BASIS; HOWEVER, KNOWN PROBLEM AREAS SHALL BE TARGETED PRIOR TO THE RAINY SEASON
6. INSPECT AND CLEAN AS NEEDED, ALL STORM DRAIN FACILITIES THAT HAVE BEEN AFFECTED BY EMERGENCY RESPONSE ACTIVITIES.

RESPONSIBLE PARTY: HOME OWNERS ASSOCIATION.

GENERAL NOTES

1. ALL OFFSITE WASTE/BORROW AREAS ARE TO BE APPROVED BY THE COUNTY CONSERVATION DISTRICT.
2. THIS PLAN IS TO BE USED FOR THE CONSTRUCTION PCSM FACILITIES ONLY.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR CHANGES MADE TO THE APPROVED PLAN.
4. ALL CONSTRUCTION WASTE MATERIAL FOR THE PROJECT IS TO BE PROPERLY DISPOSED ON RECYCLED IN ACCORDANCE WITH FEDERAL AND LOCAL STANDARDS. THIS INCLUDES, BUT IS NOT LIMITED TO, EXCESS SOIL MATERIALS, BUILDING MATERIALS, CONCRETE WASH WATER, SANITARY WASTES.
5. 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.
6. 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.
7. RECORD DRAWINGS, CERTIFIED BY THE DESIGN PROFESSIONAL STATING THAT THE FACILITIES WERE CONSTRUCTED CORRECTLY, WILL BE PROVIDED FOR ALL STORMWATER FACILITIES PRIOR TO OCCUPANCY, OR THE RELEASE OF THE SURETY BOND.
8. A LICENSED PROFESSIONAL OR DESIGNEE SHALL BE PRESENT FOR THE INSTALLATION OF THE FOLLOWING CRITICAL STAGES
9. -SWM FACILITIES, INCLUDING THE MIXING OF SOIL AMENDMENTS

RECYCLING AND WASTE DISPOSAL:

- UPON COMPLETION OF THE PROJECT, RECYCLING OR DISPOSAL OF ALL MATERIALS WHICH COULD CAUSE POLLUTION SHALL BE THE RESPONSIBILITY OF THE EARTHMOVING CONTRACTOR.
- CONSTRUCTION WASTE INCLUDES, BUT IS NOT LIMITED TO, EXCESS SOIL MATERIALS, SILT REMOVED FROM EROSION CONTROL FACILITIES, EXCESS BUILDING MATERIALS, CONCRETE WASH WATER, SANITARY WASTES, AND OBSOLETE EROSION CONTROL MATERIALS (SILT FENCE, SILT SACKS, ETC.)
- SILT REMOVED FROM SEDIMENT CONTROL FACILITIES SHALL BE SPREAD ON THE TOPSIL STOCKPILE, OR IN LAWN OR LANDSCAPE AREAS.
- OBSOLETE EROSION CONTROL MATERIALS AND EXCESS BUILDING MATERIALS MUST BE DISPOSED OF AT A DEP APPROVED SITE.
- THERE WERE NO KNOWN NATURALLY OCCURRING GEOLOGIC FORMATIONS OR SOIL CONDITIONS LOCATED ON THE SITE THAT HAVE THE POTENTIAL TO CAUSE POLLUTION DURING CONSTRUCTION. IF SUCH CONDITIONS ARE ENCOUNTERED, STOP WORK AND CONTACT THE GEOGRAPHICAL ENGINEER AND/OR DEP.
- GEOLOGICAL ROCK FORMATIONS OR SOIL CONDITIONS THAT ARE IDENTIFIED BY THE GEOTECHNICAL ENGINEER ON SITE THAT HAVE THE POTENTIAL TO DEGRADE WATER QUALITY WILL BE ISOLATED IN PLACE OR WILL BE RELOCATED ONSITE FOLLOWED BY APPROPRIATE CAPPING WITH AN IMPERVIOUS SURFACE SUCH AS PAVEMENT OR A BUILDING, OR WILL BE EXCAVATED AND REMOVED TO AN OFF-SITE DISPOSAL AREA APPROVED TO HANDLE HAZARDOUS WASTE. DEPENDING ON THE LEVEL OF CONTAMINATION, BLENDING OF SOIL MAY ACHIEVE ACCEPTABLE STANDARDS.

THERMAL IMPACTS

THERMAL IMPACTS ASSOCIATED WITH THIS PROJECT WITH THIS PROJECT WERE MINIMIZED BY ALLOWING THE FIRST FLUSH FROM THE TWO YEAR STORM TO BE STORED IN THE INFILTRATION BASIN. THE FIRST FLUSH USUALLY HAS THE MOST THERMAL IMPACT DURING STORM EVENTS. THE SEDIMENT TRAPS AND INFILTRATION BASINS ARE ALSO KEPT A SIGNIFICANT DISTANCE FROM ANY STREAM THUS ALLOWING ANY WATER TRAVELING THROUGH THE SUBSTRATE TO COOL BEFORE DISCHARGING INTO A WATERWAY. INFILTRATION, IN ITSELF, ALSO PROVIDES A MEASURE OF THERMAL IMPACT REDUCTION AS COMPARED TO AN ABOVE GROUND POND THAT DISCHARGES RUNOFF AFTER STORM EVENTS. UPON COMPLETION OF CONSTRUCTION, THE BIORETENTION SOIL AMENDMENT AT THE BOTTOM OF THE CONVERTED SEDIMENT TRAPS ARE 2 TO 3 FEET BELOW GROUND WHICH KEEPS ANY ACCUMULATED RUNOFF INFILTRATION TO THE NATURAL SOIL AT A LOWER TEMPERATURE.

SEQUENCE OF CONSTRUCTION FOR INFILTRATION/STORMWATER AREAS

1. REMOVE EROSION AND SEDIMENT CONTROL DEVICES AT THE DIRECTION OF THE DESIGNATED INSPECTOR.
2. REMOVE ALL ACCUMULATED SEDIMENT AND EXCAVATE INFILTRATION AREAS TO PROPOSED DEPTH. USE RELATIVELY LIGHT, TRACKED EQUIPMENT TO AVOID COMPACTION OF THE BASIN FLOOR. AFTER FINAL GRADING HAS BEEN COMPLETED, DEEPLY TILL THE BASIN FLOOR (2-3 MIN.) WITH ROTARY TILLERS OR DISC HARROWS TO PROVIDE WELL-AERATED, HIGHLY POROUS SURFACE TEXTURE.
3. CONTACT A REGISTERED PROFESSIONAL OR DESIGNEE AS THE REMAINING STEPS ARE CONSIDERED CRITICAL STAGES.
4. GEOTEXTILE SHALL BE PLACED BETWEEN THE STONE BED LAYER AND THE SOIL MEDIA MIXTURE.
5. INSTALL ALL CHANNELS, DETENTION BASINS AND PIPING IN ACCORDANCE WITH THE SPECIFICATIONS AND DETAILS OF THE INFILTRATION AREAS.
6. STABILIZE DISTURBED AREAS BY SEEDING AND MULCHING. PLACE EC0, SILT FENCE OR EROSION CONTROL FABRIC AS NECESSARY.
7. UPON AUTHORIZATION FROM DESIGNATED INSPECTOR, REMOVE ALL TEMPORARY EROSION CONTROLS AND UNBLOCK ANY CURB CUTS OR ORIFICES THAT ARE INTENDED TO DIVERT STROMWATER DRAINAGE INTO THE INFILTRATION AREAS, EFFECTIVELY PUTTING THE FACILITY ON-LINE.

STREET SWEEPING
THE OWNER OF THE PROPERTY MUST ENSURE THAT SITE-WIDE STREET SWEEPING BY A VACUUM TRUCK IS BEING PERFORMED IN ACCORDANCE WITH THE FOLLOWING GUIDELINES.

STREET SWEEPING SCHEDULE
THE SITE-WIDE IMPERVIOUS PARKING AREAS OF THE SITE SHALL BE SWEPT BIANNUALLY IN ACCORDANCE WITH THE FOLLOWING SCHEDULE.

1. STREET SWEEPING SHOULD OCCUR IN THE SPRING IMMEDIATELY FOLLOWING THE LAST ANTICIPATED SNOWFALL, USUALLY IN THE LAST WEEK OF APRIL OR FIRST WEEK OF MAY
2. STREET SWEEPING SHOULD OCCUR AGAIN AT OR NEAR THE END OF OCTOBER OR BEGINNING OF NOVEMBER.

NOTIFICATION POLICY
ESTABLISH A STREET SWEEPING NOTIFICATION POLICY SUCH AS POSTING TEMPORARY SIGNS AND THE USE OF FLYERS. NOTIFICATION SHOULD INCLUDE THE DATE AND TIME OF THE SCHECDULED STREET SWEEPING AND SHOULD BE DISPLAYED OR DISTRIBUTED 3 DAYS PRIOR THE DAY OF SWEEPING.

DISPOSAL OF SWEEPINGS
STREET SWEEPING MATERIAL OFTEN INCLUDES SAND, SALT, LEAVES AND OTHER DEBRIS THAT COULD CONTAIN POLLUTANTS AND MUST BE TESTED PRIOR TO DISPOSAL TO DETERMINE IF MATERIAL IS HAZARDOUS. DISPOSAL AND REUSE OF MATERIAL SHOULD ADHERE TO ALL FEDERAL AND STATE REGULATIONS.

STREET SWEEPINGS REUSE PRACTICES
ALTHOUGH SWEEPINGS MAY CONTAIN POLLUTANTS, FEDERAL AND STATE REGULATIONS MAY ALLOW THE REUSE OF SWEEPINGS FOR GENERAL FILL, PARKS, ROAD SHOULDERS AND OTHER APPLICATIONS AS LONG AS THE MATERIAL IS NOT A THREAT TO SURFACE WATERS. PRIOR TO REUSE, TRASH, LEAVES, AND OTHER DEBRIS FROM SWEEPINGS SHOULD BE REMOVED BY SCREENING OR OTHER METHODS. TRASH AND DEBRIS REMOVED SHOULD BE DISPOSED OF BY RECYCLING OR SENT TO A LANDFILL.

RESPONSIBLE PARTY: CURRENT PROPERTY OWNER

BASIN CONVERSION

THE FOLLOWING CONSTRUCTION SEQUENCE OUTLINES THE PRESCRIBED METHODS FOR CONVERSION OF AN EROSION CONTROL SEDIMENT BASIN, TO A PCSM DETENTION/RETENTION/INFILTRATION BASIN.
THIS IS CONSIDERED A CRITICAL STAGE DURING THE CONSTRUCTION PROCESS. DURING THIS CRITICAL STAGE, A REGISTERED PROFESSIONAL ENGINEERING (OR QUALIFIED REPRESENTATIVE) MUST BE ON-SITE TO OBSERVE AND INSPECT SAID CONSTRUCTION OF CRITICAL STAGE.
DUE TO THE PROPOSED CONTINUATION OF THE OVERALL RESIDENTIAL PORTION OF THE PROJECT, CONVERSION OF SEDIMENT BASINS TO PCSM BASINS (ONLY WHEN 70% OVERALL VEGETATIVE STABILIZATION IS ACHIEVED) SHALL ONLY OCCUR IN THE BASIN.

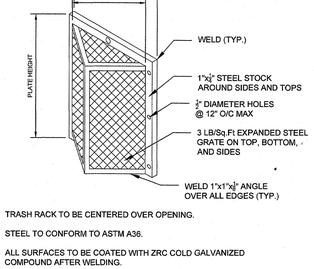
ANY E&S BMPS THAT ARE TO REMAIN AS PCSM BMPS MUST BE MODIFIED WHERE NECESSARY TO MEET THE REQUIREMENTS OF THE PERMANENT FACILITY. IF ANY SEDIMENT BASINS OR TRAPS ARE TO BE CONVERTED TO DETENTION PONDS, CONVERSION SHOULD BE RESTRICTED TO THE GROWING SEASON, AND THE SEQUENCE SHOULD DESCRIBE THE PROCEDURE TO BE USED. THIS SHOULD INCLUDE:

a. FLUSHING ACCUMULATED SEDIMENT FROM THE STORMWATER SYSTEM UTILIZING AN APPROVED AND ACCEPTABLE METHOD.
b. THE IMPOUNDMENT SHALL BE DEWATERED PER PA DEP REGULATIONS, UTILIZING AN APPROVED PUMPED WATER FILTER BAG.
c. ALL ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF PER THE APPROPRIATE PA DEP REGULATIONS, AND AT A PROPERLY REGULATED DISPOSAL LOCATION
d. REMOVE OF ALL OTHER TEMPORARY FACILITIES FROM THE BASIN/IMP SUCH AS BAFFLES, CLEANOUT STAGES, DEWATERING FACILITIES, ETC.
e. PROVIDE APPROPRIATE SEDIMENT PROTECTION OF PERMANENT ORIFICE OR WEIR UNTIL INTERIOR OF PERMANENT FACILITY IS STABILIZED.
f. REMOVE THE TEMPORARY RISER AND THE INSTALLATION/OPENING OF THE PERMANENT RISER. IF NOT TO BE USED IN THE FUTURE, THE OPENING FOR THE CONNECTION OF THE TEMPORARY DEWATERING DEVICE MUST BE GROUTED CLOSED, AND ANY ADDITIONAL DEVICE OPENINGS TO BE UTILIZED DURING THE PCSM STAGE SHALL BE MADE OPERABLE (PERMANENT, INTERNAL BASIN BOTTOM MUST BE STABILIZED TO PREVENT SEDIMENT-LADEN FLOW FROM ESCAPING THE BASIN).
g. COMPLETE STABILIZATION OF THE INTERIOR OF THE IMPOUNDMENT, AS WELL AS ANY STEPS NECESSARY TO PROVIDE ANY PROPOSED INFILTRATION CAPACITY (IF APPLICABLE).

1. ONCE GRADING OPERATIONS ARE COMPLETE, PERMANENTLY SEED AND MULCH ALL DISTURBED AREAS PER THE SEEDING SPECIFICATIONS.
2. CONVERT SEDIMENT BASINS TO INFILTRATION BASINS BY: (CRITICAL STAGE: A LICENSED PROFESSIONAL OR DESIGNEE SHALL BE ON-SITE TO OVERSEE THE INSTALLATION OF THE DETENTION BASIN, INCLUDING THE PERMANENT OUTLET STRUCTURE, OUTFALL PROTECTION, EMERGENCY SPILLWAY, AND GRADING.)
   1) DEWATER AS NECESSARY USING PUMPED WATER FILTER BAG.
   2) REMOVE ALL ACCUMULATED SEDIMENT FROM THE TRAP.
   3) REMOVE SKIMMER.
   4) REMOVE ORIFICE AND WEIR COVERS (IF PRESENT), REMOVE TEMPORARY OR INSTALL PERMANENT RISER EXTENSIONS AS NECESSARY PER THE PCSM DETAILS.
   5) INSTALL 2" INFILTRATION SYSTEM
   6) INSTALL UNDERDRAIN SYSTEM

GEOLOGICAL AND SOIL CONDITIONS

1. THERE ARE NO GEOLOGIC OR SOIL CONDITIONS KNOWN TO EXIST ON SITE THAT WOULD HAVE THE POTENTIAL TO CAUSE POLLUTION. SHOULD ANY SUCH CONDITION OR MATERIAL BE DISCOVERED DURING THE EARTHMOVING ACTIVITIES ASSOCIATED WITH THIS DEVELOPMENT, THE CONTRACTOR IS REQUIRED TO FOLLOW ALL FEDERAL AND LOCAL STANDARDS FOR THE PROPER HANDLING AND DISPOSAL OF SUCH MATERIAL. IF ANY QUESTIONS ARISE ABOUT PROPER PROCEDURES FOR HANDLING SUCH MATERIAL, THE CONTRACTOR SHOULD CONTACT THE BUTLER COUNTY CONSERVATION DISTRICT AND/OR THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
2. THOSE LAWN AND RE-VEGETATED AREAS INTENDED TO RECEIVE STORMWATER RUNOFF FROM DISCONNECTED ROOF LEADERS, AND DISCONNECTED NON-ROOF IMPERVIOUS SURFACES SUCH AS SIDEWALKS, DRIVEWAYS, PARKING AREAS ETC., SHALL BE FINAL GRADED WITH UNCOMPACTED TOPSOIL, OR AN EQUIVALENT AMENDED SOIL MIXTURE, HAVING A MINIMUM DEPTH OF SIX (6) INCHES. ALL OTHER RE-VEGETATED AND LAWN AREAS SHALL BE FINAL GRADED WITH UNCOMPACTED TOPSOIL, OR EQUIVALENT AMENDED SOIL MIXTURE, HAVING A MINIMUM DEPTH OF FOUR (4) INCHES. OTHER PLANNED STORMWATER MANAGEMENT BMPS SUCH AS RAINGARDENS, INFILTRATION SWALES, BIO-RETENTION AREAS ETC., SHALL BE CONSTRUCTED WITH SOIL AMENDMENT OR TOPSOIL REQUIREMENTS, INCLUDING SOIL DEPTH, AS SPECIFIED IN THE FINAL APPROVED SITE PLAN DRAWINGS, NOTES AND CONSTRUCTION DETAILS.



1. TRASH RACK TO BE CENTERED OVER OPENING.
2. STEEL TO CONFORM TO ASTM A36.
3. ALL SURFACES TO BE COATED WITH ZRC COLD GALVANIZED COMPOUND AFTER WELDING.
4. TRASH RACK TO BE FASTENED TO THE OUTLET STRUCTURE WEIR PLATE WITH ¼" STAINLESS STEEL ANCHORS. TRASH RACK TO BE REMOVABLE.
5. GRATE/MESH OPENING 1" MAXIMUM.

Not to Scale

4	TRASH RACK DETAIL
PCSM2	

PLAN BOOK	PAGE
435	27

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

POCS SER. #: 20240852177 (Routine)
20240852186 (Design)

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.

NORTH

Horizontal Scale
50 0 50 100
(Feet)
1 inch = 50 ft.

Date:	Revision Description:	By:
12/02/2024	REVISED STORM SEWER PIPE SIZES	AGM
01/15/2025	REVISED TWP SUBMISSION	AGM
02/04/2025	REVISED TWP SUBMISSION	AGM
03/17/2025	REVISED TWP SUBMISSION	AGM
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04/25/2025	REVISED TWP SUBMISSION	AGM
05/01/2025	REVISED TWP PAWC COMMENTS	AGM
06/06/2025	REVISED TWP PAWC COMMENTS	AGM
08/06/2025	REVISED SANITARY TO HRG	RLS
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09/09/2025	REVISED SANITARY TO HRG	RLS
11/17/2025	REVISED ROOF DRAIN SIZING	AGM

By: Professional Seal

Prepared By:

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Virginia Village -
Village Traditional Neighborhood Development

Prepared For:
2328 Evans LLC

Situate In:
Jackson Township, Butler County, Pennsylvania

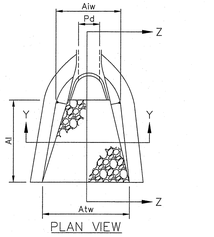
POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS

DRAWING SCALE:	1" = 50'	DESIGNED BY:	AGM
DATE ISSUED:	11/13/2024	REVIEWED BY:	GAS
PROJECT JOB#:	5127	FIELD BOOK #:	5127
CADD#: 5127 - PCSM DETAILS_REV			

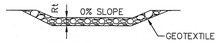
2328 Evans LLC
Attn: Don Rodgers
215 Executive Drive, Suite 300
Cranberry Township, PA 16066
Phone: 724-776-2727

Sheet No.

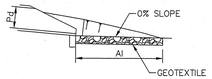
PCSM2



PLAN VIEW



SECTION Y–Y



SECTION Z–Z

OUTLET NO.	PIPE DIA Pd (IN)	RIPRAP		APRON		
		SIZE R–_	THICK. Rt (IN)	LENGTH Ai (FT)	INITIAL WIDTH Aiw (FT)	TERMINAL WIDTH Atw (FT)
RA–1 (EW–1)	24	4	18	11	6	10.40
RA–2 (EW–2)	15	3	9	6	3.75	6.15
RA–3 (EW–3)	30	5	27	30	7.5	19.50
RA–4 (EW–4)	15	3	9	10	3.75	7.75
RA–5 (EW–5)	24	4	18	10	6	10.00
RA–6 (EW–6)	18	3	9	8	4.5	7.7

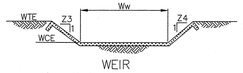
NOTES:

ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.

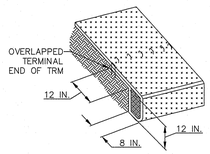
ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

NOT TO SCALE

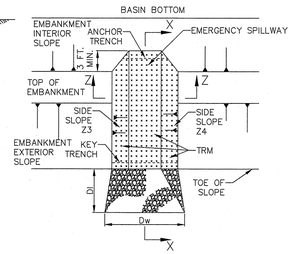
1	RIPRAP APRON AT PIPE OUTLET
PCSM3	W/ FLARED END SECTION OR EW



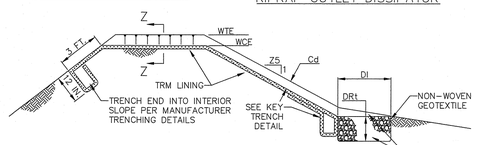
WEIR
SECTION Z–Z



KEY TRENCH AT TOE
OF SLOPE OF SPILLWAY



PLAN VIEW
RIPRAP OUTLET DISSIPATOR



EMBANKMENT SECTION ALONG EMERGENCY SPILLWAY
SECTION X–X

BASIN NO.	WEIR					LINING		CHANNEL	DISSIPATOR			
	Z3 (FT)	Z4 (FT)	TOP ELEV WTE (FT)	CREST ELEV WCE (FT)	WIDTH Ww (FT)	TRM TYPE	STAPLE PATTERN	Z5 (FT)	DEPTH Cd (FT)	LENGTH DI (FT)	WIDTH Dw (FT)	RIPRAP SIZE (R–_)	RIPRAP THICK. DRt (IN)
1	3	3	940.0	938.5	31	P300	D	2	1.5	10	31	5	27
2.1	3	3	925.0	923.5	10	P300	D	2	1.5	10	10	5	27
2.2	3	3	925.0	923.5	52	P300	D	2	1.5	10	52	5	27

NOTES:

HEAVY EQUIPMENT SHALL NOT CROSS OVER SPILLWAY WITHOUT PRECAUTIONS TAKEN TO PROTECT TRM LINING.

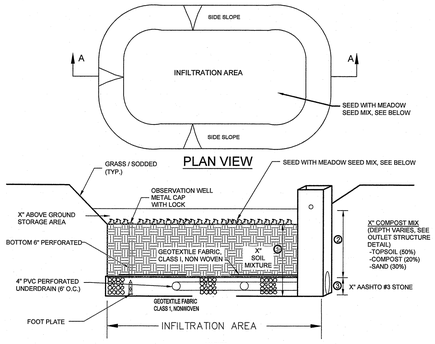
DISPLACED LINER WITHIN THE SPILLWAY AND/OR OUTLET CHANNEL SHALL BE REPLACED IMMEDIATELY.

RIPRAP AT TOE OF EMBANKMENT SHALL BE EXTENDED A SUFFICIENT LENGTH IN BOTH DIRECTIONS TO PREVENT SCOUR.

THE USE OF BAFFLES THAT REQUIRE SUPPORT POSTS ARE RESTRICTED FROM USE IN BASINS REQUIRING IMPERVIOUS LINERS.

NOT TO SCALE

2	BASIN EMERGENCY SPILLWAY WITH
PCSM3	TRM LINING



PLAN VIEW

SECTION A-A

SOIL MIX NUMBER	① TOTAL MIXTURE DEPTH	② COMPOST MIX DEPTH	③ STONE DEPTH	④ UNDER DRAIN SIZE	⑤ ABOVE GROUND STORAGE DEPTH
BASIN 2.1	12"	6"	6"	4"	27"
BASIN 2.2	12"	6"	6"	4"	18"

Not to Scale

MEADOW SEED MIX

Species	Pure Live Seed
Little Bluestem (Andropogon scoparius)	12 lbs/acre
Canada Wild Rye (Elmus candensis)	15 lbs/acre
Switch Grass (Panicum virgatum)	8 lbs/acre
Annual Rye (Lolium multiflorum)	10 lbs/acre
Black Eyed Susan (Rudbeckia hirta)	2 lbs/acre
Broad Leaved Purple Coneflower (Echinacea pupurea)	1 lbs/acre

3	INFILTRATION/STORMWATER AREA
PCSM3	SUBSURFACE DETAIL

SOIL COMPACTION

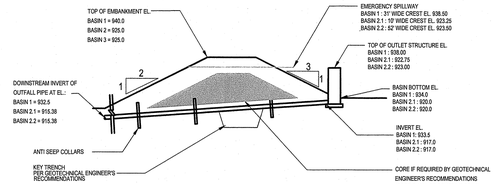
THE COMPACTION OF SOILS HAS BEEN MINIMIZED BY KEEPING THE LIMITS OF DISTURBANCE TO THE MINIMUM AREA POSSIBLE TO SAFELY, EFFICIENTLY, AND SUCCESSFULLY COMPLETE THE PROPOSED SITE IMPROVEMENTS.

EXTENT AND DURATION OF EARTH DISTURBANCE

THE EXTENT OF EARTH DISTURBANCE HAS BEEN KEPT TO THE MINIMUM AREA POSSIBLE TO SAFELY, EFFICIENTLY, AND SUCCESSFULLY COMPLETE THE PROPOSED SITE IMPROVEMENTS.

EXISTING DRAINAGE FEATURES AND VEGETATION

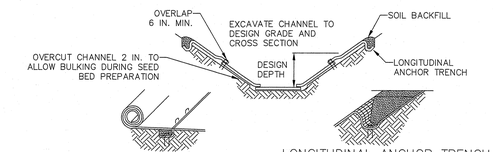
EXISTING DRAINAGE FEATURES AND VEGETATION HAS BEEN PROTECTED BY IDENTIFYING THESE FEATURES AND KEEPING THE PROPOSED LIMITS OF DISTURBANCE WITHIN THESE AREAS TO THE MINIMUM EXTENT POSSIBLE TO COMPLETE PROPOSED SITE IMPROVEMENTS.



NOTES:

1. ANTI-SEEP COLLAR TO BE INSTALLED IN ACCORDANCE WITH PENNDOT R.C. 70. INSTALL WATERTIGHT GASKET BETWEEN BAND AND PIPE CORRUGATION.
2. KEYWAY AND CORE MATERIALS AND CONSTRUCTION TO BE APPROVED BY GEOTECHNICAL ENGINEER DURING CONSTRUCTION
3. CORE SHALL BE COHESIVE SOILS FRAGMENTS AND AS APPROVED BY THE GEOTECHNICAL ENGINEER. CORE SHALL EXTEND LATERALLY 4' BEYOND BOTH THE PRINCIPAL OUTLET PIPE AND THE EMERGENCY OVERFLOW PIPE
4. PIPE BENEATH EMBANKMENT SHALL BE INSTALLED WITH WATERTIGHT PIPE JOINTS.

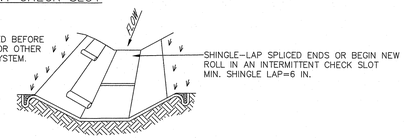
4	INFILTRATION BASIN EMBANKMENT
PCSM3	



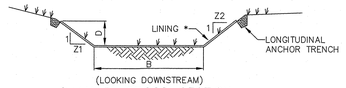
INTERMITTENT CHECK SLOT

LONGITUDINAL ANCHOR TRENCH

PREPARE SOIL AND APPLY SEED BEFORE INSTALLING BLANKETS, MATS, OR OTHER TEMPORARY CHANNEL LINER SYSTEM.



ISOMETRIC VIEW



(LOOKING DOWNSTREAM)

CHANNEL CROSS–SECTION

* SEE MANUFACTURER'S LINING INSTALLATION DETAIL FOR STAPLE PATTERNS, VEGETATIVE STABILIZATION FOR SOIL AMENDMENTS, SEED MIXTURES AND MULCHING INFORMATION

CHANNEL NO.	BOTTOM WIDTH B (FT)	DEPTH D (FT)	TOP WIDTH W (FT)	Z1 (FT)	Z2 (FT)	LINING *
DIVERSION CHANNEL (DC–1.1)	2	2	10	2	2	VEGETATED

NOTES:

ANCHOR TRENCHES SHALL BE INSTALLED AT BEGINNING AND END OF CHANNEL IN THE SAME MANNER AS LONGITUDINAL ANCHOR TRENCHES.

CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION. SEDIMENT DEPOSITS SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS SOIL CONDITIONS PERMIT ACCESS TO CHANNEL WITHOUT FURTHER DAMAGE. DAMAGED LINING SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS OF DISCOVERY.

NO MORE THAN ONE THIRD OF THE SHOOT (GRASS LEAF) SHALL BE REMOVED IN ANY MOWING. GRASS HEIGHT SHALL BE MAINTAINED BETWEEN 2 AND 3 INCHES UNLESS OTHERWISE SPECIFIED. EXCESS VEGETATION SHALL BE REMOVED FROM PERMANENT CHANNELS TO ENSURE SUFFICIENT CHANNEL CAPACITY.

NOT TO SCALE

5	VEGETATED CHANNEL
PCSM3	STANDARD DETAIL

PLAN BOOK	PAGE
435	28

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

POCS SER. #: 20240852177 (Routine)
20240852186 (Design)

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:	Revision Description:	By:
12/02/2024	REVISED STORM SEWER PIPE SIZES	AGM
01/15/2025	REVISED TWP SUBMISSION	AGM
02/04/2025	REVISED TWP SUBMISSION	AGM
03/17/2025	REVISED TWP SUBMISSION	AGM
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09/09/2025	REVISED SANITARY TO HRG	RLS
11/17/2025	REVISED ROOF DRAIN SIZING	AGM

By: Professional Seal

Prepared By:

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Email: Info@ShefflerCo.com

Virginia Village -
Village Traditional Neighborhood Development

Prepared For:
2328 Evans LLC

Situate In:
Jackson Township, Butler County, Pennsylvania

POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS

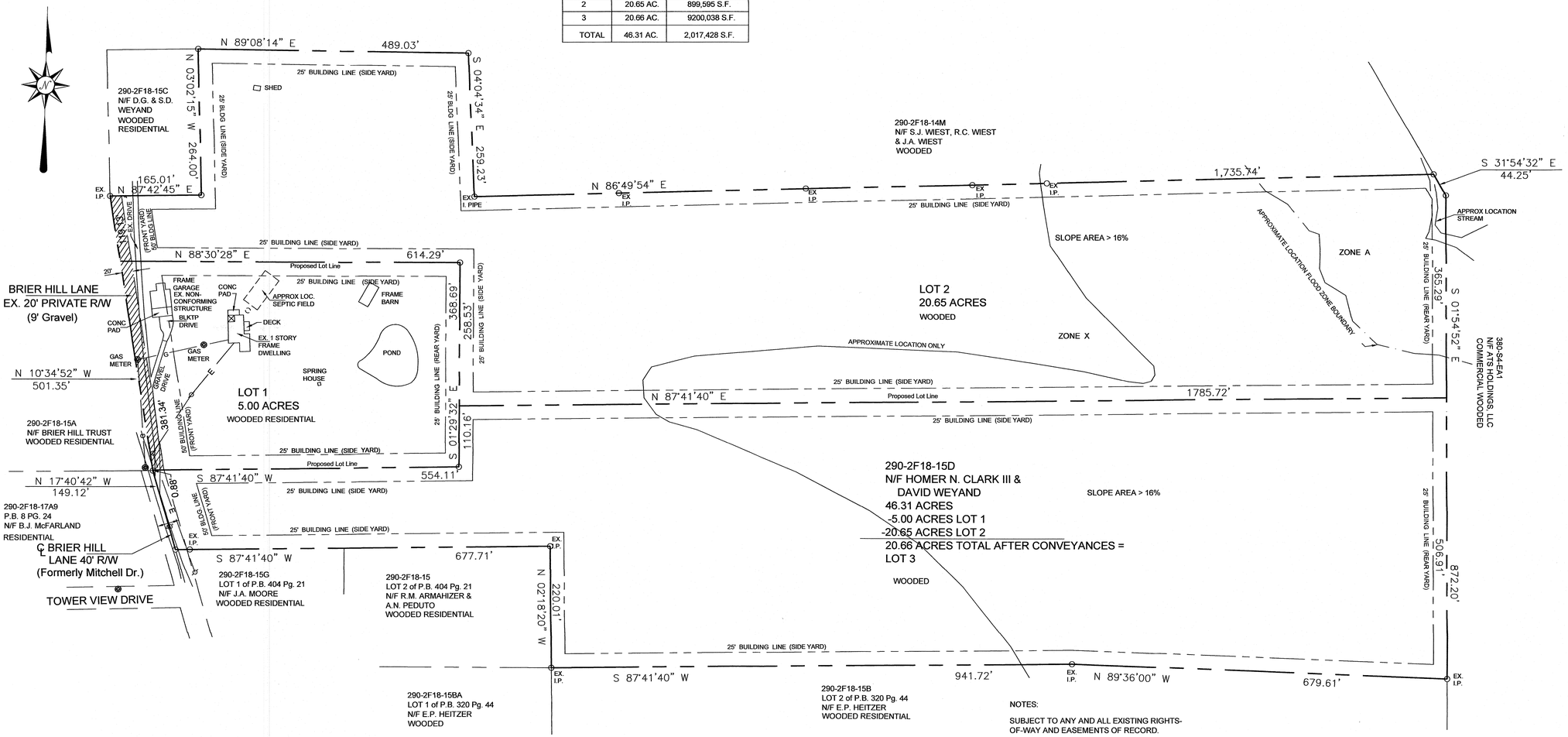
DRAWING SCALE:		DESIGNED BY:	AGM
DATE ISSUED:	11/13/2024	REVIEWED BY:	GAS
PROJECT JOB#:	5127	FIELD BOOK #:	5127
CADD#: 5127 - PCSM DETAILS_REV			

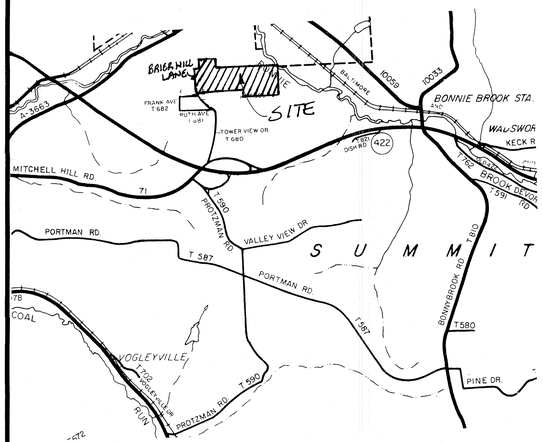
2328 Evans LLC
Attn: Don Rodgers
215 Executive Drive, Suite 300
Cranberry Township, PA 16066
Phone: 724-776-2727

Sheet No.

PCSM3

TABULATION OF AREA		
LOT #	ACRES	SQUARE FEET
1	5.00 AC.	217,795 S.F.
2	20.65 AC.	899,595 S.F.
3	20.66 AC.	9200,038 S.F.
TOTAL	46.31 AC.	2,017,428 S.F.





VICINITY MAP Scale: 1" = 2000'

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 LOTS 2 & 3 OF THE PLAN AS SHOWN HEREON. NO PORTION OF THIS PROPERTY/SUBDIVISION HAS BEEN APPROVED BY SUMMIT 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 LOTS 2 & 3 SHOULD CONTACT APPROPRIATE OFFICIALS OF SUMMIT 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.

UTILITY LEGEND

PEOPLES
P.O. BOX 747105
PITTSBURGH, PA 15274-7107

WEST PENN POWER
P.O. BOX 371422
PITTSBURGH, PA 15250-7422

PLAN BOOK	PAGE
435	29

0 100 200 300

NOTES:

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

REF: PLAN OF SUBDIVISION FOR THE ESTATE OF JOHN A. MOORE BY LAND SURVEYORS, INC., 05/16/2022, #22-002, MP.B. 404 PG. 21.

REF: PLAN OF SUBDIVISION FOR ELSIE R. BUFFINGTON BY LAND SURVEYORS, INC., 05/01/2010, #09-123, P.B. 320 PG. 44.

REF: TOWER VIEW ACRES REVISED BY GREENOUGH-McMAHON & GREENOUGH INC., R.F. 30 PG. 16.

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

ZONE A: SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATIONS

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

ZONING: R-1

BUILDING SETBACK REQUIREMENTS:

50' FRONT SETBACK
25' SIDE SETBACK
25' REAR SETBACK
150' MIN. FRONTAGE

NO HAZARDOUS CONDITIONS WERE APPARENT FROM A FIELD VIEW OF THE PROPERTY.

THE ACCESS TO THE PROPERTIES IS BY AN EXISTING PRIVATE STREET, BRIER HILL LANE, WHICH IS A TWENTY (20) FOOT RIGHT-OF-WAY.

ANY FUTURE REQUEST BY LOT OWNERS TO HAVE BRIER HILL LANE ACCEPTED BY THE TOWNSHIP AS A PUBLIC STREET SHALL BE SUBJECT TO THE OWNERS ASSUMING THE TOTAL COST OF IMPROVING SAID PRIVATE STREET TO CURRENT TOWNSHIP CONSTRUCTION STANDARDS FOR A PUBLIC STREET.

THE TOWNSHIP ASSUMES NO MAINTENANCE RESPONSIBILITIES FOR THE PRIVATE STREET, BRIER HILL LANE.

OWNERS OF LOTS 1, 2, AND 3 ARE OBLIGATED TO MAINTAIN BRIER HILL LANE.

Instr: 202511210019592
Pgs: 1 Ft: $45.00 11/21/2025 2:46 PM
Michele Mustello T20250016420
Butler County Recorder PA

KNOW ALL MEN BY THESE PRESENTS, that I, David Weyand, of the Township of Summit, 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 Summit Township, Butler County, Pennsylvania, and for divers advantages accruing to me, 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 Summit, 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 Summit, 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 David Weyand, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 14th day of November, 20 25.

ATTEST:

Roxann L. Stickney — NOTARY PUBLIC
D. Weyand — DAVID WEYAND

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 Weyand 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 14th day of November, 20 25.

My Commission expires the 8th day of April, 20 27

SEAL

Roxann L. Stickney — NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Roxann L. Stickney, Notary Public
Butler County
My commission expires April 8, 2027
Commission number 1289787
Member, Pennsylvania Association of Notaries

KNOW ALL MEN BY THESE PRESENTS, that I, Homer N. Clark, III, of the Township of Summit, 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 Summit Township, Butler County, Pennsylvania, and for divers advantages accruing to me, 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 Summit, 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 Summit, 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 Homer N. Clark, III, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 14th day of November, 20 25.

ATTEST:

Roxann L. Stickney — NOTARY PUBLIC
H. N. Clark III — HOMER N. CLARK, III

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 Homer N. Clark, III 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 14th day of November, 20 25.

My Commission expires the 8th day of April, 20 27

SEAL

Roxann L. Stickney — NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Roxann L. Stickney, Notary Public
Butler County
My commission expires April 8, 2027
Commission number 1289787
Member, Pennsylvania Association of Notaries

The Board of Supervisors of the Township of Summit hereby gives public notice that in approving this plan for recording purposes only, the Township of Summit 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.

Roxann L. Stickney SEAL — SECRETARY
CHAIRMAN/ PRESIDENT

Approved by the Supervisors of the Township of Summit this 15th day of October, 20 25

Roxann L. Stickney SEAL — SECRETARY
CHAIRMAN/PRESIDENT

Approved by the Summit Township Planning Commission this 14th day of October, 20 25

Linda Cranmer SEAL — SECRETARY
CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 15 day of October, 20 25

SECRETARY SEAL — CHAIRMAN/PRESIDENT

Plan #25233

BUTLER COUNTY PLANNING COMMISSION

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.

October 13, 2025 — DATE
SEAL — RES. NO. SU-32490-E

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

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

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 435 page 29

Given under my hand and seal this 21ST day of NOVEMBER 20 25

SEAL
Michelle M. Mustello
RECORDER

WEYAND/CLARK III PLAN

MINOR SUBDIVISION FINAL PLAN
FOR: DAVID WEYAND & HOMER N. CLARK III
Situate In
SUMMIT TWP., BUTLER CO., PENNSYLVANIA

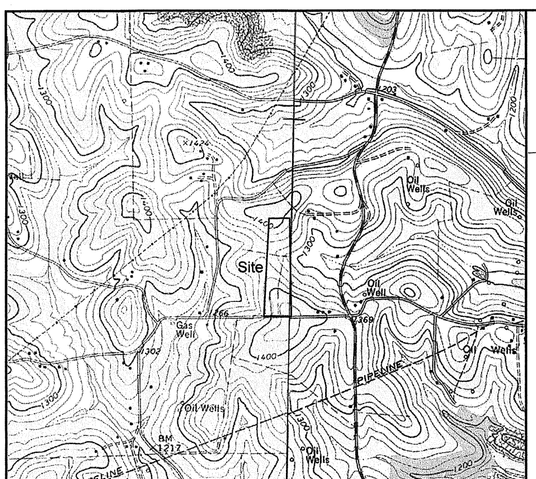
TAX PARCEL #290-2F18-15D
INST. #202505010006462
ADDRESS: 103 BRIER HILL LANE

No.	Date	Description	By
1	10/13/25	ENGINEER'S REVIEW COMMENTS	BEC

Drawn By: BEC	Scale: 1" = 100'	Drawing No.: M1991-001-25
Checked By: CAH	Date: SEPTEMBER 4, 2025	Sheet No.: 1 of 1
Approved By:		Filename:

LSSE Civil Engineers and Surveyors
523 North Main Street
Butler, Pennsylvania 16001
724-287-8865
Email: chughes@lsse.com

Fike • LSI • LSSE • Rabell • Senate



Location Map
Scale: 1"=2000'

Instr: 202511260019838
Pgs: 1 F: $45.00
Michele Mustello
Butler County Recorder PA
11/26/2025 1:29 PM
T20250016624

Bearing are based on
Western line of Instrument #:
201303200008158

Now/Formally
Terry I. & Tammy L.
Dunmyre
140-1F63-9G

Now/Formally
Wayne & Crystal Jo
Burrows
140-1F63-9H

Now/Formally
Frank W. & Shirley A.
Angert
140-1F63-16

Now/Formally
Gloria L. & Louise E.
O'Conner
140-1F63-17

Now/Formally
Daniel J. & Rebecca S.
Waltman
140-1F63-15

Now/Formally
Badamo Trust
140-1F63-17A

Now/Formally
Kenneth H. & Elizabeth J.
Boice
140-1F63-18A

S 85°13'09" E 192.24'

S 85°13'09" E 192.24'

N 08°19'08" E 943.31'

S 06°20'29" W 943.89'

N 06°20'29" E 943.89'

S 04°22'08" W 945.59'

Septic Area Pit 7

Septic Area Pit 6

Lot 7
5.02 Acres

Lot 6
5.04 Acres

10' 10' 10' 10'

60' 60'

N 84°42'08" W 199.37'

S 84°42'08" E 199.37'

N 84°42'08" W 199.37'

S 84°42'08" E 199.37'

Septic Area Pit 5

Septic Area Pit 4

Lot 5
1.89 Acres

Lot 4
2.59 Acres

N 08°19'08" E 443.97'

S 15°13'19" W 447.86'

N 15°13'19" E 450.08'

S 15°13'19" W 452.31'

N 15°13'19" E 452.31'

S 04°22'08" W 443.41'

60' 60'

N 84°42'08" W 133.08'

N 84°42'08" W 272.01'

Sassafras Lane

S 84°42'08" E 133.08'

S 84°42'08" E 136.00'

S 84°42'08" E 136.01'

Septic Area Pit 1

Septic Area Pit 2

Septic Area Pit 3

Lot 3
1.49 Acres

Lot 2
1.43 Acres

Lot 1
1.43 Acres

N 08°19'08" E 450.63'

S 05°23'09" W 450.00'

L6 452.19'

N 05°23'09" E 450.00'

S 05°23'09" W 450.00'

L4 S 05°23'09" W 447.81'

L1 N 05°23'09" E 450.00'

S 04°52'38" W 450.01'

N 04°52'38" E 450.01'

S 04°22'08" W 450.06'

60' 60' 60'

N 84°42'08" W N 84°42'08" W N 84°42'08" W

156.14' L5 L2 140.00' 140.00'

McGarvey Road (T-606)
33' ROW 16' Cartway

N 84°42'08" W 25.00'

N 84°42'08" W 25.00'

Lot 4 Flag Lot Pole

LINE	BEARING	DISTANCE
L1	S 05°23'09" W	450.00'
L2	N 84°42'08" W	12.50'
L3	N 05°23'09" E	447.81'

Lot 5 Flag Lot Pole

LINE	BEARING	DISTANCE
L4	S 05°23'09" W	452.19'
L5	N 84°42'08" W	12.50'
L6	N 05°23'09" E	450.00'

Notes:

All Utilities are Approximate

Subject to any and all Easements and Rights of Way of record shown and not shown.

Floodplain Note: No Floodplain as per FEMA map 42019C0320D

Zoning Note: No Zoning

Wetland Note: No Wetland

A Highway Occupancy Permit May Be Required Pursuant To Section 420 Of The Act Of June 1, 1945 (PL 1242, No. 428) Known As The State Highway Law.

Private Lane:
Rights and uses for Sassafras Lane will remain in perpetuity for owners and assigns of Lot 4,5,6, and 7

Final approval by the Donegal Twp. Planning Commission this 7TH day of October, 2025

Chairman Secretary

TOWNSHIP OF DONEGAL BUTLER COUNTY PENNSYLVANIA SEAL

Final approval by the Donegal Twp. Supervisors this 7th day of October, 2025

Chairman Secretary

Final review by the Butler County Planning Commission this 20th day of August, 2025

J. Hines MKG Chairman

R. Henshaw mrc Secretary

Plan # 25180

BUTLER COUNTY PLANNING COMMISSION

Certification by Professional Land Surveyor:

I, William D. Mohney, a Professional Land Surveyor, registered by the Commonwealth of Pennsylvania, do hereby certify that the plan as shown here on 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.

9/9/25 Date

Signature of Surveyor

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
WILLIAM D. MOHNEY
LAND SURVEYOR No. 16237-E
PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER SS

On this 26th day of November, 2025 Before me a Notary Public in and for said state and county personally appeared Timothy P. Waltman and Gregory Regis Rodgers Who Being Duly Sworn, Deposes And Says That He Was Personally Present At The Execution Of The Adoption, Release Dedication For A Subdivision. Subscribed To The Said Release And Dedication.

Timothy P. Waltman

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

Tonya A. Callihan
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Tonya A. Callihan, Notary Public
Butler County
My commission expires October 27, 2028
Commission number 1301629
Member, Pennsylvania Association of Notaries

RECORDER'S CERTIFICATE
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

On this the 26TH day of Nov., 2025 before me, the Recorder of Deeds in and for said County of Butler , personally appeared , who in due form acknowledged the within plat to be their act and deed and desire the same to be recorded as such in witness thereof, I hereunto set my hand and seal.

Michele M. Mustello
Recorder of Deeds

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 435 Page 30
Given Under Our Hand And Seal This 26TH Day Of Nov. 2025.

Michele M. Mustello
Recorder

RECORDER OF DEEDS BUTLER COUNTY, PA.

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday In January 2028

PLAN BOOK	PAGE
435	30

Legend

- Iron Pin Found
- Capped 5/8 Rebar Set
- Nail Set
- Corner
- Test Pit
- Percolation Test
- 60' Front Yard
- 10' Side & Back Yard

0 100 200

Owner/Developer
Timothy P. Waltman
137 Geibel Road
Fenelton, PA 16034
And
Gregory Regis Rodgers
1 Valley Vista Lane
Butler, PA 16001

Minor Subdivision Final Plan
Waltman and Rodgers Subdivision 2
Donegal Township, Butler County, Pennsylvania

Drawn By:	W.D. Mohney & Associates
CRM	544 Greentree Rd.
Date: 9/8/2025	Kittanning, PA 16201
Scale: 1"= 100'	Tax #: 140-1F63-15A

Instr: 202511260019842
Pgs: 1 F: $45.00 11/26/2025 1:55 PM
Michele Mustello T202500016628
Butler County Recorder PA

WINFIELD TOWNSHIP RA - RESIDENTIAL AGRICULTURAL DISTRICT	
Dimension	Single Family Lots With On Lot Septic
Min. Lot Area	2 acres
Min. Lot Width	200 feet
Min. Front Yard Depth	75 feet from CL
Min. Side Yard Depth	10 feet
Min. Rear Yard Depth	50 feet (principal)

PROPERTY AREA SUMMARY:

EXISTING TOTAL	
LOT 5	6.131 ACRES
REVISED TOTAL	
REV. LOT 5	2.150 ACRES
+LOT 6	3.981 ACRES
REVISED TOTAL	6.131 ACRES

PROPOSED WATER WELL SITE NOTE:
THE LOCATION OF ANY WATER WELL WILL MEET THE REQUIRED SEPTIC ISOLATION DISTANCES, BEING ATLEAST 100 FEET FROM THE SEWAGE ABSORPTION AREAS.

MAINTENANCE AGREEMENT NOTE FOR PRIVATE RIGHT-OF-WAY AND DRIVE

PERTAINING TO THE COMMON AREA OF COMMON DRIVE AND IN THE ABSENCE OF CONVEYING ANY PROPERTY RIGHTS, ENCUMBRANCES OR RESTRICTIONS.

WITNESSETH, IN CONSIDERATION OF THE MUTUAL COVENANTS, PROMISES AND BENEFITS HEREINAFTER SET FORTH BY THE PARTIES HERETO, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS AGREE AS FOLLOWS:

1. THE PARTIES HERETO HEREBY ACKNOWLEDGE THE EXISTENCE OF A PRIVATE RIGHT-OF-WAY ACCESSING THEIR PROPERTIES AS SHOWN ON HEREON PLOTTED PLAN.

2. THE PARTIES HERETO AGREE TO PROVIDE EQUAL CARE, MAINTENANCE AND REPAIRS TO THE ROAD SURFACE OF THE CERTAIN PRIVATE LANE OR DRIVE. THE LANE OR DRIVE EXTENDS FROM THE PUBLIC HIGHWAY SO AS TO ENABLE THE RESPECTIVE PARTIES TO HAVE A SAFE INGRESS, EGRESS AND REGRESS AND UTILITIES FOR THE BENEFITS OF REVISED LOT 2, REVISED LOT 5, AND LOT 6.

3. THE PARTIES FURTHER AGREE THAT ANY AND ALL EXPENSES OF MAINTAINING AND REPAIRING SAID PRIVATE LANE TO THE TRACTS OF LAND OF THE RESPECTIVE PARTIES HERETO ARE TO BE PROPORTIONATE TO LENGTH USED OR AGREED TO PREVIOUSLY AMONG THE PARTIES HERETO AND ALL THE PARTIES HERETOSHALL BE IN AGREEMENT WITH RESPECT TO THE TIME FOR THE NEEDED MAINTENANCE AND REPAIRS AND AS TO THE METHOD AND COST OF SAID MAINTENANCE AND REPAIRS.

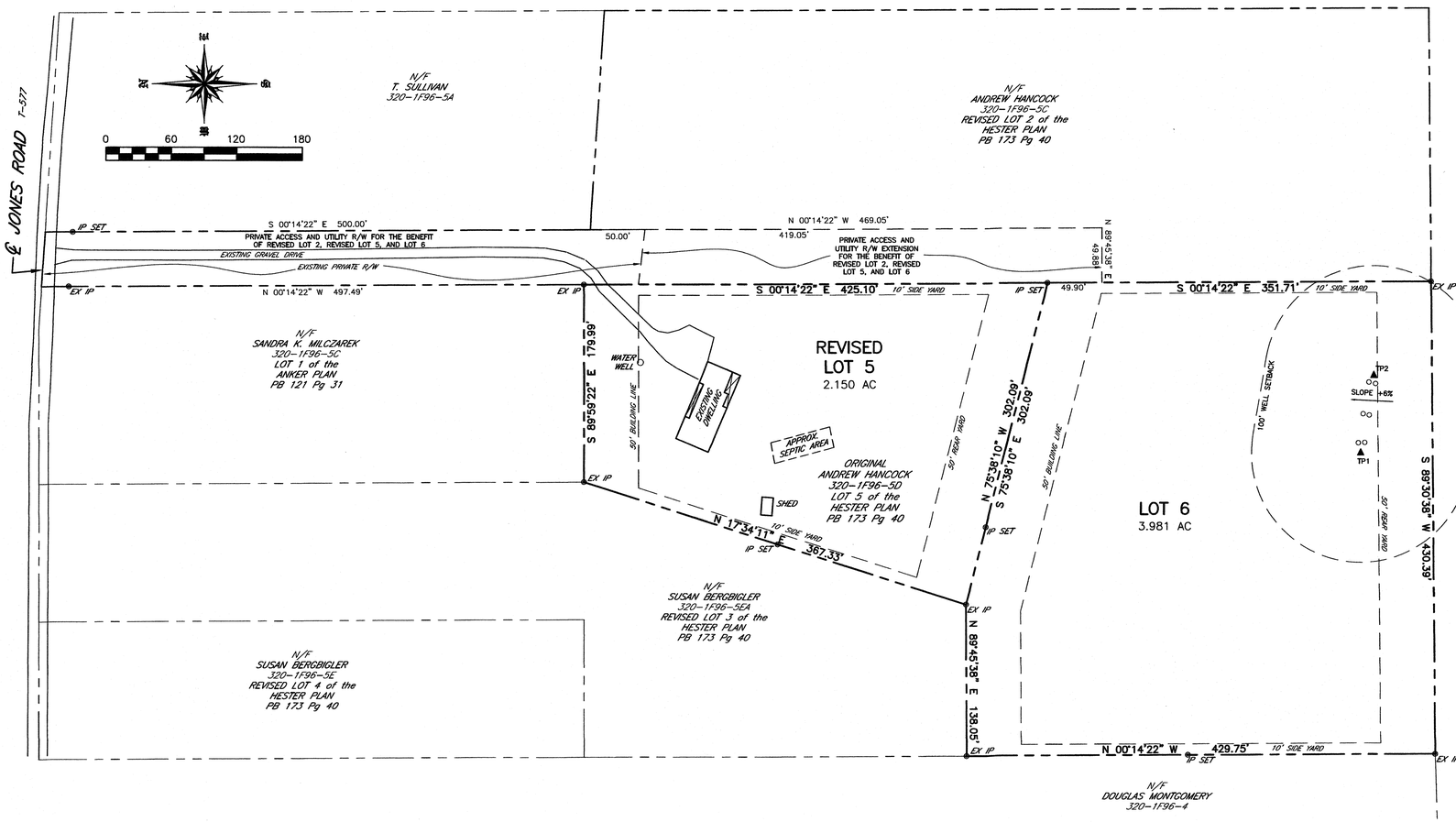
4. THIS AGREEMENT AND EACH AND EVERY PART AND/OR PORTION OF THE SAME SHALL INSURE TO THE BENEFIT OF AND BE BINDING UPON THE RESPECTIVE PARTIES OF REVISED LOT 2, REVISED LOT 5, AND LOT 6, THEIR RESPECTIVE HEIRS, SUCCESSORS AND ASSIGNS.

5. THE PARTIES FURTHER AGREE THAT THEY WILL SEPARATELY MAINTAIN THEIR OWN PRIVATE DRIVEWAYS ON THEIR PROPERTIES.

6) THE TOWNSHIP HEREBY ACCEPTS NO RESPONSIBILITY FOR THE PRIVATE LANE SET FORTH WITHIN THIS PLAN OF LOTS.

7) FUTURE REQUESTS BY THE LOT OWNERS TO HAVE THE PRIVATE LANE ACCEPTED AND ADOPTED BY THE TOWNSHIP AS A PUBLIC STREET SHALL BE SUBJECT TO THE OWNERS ASSUMING THE TOTAL COST OF IMPROVING THE PRIVATE LANE TO THE PUBLIC STREET CURRENT TOWNSHIP CONSTRUCTION STANDARDS FOR A PUBLIC STREET.

8) DEEDS CONVEYING REVISED LOT 2, REVISED LOT 5, AND LOT 6 SHALL CONTAIN A REFERENCE TO AN EXECUTED AND RECORDED AGREEMENT OBLIGATING THE PROPERTY OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS TO JOINTLY MAINTAIN THE SAID PRIVATE LANE AND/OR DRIVE.

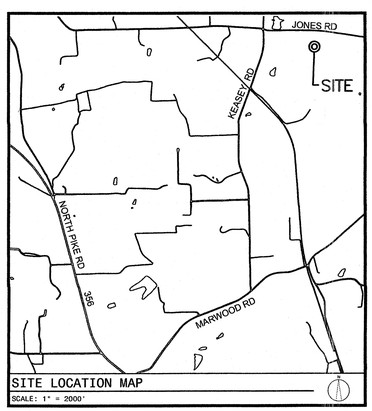


GENERAL NOTES:

1. TAX PARCEL: 320-1F96-5D
2. PROPERTY ADDRESS: 324 JONES RD CABOT, PA 16023
3. PROPERTY OWNER: ANDREW HANCOCK
4. ZONING DISTRICT: RA DISTRICT
5. LOT REQUIREMENTS: SEE TABLE
6. FEMA FLOOD ZONE: ZONE X - AREA OF MINIMAL FLOOD HAZARD FIRM: 42019C0445D FIRM EFFECTIVE: 8/2/2018
7. REFERENCES
   - 7.1. CURRENT DEEDS OF RECORD
   - 7.2. PREVIOUSLY RECORDED PLANS
     - 7.2.1. HESTER PLAN PLAN BOOK 173 PG 40

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.



OWNER'S CERTIFICATION

I ANDREW HANCOCK, 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 DESIRES THE FINAL PLAN TO BE RECORDED AS SUCH.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 26 DAY OF NOVEMBER, 2025.

x Andrew Hancock
ANDREW HANCOCK

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, ANDREW HANCOCK, 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 26 DAY OF NOVEMBER, 2025.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2027

x Debra L. DeLancey
NOTARY PUBLIC

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

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.

OCT 30, 2025
DATE

x S. D. Graff
STANLEY D. GRAFF
REG. NO. SU-0001616-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 20TH DAY OF November, 2025.

x Patricia Knapp
SECRETARY

x
CHAIRPERSON
BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF WINFIELD THIS 5TH DAY OF November, 2025.

x Patricia Knapp
SECRETARY

x Pamela S. Stiva
CHAIRPERSON
VICE PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 15TH DAY OF October, 2025.

x R. Henshaw
SECRETARY
Pln. # 25022

x J. Hainey MKG
CHAIRPERSON
BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION 2025

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 435 PAGE(S) 31

GIVEN UNDER MY HAND AND SEAL THIS 26TH DAY OF NOVEMBER, 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

RECORDED 20	
PLAN BOOK	PAGE
435	31
SHEET 1 of 1	

REV	DESCRIPTION	BY	DATE
A	REVISIONS PER COUNTY PLANNING REVIEW LETTER DATED 10/16/2025	SDG	10/28/2025

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

HANCOCK PLAN

BEING A

SUBDIVISION

FOR

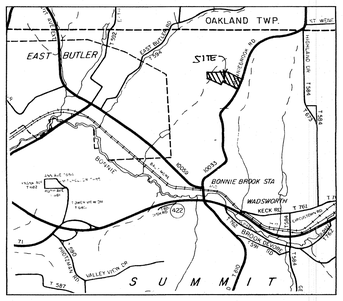
ANDREW HANCOCK

SITUATE
WINFIELD TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
08/28/2025	SDG	Sdg	1" = 60'

PROJECT NO.	TAX PARCEL NO.	REVISION
25-128	320-1F96-5D	A

Instr: 202511260019863
Pgs: 1 F: 545.00 11/26/2025 3:31 PM
Michele Mustello T20250016644
Butler County Recorder PA



VICINITY MAP Scale: 1" = 2000'

290-1F149-8A
REF: P.B. 116 PG. 27 &
P.B. 135 PG. 35
N/F G.E. SANDERSON REVOCABLE TR.

290-1F149-8A
N/F M.R. SLAUGHENHAUPT
REF: P.B. 322 PG. 20
RESIDENTIAL

S 42°48'50" E
705.98'
25' BUILDING LINE (SIDE YARD)
22°37'
916.49'
WOODED RESIDENTIAL
FRAME GARAGE
GRAVEL
EX. I.P.
GAS MKR
84.80'
S 45°16'46" E
G
290-1F149-8GA
N/F CHAD D. & ROBIN R. GEIBEL
EX. 4.95 ACRES (P.B. 322 PG. 20)
+1.45 ACRE PARCEL A
+5.56 ACRES PARCEL B
11.96 ACRES TOTAL AFTER CONVEYANCES =
LOT 1
BLACKTOP DRIVE
Original lot line to be removed
S 45°16'46" E
409.86'
136.85'
S 31°15'12" W
293.67'
25' BUILDING LINE (FRONT YARD)
250.00'
Original lot line to be removed
S 33°38'07" W
FRAME GARAGE
1 STORY BRICK DWELLING
CO
SEPTIC TANK
APPROX. LOCATION SEPTIC FIELD
PARCEL A
1.45 ACRE
TO BE CONVEYED TO &
COMBINED WITH ADJOINING
TAX PARCEL 290-1F149-8GA
184.72'
Original Lot Line to be removed
N 33°38'07" E
25' BUILDING LINE (SIDE YARD)
N 45°16'46" W
Proposed Lot Line
416.51'
℄ BONNIEBROOK ROAD S.R. 1025
33' R/W (Paved 24')
S 33°38'07" W
184.64'
GRAVEL DRIVE
WELL
25' BUILDING LINE (SIDE YARD)
S 45°16'46" E
412.00'
79.32'
N 33°38'07" E
EX. I.P.
SEPTIC TANK
APPROX. LOCATION SEPTIC FIELD
1 STORY FRAME DWELLING
WELL PIT
FRAME GARAGE
SHIPPING CONTAINER
METAL SHED
℄ PROPOSED 20' R/W
318.49'
25' BLDG. LINE (REAR YARD)
WOODED RESIDENTIAL
25' BUILDING LINE (SIDE YARD)
N 45°16'46" W
791.02'
215.02'
N 42°01'41" E
Proposed Lot Line
S 42°01'41" W
52.87'
290-1F149-8G
N/F DAVID C. GREEN
REMNANT PARCEL of P.B. 219 Pg. 26
10.00 ACRES
-5.56 ACRES PARCEL B
-1.45 ACRES PARCEL A
2.99 ACRES TOTAL AFTER CONVEYANCES =
LOT 2
290-1F149-8B
N/F D.J. REEDER
RESIDENTIAL
EX. AXLE
290-1F149-3
LOT 1 of P.B. 116 Pg. 27
N/F V.L. McKIVIGAN
WOODED RESIDENTIAL
GAS MKR
25' BUILDING LINE (REAR YARD)
SLOPE EXCEEDS 16% IN THIS AREA
669.12'
S 86°02'48" E
PARCEL B
5.56 ACRES TO BE CONVEYED TO
& COMBINED WITH ADJOINING TAX
PARCEL 290-1F149-8GA
290-1F147-24E
N/F BUTLER CITY HUNTING
& FISHING CLUB
WOODED
GAS MKR
N 03°40'10" E
150.49'
290-1F149-7
N/F BUTLER CITY HUNTING
& FISHING CLUB
WOODED RECREATIONAL
25' BUILDING LINE (SIDE YARD)
570.72'
N 45°16'46" W
623.59'
290-1F149-8C
PARCEL F of P.B. 143 Pg. 16
N/F P.M. GREEN
WOODED RESIDENTIAL
290-1F149-8GB
LOT 2 of P.B. 163 Pg. 2
N/F D.C. GREEN
RESIDENTIAL

0 50 100 150

KNOW ALL MEN BY THESE PRESENTS, that I, David C. Green, of the Township of Summit, 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 Summit Township, Butler County, Pennsylvania, and for divers advantages accruing to me, 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 Summit, 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 Summit, 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 David C. Green, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 18th day of November, 20 25

ATTEST:

Roxann L Stickney — David C Green
NOTARY PUBLIC — DAVID C. GREEN

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 C. Green, 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 18th day of November 20 25.

My Commission expires the 8th day of April, 20 27

SEAL

Roxann L Stickney
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Roxann L. Stickney, Notary Public
Butler County
My commission expires April 8, 2027
Commission number 1289787
Member, Pennsylvania Association of Notaries

KNOW ALL MEN BY THESE PRESENTS, that we, Chad D. and Robin R. Geibel, of the Township of Summit, 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 Summit 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 Summit, 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 Summit, 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 Chad D. and Robin R. Geibel, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 18th day of November, 20 25.

ATTEST:

Roxann L Stickney — CHAD D. GEIBEL — Robin R Geibel
NOTARY PUBLIC — ROBIN R. GEIBEL

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 Chad D. and Robin R. Geibel, 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 18th day of November 20 25.

My Commission expires the 8th day of April, 20 27

SEAL

Roxann L Stickney
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Roxann L. Stickney, Notary Public
Butler County
My commission expires April 8, 2027
Commission number 1289787

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.

November 7, 2025 DATE — SEAL — REG. NO. SU-32490-E

The Board of Supervisors of the Township of Summit hereby gives public notice that in approving this plan for recording purposes only, the Township of Summit 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.

Roxann L Stickney SECRETARY — SEAL — CHAIRMAN/ PRESIDENT

Approved by the Supervisors of the Township of Summit this 19th day of November, 20 25.

Roxann L Stickney SECRETARY — SEAL — CHAIRMAN/PRESIDENT

Approved by the Summit Township Planning Commission this 11th day of November, 20 25

Linda Crammer SECRETARY — SEAL — CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 15 day of October, 20 25.

Ryan Hawkins SECRETARY — SEAL — Jesse Hinds CHAIRMAN/PRESIDENT

PLAN # 252336

TAX PARCEL #	EXISTING AREA	FINAL AREA
290-1F149-8GA	1.45 ACRE	11.96 ACRES
290-1F149-8G	10.00 ACRES	2.99 ACRES

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 435 page 32

Given under my hand and seal this 26TH day of NOVEMBER 20 25

SEAL

Michele M. Mustello
RECORDER

RECORDED PLAN BUTLER COUNTY PA

BUTLER COUNTY PLANNING COMMISSION

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

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-1:
50' BUILDING LINE (FRONT YARD)
25' BUILDING LINE (SIDE YARD)
25' BUILDING LINE (REAR YARD)

PROPERTY OWNERS:

CHAD & ROBIN GEIBEL
875 BONNIEBROOK ROAD
BUTLER, PA 16002

DAVID GREEN
871 BONNIEBROOK ROAD
BUTLER, PA 16002

REF: WILBERT & GEIBEL LOT LINE REVISION, P.B. 322 PG. 20.

THERE ARE NO HAZARDOUS CONDITIONS ON THE PROPERTY.

TAX PARCEL #290-1F149-8GA
INST# 201011290028098
D.B. 2962 PG. 454
D.B. 2918 PG. 251
ADDRESS: 875 BONNIEBROOK ROAD

TAX PARCEL #290-1F149-8G
INST# 201904150006565
ADDRESS: 871 BONNIEBROOK ROAD

UTILITY LEGEND

PEOPLES
P.O. BOX 535323
PITTSBURGH, PA 15253-5323

CENTRAL ELECTRIC
P.O. BOX 329
PARKER, PA 16049

ARMSTRONG
437 NORTH MAIN STREET
BUTLER, PA 16001

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

PLAN BOOK	PAGE
435	32

GEIBEL/GREEN PLAN

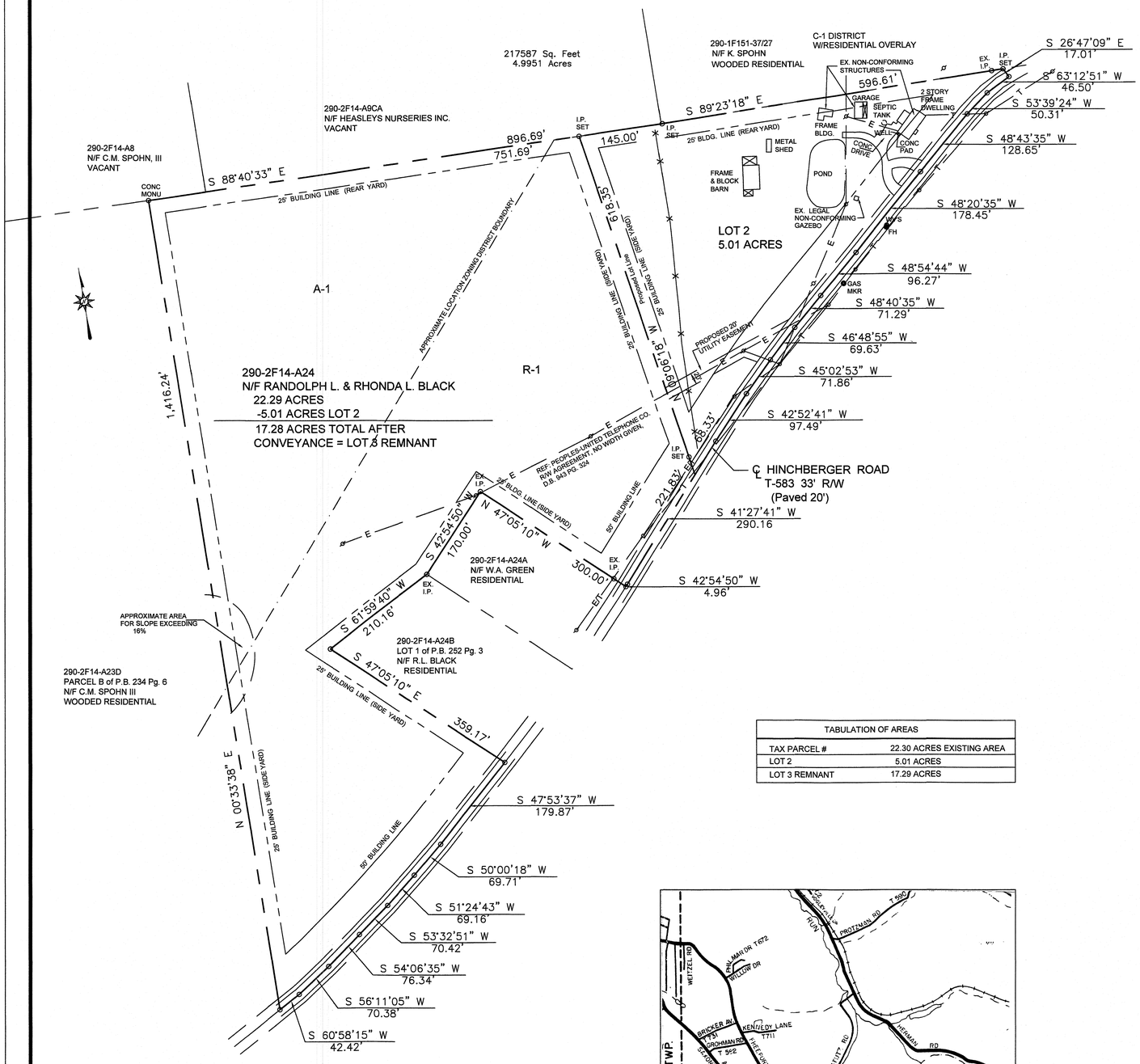
LOT LINE REVISION
FOR: DAVID C. GREEN, CHAD D. & ROBIN R. GEIBEL
Situate In
SUMMIT TWP., BUTLER CO., PENNSYLVANIA

No.	Date	Description	By
1	11/7/25	TOWNSHIP ENGINEER REVIEW COMMENTS	BEC

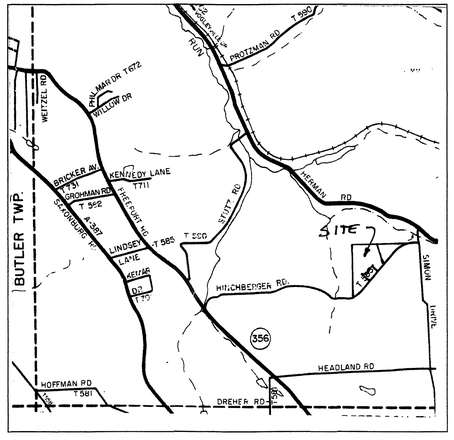
Drawn By: BEC
Checked By: CAH
Approved By:
Scale: 1" = 50'
Date: SEPTEMBER 19, 2025
Drawing No.: M20320001-25
Sheet No.: 1 of 1
Filename:

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

Fike • LSI • LSSE • Rabell • Senate



TABULATION OF AREAS	
TAX PARCEL #	22.30 ACRES EXISTING AREA
LOT 2	5.01 ACRES
LOT 3 REMNANT	17.29 ACRES



VICINITY MAP Scale: 1" = 2000'

Instr: 202511260019866
Pgs: 1 T: $45.00 11/26/2025 3:36 PM
Michele Mustello T20250016647
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 AGRICULTURAL USE. THIS WAIVER APPLIES TO LOT 3 REMNANT OF THE PLAN AS SHOWN HEREON. NO PORTION OF THIS PROPERTY/SUBDIVISION HAS BEEN APPROVED BY SUMMIT 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 LOT 3 REMNANT SHOULD CONTACT APPROPRIATE OFFICIALS OF SUMMIT 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.

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.

PROPERTY OWNERS: RANDY AND RHONDA BLACK
209 HINCHBERGER ROAD
BUTLER, PA 16001

REF: PLAN OF SUBDIVISION FOR JOHN L. & JANET F. BLACK BY LAND SURVEYORS, INC., 05/13/02, #02-058, P.B. 252 PG. 3.

ZONING: A-1; AGRICULTURAL

BUILDING SETBACK REQUIREMENTS

50' FRONT SETBACK
25' SIDE SETBACK
25' REAR SETBACK

R-1; LOW-DENSITY SINGLE-FAMILY RESIDENTIAL

BUILDING SETBACK REQUIREMENTS

50' FRONT SETBACK
25' SIDE SETBACK
25' REAR SETBACK

NO HAZARDOUS AREAS EXIST ON THE PROPERTY.

PA AMERICAN PUBLIC WATER SERVICE IS AVAILABLE.

UTILITY LEGEND

PEOPLES
P.O. BOX 535323
PITTSBURGH, PA 15253-5323

WEST PENN POWER
341 WHITE POND DRIVE
AKRON, OH 44320-1119

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 435 page 33
Given under my hand and seal this 26TH day of NOVEMBER 20 25
SEAL
Michele M. Mustello
RECORDER

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

KNOW ALL MEN BY THESE PRESENTS, that we, Randolph L. Black and Rhonda L. Black , of the Township of Summit, 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 Summit 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 Summit, 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 Summit, 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 Randolph L. Black and Rhonda L. Black
our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 17th day of November, 20 25.

ATTEST:

Roxann L Stickney — NOTARY PUBLIC
Randolph L Black — RANDOLPH L. BLACK
Rhonda L. Black — RHONDA L. BLACK

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 Randolph L. Black and Rhonda L. Black, 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 17th day of November 20 25.
My Commission expires the 8th day of April 20 27.
SEAL
Roxann L Stickney
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Roxann L. Stickney, Notary Public
Butler County
My commission expires April 8, 2027
Commission number 1285787
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 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.

November 17, 2025 SEAL
DATE
Cheryl A. Hughes
REG. NO. SU-32490-E

The Board of Supervisors of the Township of Summit hereby gives public notice that in approving this plan for recording purposes only, the Township of Summit 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.

Roxann L Stickney SEAL
SECRETARY
CHAIRMAN/ PRESIDENT

Approved by the Supervisors of the Township of Summit this 19th day of November 20 25.

Roxann L Stickney SEAL
SECRETARY
CHAIRMAN/PRESIDENT

Approved by the Summit Township Planning Commission this 11th day of November 20 25.

Linda Cranmer SEAL
SECRETARY
CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 15 day of October 20 25.

SECRETARY SEAL CHAIRMAN/PRESIDENT
PLAN 25237

BUTLER COUNTY PLANNING COMMISSION

PLAN BOOK	PAGE
435	33

TAX PARCEL #290-2F14-A24
INST. #202509260015610
ADDRESS: 235 HINCHBERGER ROAD

No.	Date	Description	By
1	11/7/25	ENGINEER'S REVIEW COMMENTS	BEC
2	11/13/25	TWP REVIEW COMMENTS	BEC
3	11/17/25	OWNERSHIP CHANGE	BEC

BLACK PLAN

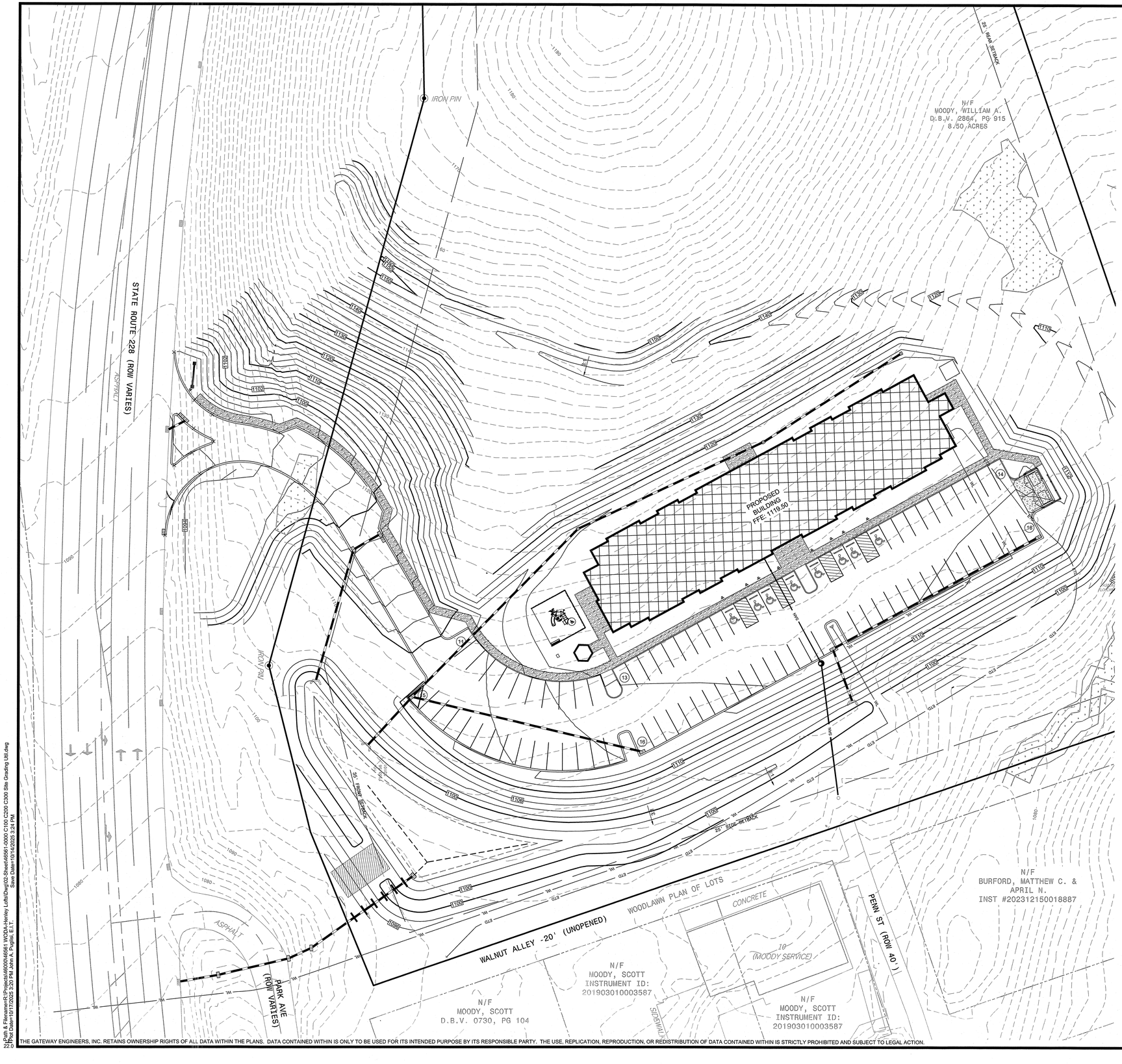
MINOR SUBDIVISION FINAL PLAN
FOR: RANDOLPH L. & RHONDA L. BLACK
Situate in
SUMMIT TWP., BUTLER CO., PENNSYLVANIA

Drawn By: BEC	Scale: 1" = 100'	Drawing No.: M2050-001-25
Checked By: CAH	Date: OCTOBER 1, 2025	Sheet No.: 1 of 1
Approved By		Filename:

LSSE Civil Engineers and Surveyors
523 North Main Street
Butler, Pennsylvania 16001
724-287-6868
Email: chughes@lsse.com

Fike • LSI • LSSE • Rabell • Senate

Instr: 202512020019996
Pgs: 1 F: $45.00
Michele Mustello
Butler County Recorder PA
12/2/2025 1:14 PM
T20250016759



PARTNERSHIP ADOPTION

KNOW ALL MEN BY THESE PRESENTS, HENLEY LOFTS, LP., A PENNSYLVANIA LIMITED PARTNERSHIP, OWNER, OF THE LAND SHOWN ON THE HENLEY LOFTS APARTMENTS, DOES HEREBY ADOPT THIS AS ITS LAND DEVELOPMENT 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, HENLEY LOFTS,LP., 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 THE HENLEY LOFTS LP., ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND CORPORATE SEAL THIS 27th DAY OF October, 2025.

Miranda Moberg Haag
NOTARY PUBLIC

SIGNATURE AND TITLE OF AUTHORIZED OFFICER
HENLEY LOFTS LP
Authorized Representative

MIRANDY MOBERG HAAG
Notary Public, State of Ohio
My Commission Expires 12-18-2029

CORPORATE ACKNOWLEDGMENT

COMMONWEALTH OF ~~PENNSYLVANIA~~ OHIO
COUNTY OF ~~BUTLER~~ FRANKLIN

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED Jeffery J Wada, Authorized Representative OF HENLEY LOFTS LP., WHO STATED THAT HE IS AUTHORIZED TO EXECUTE THE ABOVE ADOPTION AND DEDICATION ON BEHALF OF SUCH LIMITED PARTNERSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS 27th DAY OF October, 2025

Miranda Moberg Haag
NOTARY PUBLIC

MIRANDY MOBERG HAAG
Notary Public, State of Ohio
My Commission Expires 12-18-2029

ADAMS TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

THIS LAND DEVELOPMENT HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 6th DAY OF August, 2025.

ATTEST:

SECRETARY

CHAIRMAN, PLANNING COMMISSION

ADAMS TOWNSHIP APPROVAL

THE BOARD OF SUPERVISORS OF ADAMS, BUTLER COUNTY, PENNSYLVANIA, HEREBY GIVES PUBLIC NOTICE THAT IT IS APPROVING THIS LAND DEVELOPMENT FOR RECORDING PURPOSES ONLY. THE APPROVAL OF THIS SUBDIVISION PLAT BY THE TOWNSHIP OF ADAMS DOES NOT CONSTITUTE AN ACCEPTANCE OF ROADS, STREETS, ALLEYS, STORMWATER AND SANITARY SEWAGE DRAINAGE FACILITIES, EASEMENTS OR RIGHTS-OF-WAYS, 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 BOARD OF SUPERVISORS OF ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA ON THIS 25th DAY OF August, 2025

SIGNED AND NOTED AS APPROVED THIS 10TH DAY OF November, 2025

(SECRETARY OF BOARD OF SUPERVISORS)

(CHAIRMAN OF BOARD OF SUPERVISORS)

ADAMS TOWNSHIP ENGINEER'S APPROVAL

I, RICHARD V. CRAFT 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, EXCEPT SUCH DEPARTURES WHICH HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.

SIGNATURE

PE063068
REGISTRATION NO.

PROFESSIONAL LAND SURVEYOR CERTIFICATE

I, MICHAEL ALLEN OGIN, 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 THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS, AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

MICHAEL ALLEN OGIN - REG. NO. SU-075288

10-23-25
DATE

BUTLER COUNTY PLANNING COMMISSION REVIEW FOR MULTI-LOT SUBDIVISION

REVIEWED WITH OR WITHOUT COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION AT A MEETING HELD THIS 10 DAY OF NOVEMBER, 2025. LETTER TO ADAMS TOWNSHIP BOARD OF SUPERVISORS DATED 11 NOVEMBER, 2025.

SECRETARY

CHAIRMAN

PROOF OF RECORDING FOR BUTLER COUNTY

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER:
RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, IN PLAN BOOK VOLUME 435 PAGE 34
GIVEN UNDER MY HAND AND SEAL THIS 2ND DAY OF December, 2025.

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday In January 2028

811
Know what's **below.**
Call before you dig.
1-800-242-1776
Serial No. 20233333550

NORTH

GRAPHIC SCALE
0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

GATEWAY ENGINEERS
A FULL-SERVICE CIVIL ENGINEERING FIRM

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
MICHAEL ALLEN OGIN
LAND SURVEYOR
NO.SU075288

REVISION RECORD

No	Date	
01	2025-07-17	REVISED PER INCOMPLETNESS LETTER
02	2025-09-02	REVISED PER TECHNICAL DEFICIENCY LETTER
03	2025-10-10	PFHA REVISIONS
04	-	-
05	-	-
06	-	-
07	-	-
08	-	-

PLAN BOOK	PAGE
435	34

HENLEY LOFTS APARTMENTS
ROUTE 228 & PARK AVE
ADAMS TOWNSHIP, BUTLER COUNTY, PA

PREPARED FOR:
HENLEY LOFTS, LP
500 S. FRONT ST, 10TH FLOOR
COLUMBUS, OH 43215

SITE PLAN
FOR RECORDING

Project Number: 46561-0000
Drawing Scale: 1" = 30'
Date Issued: AUGUST 2025
Index Number: --
Drawn By: VARIES
Checked By: MAO
Project Manager: MAO

C102

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10/17/2025 3:20:33 PM, 1:1
N:\Cath & Filenames\R:\Projects\46000\46561\WODA-Henley Lofts\Dwg\02-Sheet\46561-0000 C100 C200 C300 Site Grading Util.dwg
Plot Date=10/17/2025 3:20 PM, John A. Puglisi, E.I.T.
Save Date=10/14/2025 3:24 PM

OWNERS ADOPTION

234 HARMONY, L.P., THE OWNER OF THE LAND SHOWN ON THE JACKSON VILLAGE - BUILDING PAD 6 - FINAL LAND DEVELOPMENT PLAN HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO JACKSON TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS, AND ASSIGNS.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 8 DAY OF Jan, 2025.

ATTEST:

NOTARY PUBLIC

SIGNATURE OF GENERAL PARTNER

ACKNOWLEDGEMENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY OF Allegheny, OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED THE ABOVE NAMED BERNARD T. REILLY, A PARTNER IN THE FIRM OF 234 HARMONY, L.P., WHO ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION AND PLAN OF SUBDIVISION TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH:

WITNESS MY HAND AND NOTARIAL SEAL THIS 8th DAY OF January, 20 25.

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Mary Louise Madigan-Vogt, Notary Public
Allegheny County
My commission expires May 19, 2027
Commission number 1290702
Member, Pennsylvania Association of Notaries

MY COMMISSION EXPIRES THE 19th DAY OF May, 20 27.

TITLE CLAUSE

I DO HEREBY CERTIFY THAT THE TITLE OF THE PROPERTY CONTAINED IN THE JACKSON VILLAGE - BUILDING PAD 6 - FINAL LAND DEVELOPMENT PLAN IS IN THE NAME OF 234 HARMONY, L.P., AS RECORDED IN INSTRUMENT NUMBERS _____ IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER INCUMBERANCE AGAINST THIS PROPERTY.

WITNESS

OWNER

SURVEYOR'S CERTIFICATION

I, MARK B. SCHMIDT, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE PLANS SHOWN HEREIN ARE BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT IN MY PROFESSIONAL OPINION 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.

1-7-2025
DATE

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

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 TOWNSHIP ORDINANCES.

01-09-2025
DATE

NAME

PE 077527
REGISTRATION NUMBER

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

BUILDING PERMIT STATEMENT

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.

12/3/2025
DATE

TOWNSHIP MANAGER / SECRETARY

JACKSON TOWNSHIP PLANNING DIRECTOR

REVIEWED BY THE PLANNING DIRECTOR OF JACKSON TOWNSHIP THIS 2nd DAY OF April, 2024, 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

THIS PLAT WAS DELIVERED TO 234 HARMONY, L.P. ON THE 3rd DAY OF December, 20 25.

Jackson Township Board of Supervisors

Jackson Township Municipal Engineer

Butler County Planning Commission

Butler County Recorder of Deeds Office

JACKSON TOWNSHIP PLANNING COMMISSION

REVIEWED BY THE PLANNING COMMISSION OF JACKSON TOWNSHIP THIS 1st DAY OF November, 20 23.

SECRETARY

CHAIRPERSON

JACKSON TOWNSHIP BOARD OF SUPERVISORS

APPROVED BY THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP THIS 21st DAY OF March, 20 24. 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.

SECRETARY

CHAIRPERSON

BUTLER COUNTY PLANNING COMMISSION REVIEW

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 17 DAY OF APRIL, 20 24.

SECRETARY

CHAIRMAN

Plan # 24079

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY IN PLAN BOOK VOLUME 435 PAGE 35.

GIVEN UNDER MY HAND AND SEAL THIS 3rd DAY OF December, 20 25

MICHELE M. MUSTELLO
RECORDER OF DEEDS

RECORDER OF DEEDS

My Commission Expires First Monday in January 2028



USGS Map
Zelienople, Pa. - 2019
Scale - 1" = 2000'

Instr: 202512030020081
Pgs: 1 F: 545.00
Michele Mustello
Butler County Recorder PA
12/3/2025 11:44 AM
T202500161818

GENERAL SURVEY NOTES:

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983, PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, U.S. SURVEY FEET.
2. UTILITY NOTE: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. 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 INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
3. STORMWATER MANAGEMENT FOR THE OVERALL DEVELOPMENT HAS BEEN PREPARED AND HAS BEEN APPROVED WITH THE JACKSON VILLAGE PRELIMINARY MASTER PLAN.
4. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF PENNSYLVANIA.
5. THIS SITE IS NOT WITHIN A DESIGNATED FLOODPLAIN AS DETERMINED FROM THE FLOOD INSURANCE STUDY FOR JACKSON TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA. SEE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 42019C0367D AND 42019C0359D. EFFECTIVE DATE: APRIL 2, 2018.

UTILITY INFORMATION

PUBLIC SANITARY	WESTERN BUTLER COUNTY AUTHORITY
PUBLIC WATER	PENNSYLVANIA AMERICAN WATER
CABLE/INTERNET	ARMSTRONG UTILITIES
GAS	PEOPLES GAS
ELECTRIC	PENN POWER

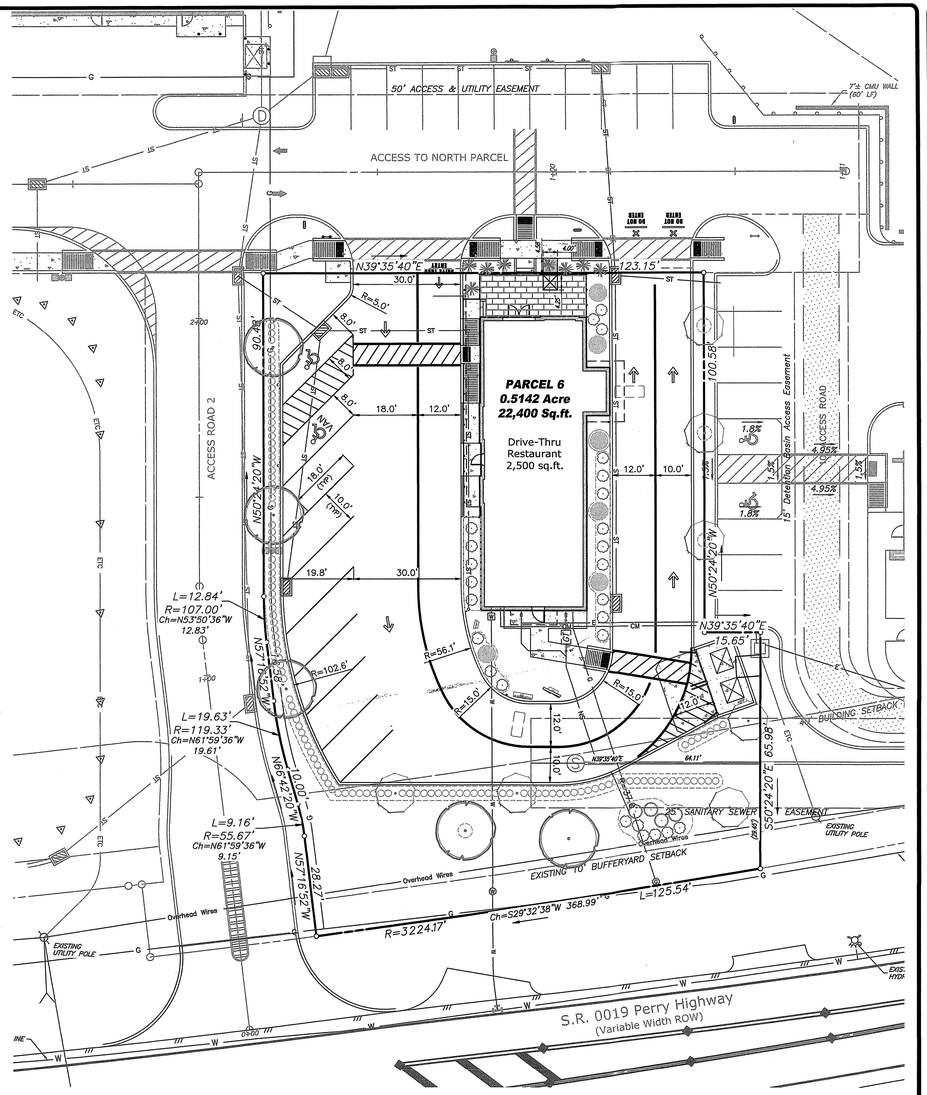
GENERAL LEGEND

EXISTING LEGEND

- PROPERTY LINE (PARCEL)
- EXISTING EASEMENT
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- GUIDERAIL (BY OTHERS)
- UTILITY (WATER LINE)
- UTILITY (GAS LINE)
- UTILITY (OVERHEAD ELECTRIC)
- UTILITY (UNDERGROUND ELECTRIC)
- UTILITY (SANITARY SEWER)
- UTILITY (STORM SEWER)
- CONTOUR (INDEX)
- CONTOUR (INTERMEDIATE)
- FIRE HYDRANT ASSEMBLY
- WATER VALVES

PROPOSED LEGEND

- PROPERTY LINE (EASEMENT)
- 8" CONCRETE CURB
- CONCRETE SIDEWALK
- ADA RAMPS WITH CROSSWALK
- SIGNAGE
- GUIDERAIL
- STORM SEWER
- SANITARY SEWER
- ELECTRIC SERVICE
- CABLE AND COMMUNICATIONS SERVICE
- GAS SERVICE
- WATER SERVICE
- POLE SITE LIGHTING
- PROPOSED TREES, SHRUBS AND ORNAMENTAL GRASS
- PROPOSED MULCH AREA



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

OWNER / DEVELOPER

WEST AIRCOMM FEDERAL CREDIT UNION
485 BUFFALO STREET
BEAVER, PA. 15009
(724) 775-6640

PROPERTY INFORMATION

PROPERTY ADDRESS	PERRY HIGHWAY HARMONY, PA. 16037
TAX ID. NUMBER	180-4F100-13, 180-4F100-13A, 180-4F100-13AA, 180-4F100-13AAA & 180-4F100-13B
TOTAL PLAN AREA	0.5142 ACRES or 22,400 sq.ft.
PROPOSED LAND USE	DRIVE-THRU RESTAURANT

IMPERVIOUS COVERAGE CALCULATION (MAX. 70%)

TOTAL IMPERVIUOS AREA = 0.3381 ACRES (14,726 SQ.FT.) 65.8%

PARKING CALCULATION

PROPOSED LAND USE	= DRIVE-THRU RESTAURANT
BUILDING AREA	= 2,500 SQ.FT.
TOTAL PARKING SPACES REQUIRED (1 SPACE / 75 sf service area(40%) + 1 per emp.)	= 17 SPACES
TOTAL PROPOSED SPACES	= 20 SPACES (INCL. 2 ADA SPACES)

ALL ZONING CALCULATIONS ARE BASED ON THE SHOPPING CENTER

Existing Zoning

MU (Mixed Use District)

	Required
Min Lot Size	1.5 Acres
Min Lot Width	250 feet
Min Front Yard	40 feet /15 feet commercial service streets
Min Rear Yard	50 feet / 15 accessory
Min Side Yard	30 feet / 15 accessory
Side Yard abutting Residential Boundary	30 feet
Max. Lot Coverage	50%, up to 80% with incentive zoning.
Build-to Line	At least sixty five percent of the building walls that are most nearly parallel to the front line shall be located within 30 feet of the adjoining front lot line. For double frontage lots, the requirement shall apply to frontage bearing the primary entrance to the building. Principal buildings meeting and constructed on sites meeting the standards of 27-1704.F, Parking Design Standards, shall not be subject to the Build-to line.

PLAN BOOK	PAGE
435	35

1st Modification: §22-603.B.2.b Existing streets. Sidewalks shall be provided along any side of an existing public or private street within or abutting the property which is the subject of the subdivision and/or land development.

With the exception of the intersection at Little Creek Road and Route 19 and the sidewalk that runs along the south side of Little Creek Road, there are no sidewalks located along Route 19. The area is rather rural with low pedestrian traffic. The topography along the right of way line of Route 19, along which the sidewalk would traverse, is very steep and would require stream crossings at the north and south ends of the site. These construction challenges make us ask for a waiver of this part of the ordinance.

2nd Modification: §26-146.B.8 Exterior slopes of compacted soil shall not exceed 3:1 and may be further reduced if the soil has unstable characteristics.

The location of the detention/infiltration basin was determined to be the only location to have infiltration on the site. The design of the exterior slope of the embankment was to limit the disturbance of sensitive areas of steep slopes, and streams. To limit this disturbance, we are asking for a waiver to this part of the ordinance.

3rd Modification: §22-603.B(2)(c)[3] A grass planting strip, a minimum of three feet wide, shall be provided between the curb and sidewalk.

The location of the existing ADA Ramp/ Sidewalk at the intersection of Route 19 and Little Creek Road is located directly behind the curb. To be consistent with the design of the intersection we ask that the sidewalk be located directly behind the curb to the first curb cut within the plan. Also, at the intersection of ACCESS ROAD 1 and the PARALLEL ROAD, we ask that this waiver include the sidewalk located along the northeast corner of the intersection to help establish separation of the sidewalk and the parking area.

4th Modification: §22-603.B(2)(a) New streets. Sidewalks shall be provided along both sides of any new public or private street.

We ask that the proposed sidewalks be constructed along one side of ACCESS ROAD 1 and the PARALLEL ROAD. This will minimize the flow of pedestrian traffic across the parking lot access locations. We ask also that ACCESS ROAD 2 not have sidewalk on either side of the street since no pedestrian access will be provided along Route 19 as per Modification 1 above.

§27-1433 Conditional Use is Required for this Development as a Planned Shopping Center.

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

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

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

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

DATE ISSUED: April 10, 2024

PROJECT STATUS: Final For Construction

REVISIONS:

NO.	DESCRIPTION	DATE
1	Address Municipal Comments	July 25, 2024
2	Steibucks Comments	Aug. 5, 2024
3	Address WBCA Comments	Sept. 3, 2024
4	Address WBCA Comments	Oct. 10, 2024

DRAWING ORIENTATION

PROJECT TITLE:
Jackson Village - Building Pad 6
Final Land Development Plan
Plan for Recording

CLIENT ADDRESS:
234 Harmony, L.P.
4041 Liberty Avenue
Pittsburgh, Pa. 15224

PROJECT LOCATION:
Jackson Township
Butler County, Pennsylvania

DRAWN BY: Mal
CHECKED BY:
CAD FILE: 13940 Const Parcel 6.dwg
HORZ. SCALE: 1" = 20'
VERT. SCALE:
SHEET: 1 OF 1

REC.1

PROJECT #: 13940

KNOW ALL MEN BY THESE PRESENTS; THAT **BENJAMIN K. & MAUREEN A. DITSON**, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DOES 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 THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF ADAMS, **BENJAMIN K. & MAUREEN A. DITSON** HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES 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 THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON **BENJAMIN K. & MAUREEN A. DITSON**, OUR SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 21 DAY OF November 2025.

ATTEST: Laurie A Hoover
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
LAURIE A HOOVER - Notary Public
Butler County
My Commission Expires March 7, 2029
Commission Number 1457097

OWNER

OWNER

STATE OF PENNSYLVANIA)SS:
COUNTY OF Butler)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY,
PERSONALLY APPEARED ABOVED NAMED **BENJAMIN K. & MAUREEN A. DITSON** AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE OUR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH.

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND SEAL THIS 21 DAY OF November 2025.

MY COMMISSION EXPIRES THE 07 DAY OF March 2029

Laurie A Hoover
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
LAURIE A HOOVER - Notary Public
Butler County
My Commission Expires March 7, 2029
Commission Number 1457097

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 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 BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, THIS 24th DAY OF November, 2025.

SECRETARY

CHAIRMAN, BOARD OF SUPERVISORS

SUPERVISOR

SUPERVISOR

SUPERVISOR

SUPERVISOR

SUPERVISOR

APPROVED BY THE ADAMS TOWNSHIP PLANNING COMMISSION THIS 5th DAY OF November, 2025.

SECRETARY

CHAIRMAN

I, Ronald Olsen, A REGISTERED PROFESSIONAL ENGINEER FOR THE TOWNSHIP OF ADAMS, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN 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.

Nov. 24, 2025 — DATE
026006E — REG. NO.
SIGNATURE

I, JEFFREY A. SHUTY, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY, TO THE BEST 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 AND OR AGENTS.

NOV. 19, 2025 — DATE
REG. NO. SU075509 — REG. NO.

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 17th DAY OF September 2025.

R Henderson mtes
SECRETARY

J. Hines M.E.G
CHAIRMAN

Plan# 25202

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 435 PAGE 36.

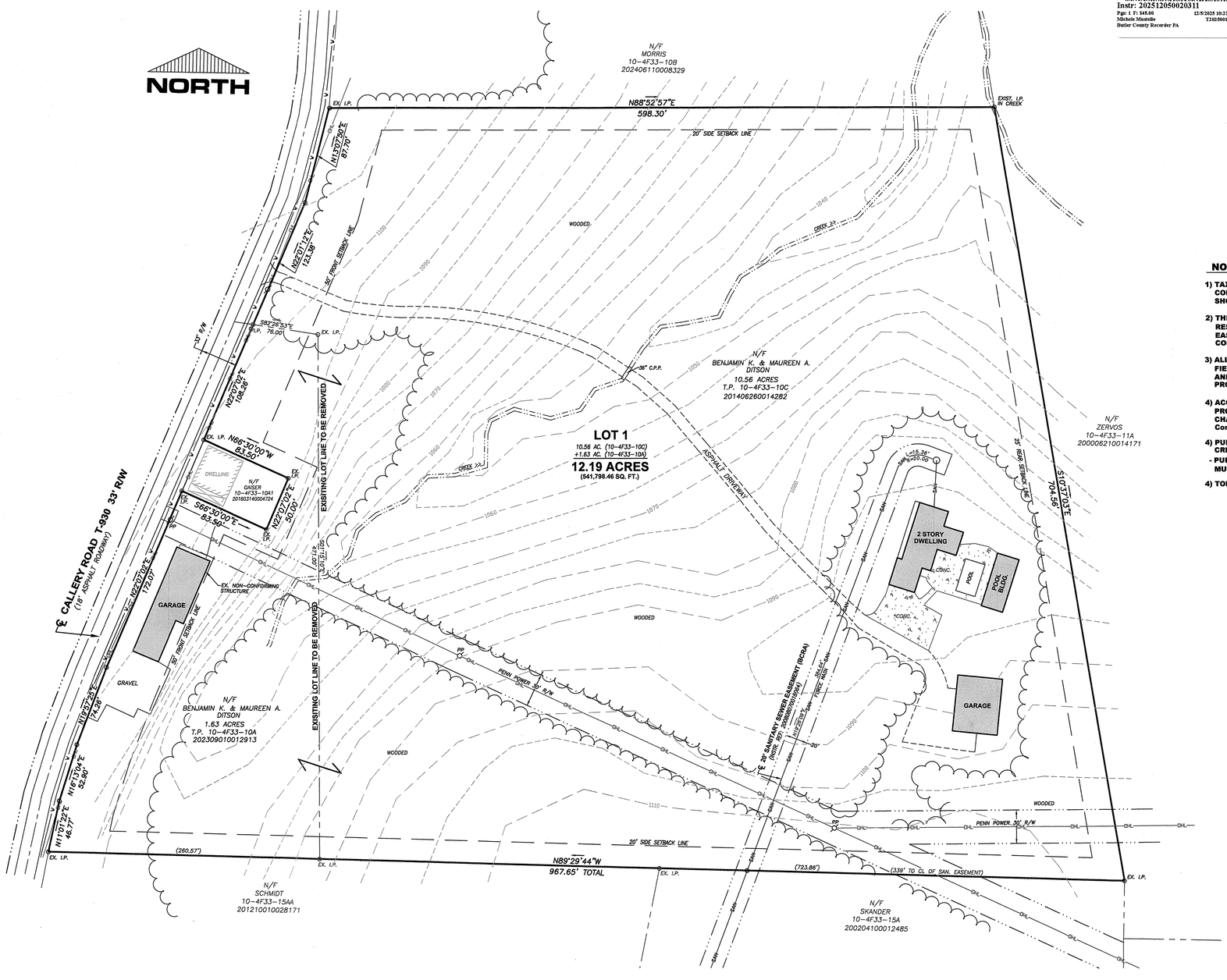
GIVEN UNDER MY HAND AND SEAL THIS 5th DAY OF December 2025.

Michelle M Mustello
RECORDER

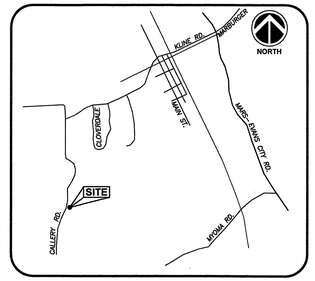
RECORDER OF DEEDS
BUTLER COUNTY PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028



Instr: 202512050020311
Pgs: 1 F: $45.00 — 12/5/2025 10:23 AM
Michele Mustello — T20250017025
Butler County Recorder PA



VICINITY MAP
SCALE: 1" = 2000'

NOTES:

1) TAX PARCEL 10-4F33-10A (1.81 AC.) TO BE ADJOINED TO AND BECOME CONSOLIDATED WITH T.P. 10-4F33-10C (10.63 AC.) TO FORM LOT 1, SHOWN HEREON AS 12.44 AC TOTAL.

2) 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.

3) ALL UTILITIES SHOWN HEREON WERE COLLECTED FROM FIELD EVIDENCE AND AVAILABLE DRAWINGS OF RECORD, AND SHOULD BE CONSIDERED APPROX. ONLY, ONE CALL PROCEDURES SHOULD BE FOLLOWED BEFORE EXCAVATION.

4) ACCORDING TO THE NATIONAL FLOOD HAZARD MAP, THE SUBJECT PROPERTY LIES ENTIRELY IN ZONE X, OUTSIDE 0.2% ANNUAL CHANCE OF FLOODPLAIN.
Community Panel No. 42019C0506D, Effective Date: 8/2/2018

4) PUBLIC SANITARY SEWER SERVICE PROVIDED BY: BREAKNECK CREEK REGIONAL AUTHORITY.
- PUBLIC WATER SERVICE PROVIDED BY: ADAMS TOWNSHIP MUNICIPAL WATER AUTHORITY.

4) TOPOGRAPHIC INFORMATION INTERPOLATED FROM USGS DATA.

PLAN BOOK	PAGE
435	36

TOTAL PLAN AREA 12.19 ACRES
LOT 1 12.19 ACRES

NORTH

Graphic Scale
0 25 50 100

OWNER:
BENJAMIN K. & MAUREEN A. DITSON
754 CALLERY RD.
EVANS CITY, PA 16033

PARCEL ID: 10-4F33-10C INSTR: 201406260014282
PARCEL ID: 10-4F33-10A INSTR: 202309010012913

ZONING: RC (RURAL CONSERVATION)
MIN. LOT AREA 43,560 SQ. FT.
MIN. LOT WIDTH 150' @ FRONT S/B
BUILDING LINE SETBACKS
FRONT 50'
SIDE 20'
REAR 25'

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — JEFFREY A. SHUTY — LAND SURVEYOR No. SU075509 — PENNSYLVANIA

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

Scale 1" = 50'
Date AUG. 28, 2025
REV.– NOV. 6, 2025
REV.– NOV. 19, 2025
Job No. 3850

DITSON - LOT CONSOLIDATION PLAN
LOT 1 - FINAL PLAN
Situate in Adams Township
Butler County, Pa.
Prepared For
BEN DITSON
Sheet No. 1 of 1

U.S. ROUTE 0019 – VARIABLE R/W
(A.K.A. PENNSYLVANIA S.R. 0019)
(PAVED ASPHALT PUBLIC ROADWAY)

UN-NAMED VARIABLE WIDTH RIGHT-OF-WAY
(PAVED ASPHALT ROADWAY)
(SEE P.B.V. 108, PG. 23)

BASSENHEIM WAY 50.0' RIGHT-OF-WAY
4+00 (PAVED ASPHALT ROADWAY)
(SEE P.B.V. 108, PG. 23)

UN-NAMED 50.0' PRIVATE RIGHT-OF-WAY
(UN-OPENED RIGHT-OF-WAY)
(SEE P.B.V. 108, PG. 23)

HEADWALL 01 (AB)
RIM=960.71
INV=958.85 (15"Out-S)

DMH 05 (AB)
RIM=956.13
INV=950.46 (15"In-N)
INV=950.05 (18"Out-S)

68.10'(W-W)
15" SLCPP @ 12.69%

CB 08 (AB)
RIM=946.52
INV=941.23 (15"Out-W)

CB 04 (AB)
RIM=946.61
INV=940.20 (18"In-N)
INV=941.13 (15"In-E)
INV=939.98 (18"Out-S)

109.53'(W-W)
18" SLCPP @ 8.99%

20.17'(W-W)
15" SLCPP @ 0.50%

CB 07 (AB)
RIM=932.64
INV=927.49 (15"Out-S)

19.90'(W-W)
15" SLCPP @ 5.20%

CB 06 (AB)
RIM=932.31
INV=926.45 (15"In-N)
INV=926.11 (15"Out-W)

66.78'(W-W)
15" SLCPP @ 3.66%

CB 03 (AB)
RIM=929.09
INV=923.78 (18"In-N)
INV=923.66 (15"In-E)
INV=923.44 (18"Out-S)

210.61'(W-W)
18" SLCPP @ 7.69%

CB 02 (AB)
RIM=916.46
INV=911.33 (18"In-N)
INV=911.25 (15"In-SE)
INV=911.21 (18"Out-SW)

CB 05 (AB)
RIM=916.30
INV=911.60 (15"Out-NW)

DMH 09 (AB)
RIM=921.62
INV=913.68 (18"In-N)
INV=912.71 (18"Out-S)

92.59'(W-W)
18" SLCPP @ 11.58%

20.15'(W-W)
15" SLCPP @ 1.76%

22.20'(W-W)
18" SLCPP @ 2.05%

20.39'(W-W)
18" SLCPP @ 6.70%

DMH 04 (AB)
RIM=919.47
INV=910.76 (18"In-NE)
INV=909.83 (18"Out-W)

211.87'(W-W)
18" SLCPP @ 0.46%

CB 15 (AB)
RIM=945.74
INV=940.02 (18"Out-NW)

CB 12 (AB)
RIM=945.44
INV=939.72 (18"In-SE)
INV=939.83 (12"In-NW)
INV=939.44 (18"Out-SW)

18.97'(W-W)
18" SLCPP @ 1.54%

105.98'(W-W)
18" SLCPP @ 9.82%

CB 14 (AB)
RIM=944.35
INV=939.15 (15"In-NW)
INV=939.16 (15"Out-SW)

15" CPP STORM SEWER LATERAL TO BUILDING

20.0' STORM SEWER EASEMENT AS PER PLAN

15" CPP STORM SEWER LATERAL TO BUILDING

15.47'(W-W)
15" SLCPP @ 1.93%

10.0' STORM SEWER EASEMENT AS PER PLAN

15' WIDE TEMPORARY CONSTRUCTION EASEMENT

25' WIDE SANITARY SEWER EASEMENT

VARIABLE WIDTH SANITARY SEWER EASEMENT

VARIABLE WIDTH STORM SEWER EASEMENT AS PER PLAN

20.0' STORM SEWER EASEMENT AS PER PLAN

APARTMENT BUILDING
4-STORY
(48 UNIT)
14,017 SF
FFE=947.00

GARAGE
FFE=946.00

CB 13 (AB)
RIM=944.39
INV=938.56 (15"In-NE)
INV=938.32 (18"Out-W)

CB 11 (AB)
RIM=945.57
INV=938.00 (18"In-NE)
INV=938.99 (15"In-SE)
INV=938.81 (18"Out-SW)

DRAIN BASIN 02 (AB)
RIM=943.72
INV=936.22 (30"In-SE)
INV=936.22 (30"In-NW)
INV=936.29 (30"In-NE)
INV=936.15 (30"Out-SW)

DMH 08 (AB)
RIM=943.80
INV=936.80 (18"In-E)
INV=936.56 (30"Out-NW)

DRAIN BASIN 01 (AB)
RIM=944.70
INV=936.70 (30"In-NW)
INV=936.70 (30"In-SE)
INV=936.70 (30"Out-SW)

CB 10 (AB)
RIM=945.55
INV=938.45 (18"In-NE)
INV=938.31 (12"In-NW)
INV=938.13 (18"Out-SW)

UNDERGROUND INFILTRATION SYSTEM

CB 09 (AB)
RIM=942.94
INV=937.49 (15"In-NE)

OS-02 (AB)
W/ METAL WEIR
RIM=943.40
INV=936.07 (30"In-NE)
INV=936.23 (15"Out-SW)

17.13'(W-W)
15" SLCPP @ 0.45%

EW 02 (AB)
RIM=938.01
INV=936.15 (15"In-NE)

EARTHEN SPILLWAY

OS 01 (AB)
RIM=938.74
INV=936.85 (6" REC. CONC. WEIR IN)
INV=932.33 (6" PVC IN)
INV=930.91 (18"Out-SW)

18" SLCPP @ 4.00%

80.76'(W-W)
15" SLCPP @ 21.71%

HW 02 (AB)
RIM=954.88
INV=953.03 (15"Out-SW)

19.34'(W-W)
15" SLCPP @ 28.21%

APPROX. LOC. OF CONC. ANCHORS (SHOWN PER PLANS)

DMH 07 (AB)
RIM=952.70
INV=947.57 (15"In-NE)
INV=947.31 (15"Out-S)

DMH 06 (AB)
RIM=936.30
INV=929.78 (15"In-N)
INV=929.28 (18"In-NE)
INV=929.02 (24"Out-S)

118.50'(W-W)
24" SLCPP @ 17.90%

DBL CB 01B (AB)
RIM=912.90
INV=908.85 (18"In-E)
INV=908.68 (18"Out-W)

1.30'(W-W)
18" SLCPP @ 1.99%

DBL CB 01 (AB)
RIM=912.88
INV=908.65 (18"In-E)
INV=908.55 (24"Out-W)

89.67'(W-W)
24" SLCPP @ 0.50%

DMH 03 (AB)
RIM=914.49
INV=908.10 (24"In-E)
INV=907.81 (24"In-W)
INV=907.90 (30"Out-W)

VARIABLE WIDTH STORM SEWER EASEMENT AS PER PLAN

UNKNOWN 5.9"W.S. CONC. VAULT

CONC SIDEWALK

SECTION A-A

SECTION B-B

DIVERSION CHANNEL

EARTHEN DIVERSION CHANNEL

MATCHLINE SHEET NO. 1 OF 2
MATCHLINE SHEET NO. 2 OF 2

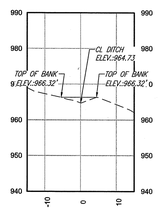
MATCHLINE SHEET NO. 1 OF 2
MATCHLINE SHEET NO. 2 OF 2

LEGEND:

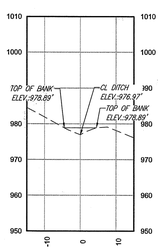
GUY WIRE	GW GW GW GW	BOLLARD	
FENCE LINE	x x x x x	CATCH BASIN	
U/G ELECTRIC	E-UG	ELECTRIC MARKER	ELCTR
LANDSCAPING		ELECTRIC METER	
TREELINE		ELECTRIC PEDESTAL	
PROPERTY ADJOINER		FIRE HYDRANT	FIRE
SUBJECT PROPERTY		GAS MARKER	GASM
PROPERTY EASEMENT		GAS METER	GM
ROAD CENTERLINE		GAS VALVE	GV
ROAD LEGAL R/W		GUY ANCHOR	
MAJOR CONTOUR	1400	GUY POLE	
MINOR CONTOUR		HANDICAP PARKING PAINT	
OVERHEAD LINES	OH OH	IRON PIN-PIPE	
GAS UTILITY	G G	LIGHT POLE	
SANITARY UTILITY	SAN SAN	OUT STRUCTURE	
STORM UTILITY		SANITARY CLEAN OUT	
WATER UTILITY	W W	SANITARY MANHOLE	S
ELECTRIC UTILITY	E E	SHRUB	
		SIDEWALK STORM INLET	
		SINGLE POST SIGN	
		STORM MANHOLE	D
		TELEPHONE MARKER	TELEPH
		TELEPHONE PEDESTAL	
		CONIFEROUS TREE	
		DECIDUOUS TREES	
		UTILITY POLE	
		WATER MARKER	WMKR
		WATER METER	
		WATER MANHOLE	W
		WATER VALVE	
		WATER TANK	WATER
		AIR CONDITIONER	
		ROOF DRAIN	

Instr: 202512080020495
12/8/2025 2:43 PM
Pgs: 2 Fl: $85.00
T2025001777
Michele Mustello
Butler County Recorder PA

DIVERSION CHANNEL CROSS SECTIONS



SECTION B-B



SECTION A-A

REGISTERED ENGINEER

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER GARY A. SHEFFLER, JR PE057446

ENGINEER'S CERTIFICATION

I, GARY A. SHEFFLER JR., HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE ADAMS TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

SIGNED AND NOTED THIS 5 DAY OF Dec 20 25.

GARY A. SHEFFLER PE, REG. NO. PE057446

REGISTERED SURVEYOR

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL SURVEYOR GARY A. SHEFFLER No. 11786-E

SURVEYOR'S CERTIFICATION

I, GARY A. SHEFFLER SR. A PROFESSIONAL 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 THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

(GARY A. SHEFFLER) PLS — 11786-E (REGISTRATION NUMBER)

12/5/2025 (DATE)

BUTLER COUNTY RECORDER OF DEEDS

RECORDER OF DEEDS BUTLER COUNTY, PA

ACKNOWLEDGMENT OF NOTARY PUBLIC

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY PERSONALLY APPEARED THE ABOVE NAMED GARY A. SHEFFLER, JR, ENGINEER AND SURVEYOR.

WITNESS MY HAND AND NOTARIAL SEAL THIS 5 day of December 20 25

MY COMMISSION EXPIRES THE 23 day of March 20 29

(NOTARY PUBLIC)

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Laura Koyack, Notary Public
Allegheny County
My Commission Expires 3/23/2029
Commission # 1308528

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, PLATS, ETC. IN BUTLER COUNTY IN PLAN BOOK VOLUME 435, PAGE(S) 37 38

GIVEN BY MY HAND AND SEAL THIS 8TH DAY OF December 20 25

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday In January 2028

PLAN BOOK	PAGE
435	37

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.

NORTH

Horizontal Scale
30 0 30 60
(Feet)
1 inch = 30 ft.

Date:	Revision Description:	By:
08-01-2025	Original Submittal	MNR

Professional Seal

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Frydrych Property
Village Traditional Neighborhood Development

Prepared For:
David L. Frydrych & Audrey G. Frydrych, Inc.

Situate In:
Jackson Township, Butler County, Pennsylvania

POST CONSTRUCTION STORMWATER MANAGEMENT N.O.T. PLAN

DRAWING SCALE:	1" = 30'	DRAWN BY:	MNR
DATE ISSUED:	08/01/2025	REVIEWED BY:	MWS
PROJECT JOB#:	3789	FIELD BOOK #:	---
CADD#: 3789 - FRYDRYCH-STORM SEWER AB.DWG			

Mr. David Frydrych
3 Northgate Plaza
Route 19 North
Harmony, PA 16037
Phone: 724-452-9430

Sheet No.

1 of 2

EARTHEN EMISSION CHANNEL

VARIABLE WIDTH STORM SEWER EASEMENT AS PER PLAN

OS 01 (AB)
RIM=939.74
INV=936.85 (8" REC. CONC. WEIR IN)
INV=932.32 (6" PVC IN)
INV=930.91 (18"Out-SW)

18" SLCPP @ 1.63%

DMH 03 (AB)
RIM=914.49
INV=908.10 (24"In-E)
INV=907.91 (24"In-N)
INV=907.90 (30"Out-W)

80.75'(W-W)
15" SLCPP @ 21.71%

HW 02 (AB)
RIM=954.88
INV=953.03 (15"Out-SW)

19.34'(W-W)
15" SLCPP @ 28.21%

APPROX. LOC. OF CONC.! ANCHORS (SHOWN PER PLANS)

DMH 06 (AB)
RIM=936.30
INV=929.76 (15"In-N)
INV=929.28 (18"In-NE)
INV=929.02 (24"Out-S)

118.50'(W-W)
24" SLCPP @ 17.90%

DMH 07 (AB)
RIM=952.70
INV=947.57 (15"In-NE)
INV=947.31 (15"Out-S)

VARIABLE WIDTH STORM SEWER EASEMENT AS PER PLAN

MATCHLINE SHEET NO. 1 OF 2
MATCHLINE SHEET NO. 2 OF 2

MATCHLINE SHEET NO. 1 OF 2
MATCHLINE SHEET NO. 2 OF 2

229.87'(W-W)
30" SLCPP @ 0.41%

DMH 02 (AB)
RIM=912.66
INV=906.96 (30"In-E)
INV=905.40 (30"Out-W)

15.0' STORM SEWER EASEMENT AS PER PLAN

255.08'(W-W)
30" SLCPP @ 2.61%

15' WIDE TEMPORARY CONSTRUCTION EASEMENT

DMH 01 (AB)
RIM=905.93
INV=898.73 (30"In-E)
INV=898.62 (30"Out-S)

20.0' STORM SEWER EASEMENT AS PER PLAN

77.95'(W-W)
30" SLCPP @ 1.07%

EW 01 (AB)
RIM=901.00
INV=897.79 (30"Out-S)

PLAN BOOK	PAGE
435	38

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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.

NORTH

Horizontal Scale
30 0 30 60
(Feet)
1 inch = 30 ft.

Date:	Revision Description:	By:
8-01-2025	Original Submittal	MNR

Professional Seal

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Frydrych Property
Village Traditional Neighborhood Development

Prepared For:
David L. Frydrych & Audrey G. Frydrych, Inc.

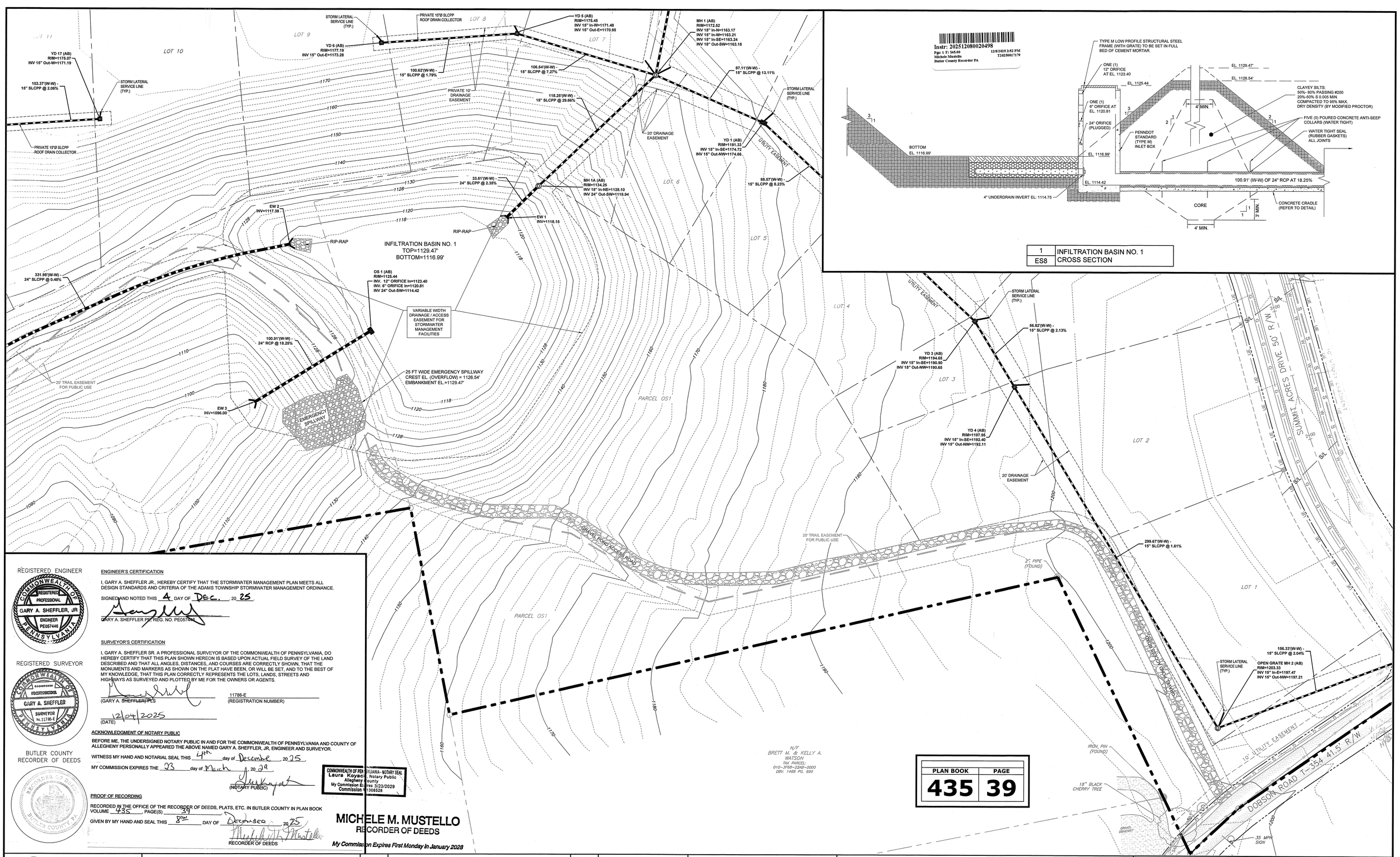
Situate In:
Jackson Township, Butler County, Pennsylvania

POST CONSTRUCTION STORMWATER MANAGEMENT N.O.T. PLAN

DRAWING SCALE:	1" = 30'	DRAWN BY:	MNR
DATE ISSUED:	08/01/2025	REVIEWED BY:	MWS
PROJECT JOB#:	3789	FIELD BOOK #:	---
CADD#: 3789 - FRYDRYCH-STORM SEWER AB.DWG			

Mr. David Frydrych
3 Northgate Plaza
Route 19 North
Harmony, PA 16037
Phone: 724-452-9430

Sheet No.
2 of 2



Instr: 202512080020498
Pgs: 1 Fl: $45.00
Michele Mustello
Butler County Recorder PA
12/8/2025 3:52 PM
T20250017179

1	INFILTRATION BASIN NO. 1
ES8	CROSS SECTION

REGISTERED ENGINEER

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — GARY A. SHEFFLER, JR — ENGINEER — PE057446

ENGINEER'S CERTIFICATION

I, GARY A. SHEFFLER JR., HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE ADAMS TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

SIGNED AND NOTED THIS 4 DAY OF DEC., 20 25.

GARY A. SHEFFLER PE REG. NO. PE057446

REGISTERED SURVEYOR

COMMONWEALTH OF PENNSYLVANIA — GARY A. SHEFFLER — SURVEYOR — No. 11786-E

SURVEYOR'S CERTIFICATION

I, GARY A. SHEFFLER SR. A PROFESSIONAL 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 THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

(GARY A. SHEFFLER PLS) 11786-E (REGISTRATION NUMBER)

12/04/2025 (DATE)

BUTLER COUNTY RECORDER OF DEEDS

RECORDER OF DEEDS — BUTLER COUNTY, PA

ACKNOWLEDGMENT OF NOTARY PUBLIC

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY PERSONALLY APPEARED THE ABOVE NAMED GARY A. SHEFFLER, JR, ENGINEER AND SURVEYOR.

WITNESS MY HAND AND NOTARIAL SEAL THIS 4th day of December 20 25.

MY COMMISSION EXPIRES THE 23 day of March 20 29

(NOTARY PUBLIC)

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL — Laura Koyack — Notary Public — Allegheny County — My Commission Expires 3/23/2029 — Commission # 1308528

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, PLATS, ETC. IN BUTLER COUNTY IN PLAN BOOK VOLUME 435, PAGE(S) 39.

GIVEN BY MY HAND AND SEAL THIS 8th DAY OF December 20 25

RECORDER OF DEEDS

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

PLAN BOOK	PAGE
435	39

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.

NORTH

Horizontal Scale
30 0 30 60
(Feet)
1 inch = 30 ft.

Date:	Revision Description:	By:

Professional Seal

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

MEADOW POINT
FINAL PLANNED RESIDENTIAL DEVELOPMENT

Prepared For:
Penn Acres LLC

Situate In:
Adams Township, Butler County, Pennsylvania

POST CONSTRUCTION STORMWATER MANAGEMENT N.O.T. PLAN

DRAWING SCALE:	1" = 30'	DESIGNED BY:	MNR
DATE ISSUED:	12/03/2025	REVIEWED BY:	RLS
PROJECT JOB#:	3725	FIELD BOOK #:	---
CADD#: 3725-Meadow Point-Basin 1-NOT.dwg			

Penn Acres LLC
Att: Mr. Michael Greca
1552 Barrington Drive
Wexford, PA 15090

Sheet No.
1 of 1

STORM SEWER LATERAL SIZING

THE CONTRACTOR SHALL INSTALL ROOF/FOUNDATION COLLECTION PIPE, PER THE FOLLOWING, MINIMUM CONDITIONS:

ONE LOT TRIBUTARY TO COLLECTION PIPE:

6" DIAMETER

TWO - THREE LOTS TRIBUTARY TO COLLECTION PIPE:

8" DIAMETER

FOUR - NINE LOTS TRIBUTARY TO COLLECTION PIPE:

12" DIAMETER

TEN - FIFTEEN LOTS TRIBUTARY TO COLLECTION PIPE:

15" DIAMETER

THE MINIMUM SLOPE AT ALL TIMES IS TO REMAIN 1.00% FOR ROOF DRAIN COLLECTION SYSTEMS, FOR ALL DIAMETERS UTILIZED.

THE CONDITIONS LISTED HEREON ARE MINIMUM ONLY. INCREASES IN PIPE SLOPE IS PERMITTED, AS IS PIPE SIZE, UNDER THE CONDITION THAT THE NEXT SMALLEST DIAMETER REQUIRED WAS ADEQUATE FOR FLOW CONVEYANCE.

NPDES PERMIT BOUNDARY (60.50 ACRES)

LIMITS OF DISTURBANCE (56.00 ACRES)

REGISTERED ENGINEER

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

DESIGN ENGINEER CERTIFICATION:

I, GARY A. SHEFFLER, JR., HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE JACKSON TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

GARY A. SHEFFLER JR., PE / PLS

ACKNOWLEDGMENT (ENGINEER)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED GARY A. SHEFFLER, JR. THE ENGINEER RESPONSIBLE FOR THE FINAL POST CONSTRUCTION STORMWATER MANAGEMENT PLAN.

WITNESS MY HAND AND NOTARIAL SEAL THIS 8 DAY OF December 20 25

MY COMMISSION EXPIRES THE 23 DAY OF March 20 29

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Laura Kovacik, Notary Public
Allegheny County
My Commission Expires 3/23/2029
Commission # 1308528

BUTLER COUNTY RECORDER OF DEEDS

RECORDER OF DEEDS — BUTLER COUNTY, PA

PROOF OF RECORDING:

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

IN PLAN BOOK VOLUME 435 PAGE(S) 40-45

GIVEN UNDER MY HAND AND SEAL THIS 8th DAY OF December 20 25

RECORDER OF DEEDS

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

OPERATION AND MAINTENANCE NOTE:

AN EXECUTED OPERATIONS AND MAINTENANCE (O&M) AGREEMENT IS REQUIRED BY SECTION 26-168 OF THE JACKSON TOWNSHIP ORDINANCE AND THAT THE O&M AGREEMENT IS PART OF THE STORMWATER MANAGEMENT SITE PLAN.

GENERAL NOTES

1. THE CONTRACTOR SHALL ENSURE A MINIMUM OF 10 FEET WIDE AREA CENTERED OVER THE FINAL INSTALLED SANITARY SEWER TO HAVE CROSS SLOPE OF NO MORE THAN 5% TO FACILITATE ACCESS FOR MAINTENANCE.

Instr: 202512080020503
Pgs: 6 F: $245.00
Michele Mustello
Butler County Recorder PA
12/8/2025 2:59 PM
T20250017194

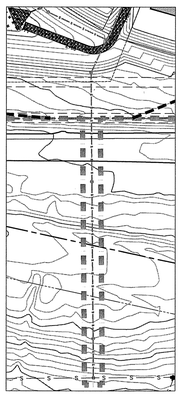
Drawing Legend

- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- ADJOINING PROPERTY LINE
- ROAD CENTER LINE
- STREAM LINE
- CONTOUR LINES
- STORM SEWER LINE
- STORM SEWER LATERAL LINE
- SANITARY SEWER LINE
- SANITARY LATERAL LINE
- WATER LINE
- GAS LINE
- WATER SERVICE LINE
- GAS SERVICE LINE

CRITICAL STAGES NOTES:

1. CONFIRMATION TESTING OF THE INFILTRATION BASIN SCMs ARE REQUIRED ONCE THE TRIBUTARY AREA TO THE SCMs ARE PERMANENTLY STABILIZED AND HAVE REACHED 70% VEGETATIVE COVER.
2. THE PERMITTEE MUST SUBMIT THE CHAPTER 102 STORMWATER CONTROL MEASURE (SCM) CONSTRUCTION CERTIFICATION FORM WITHIN 30 DAYS OF THE COMPLETION OF A STRUCTURAL PCSM SCM PER PAG-02 REQUIREMENT. THE LICENSED PROFESSIONAL MUST SIGN AND DATE THE FORM.
   - 2.1. NOTE THE INSPECTOR RESPONSIBLE FOR REVIEWING THE E&S BMPS AND THE PCSM SCMS SHOULD BE QUALIFIED AND HOLD VALID CERTIFICATION.
   - 2.2. PHOTOGRAPHS ARE REQUIRED FOR EACH CRITICAL STAGE OVERSEEN BY THE INSPECTOR AND EACH PHOTOGRAPH SHOULD HAVE A STAMP IDENTIFYING THE DATE AND TIME OF THE PHOTOGRAPH TAKEN W/ APPROPRIATE CAPTIONS.
3. NOTICE OF TERMINATION (NOT) FOR THE NPDES PERMIT SHALL BE SUBMITTED UPON THE COMPLETION OF THE FOLLOWING ITEMS:
   - 3.1. CONFIRMATION TESTING HAS BEEN PERFORMED ON SCM FACILITIES
   - 3.2. SITE HAS BEEN COMPLETELY STABILIZED AND ACHIEVED AT LEAST 70% VEGETATIVE COVER
   - 3.3. SCM FACILITIES AND COMPONENTS HAVE BEEN SURVEYED AND AS-BUILTS RECORDED

INSERT A



STORMWATER MANAGEMENT BASIN 1 (BMP ID: 1)

STORMWATER MANAGEMENT BASIN 2 (BMP ID: 2)

STORMWATER MANAGEMENT BASIN 3 (BMP ID: 3)

SEE INSERT A

PLAN BOOK	PAGE
435	40

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

POCS SER. #: 2017

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.

NORTH

Horizontal Scale
100 0 100 200
(Feet)
1 inch = 100 ft.

Date:	Revision Description:	By:
10/16/2024	ORIGINAL TENTATIVE SUBMISSION TO JACKSON	EM
11/01/2024	ORIGINAL NPDES SUBMISSION	RLS
01/10/2025	TENTATIVE RESUBMISSION TO JACKSON	EM
02/27/2025	RESUBMISSION TO JACKSON	EM
03/05/2025	COMPLETENESS NPDES RESUBMISSION TO BCCD	RLS
06/11/2025	TECHNICAL NPDES RESUBMISSION TO BCCD	RLS
06/11/2025	INITIAL PHASE 1 WBCA/HRG SUBMISSION	RLS
08/21/2025	ELEVATED NPDES RESUBMISSION TO BCCD	RLS
08/21/2025	REVISED FINAL PHASE 1 TOWNSHIP SUBMISSION	ADM
09/03/2025	NPDES CLEANUP RESUBMISSION TO BCCD	RLS
10/31/2025	PHASE 1 WBCA/HRG RESUBMISSION	MDH

Professional Seal

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

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Paige Pointe
Residential Development

Prepared For:
Bell Properties

Situate In:
Jackson Township, Butler County, Pennsylvania

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (INDEX)

DRAWING SCALE:	1" = 100'	DESIGNED BY:	RLS
DATE ISSUED:	10/31/2024	REVIEWED BY:	GAS
PROJECT JOB#:	4482	FIELD BOOK #:	---
CADD#: 4482 - PCSM PLANS.DWG			

Bell Properties
Attn: Dion McMullen
124 Plunket Drive
Zelienople, PA 16063

Sheet No.

PCSM1

F:\e\K:\Sheffler\Sheffler Project Files\Jobs 4400-4499\4482 - Bell-Stebenring Properties\Drawings\Civil\Sheets\4482 - PCSM Plans.dwg,7/16/19

Drawing Legend

- PROPERTY BOUNDARY
- PROPOSED LOT LINE
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- GAS LINE
- WATER SERVICE LINE
- GAS SERVICE LINE

PLAN BOOK	PAGE
435	41

PARCEL TH-104C MBE=1071.0
PARCEL TH-104B MBE=1071.0
PARCEL TH-104A MBE=1071.0
CB-17 TOP=1078.52 INV=1072.70 (15"OUT-NE)
STMH-9 TOP=1080.67 INV=1072.40 (15"IN-SW) INV=1072.40 (15"IN-E) INV=1072.20 (18"OUT-N)
26.18'(W-W) 15"Ø SLCPP @ 1.1%
94.39'(W-W) 15"Ø SLCPP @ 10.0%
CB-18 TOP=1088.05 INV=1082.00 (15"IN-N) INV=1082.00 (15"IN-E) INV=1081.80 (15"OUT-W)
CB-19 TOP=1088.05 INV=1082.60 (15"OUT-S)
20.04'(W-W) 15"Ø SLCPP @ 3.0%
PARCEL TH-105F MBE=1076.0
PARCEL TH-105E MBE=1078.0
PARCEL TH-105D
PARCEL TH-105C MBE=1082.0
PARCEL TH-105B MBE=1084.0
PARCEL TH-105A MBE=1086.0
PARCEL TH-103A FFE=1092.0
PARCEL TH-103B FFE=1094.0
PARCEL TH-103C FFE=1096.0
PARCEL TH-103D FFE=1098.0
136.93'(W-W) 15"Ø SLCPP @ 8.0%
CB-20 TOP=1099.25 E INV=1093.20 (15"IN-N) INV=1093.20 (15"IN-E) INV=1093.00 (15"OUT-W)
CB-21 TOP=1099.25 INV=1094.64 (15"OUT-S)
20.10'(W-W) 15"Ø SLCPP @ 7.2%
PARCEL TH-106E MBE=1093.0
PARCEL TH-106D MBE=1095.0
PARCEL TH-106C MBE=1097.0
PARCEL TH-106B MBE=1099.0
PARCEL TH-106A MBE=1101.0
PARCEL TH-102A FFE=1103.0
PARCEL TH-102B FFE=1105.0
PARCEL TH-102C FFE=1107.0
162.92'(W-W) 15"Ø SLCPP @ 8.3%
PARCEL TH-102E FFE=1111.0
PARCEL TH-102F FFE=1113.0
PARCEL TH-107E
PARCEL TH-107D MBE=1107.0
PARCEL TH-107C MBE=1108.0
PARCEL TH-107B MBE=1110.0
PARCEL TH-107A MBE=1111.0
PARCEL TH-101A FFE=1116.0
PARCEL TH-101B FFE=1118.0
PARCEL TH-101C FFE=1119.0
PARCEL TH-101D FFE=1120.0
PARCEL TH-101E FFE=1121.0
CB-23 TOP=1112.49 INV=1107.00 (15"IN-N) INV=1106.80 (15"OUT-W)
CB-23 TOP=1112.49 INV=1108.00 (15"OUT-S)
20.07'(W-W) 15"Ø SLCPP @ 5.0%
CB-11 TOP=1113.99 INV=1107.19 (15"IN-E) INV=1107.19 (18"IN-SW) INV=1106.99 (18"OUT-N)
STMH-8 TOP=1072.95 INV=1069.00 (18"IW-S) INV=1068.80 (24"OUT-E)
395.32'(W-W) 24"Ø SLCPP @ 1.0%
PARCEL OS-2
YD-6 TOP=1133.07 INV=1124.58 (15"OUT-SE)
CB-13 TOP=1128.79 INV=1119.99 (15"IN-NE) INV=1119.99 (18"IN-S) INV=1119.79 (18"OUT-NW)
112.01'(W-W) 15"Ø SLCPP @ 1.0%
21L301'(W-W1) 18"Ø SLCPP @ 6.0%
20.15'(W-W) 15"Ø SLCPP @ 10.0%
YD-5 TOP=1134.27 INV=1123.54 (15"IN-NW) INV=1123.54 (10"IN-SE) INV=1123.64 (15"OUT-NE)
CB-14 TOP=1128.79 INV=1122.79 (15"OUT-SW)
CB-12 TOP=1113.99 INV=1109.33 (15"OUT-W)
20.19'(W-W) 15"Ø SLCPP @ 13.8%
LOT 108 MBE=1124.5
LOT 109 MBE=1126.0
LOT 110 MBE=1128.0
LOT 111 MBE=1127.0
LOT 112 MBE=1129.1
LOT 121 MBE=1116.0
LOT 122 MBE=1110.0
LOT 123 MBE=1109.0
LOT 120 MBE=1125.0
LOT 106 MBE=1099.0
LOT 105 MBE=1095.0
LOT 104 MBE=1099.0
LOT 103 MBE=1097.0
LOT 102 MBE=1102.0
LOT 101 MBE=1095.0 (NO BASEMENT)
194.19'(W-W) 18"Ø SLCPP @ 7.1%
CB-9 TOP=1098.86 INV=1093.20 (15"IN-SE) INV=1093.20 (18"IN-SW) INV=1093.00 (18"OUT-NE)
CB-10 TOP=1098.86 INV=1094.00 (15"OUT-NW)
20.05'(W-W) 15"Ø SLCPP @ 4.0%
STORM COLLECTOR @ 1.0% MIN SLOPE (SEE SIZING CHART)
CB-15 TOP=1133.61 INV=1122.31 (15"IN-SW) INV=1122.31 (15"IN-NE) INV=1122.11 (15"OUT-NW)
CB-16 TOP=1133.61 INV=1123.25 (10"IN-NE) INV=1123.15 (15"OUT-SW)
20.06'(W-W) 15"Ø SLCPP @ 4.2%
STMH-7 TOP=1077.06 INV=1065.20 (24"IN-W) INV=1065.00 (24"OUT-N)
STMH-6 TOP=1075.00 INV=1064.20 (24"IN-S) INV=1064.00 (24"OUT-N)
78.88'(W-W) 24"Ø SLCPP @ 1.0%
78.23'(W-W) 24"Ø SLCPP @ 28.6%
CB-1 TOP=1048.97 INV=1041.30 (36"IN-S) INV=1041.10 (36"OUT-NW)
CB-2 TOP=1048.97 INV=1041.60 (24"IN-E) INV=1041.60 (24"IN-S) INV=1041.40 (36"OUT-N)
STMH-4 TOP=1050.95 INV=1040.40 (36"IN-SE) INV=1040.20 (36"OUT-NE)
105.90'(W-W) 18"Ø SLCPP @ 6.7%
20.02'(W-W) 36"Ø SLCPP @ 0.5%
PARCEL TH-109F FFE=1069.0
PARCEL TH-109E FFE=1071.0
PARCEL TH-109D FFE=1073.0
PARCEL TH-109C FFE=1075.0
PARCEL TH-109B FFE=1161.0
PARCEL TH-109A FFE=1163.0
192.99'(W-W) 36"Ø SLCPP @ 0.6%
10' AGGREGATE ACCESS ROAD
EW-2 INV=1039.00
ROCK APRON
STORM COLLECTOR @ 1.0% MIN SLOPE (SEE SIZING CHART)
CB-3 TOP=1052.79 INV=1055.98 (24"IN-NW) INV=1055.69 (15"IN-NW) INV=1055.78 (24"OUT-SW)
CB-4 TOP=1062.78 INV=1058.28 (15"OUT-SE)
20.15'(W-W) 15"Ø SLCPP @ 11.4%
OS-7 TOP=1045.25 INV=1036.00 (24"OUT-NW)
STORMWATER MANAGEMENT BASIN I (BMP ID: 1)
PARCEL OS-1
141.22'(W-W) 24"Ø SLCPP @ 1.4%
STMH-10 TOP=1071.61 INV=1058.09 (24"IN-E) INV=1057.89 (24"OUT-SW)
109.15'(W-W) 24"Ø SLCPP @ 1.0%
DCB-5 TOP=1070.81 INV=1059.41 (18"IN-E) INV=1059.41 (18"IN-S) INV=1059.21 (24"OUT-W)
161.47'(W-W) 18"Ø SLCPP @ 8.1%
PARCEL TH-109E FFE=1073.5
PARCEL TH-109D FFE=1073.0
GLADE RUN (WWF) (PERENNIAL)
DELINEATED WETLAND "Z" (VIA SENECA TRAIL5)
EW-1 INV=982.00
DISCHARGE POINT (DP: 001) LAT: N40.774395 LONG: W80.135872
22.28'(W-W) 90"Ø SLCPP @ 1.1%
STMH-1 TOP=990.13 INV=984.24 (30"IN-SE) INV=982.24 (30"OUT-NW)
101.85'(W-W) 30"Ø SLCPP @ 31.6%
STMH-2 TOP=1022.13 INV=1016.60 (30"IN-E) INV=1016.40 (30"OUT-NW)
117.91'(W-W) 30"Ø SLCPP @ 2.9%
PARCEL T
68.68'(W-W) 30"Ø RCP @ 19.7%
STMH-3A TOP=1046.25 INV=1035.75 (24"IN-SE) INV=1035.75 (30"IN-E) INV=1033.75 (30"OUT-NW)
8.05'(W-W) 24"Ø RCP @ 3.1%
ANTI-SEEP COLLAR (5)
15.38'(W-W) 30"Ø RCP @ 1.6%
EMERGENCY SPILLWAY STRUCTURES
ES-1 TOP=1045.75 INV=1036.00 (30"OUT-W)
BASIN 1 IT-2 LAT:40°46'26.48" LONG:-80°08'5.98" EL:1030.0
STMH-3 TOP=1028.97 INV=1020.20 (30"IN-SE) INV=1020.00 (30"OUT-W)
BASIN 1 IT-1 LAT:40° 46'26.53" LONG:-80° 8'5.94" EL:1030.0
BASIN 1 IT-3 LAT:40° 46'26.39" LONG:-80° 8'5.19" EL:1037.0
SHEET PCSM4
SHEET PCSM3

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

POCS SER. #: 2017

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.

NORTH

Horizontal Scale

50 0 50 100

(Feet)

1 inch = 50 ft.

Date:	Revision Description:	By:
10/16/2024	ORIGINAL TENTATIVE SUBMISSION TO JACKSON	EM
11/01/2024	ORIGINAL NPDES SUBMISSION	RLS
01/10/2025	TENTATIVE RESUBMISSION TO JACKSON	EM
02/21/2025	RESUBMISSION TO JACKSON	EM
03/05/2025	COMPLETENESS NPDES RESUBMISSION TO BCCD	RLS
06/11/2025	TECHNICAL NPDES RESUBMISSION TO BCCD	RLS
06/11/2025	INITIAL PHASE 1 WBCA/HRG SUBMISSION	RLS
08/21/2025	ELEVATED NPDES RESUBMISSION TO BCCD	RLS
08/21/2025	REVISED FINAL PHASE 1 TOWNSHIP SUBMISSION	AGM
09/03/2025	NPDES CLEANUP RESUBMISSION TO BCCD	RLS
10/31/2025	PHASE 1 WBCA/HRG RESUBMISSION	MDH

Professional Seal

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

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Paige Pointe
Residential Development

Prepared For:
Bell Properties

Situate In:
Jackson Township, Butler County, Pennsylvania

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

DRAWING SCALE:	1" = 50'	DESIGNED BY:	RLS
DATE ISSUED:	10/31/2024	REVIEWED BY:	GAS
PROJECT JOB#:	4482	FIELD BOOK #:	---
CADD#: 4482 - PCSM PLANS.DWG			

Bell Properties
Attn: Dion McMullen
124 Plunkett Drive
Zelienople, PA 16063

Sheet No.

PCSM2

File: K:\Sheffler\Co\Sheffler Project Files\Jobs 4400-4499\4482 - Bell-Bestwing Properties\Drawings\Civil\Sheets\4482 - PCSM Plans.dwg,7/8/19

SHEET PCSM2

SHEET PCSM4

PARCEL OS-1

PARCEL OS-3

WETLAND H

UNT TO GLADE RUN (WWF) (WATERCOURSE G) (INTERMITTENT)

UNT TO GLADE RUN (WWF) (WATERCOURSE F) (INTERMITTENT)

UNT TO GLADE RUN (WWF) (WATERCOURSE J) (PERENNIAL)

DISCHARGE POINT (DP-007) LAT: N40.772886 LONG: W80.132684

DISCHARGE POINT (DP-002) LAT: N40.773118 LONG: W80.132163

DISCHARGE POINT (DP. 006) LAT: N40.773101 LONG: W80.131907

STORMWATER MANAGEMENT BASIN 1 (BMP ID: 1)

STORMWATER MANAGEMENT BASIN 2 (BMP ID: 2)

EMERGENCY SPILLWAY

10' AGGREGATE ACCESS ROAD

ROCK APRON

ANTI SEEP COLLARS (4)

BASIN 1 IT-1 LAT:40°46'24.19" LONG:-80°7'59.68" EL:1032.0

BASIN 1 IT-2 LAT:40°46'24.18" LONG:-80°07'56.07" EL:1032.0

BASIN 1 IT-3 LAT:40°46'26.39" LONG:-80°8'5.19" EL:1037.0

SPILLWAY STRUCTURES

STORM COLLECTOR @ 1.0% MIN SLOPE (SEE SIZING CHART)

PARCEL TH-109E FFE=1073.5
PARCEL TH-109D FFE=1073.0
PARCEL TH-109C FFE=1072.5
PARCEL TH-109B FFE=1072.0
PARCEL TH-109A FFE=1071.5
PARCEL TH-110E FFE=1070.0
PARCEL TH-110D FFE=1069.0
PARCEL TH-110C FFE=1067.0
PARCEL TH-110B FFE=1066.0
PARCEL TH-110A FFE=1054.0
PARCEL TH-111E FFE=1060.0
PARCEL TH-111D FFE=1058.0
PARCEL TH-111C FFE=1056.0
PARCEL TH-111B FFE=1054.0
PARCEL TH-111A FFE=1053.0
PARCEL TH-112D FFE=1050.0
PARCEL TH-112C FFE=1048.0
PARCEL TH-112B FFE=1046.0
PARCEL TH-112A FFE=1045.0

LOT 100 MBE=1068.0
LOT 101 MBE=1068.0
LOT 102 MBE=1068.0
LOT 103 MBE=1067.0
LOT 104 MBE=1069.0
LOT 105 MBE=1064.0
LOT 106 MBE=1060.0
LOT 107 MBE=1102.0
LOT 108 MBE=1098.0
LOT 109 MBE=1126.0
LOT 110 MBE=1128.0
LOT 111 MBE=1127.0
LOT 112 MBE=1129.0
LOT 113 MBE=1129.0
LOT 114 MBE=1129.0
LOT 115 MBE=1129.0
LOT 116 MBE=1129.0
LOT 117 MBE=1129.0
LOT 118 MBE=1129.0
LOT 119 MBE=1126.0
LOT 120 MBE=1125.0
LOT 121 MBE=1118.0
LOT 122 MBE=1110.0
LOT 123 MBE=1100.0
LOT 124 MBE=1090.0
LOT 125 MBE=1085.0
LOT 126 MBE=1080.0
LOT 127 MBE=1080.0
LOT 128 MBE=1075.0
LOT 129 MBE=1070.0
LOT 130 MBE=1065.0 (NO BASEMENT SEWER)
LOT 131 MBE=1062.0
LOT 132 MBE=1043.5
LOT 133 MBE=1043.0
LOT 134 MBE=1044.0
LOT 135 MBE=1045.0
LOT 136 MBE=1047.0
LOT 137 MBE=1054.0
LOT 138 MBE=1060.0
LOT 139 MBE=1063.0
LOT 140 MBE=1066.0
LOT 141 MBE=1069.0
LOT 142 MBE=1068.0
LOT 143 MBE=1067.0
LOT 144 MBE=1067.0
LOT 145 MBE=1068.0
LOT 146 MBE=1070.0
LOT 147 MBE=1069.0
LOT 148 MBE=1070.0
LOT 149 MBE=1069.0
LOT 150 MBE=1069.0
LOT 151 MBE=1065.0 (NO BASEMENT SEWER)

YD-6 TOP=1133.97 INV=1124.98 (15"OUT-SE)
YD-5 TOP=1134.20 INV=1123.84 (15"IN-NW) INV=1123.84 (10"IN-SE) INV=1123.64 (15"OUT-NE)
YD-13 TOP=1099.52 INV=1091.86 (15"IN-W) INV=1091.66 (18"OUT-S)
YD-10 TOP=1088.55 INV=1080.51 (8"IN-W) INV=1080.31 (15"OUT-E)
YD-9 TOP=1079.70 INV=1071.90 (15"IN-SW) INV=1071.70 (15"OUT-SE)
YD-11 TOP=1077.89 INV=1067.09 (18"IN-N) INV=1067.09 (8"IN-S) INV=1066.89 (18"OUT-E)
YD-12 TOP=1077.95 INV=1068.45 (6"IN-N) INV=1068.45 (18"OUT-S)
YD-8 TOP=1061.75 INV=1052.95 (10"IN-SE) INV=1052.75 (18"OUT-NE)
YD-7 TOP=1052.00 INV=1038.19 (8"IN-W) INV=1038.19 (8"IN-S) INV=1037.99 (18"OUT-E)

CB-11 TOP=1113.99 INV=1107.19 (18"IN-SW) INV=1106.99 (18"OUT-N)
CB-12 TOP=1113.99 INV=1109.38 (15"OUT-W)
CB-13 TOP=1128.79 INV=1119.99 (15"IN-NE) INV=1119.99 (18"IN-S) INV=1119.79 (18"OUT-NW)
CB-14 TOP=1128.79 INV=1122.79 (15"OUT-SW)
CB-15 TOP=1133.61 INV=1122.31 (15"IN-SW) INV=1122.31 (15"IN-NE) INV=1122.11 (18"OUT-NW)
CB-16 TOP=1133.61 INV=1123.25 (10"IN-NE) INV=1123.15 (15"OUT-SW)
CB-10 TOP=1098.86 INV=1094.00 (18"OUT-NW)
CB-9 TOP=1098.86 INV=1093.20 (15"IN-SE) INV=1093.20 (18"IN-SW) INV=1093.00 (18"OUT-NE)
CB-8 TOP=1080.14 INV=1075.96 (15"OUT-W)
CB-7 TOP=1080.18 INV=1074.56 (15"IN-E) INV=1072.66 (18"IN-S) INV=1072.55 (18"OUT-N)
CB-6 TOP=1078.14 INV=1072.94 (15"OUT-W)
CB-5 TOP=1078.81 INV=1059.41 (18"IN-E) INV=1059.41 (18"IN-S) INV=1059.21 (24"OUT-W)
CB-4 TOP=1062.78 INV=1058.28 (15"OUT-SE)
CB-3 TOP=1062.78 INV=1055.98 (24"IN-NE) INV=1055.88 (15"IN-NW) INV=1055.78 (24"OUT-SW)
CB-32 TOP=1055.38 INV=1048.38 (15"OUT-E)
CB-31 TOP=1055.39 INV=1043.18 (18"IN-SE) INV=1044.98 (15"IN-W) INV=1042.98 (18"OUT-N)
CB-34 TOP=1068.00 INV=1061.99 (15"OUT-E)
CB-33 TOP=1066.99 INV=1060.19 (15"IN-W) INV=1059.99 (15"OUT-N)
CB-37 TOP=1075.31 INV=1066.81 (15"IN-N) INV=1065.01 (18"IN-W) INV=1064.81 (18"OUT-S)
CB-38 TOP=1075.32 INV=1068.32 (15"OUT-S)
CB-39 TOP=1075.31 INV=1065.51 (18"IN-N) INV=1065.31 (18"OUT-E)
CB-40 TOP=1075.32 INV=1066.02 (18"IN-W) INV=1065.82 (18"OUT-S)
CB-26 TOP=1029.18 INV=1024.20 (10"IN-NW) INV=1024.00 (15"OUT-S)
CB-27 TOP=1050.90 INV=1043.90 (15"IN-N) INV=1043.90 (15"IN-W) INV=1042.90 (18"OUT-S)
CB-28 TOP=1050.90 INV=1045.90 (15"OUT-E)
CB-29 TOP=1055.92 INV=1046.50 (15"IN-W) INV=1046.50 (15"OUT-SE)
CB-30 TOP=1055.92 INV=1049.92 (15"OUT-S)
CB-24 TOP=1040.00 INV=1034.70 (18"IN-NE) INV=1034.50 (15"OUT-SW)
CB-25 TOP=1040.00 INV=1035.20 (18"IN-N) INV=1035.00 (18"OUT-SW)
CB-17 TOP=1042.94 INV=1036.15 (18"IN-NE) INV=1035.95 (18"OUT-S)
CB-18 TOP=1042.50 INV=1038.71 (18"IN-NW) INV=1038.51 (18"OUT-SW)

OS-1 TOP=1045.25 INV=1036.00 (24"OUT-NW)
OS-2 TOP=1037.90 INV=1030.75 (24"OUT-E)
ES-1 TOP=1045.75 INV=1036.00 (30"OUT-W)
STMH-10 TOP=1071.61 INV=1058.09 (24"IN-E) INV=1057.89 (24"OUT-SW)
STMH-14 TOP=1052.08 INV=1045.00 (15"IN-NW) INV=1044.72 (15"OUT-S)
STMH-15 TOP=1058.13 INV=1045.93 (15"IN-SE) INV=1045.93 (18"IN-SW) INV=1044.13 (15"IN-NE) INV=1043.93 (18"OUT-NW)
STMH-16 TOP=1058.25 INV=1051.54 (18"IN-SW) INV=1051.34 (18"OUT-NE)
STMH-17 TOP=1052.13 INV=1048.36 (12"IN-SE) INV=1048.16 (15"OUT-SW)
STMH-27 (BASKET GRATE) TOP=1065.67 INV=1061.25 (18"IN-S) INV=1061.05 (18"OUT-W)
STMH-12 (BASKET GRATE) TOP=1043.50 INV=1038.71 (18"IN-NW) INV=1038.51 (18"OUT-SW)
STMH-13 TOP=1051.53 INV=1036.46 (18"IN-S) INV=1036.46 (18"IN-W) INV=1036.28 (24"OUT-E)
EW-1 INV=1030.00
EW-2 INV=1022.00
EW-3 INV=1030.00
EW-4 INV=1034.00
EW-5 INV=1034.00
EW-6 INV=1043.50
EW-7 INV=1043.50
EW-8 INV=1050.00

20.15'(W-W) 15"Ø SLCPP @ 11.4%
20.19'(W-W) 15"Ø SLCPP @ 13.5%
20.15'(W-W) 15"Ø SLCPP @ 10.9%
194.19'(W-W) 18"Ø SLCPP @ 7.1%
141.22'(W-W) 24"Ø SLCPP @ 1.4%
109.15'(W-W) 24"Ø SLCPP @ 1.0%
161.47'(W-W) 18"Ø SLCPP @ 8.1%
181.61'(W-W) 18"Ø SLCPP @ 11.2%
20.09'(W-W) 15"Ø SLCPP @ 7.0%
20.02'(W-W) 18"Ø SLCPP @ 1.1%
113.83'(W-W) 18"Ø SLCPP @ 6.9%
140.52'(W-W) 18"Ø SLCPP @ 1.1%
73.85'(W-W) 15"Ø SLCPP @ 1.1%
20.13'(W-W) 15"Ø SLCPP @ 9.9%
64.24'(W-W) 15"Ø SLCPP @ 2.3%
20.09'(W-W) 15"Ø SLCPP @ 7.1%
98.54'(W-W) 18"Ø SLCPP @ 1.2%
20.22'(W-W) 15"Ø SLCPP @ 16.8%
63.62'(W-W) 18"Ø SLCPP @ 7.6%
176.59'(W-W) 18"Ø SLCPP @ 3.7%
43.70'(W-W) 18"Ø SLCPP @ 12.4%
39.12'(W-W) 18"Ø SLCPP @ 1.5%
186.84'(W-W) 15"Ø SLCPP @ 7.5%
99.73'(W-W) 15"Ø SLCPP @ 4.0%
69.41'(W-W) 24"Ø RCP @ 1.1%
40.38'(W-W) 24"Ø SLCPP @ 5.6%
39.06'(W-W) 18"Ø SLCPP @ 1.3%
31.94'(W-W) 18"Ø SLCPP @ 2.3%
20.02'(W-W) 18"Ø SLCPP @ 1.6%
93.92'(W-W) 15"Ø SLCPP @ 2.1%
110.01'(W-W) 18"Ø SLCPP @ 0.8%
112.02'(W-W) 18"Ø SLCPP @ 1.2%
110.02'(W-W) 15"Ø SLCPP @ 1.2%
112.01'(W-W) 15"Ø SLCPP @ 1.0%
211.30'(W-W) 18"Ø SLCPP @ 6.0%
20.06'(W-W) 15"Ø SLCPP @ 4.2%
20.05'(W-W) 15"Ø SLCPP @ 4.0%
228.01'(W-W) 18"Ø SLCPP @ 0.6%
10.05'(W-W) 18"Ø SLCPP @ 3.1%
20.02'(W-W) 18"Ø SLCPP @ 1.5%
10.17'(W-W) 15"Ø SLCPP @ 14.9%
20.12'(W-W) 15"Ø SLCPP @ 6.9%

STORM COLLECTOR @ 1.0% MIN SLOPE (SEE SIZING CHART)

Drawing Legend

- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- ADJOINING PROPERTY LINE
- ROAD CENTER LINE
- STREAM LINE
- CONTOUR LINES
- STORM SEWER LINE
- STORM SEWER LATERAL LINE
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- SANITARY LATERAL LINE
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- GAS LINE
- WATER SERVICE LINE
- GAS SERVICE LINE

PLAN BOOK	PAGE
435	42

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

POCS SER. #: 2017

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.

NORTH

Horizontal Scale
50 0 50 100
(Feet)
1 inch = 50 ft.

Date:	Revision Description:	By:
10/16/2024	ORIGINAL TENTATIVE SUBMISSION TO JACKSON	EM
11/01/2024	ORIGINAL NPDES SUBMISSION	RLS
01/10/2025	TENTATIVE RESUBMISSION TO JACKSON	EM
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06/11/2025	TECHNICAL NPDES RESUBMISSION TO BCCD	RLS
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08/21/2025	REVISED FINAL PHASE 1 TOWNSHIP SUBMISSION	AGM
09/03/2025	NPDES CLEANUP RESUBMISSION TO BCCD	RLS
10/31/2025	PHASE 1 WBCA/WRG RESUBMISSION	MDH

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

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Paige Pointe
Residential Development
Prepared For:
Bell Properties
Situate In:
Jackson Township, Butler County, Pennsylvania

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

DRAWING SCALE:	1" = 50'	DESIGNED BY:	RLS
DATE ISSUED:	10/31/2024	REVIEWED BY:	GAS
PROJECT JOB#:	4482	FIELD BOOK #:	---
CADD#: 4482 - PCSM PLANS.DWG			

Bell Properties
Attn: Dion McMullen
124 Plunket Drive
Zelienople, PA 16063

Sheet No.
PCSM3

File:K:\ShefflerCo\Sheffler Project Files\Jobs 4400-4499\4482 - Bell-Bestwring Properties\Drawings\Civil\Sheets\4482 - PCSM Plans.dwg,3/18/19

SHEET PCSM2

SHEET PCSM3

STORM COLLECTOR @ 1.0% MIN SLOPE (SEE SIZING CHART)

YD-14 TOP=1109.89 INV=1100.08 (15"IN-W) INV=1099.88 (15"OUT-E)

YD-13 TOP=1099.52 INV=1091.86 (15"IN-W) INV=1091.66 (18"OUT-S)

YD-10 TOP=1088.59 INV=1080.51 (8"IN-W) INV=1080.31 (15"OUT-E)

YD-9 TOP=1079.70 INV=1071.90 (15"IN-SW) INV=1071.70 (15"OUT-SE)

YD-15 TOP=1113.93 INV=1103.63 (6"IN-SW) INV=1103.43 (15"OUT-NE)

YD-16 TOP=1113.90 INV=1103.62 (6"IN-NE) INV=1103.42 (15"OUT-SW)

YD-17 TOP=1107.23 INV=1097.23 (15"IN-N) INV=1097.03 (15"OUT-S)

YD-18 TOP=1089.82 INV=1083.02 (15"IN-N) INV=1082.82 (15"OUT-E)

LOT 113 MBE=1120.0

LOT 114 MBE=1120.0

LOT 145 MBE=1068.0

LOT 189 MBE=1068.0

LOT 146 MBE=1070.0

LOT 188 MBE=1068.0

LOT 147 MBE=1070.0

LOT 187 MBE=1068.0

LOT 148 MBE=1070.0

LOT 186 MBE=1068.0

LOT 149 MBE=1070.0

LOT 185 MBE=1070.0

LOT 150 MBE=1069.0

LOT 151 MBE=1069.0

LOT 152 MBE=1094.0

LOT 153 MBE=1098.0

LOT 154 MBE=1101.0

LOT 155 MBE=1103.0

LOT 156 MBE=1104.0

LOT 157 MBE=1104.5

LOT 158 MBE=1105.5

LOT 159 MBE=1104.0

LOT 160 MBE=1102.0

LOT 161 MBE=1100.0

LOT 162 MBE=1097.0

LOT 163 MBE=1094.0

LOT 164 MBE=1092.0

LOT 165 MBE=1088.0

LOT 166 MBE=1085.0

LOT 167 MBE=1080.0

LOT 168 MBE=1085.0

LOT 169 MBE=1082.0

LOT 170 MBE=1079.0

LOT 171 MBE=1074.0

LOT 172 MBE=1070.0

LOT 173 MBE=1070.0

LOT 174 MBE=1074.0

LOT 175 MBE=1079.0

LOT 176 MBE=1082.0

LOT 177 MBE=1085.0

LOT 178 MBE=1086.0

LOT 179 MBE=1092.0

LOT 180 MBE=1088.0

LOT 181 MBE=1085.0

LOT 182 MBE=1081.0

LOT 183 MBE=1078.0

LOT 184 MBE=1076.0

CB-35 TOP=1078.58 INV=1065.31 (15"IN-W) INV=1065.31 (15"IN-SW) INV=1063.51 (18"IN-NE) INV=1063.31 (30"OUT-SE)

CB-36 TOP=1078.88 INV=1078.38 (15"IN-NW) INV=1069.38 (15"OUT-E)

CB-42 TOP=1087.41 INV=1083.41 (15"OUT-S)

CB-44 TOP=1098.89 INV=1090.59 (18"IN-N) INV=1090.39 (18"OUT-S)

CB-43 TOP=1098.89 INV=1090.09 (18"IN-N) INV=1090.09 (15"IN-W) INV=1089.89 (18"OUT-E)

CB-41 TOP=1087.41 INV=1080.61 (15"IN-N) INV=1080.61 (18"IN-W) INV=1080.41 (18"OUT-E)

CB-45 TOP=1109.18 INV=1102.38 (15"IN-N) INV=1102.18 (15"OUT-E)

CB-46 TOP=1109.18 INV=1105.18 (15"OUT-S)

CB-54 TOP=1105.67 INV=1098.87 (15"IN-W) INV=1098.67 (15"OUT-S)

CB-55 TOP=1105.67 INV=1100.67 (15"OUT-E)

CB-52 TOP=1096.92 INV=1090.12 (15"IN-W) INV=1090.13 (15"IN-N) INV=1089.92 (15"OUT-SE)

CB-53 TOP=1096.92 INV=1091.78 (15"OUT-E)

CB-50 TOP=1087.91 INV=1081.11 (18"IN-W) INV=1081.11 (15"IN-S) INV=1080.91 (18"OUT-E)

CB-51 TOP=1084.81 INV=1078.01 (15"IN-W) INV=1077.81 (15"OUT-E)

CB-57 TOP=1084.81 INV=1077.01 (18"IN-W) INV=1076.81 (18"OUT-E)

CB-47 TOP=1073.61 INV=1062.45 (18"IN-S) INV=1062.45 (18"IN-W) INV=1062.45 (15"IN-E) INV=1062.25 (18"OUT-N)

CB-56 TOP=1073.61 INV=1062.95 (18"IN-S) INV=1062.75 (18"OUT-N)

CB-48 TOP=1067.12 INV=1064.06 (15"IN-S) INV=1063.86 (15"OUT-W)

CB-49 TOP=1067.11 INV=1064.36 (15"OUT-N)

CB-37 TOP=1087.91 INV=1083.91 (15"OUT-N)

STMH-19 TOP=1058.50 INV=1052.73 (30"IN-WW) INV=1048.40 (30"OUT-S)

STMH-20 (BASKET GRATE) TOP=1074.10 INV=1062.06 (30"IN-NW) INV=1062.06 (15"IN-SW) INV=1062.06 (6"IN-N) INV=1061.06 (30"OUT-SE)

STMH-21 TOP=1059.32 INV=1050.02 (15"IN-SE) INV=1049.82 (24"OUT-NE)

STMH-22 TOP=1068.26 INV=1053.70 (10"IN-W) INV=1053.70 (18"IN-S) INV=1051.70 (18"OUT-NW)

STMH-23 TOP=1093.87 INV=1087.97 (18"IN-NW) INV=1085.97 (18"OUT-E)

STMH-24 TOP=1069.09 INV=1064.29 (18"IN-W) INV=1064.09 (18"OUT-N)

STMH-25 TOP=1085.37 INV=1078.74 (18"IN-N) INV=1078.74 (6"IN-W) INV=1078.54 (18"OUT-E)

STMH-26 TOP=1090.00 INV=1081.20 (15"IN-W) INV=1081.00 (18"OUT-S)

EW-9 INV=1044.50

EW-10 INV=1048.00

EW-11 INV=1048.00

OS-3 TOP=1052.00 INV=1045.13 (30"OUT-S)

10' AGGREGATE ACCESS ROAD

ROCK APRON

EMERGENCY SPILLWAY

ANTI-SEEP COLLARS (9)

STORMWATER MANAGEMENT BASIN 3 (BMP ID: 3)

BASIN 3 IT-2 LAT:40°46'11.51" LONG:-80°07'54.62" EL:1046.0

BASIN 3 IT-1 LAT:40°46'11.27" LONG:-80°7'54.76" EL:1046.0

PARCEL OS-4

WETLAND D

WETLAND E

WETLAND A

UNT TO GLADE RUN (WWF) (WATERCOURSE C) (INTERMITTENT)

UNT TO GLADE RUN (WWF) (WATERCOURSE B) (INTERMITTENT)

DISCHARGE POINT (DP: 003) LAT: N40.769196 LONG: W80.132847

Drawing Legend

- PROPERTY BOUNDARY
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- CONTOUR LINES
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PLAN BOOK	PAGE
435	43

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NORTH

Horizontal Scale

50 0 50 100

(Feet)

1 inch = 50 ft.

Date:	Revision Description:	By:
10/16/2024	ORIGINAL TENTATIVE SUBMISSION TO JACKSON	EM
11/01/2024	ORIGINAL NPDES SUBMISSION	RLS
01/10/2025	TENTATIVE RESUBMISSION TO JACKSON	EM
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06/11/2025	TECHNICAL NPDES RESUBMISSION TO BCCD	RLS
06/11/2025	INITIAL PHASE 1 WBCA/HRG SUBMISSION	RLS
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10/31/2025	PHASE 1 WBCA/HRG RESUBMISSION	MDH

Professional Seal

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

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Paige Pointe Residential Development

Prepared For:
Bell Properties

Situate In:
Jackson Township, Butler County, Pennsylvania

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

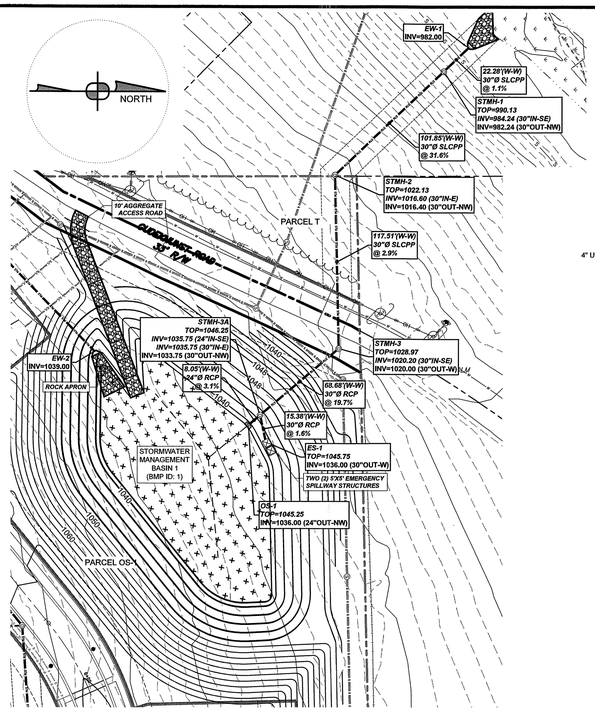
DRAWING SCALE:	1" = 50'	DESIGNED BY:	RLS
DATE ISSUED:	10/31/2024	REVIEWED BY:	GAS
PROJECT JOB#:	4482	FIELD BOOK #:	---
CADD#: 4482 - PCSM PLANS.DWG			

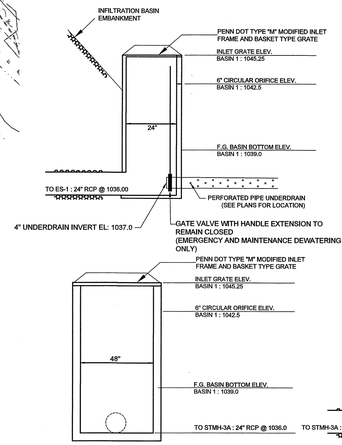
Bell Properties
Attn: Dion McMullen
124 Plunket Drive
Zelienople, PA 16063

Sheet No.

PCSM4

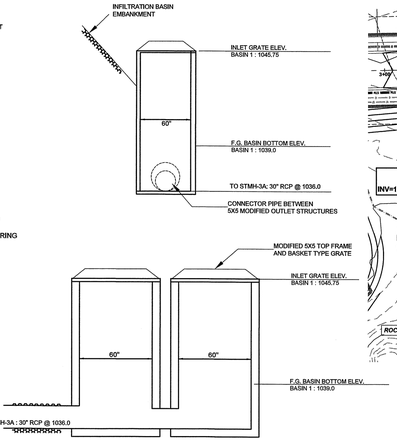
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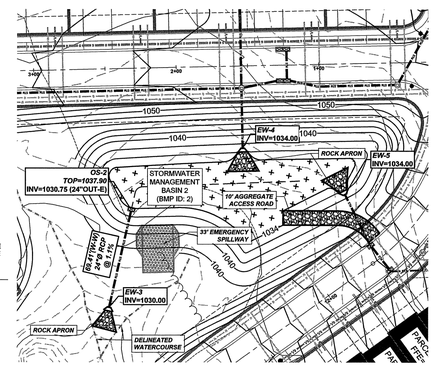
PROPOSED INFILTRATION BASIN 1
OUTLET CONTROL STRUCTURE

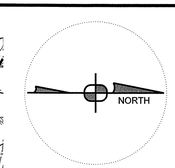
Not to Scale

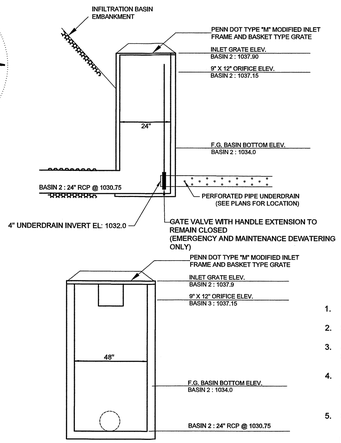


PROPOSED INFILTRATION BASIN 1
EMERGENCY SPILLWAY STRUCTURES (x2)

Not to Scale

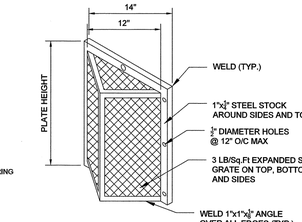






PROPOSED INFILTRATION BASIN 2
OUTLET CONTROL STRUCTURE

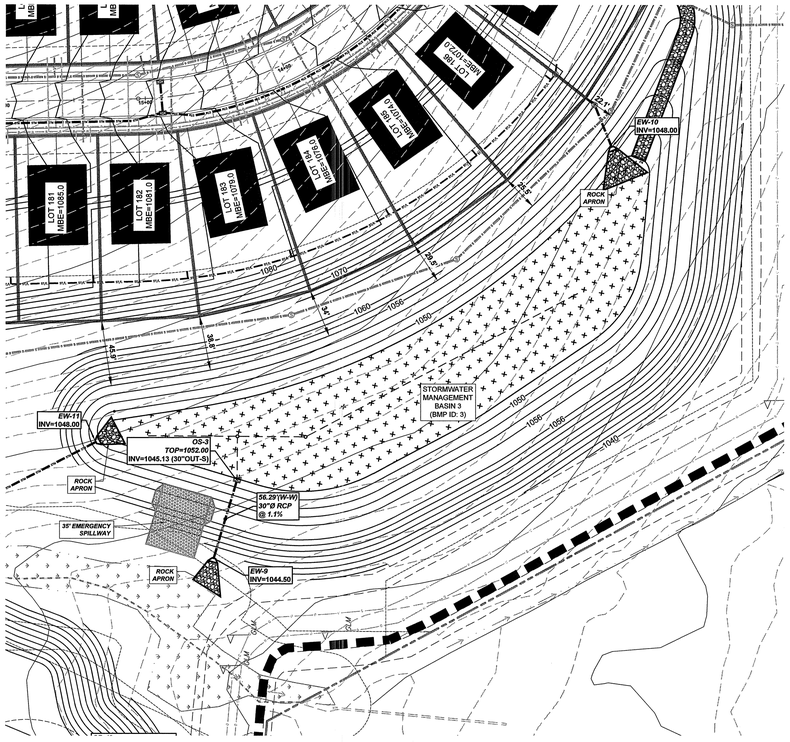
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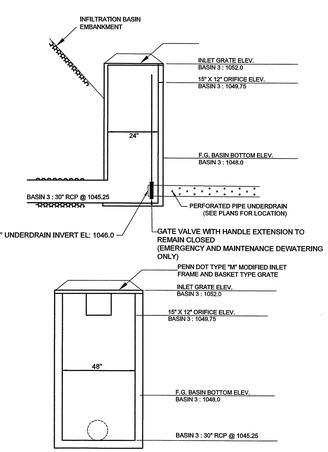


1. TRASH RACK TO BE CENTERED OVER OPENING.
2. STEEL TO CONFORM TO ASTM A36.
3. ALL SURFACES TO BE COATED WITH ZRC COLD GALVANIZED COMPOUND AFTER WELDING.
4. TRASH RACK TO BE FASTENED TO THE OUTLET STRUCTURE WEIR PLATE WITH ¼" STAINLESS STEEL ANCHORS. TRASH RACK TO BE REMOVABLE.
5. GRATE/MESH OPENNG 1" MAXIMUM.

Not to Scale

2	TRASH RACK DETAIL
PCSM5	





PROPOSED INFILTRATION BASIN 3
OUTLET CONTROL STRUCTURE

Not to Scale

1	PROPOSED INFILTRATION BASIN DETAIL
PCSM5	

OPERATION, MAINTENANCE, AND INSPECTION SCHEDULE

SURFACE STORMWATER DETENTION FACILITY

THE OWNER OF THE PROPOSED STORMWATER CONTROL FACILITIES SHALL AT ALL TIMES OPERATE AND MAINTAIN THE FACILITIES IN A SAFE AND OPERABLE CONDITION SO AS NOT TO IMPERIL LIFE, HEALTH, SAFETY, OR PROPERTY LOCATED ABOVE OR BELOW THE FACILITY.

THE OWNER OF THE FACILITY SHALL BE RESPONSIBLE FOR THE EVALUATION OF THE SAFETY AND OPERATIONAL STATUS OF THE FACILITY AND ALL APPURTENANT STRUCTURES AND THE MODIFICATION THEREOF IN ACCORDANCE WITH THE REQUIREMENT TO ENSURE PROTECTION OF LIFE AND PROPERTY AS SPECIFIED ABOVE.

THE OWNER OF THE FACILITY SHALL INSPECT THE FACILITIES AND ALL APPURTENANT WORKS ACCORDING TO THE FOLLOWING SCHEDULE:

1. THE FACILITY AND ITS APPURTENANT CONTROL AND CONVEYANCE WORKS SHALL BE INSPECTED AT LEAST ONCE EVERY THREE (3) MONTHS, AND DIRECTLY AFTER EVERY HEAVY STORM EVENT.
2. THE OWNER SHALL RETAIN RECORDS OF SUCH INSPECTIONS, INCLUDING RECORDS OF ACTIONS TAKEN TO CORRECT CONDITIONS FOUND DURING SUCH INSPECTIONS.

THE PERIODIC INSPECTION OF THE PROPOSED FACILITY SHALL BE COMPLETED IN SUCH A MANNER SO AS TO DETECT ANY OF THE FOLLOWING CONDITIONS WHICH MAY OCCUR DURING THE NORMAL OPERATION OF THE FACILITY.

1. SLIDING OF THE UPSTREAM OR DOWNSTREAM SLOPED OR ABUTMENTS CONTIGUOUS TO THE EMBANKMENT
2. SIGNIFICANT SUBSIDENCE OF THE CREST OF THE EMBANKMENT.
3. LONGITUDINAL OR TRAVERSE CRACKING OF THE CREST OF THE EMBANKMENT.
4. ANY OTHER UNUSUAL CONDITIONS AT THE DOWNSTREAM SLOPE OF THE DAM.
5. SIGNIFICANT LANDSLIDES IN THE IMPOUNDMENT AREA.
6. OBSTRUCTIONS OR SIGNIFICANT DEBRIS ACCUMULATION INTERFERING WITH THE OUTLET CONTROL STRUCTURE.
7. THE ACCUMULATION OF SIGNIFICANT AMOUNTS OF SEDIMENT IN THE STORAGE AREA.

SHOULD ANY OF THE ABOVE MENTIONED CONDITIONS EXIST AT THE TIME OF SUCH AN INSPECTION, IMMEDIATE ACTION SHOULD BE TAKEN TO CORRECT THE SAME, AND A FULL REPORT OF ALL ACTION TAKEN SHALL BE RETAINED BY THE OWNER OF THE FACILITY.

THE OWNER SHALL ALSO INSPECT THE BIORETENTION BOTTOMS OF THE BASIN TO ASSURE THAT THE BASINS STILL INFILTRATE WATER TO THE SUBSTRATE AS DESIGNED. IF SUFFICIENT INFILTRATION IS NOT OCCURRING, THE SOIL AMENDMENT SHOULD BE REPLACED. ASSURE THAT THE UNDERDRAIN VALVE IS IN WORKING ORDER AT LEAST ONCE PER YEAR. THE VALVE SHOULD BE OPENED AND CLOSED COMPLETELY DURING THIS INSPECTION.
OWNER: CURRENT OR FUTURE OWNER

VEGETATION NOTES
ALL AREAS TO BE STABILIZED BY VEGETATION SHALL BE INSPECTED FOR RILLS OR GULLIES, BARE SOIL PATCHES OR ACCUMULATION OF SEDIMENT AT THE TOE OF SLOPES. ERODED AREAS SHALL BE REGRADED, AND SUBSTANDARD VEGETATED AREAS SHALL BE RE-SEEDED AND MULCHED AS SPECIFIED ON THE PLANS.

VEGETATED SWALE (CHANNELS)
MAINTENANCE ACTIVITIES TO BE DONE ANNUALLY AND WITHIN 30 DAYS OF A 100-YEAR STORM EVENT:
1. INSPECT AND CORRECT EROSION PROBLEMS, DAMAGE TO VEGETATION, AND SEDIMENT AND DEBRIS ACCUMULATION (ADDRESS WHEN >3 INCHES OF SEDIMENT ACCUMULATION).
2. INSPECT AND CORRECT EROSION ON SIDE SLOPES FOR EROSION AND FORMATION OF RILLS OR GULLIES; CORRECT AS NEEDED.
3. INSPECT FOR POOLS OF STANDING WATER; DEWATER AND DISCHARGE TO AN APPROVED LOCATION AND RESTORE TO DESIGN GRADE.
4. MOW AND TRIM VEGETATION TO ENSURE SAFETY, AESTHETICS, PROPER SWALE OPERATION, OR TO SUPPRESS WEEDS AND INVASIVE VEGETATION; DISPOSE OF CUTTINGS IN A LOCAL COMPOSTING FACILITY; MOW ONLY WHEN SWALE IS DRY TO AVOID.
5. INSPECT FOR LITTER; REMOVE PRIOR TO MOWING.
6. INSPECT FOR UNIFORMITY IN CROSS-SECTION AND LONGITUDINAL SLOPE; CORRECT AS NEEDED.
7. INSPECT SWALE INLET (CURB CUTS, PIPES, ETC.) AND OUTLET FOR SIGNS OF EROSION OR BLOCKAGE; CORRECT AS NEEDED.

MAINTENANCE ACTIVITIES TO BE DONE AS NEEDED:
1. REPAIR ERODED AREAS; ADDRESS SLOPES IN THE EVENT OF UNSUCCESSFUL ESTABLISHMENT.
2. RESEED BARE AREAS; INSTALL APPROPRIATE EROSION CONTROL MEASURES WHEN NATIVE SOIL IS EXPOSED OR EROSION CHANNELS ARE FORMING.
3. WATER DURING EXTREME DRY PERIODS.

UNDERGROUND CONVEYANCE SYSTEM (STORM SEWER):
1. INSPECT AND CLEAN AS NEEDED, ALL INLETS/CATCH BASINS AT LEAST ONCE EVERY OTHER YEAR (AT LEAST 50% OF ENTIRE SYSTEM INSPECTED AND CLEANED EACH YEAR).
2. INSPECT AND CLEAN AS NEEDED, ALL INLETS/CATCH BASINS IN KNOWN PROBLEM AREAS AT LEAST ONCE A YEAR.
3. INSPECT AND CLEAN AS NEEDED, ALL STORM DRAIN LINES IN KNOWN PROBLEM AREAS AT LEAST ONCE A YEAR.
4. INSPECT AND CLEAN AS NEEDED, SUMPS AND DEBRIS RACKS AT PUMP STATIONS, DETENTION BASINS, DRAINAGE DITCHES AND DEBRIS BASINS THROUGHOUT THE YEAR.
5. CLEANING ACTIVITIES MAY OCCUR ON A YEAR ROUND BASIS; HOWEVER, KNOWN PROBLEM AREAS SHALL BE TARGETED PRIOR TO THE RAINY SEASON.
6. INSPECT AND CLEAN AS NEEDED, ALL STORM DRAIN FACILITIES THAT HAVE BEEN AFFECTED BY EMERGENCY RESPONSE ACTIVITIES.

RESPONSIBLE PARTY: HOME OWNERS ASSOCIATION.

GENERAL NOTES

1. ALL OFFSITE WASTE/BORROW AREAS ARE TO BE APPROVED BY THE COUNTY CONSERVATION DISTRICT.
2. THIS PLAN IS TO BE USED FOR THE CONSTRUCTION PCSM FACILITIES ONLY.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR CHANGES MADE TO THE APPROVED PLAN.
4. ALL CONSTRUCTION WASTE MATERIAL FOR THE PROJECT IS TO BE PROPERLY DISPOSED OR RECYCLED IN ACCORDANCE WITH FEDERAL AND LOCAL STANDARDS. THIS INCLUDES, BUT IS NOT LIMITED TO, EXCESS SOIL MATERIALS, BUILDING MATERIALS, CONCRETE WASH WATER, SANITARY WASTES.
5. 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.
6. 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.
7. RECORD DRAWINGS, CERTIFIED BY THE DESIGN PROFESSIONAL STATING THAT THE FACILITIES WERE CONSTRUCTED CORRECTLY, WILL BE PROVIDED FOR ALL STORMWATER FACILITIES PRIOR TO OCCUPANCY, OR THE RELEASE OF THE SURETY BOND.
8. A LICENSED PROFESSIONAL OR DESIGNEE SHALL BE PRESENT FOR THE INSTALLATION OF THE FOLLOWING CRITICAL STAGES
9. -SWM FACILITIES, INCLUDING THE MIXING OF SOIL AMENDMENTS

RECYCLING AND WASTE DISPOSAL:

- UPON COMPLETION OF THE PROJECT, RECYCLING OR DISPOSAL OF ALL MATERIALS WHICH COULD CAUSE POLLUTION SHALL BE THE RESPONSIBILITY OF THE EARTHMOVING CONTRACTOR.
- CONSTRUCTION WASTE INCLUDES, BUT IS NOT LIMITED TO, EXCESS SOIL MATERIALS, SILT REMOVED FROM EROSION CONTROL FACILITIES, EXCESS BUILDING MATERIALS, CONCRETE WASH WATER, SANITARY WASTES, AND OBSOLETE EROSION CONTROL MATERIALS (SILT FENCE, SILT SACKS, ETC.).
- SILT REMOVED FROM SEDIMENT CONTROL FACILITIES SHALL BE SPREAD ON THE TOPSOIL STOCKPILE, OR IN LAWN OR LANDSCAPE AREAS.
- OBSOLETE EROSION CONTROL MATERIALS AND EXCESS BUILDING MATERIALS MUST BE DISPOSED OF AT A DEP APPROVED SITE.
- THERE WERE NO KNOW NATURALLY OCCURRING GEOLOGIC FORMATIONS OR SOIL CONDITIONS LOCATED ON THE SITE THAT HAVE THE POTENTIAL TO CAUSE POLLUTION DURING CONSTRUCTION. IF SUCH CONDITIONS ARE ENCOUNTERED, STOP WORK AND CONTACT THE GEOGRAPHICAL ENGINEER AND/OR DEP.
- GEOLOGICAL ROCK FORMATIONS OR SOIL CONDITIONS THAT ARE IDENTIFIED BY THE GEOTECHNICAL ENGINEER ON SITE THAT HAVE THE POTENTIAL TO DEGRADE WATER QUALITY WILL BE ISOLATED IN PLACE OR WILL BE RELOCATED ONSITE FOLLOWED BY APPROPRIATE CAPPING WITH AN IMPERVIOUS SURFACE SUCH AS PAVEMENT OR A BUILDING, OR WILL BE EXCAVATED AND REMOVED TO AN OFF-SITE DISPOSAL AREA APPROVED TO HANDLE HAZARDOUS WASTE. DEPENDING ON THE LEVEL OF CONTAMINATION, BLENDING OF SOIL MAY ACHIEVE ACCEPTABLE STANDARDS.

THERMAL IMPACTS

THERMAL IMPACTS ASSOCIATED WITH THIS PROJECT WITH THIS PROJECT WERE MINIMIZED BY ALLOWING THE FIRST FLUSH FROM THE TWO YEAR STORM TO BE STORED IN THE INFILTRATION BASIN. THE FIRST FLUSH USUALLY HAS THE MOST THERMAL IMPACT DURING STORM EVENTS. THE SEDIMENT TRAPS AND INFILTRATION BASINS ARE ALSO KEPT A SIGNIFICANT DISTANCE FROM ANY STREAM THUS ALLOWING ANY WATER TRAVELING THROUGH THE SUBSTRATE TO COOL BEFORE DISCHARGING INTO A WATERWAY. INFILTRATION, IN ITSELF, ALSO PROVIDES A MEASURE OF THERMAL IMPACT REDUCTION AS COMPARED TO AN ABOVE GROUND POND THAT DISCHARGES RUNOFF AFTER STORM EVENTS. UPON COMPLETION OF CONSTRUCTION, THE BIORETENTION SOIL AMENDMENT AT THE BOTTOM OF THE CONVERTED SEDIMENT TRAPS ARE 2 TO 3 FEET BELOW GROUND WHICH KEEPS ANY ACCUMULATED RUNOFF INFILTRATION TO THE NATURAL SOIL AT A LOWER TEMPERATURE.

SEQUENCE OF CONSTRUCTION FOR INFILTRATION/STORMWATER AREAS
1. REMOVE EROSION AND SEDIMENT CONTROL DEVICES AT THE DIRECTION OF THE DESIGNATED INSPECTOR.
2. REMOVE ALL ACCUMULATED SEDIMENT AND EXCAVATE INFILTRATION AREAS TO PROPOSED DEPTH. USE RELATIVELY LIGHT, TRACKED EQUIPMENT TO AVOID COMPACTION OF THE BASIN FLOOR. AFTER FINAL GRADING HAS BEEN COMPLETED, DEEPLY TILL THE BASIN FLOOR (2-3' MIN.) WITH ROTARY TILLERS OR DISC HARROWS TO PROVIDE WELL-AERATED, HIGHLY POROUS SURFACE TEXTURE.
3. CONTACT A REGISTERED PROFESSIONAL OR DESIGNEE AS THE REMAINING STEPS ARE CONSIDERED CRITICAL STAGES.
4. GEOTEXTILE SHALL BE PLACED BETWEEN THE STONE BED LAYER AND THE SOIL MEDIA MIXTURE.
5. INSTALL ALL CHANNELS, DETENTION BASINS AND PIPING IN ACCORDANCE WITH THE SPECIFICATIONS AND DETAILS OF THE INFILTRATION AREAS.
6. STABILIZE DISTURBED AREAS BY SEEDING AND MULCHING. PLACE SOD, SILT FENCE OR EROSION CONTROL FABRIC AS NECESSARY.
7. UPON AUTHORIZATION FROM DESIGNATED INSPECTOR, REMOVE ALL TEMPORARY EROSION CONTROLS AND UNBLOCK ANY CURB CUTS OR ORIFICES THAT ARE INTENDED TO DIVERT STROMWATER DRAINAGE INTO THE INFILTRATION AREAS, EFFECTIVELY PUTTING THE FACILITY ON-LINE.

STREET SWEEPING
THE OWNER OF THE PROPERTY MUST ENSURE THAT SITE-WIDE STREET SWEEPING BY A VACUUM TRUCK IS BEING PERFORMED IN ACCORDANCE WITH THE FOLLOWING GUIDELINES.

STREET SWEEPING SCHEDULE
THE SITE-WIDE IMPERVIOUS PARKING AREAS OF THE SITE SHALL BE SWEPT BIANNUALLY IN ACCORDANCE WITH THE FOLLOWING SCHEDULE
1. STREET SWEEPING SHOULD OCCUR IN THE SPRING IMMEDIATELY FOLLOWING THE LAST ANTICIPATED SNOWFALL. USUALLY IN THE LAST WEEK OF APRIL OR FIRST WEEK OF MAY.
2. STREET SWEEPING SHOULD OCCUR AGAIN AT OR NEAR THE END OF OCTOBER OR BEGINNING OF NOVEMBER.

NOTIFICATION POLICY
ESTABLISH A STREET SWEEPING NOTIFICATION POLICY SUCH AS POSTING TEMPORARY SIGNS AND THE USE OF FLYERS. NOTIFICATION SHOULD INCLUDE THE DATE AND TIME OF THE SCHEDULED STREET SWEEPING AND SHOULD BE DISPLAYED OR DISTRIBUTED 3 DAYS PRIOR THE DAY OF SWEEPING.

DISPOSAL OF SWEEPINGS
STREET SWEEPING MATERIAL OFTEN INCLUDES SAND, SALT, LEAVES AND OTHER DEBRIS THAT COULD CONTAIN POLLUTANTS AND MUST BE TESTED PRIOR TO DISPOSAL TO DETERMINE IF MATERIAL IS HAZARDOUS. DISPOSAL AND REUSE OF MATERIAL SHOULD ADHERE TO ALL FEDERAL AND STATE REGULATIONS.

STREET SWEEPINGS REUSE PRACTICES
ALTHOUGH SWEEPINGS MAY CONTAIN POLLUTANTS, FEDERAL AND STATE REGULATIONS MAY ALLOW THE REUSE OF SWEEPINGS FOR GENERAL FILL, PARKS, ROAD SHOULDERS AND OTHER APPLICATIONS AS LONG AS THE MATERIAL IS NOT A THREAT TO SURFACE WATERS. PRIOR TO REUSE, TRASH, LEAVES, AND OTHER DEBRIS FROM SWEEPINGS SHOULD BE REMOVED BY SCREENING OR OTHER METHODS. TRASH AND DEBRIS REMOVED SHOULD BE DISPOSED OF BY RECYCLING OR SENT TO A LANDFILL.

RESPONSIBLE PARTY: CURRENT PROPERTY OWNER

BASIN CONVERSION

THE FOLLOWING CONSTRUCTION SEQUENCE OUTLINES THE PRESCRIBED METHODS FOR CONVERSION OF AN EROSION CONTROL SEDIMENT BASIN, TO A PCSM DETENTION/RETENTION/INFILTRATION BASIN.
THIS IS CONSIDERED A CRITICAL STAGE DURING THE CONSTRUCTION PROCESS. DURING THIS CRITICAL STAGE, A REGISTERED PROFESSIONAL ENGINEERING (OR QUALIFIED REPRESENTATIVE) MUST BE ON-SITE TO OBSERVE AND INSPECT SAID CONSTRUCTION OF CRITICAL STAGE.
DUE TO THE PROPOSED CONTINUANTION OF THE OVERALL RESIDENTIAL PORTION OF THE PROJECT, CONVERSION OF SEDIMENT BASINS TO PCSM BASINS (ONLY WHEN 70% OVERALL VEGETATIVE STABILIZATION IS ACHIEVED) SHALL ONLY OCCUR IN THE BASIN.

ANY ESS BMPS THAT ARE TO REMAIN AS PCSM BMPS MUST BE MODIFIED WHERE NECESSARY TO MEET THE REQUIREMENTS OF THE PERMANENT FACILITY. IF ANY SEDIMENT BASINS OR TRAPS ARE TO BE CONVERTED TO DETENTION PONDS, CONVERSION SHOULD BE RESTRICTED TO THE GROWING SEASON, AND THE SEQUENCE SHOULD DESCRIBE THE PROCEDURE TO BE USED. THIS SHOULD INCLUDE:
a. FLUSHING ACCUMULATED SEDIMENT FROM THE CONTRIBUTING STORM SEWER SYSTEM UTILIZING AN APPROVED AND ACCEPTABLE METHOD.
b. THE IMPOUNDMENT SHALL BE DEWATERED PER DA DEP REGULATIONS, UTILIZING AN APPROVED PUMPED WATER FILTER BAG.
c. ALL ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF PER THE APPROPRIATE PA DEP REGULATIONS, AND AT A PROPERLY REGULATED DISPOSAL LOCATION.
d. REMOVE OF ALL OTHER TEMPORARY FACILITIES FROM THE BASIN#MP SUCH AS BAFFLES, CLEANOUT STAKES, DEWATERING FACILITIES, ETC.
e. PROVIDE APPROPRIATE SEDIMENT PROTECTION OF PERMANENT ORIFICE OR WEIR UNTIL INTERIOR OF PERMANENT FACILITY IS STABILIZED.
f. REMOVE THE TEMPORARY RISER AND THE INSTALLATION/OPENING OF THE PERMANENT RISER. IF NOT TO BE USED IN THE FUTURE, THE OPENING FOR THE CONNECTION OF THE TEMPORARY DEWATERING DEVICE MUST BE GROUTED CLOSED, AND ANY ADDITIONAL DEVICE OPENINGS TO BE UTILIZED DURING THE PCSM STAGE SHALL BE MADE OPERABLE (PERMANENT, INTERNAL BASIN BOTTOM MUST BE STABILIZED TO PREVENT SEDIMENT-LADEN FLOW FROM ESCAPING THE BASIN).
g. COMPLETE STABILIZATION OF THE INTERIOR OF THE IMPOUNDMENT, AS WELL AS ANY STEPS NECESSARY TO PROVIDE ANY PROPOSED INFILTRATION CAPACITY (IF APPLICABLE).

1. ONCE GRADING OPERATIONS ARE COMPLETE, PERMANENTLY SEED AND MULCH ALL DISTURBED AREAS PER THE SEEDING SPECIFICATIONS.
2. CONVERT SEDIMENT BASINS TO INFILTRATION BASINS BY: (CRITICAL STAGE: A LICENSED PROFESSIONAL OR DESIGNEE SHALL BE ON-SITE TO OVERSEE THE INSTALLATION OF THE DETENTION BASIN, INCLUDING THE PERMANENT OUTLET STRUCTURE, OUTFALL PROTECTION, EMERGENCY SPILLWAY, AND GRADING.)
   1) DEWATER AS NECESSARY USING PUMP'ED WATER FILTER BAG.
   2) REMOVE ALL ACCUMULATED SEDIMENT FROM THE TRAP.
   3) REMOVE SKIMMER.
   4) REMOVE ORIFICE AND WEIR COVERS (IF PRESENT), REMOVE TEMPORARY OR INSTALL PERMANENT RISER EXTENSIONS AS NECESSARY PER THE PCSM DETAILS.
   5) INSTALL 2' INFILTRATION SYSTEM
   6) INSTALL UNDERDRAIN SYSTEM

GEOLOGICAL AND SOIL CONDITIONS
1. THERE ARE NO GEOLOGIC OR SOIL CONDITIONS KNOWN TO EXIST ON SITE THAT WOULD HAVE THE POTENTIAL TO CAUSE POLLUTION. SHOULD ANY SUCH CONDITION OR MATERIAL BE DISCOVERED DURING THE EARTHMOVING ACTIVITIES ASSOCIATED WITH THIS DEVELOPMENT, THE CONTRACTOR IS REQUIRED TO FOLLOW ALL FEDERAL AND LOCAL STANDARDS FOR THE PROPER HANDLING AND DISPOSAL OF SUCH MATERIAL IF ANY QUESTIONS ARISE ABOUT PROPER PROCEDURES FOR HANDLING SUCH MATERIAL, THE CONTRACTOR SHOULD CONTACT THE BUTLER COUNTY CONSERVATION DISTRICT AND/OR THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
2. THOSE LAWN AND RE-VEGETATED AREAS INTENDED TO RECEIVE STORMWATER RUNOFF FROM DISCONNECTED ROOF LEADERS, AND DISCONNECTED NON-ROOF IMPERVIOUS SURFACES SUCH AS SIDEWALKS, DRIVEWAYS, PARKING AREAS ETC., SHALL BE FINAL GRADED WITH UNCOMPACTED TOPSOIL, OR AN EQUIVALENT AMENDED SOIL MIXTURE, HAVING A MINIMUM DEPTH OF SIX (6) INCHES. ALL OTHER RE-VEGETATED AND LAWN AREAS SHALL BE FINAL GRADED WITH UNCOMPACTED TOPSOIL, OR EQUIVALENT AMENDED SOIL MIXTURE, HAVING A MINIMUM DEPTH OF FOUR (4) INCHES. OTHER PLANNED STORMWATER MANAGEMENT BMP'S SUCH AS RAINGARDENS, INFILTRATION SWALES, BIO-RETENTION AREAS ETC., SHALL BE CONSTRUCTED WITH SOIL AMENDMENT OR TOPSOIL REQUIREMENTS, INCLUDING SOIL DEPTH, AS SPECIFIED IN THE FINAL APPROVED SITE PLAN DRAWINGS, NOTES AND CONSTRUCTION DETAILS.

PLAN BOOK	PAGE
435	44

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

POCS SER. #: 2017

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.

Horizontal Scale
50 0 50 100
(Feet)
1 inch = 50 ft.

Date:	Revision Description:	By:
10/16/2024	ORIGINAL TENTATIVE SUBMISSION TO JACKSON	EM
11/01/2024	ORIGINAL NPDES SUBMISSION	RLS
01/10/2025	TENTATIVE RESUBMISSION TO JACKSON	EM
02/27/2025	RESUBMISSION TO JACKSON	EM
03/05/2025	COMPLETENESS NPDES RESUBMISSION TO BCCD	RLS
06/11/2025	TECHNICAL NPDES RESUBMISSION TO BCCD	RLS
06/11/2025	INITIAL PHASE 1 WBCA/HRG SUBMISSION	RLS
08/21/2025	ELEVATED NPDES RESUBMISSION TO BCCD	RLS
08/21/2025	REVISED FINAL PHASE 1 TOWNSHIP SUBMISSION	AGM
09/03/2025	NPDES CLEANUP RESUBMISSION TO BCCD	RLS
10/31/2025	PHASE 1 WBCA/HRG RESUBMISSION	MDH

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

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Email: Info@ShefflerCo.com

Paige Pointe
Residential Development
Prepared For:
Bell Properties
Situate In:
Jackson Township, Butler County, Pennsylvania

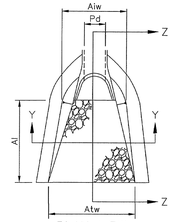
POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS

DRAWING SCALE:	1" = 50'	DESIGNED BY:	RLS
DATE ISSUED:	10/31/2024	REVIEWED BY:	GAS
PROJECT JOB#:	4482	FIELD BOOK #:	---
CADD#: 4482 - PCSM DETAILS.DWG			

Bell Properties
Attn: Dion McMullen
124 Plunket Drive
Zellenople, PA 16063

Sheet No.
PCSM5

File:K:\Sheffler\Co\Sheffler Project Files\Jobs 4400-4499\4482 – Bell-Bestwriting Properties\Drawings\Civil\Sheets\4482 – PCSM Details.dwg,7/8/19



NOTES:

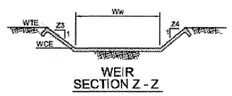
ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.

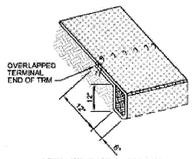
ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

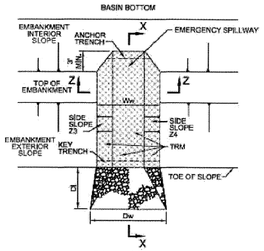
NOT TO SCALE

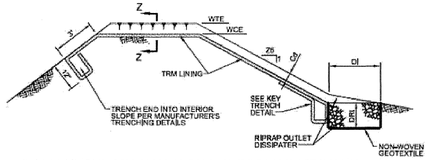
1	RIPRAP APRON AT PIPE OUTLET
PCSM6	W/ FLARED END SECTION OR EW

STANDARD CONSTRUCTION DETAIL # 7-13
Sediment Basin Emergency Spillway with TRM Lining









East Coast Erosion Blankets, LLC

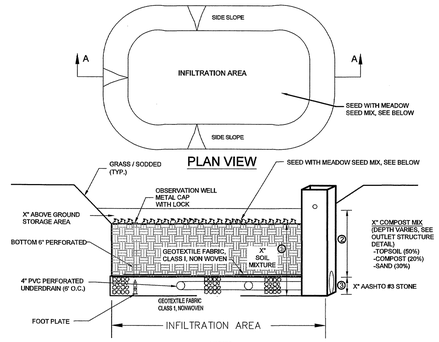
BASIN NO.	WEIR					LINING		CHANNEL		DISSIPATOR			
	Z3 (FT)	Z4 (FT)	TOP ELEV WTE (FT)	CREST ELEV WCE (FT)	WIDTH Ww (FT)	TRM TYPE	STAPLE PATTERN	Z5 (FT)	DEPTH Cd (FT)	LENGTH DI (FT)	WIDTH Dw (FT)	RIPRAP SIZE (R-__)	RIPRAP THICK. DRt (IN)
2	3	3	1040.0	1038.4	33	SC250	E	2	1.6	10	33	5	27
3	3	3	1056.0	1054.0	35	SC250	E	2	2.0	10	35	5	27

NOT TO SCALE

NOTES:

- HEAVY EQUIPMENT SHALL NOT CROSS OVER SPILLWAY WITHOUT PRECAUTIONS TAKEN TO PROTECT TRM LINING.
- DISPLACED LINER WITHIN THE SPILLWAY AND/OR OUTLET CHANNEL SHALL BE REPLACED IMMEDIATELY.
- RIPRAP AT TOE OF EMBANKMENT SHALL BE EXTENDED A SUFFICIENT LENGTH IN BOTH DIRECTIONS TO PREVENT SCOUR
- THE USE OF BAFFLES THAT REQUIRE SUPPORT POSTS ARE RESTRICTED FROM USE IN BASINS REQUIRING IMPERVIOUS LINERS.

2	SEDIMENT BASIN EMERGENCY
PCSM6	SPILLWAY WITH TRM LINING



SOIL MIX NUMBER	① TOTAL MIXTURE DEPTH	② COMPOST MIX DEPTH	③ STONE DEPTH	④ UNDER DRAIN SIZE	⑤ ABOVE GROUND STORAGE DEPTH
BASIN 1	24"	12"	12"	4"	42"
BASIN 2	12"	6"	6"	4"	30"
BASIN 3	12"	6"	6"	4"	21"

MEADOW SEED MIX

Species	Pure Live Seed
Little Bluestem (Andropogon scoparius)	12 lbs/acre
Canada Wild Rye (Elmus candensis)	15 lbs/acre
Switch Grass (Panicum virgatum)	8 lbs/acre
Annual Rye (Lollum multiflorum)	10 lbs/acre
Black Eyed Susan (Rudbeckia hirta)	2 lbs/acre
Broad Leaved Purple Coneflower (Echinacea pupurea)	1 lbs/acre

Not to Scale

3	INFILTRATION/STORMWATER AREA
PCSM6	SUBSURFACE DETAIL

SOIL COMPACTION

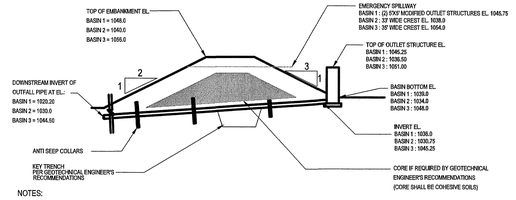
THE COMPACTION OF SOILS HAS BEEN MINIMIZED BY KEEPING THE LIMITS OF DISTURBANCE TO THE MINIMUM AREA POSSIBLE TO SAFELY, EFFICIENTLY, AND SUCCESSFULLY COMPLETE THE PROPOSED SITE IMPROVEMENTS.

EXTENT AND DURATION OF EARTH DISTURBANCE

THE EXTENT OF EARTH DISTURBANCE HAS BEEN KEPT TO THE MINIMUM AREA POSSIBLE TO SAFELY, EFFICIENTLY, AND SUCCESSFULLY COMPLETE THE PROPOSED SITE IMPROVEMENTS.

EXISTING DRAINAGE FEATURES AND VEGETATION

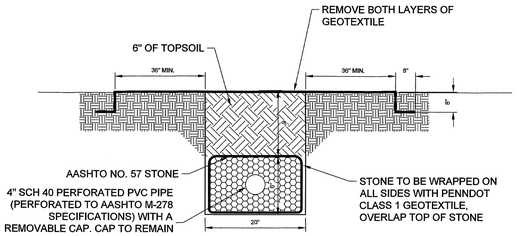
EXISTING DRAINAGE FEATURES AND VEGETATION HAS BEEN PROTECTED BY IDENTIFYING THESE FEATURES AND KEEPING THE PROPOSED LIMITS OF DISTURBANCE WITHIN THESE AREAS TO THE MINIMUM EXTENT POSSIBLE TO COMPLETE PROPOSED SITE IMPROVEMENTS.



NOTES:

1. ANTI-SEEP COLLAR TO BE INSTALLED IN ACCORDANCE WITH PENNDOT R.C. 70. INSTALL WATERTIGHT GASKET BETWEEN BAND AND PIPE CORRUGATION.
2. KEYWAY AND CORE MATERIALS AND CONSTRUCTION TO BE APPROVED BY GEOTECHNICAL ENGINEER DURING CONSTRUCTION
3. CORE SHALL BE COHESIVE SOILS FRAGMENTS AND AS APPROVED BY THE GEOTECHNICAL ENGINEER. CORE SHALL EXTEND LATERALLY 4' BEYOND BOTH THE PRINCIPAL OUTLET PIPE AND THE EMERGENCY OVERFLOW PIPE.
4. PIPE BENEATH EMBANKMENT SHALL BE INSTALLED WITH WATERTIGHT PIPE JOINTS.

4	INFILTRATION BASIN EMBANKMENT
PCSM6	



6	4" UNDERDRAIN
PCSM6	(PERMANENT PHASE)

PLAN BOOK	PAGE
435	45

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

POCS SER. #: 2017

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:	Revision Description:	By:
10/16/2024	ORIGINAL TENTATIVE SUBMISSION TO JACKSON	EM
11/01/2024	ORIGINAL NPDES SUBMISSION	RLS
01/10/2025	TENTATIVE RESUBMISSION TO JACKSON	EM
02/27/2025	RESUBMISSION TO JACKSON	EM
03/05/2025	COMPLETENESS NPDES RESUBMISSION TO BCCD	RLS
06/11/2025	TECHNICAL NPDES RESUBMISSION TO BCCD	RLS
06/11/2025	INITIAL PHASE 1 WBCA/HRG SUBMISSION	RLS
08/21/2025	ELEVATED NPDES RESUBMISSION TO BCCD	RLS
08/21/2025	REVISED FINAL PHASE 1 TOWNSHIP SUBMISSION	AGM
09/03/2025	NPDES CLEANUP RESUBMISSION TO BCCD	RLS
10/31/2025	PHASE 1 WBCA/HRG RESUBMISSION	MDH

Professional Seal

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

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Paige Pointe
Residential Development

Prepared For:
Bell Properties

Situate In:
Jackson Township, Butler County, Pennsylvania

POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS

DRAWING SCALE:	N.T.S	DESIGNED BY:	RLS
DATE ISSUED:	10/31/2024	REVIEWED BY:	GAS
PROJECT JOB#:	4482	FIELD BOOK #:	---
CADD#: 4482 - PCSM DETAILS.DWG			

Bell Properties
Attn: Dion McMullen
124 Plunket Drive
Zelienople, PA 16063

Sheet No.

PCSM6

Plot:\\Sheffler\Sheffler Project Files\Jobs 4400-4499\4482 - Bell-Blestering Properties\Drawings\Civil\Sheets\4482 - PCSM Details.dwg,3/19/19

OWNER'S CERTIFICATION

WE, STEVEN J. GEIBEL, MARJORIE A. GEIBEL, NICHOLAS J. WELTER, AND KATHERINE A. WELTER, THE UNDERSIGNED, HEREBY DECLARE THAT WE ARE THE OWNERS OF THE PROPERTIES SHOWN ON THIS FINAL PLAN, THAT THE FINAL PLAN AND THE PROPOSED SUBDIVISION OR LAND DEVELOPMENT WERE MADE WITH THE OWNERS' CONSENT, AND THAT THE OWNERS DESIRE THE FINAL PLAN TO BE RECORDED AS SUCH.

IN WITNESS WHEREOF, WE HAVE SET OUR HAND AND SEAL THIS 8 DAY OF DECEMBER, 2025.

x STEVEN J. GEIBEL

x MARJORIE A. GEIBEL

x NICHOLAS J. WELTER

x KATHERINE A. WELTER

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, STEVEN J. GEIBEL, MARJORIE A. GEIBEL, NICHOLAS J. WELTER, AND KATHERINE A. WELTER, AND 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.

WITNESS MY HAND AND NOTARIAL SEAL THIS 8 DAY OF DECEMBER, 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, STEVEN 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.

NOVEMBER 14, 2025
DATE

x STEVEN D. GRAFF
REG. NO. SU-075753

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL LAND SURVEYOR — STEVEN D. GRAFF — No. SU075753

MUNICIPAL DECLARATIONS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF DONEGAL, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF DONEGAL 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 DONEGAL THIS 2nd DAY OF 12 2025, 2025.

x SECRETARY

x CHAIRPERSON
BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 19th DAY OF November, 2025.

x SECRETARY
Plan # 25057

x CHAIRPERSON
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 435, PAGE(S) 46.

GIVEN UNDER MY HAND AND SEAL THIS 9th DAY OF DECEMBER, 2025.

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS

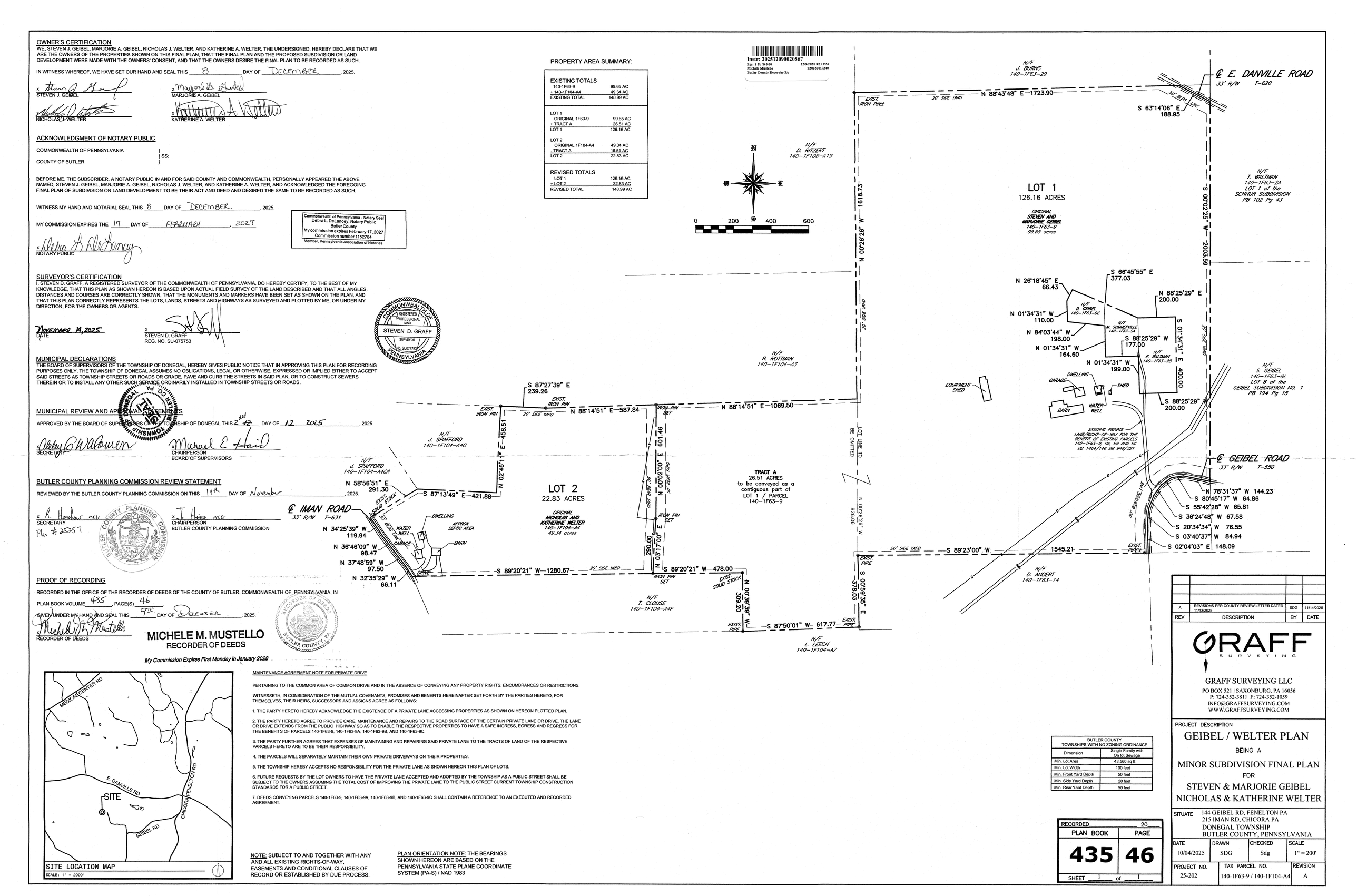
My Commission Expires First Monday In January 2028

RECORDER OF DEEDS — BUTLER COUNTY PA

PROPERTY AREA SUMMARY:

EXISTING TOTALS	
140-1F63-9	99.65 AC
+ 140-1F104-A4	49.34 AC
EXISTING TOTAL	148.99 AC
LOT 1	
ORIGINAL 1F63-9	99.65 AC
± TRACT A	26.51 AC
LOT 1	126.16 AC
LOT 2	
ORIGINAL 1F104-A4	49.34 AC
- TRACT A	16.51 AC
LOT 2	22.83 AC
REVISED TOTALS	
LOT 1	126.16 AC
± LOT 2	22.83 AC
REVISED TOTAL	148.99 AC

Instr: 202512090020567
Pgs: 1 Fi: $45.00 12/9/2025 3:17 PM
Michele Mustello T20250017240
Butler County Recorder PA



SITE LOCATION MAP
SCALE: 1" = 2000'

MAINTENANCE AGREEMENT NOTE FOR PRIVATE DRIVE

PERTAINING TO THE COMMON AREA OF COMMON DRIVE AND IN THE ABSENCE OF CONVEYING ANY PROPERTY RIGHTS, ENCUMBRANCES OR RESTRICTIONS.

WITNESSETH, IN CONSIDERATION OF THE MUTUAL COVENANTS, PROMISES AND BENEFITS HEREINAFTER SET FORTH BY THE PARTIES HERETO, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS AGREE AS FOLLOWS:

1. THE PARTY HERETO HEREBY ACKNOWLEDGE THE EXISTENCE OF A PRIVATE LANE ACCESSING PROPERTIES AS SHOWN ON HEREON PLOTTED PLAN.

2. THE PARTY HERETO AGREE TO PROVIDE CARE, MAINTENANCE AND REPAIRS TO THE ROAD SURFACE OF THE CERTAIN PRIVATE LANE OR DRIVE. THE LANE OR DRIVE EXTENDS FROM THE PUBLIC HIGHWAY SO AS TO ENABLE THE RESPECTIVE PROPERTIES TO HAVE A SAFE INGRESS, EGRESS AND REGRESS FOR THE BENEFITS OF PARCELS 140-1F63-9, 140-1F63-9A, 140-1F63-9B, AND 140-1F63-9C.

3. THE PARTY FURTHER AGREES THAT EXPENSES OF MAINTAINING AND REPAIRING SAID PRIVATE LANE TO THE TRACTS OF LAND OF THE RESPECTIVE PARCELS HERETO ARE TO BE THEIR RESPONSIBILITY.

4. THE PARCELS WILL SEPARATELY MAINTAIN THEIR OWN PRIVATE DRIVEWAYS ON THEIR PROPERTIES.

5. THE TOWNSHIP HEREBY ACCEPTS NO RESPONSIBILITY FOR THE PRIVATE LANE AS SHOWN HEREON THIS PLAN OF LOTS.

6. FUTURE REQUESTS BY THE LOT OWNERS TO HAVE THE PRIVATE LANE ACCEPTED AND ADOPTED BY THE TOWNSHIP AS A PUBLIC STREET SHALL BE SUBJECT TO THE OWNERS ASSUMING THE TOTAL COST OF IMPROVING THE PRIVATE LANE TO THE PUBLIC STREET CURRENT TOWNSHIP CONSTRUCTION STANDARDS FOR A PUBLIC STREET.

7. DEEDS CONVEYING PARCELS 140-1F63-9, 140-1F63-9A, 140-1F63-9B, AND 140-1F63-9C SHALL CONTAIN A REFERENCE TO AN EXECUTED AND RECORDED AGREEMENT.

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

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

BUTLER COUNTY TOWNSHIPS WITH NO ZONING ORDINANCE	
Dimension	Single Family with On lot Sewage
Min. Lot Area	43,560 sq ft
Min. Lot Width	100 feet
Min. Front Yard Depth	50 feet
Min. Side Yard Depth	20 feet
Min. Rear Yard Depth	50 feet

RECORDED 20	
PLAN BOOK	PAGE
435	46
SHEET 1 of 1	

REV	DESCRIPTION	BY	DATE
A	REVISIONS PER COUNTY REVIEW LETTER DATED 11/13/2025	SDG	11/14/2025

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

GEIBEL / WELTER PLAN

BEING A

MINOR SUBDIVISION FINAL PLAN

FOR

STEVEN & MARJORIE GEIBEL
NICHOLAS & KATHERINE WELTER

SITUATE	144 GEIBEL RD, FENELTON PA 215 IMAN RD, CHICORA PA DONEGAL TOWNSHIP BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
10/04/2025	SDG	Sdg	1" = 200'

PROJECT NO.	TAX PARCEL NO.	REVISION
25-202	140-1F63-9 / 140-1F104-A4	A

OWNER'S CERTIFICATION

I, KENNETH P. DAMBAUGH, CO-EXECUTOR OF THE ESTATE OF DONALD P. DAMBAUGH AND CATHY A. DAMBAUGH 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 OWNERS' CONSENT, AND THAT THE OWNERS DESIRE THE FINAL PLAN TO BE RECORDED AS SUCH.

IN WITNESS WHEREOF, I HAVE SET OUR HAND AND SEAL THIS 1 DAY OF DECEMBER, 2025.

x Ken Dambaugh
KENNETH P. DAMBAUGH, CO-EXECUTOR

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, KENNETH P. DAMBAUGH, CO-EXECUTORS OF THE ESTATE OF DONALD P. DAMBAUGH AND CATHY A. DAMBAUGH, AND 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.

WITNESS MY HAND AND NOTARIAL SEAL THIS 1 DAY OF DECEMBER, 2025.

MY COMMISSION EXPIRES THE 19 DAY OF FEBRUARY, 2027

x Debra L. DeLancey
NOTARY PUBLIC

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

SURVEYOR'S CERTIFICATION

I, STEVEN 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.

11 NOVEMBER 14, 2025
DATE

x
STEVEN D. GRAFF
REG. NO. SU-075753

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL LAND SURVEYOR
STEVEN D. GRAFF
No. SU075753

MUNICIPAL DECLARATIONS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CONNOQUENESSING, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF CONNOQUENESSING 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 CONNOQUENESSING THIS 5th DAY OF November, 2025.

x
SECRETARY

x
CHAIRPERSON
BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CONNOQUENESSING THIS 15th DAY OF October, 2025.

x
SECRETARY

x
CHAIRPERSON
PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 15th DAY OF October, 2025.

x R. Hengehaus mcs
SECRETARY

x J. Hine mcs
CHAIRPERSON
BUTLER COUNTY PLANNING COMMISSION

Plan # 25031

PROOF OF RECORDING

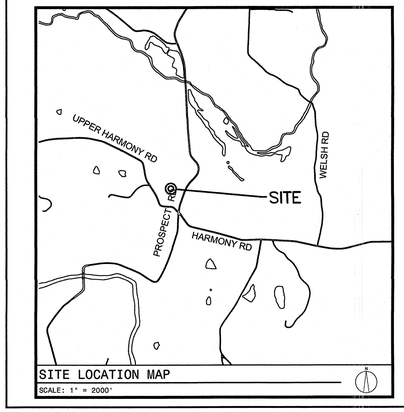
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 435, PAGE(S) 47

GIVEN UNDER MY HAND AND SEAL THIS 9th DAY OF DECEMBER, 2025.

x Michele M. Mustello
RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028



SITE LOCATION MAP
SCALE: 1" = 2000'

ELECTRIC LINE NOTE: LOTS OF THIS PLAN ARE SUBJECT TO THE EXISTING ELECTRIC LINES, INCLUDING POLES, WIRES, ANCHORS AND OTHER NECESSARY APPARATUS AS EXIST.

HIGHWAY OCCUPANCY PERMIT:
A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE STATE HIGHWAY LAW (P.L. 1242, NO. 428).

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

OWNER'S CERTIFICATION

I, MELISSA SHRESTHA, CO-EXECUTOR OF THE ESTATE OF DONALD P. DAMBAUGH AND CATHY A. DAMBAUGH 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 OWNERS' CONSENT, AND THAT THE OWNERS DESIRE THE FINAL PLAN TO BE RECORDED AS SUCH.

IN WITNESS WHEREOF, I HAVE SET OUR HAND AND SEAL THIS 26 DAY OF November, 2025.

x Melissa Shrestha
MELISSA SHRESTHA, CO-EXECUTOR

ACKNOWLEDGMENT OF NOTARY PUBLIC

COMMONWEALTH OF MASSACHUSETTS }
} SS:
COUNTY OF SUFFOLK }

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED, MELISSA SHRESTHA, CO-EXECUTOR OF THE ESTATE OF DONALD P. DAMBAUGH AND CATHY A. DAMBAUGH, AND 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.

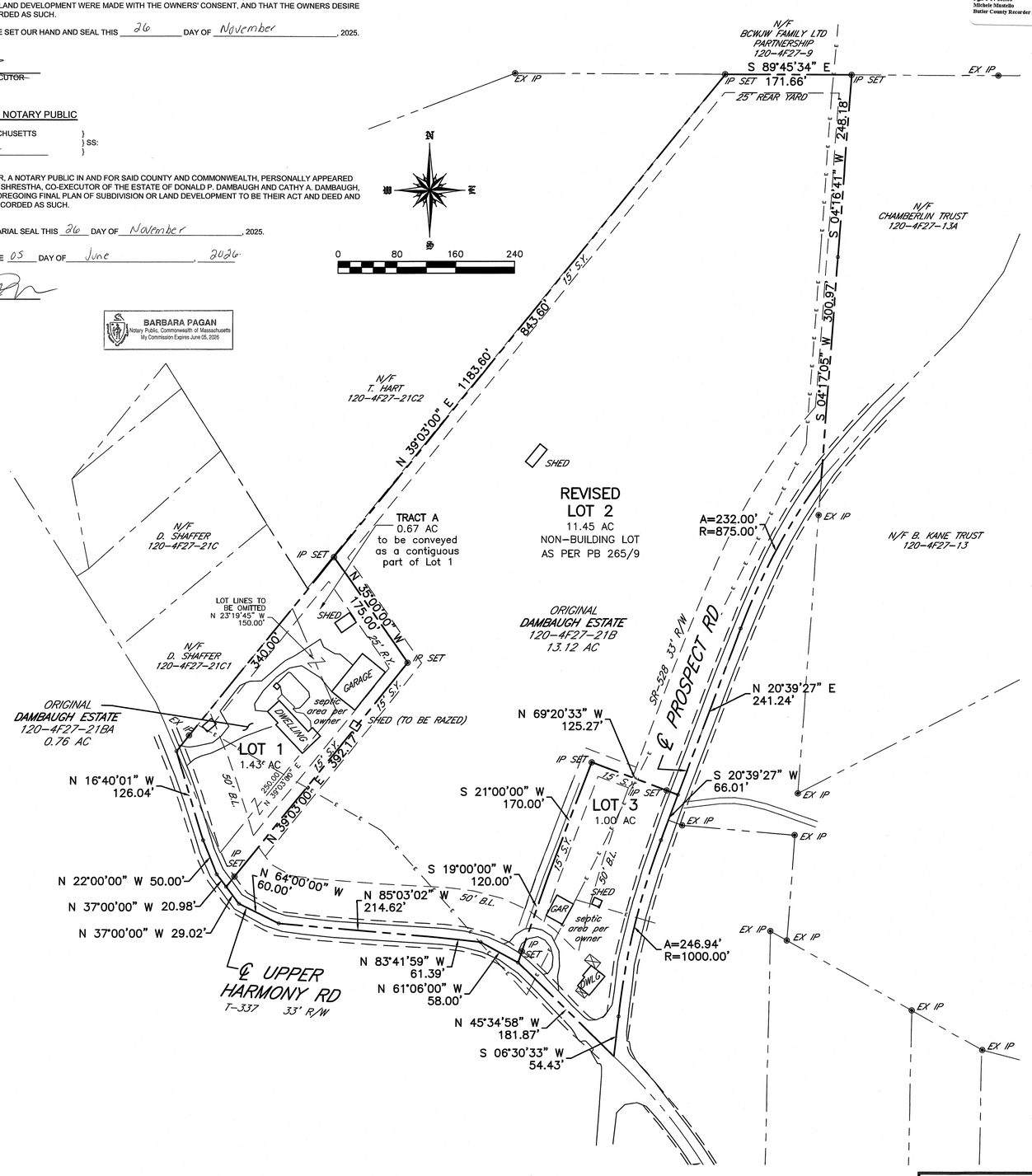
WITNESS MY HAND AND NOTARIAL SEAL THIS 26 DAY OF November, 2025.

MY COMMISSION EXPIRES THE 05 DAY OF June, 2026.

x
NOTARY PUBLIC

BARBARA PAGAN
Notary Public, Commonwealth of Massachusetts
My Commission Expires June 05, 2026

Instr: 202512090020568
Pgs: 1 P: 545.00
Michele Mustello
Butler County Recorder PA
12/9/2025 3:17 PM
T20250017240



PROPERTY AREA SUMMARY:

EXISTING TOTALS	
120-4F27-21B	13.12 AC
+ 120-4F27-21BA	0.76 AC
EXISTING TOTAL	13.88 AC
LOT 1	
120-4F27-21BA	0.76 AC
+ TRACT A	0.67 AC
LOT 1	1.43 AC
REVISED LOT 2	
LOT 2	13.12 AC
- TRACT A	0.67 AC
- LOT 3	1.00 AC
REVISED LOT 2	11.45 AC
LOT 3	
LOT 3	1.00 AC
REVISED TOTALS	
LOT 1	1.43 AC
REVISED LOT 2	11.45 AC
+ LOT 3	1.00 AC
REVISED TOTAL	13.88 AC

NON-BUILDING WAIVER / REVISED LOT 2

"AS OF THE DATE OF THIS PLOT PLAN RECORDING, REVISED LOT 2 OF THIS SUBDIVISION IS DEDICATED FOR THE EXPRESS PURPOSE OF AGRICULTURAL USE. NO PORTION OF REVISED LOT 2 OF THIS SUBDIVISION 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 REVISED LOT 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 REVISED LOT 2 SHOULD 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."

GENERAL NOTES:

1. OWNERS: ESTATE OF DONALD AND CATHY DAMBAUGH
2. TAX PARCELS: 120-4F27-21B
   120-4F27-21BA
3. SETBACKS: FRONT BUILDING LINE - 50 FEET
   SIDE YARD - 15 FEET
   REAR YARD - 25 FEET
4. FEMA FLOOD ZONE: ZONE X - AREA OF MINIMAL FLOOD HAZARD
   FIRM: 42019C0383D
   FIRM EFFECTIVE: 8/2/2018
5. REFERENCES
   5.1. CURRENT DEEDS OF RECORD
   5.2. PREVIOUSLY RECORDED PLANS
   5.2.1. DAMBAUGH SUBDIVISION
   PLAN BOOK 265 PG 9
   5.2.2. KANE-DAMBAUGH SUBDIVISION
   PLAN BOOK 360 PG 21-22

REV	DESCRIPTION	BY	DATE
B	SEPARATE OWNER'S DEDICATION FOR OUT OF STATE SIGNATURE	SDG	11/14/2025
A	REVISIONS PER TOWNSHIP ENGINEER REVIEW LETTER DATED 10/15/2025	SDG	10/20/2025

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

DAMBAUGH ESTATE PLAN

BEING A

SUBDIVISION / LOT LINE REVISION

FOR

ESTATE OF DONALD AND CATHY DAMBAUGH

SITUATE
CONNOQUENESSING TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
09/02/2025	SDG	Sdg	1" = 80'

PROJECT NO.	TAX PARCEL NO.	REVISION
25-130	120-4F27-21B & 21BA	B

RECORDED 20	
PLAN BOOK	PAGE
435	47
SHEET 1 of 1	

OWNER'S CERTIFICATION

WE, THOMAS H. BIRCH AND MARY LINDA BIRCH, 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 OWNERS' CONSENT, AND THAT THE OWNERS DESIRE THE FINAL PLAN TO BE RECORDED AS SUCH.

IN WITNESS WHEREOF, WE HAVE SET OUR HAND AND SEAL THIS 9 DAY OF DECEMBER, 20 25.

x _____ THOMAS H. BIRCH

x Mary Linda Birch MARY LINDA BIRCH

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, THOMAS H. BIRCH AND MARY LINDA BIRCH, AND 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.

WITNESS MY HAND AND NOTARIAL SEAL THIS 9 DAY OF DECEMBER, 20 25.

MY COMMISSION EXPIRES THE 19 DAY OF FEBRUARY, 2027

x _____ NOTARY PUBLIC

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

SURVEYOR'S CERTIFICATION

I, STEVEN 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.

NOVEMBER 21, 2025
DATE

x _____
STEVEN D. GRAFF
REG. NO. SU-075753

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL LAND SURVEYOR — STEVEN D. GRAFF — No. SU075753

MUNICIPAL DECLARATIONS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CLEARFIELD, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF CLEARFIELD 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 CLEARFIELD THIS 8 DAY OF Dec, 2025.

x _____ SECRETARY

x _____ CHAIRPERSON
BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CLEARFIELD THIS 1 DAY OF Dec, 2025, 2025.

x _____ SECRETARY

x _____ CHAIRPERSON
PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 26th DAY OF November, 2025.

x R. Henshaw MCP _____ SECRETARY
Plan # 35265

x J. Hintz MCP _____ CHAIRPERSON
BUTLER COUNTY PLANNING COMMISSION

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 435, PAGE(S) 48.

GIVEN UNDER MY HAND AND SEAL THIS 9TH DAY OF DECEMBER, 2025.

x _____ RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028

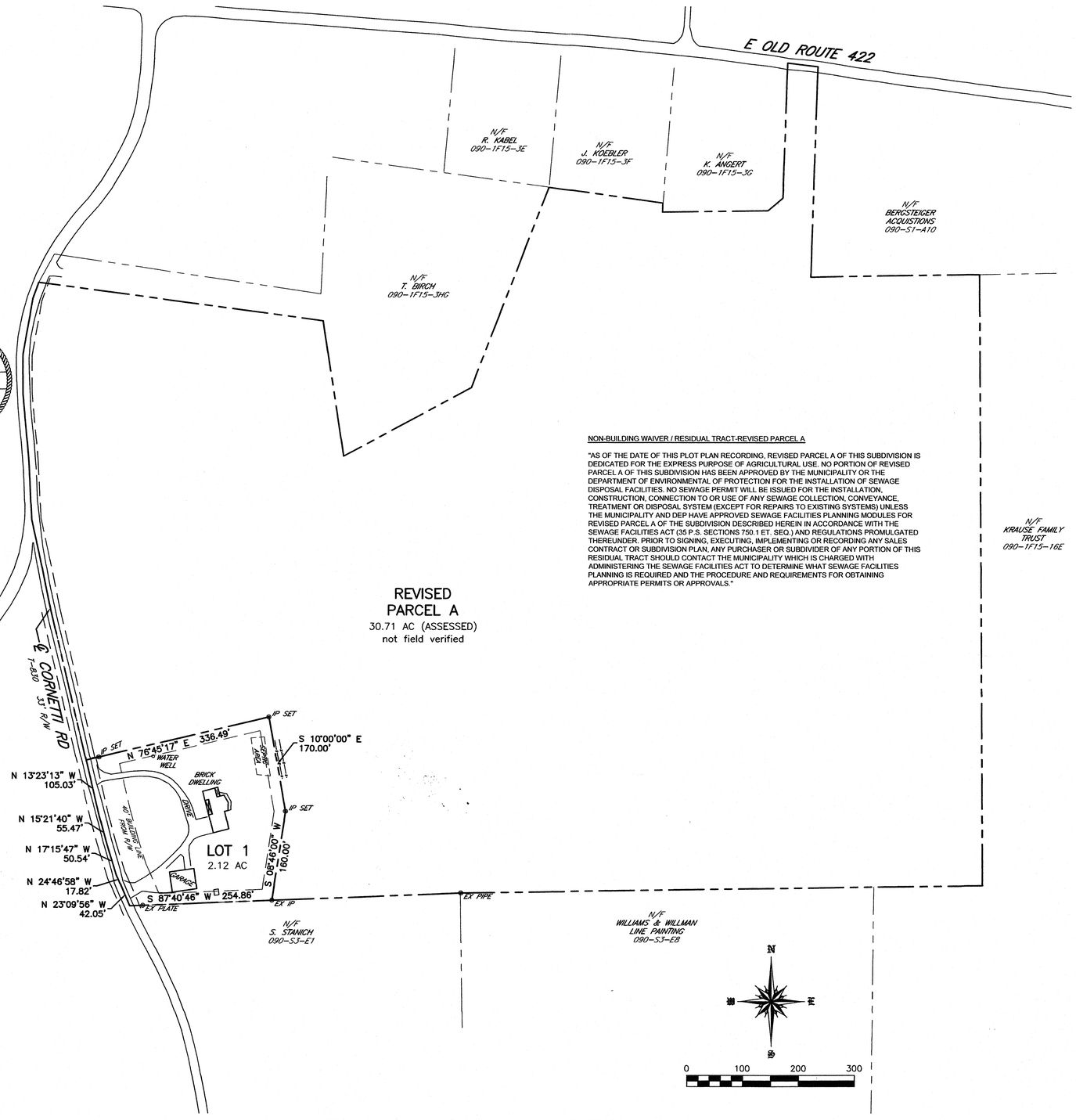
RECORDER OF DEEDS — BUTLER COUNTY, PA



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.



T. BIRCH PLAN

Being a subdivision of Parcel A of the Birch Subdivision, Plan Book Volume 233 Page 48, and being Butler County Tax Parcel 090-1F15-17G

NON-BUILDING WAIVER / RESIDUAL TRACT-REVISED PARCEL A

"AS OF THE DATE OF THIS PLOT PLAN RECORDING, REVISED PARCEL A OF THIS SUBDIVISION IS DEDICATED FOR THE EXPRESS PURPOSE OF AGRICULTURAL USE. NO PORTION OF REVISED PARCEL A OF THIS SUBDIVISION 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 REVISED PARCEL A 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 THIS RESIDUAL TRACT SHOULD 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."

GENERAL NOTES:

1. PARCEL ID: 090-1F15-17G
2. OWNERS: THOMAS H. BIRCH
   MARY LINDA BIRCH
3. SETBACKS: FRONT LINE - 40'
   BACK & SIDE - 20'
4. PA ONE CALL: 20253111531
5. REFERENCES
   5.1. CURRENT DEEDS OF RECORD
   5.2. PREVIOUSLY RECORDED PLANS
   5.2.1. BIRCH SUBDIVISION
   PLAN BOOK 233 PG 48

RECORDED 20	
PLAN BOOK	PAGE
435	48
SHEET 1 of 1	

REV	DESCRIPTION	BY	DATE

GRAFF SURVEYING

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

PROJECT DESCRIPTION

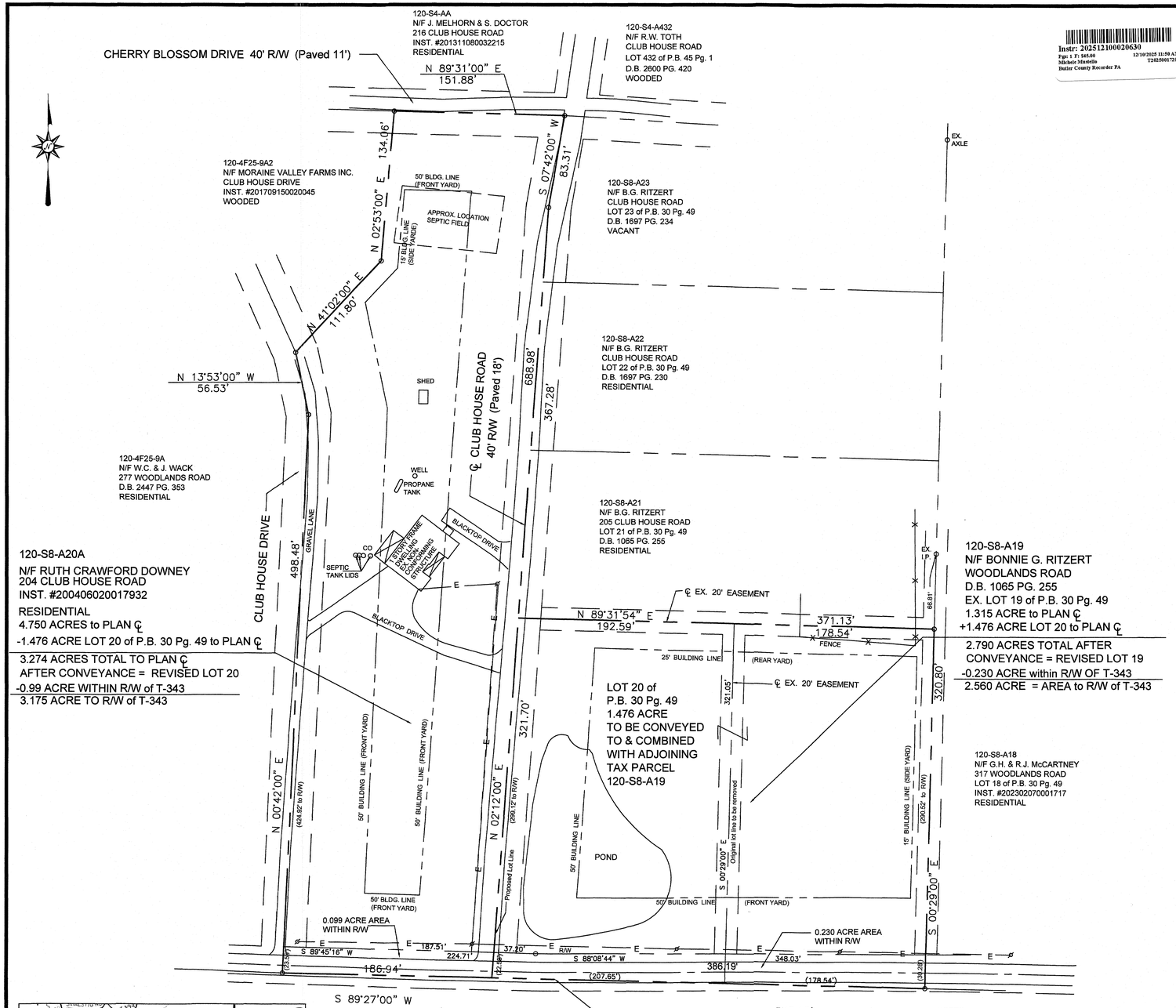
T. BIRCH PLAN
BEING A
SUBDIVISION
FOR
THOMAS H. AND MARY L. BIRCH

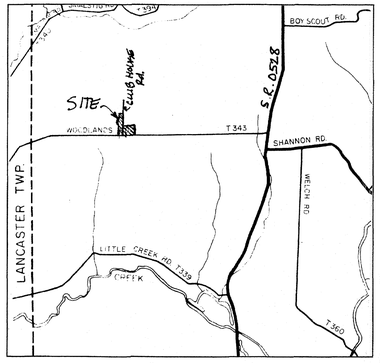
SITUATE
CLEARFIELD TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
10/21/2025	SDG	Sdg	1" = 100'

PROJECT NO.	TAX PARCEL NO.	REVISION
25-200	090-1F15-17G	-

Instr: 202512090020569
Pgs: 1 Ti: $65.00
12/9/2025 3:17 PM
T20250017240
Michele Mustello
Butler County Recorder PA





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:
BONNIE RITZERT
205 CLUB HOUSE ROAD
EVANS CITY, PA 16033

RUTH DOWNEY
204 CLUB HOUSE ROAD
EVANS CITY, PA 16033

RITZERT PARCEL #120-S8-A19
D.B. 1065 PG. 255

DOWNEY PARCEL #120-S8-A20A
INST. #200406020017932
ADDRESS: 204 CLUB HOUSE ROAD

REF: CONNOQUENESSING MANOR PLAN OF LOTS, R.F. PG. 30 PG. 49

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 RECREATIONAL USE. THIS WAIVER APPLIES TO LOT 19 OF THE PLAN AS SHOWN HEREON. NO PORTION OF THIS PROPERTY/SUBDIVISION HAS BEEN APPROVED BY CONNOQUENESSING 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 LOT 19 SHOULD CONTACT APPROPRIATE OFFICIALS OF CONNOQUENESSING 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.

Instr: 202512100020630
Pgs: 1 Fl: $45.00
Michele Mustello
Butler County Recorder PA
12/10/2025 11:58 AM
T20250017294

KNOW ALL MEN BY THESE PRESENTS, that I, Ruth Crawford Downey, 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 our 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, Ruth Crawford Downey, 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 Ruth Crawford Downey, my heirs, executors, administrators and assigns and purchasers of lots in in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal

this 21st day of Nov., 2025

ATTEST:

RUTH CRAWFORD DOWNEY (SEAL)

David A Crissman (SEAL)
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
David A. Crissman, Notary Public
Butler County
My commission expires November 18, 2026
Commission number 1032772
Member, Pennsylvania Association of Notaries

My Commission Expires the 18th day of Nov., A.D., 2026

The foregoing adoption and dedication is made by Ruth Crawford Downey 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 Ruth Crawford Downey, 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 21st DAY OF Nov., 2025

David A Crissman
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
David A. Crissman, Notary Public
Butler County
My commission expires November 18, 2026
Commission number 1032772
Member, Pennsylvania Association of Notaries

KNOW ALL MEN BY THESE PRESENTS, THAT I, Ruth Crawford Downey, 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 Ruth Crawford Downey, my heirs, executors, administrators and assigns, and all purchasers of lots in purchasers of lots in this plan of subdivision.

IN WITNESS WHEREOF, I hereunto set my hand and seal

this 21st day of Nov., A.D., 2025

ATTEST:

RUTH CRAWFORD DOWNEY

WITNESS My hand and notarial seal this 21st day of Nov., A.D., 2025

David A Crissman
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
David A. Crissman, Notary Public
Butler County
My commission expires November 18, 2026
Commission number 1032772
Member, Pennsylvania Association of Notaries

My Commission Expires the 18th day of Nov., A.D., 2025

Reviewed and approved by the Connoquenessing Township Planning Commission this 17th day of September, 2025

Eddie Harp
SECRETARY

Diane C. Hanchosky
CHAIRMAN

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 1st day of October, 2025

ATTEST:

SECRETARY

CHAIRMAN

SEAL:

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 435 Page 49

Given under my hand and seal this 10th day of DECEMBER 2025

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

PLAN BOOK	PAGE
435	49

KNOW ALL MEN BY THESE PRESENTS, that I, Bonnie G. Ritzert, 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, Bonnie G. Ritzert, 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 Bonnie G. Ritzert, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal

this 18 day of Nov, 2025

ATTEST:

BONNIE G. RITZERT

David A Crissman (SEAL)
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
David A. Crissman, Notary Public
Butler County
My commission expires November 18, 2026
Commission number 1032772
Member, Pennsylvania Association of Notaries

My Commission Expires the 17th day of Nov., A.D., 2026

The foregoing adoption and dedication is made by Bonnie G. Ritzert 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 Bonnie G. Ritzert, 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 17th DAY OF Nov., 2025

David A Crissman
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
David A. Crissman, Notary Public
Butler County
My commission expires November 18, 2026
Commission number 1032772
Member, Pennsylvania Association of Notaries

KNOW ALL MEN BY THESE PRESENTS, THAT I, Bonnie G. Ritzert, 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 Bonnie G. Ritzert, 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 18 day of Nov, A.D., 2025

ATTEST:

BONNIE G. RITZERT

WITNESS My hand and notarial seal this 18th day of Nov, A.D., 2025

David A Crissman
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
David A. Crissman, Notary Public
Butler County
My commission expires November 18, 2026
Commission number 1032772
Member, Pennsylvania Association of Notaries

My Commission Expires the 18th day of Nov., A.D., 2026

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 November 11, 2025
SURVEYOR REG. #SU-32490-E DATE

Reviewed with comments by the Butler County Planning Commission at a meeting held this 20th day of August, 2025 Letter to Connoquenessing Township Board of Supervisors dated August 15, 2025

R. Henshaw MCG
SECRETARY

J. Hines MCG
CHAIRMAN

Plan # 25185

BUTLER COUNTY PLANNING COMMISSION

RITZERT/DOWNEY PLAN LOT LINE REVISION

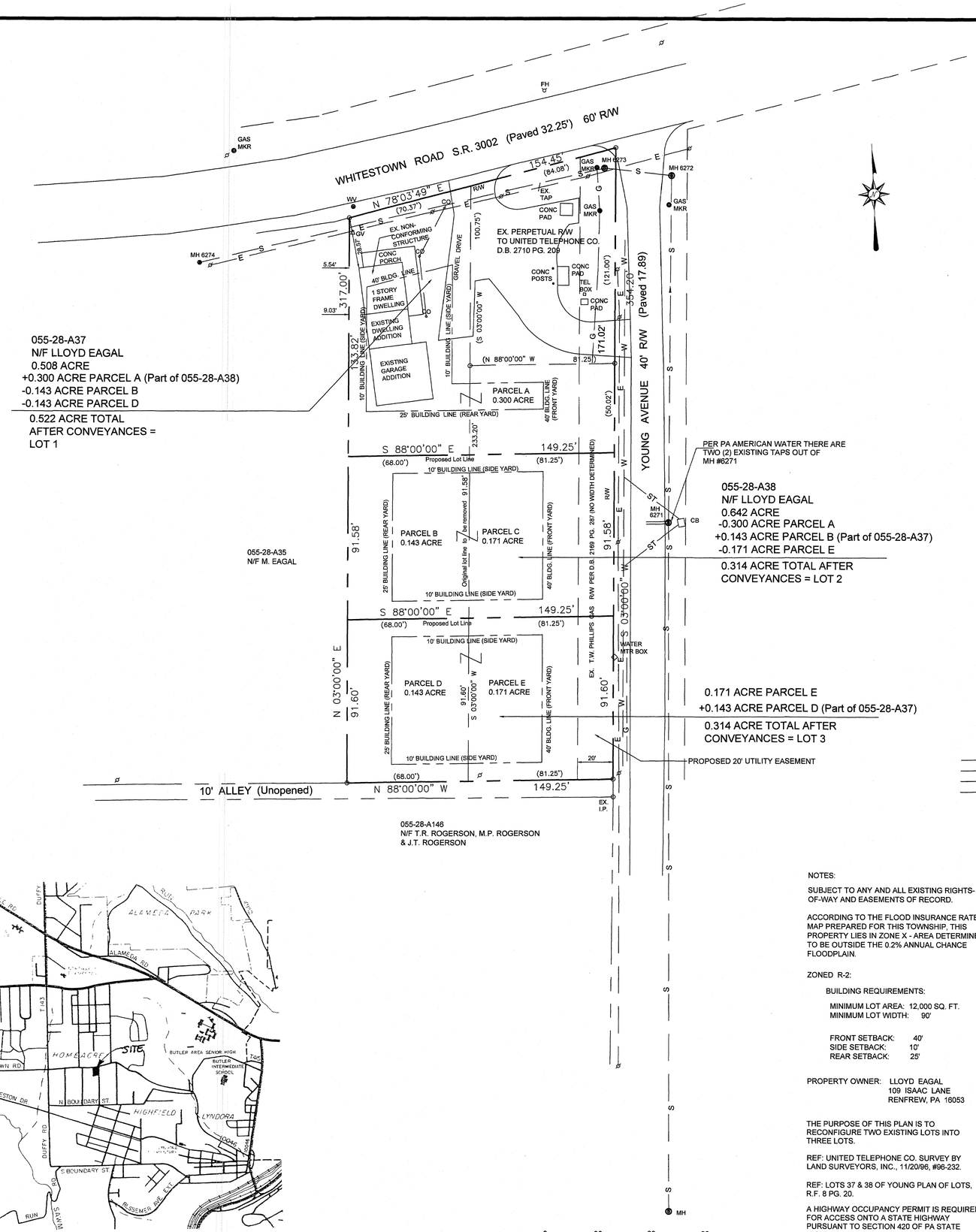
FOR: BONNIE G. RITZERT
and RUTH CRAWFORD DOWNEY
Situate In
CONNOQUENESSING TWP., BUTLER CO., PENNSYLVANIA

No.	Date	Description	By
1	9/12/25	CORRECT PARCEL #	BEC
2	9/30/25	NON-BUILDING WAIVER	BEC
3	11/11/25	REMOVE DOUGLAS RITZERT NAME	BEC

Drawn By: BEC	Scale: 1" = 50'	Drawing No.	M2000-001-25
Checked By: CAH	Date: AUGUST 8, 2025	Sheet No.	1 of 1
Approved By		Filename:	

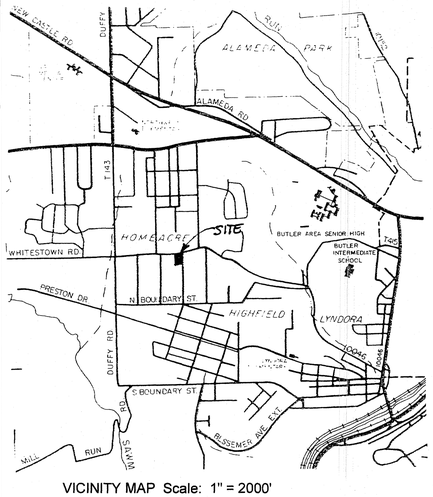
LSSE Civil Engineers and Surveyors
523 North Main Street
Butler, Pennsylvania 16001
724-287-6865
Email: chughes@lsse.com

Fike • LSI • LSSE • Rabell • Senate



LEGEND

UTILITY POLE	
MH	MANHOLE
GAS MKR	GAS MARKER
W	WATER SERVICE
E	ELECTRIC SERVICE
ST	STORM SEWER
S	SANITARY SEWER
FH	FIRE HYDRANT



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 DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONED R-2:

BUILDING REQUIREMENTS:

MINIMUM LOT AREA: 12,000 SQ. FT.
MINIMUM LOT WIDTH: 90'

FRONT SETBACK: 40'
SIDE SETBACK: 10'
REAR SETBACK: 25'

PROPERTY OWNER: LLOYD EAGAL
109 ISAAC LANE
RENFREW, PA 16053

THE PURPOSE OF THIS PLAN IS TO RECONFIGURE TWO EXISTING LOTS INTO THREE LOTS.

REF: UNITED TELEPHONE CO. SURVEY BY LAND SURVEYORS, INC., 11/20/96, #96-232.

REF: LOTS 37 & 38 OF YOUNG PLAN OF LOTS, R.F. 8 PG. 20.

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

Know all men by these Presents, that I, Lloyd Eagal, of the Township of Butler, County of Butler and State of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this Plan as my Plan of my property situated in Butler Township 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 Butler, its 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 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 730 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 my hand and seal this 21 day of Nov, 20 25

NOTARY PUBLIC Lloyd Eagal

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 Lloyd Eagal, 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 21 day of Nov 20 25

My Commission Expires the 12 day of Sept 20 28

SEAL

NOTARY PUBLIC

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

TITLE CLAUSE (NO MORTGAGE)
I, Lloyd Eagal, owner of this plan of subdivision in my name, do hereby certify that the title of this property is in the name of Lloyd Eagal as recorded in Instrument Number 202506060008563, Recorder of Deeds Office. I further certify that there is no mortgage, lien or encumbrance against this property.

WITNESS Lloyd Eagal

I, Cheryl A. Hughes, 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.

DATE October 30, 2025 SEAL SIGNATURE AND REG. NO. SU-32490-E

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

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, 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 Theresa Giesler SEAL PRESIDENT James Lohbauer Jr

Approved by the Board of Commissioners of the Township of Butler this 17 day of NOVEMBER 20 25

SECRETARY Theresa Giesler SEAL PRESIDENT OF BOARD James Lohbauer Jr

Approved by the Butler Township Planning Commission this 4TH day of NOVEMBER 20 25

SECRETARY E. Mahle "JEB" SEAL CHAIRMAN R. Hamaker "JEB"

Reviewed by the Butler County Planning Commission this 15th day of October 20 25

SECRETARY R. Henderson MCC SEAL CHAIRMAN J. Hines MCC

Plan # 2522-8

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 435 page 50

Given under my hand and seal this 10TH day of DECEMBER, 20 25

SEAL

RECORDED

RECORDER OF DEEDS — BUTLER COUNTY, PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday In January 2028

Instr: 202512100020647
Pgs: 3 F: $45.00 12/10/2025 2:01 PM
Michele Mustello T20250017306
Butler County Recorder PA

PLAN BOOK	PAGE
435	50

EAGAL PLAN

MINOR SUBDIVISION FINAL PLAN
FOR: LLOYD EAGAL
Situate In
BUTLER TWP., BUTLER CO., PENNSYLVANIA

TAX PARCEL # 055-28-A37 & A38
INST. #202506060008563
ADDRESS: 315 WHITESTOWN ROAD
304 YOUNG AVENUE

No.	Date	Description	By
1	10/29/25	ENGINEER'S REVIEW COMMENTS	BEC
2	10/30/25	UTILITY EASEMENT ALONG YOUNG AVE.	BEC

Drawn By: BEC	Scale: 1" = 30'	Drawing No.: M1990-001-25
Checked By: CAH		Sheet No.
Approved By	Date: SEPTEMBER 8, 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